

# Request for Qualifications

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## Addendum A

## Downtown Rohnert Park Developer Questions and Answers

### RFQ ISSUE DATE

NOVEMBER 1, 2023

### RFQ CLOSE DATE

JANUARY 22, 2024

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**ALL INQUIRES MUST BE DIRECTED TO:**

[DowntownRP@rpcity.org](mailto:DowntownRP@rpcity.org)



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## **Questions and Answers as of December 21, 2023**

### **Administrative questions**

#### **Q1. What experience and financial background is needed to qualify?**

A1. The experience and financial background needed to qualify is listed in Section 6 of the RFQ. Please provide the information requested in Section 6 of the RFQ (Scoring).

#### **Q2. What is the selection process? When will developers know if they have been selected or not selected?**

A2. A Selection Committee, assembled by the City and incorporating internal City employees and external reviewers, will evaluate and score all Statement of Qualifications and identify the highest ranked firms. Following the close of the RFQ (January 22), in January/February 2024, the Selection Committee will review and score the Statement of Qualifications submitted and create a short list of developer candidates that will be interviewed for potential final selection. Once the Selection Committee has determined the short list of candidates, City staff will notify all development firms that have been selected for the short list. The City will coordinate interviews by the Selection Committee of the development firms on the short list to be conducted in March/April 2024. Following the interviews, the Selection Committee will tour the developer's project sites in April/May 2024 to get a firsthand look of the developer's completed projects. After the site visits, the Selection Committee will deliberate and present the list of candidates and recommendations to City Council for consideration and selection of the successful developer in May/June 2024.

#### **Q3. We understand the PDA and EIR have been prepared/approved, will requirements from those submittals be provided for review? If so, when?**

A3. The [City's website](#) includes links to the following documents:

A3A. [Central Rohnert Park Priority Development Area Plan \(PDA Plan\)](#)

A3B. [Central Rohnert Park Final Environmental Impact Report](#)



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A3C. [Central Rohnert Park Priority Development Area Plan – Draft Environmental Impact Report](#)

A3D. [Draft EIR Consistency Review - Station Avenue project](#)

The PDA Plan is implemented through the Downtown District Amenity Zone Form-Based Code Overlay (DDAZ FBC Overlay). Applicable requirements are available for review in the [Municipal Code, Chapter 17.06, Article XIII](#), within the PDA Plan (linked above) and within the EIR (linked above). The EIR Consistency Review for the proposed downtown project would identify the applicable mitigation measures, as was done for the Station Avenue project.

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## **Affordable Housing Questions**

### **Q4. Does the City offer fee waivers for affordable housing projects?**

A4. No, the City does not currently have a program for fee waivers for affordable housing projects.

### **Q5. What is the required affordability for the affordable housing project?**

A5. The affordable housing component of the project must comply with Surplus Land Act, Government Code Section 54221 (f)(1)(G)(i), which requires not less than 300 residential units with at least 25% of the units restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and land use for ownership housing.

### **Q6. Should the developer assume dedication of the affordable housing parcel as part of their pro forma?**

A6. Yes, the City is committed to dedicating the affordable housing parcel at no cost. Nevertheless, the land value will be evaluated depending on assumptions for project delivery by a developer.

### **Q7. Is there any flexibility for the size of the affordable housing parcel?**

A7. Yes. The site is one parcel right now, yet the City is flexible and will consider further subdivision of the site according to what works for the development.

### **Q8. Does City have gap subsidy available for the affordable housing in addition to the potential land contribution?**

A8. No. The City has already committed significant resources to the overall project and is proposing to invest even more towards public improvements. At the present, the land contribution is available for affordable housing. City is committed to assisting the developer in identifying and applying for local, state and federal grants that could be used to finance the project. Additionally, it's worth noting that the City has achieved the HCD "prohousing

designation" status, which increases competitiveness for many State funding programs.

**Q9. Has the City verified the affordability mix is in alignment with State requirements?**

A9. Yes, the site has been declared "Exempt Surplus Land" by the California Department of Housing and Community Development (HCD), in accordance with Government Code Section 54221 (f)(1)(G)(i). That section requires not less than 300 residential units with at least 25% of the units restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and land use for ownership housing.

