

APPENDIX C

TECHNICAL REPORT ON

LEGAL DESCRIPTION

BP CHERRY POINT COGENERATION PROJECT

Prepared for:

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Submitted by:

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EXECUTIVE SUMMARY

This Technical Report on Legal Project Descriptions and Ownership was prepared to meet the requirements of 463-42-135 WAC and address recommendations outlined in the Potential Site Study (PSS) – BP Cherry Point Cogeneration Project prepared for the Washington State Energy Facility Site Evaluation Council (EFSEC) by Shapiro and Associates, Inc. (September 28, 2001). BP West Coast Products, LLC, a wholly-owned subsidiary of BP, PLC proposes to construct a 720-megawatt power cogeneration facility in western Whatcom County, within a 33-acre parcel of land adjacent to the BP Refinery. The Cogeneration Project would be configured with three combustion turbines, three heat recovery steam generators, and one steam turbine. The proposed project site is located within Whatcom County, Washington, approximately 2 miles east of Cherry Point within the Strait of Georgia (T39N, R1E, S8).

Construction of the cogeneration plant will include the proposed plant and ancillary facilities as defined in the WAC, including a transmission line, connections to the existing natural gas pipeline, a natural gas metering station, and a natural gas compressor station. The transmission line corridor has been partially constructed pursuant to a Section 404 permit issued by the Army Corps of Engineers and a 401 water quality certification issued by the Department of Ecology.

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1. INTRODUCTION

The legal description provided in this appendix are for those facilities that BP requests be under EFSEC jurisdiction for the purposes of a site certification agreement. This includes all equipment and property within the fence line of the Cogeneration Project.

Those ancillary facilities not proposed to be under EFSEC jurisdiction include the following:

- **Electrical Substation and Transmission Line:** These facilities are not included because after construction ownership of the facilities will be transferred to the Bonneville Power Administration (BPA). Ownership of the land will remain with BP. The parcel of land for the BPA substation will be surveyed after completion of the project and provided to EFSEC.
- **Access Roads:** The access roads which connect the project site to Blaine Road and Brown Road will be retained under the ownership of the refinery and may serve other purposes not related to the Cogeneration Project. These roads are all within BP property and do not intersect with any public roads.
- **Natural Gas Compressor Station:** This facility will be located west of Blaine Road and is not within the Cogeneration Project boundaries. This is a stand-alone facility and will be operated by the ARCO Western Gas Pipeline Company.
- **Construction Laydown Areas:** All of the construction laydown areas will be converted to other uses after construction of the project is completed. Approximately 300 feet adjacent to Grandview Road will be used for laydown areas and will be converted to upland and wetland habitat to serve both as mitigation for wetland impacts and a buffer zone between the public highway and the Cogeneration Project and refinery. These uses will not be related to the operation of the Cogeneration Project.

2. LEGAL DESCRIPTION OF SITE

The following section provides a legal description of the Cogeneration Project site only.

2.1 Cogeneration Facility

A portion of the Northwest Quarter of Section 8, Township 39 North, Range 1 East, W.M., Whatcom County, Washington; more particularly described as follows:

Commencing at the monument marking the Northwest corner of Section 8, Township 39 North, Range 1 East; Thence South $16^{\circ}48'33''$ West, 1428.01 Feet to the brass monument at the intersection of First Street and F Street, within the BP Cherry Point Refinery, said point having coordinates North 13925.00 Feet and East 9430.00 Feet; Thence North, 35.00 Feet; Thence East, 769.71 Feet to a chain link fence and the Point of Beginning, said point having coordinates North 13960.00 Feet, and East 10199.71 Feet; Thence North $00^{\circ}01'08''$ West along said fence, 1229.74 Feet to a line parallel to and 15 Feet Southerly of the Arco Western Gas Pipeline ; Thence North $88^{\circ}54'10''$ East, along said line, 1164.91 Feet; Thence South, 1252.05 Feet; Thence West, 1164.29 Feet to the Point of Beginning.

Containing 33.17 acres, more or less.

The basis of bearings and coordinates for this description is Cherry Point Refinery Plant Datum. The bearing of the West line of the Northwest quarter of said Section 8 is North $2^{\circ}50'59''$ West.

3. GRANDVIEW ROAD ACCESS ROAD

A strip of land lying within the Northwest Quarter of Section 8, Township 39 North, Range 1 East, W.M., Whatcom County, Washington; said strip of land being 25 Feet wide, lying 12.5 Feet on each side of the following described centerline:

Commencing at the monument marking the Northwest corner of Section 8, Township 39 North, Range 1 East; Thence South $16^{\circ}48'33''$ West, 1428.01 Feet to the brass monument at the intersection of First Street and F Street, within the BP Cherry Point Refinery, said point having coordinates North 13925.00 Feet and East 9430.00 Feet; Thence North, 1277.42 Feet; Thence East, 1431.00 Feet to the Point of Beginning, said point having coordinates: North 15202.42 Feet and East 10861.00 Feet; Thence North, 42.35 Feet to the South line of Grandview Road.

The basis of bearings and coordinates for this description is Cherry Point Refinery Plant Datum. The bearing of the West line of the Northwest Quarter of said Section 8 is North $2^{\circ}50'59''$ West.