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Volume IX , Issue IV | March, 2015

Presidents Message

Jason Downs, RPL, President
Breitburn Management Company LLC

For those who read the September & November messages (If you have not, please visit www.laapl.com to view any prior Overrides), I'll continue discussing "This is my best attempt to be a true "Californian" and complain why Rule of Capture doesn't work. (It however works extremely well for a select few.) I'll dodge your bullets if this happens to be your sacred cow. So where should we start looking for a solution? I have a few abstract thoughts, though I doubt any of these will ever become reality in California. So this exercise is just for fun and will continue discussing the topic in future 2014-15 President's Messages."

Abstract thought #2: Create laws aimed to pool mineral owners with their respective pools being drained. (I.E. Texas pooling or expand Drilling Districts statewide)? Purely hypothetical":

Luckily before researching I received a great Memo regarding the subject from LAAPL member Peter Pochna, Peter was gracious enough to provide a few pointers. Starting with, "The issue you address has been successfully dealt with in California in the past and that it is not necessary to reinvent the wheel…. More to the point for those of us who work with oil and gas interests in Los Angeles, there has evolved a process whereby Oil and Gas Units are formed, the West Pico Unit which is owned and operated by Breitburn and Pacific Coast Energy Company is a perfect example of how the interests of local landowners are protected."

To illustrate Peter's point, please see a few excerpts from the LA City Code.

Los Angeles City Oil Field Area--Each application for the establishment of an oil drilling district in Los Angeles City Oil Field Area shall:

(a) Include property not less than one acre in size, bounded on each side by a public street, alley, walk or way and such district shall be wholly contained within the Los Angeles City Oil Field Area.

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Meeting Luncheon Speaker

"Social License to Operate"

Dan Tormey, Ph.D., P.G., Principal, ENVIRON International Corporation, Los Angeles, will be our luncheon speaker. Dr. Tormey is an expert in energy and water and conducts environmental reviews for both government and industry. He works with the environmental aspects of all types of energy development, with an emphasis on oil and gas, including hydraulic fracturing and produced water management, pipelines, LNG terminals, refineries and retail facilities.

Dr. Tormey was the principal investigator for the peer-reviewed, publicly-available, Hydraulic Fracturing Study at the Baldwin Hills of Southern California, on behalf of the County of Los Angeles and the field operator, PXP, now Freeport-McMoran Oil and Gas.

He has a Ph.D. in Geology and Geochemistry from MIT, and a B.S. in Civil Engineering and Geology from Stanford. Dr. Tormey has worked throughout the USA, Australia, Indonesia, Italy, Chile, Ecuador, Colombia, Venezuela, Brazil, Senegal, South Africa, Armenia and the Republic of Georgia.

Opinionated Corner

Alex Epstein, National Bestselling Author

APPLE COMMITS ENERGY ACCOUNTING FRAUD

~Permission to Re-publish – All Rights Reserved November 18, 2014~

Imagine this scenario: Apple CEO Tim Cook wants to take an ocean liner across the Atlantic. He has a problem. Ocean liners run on oil but Cook wants to be "green." What can he do?

Well, he could try his luck with a sailboat. But the wind is volatile and unreliable—not to mention that a wind-swept voyage across the ocean would be dangerous.

But then, when all hope seems lost, Apple Board member Al Gore offers an idea. Use an ocean liner, but install sails on top, so that at least part of the time the boat is at least partially powered by wind.

But what will that really accomplish? Cook asks. The boat will still be mostly powered by oil. And the sails would probably cost more money than they saved—otherwise, ocean liners would all use sails to save money. Bottom line: I'll still be using a lot of fossil fuel.

No you won't, says Gore. I can make the trip 100% wind-powered through the magic of green credits. Let's say that if you install the sails, 5% of the voyage will be wind-powered. Every passenger is using 95% oil, 5% wind. But if you pay the other passengers enough money, they'll give you credit—green credit—for their 5%, and say they used 100% oil. Find 19 passengers to pay off, and presto: you get credit for a 100% renewable, wind-powered trip across the ocean in seven days.

Cook summarizes: So let me get this straight, you want me to pay a lot of money for an inefficient wind contraption and then more money to get others to pretend I'm getting 100% of energy from that wind contraption, even though, in the final analysis, I'm really only getting 5%?

I can make the trip 100% wind-powered through the magic of green credits.

Come on, Tim, says Gore, you can afford it.

I wish that Apple's CEO would not agree to such a thing. But alas, he has. Swap "ocean liner" with "data center" and "sail" with "renewable energy" and you get this public statement by Apple:

All our data centers are powered by 100 percent renewable energy sources, which result in zero greenhouse gas emissions, and we're committed to keeping it that way. These energy sources include solar, wind, and geothermal power. This renewable energy comes from both onsite sources and energy obtained from local resources. The data centers run services like Siri, the iTunes Store, the App Store, Maps, and iMessage. So every time a song is downloaded from iTunes, an app is installed from the Mac App Store, or a book is downloaded from iBooks, the energy Apple uses is provided by nature.

As it turns out, that energy is provided by an electric grid. And every electric grid in the world, including the one powering Apple's flagship data center in Maiden, NC, requires abundant energy on-demand from a controllable power source, such as the 35% coal power and 52% nuclear power on the grid Apple uses.

Like the oil fuel in the ocean liner, Apple needs that abundant, controllable energy—but since it wants to be perceived as green, it spends a huge amount of money on solar panels that, like sails, feed in unreliable energy, and then pays off the NC grid operator for "green credits."

