

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)

(310) 497-2047

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		

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		

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

🔍 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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