

Communication from Public

Name: Curt Toppel

Date Submitted: 01/21/2026 09:17 AM

Council File No: 25-1509

Comments for Public Posting: To LADBS Grading Division, Department of City Planning, and Honorable City Council: I am writing to formally object to any current or future entitlement processing for the properties at 7844-7852 W 79th St and 7855 W 80th St. Material facts regarding this site's regulatory status and ownership are not reflected in current processing. The applicant/seller is a regulated public utility (Southern California Gas Company) seeking to dispose of an asset that is designated by state regulators (CalGEM) as part of an Active Gas Storage Project. 1. PRIMARY OBJECTION: PU Code § 851 Compliance (Utility Disposition of Assets) Southern California Gas Company (SoCalGas) is the confirmed owner and seller of this site, as documented in Council File 25-1509 and SoCalGas's public notice dated September 15, 2025. The Compliance Issue: The act of selling this property implies the land is "surplus" to utility needs. However, current CalGEM records (attached) list the on-site well ("Dunlap 1") as an "Active" AOR Well for the Playa Del Rey Gas Storage Project (ID 55403001). The Constraint: If this site is designated as an active monitoring point (AOR) for the gas storage field, it appears to remain "necessary and useful" to the utility's operations. Under Public Utilities Code § 851, SoCalGas cannot sell necessary assets without a specific CPUC finding that the property is no longer required. Request: The City must STAY all proceedings. I request the City require SoCalGas to provide the specific CPUC Decision Number that authorizes the disposal of active AOR monitoring sites in the Playa Del Rey field. 2. Public Safety: Active Gas Storage "Area of Review" The property sits directly atop the well "Dunlap 1" (API # 0403714025). The Risk: While the well status is listed as "Plugged & Abandoned", the CalGEM report explicitly links this well to an "Active" Gas Storage Project. The Implication: Wells within a Gas Storage Area of Review (AOR) are subject to heightened scrutiny regarding subsurface gas migration and reservoir interaction. Request: I request that LADBS enforce a mandatory Construction Site Review (CSR). No grading or building permits should be issued until CalGEM has re-evaluated the status of the "Dunlap 1" well and confirmed it meets current standards for a gas storage field AOR. 3. The "Lot Tie" & Subdivision Map Act Real estate listings indicate this site consists of "four (4) R1-1 lots tied

together" under a single APN. Request: The City must verify whether a Certificate of Compliance or a discretionary Parcel Map is required to legalize these lots for separate conveyance or development. If a Parcel Map is required, this triggers mandatory CEQA review. 4. Mandatory Environmental Disclosure Given the site's designation as an "AOR Well" for an active gas storage field, a standard Phase I ESA is insufficient. A full subsurface methane and soil gas investigation must be required to protect future occupants and neighboring properties. I request that this letter be added to Council File 25-1509 immediately. Sincerely, Curt Toppel (Resident)

API Number 0403714025	Well Designation Dunlap 1	Well Number 1
Operator Southern California Gas Company	Well Type Oil & Gas	Well Status Plugged & Abandoned
Active Permit No	Bond Number N/A	Confidential Well No
Confidentiality Expiration Date N/A	Lease Dunlap	Surface Owner N/A
Mineral Owner N/A	Interested Federal Agencies N/A	Well Name Unspecified
Well Spud Date N/A	Exploratory Well No	Dry Hole N/A
Status Date 04/26/2018	Initial Date of Production N/A	Directionally Drilled No
Field(s) Well construction is consistent with the requirements of section 1726.5 as of N/A	Area(s) Does not penetrate reservoir ☐	Pool(s)
Well Classifications N/A		

Surface Location

Section 27	Township 02S	Range 15W
Latitude 33.96283722	Longitude -118.43455505	B&M SB
County Los Angeles	District Southern	Onshore/Offshore Onshore
Datum NAD 83	Corner Call N/A	
Location Description N/A		

Bottom Hole Location - Wellbore 0403714025-00

Section	Township	Range
N/A	N/A	N/A
Latitude	Longitude	B&M
N/A	N/A	N/A
Field	County	Corner Call
Playa Del Rey [554]	N/A	N/A

Current Associated Projects

⌵ Advanced Filtering Actions ▾ ⚙						
Program	Project Type	Project Status	Project ID ↑	Planned Use	Review Decision	Notes
UGS	Gas Storage	Active	55403001	AOR Well		

Wellhead Equipment

▶

Well Activity

PRODUCTION DATA (Jan 2025 - Present) View All			INJECTION DATA (Jan 2025 - Present) View All		
0	0	0	0	0	0
OIL (Bbls)	GAS (Mcf)	WATER (Bbls)	OIL (Bbls)	GAS (Mcf)	WATER (Bbls)

Zones of Significance

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Zone Category	Wellbore ↓	Zone Name	Estimated/Actual	Top TVD (ft)	Top MD (ft) ↑	Bottom TVD (ft)	Bottom MD (ft)	Pressure (PSI)	Oil/Gas Show
Fresh Water	00		N/A	N/A	N/A	N/A	700	N/A	N/A

Wellbore 0403714025-00	Type: Oil & Gas	Status: Plugged	Wellbore Spud Date: N/A	Rig Release Date: N/A	Initial Date Completed: N/A	Depth Datum: N/A Feet Above Ground: N/A
	Elevation Above Sea Level: N/A	Wellbore Direction: N/A				
Bottom Hole (MD): N/A	Bottom Hole (TVD): N/A	Plugback Depth (MD): N/A	Plugback Depth (TVD): N/A	Base of Fresh Water: 700		

Completions

Completion Interval	Type: Oil & Gas	Interval Status: Plugged	Field: Playa Del Rey	Area: Del Rey Hills	Pool Code: No Pool Breakdown	▶
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