

# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** March 29, 2010

Approved

Date

4/6/10

**COUNCIL DISTRICT:** 4  
**SNI:** NA

**SUBJECT: ADOPTION OF MITIGATED NEGATIVE DECLARATION FOR  
WICKLAND PIPELINE PROJECT (FILE NO. CP09-012)**

## RECOMMENDATION

The Director of Planning recommends that the City Council adopt a resolution adopting the Mitigated Negative Declaration (MND) and a mitigation monitoring and reporting program, which were completed in compliance with the California Environmental Quality Act (CEQA) and reflect the City's independent judgment and analysis, for the proposed San Jose International Airport Jet Fuel Pipeline project (File No. CP09-012).

## OUTCOME

Adoption of the resolution adopting the Mitigated Negative Declaration will allow the project applicant, Wickland Pipelines, to obtain authorization from the California Public Utilities Commission for Wickland's proposed capital structure and tariffs for the new pipeline.

## BACKGROUND

On February 27, 2009, Wickland filed an application for the installation of an underground jet fuel pipeline to Mineta Airport within the public right-of-way and on private property in North San Jose. On May 15, 2009, the Director of Planning, Building and Code Enforcement circulated an Initial Study/Draft Mitigated Negative Declaration for a 30-day public review in conformance with the requirements of CEQA.

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Five comment letters were received during the public review period from the Santa Clara Valley Transportation Authority, AMB Property Corporation, Legacy Partners, Santa Clara Valley Water District and the California Department of Transportation, Division of Aeronautics. The comments pertained to public access during construction, hazards, future land use changes, future land users, security/safety issues, insurance, land valuations, easements, permit processes and FAA requirements. No significant environmental issues were raised that were not already adequately addressed in the Initial Study/Draft Mitigated Negative Declaration. On July 17, 2009, the Director of Planning, Building and Code Enforcement provided responses to all comments received and recommended the adoption of the Mitigated Negative Declaration. The Mitigated Negative Declaration is attached and all documents are available on the Planning Division website at: <http://www.sanjoseca.gov/planning/eir/MND.asp>.

The Conditional Use Permit for the project has not yet been considered by the Planning Commission nor has the City Council considered a franchise agreement. Wickland Pipelines has requested that the City Council adopt the Mitigated Negative Declaration at this time to enable them to provide proof of environmental clearance by the City of San Jose as the Lead Agency in order to obtain authorization from the California Public Utilities Commission for Wickland's proposed capital structure and tariffs for the new pipeline.

### **ANALYSIS**

The CPUC requires an approved environmental clearance by the lead agency under CEQA before they will accept Wickland's application authorizing: (1) the establishment of market-based rates and conditions of service for the pipeline and (2) the increase in equity contributions, debt limits, and the encumbrance of Wickland property. The Initial Study and MND for the jet fuel pipeline were prepared and processed by the Director of Planning in compliance with the requirements of CEQA and the provisions of Title 21 of the San José Municipal Code. The Director of Planning, pursuant to the requirements of Title 21 of the San José Municipal Code, reports that there is no substantial evidence in the public record received to date that the project will have a significant effect on the environment with the identified mitigation measures included in the project.

The MND has been prepared and processed in a manner that reflects the City's independent judgment and analysis as Lead Agency. Council adoption of the MND in advance of consideration of the Conditional Use Permit or Franchise Agreement related to the proposed project does not preclude the City from taking appropriate actions on the project and the franchise agreement.

### **EVALUATION AND FOLLOW-UP**

The applicant is required to obtain Conditional Use Permit project approval (File No. CP09-012) and the approval of a City Franchise Agreement in order to implement and construct the pipeline project. An encroachment permit from Public Works will also be required prior to working in the public right of way.

### **POLICY ALTERNATIVES**

Wickland Pipelines will not be able to move forward with their application to the CPUC if this MND is not adopted.

