

CITY OF BOULDER, COLORADO
OPEN SPACE BOARD OF TRUSTEES

OIL AND GAS REGULATIONS

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**CITY OF BOULDER, COLORADO
OPEN SPACE BOARD OF TRUSTEES**

OIL AND GAS REGULATIONS

101. SHORT TITLE

These regulations shall be known and may be cited as the "Oil and Gas Regulations of the City of Boulder, Colorado Open Space Board of Trustees" and shall be referred to herein as the oil and gas regulations or "these regulations."

102. AUTHORITY

These oil and gas regulations are authorized by Article XII, Sections 170-177 of the Boulder City Charter, Section 8-3-3, and Title 1, Chapter 4 of the Boulder Revised Code of 1981, as amended (B.R.C.) as well as Article 25, Title 31, Part 2, C.R.S. Furthermore, the City Manager hereby finds that due to large scale, imminent oil and gas operations which are expected to be commenced within the next thirty (30) days on open space lands, there is a significant potential that such activity could cause damage or destruction of wildlife habitat, threatened or endangered species, rare plants, wetlands or water courses and other natural resources that exist on the open space lands. The protection of the public health, safety and welfare and the natural environment of the open space lands require that these regulations become effective immediately in accord with Section 1-4-6 of the B.R.C.

103. PURPOSE

These regulations are enacted to protect and promote the health, safety, convenience, order and/or general welfare of the present and future residents of, or visitors to, the City of Boulder or City of Boulder open space lands. These regulations are intended to be reasonable land use regulations which are applicable to various aspects of oil and gas development and operations. Municipal governments have a recognized, traditional authority to regulate land use within their jurisdiction. However, it is intended that these regulations shall not frustrate and may be harmonized with the development and production of oil and gas in a manner consistent with the stated goals of the Oil and Gas Conservation Act of the State of Colorado, Article 60, Title 34 as well as Article 25, Title 31, Part 2, C.R.S.

These regulations shall be applicable to all severed oil and gas including liquid hydrocarbons within the management or control of or located under the City of Boulder open space whether now existing or hereafter acquired. These regulations are considered to be minimum requirements for the extraction of oil and gas from City of Boulder open space lands. The Open Space Board of Trustees may grant variances from these regulations and may impose such additional regulations and restrictions as may be deemed necessary or appropriate to protect and preserve the open space of the City of Boulder, the health and safety of persons and the value and existing use of lands within the jurisdiction of the City of Boulder. The Open Space Board of Trustees recognizes that the City of Boulder owns the open space lands in trust for the citizens of the City of Boulder and as such must exercise its management, control and maintenance thereof fully cognizant of this duty and its obligation to prevent pollution as required by §31-25-216 C.R.S. and its obligation to prevent damage to public property as provided in the B.R.C.

The City Manager emphasizes, however, that by the adoption of these regulations, it is not soliciting or encouraging oil and gas exploration or extraction on open space lands. These regulations are intended to recognize that the City of Boulder as the owner of the surface estate and in some instances the mineral estate and having the police power to control the use of open space lands, has certain legal

rights and privileges including the right to have the mineral estate developed in a reasonable manner and to minimize any adverse land use impacts upon open space property. Should it be established by competent evidence that a proposed operation or facility cannot be operated in compliance with these regulations, the Open Space Board of Trustees may deny the application for an extraction permit.

Nothing set forth in these regulations shall be construed to limit other applicable ordinances of the City or resolutions of the County of Boulder or statutes of the State of Colorado not in conflict herewith as set forth in the B.R.C. or otherwise or to limit the City's authority to abate nuisances by any lawful means.

104. JURISDICTION

These regulations shall apply to all open space lands owned by the City of Boulder.

105. REPEAL OF 1982 REGULATIONS

The City of Boulder Open Space Board of Trustees Oil and Gas Regulations adopted December 8, 1982, are hereby repealed in their entirety upon the effective date of these regulations.

201. DEFINITIONS

- (a) Abandonment. Any oil or gas well as to which drilling or production has ceased for a period of six months or more shall be considered abandoned.
- (b) Agricultural. Land currently located in areas in a natural state or in which the growing of crops, flowers and trees or other farming activity is practiced.
- (c) Applicant. A person, corporation, or other legal entity possessing the legal right to develop an oil and gas resource or any other use proposed in connection therewith; generally, the applicant will be the owner or lessee of the mineral estate. The City may require submission of a duly executed and valid power of attorney evidencing such authority.
- (d) Berm. An earthen barrier of compacted soils preventing the passage of liquid materials.
- (e) BVCP. The Boulder Valley Comprehensive Plan, revised December 1990, as amended from time to time.
- (f) City Manager. The City Manager of the City of Boulder or his or her authorized delegate or representative.
- (g) Collection Line. A pipeline to a well designed to collect water and transport it to a central disposal area (evaporation pit or injection well).
- (h) Compressor Station. An installation consisting of one or more individual compressors, located on a gathering or transmission line or both.

- (i) Critical Use Hours. That time of day when disturbance is most likely to increase stress or have any other negative impact on the human or wildlife environment and use or enjoyment of land.
- (j) Critical Use Period. That portion of the year (week(s) or month(s)) when disturbance is most likely to increase stress to or have any other negative impact on human, wildlife or other use and enjoyment of land.
- (k) D.O.T. United States Department of Transportation.
- (l) Designated Agent. An agent designated by the owner, lessee or applicant, as defined by the O.G.C.C.
- (m) Easement. Authorization by a property owner for use of a designated portion of the surface of his or her property by another, for a specified purpose.
- (n) Evaporation Pit. An excavated, lined pit used for storing and evaporating water produced in de-gasification activities or during drilling or production or both.
- (o) Gathering System. A system consisting of well (or gathering) lateral(s) and trunk pipelines transporting oil, gas, or other products derived from oil and gas production to a central facility or transmission line.
- (p) Inspector. Any ranger or other person designated by the City Manager who shall have the authority to inspect a well site to determine compliance with the oil and gas regulations or other ordinances of the City.
- (q) Lessee. An individual or firm leasing mineral rights for development purposes from the owner; may also be the Applicant, for the purposes of these Oil and Gas Regulations.
- (r) Nuisance. A facility which is not being constructed, operated, or installed in substantial compliance with these regulations and any applicable conditions of approval and as to which the applicant has failed or refused to abate, correct or discontinue the violation of these regulations after being ordered to do so by the Open Space Board of Trustees or the City Manager.
- (s) O.G.C.C. Oil and Gas Conservation Commission of the State of Colorado.
- (t) Oil and Gas Drilling. Any operation utilizing equipment which advances a borehole into substrata for the purpose of discovery, development, or production of oil, gas or other hydrocarbons. The term oil and gas drilling shall be construed to include the borehole in its entirety and all associated excavations, improvements, equipment, access, and all related facilities and activities.
- (u) Oil and Gas Production. Any operation which utilizes equipment or facilities, without limitation, a borehole, for the purpose of extraction, containment, preparatory separation, or transportation of oil or gas.
- (v) Open Space Lands. As defined in the Boulder City Charter, those lands managed by the Open Space Board of Trustees regardless of the form or type of ownership of the surface or minerals.

