

Exhibit B:

Excerpt from Chapter Six of the Terminal One EIR “Final Mitigation and Features Monitoring and Reporting Program”

Pages 6-14 through 6-17

**TABLE 6-1 (Continued)
MITIGATION AND FEATURES MONITORING AND REPORTING PROGRAM**

Project Design Features and Mitigation Measures	Implemented By	Monitored By	Monitoring and Reporting Action	Monitoring Schedule	Verification of Compliance
4.8 Hydrology and Water Quality (cont.)					
<p>construction-related materials. The measures identified in the MMDP shall be based on the Best Available Technology, and will include, but not be limited to, the following:</p> <ul style="list-style-type: none"> a. During construction, any barges performing the work shall be moored in a position to capture and contain the debris generated during any sub-structure or in-water work. In the event that debris does reach the Bay, personnel in workboats within the work area shall immediately retrieve the debris for proper handling and disposal. All debris shall be disposed of at an authorized upland disposal site; b. Construction waste shall be collected and transported to an authorized upland disposal area, and per federal, state, and local laws and regulations; c. All construction material, wastes, debris, sediment, rubbish, trash, fencing, etc., shall be removed from the site once the proposed project is completed and transported to an authorized disposal area, in compliance with applicable federal, state, and local laws and regulations. <p>The MMDP shall be submitted to the San Francisco Bay RWQCB for review and approval.</p>					
<p>PROJECT DESIGN FEATURE HYD-2: Sea Level Rise Measures. The applicant will ensure that the project design includes the following measures to address sea level rise of up to 3 feet:</p> <ol style="list-style-type: none"> 1. Placement of finished floor elevations of residential structures above 14.5 feet NAVD88, an elevation greater than the current site BFE, or 11 feet NAVD88, plus 3 feet of sea level rise and a 0.5 feet additional margin; and 2. The installation of appropriate stormwater inlet infrastructure, and/or the installation of back flow prevention devices on storm drain lines (and/or the design of the stormwater infrastructure to accommodate the future installation of back flow prevention devices on an as-needed basis). 3. Placement of the finished elevation of the Bay Trail Loop at or above 14.1 feet NAVD88, an elevation greater than the current site BFE (11 feet NAVD88) plus 3 feet of sea level rise; <p>If feasible, design of the Bay Trail Loop to function as a flood mitigation embankment either as initially constructed or as retrofitted on an as needed basis. Because the project site's shoreline is a VE zone, indicating it is currently susceptible to wave overtopping, the Bay Trail Loop embankment may be subject to wave runup and overtopping. These processes shall be considered when setting the Bay Trail Loop's final design and evaluating its flood mitigation performance.</p>	Project Applicant	City of Richmond Building Division and Engineering Services Department	The City shall review and approve Project Design and Bay Trail Loop to ensure this mitigation is incorporated in the final design.	Prior to issuance of building permit.	Verified by: Date:

TABLE 6-1 (Continued)
MITIGATION AND FEATURES MONITORING AND REPORTING PROGRAM

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4.8 Hydrology and Water Quality (cont.)					
<p>PROJECT DESIGN FEATURE HYD-3: Sea Level Rise Adaptation Strategies: The applicant shall include provisions in the project's Covenants, Conditions, and Restrictions that require the Homeowner's Association to engage a degreed coastal geomorphologist, a licensed engineer, or a comparably qualified expert in the management of flood risks associated with sea level rise to prepare an Adaptive Flood Risk Management Plan. The initial adaptive management plan shall be completed and submitted to the City for review and comment by January 1, 2035. The plan shall be updated every ten years, with the first plan update to be completed and submitted to the City for review and comment by January 1, 2045 and with subsequent updates to be completed and submitted to the City on January 1 every ten years thereafter.</p> <p>The Adaptive Flood Risk Management Plan shall include:</p> <p>1. A Monitoring and Reporting Program – to include:</p> <ol style="list-style-type: none"> a. A review of scientific literature including up-to-date estimates of local sea level rise and available data and studies from other shoreline sites in Richmond as well as neighboring/regional jurisdictions to estimate the actual increase in sea level at the site; b. A review of federal, State, local, and regional law, regulations, and guidance that address sea level rise; c. A report that addresses the following points: <ol style="list-style-type: none"> i. A discussion of any estimated difference in sea level at the site since the previous 10-year report; ii. A discussion of how the project complies with any new applicable statutory or regulatory requirements; iii. A discussion of the observed characteristics and impacts, if any, related to flooding on the site, based on site observations and photos as well as conversations with site residents and City Public Works staff; iv. A discussion of the monitoring triggers that will be used to determine the installation schedule for: <ul style="list-style-type: none"> • Any backflow prevention devices that are required to address flood impacts associated with a 2 foot increase in sea level; • Any protective features that will enable the Bay Trail Loop (and/or other protective features as needed) to serve as a flood protection measure to address flood impacts associated with a 3-foot increase in sea level; and/or 	Project Applicant	City of Richmond Building Division and Engineering Services Department	Building Division to ensure mitigation language is provided in the projects Covenants, Conditions, and Restrictions. Engineering Services Department to receive and review Plan.	Prior to certification of occupancy. Receipt for review January 1, 2035, with subsequent updates every 10 years thereafter.	<i>Verified by:</i> <i>Date:</i>

