

Railroad Commission of Texas Brownfields Response Program

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Presentation Outline

- Railroad Commission of Texas History
- RRC Jurisdictional Differences
- Brownfields Response Program
 - Program Overview
 - Program Eligibility
 - Application Process
 - Technical Oversight (the science!)
- Brownfields Success Story
- RRC Public GIS Viewer

Railroad Commission of Texas History



RRC History (1 of 4)

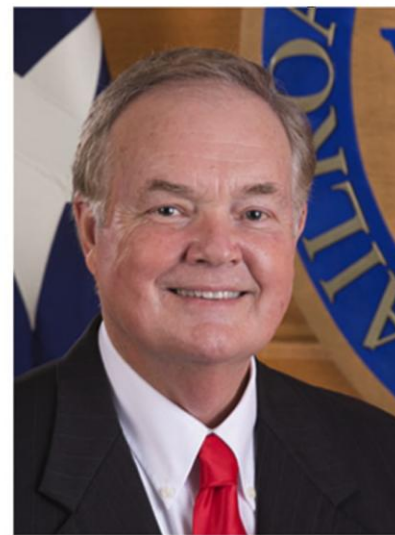
- Established in 1891
 - Texas' oldest regulatory agency
 - Led by 3 statewide elected commissioners



Jim Wright
Commissioner



Christi Craddick
Chairman



Wayne Christian
Commissioner

RRC History (2 of 4)





RRC History (3 of 4)



Our mission is to serve Texas by our stewardship of natural resources and the environment, our concern for personal and community safety, and our support of enhanced development and economic vitality for the benefit of Texans.

RRC History (4 OF 4)



OIL & GAS



CRITICAL INFRASTRUCTURE



PIPELINE SAFETY

Railroad Commission of Texas Regulatory Jurisdiction



ALTERNATIVE FUELS



SURFACE MINING



GAS SERVICES

RRC Jurisdictional Differences



RRC Jurisdictional Differences (1 of 3)