- (w) Operating Plan. A general description of a facility identifying purpose, use, typical staffing pattern, seasonal considerations, routine hours of operating, source of services/infrastructure, and any other information related to regular functioning of that facility.
- (x) Operator. An individual or firm engaged in all or a portion of the extraction operations at a well or other facility; usually the lessee of the mineral estate.
- (y) Pollution. Alteration of the physical, chemical, biological or radiological properties of water, air or land, including change in temperature, taste, color, turbidity or odor, or such discharge of any liquid, gaseous, solid, radioactive, or other substance into or onto water, air or land as will or is likely to create a nuisance or render such water, air or land harmful, detrimental or injurious to public health, safety or welfare, or to domestic, commercial, industrial, agricultural, recreational or other beneficial uses, or to livestock, wild animals, birds, fish or other aquatic life.
- (z) Producing, in Production. The development stage in which marketable oil or gas is extracted from a well; may also signify the extraction level at which the quantitative terms of the lease are fulfilled.
- (aa) Quiet Zone. Area within one mile of a school, hospital, institution of learning, court, rest home, wildlife preserve, or other area designated by the Open Space Board of Trustees where exceptional quiet is necessary.
- (ab) Retaining Pit. Earthen excavation used for the purpose of retaining or storing substances associated with the drilling or operation of oil or gas wells.
- (ac) Security Fence. A 6' chain link topped by 3 strands of barbed wire, or an equivalent approved by the City Manager, with a gate that can be secured.
- (ad) Shut-In. To close a valve on a well so that it stops producing.
- (ae) Sour Gas. Natural gas containing hydrogen sulfide (H₂S) of 4 ppm or greater.
- (af) Spacing. The acreage dedicated to each well producing from the same formation as established by the O.G.C.C.
- (ag) Tank. Any container used in conjunction with the drilling or production of petroleum or hydrocarbon substances.
- (ah) Temporary Abandonment. Any oil or gas well as to which drilling or production has ceased for a period of one month or more shall be considered temporarily abandoned.
- (ai) Transmission Line. A pipeline transporting oil, natural gas, or any other products derived from oil and gas production, which is defined as a transmission line by the D.O.T. regulations under the Natural Gas Pipeline Safety Act of 1968 as amended.

- (aj) Watercourse. A channel, ditch, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, wetland, reservoir, or lake in which natural or irrigation water flows or storm runoff flood water flows, either regularly or infrequently. This includes riparian areas and drainage-ways for carrying urban storm runoff.
- (ak) Well Site. The area surrounding a proposed or existing oil or gas well or wells and accessory structures and equipment necessary for the drilling, completion, recompletion, development and production activities.
- (al) Zoning Map. The boundaries of the zoning districts defined in Section 9-2-1 B.R.C., as set forth on a map entitled "Zoning District Map of the City of Boulder" which is kept in the City Planning Department and maintained by such department.

All other words used herein shall be given their usual, customary, and accepted meaning in the oil and gas industry, or as defined in the Rules and Regulations of the O.G.C.C. or in Section 9-1-3 of the B.R.C.

301. OIL AND GAS EXTRACTION PERMIT - APPLICATION PROCEDURES

- A. Application Required. Development of any oil or gas facilities, operations or production on open space lands shall be subject to the provisions of these regulations as well as any other ordinances, resolutions, regulations or statutes of the City of Boulder, Boulder County, the State of Colorado the O.G.C.C. or any federal entities or agencies having jurisdiction over such development.
 - (1) Construction, installation and operation of any oil or gas drilling subject to these regulations shall not commence until an extraction permit has been secured as set forth herein. Separate permit applications shall be required for each proposed well site or operation, including without limitation, well recompletions.
 - (2) Every person desiring to engage in oil or gas drilling or production on lands subject to these regulations shall submit an application as described herein to the City Manager. The City Manager shall review the application and make his or her recommendation to the Open Space Board of Trustees. If the application is facially deficient, the City Manager shall return the application to the applicant for further elaboration or explanation. If not deficient or upon resubmittal, the City Manager shall recommend approval or denial of the application with or without condition. The ultimate burden of proof for not causing pollution nor creating a detrimental effect on open space lands rests with the applicant. The Open Space Board of Trustees shall consider the application based upon all evidence in the record at a regularly scheduled meeting and shall issue a decision affirming, reversing or remanding the City Manager's recommendation.
- B. Public Hearing. Prior to a decision by the Open Space Board of Trustees, a public hearing shall be held on the application. At least 20 days prior to the hearing date, the City Manager shall publish notice of the hearing in a newspaper of general circulation in Boulder County and shall also notify all adjacent property owners of the application by mailing notice by first class mail to the addresses as shown on the records in the County Clerk and Recorder's office as provided by the applicant pursuant to subsection 401 C. (13).

- C. Approval. In order to approve an Application, the Open Space Board of Trustees must find based upon competent evidence in the record that:
- (1) The applicant has complied with all requirements of the oil and gas regulations and any other applicable open space regulations, together with applicable ordinances, resolutions, regulations or statutes and will eliminate or mitigate any pollution or other adverse impacts on the well site, adjacent property and open space lands in general.
 - (2) Approval of the application will not violate the provisions of the B.R.C., or the regulations of the O.G.C.C.
 - (3) The oil or gas drilling area can be adequately served by necessary utility and public safety services.
 - (4) The criteria established in subsection 2-3-9(c) of the B.R.C. concerning Open Space Board of Trustees' decisions.
- D. Reconsideration of Decision. Should the Open Space Board of Trustees deny an application, the applicant may file a written request for reconsideration within 20 days of receipt of written notification of such denial. Such request shall be in writing and shall state with specificity the grounds for reconsideration. Such request shall be filed with the Open Space Board of Trustees. The Board shall proceed to consider and decide upon the applicant's appeal in accord with Chapter 1-3 and Section 2-3-1 of the B.R.C. The Open Space Board of Trustees' reconsidered decision shall be issued in writing based on competent evidence in the record. Appeals from a denial shall be taken pursuant to Rule 106 of the Colorado Rules of Civil Procedure.
- E. Council Approval. The City Council shall conduct a hearing under the same standards as the Open Space Board of Trustees to review any Open Space Board of Trustees' decision granting any permission for oil and gas drilling, leasing or production of City-owned minerals pursuant to Section 177 of the B.R.C. Any such decision shall not become final until after 60 days have elapsed after the decision of the City Council.
- F. Fee Schedule. The application fees imposed pursuant to these Regulations are set forth in Title 4, Chapter 20 of the B.R.C. Fees to be charged in association with the provisions of these regulations may be periodically amended by the City Council.