This is contemptible for two reasons. First, it is a public lie; if an executive communicated its financial accounting the way Apple communicates its energy accounting, he would be thrown in jail.

Second, Apple and other technology leaders have a public responsibility to give us sound technological guidance—and by perpetrating the myth that solar and wind can replace fossil fuels, they are harming the energy future of billions.

There is not one modern economy in the world that is powered by solar and wind, because they are inferior, unreliable sources of energy. You may have heard that Germany has proven that solar and wind are viable sources of energy. In fact, it's proven that they aren't. In a given week in Germany, the world leader in solar and number three in wind, their solar panels and windmills may generate less than 5% of needed electricity. Thus, Germany can't and doesn't rely on solar and wind.

If an executive communicated its financial accounting the way Apple communicates its energy accounting, he would be thrown in jail.

Here is a graph of the production of solar and wind electricity production in Germany for the entire year 2013. It uses the most precise data available from the European Energy Exchange, and illustrates what common-sense tells us; no country is relying on the sun and wind to produce energy on-demand.

Source: European Energy Exchange AG Transparency Platform Data (2013) German solar and wind production vs. need, 2013—taken from The Moral Case for Fossil Fuels by Alex Epstein

As Germany has paid tens of billions of dollars to subsidize solar panels and windmills, fossil fuel capacity, especially coal, has not been shut down—it has increased. If they and the rest of the world were starved of fossil fuels and forced to try to live on solar and wind, the result would be catastrophe.

Opinionated Coner
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Chapter Board Meetings

The LAAPL Board of Directors and Committee Chairs held their January 2015 meeting via teleconferencing. The matters discussed this meeting were:

- Choosing the new LAAPL logo
- Initial set up for the Michelson Golf Classic
- Support for Field Landman Seminar
- Treasury matters.
- Other chapter business.

Because the Board of Directors and Committee Chairs normally hold their meetings in the same room as the luncheon, and right after the guest speaker has wowed us, we encourage members to attend so you can see your Board in action.

Scheduled LAAPL Luncheon Topics and Dates

January 22nd
[4TH Thursday]
Annual Joint Meeting with
Los Angeles Basin Geological Society
Edward Renwick, Esq., of Hanna and Morton LLP
"History of the California Oil and Gas Industry"

March 19th
Dr. Daniel Tormey, ENVIRON International Corporation
"Social License to Operate"

May 21st
Josh Baker, Esq. [Tentative]
Day Carter Murphy
Officer Elections

September 17th
TBD

November 19th
TBD

Treasurer's Report

As of 1/9/2015, the LAAPL account showed a balance of	$19,248.04
Deposits	$3,505.00
Total Checks, Withdrawals, Transfers	$534.28
Balance as of 3/12/2015	**$22,218.76**
Merrill Lynch Money Account shows a total	$11,096.90

New Members and Transfers

Cambria Henderson
OXY USA Inc., LA Basin Asset
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Welcome! As a Los Angeles Association of Professional Landmen member, you serve to further the education and broaden the scope of the petroleum landman and to promote effective communication between its members, government, community and industry on energy-related issues.

New Members

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Signal Hill, CA 90755
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Opinionated Corner
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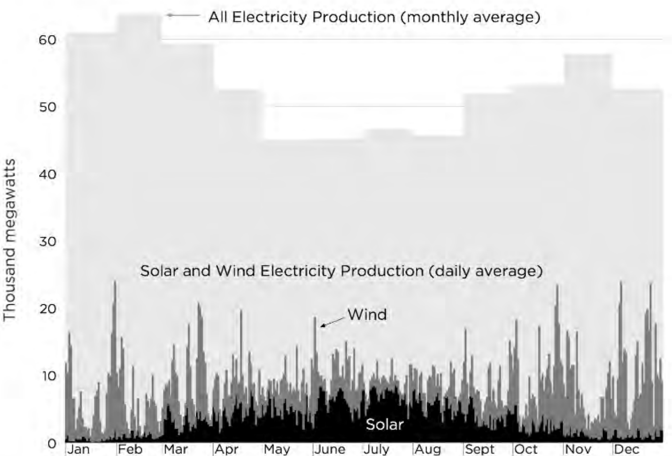

There's a broader argument to be made about public responsibility as well. Apple doesn't live in vacuum. What it does and how it operates affect not only the technology industry, but any company trying to achieve Apple-level success. And while Apple and similar-sized companies like Facebook can afford to overpay for energy for symbolic reasons, most companies cannot. Beyond that, most consumers cannot. And certainly not the three billion people in the world with little-to-no electricity.

When Apple uses its power and influence to promote, as broad-scale solutions, energy sources that are expensive and un-scalable, it cheapens the debate about the future of energy. Whether or not it publicly acknowledges it, Apple has a moral and public responsibility to speak the truth about its energy use.

Alex Epstein is President of the Center for Industrial Progress and author of The Moral Case for Fossil Fuels, from Portfolio/Penguin. Mr. Epstein can be reached at alex@industrialprogress.net, or at www.moralcaseforfossilfuels.com.

Our Honorable Guests

January's luncheon was a successful joint meeting with the LABSG and LAAPL Chapters held at the Grand at Willow Street Conference Center. We regret if we had LAAPL friends who attended and we were deficient in recording their attendance.

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Presidents Message
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(b) Contain a statement that the applicant has the proprietary or contractual authority to drill for and produce oil, gas or other hydrocarbon substances under the surface of at least 75% of the total land area of the property to be included in said district.