Upstream

Exploration
Production

Midstream

Transportation
Storage/Processing

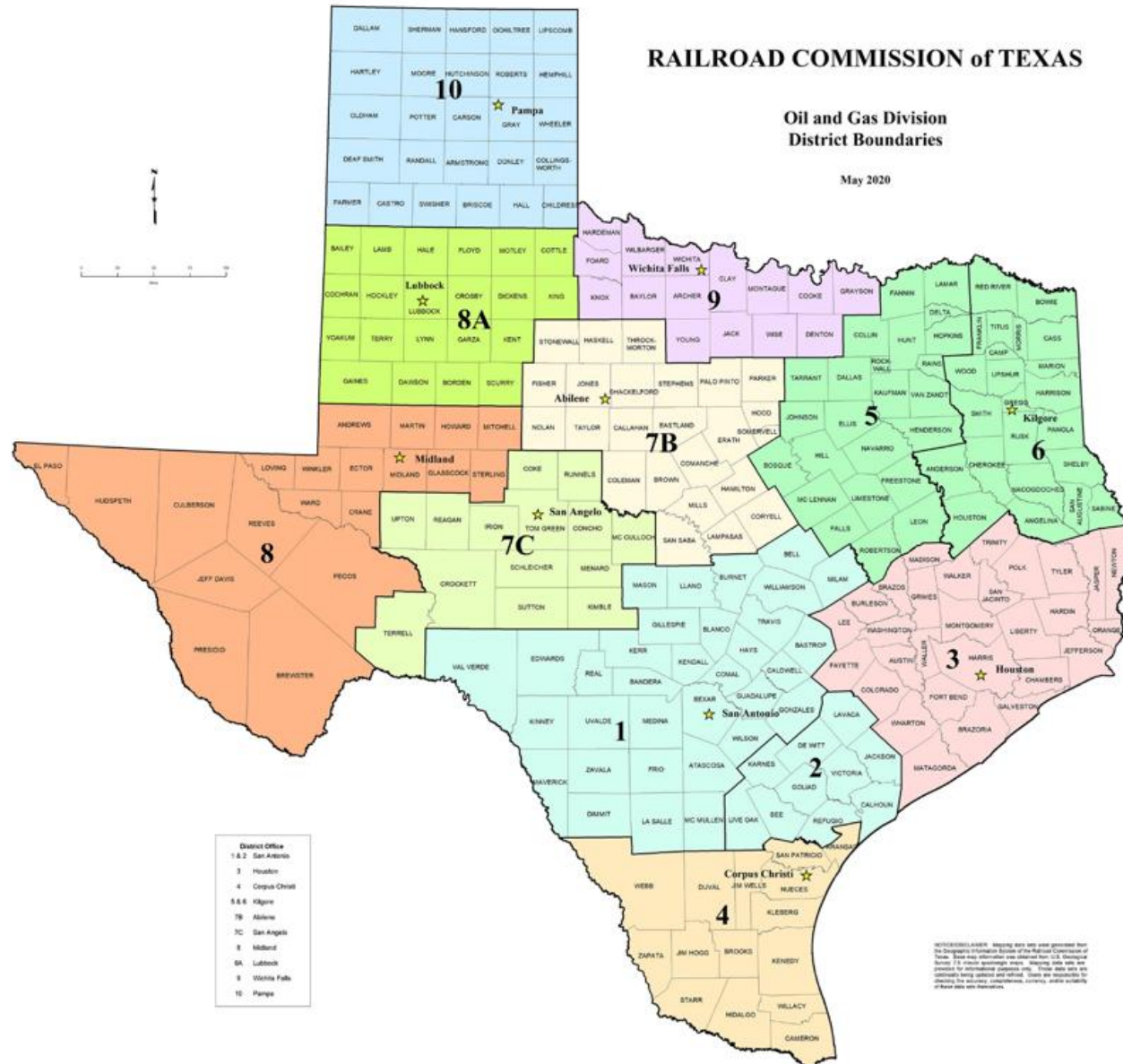
Downstream

Refining
Product
Distribution

RRC Jurisdictional Differences (2 of 3)



RRC Jurisdictional Differences (3 of 3)



RRC District Offices

- 1 & 2 - San Antonio
- 3 – Houston
- 4 – Corpus Christi
- 5 & 6 – Kilgore
- 7B – Abilene
- 7C – San Angelo
- 8 – Midland
- 8A – Lubbock
- 9 – Wichita Falls
- 10 - Pampa

Brownfields Response Program (BRP)



BRP- Program Overview (1 of 6)

What is a brownfield?

A real property where the expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant (EPA)



BRP- Program Overview (2 of 6)



RRC Mission

Stewardship of natural
resources and the
environment.



RRC Mission

Enhanced development and
economic vitality.



RRC Mission

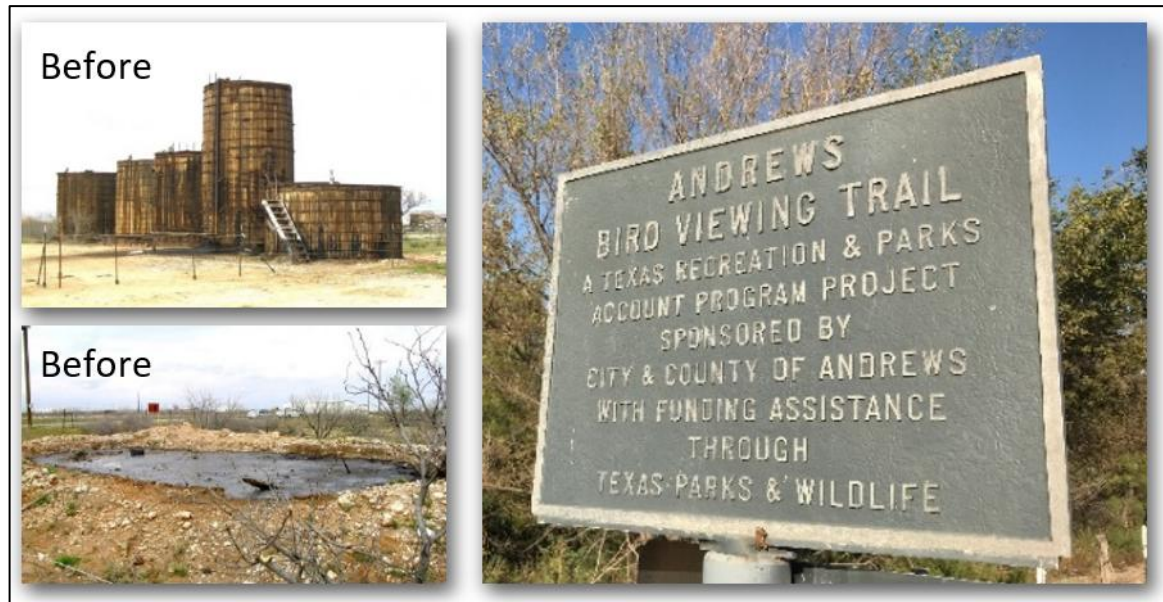
Personal and community
safety.

