

EXHIBIT F

Environmental Findings, Impacts, Mitigation and Monitoring Program

SMaRT Station/Kirby Canyon Project

TRANSPORTATION

1.
 - a. **IMPACT:** The left turn into the project site would affect traffic volumes on Caribbean drive.
 - b. **MITIGATION:** A 40-foot extension of the left-turn lane on Caribbean may be installed.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** Project traffic should be monitored by the City of Sunnyvale and an extension to the left-turn lane installed, if deemed necessary.
2.
 - a. **IMPACT:** On-site traffic control is needed to ensure safety.
 - b. **MITIGATION:** A four-way stop may be installed at the first intersection of the site (Carl Road and Borregas Avenue). "One Way" and "Do Not Enter" signs may be installed to enforce the counter-clockwise circulation pattern.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** Appropriate signage should be installed prior to the opening of the station and verified through the building permit process.
3.
 - a. **IMPACT:** Utility improvements for the project will temporarily disrupt traffic on Caribbean Drive.
 - b. **MITIGATION:** Street construction should be conducted such that a minimum of one lane in each direction remains open at all times.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** Encroachment permits for construction in the public right of way should limit the time of construction in the public street and maintain a minimum of one lane open in each direction of flow.

PUBLIC SERVICES

4.
 - a. **IMPACT:** The potential exists for fire to occur at the Station.
 - b. **MITIGATION:** Installation of sufficient fire suppression improvements consisting of hydrants, sprinklering of the enclosed areas, and adequate water supply.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The Sunnyvale Public Safety Department should review the project design plans to ensure compliance with fire protection standards.
5.
 - a. **IMPACT:** Washdown water may exceed WPCP standards.
 - b. **MITIGATION:** Pretreatment of the washdown water may be required to eliminate oil, grease, and solids.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The washdown water should be monitored and compared to the industrial waste discharge requirements of the WPCP standards. If the washdown water exceeds the limits, the station should provide pretreatment necessary to reduce objectionable components.

SAFETY AND SEISMIC SAFETY

6.
 - a. **IMPACT:** Structural damage caused by differential subsidence of the earth fill under the station.
 - b. **MITIGATION:** Construction considerations, such as pile foundation or modifications to the spread footing design, would prevent structural damage.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The City's Community Development Department will review the Station design to be sure it is engineered properly to ensure the integrity of the proposed structures.
7.
 - a. **IMPACT:** Potential liquefaction, compaction and ground subsidence resulting from a maximum probable earthquake.
 - b. **MITIGATION:** Location and engineering design of the Station can minimize potential damage to the structure.

- c. FINDING: The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. MONITORING: The Community Development Department will review the geophysical evaluation and engineering design to ensure structural integrity of the proposed improvements.
- 8.
- a. IMPACT: Landfill slope stability during an earthquake.
 - b. MITIGATION: Application of appropriate engineering standards to the excavation, compaction and placement of final cover of soil materials on landfill slopes can reduce the potential of this impact.
 - c. FINDING: The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. MONITORING: The Community Development and Public Works Departments will review the geophysical evaluation and engineering design to ensure structural integrity of the proposed improvements.
- 9.
- a. IMPACT: Worker exposure to landfill gas released during excavation of refuse for site preparation:
 - b. MITIGATION: Limit the amount of area of excavation to reduce the quantity of landfill gas released. Fit equipment with spark arresters. Worker education and use of methane gas monitoring and measuring devices.
 - c. FINDING: The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. MONITORING: The Sunnyvale Public Works Department will require the applicant to provide a health and safety plan with adequate detail to address the specific working conditions of the site. The department will monitor construction practices at the site to ensure compliance with the health and safety plan.
- 10.
- a. IMPACT: Fire hazard created by lateral migration of landfill gas (methane) into buildings.
 - b. MITIGATION: Install landfill-gas detection devices around the buildings, provide good building ventilation and, if necessary, install additional landfill-gas collection systems.
 - c. FINDING: The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. MONITORING: The Sunnyvale Public Works and Building Departments will review the engineering design plans to assure installation of landfill-gas-migration detection devices, landfill-gas perimeter cutoff trenches that could be

modified to an active landfill-gas withdrawal system and an adequate landfill-gas monitoring protocol for landfill-gas in the enclosed areas of the site. These departments will monitor the construction practices at the site to ensure compliance with the engineered plans.

11.
 - a. **IMPACT:** Existing soils under the station contain some pesticides and heavy metals.
 - b. **MITIGATION:** Conform to state and federal regulations which allow this soil to be left in place.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The Public Works Department will monitor soils surrounding the site to be sure no migration of this material occurs.
12.
 - a. **IMPACT:** Potential exposure of public to accidental spill or leak of hazardous gases from WPCP.
 - b. **MITIGATION:** Implementation of an evacuation plan including escape routes other than Borregas Ave.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The Public Works Department will require the applicant to prepare an evacuation plan in consultation with Water Pollution Control Plant staff.
13.
 - a. **IMPACT:** Potential toxics in the wastestream to be received at SMaRT.
 - b. **MITIGATION:** Implementation of Hazardous Waste Exclusion Program (HWEP).
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The City of Sunnyvale will require the applicant to prepare a HWEP.
14.
 - a. **IMPACT:** Storage of toxics discovered by the HWEP program at the station.
 - b. **MITIGATION:** Preparation of an appropriate storage area and conformance to local, state, and federal regulations governing storage time of hazardous wastes.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.

d. **MONITORING:** The City of Sunnyvale will require the applicant to prepare a HWEF, as required under the California Administrative Code Title 23. The County of Santa Clara will serve as the Local Enforcement Agency (LEA) for the station. The county will conduct weekly inspections of the station, as required by state law. During the inspections, the County will determine whether the station operator is properly following the HWEF protocol.