401. CONTENTS OF THE APPLICATION FOR AN EXTRACTION PERMIT

All extraction permit applications shall, at a minimum, contain the following: (1) a site plan; (2) a vicinity map; and (3) narrative elements, as described herein:

A. Site Plan

(1) Site Information

Site information shall be submitted on a plat or map at a scale no less than 1 inch - 50 feet with a true north arrow showing the proposed location of (a) the rig, wellhead, mud tanks, retaining pits, evaporation pits, collection lines, racks, and similar structures

and equipment; (b) any tank or tank battery and flow lines or collection lines associated with the proposed well in the event of production; (c) existing tank batteries and flow lines within a half-mile radius of the proposed location; (d) all existing trail improvements, buildings and equipment within one-half (1/2) mile of the well site; (e) all existing utility easements and other easements and rights-of-way; (f) all irrigation or other ditches within 300' of the well site; (g) location of all access roads to the well site; (h) all site and lease boundaries with fences; (i) slope contours for the entire well site area; (j) a ground water contour for the entire well site area; (k) identification of zoning districts per the County Zoning Map; and (l) the signature and seal of a professional land surveyor.

(2) Setbacks

Unless it would violate O.G.C.C. spacing rules, the wellbore, production tanks and on-site production equipment shall be located not less than six hundred feet (600') from a building, public road, above-ground utility line, railroad, sensitive wildlife or cultural resource area, scenic area or vista, hiking, biking or horseback trail, or building permitted for construction. The 600' setback requirement is intended to conform with the Boulder County Zoning Resolutions, as amended.

(3) Minimization of Surface Impacts

Where possible, in order to minimize surface impact, the applicant shall develop multiple reservoirs or locations by drilling from common pads or by multiple completions or commingling in existing wellbores provided such operations are authorized by the O.G.C.C. regulations.

(4) Drainage/Erosion Control

The operator shall provide drainage plans and erosion control plans for onsite and offsite drainage which shall be sufficient to safely convey a 100-year storm off-site.

B. Vicinity Map

- (1) Vicinity information shall be submitted on USGS 7.5 minute series or assessor base maps which indicate topographic detail and show all existing waterbodies and watercourses within a 3-mile radius of the proposed well or wells. For any existing waterbody or watercourse topographically lower and within 2,000 feet or less from the well site, a detailed description shall be submitted of proposed methods to be employed to prevent water pollution or alteration of the waterbody or watercourse. A determination of whether the well-site is within 2,000 feet from an established "floodway" or "flood plain" shall be included. Information respecting established flood plains is set forth in the BVCP or maps available from the City.
- (2) Location and type of water supply (rivers, creeks, lakes, ponds, ground water wells, and ditches or similar features) and plan for disposal of water shall be provided.

This information shall be provided on a plat or map or by a written description. Further, the source and amounts of all water to be used in the drilling and operation of the proposed wells should be described. The methods and routes for transporting water to

the well-site and methods and location of disposal of produced waters shall be described. If ground water is proposed to be utilized, State Engineer approvals or permits must be provided.

- (3) The location of existing oil and gas and water wells and facilities shall be submitted on a map which shall include all wells (producing, abandoned, temporarily abandoned, shut-in, injection, drilling, water, etc.) within a 2-mile radius of the proposed location of a well. All gathering systems, transmission lines and compressor stations must also be reflected on this map.
- (4) The exact location of drill site shall be reflected on a plat or map of the section in which the drill site is to be located. The plat of the section shall be at a scale of no less than 1 inch - 1,000 feet, and shall include the following information: (a) All dimensions of the section (north line, south line, west line, and east line); (b) Location of the drill site, given in feet from two lines of the section, e.g., 1,000 ft. FNL and 1,600 ft. FWL, (c) Township and Range information; (d) Section Number; (e) Location expressed in appropriate 1/4 1/4 1/4 section; (f) True North Arrow; and (g) Parcel Tax Identification Number.
- (5) The location of any subdivision lots, agricultural lands or any facilities defined above as comprising a quiet zone shall be reflected.
- (6) Access roads within three miles of the well site shall be specified.
- (7) All trails or other passive recreational use areas existing on the surface shall be specified.

C. Narrative Elements

- (1) The applicant and operator's, working interest owners' and surface owners' names and addresses shall be provided, as well as copies of any legal instruments identifying the applicant's interest in the property and any applicable O.G.C.C. Form 1, Designated Agent.
- (2) A listing of any permits or approvals obtained or yet to be obtained from local, State or Federal agencies shall be provided.
- (3) An emergency response plan shall be provided including, but not limited to listing of local telephone numbers of the public and private entities and individuals to be notified in the event of an emergency, means of identifying location of well, and provisions to be made for access by emergency response entities.
- (4) A plan of access to well site and evidence of easements secured from all affected surface owners shall be provided.
- (5) A visual mitigation plan shall be provided as described under Section 501.B.