Urbanized Areas--Each oil drilling district established in an urbanized area shall be subject to the following conditions:

(a) Each district shall be not less than 40 acres in area including all streets, ways and alleys within the boundaries thereof. (Amended by Ord. No. 97,950, Eff. 5/29/51.)

(b) Not more than one controlled drill site shall be permitted for each 40 acres in any district and that site shall not be larger than two acres when used to develop a district approximating the minimum size; provided, however, that where the site is to be used for the development of larger oil drilling districts or where the Zoning Administrator requires that more than one oil drilling district be developed from one controlled drilling site, the site may be increased, at the discretion of the Zoning Administrator when concurred in by the Board of Fire Commissioners, by not more than two acres for each 40 acres included in the district or districts. (Amended by Ord. No. 173,268, Eff. 7/1/00.)

(c) The number of oil wells Class A which may be drilled and operated from any controlled drilling site may not exceed one well to each five acres in the district or districts to be explored from said site. Notwithstanding the above, should the City Council determine that an urbanized oil drilling district contains more than one producing zone, the City Council may then authorize, by ordinance, the drilling of additional oil wells Class A, not to exceed one well per five acres for each identified producing zone, and specify the maximum number of wells to be drilled as the result of such authorization. (Amended by Ord. No. 147,651, Eff. 10/12/75.)

(e) Each applicant or his or her successor in interest shall, within one year from the date the written determination is made by a Zoning Administrator prescribing the conditions controlling drilling and production operations as provided in Subsection H of this section, execute an offer in writing giving to each record owner of property located in the oil drilling district who has not joined in the lease or other authorization to drill the right to share in the proceeds of production from wells bottomed in the district, upon the same basis as those property owners who have, by lease or other legal consent, agreed to the drilling for and production of oil, gas or other hydrocarbon substances from the subsurface of the district. The offer hereby required must remain open for acceptance for a period of five years after the date the written determination is made by a Zoning Administrator. During the period the offer is in effect, the applicant, or his or her successor in interest, shall impound all royalties to which the owners or any of them may become entitled in a bank or trust company in the State of California, with proper provisions for payment to the record owners of property in the district who had not signed the lease at the time the written provisions were made by a Zoning Administrator, but who accepts the offer in writing within the five-year period. Any such royalties remaining in any bank or trust company at the time the offer expires which are not due or payable as provided above shall be paid pro-rata to those owners who, at the time of the expiration, are otherwise entitled to share in the proceeds of the production. (Amended by Ord. No. 173,268, Eff. 7/1/00.) (JULY 2000 EDITION, Pub. by City of LA) 573

In addition to the city code, some agreements address the issue, the Crescent Heights Unit Agreement reads "Whereas, in the interest of public welfare and to promote the conservation and increase the ultimate recovery of oil, gas and associated hydrocarbon substances from the CHU oil field, and to protect the rights of the owners of interests therein, it is deemed necessary and desirable to enter into this agreement unitizing the area covered hereby in order to effect primary and secondary recovery, pressure maintenance and other operations as herein provided."

For Breitburn, the West Pico Unit has a community we count on for support; mineral owners campaigned on our behalf against the proposed LA City Council drilling ban. Mineral owner De De Dolgoff gave a lively speech at the Royalty Owners Collation Meeting last June. "My name is Delores "De De" Dolgoff, I am 93 years old, live in Los Angeles and my family has owned mineral rights in LA since 1955. I depend on the monthly check from our production to make ends meet." We need more De De's in our community.

Maybe it's time to expand California's unitization laws?

Footnotes:

CHU Agreement

Peter Ponchna

Los Angeles Field Rules, http://cityplanning.lacity.org/Zone_Code/2000zc/2000pdf/31sud.pdf

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TAKE POINTS: HORIZONTAL DRILLING
WHAT AND WHERE IS THE POINT?

By Manning Wolfe, Esq.

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www.manningwolfe.com

Definition: A take point in a horizontal well is a point along a horizontal drainhole where oil or gas can be produced from the reservoir or defined field. A horizontal well is tantamount to a series of vertical wells drilled along the linear path of the horizontal wellbore. Each take point is the equivalent of the production point at the bottomhole of a vertical well. The first take point may be at a different location than the penetration point and the last take point may be at a location different than the terminus point. Spacing is an issue with horizontal wells, as the surface location of the well or penetration point may not define the point of production.

State Rules: In Texas, and many other states, each tract penetrated by a horizontal wellbore is considered a drill-site tract. Production is allocated to the owners of the mineral estate in the tract where minerals are captured by the wellbore, unless there is a pooling or allocation agreement designating otherwise. Under field rules regulating where horizontal wells are drilled, take points must comply with special spacing requirements. Segments of the wellbore containing no perforations are called NPZs or non-perf zones.

Also, Texas designates that fractures from the offset wells extending beneath the lease are protected under the rule of capture. Claims that arise are usually from a situation where production from all take points is captured within a single drainhole. As usual, a lessee has an implied duty to manage and administer a lease for the mutual benefit of both parties. Therefore, failure by an operator to specifically tailor allocation to the geological and engineering conditions surrounding a particular well can result in liability.

In Pennsylvania, there is no compulsory pooling. Therefore, pooling is purely a matter of the parties' contract and must be specifically included in the lease.

