

EXECUTIVE OFFICE



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COUNTY OF LOS ANGELES

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November 12, 2025

TO: Supervisor Kathryn Barger, Chair
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FROM: Edward Yen *Edward Yen*
Executive Officer

**BOARD REPORT ON ADVANCING THE COUNTY'S LONG-TERM HEALTH,
ACCOUNTABILITY, AND JUST TRANSITION GOALS DURING THE PHASE OUT OF
URBAN OIL DRILLING, DIRECTIVE 4 (ITEM NO. 16, AGENDA OF MAY 13, 2025)**

On May 13, 2025, the Board of Supervisors (Board) adopted a [motion](#) directing the Chief Sustainability Office (CSO), in coordination with the Department of Economic Opportunity (DEO) and other partners, to advance the County's long-term health, accountability, and just transition goals during the phase out of urban oil drilling. The Board instructed the CSO to work with the Just Transition Task Force (JTTF), the City of Los Angeles, and external partners to recommend changes to the JTTF's scope and structure and identify priority implementation steps and timelines.

The Board also directed DEO, in coordination with the CSO and other partners, to lead on directives related to worker support programs and a labor market assessment of the regional energy sector. In addition, the CSO was directed to consult with the Department of Parks and Recreation (Parks) to establish criteria for assessing remediation sites and recommend potential pilot sites based on the Parks Needs Assessment Plus, other relevant data sources, and stakeholder input.

This report provides updates and recommendations from the CSO in response to these directives, developed with input from DEO, Parks, Public Health, Public Works, and Regional Planning. It includes the following sections: Background (pages 2–4); Just Transition Task Force: Scope and Structure (pages 4–6); Support for Workers (pages 6–7); Site Remediation and Reuse (pages 7–12); Finance and Coordination (pages 12–13); and Recommendations (pages 13–15).

BACKGROUND

Los Angeles County is advancing a just transition that supports workers and communities and promotes the safe remediation and sustainable reuse of lands affected by oil and gas operations. This work is being carried out collaboratively with multiple partners, including government agencies, community organizations, labor representatives, and other stakeholders.

Just Transition Strategy

In 2022, the CSO collaborated with the City of Los Angeles and cross-sector members of the JTTF to develop and release the Los Angeles [Just Transition Strategy](#), which provides recommendations to ensure a just transition for workers and communities impacted by the County's and City's phase-out of oil drilling and extraction activities.

The JTTF met more than two dozen times in 2021 and 2022 to co-develop the Strategy, with meetings facilitated by the Just Transition Fund, a philanthropic organization that provides technical assistance and grants to transitioning energy communities. This intensive process helped ensure inclusive dialogue and cross-sector collaboration.

The Strategy addresses three priority areas: support for workers, site remediation and reuse, and finance and coordination. Specifically, the report identifies the following three goals:

- **Goal 1:** Provide oil workers impacted by the phase-out of drilling and extraction of oil with the necessary support to transition their skills into jobs of comparable, family-sustaining compensation or retirement in ways that promote livelihoods and dignity.
- **Goal 2:** Properly remediate and monitor impacts of closing oil well sites and integrate co-visioning and input from sovereign Native Nations on whose ancestral homelands Los Angeles is built—Tongva, Tataviam, Serrano, Kizh, and Chumash—and frontline communities in community visioning, remediation and land use redevelopment planning processes.
- **Goal 3:** Leverage public and private funds to equitably and sustainably finance and coordinate the successful implementation of Strategy and Action recommendations, with ongoing accountability, transparency and advising from the Just Transition Task Force.

The County's work on just transition builds on and reinforces the vision set forth in the [OurCounty Plan](#). As the County's regional sustainability blueprint, OurCounty outlines twelve cross-cutting goals, several of which are directly relevant: Goal 1 emphasizes resilient, healthy communities and reducing pollution burdens; Goal 3 supports sustainable land use and development without displacement; Goal 4 expands access to green jobs and supports the transition to a green economy; and Goal 7 advances the transition to a fossil fuel-free future. Together, these goals highlight the coequal values of equity, environment, and economy. In particular, actions in the plan—such as closing orphan wells, supporting brownfield remediation and reuse, and advancing innovative approaches to remediation—

help ensure that historically burdened communities benefit from healthier environments and new opportunities.