- (6) A description of weed control plan to City standards and a description of any unusual flora or fauna native or unique to the area shall be provided.
- (7) A description of the total number of acres required for the entire drill site operation, i.e., rig, mud pits, evaporation pits, pipe racks, temporary trailers, mud pumps and parking areas shall be provided.
- (8) All operations shall be included within a fire district, or be under contract with a fire district for protection services, or be provided with private fire protection. A copy of any contract for fire protection shall be submitted. In addition, the following conditions shall be met:
 - (a) A fire protection plan shall be provided, specifying types of equipment, response time, number and capability of personnel available, planned actions for probable emergency events, and any other pertinent information. If private fire protection is utilized, said plan shall provide for a level of protection at least equal to that provided by the reviewing public fire agency.
 - (b) Prior to submitting the application to the City Manager, a proposed fire and emergency plan shall be provided to and reviewed by the appropriate public fire agency.
- (9) The location of personnel facilities may be shown on a map or plat or by written description. Any proposed temporary or permanent structures must be noted. Building permits must be secured if required by the Boulder County Building Code or Zoning Code. Sanitary facilities must comply with Section 602(g) of the O.G.C.C. regulations existing as of the effective date of these regulations. Vehicle parking areas shall be noted and number of expected vehicles and their type shall be specified.
- (10) The application shall contain proof that the State of Colorado and the Boulder County Health Department regulations are complied with regarding noise, dust, odor, gas flaring and haul trucks. Further, proof shall be supplied that the State Division of Wildlife, and any Soil Conservation District and County weed and pest control program has approved the proposed weed and pest control measures.
- (11) In the event that additional wells are planned or contemplated for the same immediate area, a field-wide operating plan must also be submitted.
- (12) A detailed reclamation and restoration plan must be included with the application which shall meet or exceed City reseeding standards and which shall provide for complete reclamation of the site to the same or a better condition than existed prior to the commencement of operations.
- (13) A list of the names and addresses of all surface owners of lands adjacent to or contiguous with the drillsite spacing unit of the proposed well shall be provided.

- (14) The name, address and phone number of all subcontractors or third parties the applicant anticipates may work on any portion of the work contemplated to be performed under the extraction permit shall be provided.
- (15) A plan to minimize or prevent any effect on existing trails or wetlands shall be provided.
- (16) A description of all cultural resources shall be provided as identified in the April 11, 1990 Open Space Cultural Resources Guidelines including a written inventory, results of the evaluation procedure, proposed methods for protection of such resources, and an itemization of recovery and curative measures.

D. Timing

Applicants for extraction permits should be aware that due to the lengthy review process contemplated for investigation, verification and review of the application, that such submittals should be tendered to the City Manager at least six (6) months prior to the time applicant wishes to commence operations on open space lands.

402. NOTICE TO PROCEED

Prior to commencement of drilling, redrilling, recompletion or enhanced recovery operations for which an extraction permit has been granted, a "Notice to Proceed" shall be obtained from the City Manager. The following documentation shall be submitted and approved prior to the issuance of the Notice to Proceed:

- A. A copy of the decision approving an application for drilling or recompletion for the specific well(s) issued by the Open Space Board of Trustees.
- B. A copy of the site plan and vicinity map presented in conjunction with approval of the application.
- C. Copy of the financial security approved by the City Attorney to secure compliance with these regulations.
- D. Drainage and grading plans for the well site meeting the requirements of the Boulder County Land Use Department.
- E. Copy of an approved overweight/oversized vehicle permit issued by the County of Boulder.
- F. Copy of a receipt for any fees required pursuant to Section 4-20-1, et seq., B.R.C.
- G. Copy of the O.G.C.C. permit and any federal permit (if required) issued for the operation.
- H. A copy of the Special Use Permit required if contemplated operations exist or occur on districts zoned RR or ER.
- I. A copy of any easement secured to grant access to the wellsite.

J. A copy of the approved reclamation/restoration plan.

501. OIL AND GAS DRILLING PROCEDURES AND REGULATIONS

The applicant shall comply with all of the following drilling procedures and regulations:

A. Rules and Regulations 317 and 319 of the O.G.C.C.

The applicant shall comply with Rules and Regulations 317 and 319 of the O.G.C.C., as enacted on the effective date of these Oil and Gas Regulations, entitled "General Drilling Rules" and "Abandonment" which are incorporated herein in their entirety and adopted as part of the oil and gas regulations, subject to the following:

- (1) 317(e). The written notice of commencement of earthwork shall be provided to the City Manager no less than thirty (30) days prior to commencement of such operations.
- (2) 317(m). Prior written notice of flaring shall be provided to the City of Boulder Fire Department, to the persons required to receive such notice under Boulder County Health Department Regulations and to the City Manager.
- (3) 317(q). The burning or burial of such materials is also subject to the City of Boulder Fire Code and may only occur with advance written permission from the City Manager.
- (4) 317(r). Open space reclamation and restoration shall commence within one (1) month after completion of operations.
- (5) 319(a)(6). A minimum of twenty days advance written notice of the time and date of plugging shall also be provided to City Manager.
- (6) 319(a)(8). All such reclamation work shall be completed within two (2) months of plugging a well, unless the Open Space Board of Trustees grants an extension in such time period for good cause shown.
- (7) 319(b)(1). Wells on lands subject to these regulations shall not be temporarily abandoned unless compelling circumstances exist which justify such action and only after the City Manager approves such action after notice and hearing based upon competent evidence in the record.

B. Visual Impact Mitigation

- (1) To the maximum extent possible, oil and gas facilities shall be located away from prominent natural features such as distinctive rock and land forms, vegetative patterns, river crossings, scenic vistas and other landmarks.
- (2) To the maximum extent possible, facilities shall be located to avoid crossing hills and ridges. The applicant shall attempt to locate facilities at the base of slopes to provide a background of topography and/or natural cover to minimize visual prominence of the facilities.

- (3) To the maximum extent possible, the applicant shall use structures of minimal size to satisfy present and future functional requirements.
- (4) If any cutting of trees or vegetation for construction of facilities is required, advance consent from the Open Space Board of Trustees must be secured and the applicant shall feather and thin edges of vegetation.
- (5) The applicant shall replace earth adjacent to water crossings at slopes less than the normal angle of repose for the soil type of the site.
- (6) The applicant shall align access roads to follow existing grades and minimize cuts and fills.
- (7) Subject to modification by the City Manager, facilities shall be painted a uniform, non-contrasting, non-reflective color tone matched to land slightly darker than adjacent landscape.
- (8) Construction of enclosures or barriers shall be required where facilities create noise and visual impacts non-mitigable because of proximity, density, or intensity of adjacent land use, areas of high use by persons or wildlife or other similar nuisance factors, all as determined by the City Manager.
- (9) The following landscaping practices shall be required, on a site specific basis:
 - (a) Establishment of screening ground cover, shrubs or trees; any such landscaping must be periodically maintained by the applicant.
 - (b) Shaping cuts and fills to appear as natural forms.
 - (c) Cutting rock areas to create irregular forms.
 - (d) Designing the facility to utilize natural screens.
 - (e) Construction of fences such as woven wood or rock for use with or instead of landscaping.

C. Drainage and Infiltration

- (1) Stream boundaries shall be preserved in a natural undisturbed state. If disruption of these areas is unavoidable, prior written approval of such disturbance must be secured from the City Manager. Rehabilitation of disturbed stream boundaries shall imitate the form and vegetative character that would occur under long term natural processes.
- (2) Roads or other site improvements obstructing drainages shall provide for culverts adequately sized for storm flows.
- (3) The City Manager may require concrete pads or barriers underlying tanks in order to prevent potential seepage or infiltration.