Evolving Lease Concepts: Horizontal drilling practices have introduced new issues that the traditional vertical lease was not drafted to address. The concept of pooling is vitally important. Geologic formations such as the Marcellus Shale do not follow or parallel surface boundaries. The Marcellus is known as a tight formation, meaning that the gas is trapped in impermeable rock and does not migrate. Gas operators must often pool separate leased parcels together in order to form a larger unit. The lack of permeability in this target formation is resolved through the use of long lateral wellbores and hydraulic fracturing. These long lateral wellbores inevitably cross surface boundaries. Each tract in which the horizontal wellbore is drilled through is considered a drill site and must be under lease and addressed when pooling. In order to engineer and drill these lateral wellbores, the gas operator must first have the contractual right to pool the various leased parcels into a unit.

Pooling and Royalty Allocation: Many landowners, when executing a lease, fail to appreciate or realize the impact pooling will have on their royalty calculations. The principal effect of pooling is that operations or production occurring on one tract located within the pooled unit will be regarded as having occurred on each and every tract in the unit. In other words, if there are 25 separate parcels in the unit, a well pad site drilled on one parcel will hold the leases of the other 24 parcels. Also, the royalty negotiated by those 24 landowners in their leases may not be as lucrative as initially thought. Instead of receiving a straight production royalty on all production from the well, the landowner receives a royalty based on his pro rata share of acreage in the overall unit, thus diluting the royalty. An Anti-Dilution Clause can mitigate the dilution brought about by pooling.

There are two alternative methods for allocating production in a pooled unit. The relative bore length method allocates the production royalty based on the length of the horizontal wellbore within a particular parcel in relationship to the total horizontal length. In other words, the royalty is based on how many linear feet of the wellbore actually pass underneath the leased parcel.

Similarly, the take point method allocates the production royalty based on how many wellbore take points or open perforations are located within a particular tract in relationship to the total number of take points along the entire producing

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lateral wellbore. These methods place greater emphasis on the actual location of the lateral wellbore as opposed to the acreage of the surface premises.

Horizontal Pugh and Retained Acreage Clauses: One of the practical effects of pooling is that gas production from any tract located within the unit maintains all of the leases in the unit. This concept may disappoint landowners who have only a small portion of their overall leased acreage in the unit. The resolution of conflict depends on whether the underlying lease contains a Horizontal Pugh Clause, which releases non-pooled and non-producing portions of the leased premises at the end of the primary term.

Typically, a Pugh Clause severs leaseholds along vertical planes, which are measured on the surface. The Horizontal Pugh, unlike its vertical counterpart, operates to sever the lease based on the depth of producing strata along horizontal layers at different subsurface depths. Such clauses often provide that the lease will terminate automatically "as to all horizons situated 100 feet below the deepest depth drilled" from which a well is producing hydrocarbons in paying quantities.

Closely related to the Pugh is the Retained Acreage Clause, which will terminate the lease as to acreage outside the drainage pattern of a producing well. The acreage surrounding the producing well will remain subject to the lease but the remaining acreage is released depending on the terms of the lease. Unlike the Pugh Clause, the retained acreage clause does not require pooling in order to become effective. The retained acreage clause in a traditional lease, however, often does not carry out the intent of the landowner and may be revised to reflect the issues of horizontal drilling. In order to release deeper, unexplored horizons, the lease may provide that "the lease shall terminate as to all depths and horizons lying more than 100 feet below the stratigraphic equivalent of the Named Formation from which production in paying quantities is then being had…" at the end of the primary term.

In addition, horizontal drilling may require examination of other traditional clauses, for example, the continuing operations clause, the shut-in royalty clause and the drilling commitment clause.

Author's comments: This article is an introductory and superficial look at take points and evolving spacing and pooling

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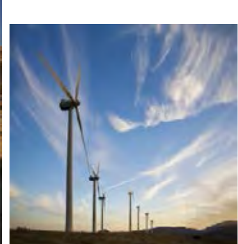
AAPL Director 1988-90, 2002-03, and 2004-07



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requirements. See the websites of governing bodies in your jurisdiction, as well as case law, for further, and more detailed information.

For additional background in Texas, see:

1. RRC of Tex., Application of EOG Resources, Inc. to Amend and Make Permanent the Field Rules for the Eagleville (Eagle Ford-2) Field, De Witt, Karnes, Lavaca and Live Oak Counties, Texas, Oil and Gas Docket No. 02-0274324, Apr. 5, 2012; and further to Amend and Make Permanent the Field Rules for the Eagleville (Eagle Ford-1) Field, Atascosa, Dimmit, Gonzales, La Salle, McMullen, Wilson and Zavala Counties, Texas, Oil and Gas Docket No. 01-0274323 , Apr. 5, 2012.

2. RRC of Tex., Application of Murphy Expl. & Prod. Co.-USA to Adopt Temporary Field Rule Nos. 5 and 6 for the Eagleville (Eagle Ford-2) Field, De Witt and Karnes Counties, Texas, Oil and Gas Docket No. 02-0271345, July 21, 2011.

3. RRC of Tex., Application of EOG Resources, Inc. to Establish the Eagleville (Eagle Ford-1) Field and to Adopt Temporary Field Rules for the Proposed Eagleville (Eagle Ford-1) Field, Atascosa, Gonzales, La Salle, McMullen and Wilson Counties, Texas, Oil and Gas Docket No. 01-0266450, Oct. 5, 2010.

4. RRC of Tex., Application of EOG Resources, Inc. to Establish the Eagleville (Eagle Ford-2) Field and to Adopt Temporary Field Rules for the Proposed Eagleville (Eagle Ford-2) Field, De Witt and Karnes Counties, Texas, Oil and Gas Docket No. 02-0266475, Oct. 5, 2010.