The [Office of Oil and Gas](#) (OOG), housed within the Department of Public Works, serves as a central coordinating body on oil and gas issues in Los Angeles County. The OOG was created to fill a gap in local oversight of oil and gas operations, centralize communication among County departments that have regulatory authority, and ensure community concerns are addressed. The OOG coordinates with its partner departments to advance recommendations from the Oil and Gas Strike Team, the Just Transition Strategy, and the OurCounty Plan. It also partners with local jurisdictions to strengthen regional coordination on oil and gas oversight. The OOG convenes monthly interdepartmental meetings currently attended by representatives from the CSO, Fire, Public Health, Public Works, and Regional Planning.

Just Transition Strategy Implementation

Following the release of the Just Transition Strategy in December 2022, and with financial support from C40 Cities' Inclusive Climate Action Cities Fund, the work of the JTTF shifted to implementation. Beginning in May 2023, the JTTF began to meet quarterly to craft the Implementation Plan, with the facilitation support of the Just Transition Fund to ensure continuity of the work.

The Implementation Plan includes refinements to the JTTF's purpose and the roles of its members, identification of key deliverables, and a proposed structure to carry out the work (dependent on funding) which includes consultants and a project manager to facilitate future meetings, supervise consultants, and ensure completion of key deliverables. A concurrent effort, also funded by C40, included developing a funding landscape and a funding roadmap which identified potential funders for the deliverables listed in the Implementation Plan. This effort included discussions between the CSO, the City of Los Angeles Planning team, and the County's Center for Strategic Partnerships.

Upon completion of the Implementation Plan in June 2024, the Planning Team held one-on-one meetings with individual JTTF members in July and August to discuss next steps given the legal challenges to the County's and City's oil and gas drilling ordinances.

The overwhelming consensus from JTTF members included moving forward with the development of educational materials and a website that could function as a one-stop shop or hub of resources for impacted stakeholders. The JTTF members felt this work would be valuable irrespective of the outcome of the legal challenges. The Planning Team began looking into funding opportunities that aligned with this directive from the JTTF.

In January 2025, the CSO submitted two funding proposals for the development of educational materials, a website, and a community engagement strategy to the California Department of Toxic Substances Control (DTSC)'s Supplemental Environmental Projects (SEP) program. The proposals were accepted in April 2025 and while funding is not guaranteed, they are now on an official list of projects eligible for future funding. The two

proposals seek \$150,000 each to carry out the work over a 15- and 18-month timeframe. As of the date of this report, the proposals have not been selected for funding.

Another consensus that emerged from the one-on-one meetings with individual JTTF members was to move forward with communications via email in lieu of meetings until the JTTF received funding to implement the structure outlined in the Implementation Plan.

As a result, the Planning Team sent quarterly updates beginning in November 2024 which kept members updated on the status of the legal challenges, funding proposals, amortization studies, relevant state legislation, and the process of readopting the County's and City's oil and gas drilling ordinances.

JUST TRANSITION TASK FORCE: SCOPE AND STRUCTURE

The JTTF currently provides a venue for collaboration and guidance on just transition priorities related to urban oil drilling and extraction activities as directed by the Board in 2021. However, its scope can evolve in response to both stakeholder perspectives and external factors such as economic trends and state and federal policies related to other fossil fuel extraction activities. Any potential expansion of the JTTF's original scope should include careful consideration of applicable economic analyses and robust engagement with impacted stakeholders.

Reconvening of the Just Transition Task Force

In response to this Board motion, on August 11, 2025, the CSO, in coordination with the City of Los Angeles, reconvened the JTTF through a full meeting that re-engaged stakeholders across labor, community-based organizations, environmental advocates, Indigenous groups, academia, and oil industry. During the session, participants received presentations on key topics, including current efforts to update and readopt oil well ordinances in both the City and County of Los Angeles, emerging workforce transition programs and an upcoming labor market assessment, recent research on health and safety risks associated with oil and gas operations, and a feasibility study on the remediation and reuse of inactive oil well sites in unincorporated areas. These updates were designed both to inform JTTF members about recent developments and to lay the groundwork for conversations about the JTTF's future role and areas of focus.