BRP- Program Overview (3 of 6)

- **RRC BRP created in 2002:**
 - Incentivize the remediation of **abandoned** properties contaminated by oil and gas activities
- **RRC Brownfield funding:**
 - EPA Small Business Liability Relief and Brownfields Revitalization Act Section 128(A) – January 11, 2002
 - Infrastructure, Investment, and Jobs Act (IIJA) (CERCLA Section 128) – November 15, 2021
 - Oil and Gas Regulation and Cleanup (OGRC): Supplemental funding

BRP- Program Overview (4 of 6)

- **RRC BRP impact:**
 - Over 2.5 million in awarded EPA Brownfield Grant funds
 - Environmental investigations performed for 43 properties
 - Over 6,000 acres of green space remediated
 - Over 1,000 jobs created through successful redevelopment



BRP- Program Overview (5 of 6)



BRP- Program Overview (6 of 6)

1

Provides Environmental Assessments:

Phase I and Phase II Environmental Site Assessments (Phase I/II ESA), other site – specific assessment work

2

Provides Limited Cleanups:

Remediation Action Plans, cleanup coordination, confirmation sampling

3

RRC Technical Oversight:

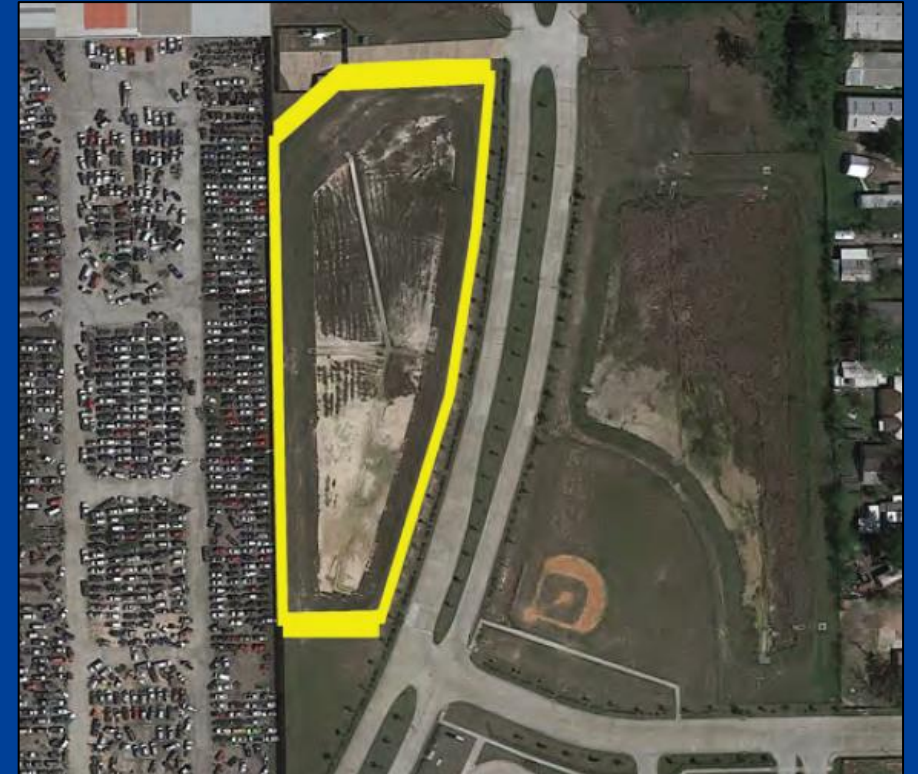
Exercise statutory authority to oversee environmental assessments, cleanup of oil and gas waste, site closures

BRP – Program Eligibility (1 of 7)

Applicant Eligibility



Site Eligibility



BRP – Program Eligibility: Applicant (2 of 7)

1

Governmental/Quasi- Governmental Agencies: State, local, and tribal/ Recognized independent political subdivisions

2

Non-Profit Organizations: 501(c)(3) federal tax-exempt designation

3

Universities and School Districts: K-12, Higher Education

4

Economic Development Councils: Organization focused on strengthening a region's economy



BRP – Program Eligibility: Applicant (3 of 7)

Are private landowners eligible for the RRC BRP?

