

**EXHIBIT R**  
**COMMUNITY ENGAGEMENT**

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### COMMUNITY ENGAGEMENT

This Exhibit R describes certain community obligations assumed by Developer for the Project (the “**Community Engagement Obligations**”). All capitalized terms used in this Exhibit R and not specifically defined herein will have the meanings ascribed to them in the Development Agreement by and between the City and County of San Francisco, a municipal corporation, and Reservoir Community Partners LLC, a California Delaware limited liability company (the “**Agreement**”) to which it is attached. The Project is the product of a community planning process initiated by the City in 2014. The community process included an appointed Balboa Reservoir Community Advisory Committee (“**BRCAC**”) body as well as heavy participation from the community at large. The community, in coordination with City staff, developed parameters for the site, informed the selection of the development team, and worked to refine the development proposal to best serve the surrounding community needs. Pursuant to this Exhibit R, the community will have continued participation in the development and ongoing operations of the Project. This Exhibit R summarizes the minimum obligations for ongoing community participation, including those related to design, construction and operations.

#### 1. STANDARDS OF COMMUNICATION

Developer will provide continuity in the community engagement process across the various phases of the Project, including pre-entitlement, design, pre-construction, construction, and ongoing operations. Community leaders and organizations, especially those who have served on the BRCAC, and established community groups, will continue to serve as liaisons to the broader community with regard to the Project, including meeting planning, community outreach, and Project updates. Developer is responsible for maintaining ongoing communication.

Prior to sunset, the BRCAC will provide recommendations to Developer on establishing ongoing communications and community engagement. Upon the sunset of the official BRCAC, Developer will commit to meeting the following standards of communication for all notices, meetings, and information required as part of community engagement.

Developer will maintain a list and contact information for interested members of the public and will provide all notices and meeting invitations to members of the public who elect to join said list. Additionally, Developer will provide specific notice to the neighborhood organizations and institutions listed below. Further, Developer will make best efforts to coordinate meeting schedules with the neighborhood organizations and institutions listed below.

- \* The President of the Westwood Park Neighborhood Association or his or her designee
- \* A resident of the OMI (Oceanview-Merced-Ingleside) neighborhood
- \* The President of the Sunnyside Neighborhood Association or his or her designee
- \* An employee, student, or Trustee of City College of San Francisco
- \* An employee of Riordan High School

## 2. OPEN SPACE DESIGN

As required in the Project SUD, Developer will engage the community on the design of any Dedicated Open Space, as follows:

- Developer will conduct a minimum of one pre-application public meeting on design of the Dedicated Open Space prior to submittal of a design review application for the Dedicated Open Space.
- Developer will conduct a minimum of one additional public meeting prior to any approval action on the application. Additional meetings may be required at the discretion of the Planning Director.
- All meetings will be conducted at, or within a one-mile radius of, the Project Site, and the pre-application meeting will be subject to the Planning Department's pre-application meeting procedures, including but not limited to, the submittal of required meeting documentation. Developer will invite a Planning Department representative to such meetings.

## 3. OPEN SPACE OPERATIONS AND PROGRAMMING

The Project will create new Dedicated Open Spaces, each of which will be important community benefits for the residents of the Project and the surrounding neighborhoods. Ongoing operations and programming of the Dedicated Open Spaces will benefit from ongoing community collaboration.

**Open Space Advisory Committee.** As required by the Regulations Regarding Access and Maintenance of Open Space Improvements and Dedicated Open Space for the Project, Developer will establish and maintain an advisory committee for the life of the Agreement to provide the opportunity for members of the public to provide ongoing input on the use, maintenance, and/or operation of the new parks and opens spaces at the Project Site (the “**Open Space Advisory Committee**”). Developer will establish the Open Space Advisory Committee prior to the first annual meeting described below. The Open Space Advisory Committee will include representation from the following groups, provided that if any such group fails to fill its seat then such seat will remain vacant unless and until the applicable group designates a representative:

- \* The President of the Westwood Park Neighborhood Association or his or her designee
- \* A resident of the OMI (Oceanview-Merced-Ingleside) neighborhood
- \* The President of the Sunnyside Neighborhood Association or his or her designee
- \* Two representatives from the City College of San Francisco community, including employees, students, and Trustees
- \* A person who owns a business located on Ocean Avenue
- \* The President of the Balboa Reservoir HOA (Affordable) or his or her designee
- \* A Balboa Reservoir Townhome Unit representative

- \* An employee, student or parent of Riordon High School or Lick Wilmerding or Sunnyside Elementary
- \* Two at-large seats, ideally neighbor/resident from Mercy/Avalon on Ocean Avenue

**Annual meeting.** As described in Exhibit C-3 to the Agreement, Developer will host an annual public meeting after the Open Space Advisory Committee is formed including residents of Balboa Reservoir and the surrounding community. The meeting will provide the opportunity for the City, members of neighborhood organizations, and members of the public to comment on Developer's use, maintenance, and/or operation of the Dedicated Open Spaces. Developer will host a minimum of one (1) public meeting per year and will post notice online inviting neighborhood organizations and members of the public to attend. Such notice also will be provided to the Planning Department.