Follow-up Survey

Following the meeting, the CSO distributed an online survey to JTTF members to gather input on the group's future direction. The survey asked members to indicate their level of interest in two key studies—the Labor Market Assessment being led by DEO in response to this Board motion and the Inactive Oil Well Site Reuse Feasibility Study (which is described in detail in the Site Remediation and Reuse section of this report) being conducted by the CSO. It also sought feedback on the JTTF's roles and potential sub-groups, near-term priorities such as workforce transition, health and safety protections, land remediation and reuse, and accountability for the Just Transition Strategy. In addition, members were asked

about potential membership expansion, approaches for tracking progress, and draft definitions of key terms, including “just transition” and “green jobs.”

Key insights from the survey and related discussions included:

- **Strong interest in key studies:** Respondents expressed strong interest in providing input on both the Labor Market Assessment and the Inactive Oil Well Site Feasibility Study. The JTTF is positioned to play an active role in shaping these efforts.
- **Support for reconvening sub-groups:** Respondents broadly supported reconvening sub-groups, particularly on workforce transition and site remediation and reuse focused on the above-mentioned studies. Several members indicated a willingness to contribute to or help lead these groups in the interim, pending funding to support consultants focused on specific deliverables as outlined in the Implementation Plan.
- **Membership expansion:** Respondents strongly supported expanding JTTF membership, with suggestions spanning community-based organizations, academic institutions, public agencies, regulatory bodies, industry representatives, and sustainability-focused groups. This reflects interest in broadening both community voices and technical expertise. Some respondents also highlighted the need to clarify roles and expectations for existing and new members. Looking forward, the County may structure participation so that new members are invited to either the full Task Force or to topic-specific sub-groups, depending on expertise and interest.
- **Meeting cadence:** Quarterly meetings were most often cited as the preferred cadence for the full JTTF. Some respondents also supported annual, semi-annual, or milestone-based meetings, highlighting the need to balance consistency with flexibility.
- **Membership adjustments:** Adjustments to membership will be needed, as some JTTF members have been non-responsive, underscoring the importance of maintaining active engagement, participation, and accountability.
- **Priority setting:** In ranking near-term priorities, respondents placed the strongest emphasis on workforce transition and training, followed closely by land remediation and reuse. Health and safety protections and accountability remained core concerns, with respondents noting that progress in workforce and land efforts should be pursued alongside ongoing commitments to health and safety.
- **Shared definitions:** Further discussions are needed to arrive at shared definitions of key terms, including “just transition” and “green jobs,” to provide greater clarity and alignment for the JTTF’s work. Developing a glossary or agreed-upon definitions was suggested as a practical next step.
- **Supporting worker transitions:** Respondents emphasized the need to assist workers affected by facility closures and the energy transition, such as through retraining and pathways into clean economy jobs in coordination with DEO and labor partners.
- **State and federal policy alignment:** Respondents noted the importance of keeping the JTTF updated on shifting state and federal policies and priorities, including energy production and clean energy transition initiatives. This includes monitoring

how these policies may influence local employment forecasts and opportunities, and exploring how jurisdictions can better align with and coordinate around these broader directions.

These results directly inform the recommendations set forth at the end of this report, including expanding JTTF membership, reconvening sub-groups, and establishing a regular cadence for full group meetings. To ensure these steps are successful, effective facilitation and coordination will be essential. The County will require dedicated resources, including funding for facilitation support, to sustain inclusive and productive engagement, just as similar support was critical in developing the Just Transition Strategy.

SUPPORT FOR WORKERS

Supporting workers involves both near-term assistance for those affected by facility closures and planning for future workforce transitions aligned with planned closures and informed by insights from the future labor market analysis to guide long-term opportunities.

Worker Support Programs

DEO is advancing worker support programs to assist those affected by the phase-out of oil drilling and related facility closures. These include job training, rapid reemployment, and pathways into clean economy careers, developed in partnership with labor unions, workforce boards, and community-based organizations.