Yes, with community supported projects
(supporting documentation must be submitted with the application)

BRP – Program Eligibility: Site (4 of 7)

1

Abandoned oil and gas operations

2

No viable responsible party for cleanup

3

No unresolved federal or state enforcement on the property

4

Community – focused redevelopment plan

BRP – Program Eligibility: Site (5 of 7)

Other site eligibility considerations:

- NOT a Resource Conservation and Recovery Act (RCRA) permitted or other interim – status facility
- NO Superfund sites
- NOT listed on the National Priorities List
- NOT a federally owned property



BRP – Program Eligibility: Site (6 of 7)

Other site eligibility considerations:

- All Appropriate Inquires (AAI) Rule:
 - Environmental due diligence
 - Liability protections
- Phase I ESA: Performed no more than 180 days prior to acquisition
- Property acquired **prior** to January 11, 2002
- State/Local Government entities:
Acquisition through seizure

**DO NOT acquire
the property prior
to conducting a
Phase I ESA**



BRP – Program Eligibility: Site (7 of 7)

Priority site selection:

- Site location: Populated/environmentally sensitive areas
- Site ownership: Site owned by a local government
- Tax status of site: Anticipated increase in appraised value
- Contamination concerns: Extent and level of contamination
- Leveraging: Other funding sources for redevelopment depend on assessment
- Redevelopment plan: Implementation timeline, number of jobs/greenspace created



BRP – Application (1 of 2)

- **FREE** to apply
- Download from [RRC BRP Website](#)
- English/Spanish versions available
- Applications accepted on an ongoing basis

RAILROAD COMMISSION OF TEXAS BROWNFIELDS RESPONSE PROGRAM Targeted Assessment Application Form

Introduction

The Railroad Commission of Texas (RRC) will coordinate and direct the completion of a limited number of federally-funded Targeted Brownfields Assessments (TBAs) for sites or waste under RRC jurisdiction (see Texas Natural Resource Code (TNRC) 91.101 and 16 Texas Administrative Code (TAC) §3.30). The TBAs include Phase I and Phase II Environmental Site Assessments (ESAs) and limited cleanups. A Phase I ESA should always be conducted prior to the purchase of residential or commercial/industrial properties.

In addition to performing assessments, the RRC will provide regulatory guidance. Such guidance may include determining the most appropriate closure strategy, cleanup plans per the desired closure strategy, and clarification of environmental regulatory requirements, as applicable.

Limitations of RRC's Targeted Brownfield Assessments

The following limitations of the RRC's TBA Program should be considered prior to completing this application:

1. The TBA process is not appropriate to correct situations where an immediate and substantial endangerment to human health and the environment exists. For the assessment and remediation of such sites, the applicant is directed to immediately contact the nearest district office of the RRC. Please visit <https://www.rrc.texas.gov/about-us/locations/> to determine the nearest district office.
2. The TBA process is not appropriate for sites in which there are active and ongoing oil & gas activities. If there are active oil and gas activities on the site, as well as potential contamination associated with those activities, please contact the closest RRC district office.
3. The applicant should recognize that environmental site assessments cannot eliminate all uncertainty, are not always exhaustive in their level of inquiry, or warrant being exhaustive in their level of inquiry. Therefore, the RRC cannot be held liable for any damage arising from contamination not discovered during the RRC TBA or from any damages, monetary or otherwise, from contamination discovered during the RRC TBA.
4. The TBA process cannot address all safety hazards associated with a site.

BRP – Application (2 of 2)

- **Disclosures:**

- Property information
- Current property use
- Ownership disputes
- Date of purchase
- Regulatory issues
- Contamination history (if available)

- **Submittals:**

- Plat map/survey (if available)
- Metes and bounds description (if available)
- Redevelopment plan
- Phase I ESA (not older than 180 days of property acquisition)

4. Current Property Use

Current Property Use (Check all that apply)

- ☐ Undeveloped
- ☐ Residential
- ☐ Commercial
- ☐ Agricultural
- ☐ Former Oil & Gas Operating Site
- ☐ Non-RRC Industrial Use

If industrial or commercial or mixed, describe type of business(es)

Is a real estate transaction imminent for this site? Yes ☐ No ☐

If yes, what is the planned closing date? _____

If no, what was the date of purchase for the property? _____

Ownership in Dispute? Please explain.

Anticipated number of jobs created (If applicable) _____

Anticipated amount of greenspace created (If applicable) _____

5. Involvement With Other Regulatory Programs

Has any portion of the site been subject to a RRC administrative order?

