
IV. ENVIRONMENTAL IMPACT ANALYSIS

J. MINERAL RESOURCES

ENVIRONMENTAL SETTING

Mineral Resource Conditions

The project site is currently developed with a recently vacant hotel building. Investigation of the project site concluded that there are no onsite dry wells, irrigation wells, injection wells, observation wells, monitoring wells, potable water wells, or recovery wells. However, two abandoned oil wells, which are part of the Beverly Hills Oilfield, are located to the north and northeast of the project site. According to the California Division of Oil, Gas and Geothermal Resources, the two wells, which were operated by Texaco, were known as Wolfskill 37 and 50. Both oil wells were abandoned in 1944 and 1916, respectively.¹

The project site is located within the jurisdiction of the City of Los Angeles and is, therefore, subject to the applicable land use and zoning requirements in the Los Angeles Municipal Code (LAMC); particularly Chapter 1, General Provisions and Zoning (City of Los Angeles Planning and Zoning Code). The Zoning Code includes development standards for the various districts in the City of Los Angeles. The project site is zoned C2-2-O (Commercial, Height District No. 2, Oil Drilling District O). Although the project site is zoned for oil extraction and drilling, there are no oil wells on the project site.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix G to the State CEQA Guidelines, a project would have a potentially significant impact if it would:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

Project Impacts

The project site is located in the Beverly Hills Oilfield, and does not contain any oil wells. As previously stated, the project site is zoned for oil and mineral extraction activities. Although there are two

¹ *IVI International Inc., Phase I Environmental Site Assessment, St. Regis Hotel, 2055 Avenue of the Stars, Los Angeles, CA 90067, June 3, 2003.*

abandoned oil wells adjacent to the project site, the site itself does not contain oil wells, nor does it currently conduct mineral extraction activities. Furthermore, the proposed project would involve the development of 147 luxury residential condominium units with associated amenities in one high-rise structure, and would not involve any oil or mineral extraction activities. Therefore, the proposed project would not result in the loss of availability of a mineral resource that would be of value to the residents of the State or a locally-important mineral resource, or mineral resource recovery site as delineated on a local general plan, specific plan, or land use plan. As such, impacts associated with mineral resources would be less than significant.

CUMULATIVE IMPACTS

Development of the proposed project in combination with the 66 related projects would further the growth in an already heavily urbanized region. As previously stated, the proposed project is located in the Beverly Hills Oilfield. Some of the related projects are located near, or within the Beverly Hills Oilfield. It is unknown to what extent the related projects are involved with mineral extraction activities. However, no oil extraction activities are currently conducted on the project site. Also, the development of the proposed project would not involve any oil or mineral extraction activities. Therefore, the proposed project would not contribute to the cumulative loss of availability of a mineral resource.

MITIGATION MEASURES

The proposed project would have a less-than-significant impact with respect to mineral resources. Therefore, no mitigation measures are required.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project's impact on mineral resources would be less than significant.