5. RRC of Tex., Application of EOG Resources, Inc. to Consider a New Field Designation for the Eagleville (Eagle Ford-1 Sour) Field and to Adopt Temporary Field Rules for the Proposed Eagleville (Eagle Ford-1 Sour) Field, Atascosa and McMullen Counties, Texas, Oil and Gas Docket No. 01-0266477, Oct. 5, 2010.

All available at http://www.rrc.state.tx.

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2015-2015 Officer Election Nominations

The LAAPL's Board of Directors duly appointed Paul Langland, Esq., Independent, as LAAPL's Nominations Chair, to seek out qualified candidates for officers. The list of qualified candidates[1] has been set forth below and the elected officers will serve from July 1st, 2015 – June 30th, 2016. **Additional nominees may be submitted to Paul Langland (paul@langlandlaw.com) to be included on the final candidate's list until May 13, 2015 that will be published in the May newsletter**. Officers will be elected by a vote of membership in attendance at the May 21, 2015, chapter meeting held at the Long Beach Petroleum Club. Nominations will also be accepted from the floor at the May 21, 2015, regular meeting.

President[2]	Ernest Guadiana, Esq., Lock Lord LLP
Past President[3 & 4]	Jason Downs, RPL, BreitBurn Management Company

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Vice President	☐ Steve Harris, CPL, Independent
	☐ John R. Billeaud, Freeport-McMoRan Oil and Gas
	☐ ______________________________________
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	☐ ______________________________________
Directors (Vote for two only)	☐ B. Scott Manning, CPL, BreitBurn Management Company
	☐ Randy Taylor, RPL, President Taylor Land Services, Inc.
	☐ Joe Munsey, RPL, Southern California Gas Company
	☐ L. Rae Connet, Esq., Petroland Services, Inc.
	☐ ______________________________________

[1]Per Section 7(7)(a) prior to the regular meeting scheduled nearest to April 15th of each membership year, the membership will be provided with a list of the nominees for officers of Vice President, Secretary, Treasure and the two (2) Directors.
[2]Per Section 7(3) the Vice President shall succeed to the office of the President after serving his or her term as Vice President and shall hold the office of President for the next twelve (12) months.
[3]Per Article 8 (2) the outgoing President shall serve as Past President.
[4]Per Article 8 (2) the outgoing President shall serve as Director.

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John C. Gilbert Senior Landman Phone: (661) 395-5218 Fax: (661) 395-5294 john_gilbert@fmi.com	John R. Billeaud Landman Phone: (661) 395-5286 Fax: (661) 395-5294 john_billeaud@fmi.com
Michelle Anderson Land Technician Phone: (661) 395-5519 Fax: (661) 395-5294 michelle_anderson@fmi.com	

Los Angeles Office 5640 S. Fairfax Ave, Los Angeles, CA 90056	
Charlotte Hargett Land Technician Phone: (323) 298-2206 Fax: (323) 296-9375 charlotte_hargett@fmi.com	Rae Connet Contract Land Consultant Phone: (323) 298-2211 Fax: (323) 296-9375 rae_connet@fmi.com

Legislative Update

by Mike Flores & Olman Valverde, Esq.
Luna & Glushon

Split Decision on Local Oil Measures

Local voters in California gave oil a split decision on Election Day, March 3rd.

- Voters in La Habra Heights shot down an anti-fracking ballot measure.
- Voters in Hermosa Beach rejected a ballot measure which would have permitted E&B Natural Resources to construct 34 onshore wells in the city.
- Redondo Beach voters rejected a development plan that would have included razing the power plant which has long occupied a critical spot near the beach.

In La Habra Heights, voters rejected Measure A, the anti-fracking initiative by 60%-40%. The initiative would have prohibited new oil drilling, halted reactivation of old wells, and specifically prohibited fracking. It was placed on the ballot in large part to block Matrix Oil's plan to drill on an 18-acre site owned by the Southern California Gas Co. Californians for Energy Independence, a pro-oil PAC, spent $400,000 to defeat the measure in the city of 5,300 residents.

Meanwhile, in Hermosa Beach, E&B had proposed amending the general plan and approving a development agreement to approve the drilling of 34 wells. The measure went down 79%-21%. Almost 5,000 voters turned out -- a large number for a spring election run by the city, not the county elections office, in a city of 19,000 people.

Meanwhile, the defeat of AES's development plan in Redondo Beach is the latest in a long series of battles over new development and the future of the power plant in Redondo Beach. As an incentive to voters to support the development, AES promised to tear down the power plant. The project would have included 800 residential units, a hotel, and a park. However, residents voted the development down by 52%-48%.

Preemption Suit Filed in San Benito County

Oil Company Citadel Exploration, Inc. has reportedly filed a lawsuit against San Benito County, arguing the County's voter-sponsored ban on various types of well stimulation—often referred to generally as hydraulic fracturing or "fracking"—is preempted by state law. Measure J, which was approved by San Benito County voters in November of last year, purports to create a county-wide ban on hydraulic fracturing and other types of secondary and tertiary oil recovery methods. Citadel had reportedly planned to develop up to 1,000 wells in San Benito County which would have employed cyclic steaming, one of the practices subject to the ban.