**Q10. Please confirm which of the following two options the project team should underwrite related to affordable housing:**

**Q10A. The city Deeds a parcel to an affordable developer and the proposed project has no obligations to construct or be responsible for the affordable housing requirement. The land area that the project would acquire is net of this land area.**

**Q10B. The project undertakes the affordable requirement as part of its project. Please confirm 25% of the units must be affordable and the AMI level for those units.**

A10. Q10B is the preferred option. The site has been declared "Exempt Surplus Land" by the California Department of Housing and Community Development (HCD). As a result, in accordance with Government Code Section 54221 (f)(1)(G)(i), the project must include not less than 300 residential units with at least 25% of the units restricted to lower income households, as defined in Section 50079.5 of the Health and Safety Code, with an affordable sales price or affordable rent, as defined in Sections 50052.5 and 50053 of the Health and Safety Code, for a minimum of 55 years for rental housing and land use for ownership housing.

**Q11. What resources or funds can the City contribute to maximize the success of affordable housing?**

**Q11A. Would any type of City contribution towards the affordable housing development trigger a prevailing wage requirement within the project site boundaries (i.e., excluding the offsite improvements remaining after the recent upgrades to water and sewer)?**

A11. The City is contributing the land of the affordable housing site for no consideration. It should be noted that transfer of an asset for less than fair market value falls within the definition of what constitutes "paid for in whole or in part out of public funds" pursuant to Labor Code Section 1720 (b). Thus, absent the application of some other exemption, the affordable housing component will be subject to the payment of prevailing wages.

A11A. As noted above the affordable housing component of the project will likely be subject to the payment of prevailing wages. Whether the prevailing wage requirement would then apply to the entire project based solely on the contribution of the affordable housing site for less than fair market value would necessarily require the assumption of unknown facts and is beyond the scope of this addendum.

**Q12. Will the City consider a long-term fee deferral arrangement? Would this trigger a prevailing wage requirement within the affordable housing project scope?**

A12. As noted earlier, the City does not currently have a program for fee waivers or long-term fee deferral arrangement for affordable housing projects. If the City were to consider and allow for a deferral of fees for the affordable housing component, prevailing wages could be triggered if the repayment terms provide for waiver or forgiveness of the fees and/or repayment terms at less than market value - i.e. interest on the deferred fees charged at below market rates.

**Q13. We understand there is a regional bond effort effective throughout the nine-county Bay Area (BAHFA & ABAG) will be brought to the ballot next year, so hopefully the City will have access to this if option I is preferred, or possible with this development.**

A13. Yes, we are looking forward to that as well.

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## Construction – Public Works Questions

**Q14. What private work is covered under this RFQ? How much weight does Section 5, paragraphs #9 and #10, page 24 have with the selection of developers on private work?**

A14. All work, both private and public improvements, as are necessary to develop the site are covered by this RFQ. Accordingly, information regarding prior litigation and claims and public contracting history will be of interest to the Selection Committee to weigh and consider as part of their deliberations and recommendation to the City Council

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## **Environmental Questions**

### **Q15. CEQA - Please provide a copy of the DRAFT Mitigation Monitoring and Reporting Program**

**A15.** The [City's website](#) includes links to the following documents:

A15A. [Central Rohnert Park Priority Development Area Plan \(PDA Plan\)](#)

A15B. [Central Rohnert Park Final Environmental Impact Report](#)

A15C. [Central Rohnert Park Priority Development Area Plan – Draft Environmental Impact Report](#)

A15D. [Draft EIR Consistency Review - Station Avenue project](#)

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## **Financial Questions**

### **Q16. What percentage of public facilities/infrastructure should proposer assume the City will pay for? 100%? Or something less than that?**

A16. The City has not made a final determination on the percentage of public facilities/infrastructure, if any, City will pay for.

### **Q17. Is the City considering establishing a special tax district for this area or are there other public funding considerations the City may be exploring?**

A17. Public funding considerations will be evaluated based on the proposed development plans.

### **Q18. Would the city be on board in participating in helping to achieve financing for the project using Bond financing?**

A18. We are open to all avenues for strategic funding to build the project, including a special tax district.