D. Wildlife Impacts or Cultural Resources

(1) Wildlife

- (a) When a facility is located within an area designated by the State Division of Wildlife, the BVCP or the Open Space Board of Trustees as having a moderate or high impact on wildlife, the applicant shall consult with the Division of Wildlife and open space staff to obtain recommendations for appropriate site specific and cumulative impact mitigation procedures. Recommendations shall be submitted for review and approval by the open space staff.
- (b) The following mitigation measures shall be included as appropriate in the site specific wildlife mitigation procedures as required under Paragraph D(1)(a) above, as appropriate:
 - i) Avoid conducting drilling and construction activities during critical use periods (for example: near heron nests during nesting or wildlife winter ranges during winter).
 - ii) Avoid conducting on-site operations and maintenance activities during critical use hours.
 - iii) Confine vehicular access to established roads except under emergency circumstances.
 - iv) Forbid use of firearms in project areas.
 - v) Install gates which can be locked at the first property boundary crossed when accessing the facility from the closest public road.
 - vi) Conduct work near watercourses in a manner that minimizes siltation and erosion and at a period of little or no flow.
 - vii) Place pipes below channel scour depths in watercourses to avoid partial diversion of channel discharges.
 - viii) Stabilize excess material at watercourse crossings in place or remove offsite.
 - ix) Complete fueling and lubrication of construction equipment or vehicles away from the well site.
 - x) Multiple Sites: In lieu of a site specific mitigation review for each facility, the Applicant may submit to the City Manager a multi-site plan addressing cumulative impacts to wildlife from the total facilities. The multi-site plan shall include but not be limited to all items under this paragraph (b).

(2) Cultural Resources

- (a) All proposed activity in an archaeological or historic resource area or sensitive geologic area as identified by local regulation, BVCP or the State Archeologist shall provide for the preservation of the resource after completion of necessary study and work as specified by the Office of State Archeologist and City or County personnel before any development begins. Should a resource be uncovered during operations, those operations shall be suspended pending recommendation of the State Archeologist or Open Space Board of Trustees.
- (b) Cultural resource inventories shall be completed prior to conducting any activity on Open Space lands in accord with the City of Boulder Open Space Lands Cultural Resource Guidelines dated April 11, 1990.

E. Impacts to Roads and Bridges

- (1) If required maintenance of city or county roads accessing the well site is more extensive than what is currently provided, the applicant shall, by contractual agreement acceptable to the City Attorney, provide for either private maintenance of the City or County roads or reimburse the City or County for additional maintenance costs in accordance with a Road Impact Agreement.
- (2) The City has the authority to close or limit use of any City street or road at its discretion if such road surface is in poor condition and would be further damaged by additional use.

F. Access

- (1) Ingress and egress points shall be located and improved in order to:
 - (a) Assure adequate capacity for efficient movement of existing and projected traffic volumes.
 - (b) Minimize hazards to street or road traffic and adjacent property and human activity.
 - (c) Discourage the use of local streets through residential areas.
 - (d) Assure that all-weather access roads, suitable to handle emergency equipment, are provided to any well site, structure, improvement, or activity area from the public road. Road design, base and location must be approved by the City Fire Department prior to operation commencement. All roads shall be maintained to provide a passable roadway free of ruts.
- (2) All applicable permits or approvals shall be obtained, including:
 - (a) Access permits to State, County or City roads.
 - (b) Construction of pipelines within State, County or City highway easements.

- (c) Overweight or oversize loads permits for all extra-legal vehicles or loads.
- (d) All gathering systems or pipelines will comply with minimum pipeline standards established by the D.O.T. Prior to construction, the depth of cover, design formula and method of protection, installation and marking shall be approved by the City Manager. Depending upon the nature and scope of pipelines to be installed, the City may require additional security to protect the health and welfare of persons utilizing the open space lands.
- (e) Army Corps of Engineers permits regarding wetlands.

G. Weed Control

Oil and gas well sites shall be maintained in a weed-free, clean condition. The operator shall follow the weed control plan approved by any applicable soil conservation district for weed control, reclamation, and revegetation which shall be immediately initiated after completion of drilling and be finally implemented at cessation of production. Special care shall be utilized to protect all unusual flora and fauna which may be unique or native to the open space lands.

H. Reporting of Spills and Ground Contamination/Pollution

- (1) The working interest owner(s) and operator(s) shall be jointly and severally responsible for prevention, reporting and prompt removal of any and all spills involving waste materials, oil or toxic or hazardous materials. In addition to the reporting requirements of the O.G.C.C., immediate verbal notice, followed as soon as practicable by written confirmation, of any spill of any material must be provided to the City of Boulder Fire Department, Police Department, Boulder County Health Department, Open Space Board of Trustees and City Manager.
- (2) The working interest owner(s) and operator shall jointly be responsible to take such precautions as are necessary to prevent polluting the waters of the state, surface or subsurface, by oil, gas, salt or brackish water or other oil field wastes. No discharge shall be made from any disposal system or otherwise into the waters of the State.
- (3) No operator, in the conduct of any oil or gas operation shall perform any act or practice which shall constitute a violation of any comprehensive plan adopted by the Air or Water Quality Control Commissions for the prevention, control and abatement of pollution of the air or waters of the State.
- (4) No injection shall be authorized pursuant to Rule 326 or Rule 401 of the O.G.C.C. Rules and Regulations as adopted on the effective date of these regulations, unless the person applying for authorization to conduct the injection activities demonstrates that those activities will not result in the presence in an underground source of drinking water of any physical, chemical, biological or radiological substance or matter which may cause a violation of any primary drinking water regulation in effect as of July 12, 1982 and found at Title 40 C.F.R. part 142, as amended, or may otherwise adversely affect human health. An underground source of drinking water is an aquifer or any portion thereof:
 - (a) which supplies any public water system; or

- (b) which contains a sufficient quantity of ground water to supply a public water system; and
 - i) currently supplies drinking water for human consumption; or
 - ii) contains fewer than 10,000 milligrams per liter total dissolved solids.
- (5) No person shall accept water produced from oil and gas operations, or other oil field waste for disposal in a commercial disposal facility, without first obtaining a Certificate from Boulder County in accord with the regulations pertaining to solid waste disposal sites and facilities promulgated by the Colorado Department of Health.