### **PUBLIC OUTREACH/INTEREST** (Mandatory)

- Criteria 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criteria 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criteria 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff followed Council Policy 6-30: Public Outreach Policy. A Notice of Intent to Adopt a Mitigated Negative Declaration was mailed to the owners and tenants of all properties located within 500 feet of the project site and posted on the City website. Notices were also sent to all applicable responsible/trustee agencies.

### **COORDINATION**

This project and this memorandum were coordinated with the City Attorney's Office.

### **CEQA**

The environmental impacts of the pipeline project were addressed by a Mitigated Negative Declaration approved for File No. CP09-012 on July 17, 2009, and staff recommends its adoption by City Council.

/s/  
JOSEPH HORWEDEL, DIRECTOR  
Planning, Building and Code Enforcement

For questions please contact Darryl Boyd, Principal Planner, at 408-535-7898.

Attachment: Mitigated Negative Declaration

### MITIGATED NEGATIVE DECLARATION

The Director of Planning, Building and Code Enforcement has reviewed the proposed project described below to determine whether it could have a significant effect on the environment as a result of project completion. "Significant effect on the environment" means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water; minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance.

**NAME OF PROJECT:** San Jose International Airport Jet Fuel Pipeline

**PROJECT FILE NUMBER:** CP09-012

**PROJECT DESCRIPTION:** The installation of a two-mile long underground jet fuel pipeline connecting the Airport Fuel Farm to the existing Kinder Morgan San Jose Terminal, a petroleum products terminal and subsequent permits

**PROJECT LOCATION & ASSESSORS PARCEL NO.:** The pipeline will be installed underground from the Airport Fuel Farm located on the north side of Hwy 101, southwesterly of the Guadalupe River (2500 Seaboard Avenue; APN 101-03-009) to the existing Kinder Morgan San Jose Terminal, located west of Coyote Creek (2150 Kruse Drive; APN 237-18-096).

**COUNCIL DISTRICT:** 4

**APPLICANT CONTACT INFORMATION:** Wickland Pipelines LLC, 8950 Cal Center Drive, Suite 125, Sacramento, CA 95826; Attn: John Margowski

#### FINDING

The Director of Planning, Building & Code Enforcement finds the project described above will not have a significant effect on the environment in that the attached initial study identifies one or more potentially significant effects on the environment for which the project applicant, before public release of this draft Mitigated Negative Declaration, has made or agrees to make project revisions that clearly mitigate the effects to a less than significant level.

#### MITIGATION MEASURES INCLUDED IN THE PROJECT TO REDUCE POTENTIALLY SIGNIFICANT EFFECTS TO A LESS THAN SIGNIFICANT LEVEL

- I. **AESTHETICS** -- The project will not have a significant impact on this resource, therefore no mitigation is required.
- II. **AGRICULTURE RESOURCES** -- The project will not have a significant impact on this resource, therefore no mitigation is required.

**III. AIR QUALITY** – With mitigation, the project will have a less than significant impact. The following measures will be implemented by the proposed project during all phases of construction to prevent visible dust emissions from the project site.

- Water all construction areas at least twice daily.
- Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least two feet of freeboard.
- Pave, or apply water three times daily on all unpaved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at construction sites.
- Sweep daily (with water sweepers) if visible soil material is carried out onto adjacent public streets.
- Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.
- Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
- Limit the area subject to excavation, grading and other construction activity at any one time.
- Maintain and operate construction equipment so as to minimize particulates from exhaust emission. During construction, trucks and equipment should be running only when necessary. Equipment should be kept in good working condition and well-tuned to minimize exhaust emissions.
- Prohibit trucks and equipment to idle without purpose for long periods.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

**IV. BIOLOGICAL RESOURCES** – With mitigation, the project will have a less than significant impact. The following measures will be implemented by the proposed project during all phases of construction to prevent impacts on biological resources from the project:

**A. Tree Protection for Existing Trees.** The following are the City's tree protection measures that will be implemented for the protection of existing trees during all construction activities associated with the project:

1. Pre-construction treatments

- a. The applicant shall retain a consulting arborist. The construction superintendent shall meet with the consulting arborist before beginning work to discuss work procedures and tree protection.
- b. Fence all trees to be retained to completely enclose the TREE PROTECTION ZONE prior to demolition, grubbing or grading. Fences shall be 6-foot high, chain-link or equivalent material as approved by the consulting arborist. Fences are to remain until all grading and construction is completed.
- c. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be completed or supervised by a Certified Arborist and adhere to the Best Management Practices for Pruning of the International Society of Arboriculture.

