

APPENDIX E

DETAILED SCENARIO PLANNING OUTLINE

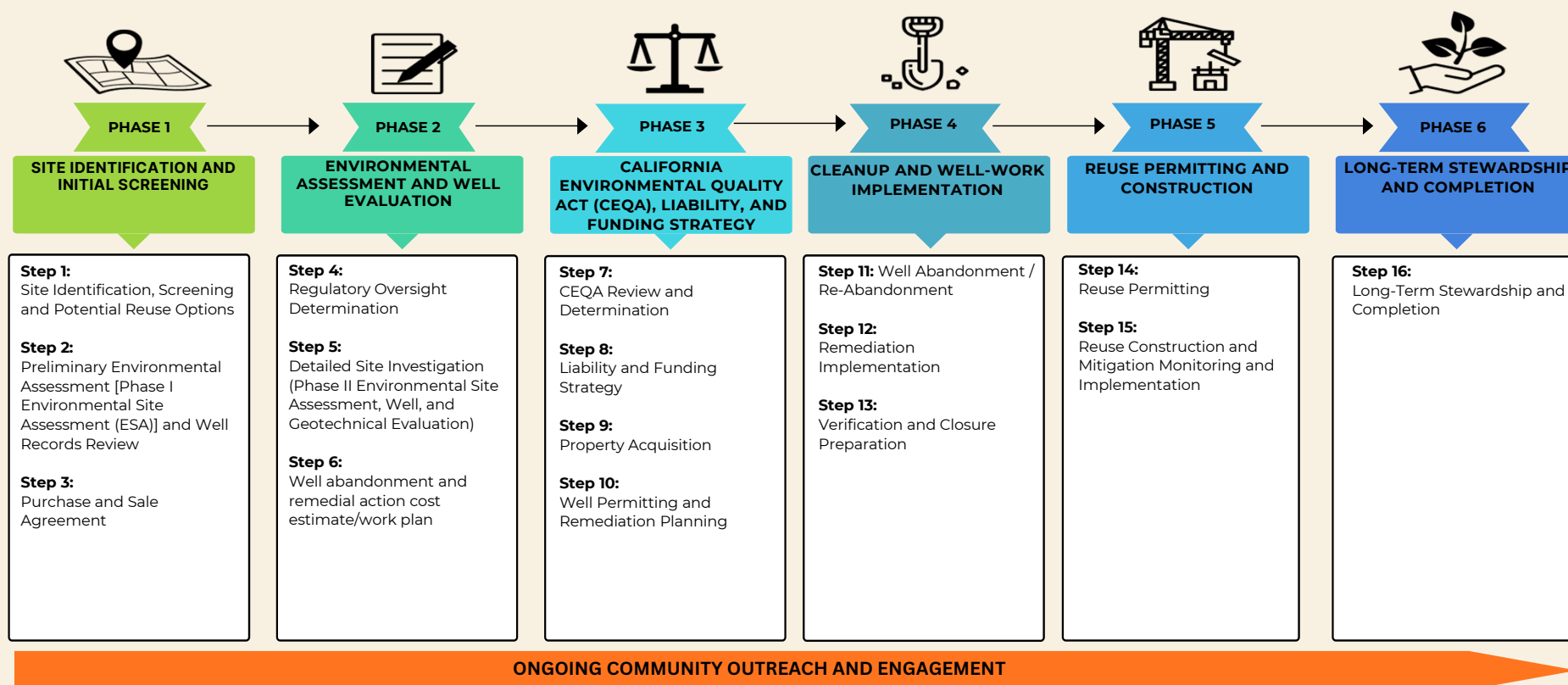
DETAILED SCENARIO PLANNING OUTLINE:

SIX-PHASE, 15-STEP OIL WELL SITE REUSE PROCESS

Acronym Glossary

- ASTM – American Society for Testing and Materials
- BMPs – Best Management Practices
- CAP – Cleanup Action Plan
- CalEnviroScreen – California Communities Environmental Health Screening Tool
- CalGEM – California Geologic Energy Management Division
- CEQA – California Environmental Quality Act
- DAC – Disadvantaged Community
- DTSC – Department of Toxic Substances Control
- EPA – United States Environmental Protection Agency
- ESA – Environmental Site Assessment
- Fire-HazMat – Fire Department Hazardous Materials Unit
- HASP – Health and Safety Plan
- LARWQCB – Los Angeles Regional Water Quality Control Board
- MOA – Memorandum of Agreement
- NFA – No Further Action
- NOE – Notice of Exemption
- NOD – Notice of Determination
- PMP – Property Management Plan
- PNA – Parks Needs Assessment
- PNA+ – Parks Needs Assessment Plus
- RAP – Remedial Action Plan
- REC – Recognized Environmental Condition
- VCA – Voluntary Cleanup Agreement

Oil Well Site Reuse Process Overview



Disclaimer: The process is generally sequential but not strictly linear. The phases are shown sequentially however, some steps may occur concurrently depending on site conditions, regulatory requirements, funding timelines, and other factors. The process may begin at different phases depending on site history and whether the effort is initiated by public agencies or by community partners.



PHASE 1

SITE IDENTIFICATION AND INITIAL SCREENING OF WELL STATUS

STEP 1

SITE IDENTIFICATION, SCREENING AND POTENTIAL RESUE OPTIONS

- Identify candidate sites located in CalEnviroScreen-designated Disadvantaged Communities (DACs).
- Recognize that potential sites may also be identified by residents, community-based organizations (CBOs), or Tribal governments, who may initiate efforts to shut down facilities, acquire land, and/or advance reuse planning.
- Apply Parks Needs Assessment (PNA) and Parks Needs Assessment Plus (PNA+) layers to determine where high or very high park need and Priority Areas for Environmental Restoration overlap with DACs, helping to identify sites for further evaluation.
- Conduct parcel-level feasibility screening, including surface and mineral rights ownership, parcel boundaries and access, well status, encumbrances, proximity to sensitive receptors, and surrounding land uses.
- Confirm alignment with County and community priorities for restoration or beneficial reuse.

STEP 2

PRELIMINARY [PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)] ASSESSMENT AND WELL RECORDS REVIEW

- Conduct Preliminary [Phase I Environmental Site Assessment (ESA)] Assessment) to identify Recognized Environmental Conditions (RECs).
- If RECs are identified, proceed to Phase II ESA.
- Conduct a CalGEM well search to identify all wells on the site.
- Review operator history, well construction records, and available abandonment documentation.
- Determine whether wells were abandoned to current CalGEM standards.
- A viable operator is responsible for properly abandoning wells and conduct site restoration.
- Assess operator viability and determine whether the site may qualify for CalGEM orphan-well designation.
- Review historic environmental reports, permits, and land-use history.
- Summarize findings clearly and share with community partners.