I. Special Noise and Vibration Mitigation Measures

At a minimum the maximum permissible noise levels of § 25-12-103, et seq., C.R.S. and B.R.C. Section 5-6-2 shall apply at all times to operations conducted hereunder.

- (1) The City Manager may add additional noise mitigation measures including the following areas of special concern: (a) nature and proximity of adjacent development; (b) prevailing weather patterns, including wind direction; (c) vegetative cover on or adjacent to the well site; (d) topography and location of trails or other recreational use; (e) wildlife proximity and watercourse proximity; and (f) scenic areas or vistas.
- (2) Based upon such specific site characteristics, the level of noise mitigation required may increase. One or more of the following additional noise abatement measures may be required:
 - (a) The use of electrically operated motors.
 - (b) Acoustically insulated housing or covers enclosing the motors or engines and/or quiet design mufflers.
 - (c) Vegetative screens consisting of trees and shrubs which may be placed within a fenced enclosure.
 - (d) A solid wall or fence of acoustically insulating material surrounding all or part of the facility.
 - (e) A noise management plan identifying hours of maximum noise emissions, type, frequency, and level of noise to be emitted, and proposed mitigation measures during critical use hours and critical use periods.

J. Open Pit Storage

Under no circumstances shall an owner or operator engage in storage or dumping of oil or any other produced liquid hydrocarbon in unlined open pits or reservoirs except in cases of extreme emergency where advance permission has been obtained from both the O.G.C.C. and the City Manager or the Open Space Board of Trustees.

K. Special Exceptions

Special exceptions to these regulations may be requested by the Applicant. Requests for special exceptions for proposed facilities may be based on, but not be limited to, one or more of the following factors:

- (1) Topographic characteristics of the well site;
- (2) Duration of use of the facility;
- (3) Ownership status of adjacent and affected land;
- (4) Construction of adequate infrastructure to serve the project; and,
- (5) Planned replacement and upgrading of facility equipment.

If the City Manager finds that compliance with these regulations is not possible, a special exception may be granted for a period of time not to exceed six (6) months. Upon completion of the six-month period, the application shall receive additional review in accordance with these regulations.

502. EXISTING WELLS

Any well which was in production immediately prior to the effective date of these regulations and any well in existence when, after the effective date of these regulations, land upon which such well is located is added to open space lands, may continue in production until economic production has ceased or until such well is abandoned. The operator of each such existing well must obtain from the City Manager a certificate of compliance stating that to the extent possible the well complies with these regulations, within one hundred eighty (180) days after the effective date of these regulations or within one hundred eighty (180) days after the effective date of the designation of the lands on which the well site is located, whichever date is later, and such operator shall not be subject to the provisions of these regulations after the conclusion of such one hundred eighty (180) day period except for new operations commenced after the effective date hereof.

503. INSPECTIONS

In recognition of the unique character of the open space lands and potential impacts associated with oil and gas drilling thereon, wells, accessory equipment and structures shall be subject to inspection by inspectors or rangers of the City at all times to determine compliance with these regulations, the City Fire Code, the City Building Code, and other applicable City and County health/safety standards. Inspection fees shall be assessed under the fee structure set forth from time to time as established by the City and the County.

504. BUILDING PERMIT/AS-BUILT PLANS

- A. In conjunction with the completion of a well, County building permits shall be obtained for all above-ground structures as required.

- B. Within thirty (30) days after a well is in production, the operator shall tender to the City Manager as-built plans/drawings which reflect the actual as-built well site, easements, gathering system, tanks and all other buildings or structures thereon.

505. SECURITY REQUIREMENTS

- A. Every well operator shall be required to furnish the City, in form and substance and with such entity as is reasonably acceptable to the City Attorney, an Irrevocable Letter of Credit, Performance and Reclamation Bond or other security to the City at the time an application to drill an oil or gas well is submitted which shall be in an amount sufficient to cover the proposed reclamation costs. This financial security instrument shall also protect the City from potential liabilities as a surface owner. The amount of the letter of credit or bond for one (1) well shall be five thousand dollars (\$5,000.00). The bond shall be executed by a corporate surety duly authorized to conduct business in Colorado. The irrevocable letter of credit shall be issued by a bank or financial institution acceptable to the City Attorney. This bond or letter is necessary due to the unique character of open space lands and in addition to that required by the O.G.C.C. and does not apply to those items covered by the State bond.
- B. Release of the security shall be subject to verification by the City Manager that all performance standards have been met and that reclamation is complete and that revegetation is acceptable and that all affected roads are in good condition, with no damage other than normal wear and tear. The owner or operator shall request in writing the release of all security, at least thirty (30) days in advance of the anticipated date for the release of the security. Additional charges or conditions for release will be added to the above procedure in the event of any pollution during the operations conducted by applicant.

506. INSURANCE

Each applicant shall also submit, with its written application, a copy of a policy of insurance in the amount of five hundred thousand dollars (\$500,000.00) insuring the Applicant against all claims or causes of action made against the Applicant for damages to persons or property arising out of the drilling, maintenance, production and other work done with respect to such proposed oil and/or gas well and related facilities. Environmental damage shall not be exempted from this certificate of insurance. The City of Boulder shall be an additional named insured on this insurance policy.

507. STORAGE TANKS AND ACCESSORY EQUIPMENT

- A. Central Battery - Storage tanks and all other accessory equipment shall be located and installed on a well site in accord with Natural Fire Protection Association Pamphlet No. 30 unless otherwise approved as part of the application, and to the extent possible, shall be located within a central battery area which shall be located at least 300 feet from all buildings, rights-of-way and property lines. Unless otherwise approved, no more than two permanent storage tanks, none of which shall have a rated storage capacity in excess of 500 barrels, shall be installed on any one well-site. Storage tanks shall comply with Sections 79.501-79.510 and Sections 79.1101-79.1111 of the Uniform Fire Code (1991). Smoking shall be prohibited at wells and tank locations.
- B. Berming/Containment - All accessory equipment, such as tanks, heaters and separators shall be contained within a berm. Such berm shall be designed to permit reasonable and adequate access

and service. In all cases, the berm shall be so designed to be capable of impounding an amount of fluid equal to one hundred percent (100%) of the capacity of the tanks therein and shall be of a height and depth to mask said tanks from view. In sensitive areas, appropriate concrete or other barrier pads may be required by the City Manager to insure no leakage onto the surface occurs.

- C. Fencing - All pumping systems, treaters and separators used in the operation of a completed well shall be enclosed on all sides by a security fence as defined above. Fencing for tanks shall be required on a case-by-case basis depending on location and whether the associated tank control valves are able to be securely locked. Tank control valves shall be locked when not in use by the operator or its agent.