2. During construction

- a. No grading, construction, demolition or other work shall occur within the TREE PROTECTION ZONE. Any modifications must be approved and monitored by the consulting arborist.

- b. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the consulting arborist.
  - c. Supplemental irrigation shall be applied as determined by the consulting arborist.
  - d. If injury should occur to any tree during construction, it shall be evaluated as soon as possible by the consulting arborist so that appropriate treatments can be applied.
  - e. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the TREE PROTECTION ZONE.
  - f. Any additional tree pruning needed for clearance during construction must be performed or supervised by an Arborist and not by construction personnel.
  - g. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees shall be designed to withstand differential displacement.
3. Additional tree protection mitigation measures as recommended by the arborist:
- a. Once the actual location of the proposed trench has been identified, a six-foot tall chain-link fence, mounted on two-inch diameter galvanized iron pipe posts, which are driven two feet into undisturbed ground must be erected three feet from the margin of the excavation which is closest to a tree which is to be preserved.
  - b. The presence of these fences should be confirmed by a certified arborist before excavation equipment arrives on site.
  - c. If any trenching is at least as far from any tree as the distance shown in Table 1 in Appendix D, under root protection distance, all of the trees should survive the trenching without damage.
  - d. If root cutting occurs closer than the distances defined as root protection distances in Table 1 of Appendix D, the affected tree should be examined by a certified arborist. If replacement is necessary, replacement species should be 15 gallon size; Autumn Purple Amerian Ash – *Fraxinus Americana* 'Autumn Purple.'

## B. Nesting Birds

1. To avoid impacts to nesting birds, construction should be scheduled to take place from September 1 to February 15, outside of the avian nesting season, (which is February 15<sup>th</sup> to August 31<sup>st</sup>). However, if construction is to occur during the nesting season, a qualified biologist shall conduct a survey for nesting birds no more than three days prior to construction. If active nests are not present, construction can take place as scheduled. However, if active nests are detected, construction would have to be delayed until chicks have fledged, and a no-work buffer would be established around the nest. CDFG should be contacted on how to proceed. CDFG usually accepts a 50-foot radius buffer around passerine and non-passerine nests, and up to a 250-foot radius for raptors.
2. Burrowing Owl Surveys: Within 30 days prior to the start of construction, the fallow fields supporting burrowing owl habitat and where ground disturbance is proposed shall be thoroughly surveyed by a qualified biologist for burrows and evidence of owls. A complete protocol-level burrowing owl survey consists of four site visits. A survey for burrows and owls should be conducted by walking through suitable habitat over the entire project site and in areas within 150 meters (approx 500 ft.) of the project impact zone. This 150-meter buffer zone is included to account for adjacent burrows and foraging habitat outside the project area and impacts from factors such as noise and vibration due to heavy equipment which could impact resources outside the project area. During the initial site visit, burrows shall be

examined for owl sign and the locations of occupied burrows mapped. Subsequent observations shall be conducted from as many fixed points as necessary to provide visual coverage of the site using spotting scopes or binoculars. It is important to minimize disturbance near occupied burrows during all seasons. Site visits shall be repeated on four separate days, from two hours before sunset to one hour after or from one hour before to two hours after sunrise. Surveys shall be conducted during weather that is conducive to observing owls outside their burrows. All burrowing owl sightings, occupied burrows, and burrows with owl sign will be mapped and recorded. The biologist will prepare a survey report to be submitted to the City's Environmental Principal Planner.