DEO's work on the Phillips 66 (P66) refinery closure provides early lessons for the County's just transition efforts. With the refinery scheduled to close by the end of 2025, dislocating an estimated 900 workers, DEO has activated its Rapid Response program, organized Good Jobs Fairs, and coordinated with the South Bay Workforce Investment Board, the City of Los Angeles' Economic and Workforce Development Department, organized labor, and County departments to provide immediate and ongoing support. The P66 experience demonstrates the importance of timely action, clear communication, and close collaboration among workforce, labor, and County partners.

DEO's key P66 strategies include:

- **Rapid response** to support workers through job transitions and connect them to essential services like the State Employment Development Department's Unemployment Insurance, Covered California, public assistance benefits and America's Job Center of California (AJCC) services.
- **Job readiness** services including assistance updating resumes, enhancing interview skills and identifying transferable skills.
- **Upskilling and reskilling** services including High Road Training Partnerships (HRTPs) and apprenticeships to develop new skills and pathways, including seven programs in construction, infrastructure, and green jobs totaling over \$6 million in grant funds for approximately 780 participants.
- **Job Placement** services through Good Job Fairs and commitments from AJCC employer partners and County departments to connect impacted workers to

vacancies requiring similar skillsets. DEO has completed two Good Job Fairs assisting 380 workers with additional Good Job Fairs in development for January and February 2026 to support workers in various phases of the layoffs scheduled from December 2025 to March 2026. In addition, DEO is working with the Department of Human Resources (DHR) and other departments on pathways into County hard-to-fill classifications such as stationary engineers.

- **Business Engagement** services to connect employers to hiring services and match impacted workers to meet their skill needs.

The P66 strategy is further informed by an employer survey and analysis commissioned by the United Steelworkers Charitable and Educational Organization through Bienestar Community Economics, with recommendations that include understanding worker profiles, partnering closely with unions, supporting higher education credits for experience and prior learning, and reducing barriers for workers to participate in workforce programs. DEO is tracking outcomes of these strategies and will seek to deploy those that are effective and applicable across other transitions.

In addition, the County is also investing in long-term green economy infrastructure. For example, the Environmental Justice Center at Puente Hills, planned to open in Fall 2026, will provide training and career pathways in the green economy on a former landfill that is being converted into the County's first new regional park in over 30 years. This also includes ongoing investments in H RTP cohorts and pathways that support green economy, infrastructure and construction-related pathways, as well as long term collaboration with DHR and other County departments on classifications suited for transitioning workers.

Labor Market Assessment of the Regional Energy Sector

DEO is currently developing the scope for the Labor Market Assessment. This Assessment is intended to build on recently completed studies and analyses of the energy workforce in Los Angeles County and California. It will examine industry shifts, impacted job classifications, geographic concentrations, transferable skills, and employment opportunities, as well as sectors needed to support the County's transition to a clean energy economy. To move forward, DEO will need to confirm dedicated funding for the Assessment, as DEO's budget for consultants and economic impact studies was reduced in the fiscal year 2025-26 County Budget. As the Assessment moves forward, DEO will engage the JTTF for guidance and input to help shape its direction and recommendations. Once completed, the Assessment will serve as a resource to inform future County strategies for workforce transition and clean economy development.

SITE REMEDIATION AND REUSE

Most oil well sites in Los Angeles County are privately owned, and remediation is primarily regulated by the State through the California Geologic Energy Management Division (CalGEM), in coordination with other agencies such as the Department of Toxic Substances Control and the Los Angeles Regional Water Quality Control Board. In the case of orphan wells, the State may directly manage abandonment activities. The County coordinates with

State and local partners on oversight and can influence future reuse through its land use policies. While the County does not have legal authority to determine the specific reuse of privately owned sites, it can play a critical role in guiding policy, facilitating coordination, and evaluating opportunities—such as potential pilot projects—that demonstrate how remediation and community-serving reuse may be advanced. It is critical to establish clear criteria for assessing and selecting potential sites for pilot projects. The criteria should be developed based on current inventories, tools and frameworks, feasibility analyses, and community and stakeholder input.

Existing Conditions Inventory

The Department of Regional Planning (DRP) has developed a comprehensive inventory of existing oil and gas sites in the unincorporated areas to inform the Environmental Impact Report for the Revised Oil Well Ordinance. This dataset documents 336 parcels across ten of the County's eleven Planning Areas with active, idle, ancillary, or surface production facilities, many of which are located in close proximity to homes, schools, parks, and other sensitive land uses. Notably, the inventory identifies numerous "likely orphaned" wells that lack a financially viable operator, presenting heightened risks to public health and the environment. By providing parcel-specific information, including well status, operator, ownership, and land use context, this inventory establishes a critical baseline for understanding existing conditions and underscores the scale and complexity of remediation and reuse opportunities across the County.