Yes ☐ No ☐ Unknown ☐

Has a state or federal Notice of Violation or any other notice of enforcement action been issued relating to contamination at the site?

Yes ☐ No ☐ Unknown ☐

Has there been any prior contact with any state or federal environmental regulatory programs or agencies relating to environmental issues at this site?

Yes ☐ No ☐ Unknown ☐

If you responded "yes" to any of the questions above, please describe all prior contact with any state or federal environmental regulatory program or agency which relate to each of these questions. Attach additional sheets as necessary.

Technical Oversight



Technical Oversight

**RAILROAD COMMISSION OF TEXAS
BROWNFIELDS RESPONSE PROGRAM
Targeted Assessment Application Form**

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4. The TBA program cannot address all other hazards associated with a site.

Application
Review



Phase I
ESA



Phase II
ESA



Cleanup

Additional Environmental Assessments/Surveys:

- Soil and groundwater sampling
- Targeted sampling - detection of recognized environmental conditions (REC), contaminants of concern (COC)

Brownfield Success Story



Brownfield Success Story (1 of 2)

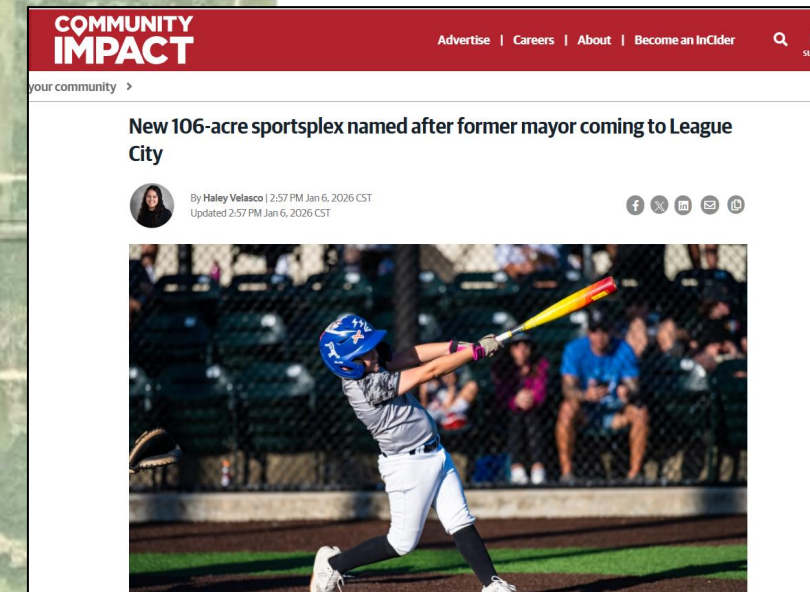
Aerial Map Rendering of Bay Colony Park Project



LEGEND

- | | |
|----------------------------|-----------------------------|
| 01_ concessions / restroom | 10_ playground |
| 02_ pavilion | 11_ detention (wet and dry) |
| 03_ maintenance area | 12_ pedestrian promenade |
| 04_ batting cages | 13_ parking area |
| 05_ softball fields | 14_ magnolia bayou |
| 06_ baseball fields | 15_ txdot r.o.w. grand pkwy |
| 07_ soccer/football fields | — property line |
| 08_ tennis/pickleball | — gas/pipeline esmt. |
| 09_ disc golf | — 2.5k loop (2x loop) |
| | — grand pkwy boundary |

<https://www.leaguecitytx.gov/4350/Bay-Colony-Park>



Brownfield Success Story (2 of 2)

Recognized Environmental Conditions:

- 2 Waste pits
- 2 Tank batteries
- Pump jack
- 15 Abandoned oil and gas wells
- Barium and chloride impacted soil and groundwater
 - Soil excavated – Excavated and confirmation sampling completed
 - Groundwater – Restrictive Covenant
- **Brownfields Grant Funds Expended: \$ 137,982.79**

League City Redevelopment:

- Over 45 million dollars paid through dedication fees and sales tax revenue



RRC Public GIS Viewer



Overview of the Public GIS Viewer

What it is:

- RRC's interactive mapping tool

What it shows:

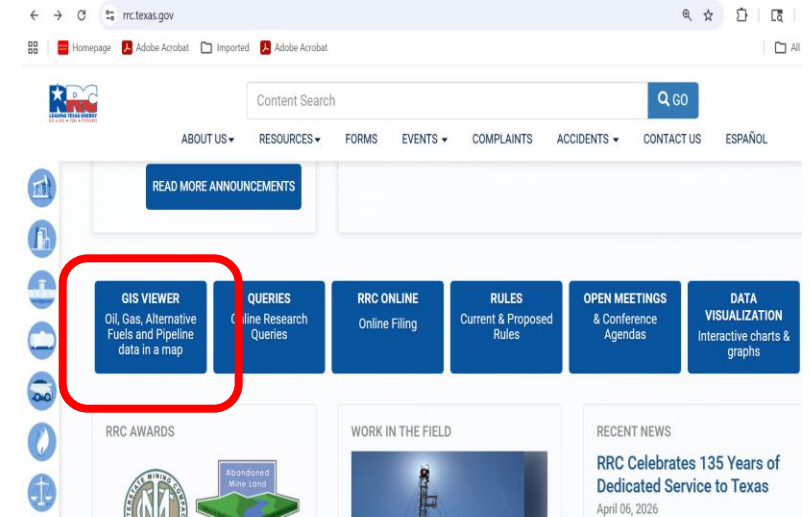
- Wells, pipelines, leases
- Regulatory layers

Why it matters for brownfields:

- Identifies orphan, inactive, or abandoned wells

Who can use it:

- Anyone — no login required



Turning On Key Layers

Wells:

- All well locations

Orphan Wells:

- No responsible operator

City Limits:

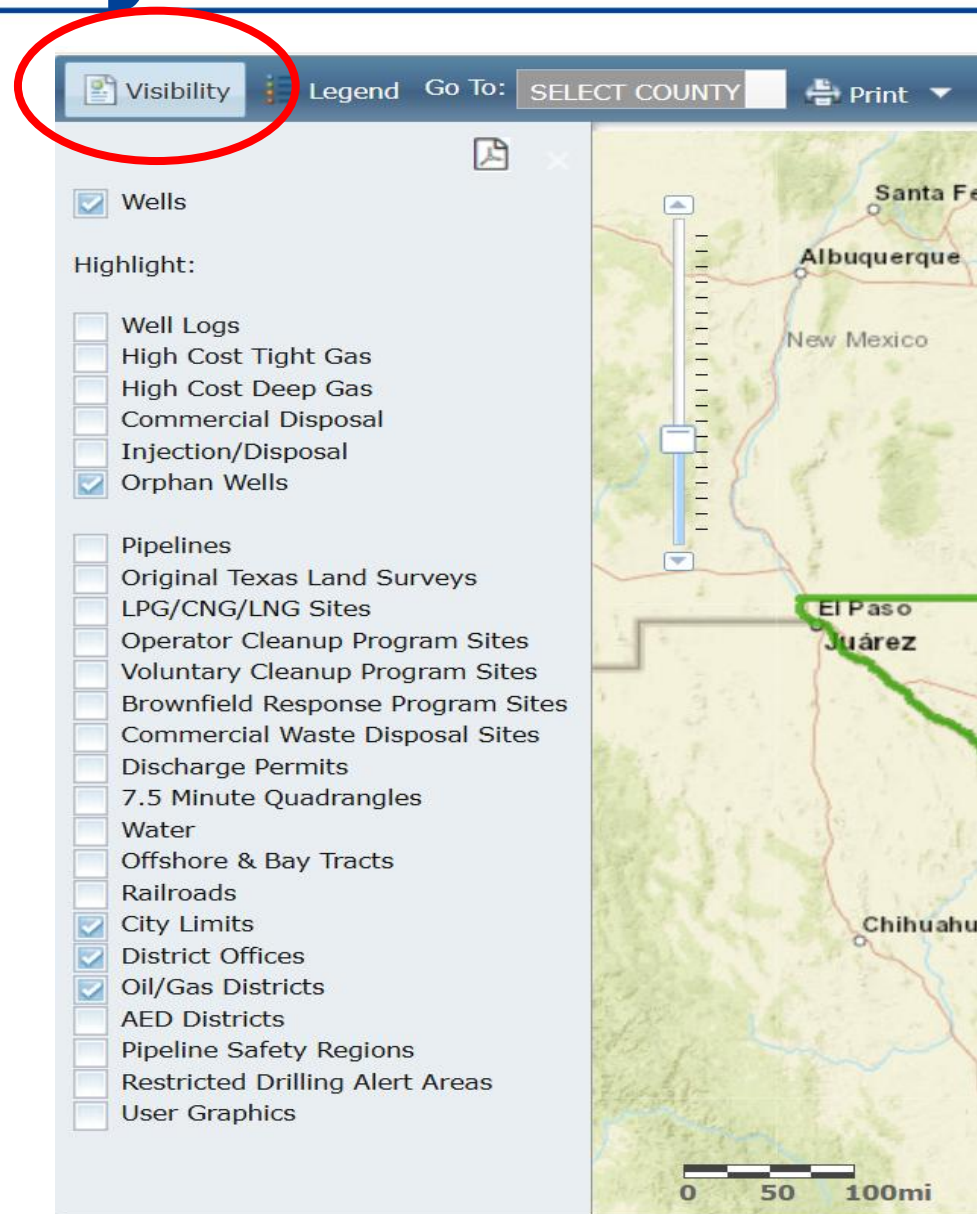
- Municipal boundaries

District Offices:

- RRC office boundaries

Oil/Gas Districts:

- Regulatory districts



Basic Navigation (1 of 3)

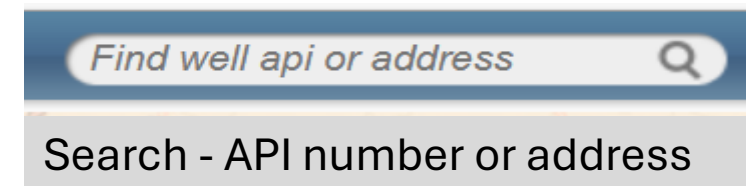
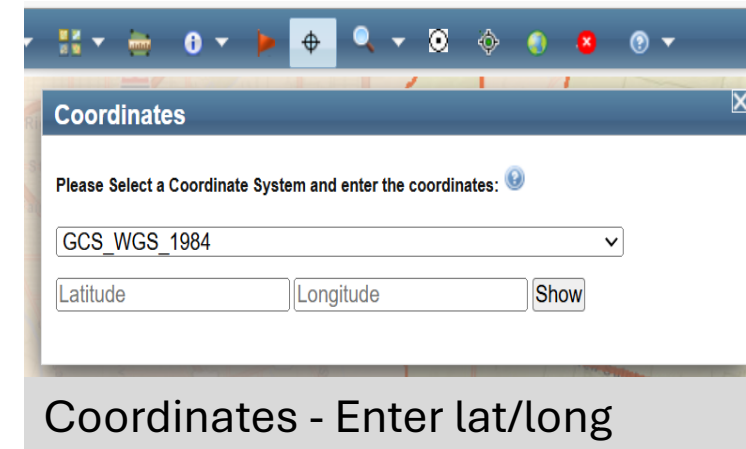
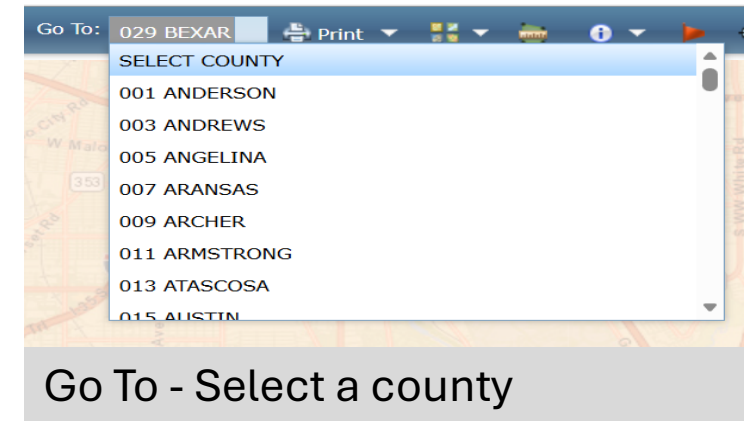
Go To: Select a county from the dropdown list

