

## SECTION 6 | Abandoned Sites

### 6.1 Abandoned Oil and Gas Sites Introduction

States with current or historic oil and gas operations should develop and implement a program to inventory, prioritize, and remediate, as necessary, abandoned sites. The purpose of this section is to provide guidance for that program. It is not the intent of these guidelines to preclude an abandoned site from being returned to operation in accordance with state requirements.

### 6.2 Definition of "Oil and Gas Site" and "Abandoned Site"

The terms "Oil and Gas Site" and "Abandoned Site," as used herein, have the following meanings:

- a. An **Oil and Gas Site** is land or equipment, including a wellbore, that is now or has been used primarily for oil or gas exploration or production, or for the management of oil and gas wastes from exploration and production.
- b. An **Oil and Gas Site** is considered an **Abandoned Site** if the site:
  - i. Was not adequately plugged or closed at conclusion of operations such that it constitutes or may constitute a threat to public health or the environment; and
  - ii. Has no owner, operator, or other responsible person (hereinafter called "responsible party") who can be located, or such responsible party has failed or refused to undertake actions, where required by law, to abate the threat. A responsible party cannot be located, among other circumstances, where no liability for remedial actions is imposed by the state upon past or current owners and operators.

### 6.3 Identification of Abandoned Sites

A state should have a procedure for identifying sites that may constitute a threat to public health or the environment and for determining whether a responsible party exists. The state should develop and maintain an inventory of abandoned sites. Examples of elements that may be considered in identifying sites that may constitute a threat to public health or the environment include agency reviews or inspections, referrals by other agencies, or citizen or landowner inquiries. Classifications or rankings may be used to separate these sites into relative risk categories. Examples of elements that may be considered in determining whether



a responsible party exists include the failure to file required data or reports, the failure to respond to agency inquiries, tax defaults, information in public records, or landowner or public inquiries. In developing an inventory of abandoned sites, the state should have procedures for attempting to notify the last known responsible party, and providing legal notice.

Emergency protocols should be included, so that remedial action can be initiated prior to legal notice on sites that are judged to present an immediate threat to the public health or environment. Where there are agencies with overlapping jurisdiction for abandoned sites, inventory procedures should be coordinated among these agencies as further discussed in Section 4.4 of these guidelines.

## **6.4 Funding for Abandoned Site Remediation**

An effective state program to address abandoned sites should have adequate funds available to permit the state to undertake any necessary assessment, plugging, closure, or remediation of such sites.

Adequate funding involves the development of a financial assurance program as provided in Section 4.2.4. To ensure the continuity of financial assurance in the event of a change of operator, notice to the state of any such change should be required. Any financial assurance provided by the previous operator should remain in effect until the new operator's compliance with the state's financial assurance program is verified.

Section 4.2.4 describes some of the types of financial assurance a state should consider in designing a program to provide it with the necessary economic resources while facilitating operator compliance. As part of a financial assurance program, a state should consider establishing a special purpose fund to plug, close, or remediate an abandoned site. The state should have the authority to recover costs from the responsible party, where such party exists. The state should evaluate its needs and establish such funding mechanisms as are appropriate to satisfy those needs. A wide variety of funding mechanisms have been employed to support existing special purpose funds in various states. Those mechanisms include bond forfeitures; legislative appropriations to the responsible state agency; a percentage of the taxes on oil and gas production; fines and penalty assessments; equipment salvage; and a host of fees, among them fees or charges based on the value of oil and gas, fees or charges based on units of production of oil and gas, operator fees, supplemental fees in lieu of bonds, inactive well fees, permit fees, and waste generation fees.

## **6.5 Criteria for Prioritizing Remediation**

The state program should include criteria for determining whether an abandoned



site constitutes a threat to public health or the environment and the site's priority for remediation. Among other things, the following criteria may be used: (1) the occurrence of or potential for an imminent release from the site; (2) the nature, extent, and degree of contamination; (3) the proximity of the site to populated areas, surface water, and/or groundwater; (4) whether the site is in an environmentally sensitive area; and (5) wellbore lithology and condition. Where appropriate, the state should perform a more detailed site evaluation. The state agency should have flexibility and discretion to consider the factors associated with the individual sites, including cost savings associated with simultaneous remediation of multiple sites that otherwise would have different priorities or similar financial considerations, in assigning them a priority on the inventory of abandoned sites.

### **6.5.1 Goal for Remediation**

A goal of the state program should be to remediate the abandoned sites on its inventory in a manner that assures that reasonable and measurable progress is made.