3. If project activities occur outside the nesting season: If no occupied burrows are found during the surveys, construction may begin immediately. If occupied burrows are detected, one-way exit doors shall be installed on the burrows. These doors shall remain in place for 48 hours. After 48 hours, the doors shall be removed and the burrows collapsed. Construction may begin immediately.
  4. If project activities occur during the nesting season (Feb. 1- Aug. 31): If no burrows that show evidence of owl presence (such as pellets, feathers, or white-wash) are found during the surveys, construction may begin immediately. If burrows are found that show evidence of owl occupation, owls shall be assumed present. The burrows will be monitored by a biologist until the owls have fledged or the burrow is determined to be abandoned. No ground disturbance within 250 feet of occupied burrows may occur during this time unless other mitigation is approved by the California Department of Fish and Game. Once it has been determined that any and all burrows within the disturbance area are no longer occupied, construction may begin immediately.
  5. During Pipe Stringing: To avoid impact to burrowing owls during pipe stringing within the fallow fields (APN 101-02-015 and APN 237-28-056), a biologist shall survey the site the morning of pipe stringing in order to identify a location for stringing where no burrows are present. The biologist will stay on site and supervise the pipe stringing process. If the pipe needs to be relocated on site a qualified biologist must first survey the relocation area to ensure the absence of occupied burrows.
  6. On-site Monitor: In addition to pre-construction surveys, daily construction-time monitoring by a biologist is required. If pre-construction surveys in the fallow fields find no owl presence, daily, construction-time monitoring will be limited to morning surveys for the purpose of confirming the continued absence of owls. If owls are determined to be present, either during pre-construction surveys or during construction-time, morning surveys, a biologist will then need to be present during all construction activities related to open trenching and pipe stringing in the fallow fields unless other mitigation is approved by the California Department of Fish and Game. The biologist will monitor all present owls for signs of nesting behavior. If nesting is detected within 250 feet of the construction site, construction must stop until the nest is abandoned, all fledglings have left the nest, or some alternative mitigation is approved by the California Department of Fish and Game.
- C. **Western Pond Turtles.** In order to avoid potential impact to western pond turtle eggs in the fallow field adjacent to the Guadalupe River (APN 101-02-015), an exclusionary plywood fence shall be constructed around those areas that will experience any project-related ground disturbance between April 15<sup>th</sup> and August 15<sup>th</sup>. The fence shall be buried no less than 12 inches below the soil (Dave Johnston personal communication). Guadalupe River surveys for

adult western pond turtles shall be conducted in the vicinity of the fallow field (APN 101-02-015) open trench, HDD work area, and pipe stringing areas. A minimum of four days of surveying should occur no more than 30 days prior to construction. Pre-construction monitoring of the impact area within the plywood fence area for turtle presence shall also be conducted between April 15<sup>th</sup> and August 15<sup>th</sup>. Pre-construction monitoring within the impact area could be coupled with morning burrowing owls surveys. The construction crew should be educated by a trained biologist on western pond turtle handling, relocation, and construction activity protocols.

**V. CULTURAL RESOURCES** – With mitigation, the project will have a less than significant impact. In the event of an accidental discovery of human remains or cultural or paleontological resources, the project includes the following mitigation measures to avoid impacts to cultural resources:

A. Archaeological monitoring shall be conducted during excavation of open trenches and pits necessary for HDD installation. An archaeological monitoring schedule shall be established between the applicant and the City prior to the implementation of project related ground disturbing activity. Prior to actual monitoring, a “tailgate” meeting shall be held to educate construction workers regarding inadvertent discovery of buried cultural resources.

B. If archaeological resources or human remains are inadvertently discovered during ground disturbing activity associated with the pipeline project, work shall be halted immediately within 50 feet of the discovery and the City of San Jose Planning Department shall be notified. The County Coroner must also be notified of the discovery of any human remains according to Section 5097.98 of the State Public Resources Code and Section 7050.5 of California’s Health and Safety Code. If the remains are determined to be Native American, the coroner will notify the Native American Heritage Commission, and the procedures outlined in CEQA Section 15064.5(d) and (e) shall be followed.