As new data about wells and well sites become available from agencies such as CalGEM, Public Works, Public Health, and other partners, the County will incorporate these updates into its analyses to inform site selection and feasibility assessments. This approach ensures that future analyses build on the most current and reliable data.

Tools and Frameworks to Inform Decision-Making

To guide decision-making on remediation and reuse, the County can draw on several complementary tools and studies. Together, these frameworks highlight where environmental burdens are greatest, where opportunities for community-serving projects exist, and how resources can be prioritized to advance equity, health, and resilience.

- **Framework for Oil Well Cleanup Pilot Program Report**

The OOG's 2022 Framework for Oil Well Cleanup Pilot Program Report provided a framework for prioritizing idle wells for remediation and established the foundation for future pilot projects. Building on the work of the Oil and Gas Strike Team, the report applied a refined ranking system that considered multiple factors, including years idle, reservoir characteristics, proximity to injection wells and methane zones, accessibility, population density, and other environmental and equity indicators. The analysis identified 42 high-priority wells, but many had already been evaluated by the Strike Team, which generally found no evidence of leaks in the field. Using aerial imagery and field checks, the list was refined to remove wells without above-ground equipment or which were already being abandoned. This process resulted in 19 remaining wells, which were reported to CalGEM for assessment and determination

of their priority for plugging and abandonment. This report underscored the importance of integrating health, equity, and environmental criteria into site remediation decisions. These principles remain central to the County's current approach, along with continued coordination with CalGEM and pursuit of state, federal, and other funding for well abandonment.

- **CalEnviroScreen**

CalEnviroScreen 4.0, developed by the California Environmental Protection Agency's Office of Environmental Health Hazard Assessment, was a valuable tool in the above prioritization effort and remains relevant today. The framework ranks census tracts by pollution exposure, environmental quality, and socioeconomic and health vulnerability, incorporating indicators such as air quality (ozone, PM2.5, diesel particulates), water contamination, hazardous waste, traffic density, and socioeconomic stressors like poverty, linguistic isolation, and asthma prevalence. CalEnviroScreen directly shaped the County's early framework for identifying well remediation priorities and provides the basis for identifying Disadvantaged Communities (DACs) under state law, which in turn guides funding and investment priorities.

- **Parks Needs Assessment and Parks Needs Assessment Plus**

The Countywide Parks Needs Assessment (PNA), adopted by the Board in 2016, documented Very High and High park need areas throughout the County, providing a foundation for prioritizing investments to address long-standing inequities in park access. The Parks Needs Assessment Plus (PNA+), adopted in 2022, built on this work by mapping priority areas for environmental restoration based on high level of environmental burden—factors such as groundwater threats, hazardous waste, drinking water contamination, PM2.5 exposure, and cumulative pollution burden. These areas represent opportunities for regenerating degraded lands through multi-benefit park and other projects that advance equity, climate resilience, and community health. Both the PNA and PNA+ should help guide the selection of pilot sites for remediation and reuse, ensuring that attention and resources are focused in the highest need areas.

Inactive Oil Well Site Reuse Feasibility Study

The CSO, with support from EKI Environment & Water, Inc., is currently conducting a feasibility study of potentially acquiring and reusing inactive oil well sites in unincorporated areas. The study builds upon the high-priority wells identified in the 2022 Framework for Oil Well Cleanup Pilot Program Report, using them as an initial reference point for analysis. Sites are being identified both for their individual potential for remediation and reuse and for their value as representative cases that illustrate the range of conditions the County is encountering more broadly. The study focuses particularly on sites in DACs and examines factors such as physical conditions, potential environmental liabilities, regulatory pathways, and opportunities for community-serving reuse. Preliminary findings are highlighting barriers to implementation, clarifying technical requirements and costs, and providing insights into feasible reuse options. The study is also helping demonstrate how higher-level mapping

priorities translate to parcel-level feasibility, and its findings are informing the criteria being developed to identify priority sites for remediation and reuse.