This fight has been a long time coming. As grass-roots efforts to ban fracking have increased over the last few years, industry representatives have consistently maintained that (1) regulation of "down-hole" activities is explicitly under the jurisdiction of the Department of Oil, Gas, and Geothermal Resources (DOGGR), and therefore cannot be regulated at the local level; and (2) local bans on fracking are preempted by the comprehensive state regulatory scheme prescribed by SB 4, passed in 2013. To that end, Citadel's complaint against the County reportedly contends that "regulation of down-hole operations is exclusively a State function and that the defendant lacks the power and authority to regulate down-hole operations." In November, Citadel filed a $1.2 billion administrative claim against the County, a prerequisite to filing a lawsuit.

Breakdown of New Oil and Gas Legislation

As the deadline for legislative bill introductions came and went last week, California's oil and gas industry will have their hands full in addressing proposals that impact producer's survival.

SB 13 (Fran Pavley, D-Agoura Hills)

The bill specifies that the State Water Resources Control Board (SWRCB) is authorized to designate a high-priority or medium-priority basin as a probationary basin. SB 13 provides a local agency or groundwater sustainability

Legislative Update continued on page 16

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Legislative Update
continued from page 14

agency 90 or 180 days, as prescribed, to remedy certain deficiencies that caused SWRCB to designate the basin as a probationary basin. The bill further authorizes the SWRCB to develop an interim plan for certain probationary basins one year after the designation of the basin as a probationary basin.

SB 20 (Fran Pavley, D-Agoura Hills)

SB 20 seeks to make all information on wells public via a report. There is a cost but who will pay the fees is the question being posed.

SB 32 (Fran Pavley, D-Agoura Hills)

SB 32 proposes to reduce GHG's to the equivalent to 80% below 1990 levels. CARB will make further recommendations for future reductions beyond 2050.

SB 248 (Fran Pavley, D-Agoura Hills)

This bill would require all operations on or in the well of any form to be systematically, completely, and accurately described and recorded in the well history.

AB 356 (DasWilliams, D-Santa Barbara)

Proposal requires groundwater monitoring near Class II injection wells in order to protect underground sources of drinking water from oil and gas wastewater disposal and enhanced oil recovery (EOR) treatments.

AB 1490 (Anthony Rendon, D-Lakewood)

Bill prohibits a well operator from conducting a well stimulation treatment following the occurrence of an earthquake magnitude of 2.0 or higher on a well that is within a radius of an unspecified distance from the epicenter of the earthquake until DOGGR completes a certain evaluation and is satisfied that the well stimulation treatment does not create a heightened risk of seismic activity.

AB 1501 (Anthony Rendon, D-Lakewood)

AB 1501 requires an air district to establish an emission standard for methane from a well stimulation treatment, and to issue a permit to an operator to enforce that standard. Operator would also be required to monitor the well stimulation treatment for methane leaks.

CRC Cancels Plans to Drill 200 New Wells in Carson Amid Announcement it Will Pull Back

The California Resource Corp., formerly known as the Occidental Petroleum Corp., announced it is canceling plans to drill up to 200 new wells in Carson. "California Resources Corp. has concluded that our proposed Dominguez energy project is no longer practical in the current commodity price environment and we are asking the city to stop processing the project," the company said in a statement.

In a related action, California Resources expects 2015 capital spending to drop about 75% from last year amid the drop of the price of oil. No one in the oil patch has been spared by the sharp petroleum price drop from 2014 highs above $100 a barrel to close to $50 a barrel at the end of last year.

FactSet Research Systems said the world's 24 largest energy companies collectively lost more than $260 billion in market value during the price plunge. That is why energy companies from the smallest on up to Exxon Mobil Corp. have slashed capital spending plans and are cutting back on the number of wells they plan to operate.

California Resources is doing the same, according to Chief Executive Todd A. Stevens. "We plan our capital program in 2015 to be in the range of $400 million to $450 million, which represents an approximate 75% reduction from our 2014 capital investment of $2.1 billion," Stevens recently told an investors conference.

Although the corporation is new, "we have a group of managers and employees who have been there and done that," Stevens said, later adding "the operational responsiveness and the assets have already been tested a number of times over."

Occidental named Stevens president and chief executive of the new company in July. Stevens had been with Occidental for 19 years, most recently as vice president of corporate development.

California Resources still occupies the old Oxy headquarters building in Westwood, which is due to be sold this year.

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Luna LG Glushon

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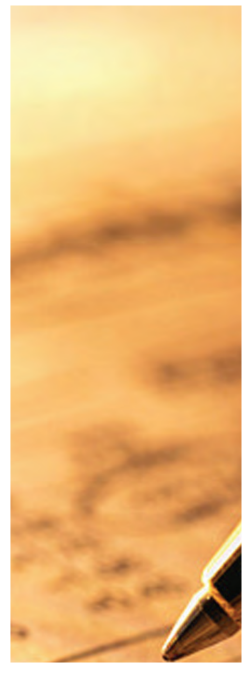

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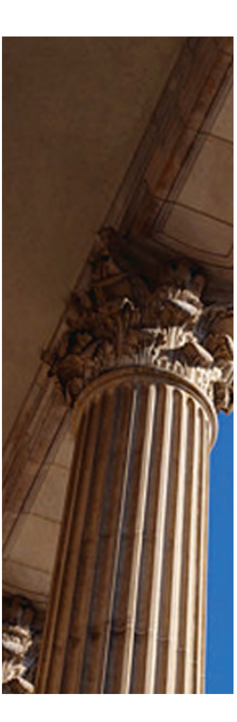

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Recently, the company announced plans to move to Chatsworth. "We're going to be staying in Los Angeles," Stevens said in an interview. "When you are deciding on where you should place a corporate headquarters, you want a place where there is a lot of talent, and Mayor Garcetti has been very welcoming. This is a good place for us."