#### 4. BUILDING DESIGN

**Community Input on Building Design.** Developer will engage the community on the design of residential buildings. As required in the Project SUD, Developer will conduct a minimum of one pre-application public meeting prior to submittal of a design review application for a Building. The meeting will be conducted at, or within a one-mile radius of, the Project Site, but otherwise subject to the Planning Department's pre-application meeting procedures, including but not limited to the submittal of required meeting documentation. Developer will invite a Planning Department representative to such meeting.

#### 5. CONSTRUCTION MANAGEMENT

**Construction Management, Communication with the Community.** Developer will provide ongoing community coordination during the construction period, which will provide information to members of the public and offer a clear point of contact for community issues and concerns.

**Community Liaison.** Developer will have a dedicated community liaison prior to the start of construction. Contact information for the community liaison will be made available to the public, consistent with the standards for communication. Neighbors can communicate concerns or questions directly to the community liaison who will be stationed on site and will respond during business hours. Developer will also provide a 24-hour number for afterhours questions or concerns.

**Timely Information.** Prior to construction start, Developer will provide an updated construction plan and timeline, and will provide information for neighbors about where to find key information about the Project's progress. During the construction process, Developer will provide regular updates to interested neighbors via email, the project website, and other identified forums.

Standard construction hours will be 7am – 8pm, 7 days a week. For construction activities that may require work beyond the standard construction hours (such as large concrete pours), a

special permit must be obtained from the SF Department of Building Inspections. Developer will notify the community prior to any after-hours work as part of its regular information updates.

**Annual Meetings.** Developer will host a minimum of two (2) public meetings per year during construction including residents of the Project (if applicable) and the surrounding community. The meeting will provide the opportunity for neighborhood organizations and members of the public to comment on Developer's construction management. Developer will post notice online inviting neighborhood organizations and members of the public to attend. Such notice also will be provided to the Planning Department.

## 6. SPECIFIC CONSTRUCTION MEASURES

To the extent of any conflict between the measures described in this Exhibit R and those required by the Mitigation Monitoring and Reporting Program ("MMRP") for the Project attached to the Agreement as Exhibit F, or applicable laws (e.g., construction hours), the MMRP or applicable laws will control.

**Noise.** The development team will prepare a Noise Control Plan, in consultation with an acoustical consultant and reviewed and approved by the Planning Department to reduce noise impacts to the surrounding neighborhood and institutions during construction. The Noise Control Plan will include the following commitments:

- Developer will conduct the noisiest work (the parking lot and berm demolition) at times that will cause the least disturbance to surrounding neighbors. This work will take place between the hours of 9am and 4pm, and to the extent that it does not extend the overall construction schedule, the team will endeavor to complete all of it during times when Riordan High School is not in session.
- Whenever feasible, shield stationary construction equipment in order to reduce noise levels, and on-site work that produces noise (such as work using rock/concrete crushers and compressors) will be located as far from adjacent or nearby sensitive receptors as possible.
- Although not required by any specific plan or code, Developer will establish a rule prohibiting the use of radios or amplified music at any time during construction.
- Developer will create a weekly noise monitoring log that will be made available to the planning department upon request. The log will include any noise complaints received, whether in connection with an exceedance or not, and any noise complaints received through calls to 311 or DBI if the contractor is made aware of them.
- Any weekly report that includes an exceedance or for a period during which a complaint is received will be submitted to the planning department within three business days following the week in which the exceedance or complaint occurred.
- Developer will mandate that construction equipment utilize best available noise control techniques.
- Developer will establish locations for noise monitoring, usually at site borders.
- Developer will make the noise monitoring log accessible to public upon request.

**Air Quality.** Developer will implement all measures in the Site Mitigation Plan that was reviewed and approved by San Francisco's Department of Public Health (including the components of a dust monitoring plan) and the final construction Dust Monitoring Plan to be approved by DPH prior to commencement of construction. The two plans cover topics including odor control, dust control, and soil management during construction.