The following preliminary criteria and methodology draws on past studies and the current analysis. They are organized into two categories: higher-level mapping factors, which help identify broad areas of concern across the County, and site-specific factors, which apply when evaluating individual parcels. Together, these criteria provide a screening framework to identify sites with the greatest potential for equitable and community-serving reuse. They will be further refined through input from frontline communities and local Tribal governments, as well as insights from the ongoing Feasibility Study.

For higher-level mapping, the sequence begins with CalEnviroScreen. DAC areas identified through this tool serve as the primary filter for candidate sites. Within DACs, two additional overlays—PNA Very High/High park need areas and PNA+ priority areas for environmental restoration—highlight opportunities to address park access gaps and regenerate degraded lands. Sites outside DACs may still be considered in limited circumstances, such as where urgent public health or safety risks exist or where County ownership creates a clearer path to action.

Higher-Level Mapping Factors

- CalEnviroScreen cumulative burdens and corresponding DAC designations under SB 535 / AB 1550.
- PNA Very High and High park need areas.
- PNA+ priority areas for environmental restoration.

Site-Specific Factors

Site Characteristics

- Number and status of wells (idle, abandoned, or orphan).
- Sites with a combination of wells of different status, which create additional complexity for sequencing, liability, and reuse.
- Property ownership and control (public vs. private), including surface and mineral rights, parcel size, configuration, and accessibility.
- Parcel structure, such as whether the site consists of a single parcel or multiple contiguous parcels that may need to be planned collectively.
- Proximity to sensitive uses such as homes, schools, and parks.

Environmental and Regulatory

- Contamination levels, vapor intrusion risks, groundwater threats, and soil stability.
- Geological factors such as reservoir conditions, methane zones, and proximity to injection wells, which can affect the stability, safety, and cost of remediation.
- Market and regulatory factors, including willingness of owners to sell, speculation risk, deed restrictions, and remediation pathways.

Reuse Potential

- Sites that demonstrate both technical feasibility for remediation and alignment with community-identified priorities for beneficial reuse, such as parks and open space, affordable housing, renewable energy, cultural facilities, or other community-serving projects.

Applying these criteria involves moving from countywide mapping to parcel-level evaluation, with DAC areas serving as the primary focus for site selection.

Not every location identified as a priority for well abandonment in the Oil Well Cleanup Pilot Program Report is suitable for reuse or redevelopment. Many parcels are constrained by factors such as small size, irregular shape, lack of access, or location mid-block, limiting their redevelopment potential. Ownership status also has a direct impact on how quickly communities can benefit from remediation and reuse. County-owned sites offer greater opportunities for direct action, but most potential sites are privately owned, requiring additional due diligence and mitigating risks such as land speculation, liability, and delays in acquisition or reuse. A deliberate, strategic approach is essential to ensure that remediation and reuse efforts deliver lasting community benefits.

One example of a County-owned property identified as a candidate for remediation and reuse is the Fairfax site, a 7.5-acre parcel (Assessor Parcel Number: 5009-005-900). Located in the Baldwin Hills area, the site lies across from existing parkland and is within a priority area for environmental restoration mapped in the PNA+. Per CalGEM, the property contains seven previously plugged wells that are not abandoned to current standards and may require reabandonment. Also, additional environmental site assessments may be required to evaluate potential contamination, soil stability, and/or vapor intrusion risks. These steps would need to be completed before planning for specific reuse can proceed. While the site holds long-term potential to become a community-serving asset, its reuse will depend on successfully addressing these technical requirements first.

At a broader scale, the Inglewood Oil Field (IOF) provides important context for understanding the scope and complexity of potential remediation and reuse efforts in Los Angeles County. As the largest urban oil field in the United States, the IOF spans more than 1,000 acres in the Baldwin Hills area, is operated privately, and is surrounded by residential neighborhoods, parks, and schools. Assembly Bill 2716, enacted in September 2024, directs CalGEM to identify all low-production wells in the oil field and requires that they be plugged and abandoned by December 31, 2030. (A low-production well is defined as one that produces, on average, fewer than 15 barrels of oil per day, or fewer than 60,000 cubic feet of gas per day, during any 12-month period.) This creates the potential for a large number of well sites to be considered for future remediation and reuse.