STEP 3

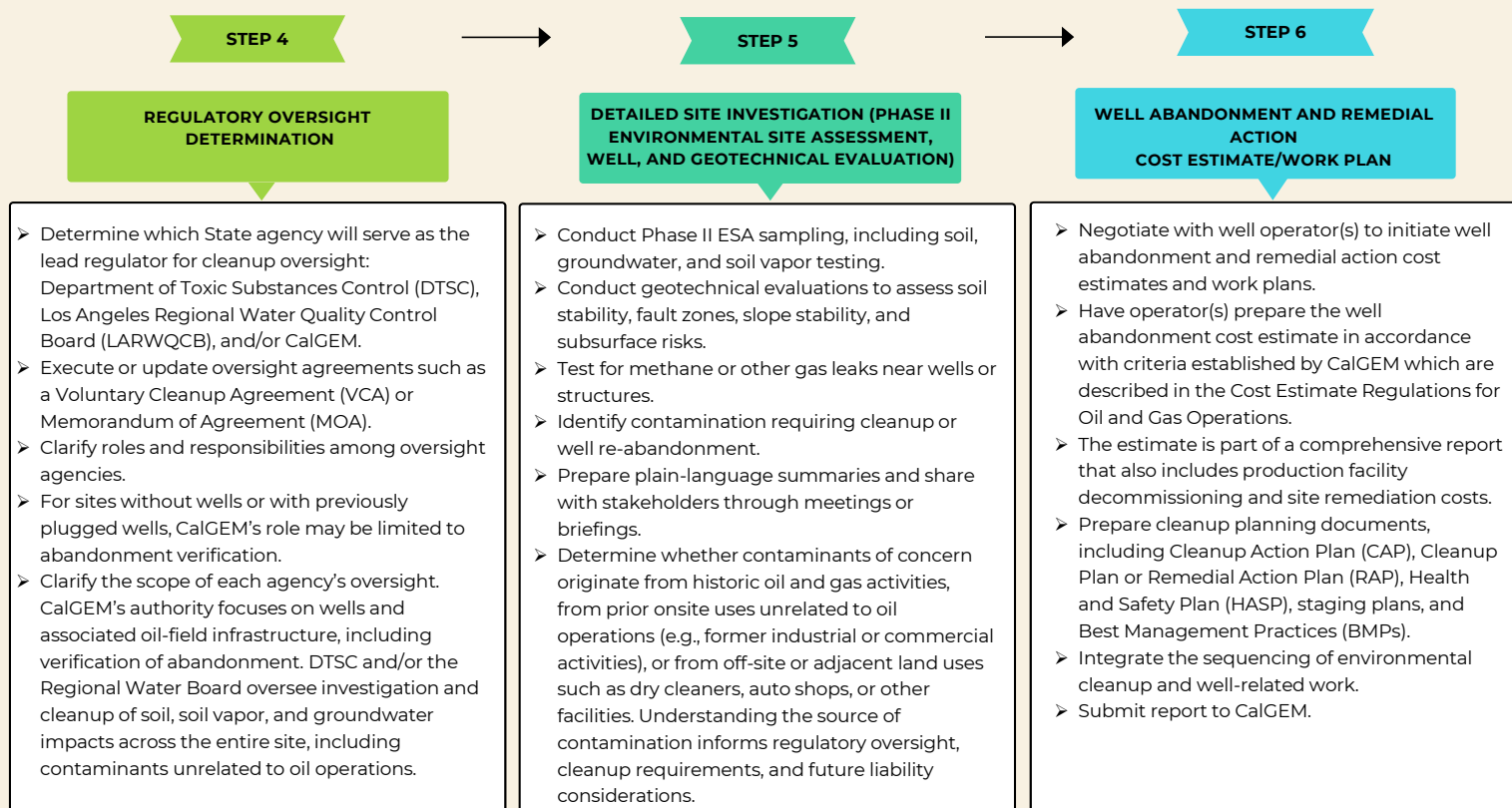
PURCHASE AND SALE AGREEMENT (PSA) FOR PRIVATE-OWNED SITES

- Retain a qualified California real estate attorney experienced in environmental and oil/gas law to draft the PSA.
- Begin the PSA process by drafting a preliminary agreement that identifies the parties and legal description of the property, including mineral rights.
- Include a "right to terminate" clause if unacceptable levels of contamination are found during due diligence
- Define liabilities by identifying who is responsible for existing, ongoing, and future remediation and specify whether the buyer is assuming liability or if the seller is retaining liability.
- Conduct a thorough Title Review to identify existing easements, liens or restrictions on land use.
- Identify the Responsible Party (RP) and how this responsibility is transferred or managed.