The California Company will remain the state's biggest natural gas producer. California Resource's assets are substantial. They include about 2.3 million acres in the state, including oil and natural gas basins in the Los Angeles area and the San Joaquin Valley.

San Diego Replacing Nuclear Power with Gas Plants

Two natural gas-fueled electric generating plants are being planned in San Diego to replace the generating capacity lost when the San Onofre Nuclear Generating Station was mothballed.

Construction is set to begin on March 9 for the gas-fueled Pio Pico Energy Center in Otay Mesa. It will supply the electricity needs of up to 200,000 homes.

San Diego Gas & Electric Co. is seeking approval for a second plant with twice the capacity, also fueled by natural gas, which it wants to build in Carlsbad.

In addition to filling the void left by the shutdown of the nuclear plant, it would allow the utility to proceed with the planned retirement of its gas-fueled Encina Power Station, which is about 60 years old.

The nuclear plant, which had provided 20% of San Diego's electrical power, was retired because of widespread weaknesses in the pipes of its critical cooling system.

Environmentalist groups have objected to the two gas-fired plants, arguing that the utility should have used even cleaner forms of energy production. State regulators and the California Supreme Court rejected efforts by the groups to block the utility's plans.

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KELO: THE CASE THAT MADE EMINENT DOMAIN INFAMOUS

Joseph D. Larsen, Esq., Associate, Rutan & Tucker, LLP

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Less than a decade ago, eminent domain enjoyed its place as a relatively inconspicuous practice area in the legal community. That all changed on June 23, 2005 – the day the United States Supreme Court issued its decision in *Kelo v. City of New London* 545 U.S. 469 (2005).

Kelo tested the government's ability to use eminent domain to transfer property from one private owner to another for purposes of economic development. In a razor thin 5-4 decision, the U.S. Supreme Court found that a local government's pursuit of a hoped for economic benefit from the implementation of an urban development plan could constitute sufficient "public use" under the Takings Clause of the Fifth Amendment, despite the fact that properties to be condemned were not blighted.

Kelo arose from the efforts of the City of New London, Connecticut, to take private property to implement its "comprehensive development plan." The comprehensive development plan contemplated the construction of restaurants, retail space, a hotel, a museum, residences, and a pedestrian river walk within a 90-acre area. The City authorized its developer agent to acquire the necessary properties by negotiation or by eminent domain. All but 15 property owners in the development area voluntarily sold their property to the developer agent. Ten of the remaining 15 properties were owner occupied dwellings.

The owners challenged the takings on the basis that the transfer of property from one private party to another for economic purposes could not constitute sufficient public use to justify a taking. However, the Supreme Court of Connecticut held that the city's proposed takings were valid and the U.S. Supreme Court affirmed.

U.S. Supreme Court relied heavily on two cases: *Berman v. Parker,* 348 U.S. 26 (1954) and Hawaii Housing Authority v. Midkiff, 467 U.S. 229 (1984). In *Berman v. Parker,* the Court upheld the use of eminent domain to implement a redevelopment plan even though the subject property was not blighted. In *Hawaii Housing Authority v. Midkiff,* the Court upheld the compelled transfer of fee title from lessors to lessees upon the payment of just compensation in order to reduce the concentration of land ownership. Both of these cases found that a public use could be found even if private parties benefited from the acquisition.

The Court found that the city's determination that the area was sufficiently distressed to justify a program of economic rejuvenation was entitled to deference. The Court further suggested that the uncertainty as to whether the expected economic benefit would actually occur was irrelevant to its analysis.

Ironically, the expected economic benefits identified by the city in *Kelo* never actually occurred. After the Court rendered its decision, the agent developer was unable to attract private funding for the development plan. It is unlikely that the "economic rejuvenation" that was the justification for the take will ever materialize because Pfizer moved its research facility and its 1,400 well-paying jobs, which were touted as the "catalyst to the area's rejuvenation," out of New London after it used up its entire tax break. The city spent over 100 million dollars to acquire the properties with nothing to show for it.

In response to *Kelo*, many states passed new laws providing additional restrictions on the use of eminent domain. In California, for example, Proposition 99 passed in the June 2008 election. It amended the state constitution to prohibit (subject to some exceptions) "state and local governments from using eminent domain to acquire an owner-occupied residence, as defined, for conveyance to a private person or business entity." Perhaps the principal impact of Kelo was that it caused a backlash in public sentiment against the use of the power of condemnation, particularly where there is any appearance of overreaching or abuse. Attorneys for both private parties and public entities are deeply aware of this public sentiment in presenting their cases to juries, remolding themselves and their approaches to better connect with the common spirit.