AB 2716 is currently subject to litigation and its implementation is on hold. While the outcome remains uncertain, this law underscores the possibility of changes within the IOF and the importance of continued coordination and planning to evaluate and address potential community and regional implications as conditions evolve.

Community Priorities and Models

Preliminary conversations and past community feedback, including input from members of the Stand Together Against Neighborhood Drilling – Los Angeles coalition, some of whom are also represented on the JTTF, underscore that every site and every community is unique in terms of reuse preferences. However, certain priorities are frequently expressed across neighborhoods. Parks and open space, affordable housing, and community gathering places are among the most common proposals for reuse, reflecting a strong desire for projects that deliver lasting, visible benefits. In addition, residents have at times highlighted the importance of health- or education-related facilities that address long-standing service gaps, as well as cultural spaces, small business opportunities, and renewable energy projects that both create jobs and advance environmental goals.

The Jefferson Site in South Los Angeles (City of Los Angeles) is a current example that illustrates the potential for transforming a former oil drilling site into community-serving uses. Through a robust community engagement process led by Redeemer Community Partnership (RCP) and the Los Angeles Neighborhood Land Trust (LANLT), residents expressed strong support for a mix of uses to meet community needs. The current vision includes creating a neighborhood park, a community center, and affordable housing. Bringing the project to this stage required years of coordinated and sustained effort by RCP, LANLT, residents, and other partners to address complex environmental, legal, and financial challenges. Securing sufficient funding for site remediation remains a significant hurdle. The CSO will continue to track the Jefferson Site as an ongoing case study to capture lessons learned and guide future efforts to transform former oil production sites into community assets that advance health, equity, and quality of life.

Community Engagement

DRP is preparing to launch a series of community engagement activities in the coming months to inform policy recommendations on remediation and reuse of former oil sites, including outreach to frontline communities and consultation with local Tribal governments. To ensure a consistent County approach, DRP's outreach will be coordinated with the CSO and other departments involved in oil and gas. DRP has identified the following unincorporated communities for focused outreach based on the presence of oil infrastructure: Rowland Heights/Hacienda Heights (SD 1), Ladera Heights/View Park–Windsor Hills (SD 2), West Athens–Westmont (SD 2), West Rancho Dominguez–Victoria (SD 2), West Carson (SD 2), North Whittier/West Whittier–Los Nietos/South Whittier (SD 4), and Castaic (SD 5). The input gathered through this process will not only inform future policy and planning but may also help identify potential pilot projects for further exploration.

FINANCE AND COORDINATION

Limited public funding, including from the County, for land acquisition, remediation, and reuse presents a significant challenge. Even when sites can be remediated and approved for reuse, financial constraints can slow progress or limit feasible options. Securing sustainable, multi-source funding will be critical to turning oil well sites into community

assets. Some remediation initiatives have invoked the “polluter pays” principle—the idea that those responsible for pollution should contribute to cleanup costs.

To accelerate well reabandonment and site remediation, the County may pursue partnerships with nonprofits, foundations, and other organizations. A potential partner is the Well Done Foundation, which works across the country to plug orphan wells using a mix of public and private funding sources. Philanthropic support—alongside federal and state programs—can help offset the significant costs of well closure, environmental assessment, and land reuse. In addition, emerging techniques such as bioremediation, which use plants, fungi, and other natural systems to clean contaminated soils and groundwater, are gaining momentum as cost-effective and environmentally sustainable tools. Leveraging these partnerships and innovative methods can expand the range of feasible projects and ensure remediation efforts provide lasting community benefits.

At the same time, examples like the Jefferson Site demonstrate that community-based organizations and land trusts can play a central role in acquiring, remediating, and reusing former oil sites. In some cases, nonprofit ownership or facilitation may make land acquisition more feasible than if a public agency were the lead, while ensuring that reuse reflects community-identified priorities. Supporting these community-led models alongside public agency efforts can expand the pathways for equitable site reuse.