C. If paleontological resources (i.e., fossils) are inadvertently discovered during ground disturbing activity associated with the pipeline project, work shall be halted immediately within 50 feet of the discovery, the City of San Jose Planning Department shall be notified, and a professional paleontologist shall be retained to determine the significance of the discovery.

**VI. GEOLOGY AND SOILS** – The project will not have a significant geology and soils impact; however, in the event of a seismic event, the following standard measures will be implemented by the project to reduce potential seismic related impacts:

A. The proposed project shall be designed and constructed in conformance with the Uniform Building Code Guidelines for Seismic Zone 4, OSFM, and Federal regulations to avoid or minimize potential damage from seismic shaking.

B. A soil engineering report shall be prepared for the project site and the recommendations will be included in the project plans. The investigation will be consistent with the guidelines published by the State of California (CDMG Special Publication 117) and the Southern California Earthquake Center (SCEC report).

**VII. HAZARDS AND HAZARDOUS MATERIALS** – With mitigation, the project will have a less than significant impact. The project will include the following mitigation measures to avoid significant hazards and hazardous materials impacts:

- A. The applicant shall prepare a Spill Prevention and Countermeasures Plan and a Frac-Out Plan which shall be submitted to the City's Environmental Principal Planner to avoid contamination during pipeline installation. The Spill Prevention and Countermeasures Plan and Frac-Out Plan shall prescribe guidelines to prevent and control spills for use at operation, construction, maintenance, and storage areas during construction. All contractors shall comply with spill prevention, control, and containment procedures set forth in the plan and shall be included in the contractor's scope of work.
- B. The applicant shall prepare and adhere to an Injury and Illness Prevention Plan, Hazard Communication Plan, Hazardous Materials Management Plan, Spill Prevention and Management Plan (for on-site construction equipment), Storm Water Pollution Prevention Plan, and Emergency Response Plans for the pipeline and related facilities and submit the plans to the City's Environmental Principal Planner.
- C. The pipeline and related facilities will be designed, constructed, and maintained in compliance with all applicable regulatory standards and policies including provisions for real-time monitoring (SCADA system) during jet fuel transfers, leak detection systems ("smart pigs"), and cathodic protection. Minimum setback requirements from the Guadalupe River as dictated by the Santa Clara Valley Water District shall be maintained.
- D. An Initial Site Assessment shall be prepared for the entire alignment and the two alternatives to identify potentially contaminated sites along the pipeline alignment which shall be screened for hazardous materials contamination prior to beginning construction. If the potential for workers to encounter hazardous materials is unexpectedly identified, all necessary precautions shall be taken to protect the health and safety of site workers and the applicant shall prepare and adhere to a plan for workers safety following all relevant OSHA requirements, and submit the plan to the City's Environmental Principal Planner.

**VIII. HYDROLOGY AND WATER QUALITY** – The project will not have a significant Hydrology and water quality impact. The project applicant shall comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The grading permit will include the following standard grading and best management practices to avoid erosion, prevent stormwater pollution and minimize potential sedimentation during construction.

- Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season,
- Utilize on-site sediment control BMPs to retain sediment on the project site,
- Utilize stabilized construction entrances/exits and/or wash racks to/from unpaved areas,
- Implement damp street sweeping,
- Provide temporary cover of disturbed surfaces to help control erosion during construction,
- Provide permanent cover to stabilize the disturbed surfaces after construction has been completed,
- minimizing disturbed areas,
- silt fencing and/or fiber roll installation,
- hydraulically applied dust/sediment control,
- use of sand bag barriers to direct storm water runoff away from open trenches,
- use of erosion control blanket or mats,

- covering soil stockpiles with plastic sheeting to avoid sediment runoff.