PHASE 2

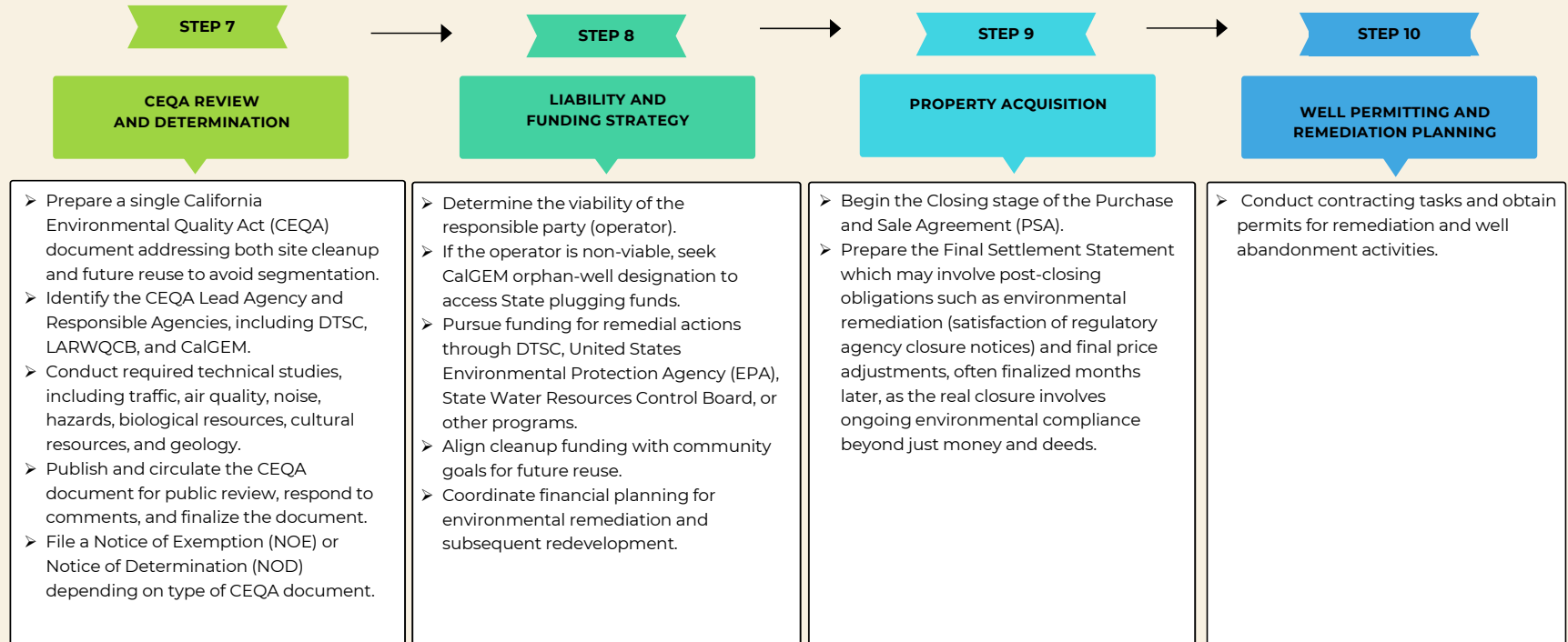
ENVIRONMENTAL ASSESSMENT, CALGEM PROCESS, AND REGULATORY ALIGNMENT





PHASE 3

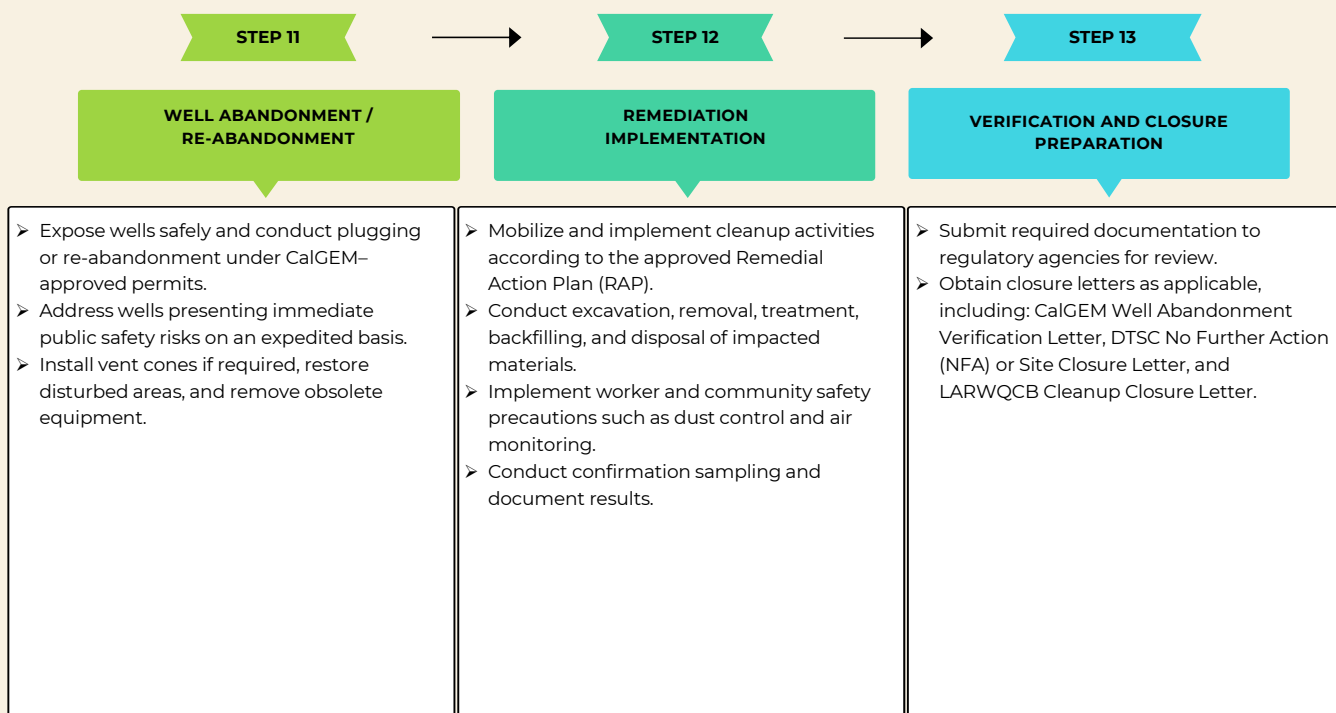
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), LIABILITY, AND FUNDING STRATEGY





PHASE 4

CLEANUP AND WELL-WORK IMPLEMENTATION





PHASE 5

REUSE PLANNING, PERMITTING, AND CONSTRUCTION

STEP 14



STEP 15

REUSE PERMITTING

- Verify soil stability, methane levels, groundwater conditions, and overall site readiness.
- Confirm remaining land-use restrictions or institutional controls.
- Ensure intended reuse aligns with CEQA analysis.

REUSE CONSTRUCTION AND MITIGATION MONITORING AND IMPLEMENTATION

- Conduct co-design workshops with residents, community-based organizations (CBOs), and Tribal governments.
- Refine reuse concept, including parks, community spaces, habitat restoration, housing, or renewable energy.
- Prepare entitlement applications and participate in public hearings.
- Ensure designs comply with CalGEM well-setback and site-development requirements.
- Integrate sustainability features such as native plants, shade, stormwater management, and renewable energy.
- Begin construction after securing all approvals and funding.



PHASE 6

LONG-TERM STEWARDSHIP AND COMPLETION

STEP 16

LONG-TERM STEWARDSHIP AND COMPLETION

- Implement long-term monitoring as required by the Property Management Plan (PMP).
- Conduct periodic inspections, including groundwater monitoring, methane monitoring, and vapor system checks, as required.
- Maintain community transparency through ongoing reporting.
- Finalize remaining regulatory closure processes.
- Celebrate project completion with community partners and document lessons learned.