RECOMMENDATIONS

Based on the above information, the CSO recommends the following actions:

- 1. Expand JTTF Membership**

Target: Quarter 1, 2026

Expand the JTTF to include additional community-based organizations as well as institutions and groups with technical, regulatory, and industry expertise relevant to remediation and reuse. Their participation may occur either as full JTTF members or as participants in topic-specific sub-groups, ensuring that engagement is both broad and well-targeted. The CSO will coordinate with Board offices to identify appropriate organizations or individuals to invite and confirm the participation of existing members, particularly those who have not been actively engaged, to ensure continued commitment and accountability. Membership updates will be implemented through a follow-up process, including invitations and confirmations of interest from prospective participants.

- 2. Refine JTTF Scope and Structure**

Target: Quarter 1, 2026

Reconvene sub-groups to focus on workforce transition and site remediation and reuse, providing input and guidance on the Labor Market Assessment and the Inactive Oil Well Site Reuse Feasibility Study. Establish quarterly meetings of the full JTTF as the regular cadence for updates, coordination, and decision-making,

and secure funding for dedicated facilitation resources to ensure these efforts are sustained and inclusive.

3. Complete the Labor Market Assessment and Strengthen Worker Support

Target: Quarter 4, 2026 (Assessment); Ongoing (Worker Support)

Identify and secure funding to complete the Labor Market Assessment, working with the JTTF and incorporating its input throughout the process. Continue to strengthen worker support programs, building on early lessons from the Phillips 66 refinery closure, including job training, rapid reemployment, and pathways into clean economy careers in partnership with labor, workforce boards, and community-based organizations.

4. Engage Communities Proactively and Continuously

Target: Ongoing

Ensure frontline communities and local Tribal governments have meaningful opportunities to shape both remediation policies and long-term site reuse. Engagement should be proactive, sustained, and responsive, using a range of methods such as stakeholder interviews, focus groups, public meetings, and government-to-government consultations.

5. Refine Site Assessment Criteria and Complete Feasibility Study

Target: Quarter 2, 2026

Refine the two-tiered site assessment criteria (countywide mapping and parcel-level analysis) for identifying and prioritizing sites for remediation and reuse and complete the Inactive Oil Well Site Reuse Feasibility Study, including incorporating input from frontline communities and local Tribal governments, ensuring that priorities reflect both feasibility and community needs.

6. Advance Site-Specific Analysis and Pilot Projects

Target: Ongoing

Advance site-specific analysis and pilot project identification, prioritizing County-owned properties such as the Fairfax site. Complete technical steps, such as any required environmental site assessments and, where necessary, the reabandonment of wells that are not to current CalGEM standards, before initiating planning for site-specific reuse.

7. Monitor Inglewood Oil Field Developments

Target: Ongoing

Closely track the status of AB 2716 litigation and any related regulatory changes affecting the Inglewood Oil Field. Should the law proceed, evaluate potential implications for nearby communities and regional planning efforts in coordination with appropriate agencies and stakeholders.

8. Advance Community-Driven Reuse

Target: Ongoing

Support reuse projects that reflect community-identified needs, such as parks, housing, community facilities, and cultural spaces, by aligning County resources, partnerships, and technical assistance to help advance those efforts, whether led by the County or by community-based organizations.

9. Pursue Sustainable Funding and Partnerships

Target: Ongoing

Pursue sustainable funding strategies, including federal, state, philanthropic, and private sources, and partnerships with nonprofits and community-based organizations for site remediation and reuse. Incorporate innovative methods like bioremediation to expand feasible, cost-effective, and environmentally sustainable projects.

10. Broaden Participation in Office of Oil and Gas Meetings

Target: Quarter 4, 2025

Invite the Department of Economic Opportunity and the Department of Parks and Recreation to participate in the Office of Oil and Gas meetings to help integrate workforce transition and land reuse considerations into oil and gas oversight and policy discussions. When appropriate, convene or coordinate interdepartmental discussions outside of the Office of Oil and Gas meetings to address specific issues, maintaining flexibility to engage the most relevant partners for each topic.

Should you have any questions concerning this matter, please contact Rita Kampalath, Chief Sustainability Officer, at (323) 459-3939 or rkampalath@csolacounty.gov.

EY:SH:RK:AF:CL:jg

c: County Counsel
Economic Opportunity
Parks and Recreation
Public Health
Public Works
Regional Planning