- The final Dust Monitoring Plan will be approved by the City's Department of Public Health and shared with the community and will include the following:
  - Covering soil stockpiles with plastic sheeting;
  - Watering uncovered ground surface at the Site; use of water will be limited to prevent runoff;
  - Misting or spraying of soil during excavation and loading;
  - Emplacement of gravel and/or rubble plates on-Site access roads as feasible;
  - Trucks hauling soil from the Site will be covered;
  - Visible dust will be monitored during excavation and subsurface demolition;
  - The soil drop height from an excavator's bucket onto soil piles or into transport trucks will be minimized;
  - Windbreaks will be deployed as necessary;
  - If necessary, the area of excavation may be limited to reduce dust generation;
  - Site vehicle speed limits;
  - Street sweeping;
  - Termination of excavation if winds exceed 25 mph; and,
  - Addition of soil stabilizers and other responses as-needed.
  - Public notification processes and requirements if the maximum particulate level is exceeded.
  - Dust monitoring logs/data will be available to the public upon request in a timely fashion. If excessive dust levels occur, mitigation must be immediately implemented, and when necessary, construction will be halted until action has been cured.
  - The dust monitors will be set up on a daily basis, for the first week of each new, potential dust-generating activity conducted at the Site (e.g., one week of dust monitoring at the start of grading, one week of dust monitoring at the start of excavation, etc.).

- The dust monitors will be set up by dust monitoring personnel at the start of each workday prior to the start of the dust generating activity and taken down at the conclusion of each workday.
- Additionally, dust monitoring personnel will be present on-Site to monitor field conditions and consult with contractor personnel on suitable dust suppression measures.
- Dust Monitoring will continue to occur at:
  - The first week of each new dust-generating activity;
  - the day of and/or the day after an exceedance of required threshold levels;
  - The day of and/or the day after visual observation of fugitive dust, if any; and
  - The day of and/or the day after neighbor complaints of dust if any.
- Two dust monitors will be placed at the Site perimeter (one upwind and one downwind location). Additional dust monitors will be placed at the western and southern boundaries near the adjacent residential buildings during all excavation and soil handling activities, if needed. Wind direction will be evaluated based on a windsock or flag located at the Site as well as a weather forecasting and reporting website. Dust monitor locations will be re-located in the case of significant changes in the wind direction. The locations of the dust monitors will be recorded in dedicated field logs. The dust monitors will be capable of continuous, real-time monitoring data-logging, and data transmission, and be able to trigger visual and/or remote alarms consisting of a flashing light, or similar, to alert on-Site monitoring and/or contractor personnel an action level has been exceeded.
- The remote alarm, if used, will consist of a text message, email, phone message, or similar, to alert off-Site monitoring personnel an action level has been exceeded. Dust monitoring logs/data will be available to the public upon request.

**Construction Emissions Minimization Plan (CEMP).** A Construction Emissions Minimization Plan will be prepared for the project and approved by the Planning Department's Environmental Review Officer prior to the start of construction. The CEMP will ensure compliance with specific regulations related to construction equipment, construction-related truck emissions, and notification requirements. The CEMP will include the following commitments:

- If the primary construction route to the Project needs to change from 280 and Ocean Avenue to Frida Kahlo Way to North Road, it will be approved by SFMTA in Developer's construction plan and shared with the community as a part of ongoing coordination.
- Paints used during construction will be Low-VOC coatings.
- All off-road construction equipment will meet or exceed standards specified in the MMRP (e.g., tier 4 final engines), unless a specific waiver is granted by the City's Environmental Review Officer, as specified in the MMRP. The MMRP also specifies project sponsor monitoring commitments to ensure compliance with these standards.
- Portable diesel engines will be prohibited for on-site construction work since grid power will be available throughout the site during all phases of construction.

- Diesel engines for on- or off-road equipment will not be left idling on the site at any time for more than two minutes, except as provided in exceptions to the applicable state regulations regarding idling for off-road and on-road equipment (e.g., traffic conditions, safe operating conditions).
  - Engine Requirements:
    - All off-road equipment greater than 25 horsepower will have engines that meet Tier 4 Final off-road emission standards.
- Renewable diesel will be used to fuel all diesel engines unless it can be demonstrated to the Environmental Review Officer (ERO) that such fuel is not compatible with on-road or off-road engines and that emissions of ROG and NOx from the transport of fuel to the project site will offset its NOx reduction potential.