



Fracking Next Door

RAPID RESPONSE TOOLKIT

Find out how you can protect your community and your home from the potential harms of fracking. For more information, please visit the online Resource Center hosted by Halt the Harm Network and Mountain Watershed Association at www.frackingnextdoor.com.





**START
HERE!**



Is your property situated above shale gas?

YES

NO

UNSURE

bit.ly/aboveshale



Is your property leased (either by yourself or someone else)?

YES

NO

UNSURE

bit.ly/propertylease



Do you know your rights as a landowner?

YES

NO

UNSURE

CODE A

CODE B

bit.ly/gasrights



Have your neighbors leased their properties?

YES

NO

UNSURE

bit.ly/neighborsleased

CODE C

Is there natural gas infrastructure in your area?

YES

NO

UNSURE

bit.ly/gasnearme



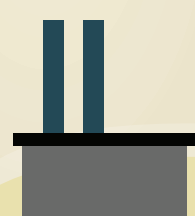
Does your community have zoning?

YES

NO

UNSURE

bit.ly/gaszoning



Does your zoning ordinance help protect you from infrastructure?

YES

NO

UNSURE

bit.ly/protectivezoning

Has a company applied for a permit?

YES

NO

UNSURE



bit.ly/gaspermit

Has a company applied for a permit?

YES

NO

CODE E

MY CODES:

Has a company applied for a land use application?

YES

NO

UNSURE

CODE D

CODE E

CODE I

CODE I

bit.ly/landuseapp

Has a company applied for a land use application?

YES

NO

UNSURE

CODE F

CODE G

CODE I

CODE I

bit.ly/landuseapp

Has a company applied for a land use application?

YES

NO

UNSURE

CODE H

CODE I

bit.ly/landuseapp

Where DO I START?

Follow your path through the quiz to help guide you to possible strategies you can use to protect yourself and your community from fracking developments. Collect your codes along the way to find out what strategies will work best for you.

Now flip to the back panel of the guide to match your codes to the strategies that can work best for you.



The following are potential strategies you can use to protect yourself and your community from the harms of fracking developments. To determine which combination of code letters are the best fit for your situation, please use the quiz on the previous page. If you would like to learn more, visit www.frackingnextdoor.com.

CODE A Hire an attorney to review lease and identify if grounds for termination exist:

Check for failure on the company to initiate operations within a negotiated primary term, failure to produce in paying quantities, cessation of production, failure to pay fees owed, etc.

More info: bit.ly/gasrights

CODE B Learn your rights.

Know that your rights are not negotiable. Your rights to a clean environment are guaranteed by the state constitution (PA Constitution, Article 1 Section 27). Once you have found a copy of your lease, check it for important clauses and protective language. You can negotiate your lease to increase the benefits and to minimize the detriments. But know that altering a lease = entering into negotiations.

More info: bit.ly/gasrights

CODE C Engage your neighbors to help them understand the impact of leasing on your land rights, insurance, and mortgage.

There has been discussion in the financial, insurance, and mortgage industries about the potential risks associated with fracking. Some large firms prohibit the holder of a mortgage from selling or leasing any portion of the property (surface or sub-surface), potentially leading to loan defaults. This is a developing issue that should be monitored closely, and another piece of evidence worth mentioning to neighbors.

More info: bit.ly/neighborsleased

CODE D Make your voice heard at the next meeting of your zoning hearing board.

If your area has a zoning ordinance, a zoning hearing board that would be in charge of deciding whether an operator would be allowed to develop fracking infrastructure in an area where it may normally be seen as an 'incompatible use'.

The zoning hearing board must have a hearing within 60 days of receiving an application. Written notice of the hearing should be clearly posted on the affected tract of land at least one week prior to the hearing.

More info: bit.ly/landuseapp

CODE E Participate in the Permitting Process.

Organize your community to push your township commission to respond to the Act 14 Notice, which are letters sent by an operator to the host municipality, adjacent municipalities, and the county to notify them of any proposed infrastructure. These letters allow local elected officials to make comments and raise concerns regarding the infrastructure. Local officials generally only have 30 days to respond to these notifications. If municipal officials fail to respond, the DEP is likely to assume that there are no questions, comments, or concerns and will likely issue the permits in question.

More info: bit.ly/gaspermit

CODE F Investigate and strengthen your existing zoning ordinance.

Look out for language discussing "oil & gas" and "mineral extraction", as well as the terms special exceptions, variances, conditional use, permitted use. Identify zones labeled industrial, agricultural, residential, etc. Find what uses your home has been zoned for. If your home is located in an area zoned for oil and gas activity or industrial uses, then think about petitioning for stronger language regarding oil and gas development.

More info: bit.ly/protectivezoning

CODE G Great! Find out which neighboring townships and communities may be fighting fracking to see how you can support them.

You can use Halt the Harm's Alliance Map to connect with others who may be able to support you.

More info: bit.ly/alliancemap

CODE H Create a Zoning Ordinance.

If you live in an area with no zoning, it's worth considering the idea of drafting and implementing some type of zoning. Having an ordinance in place may allow more protections against the risks associated with natural gas infrastructure. To start, try connecting with municipal elected officials, municipal office, land planning commission for the county, and leaders who may already be organizing around this in your area.

More info: bit.ly/zoning101

CODE I No matter what, make sure to continue assessing and monitoring risks.

More info: bit.ly/trackgas

Monitoring and Reporting Violations

In Case of Emergency:

- ▶ For an emergency requiring immediate local police, fire, or emergency medical services, always call 911 first.
- ▶ To report a spill or other emergency in PA, contact the PA Department of Environmental Protection (PADEP): 1-800-541-2050 or report to your regional office. In Southwestern PA, call 412-442-4000.
- ▶ To report a worker fatality or severe injury, contact the U.S. Department of Labor, Occupational Safety & Health Administration (OSHA): 1-800-321-OSHA (6742) or TTY 1-877-889-5627 or report online.
- ▶ To report a hazardous substance release or oil spill, contact the federal government's National Response Center (NRC). NRC reports are shared with EPA, U.S Coast Guard, and other federal and state response agencies as appropriate: 1-800-424-8802 or email NRC@uscg.mil.

Get email notifications:

- ▶ **Skytruth:** This is the best source of "real-time" notices of violations, and also covers other non-fracking related incidents (i.e. oil spill from a truck). **Sign up for e-mail notifications at alerts.skytruth.org.**
- ▶ **e-Facts:** On their main page, you can search for violations by operator and site number. This is not the best real-time tool, however if you are looking for historical data, you can use e-Facts. Finding the history of a particular site can be useful to you if you are looking for a history of violations on a particular company or want to make your case against a company who may be coming to your community.

Visit at bit.ly/efactsdep.