**TABLE 6-1 (Continued)
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4.8 Hydrology and Water Quality (cont.)					
<ul style="list-style-type: none"> • Any additional adaptive flood risk management measures that will be required to address flood impacts associated with a rise in sea level of greater than 3 feet. v. A recommended schedule for implementing the adaptive flood risk management measures referenced in subsection iv. above and/or an update to a previously presented recommended schedule; and vi. A report on the adaptation measures financing mechanism (see subsection 3. below), and an estimated projection of funds that would be available 10 years into the future. <p>2. An Adaptive Flood Risk Management Strategy to address 100-year flood impacts associated with a rise in sea level of greater than 3 feet. If the monitoring program and the updated monitoring report prepared every ten years results in a projection that the rise in sea level will exceed 3 feet during the subsequent 25-year period, the Adaptive Flood Risk Management Plan shall also include:</p> <ul style="list-style-type: none"> a. An analysis of adaptive measures which, if implemented, either on a stand-alone basis or in combination with other measures, would prevent or substantially reduce human health and safety impacts as well as property loss and damage related to 100-year flooding and an increase in sea level of greater than 3 feet; b. The formulation of an adaptive measures strategy which reflects a best practices and cost-effective approach to addressing the 100-year flood risk associated with an increase in sea level greater than 3 feet; and c. An estimate of the costs and timeframes involved in implementing the adaptive measures strategy formulated in accordance with subsection b. above. <p>The nature of the adaptation measure/s to be implemented will be reviewed and approved by the City Planning Division and Public Works Department and other regulatory agencies as necessary, and will be based on the results of monitoring and reporting.</p> <p>3. A Financing Strategy which will be designed to:</p> <ul style="list-style-type: none"> a. Generate sufficient resources to cover the costs of: <ul style="list-style-type: none"> i. The backflow prevention devices as required to address flood impacts associated with a 2 foot increase in sea level (to the extent these devices were not already installed when the storm drain system was initially constructed); 					

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<p>ii. The protective features as required to enable the Bay Trail Loop to serve as an effective barrier to address flood impacts associated with a 3-foot increase in sea level (to the extent these protective features were not already incorporated in the Bay Trail Loop when it was originally constructed); and</p> <p>iii. The adaptive measures strategy formulated to address flood impacts associated with an increase in sea level of greater than 3 feet;</p> <p>b. Generate such funds and to make such funds available within a timeframe to cover the flood improvement costs as they are incurred in accordance with the implementation schedule.</p> <p>The financing strategy may include funding from the following private and public financing mechanisms:</p> <p>a. Homeowner Association fees;</p> <p>b. Mello Roos Community Services District special taxes;</p> <p>c. Assessment District Assessments; and</p> <p>d. Other public or private financing mechanisms as determined by the Homeowner Association and the City to be appropriate and feasible.</p>					
4.9 Land Use and Planning					
None required.					
4.10 Noise					
<p>Mitigation Measure NOI-1a: Construction Noise Control Measures. The applicant shall employ site-specific noise attenuation measures during project construction to reduce the generation of construction noise, including pile-driving noise. These measures shall be included in a Noise Control Plan that shall be submitted for review and approval by the City of Richmond Planning and Building Services Department to ensure that construction noise is consistent with the standards set forth in the City's Noise ordinance and other standards as appropriate. Measures specified in the Noise Control Plan and implemented during project construction shall include, at a minimum, the following noise control strategies:</p> <ul style="list-style-type: none"> Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds); 	Project Applicant / Contractor	City of Richmond Building Division and Engineering Services Department	<p>Engineering Department to review and approve project specifications and grading and construction plans for inclusion of this measure into specifications.</p> <p>Building Division to inspect site during construction to ensure compliance with project construction plans.</p>	<p>Prior to issuance of building permit.</p> <p>Field inspections during construction</p>	<p><i>Verified by:</i></p> <p><i>Date:</i></p>