### **6.5.2 Liability for Remediation**

The state should establish a liability scheme that will ensure that the goals of its abandoned sites program will be achieved. States should consider a range of options with respect to liability for remediation, which may include among others: (1) liability for all current and past owner(s) and operator(s); (2) liability for the owner(s) and operators(s) found to be responsible for the contamination at an abandoned site; or (3) no liability for past or current owner(s) and operator(s) should the state choose to finance the abandoned sites program.

Any liability scheme established by a state should clearly define the responsibility for remediation. A state should allow remediation of an abandoned site by a party that would not otherwise be responsible for the remediation.

## **6.6 Standards for Remediation**

The state should ensure that abandoned sites, including well bores, be plugged or closed in a cost-effective manner that minimizes or removes the threat to public health and the environment and that restores the land to an environmentally stable condition.

### **6.6.1 Well bore Remediation**



The state should consider existing rules and regulations when determining proper plugging procedures for abandoned sites. However, the state should have the flexibility to modify those plugging procedures, while maintaining mechanical integrity of the well bore adequate to ensure that public health and the environment are protected.

In carrying out well bore remediation, the state should use existing information from well records including depth of well, depth of any old plugs, presence of casing and tubing and depths set, perforations, existence of groundwater and hydrocarbon-bearing zones, existence of over-pressured zones, and any junk in the hole to determine the condition of the well and the proper plugging procedure. In the absence of the above information, data such as existing geological and engineering field studies, water well records, interviews with nearby landowners, corporate records, and historical literature can be reviewed.

### **6.6.2 Site Remediation**

The extent of surface remediation of an abandoned site should be determined based on surface and subsurface resources and land use. Consultation by the state regulatory agency with the surface owner, surface tenant, and other federal, state and local agencies, as appropriate, should take place prior to remediation.

As appropriate, abandoned sites should be re-vegetated in accordance with state regulatory agency rules, and with consideration given to recommendations from the surface owner, surface tenant, and federal and local agencies. As appropriate, soil should be evaluated to determine if hydrocarbons, chemicals, or NORM were spilled or leaked, and to determine remediation.

Surface equipment or materials on an abandoned site should be removed, and salvaged when possible, unless the state determines otherwise. Procedures should be identified for handling NORM, if present. Due to the expense and potential damage to the land, there may be situations where equipment or materials would not be removed, e.g., a gathering system might be abandoned in place with appropriate protection. When reclaiming a pit, the state should determine the contents of the pit and how the pit can best be remediated. Once emptied, cleaned and tested as appropriate, pits should be backfilled and contoured to prevent erosion from or ponding of surface water. Monitoring wells at an abandoned site should be as necessary to protect groundwater resources. The state should develop additional remediation criteria for commercial disposal sites, as appropriate.

### **6.6.3 Record of Remediation**

Once remediation of an abandoned site has been completed, reports on how the



site was remediated should be maintained by the regulatory agency.

## **6.7 Public Participation**

The state abandoned sites program should provide for public participation. At a minimum, the public should have: (1) access to information about the program; (2) the opportunity to participate in any rulemakings associated with the program; and (3) a statutory or regulatory mechanism to petition the state agency to change a site's status on the inventory and/or the level of remediation required on a site.

### **6.7.1 Access to Information**

The state should maintain and make available to the public, records related to the abandoned sites inventory, including: (1) the location of an abandoned site; (2) the extent and degree of contamination of the abandoned site; and (3) the method of remediation that has been or will be required for an abandoned site. In addition, the state should maintain public records on the state's progress with respect to implementing the abandoned sites program.

### **6.7.2 Participation in Rulemaking**

The state program should provide an opportunity for the public to participate in any rulemakings associated with the program.

### **6.7.3 Participation Regarding Priority on the Inventory and Level of Remediation**

The state program should include a mechanism by which an affected person could petition the state to: (1) add a site to the abandoned sites inventory; (2) change the priority for remediation of a site on the inventory; and (3) conduct or require additional remediation of a site.

## **6.8 Avoid Future Abandoned Site Problems**

Since abandoned sites may constitute a threat to public health and the environment, the state should:

- a. Establish and implement an abandoned site program consistent with the guidance in this section; and
- b. Enforce its existing regulatory program, with modifications, if necessary,



consistent with this guidance.

- c. Evaluate its programs for financial assurance, inspection, compliance tracking, and monitoring of inactive sites to determine whether or not the state should make adjustments to prevent an increase in abandoned sites.