Coordinates Tool: Enter latitude/longitude to zoom to a specific point

Search Bar: Use if you have an API number or a physical address

Pan: Click and drag to move the map

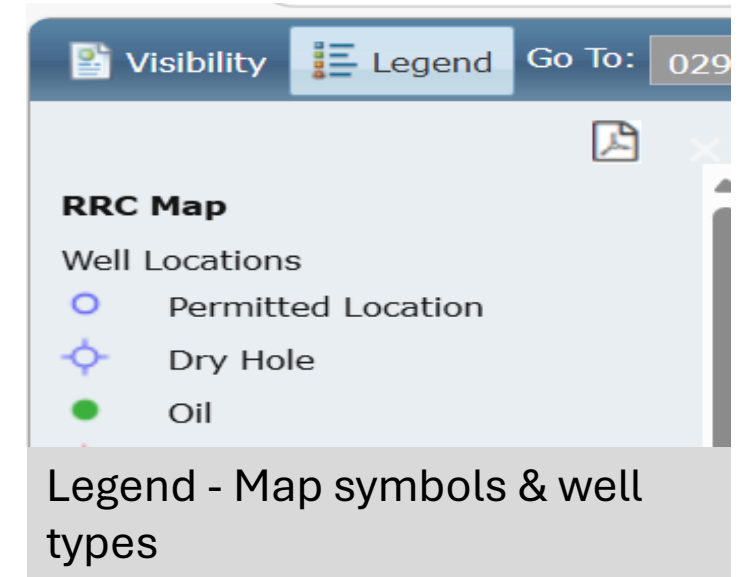
Zoom: Use mouse wheel or + / – buttons



Basic Navigation (2 of 3)

Legend:

- Explains map symbols and color codes
- Helps distinguish well types and statuses



Identify Tool:

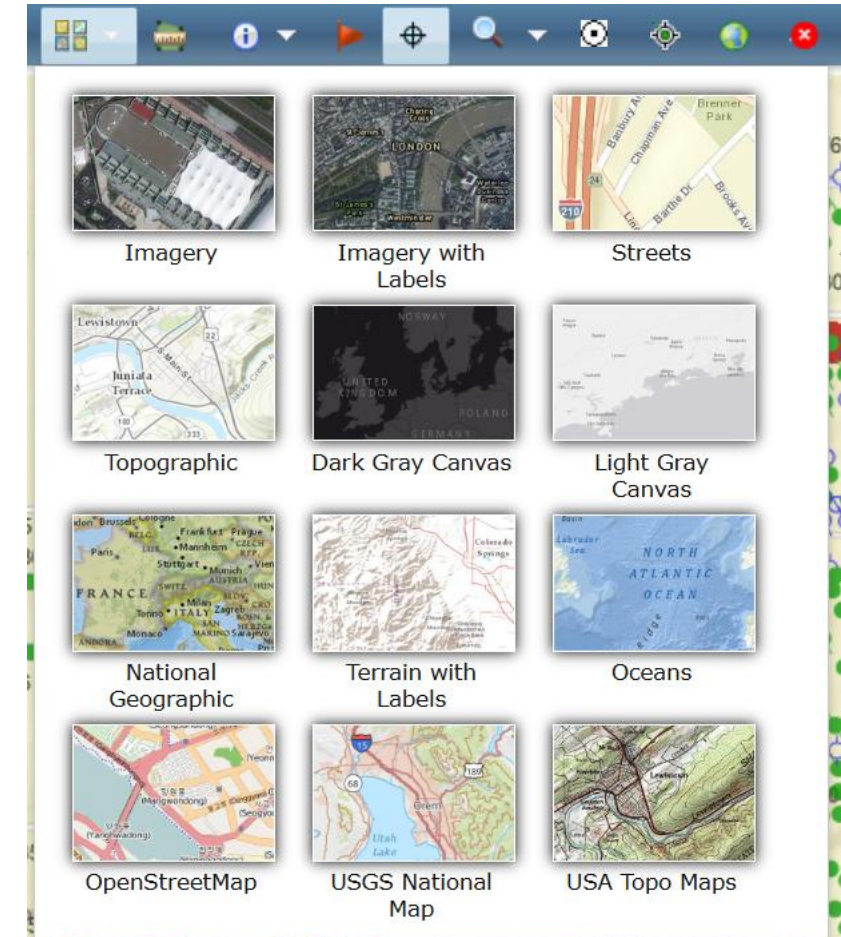
- Hover the mouse over a well to view details



Basic Navigation (3 of 3)

Basemap:

- Changes the background map style
- Provides different visual layers (streets, imagery, terrain)



Basemap - Change background style

Limitations

1

Some wells may have incomplete records:

Historical data gaps or missing operator filings can affect accuracy.

2

Status codes depend on operator reporting:

A well's displayed status is only as current as the operator's submitted information

3

Well locations may be slightly offset:

Map coordinates can differ from the true on-the-ground location due to survey methods, legacy data, or GIS rounding.

4

Confirm uncertain findings with RRC district offices:

Staff can verify status, location, and operator information when the map is unclear



Live Demo

RRC GIS VIEWER

Questions?

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