Mr. Larsen can be reached at jlarsen@rutan.com

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EDUCATIONAL CORNER

James D. Pham, JD, Independent
Education Chair

March 2015

2015 Mining and Land Resources Institute
When: March 19, 2015 – March 20, 2015
Where: Reno, NV
RL/RPL Continuing Education Credits: 12.0
CPL Recertification Credits: 12.0
CPL/ESA Ethics Credits: 1.0

Oil and Gas Land Review, CPL/RPL Exam (Exam Only Options Available)
When: March 24, 2015 - March 27, 2015
Where: Dallas, TX
RL/RPL Continuing Education Credits: 17.0
CPL Recertification Credits: 17.0
CPL/ESA Ethics Credits: 1.0

WI/NRI Workshop
When: March 26, 2015
Where: Tulsa, OK
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

Basics of Geographic Information System
When: March 28, 2015
Where: Lubbock, TX
RL/RPL Continuing Education Credits: 5.0
CPL Recertification Credits: 5.0
CPL/ESA Ethics Credits: 0.0

RPL/CPL Exam Only
When: March 20, 2015
Where: Corpus Christi, TX
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 0.0

Field Landman Seminar
When: March 26, 2015
Where: Shreveport, LA
RL/RPL Continuing Education Credits: 2.0
CPL Recertification Credits: 2.0
CPL/ESA Ethics Credits: 0.0

WI/NRI Workshop
When: March 27, 2015
Where: Oklahoma City, OK
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

Fundamentals of Land Practices & OPTIONAL RPL Exam
When: March 31, 2015 – April 1, 2015
Where: The Woodlands, TX
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 1.0

April 2015

Marketable Title: Understanding Runsheets, Title Opinions & Curative
When: April 7, 2015
Where: Oklahoma City, OK
RL/RPL Continuing Education Credits: TBA
CPL Recertification Credits: TBA
CPL/ESA Ethics Credits: TBA

Field Landman Seminar
When: April 9, 2015
Where: Oklahoma City, OK

Oil and Gas Land Review, CPL/RPL Exam
When: April 8, 2015 – April 11, 2015
Where: Tuscaloosa, AL
RL/RPL Continuing Education Credits: 17.0
CPL Recertification Credits: 17.0
CPL/ESA Ethics Credits: 1.0

Fundamentals of Land Practices & OPTIONAL RPL Exam
When: April 20, 2015 – April 21, 2015
Where: Denver, CO

RL/RPL Continuing Education Credits: 2.0
CPL Recertification Credits: 2.0
CPL/ESA Ethics Credits: 0.0

JOA Workshop
When: April 21, 2015 – April 22, 2015
Where: Lafayette, LA
RL/RPL Continuing Education Credits: 14.0
CPL Recertification Credits: 14.0
CPL/ESA Ethics Credits: 0.0

Negotiations Seminar
When: April 27, 2015
Where: Traverse City, MI
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

JOA Workshop
When: April 29, 2015 – April 30, 2015
Where: Tulsa, OK
RL/RPL Continuing Education Credits: 14.0
CPL Recertification Credits: 14.0
CPL/ESA Ethics Credits: 0.0

RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 1.0

Ethics 360
When: April 23, 2015
Where: Houston, TX
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 4.0

Southwest Land Institute
When: April 27, 2015
Where: Dallas, TX
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 1.0

Field Landman Seminar
When: April 30, 2015
Where: Bridgeport, WV
RL/RPL Continuing Education Credits: TBA
CPL Recertification Credits: TBA
CPL/ESA Ethics Credits: TBA

May 2015

WI/NRI Workshop
When: May 1, 2015
Where: Fort Worth, TX
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

RMMLF Enhanced Oil Recovery: Legal Framework
When: May 7, 2015 – May 8, 2015
Where: San Antonio, TX
RL/RPL Continuing Education Credits: 12.0
CPL Recertification Credits: 12.0
CPL/ESA Ethics Credits: 0.0

Ethics 360
When: May 8, 2015
Where: Williamsport, PA
RL/RPL Continuing Education Credits: 0.0
CPL Recertification Credits: 0.0
CPL/ESA Ethics Credits: 4.0

WI/NRI Workshop
When: May 14, 2015

Due Diligence Seminar
When: May 4, 2015
Where: Midland, TX
RL/RPL Continuing Education Credits: 5.0
CPL Recertification Credits: 5.0
CPL/ESA Ethics Credits: 0.0

Oil and Gas Lease Fundamentals
When: May 7, 2015
Where: Pittsburgh, PA
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

Oil and Gas Land Review, CPL/RPL Exam
When: May 13, 2015 – May 16, 2015
Where: Lafayette, LA
RL/RPL Continuing Education Credits: 17.0
CPL Recertification Credits: 17.0
CPL/ESA Ethics Credits: 1.0

WI/NRI Workshop
When: May 15, 2015
Where: Pittsburgh, PA

Where: Morgantown, WV
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

WI/NRI Workshop
When: May 16, 2015
Where: Canton, OH
RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

One Day JOA Workshop
When: May 20, 2015
Where: Billings, MT
RL/RPL Continuing Education Credits: 7.0
CPL Recertification Credits: 7.0
CPL/ESA Ethics Credits: 0.0

Due Diligence Seminar
When: May 29, 2015
Where: Denver, CO
RL/RPL Continuing Education Credits: 5.0
CPL Recertification Credits: 5.0
CPL/ESA Ethics Credits: 0.0

RL/RPL Continuing Education Credits: 6.0
CPL Recertification Credits: 6.0
CPL/ESA Ethics Credits: 0.0

Basics of Geographic Information System
When: May 18, 2015
Where: Fort Worth, TX
RL/RPL Continuing Education Credits: 5.0
CPL Recertification Credits: 5.0
CPL/ESA Ethics Credits: 0.0

Field Landman Seminar
When: May 21, 2015
Where: Lafayette, LA
RL/RPL Continuing Education Credits: 2.0
CPL Recertification Credits: 2.0
CPL/ESA Ethics Credits: 0.0

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#102 The Outer Continental Shelf

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#104 Of Teapot Dome, Wind River and Fort Chaffee: Federal Oil and Gas Resources
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