Standard Construction Measures:

• Prior to the commencement of any clearing, grading or excavation, the project shall comply with the State Water Resources Control Board's National Pollutant Discharge Elimination System (NPDES) General Construction Activities Permit, to the satisfaction of the Director of Public Works, as follows:

- a. The applicant shall develop, implement and maintain a Storm Water Pollution Prevention Plan (SWPPP) to control the discharge of stormwater pollutants including sediments associated with construction activities;
  - b. The applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB).
- The project shall incorporate Best Management Practices (BMPs) into the project to control the discharge of stormwater pollutants including sediments associated with construction activities. Examples of BMPs are contained in the publication Blueprint for a Clean Bay. Prior to the issuance of a grading permit, the applicant may be required to submit an Erosion Control Plan to the City Project Engineer, Department of Public Works, 200 E. Santa Clara Street, San Jose, California 95113. The Erosion Control Plan may include BMPs as specified in ABAG's Manual of Standards Erosion & Sediment Control Measures for reducing impacts on the City's storm drainage system from construction activities. For additional information about the Erosion Control Plan, the NPDES Permit requirements or the documents mentioned above, please call the Department of Public Works at (408) 535-8300.
- The project applicant shall comply with the City of San Jose Grading Ordinance, including erosion and dust control during site preparation and with the City of San Jose Zoning Ordinance requirements for keeping adjacent streets free of dirt and mud during construction. The following specific BMPs will be implemented to prevent stormwater pollution and minimize potential sedimentation during construction:
- a. Restriction of grading to the dry season (April 15 through October 15) or meet City requirements for grading during the rainy season.
  - b. Utilize on-site sediment control BMPs to retain sediment on the project site;
  - c. Utilize stabilized construction entrances and/or wash racks;
  - d. Implement damp street sweeping;
  - e. Provide temporary cover of disturbed surfaces to help control erosion during construction;
  - f. Provide permanent cover to stabilize the disturbed surfaces after construction has been completed

**IX. LAND USE AND PLANNING** – The project will not have a significant impact on this resource, therefore no mitigation is required. Furthermore, the design and construction of the pipeline and related facilities would be subject to stringent design criteria including the Uniform Building Code, San Jose City Building Code, and OSHA, among others.

**X. MINERAL RESOURCES** – The project will not have a significant impact on this resource, therefore no mitigation is required.

**XI. NOISE** – The project will not have a significant impact on this resource, therefore no mitigation is required.

- XII. **POPULATION AND HOUSING** -- The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIII. **PUBLIC SERVICES** -- The project will not have a significant impact on this resource, therefore no mitigation is required.
- XIV. **RECREATION** -- The project will not have a significant impact on this resource, therefore no mitigation is required.
- XV. **TRANSPORTATION / TRAFFIC** -- The project will not have a significant impact on this resource, therefore no mitigation is required.
- XVI. **UTILITIES AND SERVICE SYSTEMS** -- The project will not have a significant impact on this resource, therefore no mitigation is required.
- XVII. **MANDATORY FINDINGS OF SIGNIFICANCE** -- With mitigation, the project will not substantially reduce the habitat of a fish or wildlife species, be cumulatively considerable, or have a substantial adverse effect on human beings.

**PUBLIC REVIEW PERIOD**

Before 5:00 p.m. on June 16, 2009, any person may:

1. Review the Draft Mitigated Negative Declaration (MND) as an informational document only; or
2. Submit written comments regarding the information, analysis, and mitigation measures in the Draft MND. Before the MND is adopted, Planning staff will prepare written responses to any comments, and revise the Draft MND, if necessary, to reflect any concerns raised during the public review period. All written comments will be included as part of the Final MND.