508. ENVIRONMENTAL AND PUBLIC SAFETY

In addition to compliance with O.G.C.C. regulations, the following shall apply to operations on open space lands:

- A. Signage - Each well shall have posted in a conspicuous place a legible sign of not less than two (2) square feet and not more than four (4) square feet bearing the name of the owner and operator, name and number of the lease and number of the well printed thereon. The sign shall warn of safety hazards to the public and shall be maintained on the premises from the time materials are delivered for drilling purposes until the well is properly abandoned. The number and location(s) of such signs shall be approved in advance by the City Manager.
- B. Waste Disposal - Spreading of drilling mud for agricultural purposes shall not be permitted. Disposal of excess drilling muds shall be by transporting said mud to an appropriately licensed disposal facility.
- C. Water Contamination - No oil, gas or other deleterious substances or pollutants shall be permitted to alter or affect any surface or subsurface fresh waters in violation of any applicable federal, state, County or City ordinance or regulation.
- D. Maintenance of Structures and Equipment - All structures and equipment shall be maintained so as not to become a hazard or injurious to public health and safety.
- E. Underground Pipeline - All produced oil or gas shall be transported from the well to the on-site production facilities by buried pipeline the location of which shall be marked as directed by the open space staff. If required, appropriate easements must be secured in accord with the November 13, 1985 "Policy for Easement Requests on Open Space" as amended.
- F. Air Emissions - Air contaminant emission sources shall comply with the permit and control provisions of the Colorado Air Quality Control Program (Title 25, Article 7, C.R.S.) and the rules and regulations promulgated by the Colorado Air Quality Control Commission. If operations result in the generation of amounts of dust in excess of applicable standards set forth therein, along access routes and on the well site, the permittee shall institute adequate dust control measures.

- G. Rule 600-606 of the O.G.C.C. - All operators shall comply with Rules 600 through 606 of the O.G.C.C., as adopted on the effective date of these regulations, entitled "Safety Regulations." Further, all operators shall comply with the "900 series" rules of the O.G.C.C. once adopted. Such regulations are incorporated herein in their entirety and adopted as part of these regulations as minimum standards subject to the following:
- (1) Rule 603(g). Such burning and burial of waste material shall be subject to prior written approval by the Open Space Board of Trustees, City of Boulder Fire Department, the County Health Department and other City and County agencies as designated from time to time.
 - (2) Rule 605. Seismic activity shall not occur on Open Space lands unless and until approval is granted, after public notice and hearing, by the Open Space Board of Trustees and only upon compelling justification that such operations cannot occur outside of open space lands. The Open Space Board of Trustees may impose as stringent health and safety regulations as it deems necessary to protect the public health and safety as a condition to permitting seismic operations. Approval shall only be sought after operator has complied with the provisions of Section 335 of the Rules and Regulations of the O.G.C.C.
- H. No Trespassing - A "No Trespassing Zone" will be established three hundred (300) feet from the work site and roped off with a watchperson assigned on a twenty-four (24) hour basis during drilling and fracturing. The watchperson shall be assigned until the site is security fenced according to City standards.
- I. O.G.C.C. Reports - All reports filed by operator with the O.G.C.C. shall be simultaneously filed with the City Manager.
- J. Sour Gas - If any sour gas is encountered the well shall immediately be shut-in and notice provided to the City of Boulder Fire Department and Open Space staff which shall thereafter determine, in conjunction with the operator, appropriate safety procedures to undertake.

509. SITE RESTORATION

- A. It shall be the joint responsibility of the working interest owners and operator, upon abandonment, to restore the well site to its original condition.
- B. A plan, including an anticipated time schedule, for restoration of the surface and all other affected lands shall be approved by the Director of the O.G.C.C. and the City Manager. The plan will state the proposed program for surface restoration upon abandonment and for the period after drilling but prior to abandonment. Restoration of the well site shall, at a minimum, include but not be limited to:
- (1) Removal of pumps, tanks, towers and other surface and any subsurface structures or fixtures.
 - (2) Removal of subsurface structures and fixtures shall be to a depth of at least four (4) feet below grade, however, with respect to pipelines or gathering systems, the City Manager

may recommend that properly abandoned pipelines remain buried in order to reduce surface disturbance.

- (3) Removal of well casing to a point at least four (4) feet below grade. The top ten (10) feet of the remaining casing shall be filled with a cement plug conforming to industry standards.
- (4) Clean-up and removal of all foreign material and all hydrocarbon, excess salinity or other contaminated soil to a designated solid-hazardous waste disposal site as appropriate.
- (5) Both soil samples and ground water samples shall be obtained at operator's expense to determine the existence of any contaminants or hazardous materials in the soil or ground water. At a minimum, the soil sample shall consist of two (2) test pits excavated to a depth of six (6) feet with one (1) test pit excavated adjacent to the tank battery and one (1) test pit excavated adjacent to the well head. A total petroleum hydrocarbon (TPH) test shall be required for both test pits excavated on the well site. At a minimum, two water test wells shall be drilled at a location and depth as specified by the Open Space staff or City Manager. In the event of discovery of petroleum hydrocarbons in excess of O.G.C.C. or any federal, state or other legislation or regulation maximum, the site shall be brought into compliance with all applicable federal, state laws and local regulations in accord with the directives issued by the City Manager.
- (6) All holes, retaining pits, sludge pits, excavations and depressions shall be filled and packed after the completion and approval of the environmental samples. Said earth material shall be of a quality at least as good as that native to the site and be capable of sustaining vegetation.
- (7) Remove and return to original contour and compaction all necessary roads to well location.
- (8) Reseed the location to City standards; all roads that are removed, and all unvegetated spots caused by the oil and gas operations shall be reseeded with Colorado Department of Agriculture certified weed-free seed. Operator shall coordinate with the Soil Conservation District and County weed and pest program to determine reseeding period, rate, species, and whether fertilizer or mulching will be required. Operator shall fence reseeded drill site until such time as revegetation is well established.
- (9) To the extent feasible, initial reclamation activities shall commence immediately after completion of the drilling. Within thirty (30) days after abandonment of the well, the drilling and/or production site shall be cleared of all oil and gas equipment and facilities. Thereafter, such disturbed areas and all cultural resources shall be restored in accordance with a reclamation plan acceptable to the Open Space Board of Trustees.

Prior to restoration, the well owner and operator undertaking such activity shall provide the City with written notice of intent to commence restoration, which shall be attended by a report concerning the results of the soil and ground water tests and evidence of approval by the O.G.C.C. showing compliance with state law and regulations applicable to such abandonment. Restoration shall not commence until the

City has conducted a site inspection, which shall be conducted no later than ten (10) business days after receipt of written notice by the City of the intent to commence restoration.