NOISE

15. a. **IMPACT:** Noise generated from the tributary traffic of the project.
- b. **MITIGATION:** Preservation of the condition of the streets to be maintained in good repair with smooth surfaces.
- c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
- d. **MONITORING:** The Public Works Department will periodically review the integrity of the public roads to assure they are properly maintained. The Operator will repair street damage caused by construction, but will not be required to provide ongoing maintenance.

AIR QUALITY

16. a. **IMPACT:** Dust caused from the construction of the project.
- b. **MITIGATION:** Implementation of a dust prevention program during construction.
- c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
- d. **MONITORING:** The City will require the applicant to prepare the project specifications such that the creation of dust and airborne particles is kept to a minimum. The Public Works Department will conduct routine inspections during construction to assure compliance with the plan.
17. a. **IMPACT:** Potential release of landfill gas during site preparation and project construction.
- b. **MITIGATION:** Limit area of excavation to reduce the amount of landfill gas released.
- c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.

d. **MONITORING:** The City will require the applicant to prepare the project specifications such that the excavation of the refuse is limited to a minimum. The City Public Works Department will conduct routine inspections during construction to assure compliance with the plan.

WILDFIRE

18. a. **IMPACT:** Accidental disruption of wetland habitats adjacent to the station during construction.
- b. **MITIGATION:** Install a fence prior to construction.
- c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
- d. **MONITORING:** The City will require the applicant to install a fence prior to the commencement of construction. The Public Works Department will conduct an inspection prior to construction to assure the fence has been installed. A biologist should be on hand to prevent impact during construction.

NUISANCE

19. a. **IMPACT:** Vectors such as flies, rodents, and yellow-jackets may be attracted to refuse.
- b. **MITIGATION:** Conformance with the state regulations which require operation and maintenance procedures to prevent vector impacts.
- c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
- d. **MONITORING:** The County, as Local Enforcement Agency, will require the station operator to comply with the state's solid waste handling regulations. The County will conduct weekly inspections at the station to ensure compliance.
20. a. **IMPACT:** The generation of litter from private vehicles without properly covered loads.
- b. **MITIGATION:** Enforcement of the State Vehicle Code regarding the transportation of materials and imposition of a special fee for improperly covered loads may reduce this impact.
- c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
- d. **MONITORING:** The County, as Local Enforcement Agency, will require the station operator to comply with state regulations concerning the covering of

loads entering the station. The California Highway Patrol is responsible for enforcing the State Vehicle Code.

21.
 - a. **IMPACT:** Objectional odors from the decay of organic materials.
 - b. **MITIGATION:** Conformance with the State regulations, as enforced by the LEA, regarding residence time of materials and processing odorous materials will require operation and maintenance procedures to reduce unpleasant odors. Also, regular cleaning and deodorizing of the station will assist to reduce this impact.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The LEA will conduct weekly inspections of the station to be sure the operator complies with the solid waste handling regulations of the CIWMB.
22.
 - a. **IMPACT:** Dust emissions from station operations.
 - b. **MITIGATION:** Installation of appropriate exhaust ducts and dust removal equipment will reduce this impact to the adjacent areas. Workers should wear dust masks in dusty areas.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The LEA will conduct weekly inspections to ensure compliance.
23.
 - a. **IMPACT:** Fire hazard created by refuse containing combustibles.
 - b. **MITIGATION:** Implementation of a load-checking program to detect combustibles in refuse loads and appropriate fire suppression equipment within the facility will reduce this impact.
 - c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The Public Safety Department will require the applicant to install proper fire suppression and protection improvements and to prepare an emergency response plan. The Public Works Department will provide routine inspections during construction to assure compliance with the plan.
24.
 - a. **IMPACT:** Light and glare created by night operations at the station.
 - b. **MITIGATION:** Light should be directed downward to avoid any impact to surrounding land uses.

- c. **FINDING:** The project, as proposed, includes techniques and procedures to reduce this potential impact to an acceptable level.
 - d. **MONITORING:** The Building Department will review the engineering design plans to ensure compliance with this requirement.
25. a. **IMPACT:** Visual impact to recreationalists at the levees north of the site, and future park users, from construction and station operation.
- b. **PARTIAL MITIGATION OR AVOIDANCE:** The proposed SMaRT station is screened from view on the west, south and east by the Sunnyvale landfill and the WPCP. It is visible from the levees to the north. The sensitive receptors near the SMaRT include users of the Twin Creeks Softball Facility; users of the future park (to be built on the Sunnyvale landfill); recreationalists using levees north of the project; and employees in the office/industrial park along the south side of Caribbean. Of these receptors, only the recreationalists using the levees to the north of the landfill would be impacted. A screening fence and landscaping is proposed along the northern boundary of the site to help reduce the impact to the levee area.