Joseph Horwedel, Director  
Planning, Building and Code Enforcement

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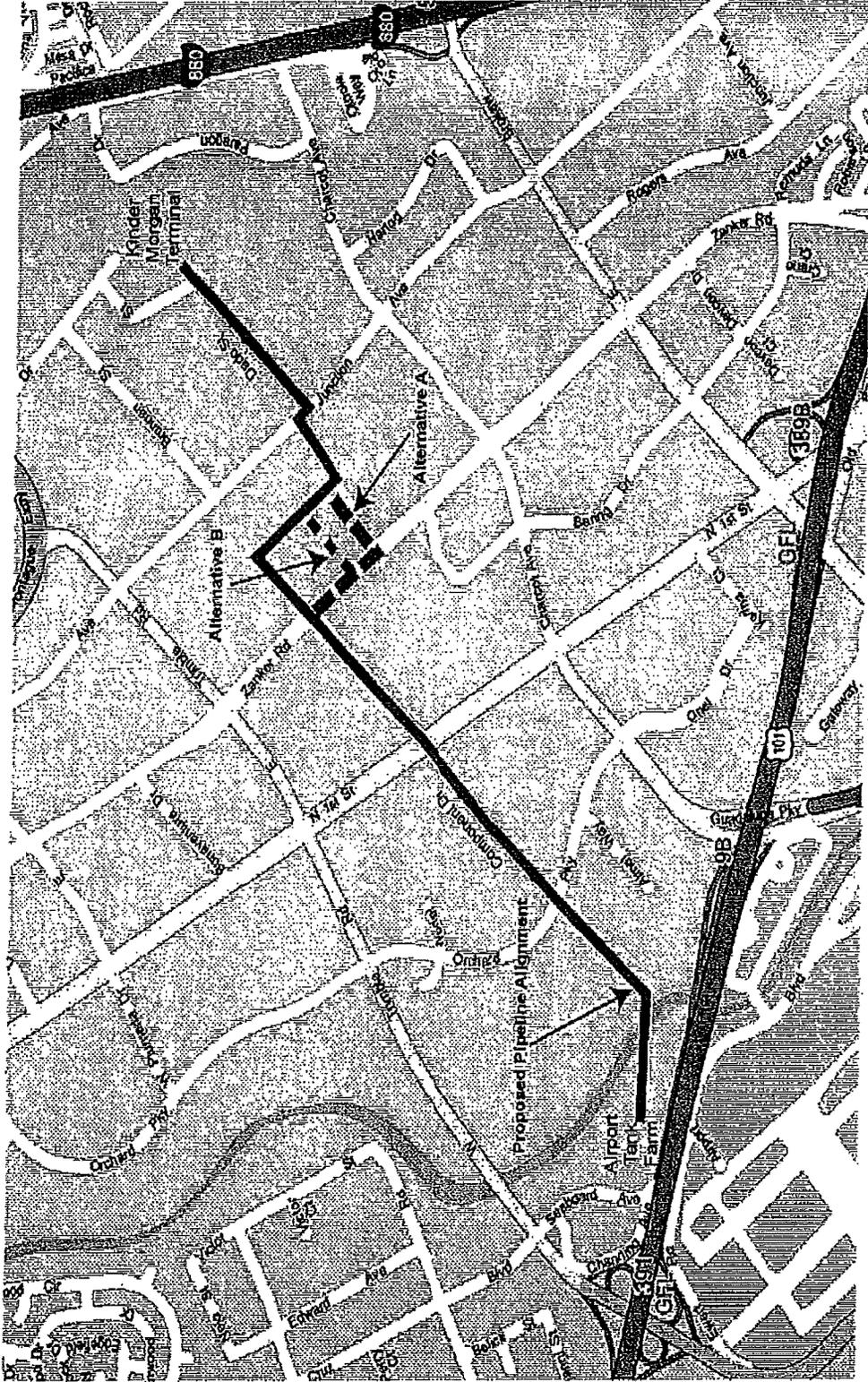
J. Walsh  
Deputy

Adopted on: 7/17/09

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Deputy

Revised 10.20.08 sbw.

# Proposed Pipeline Route



# Proposed Pipeline Route San Jose International Airport Jet Fuel Pipeline