601. CITY-OWNED MINERALS

The City Manager shall be permitted, after notice and hearing, to enter into oil and gas leases in order to develop the minerals owned by the City on open space lands. All dispositions of City-owned minerals shall be in accord with Section 177 of the B.R.C. The provisions of these regulations shall apply, as well as the specific lease provisions, to all oil and gas operations on lands for which an oil and gas lease has been granted by the City Manager.

701. ENFORCEMENT

A. Unlawful to Construct or Install Unapproved Oil and Gas Facilities

It is unlawful to construct, install, or cause to be constructed or installed, any oil and gas facility within the open space lands of the City of Boulder unless an extraction permit has been granted by the Board of Open Space Trustees. The drilling or redrilling of any well or the production therefrom without such permit shall constitute a public nuisance. Further, no person, firm, corporation, or legal entity which owns, leases, or operates an oil and gas well or well site shall construct, install, or use, or cause to be constructed, installed, or used, any oil and gas well or well site without first receiving approval from the Open Space Board of Trustees and a Notice to Proceed from the City Manager. Any person violating these regulations shall be guilty of an offense pursuant to the B.R.C.

B. City Manager May Institute Proceeding to Prevent Violation

The City Manager may commence a proceeding to prevent violation of these regulations, by serving a summons and complaint on any persons believed by an inspector or otherwise to be violating the same. Such citation shall be enforceable in Boulder Municipal Court. The Boulder Municipal Court shall have the authority to impose the full fine and penalties set forth in the municipal court and may, in addition, issue a cease and desist order to insure further compliance.

C. Other Remedies in the Event of Pollution

- (1) In addition to enforcement in Boulder Municipal Court, if a violation of the rules involving pollution occurs, or in the event that the City Manager receives notice alleging that an owner is causing pollution, it shall notify the operator of such charge. The operator shall immediately cease all polluting activity. Within ten (10) days after receipt of such charge, the operator may elect to file a plan to prevent future pollution or if no election is made within the ten (10) day period, the City Manager may request that the City Attorney promptly proceed to enjoin such action or obtain other appropriate relief.
- (2) In the event that any owner or operator after notice of an alleged pollution violation shall submit a plan to prevent any further pollution with the City Manager, the City Manager shall either approve such plan or set it for hearing before the Board of Open Space Trustees.

- (3) The remedies set forth herein shall be without prejudice to any other remedies the City may have to abate nuisances, enforce statutes, ordinances, rules or regulations.

D. Presentation of Evidence

Full opportunity shall be afforded all interested parties at any hearing to present evidence and to cross-examine witnesses whether in quasi-judicial hearings in accord with Chapter 1-3 of the B.R.C. or otherwise. In general, the rules of evidence shall be applicable, provided that such rules may be relaxed, where, by so doing, the ends of justice will be better served. No order shall be made which is not supported by competent legal evidence. It shall be the responsibility of the Applicant or operator to establish any affirmative defenses by credible evidence on the issues.

E. Violations and Penalties.

Any person who violates any provision of these regulations, or any rule, regulation, or order issued hereunder shall be subject to penalties at law, ordinance or resolution. In addition, the City Manager shall have an immediate and continuous right to compel the operator or owner to cease and desist the violation and terminate its operations. To the extent required, the City of Boulder Police or County of Boulder Sheriff may enforce compliance with these regulations.

F. Civil Action

In case any building, oil and gas well, or structure is proposed to be erected, constructed, reconstructed, altered, or used, or any land is or is proposed to be used, in violation of any provision of these regulations, the City Attorney, in addition to the other remedies provided by law, ordinance, or resolution, may institute an injunction, mandamus, abatement, or other appropriate action or proceeding to abate nuisances and/or to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, or use. In any action for legal or equitable relief, in addition to any other penalties or remedies which may be available, the City shall be entitled to recover any damages, costs of action, expert witness fees and reasonable attorney's fees incurred should the City prevail.

G. False or Inaccurate Information

The City Manager may rescind approval of an extraction permit if it is determined at a public hearing, held on at least ten (10) days notice to the applicant, that the applicant provided information and/or documentation upon which approval was based, which the applicant, its agents, servants and employees, knew, or reasonably should have known, was false, misleading, deceptive, or inaccurate. The applicant shall be provided with an opportunity to be heard at the public meeting prior to the City Manager rendering its decision.

801. SEVERABILITY

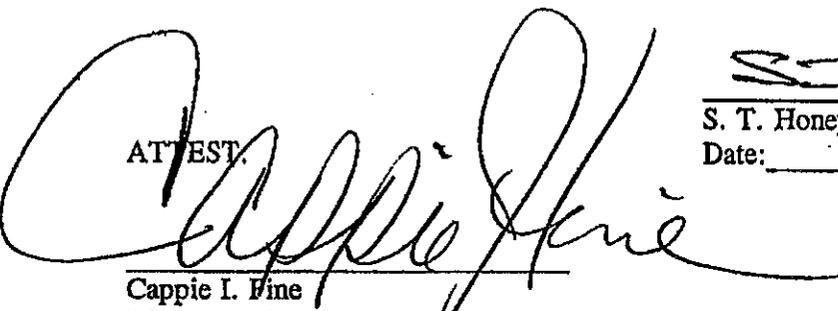
If any provision of these regulations is found by a court of competent jurisdiction to be invalid, the remaining provisions of these regulations will remain valid, it being the intent that the provisions of these regulations are severable.

Regulations adopted by the City Manager

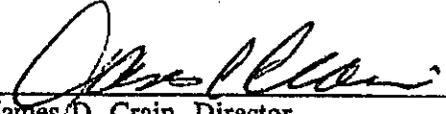

S. T. Honey, City Manager

Date: May 28, 1993

ATTEST.

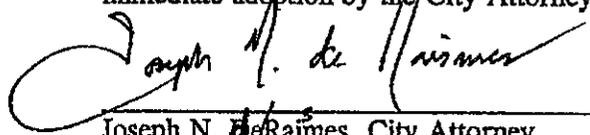

Cappie I. Fine
Director of Finance and Records
Ex-Officio City Clerk

Regulations adopted by the Director of Open Space as
the City Manager's Delegate


James D. Crain, Director

Date: 5/28/93

Regulations approved as to form and legality for
immediate adoption by the City Attorney's office


Joseph N. DeRajmes, City Attorney

Date: 5/28/93