### **Q19. Would the city be looking for an exit strategy on selling portions of the property to achieve less debt in order to “hold onto” certain assets that would give the city cash flow?**

A19. The city's financial goals are not up for discussion in this format.

### **Q20. What is the goal for the city from a financial stand point to JV this project with a developer?**

A20. To be clear, the City is neither proposing nor considering the creation of a joint venture, partnership or any other joint organizational structure with the developer selected for this project. The city's financial goals are not up for discussion in this format. The City's goal is to develop the project; a developer needs to demonstrate their ability to complete the development.

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## Labor Questions

### **Q21. What are the “agreed-upon” labor standards? What are the Labor Standards particularly relating to health care?**

A21. This question arises from language in the RFQ stating that the City will require the Developer to agree to ensure that all contractors performing work on portions of the development in which the City maintains a proprietary interest comply with “labor standards” defined in the RFQ as wage, health care and apprenticeship standards. With respect to wages, this means the payment of prevailing wages. Healthcare benefits are addressed through prevailing wages requirements, which expand health insurance coverage and increase the share of workers with pension plans. Apprenticeship standards refers to the obligation to hire apprentices for contracts valued at \$30,000 or more unless the craft or trade does not require the use of apprentices, as indicated in the corresponding prevailing wage determination.

### **Q22. Please confirm that if the City commits funds to the offsite improvements that the trigger to pay prevailing wage will be relegated to just those improvements, not any of the horizontal or vertical improvements contemplated for the subject site.**

A22. If the City contributes 1) no more money, or the equivalent of money, to the overall project than is required to perform public improvement work (required as part of the regulatory approval of the project); and 2) if the City maintains no proprietary interest in the project, then per Labor Code Section 1720 (c) (2) only the public improvement work is subject to the payment of prevailing wages.

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## Legal Questions

### **Q23. Are the “Prior Litigation/Claims” specific to the developer? Will this apply to the contractors that the developer has used? Where should evidence of “Prior Litigation/Claims” be submitted?**

A23. Prior litigation and claims relate to each member of the development team that is part of the proposal; if a particular contractor is being proposed at this stage as part of the development team, then information related to prior litigation and claims applies to them as well.

### **Q24. How does the city define “Proprietary Interests” (Page 18, paragraph 4)?**

A24. The City has an interest in developing the [southern park](#) and defines proprietary interest as retaining ownership of the southern park acreage. The City also has an interest in making the downtown community square publicly accessible for a variety of City events throughout the year, to include, but not limited to:

- Party on the Plaza and Farmer's Market Summer Concert Series: June – August
- Downtown Movie Nights: varies

In this case, the City would define proprietary interests regarding the community square and the adjacent streets as the City having rights and access to the property at no charge.

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## Parking Questions

**Q25 Please confirm the minimum parking ratios required for the following uses and if there is a possibility of being flexible on parking requirements.**

### Q25A. Retail

#### Q25A1. Restaurants

#### Q25A2. Shops

### Q25B. Office

### Q25C. Hospitality

### Q25D. Multifamily

### Q25E. Townhome

A25. Under new State laws, the City can no longer impose minimum automobile parking requirements in the Downtown area, as it is within one-half mile of a major transit stop.

The City's preference is to have the following parking minimums, or reduced parking supported by shared parking agreements, nearby street parking, transit incentive programs, or similar:

A25A1-A2. Retail (including restaurants and shops): 2.5 spaces/1,000 sf

A25B. Office: 3 spaces/ 1,000 sf

A25C. Hospitality: 1 per guest room; plus 1 per employee on the largest shift and one per 50 sq. ft. of banquet or conference seating area

A25D-E. Multifamily or Townhome: 0-1 Br: 1 space/unit; 2+ Br: 1.5 spaces/unit

The City intends to set parking standards to be consistent with ABAG's TOC Policy in order to be eligible for future funding. This would include setting a residential parking maximum of 1.5 spaces per unit and a commercial parking maximum of 4 spaces per 1,000 sf.

Current off-site parking calculations in the RFQ will be slightly reduced, due to the two bus stops along State Farm Drive. Those adjusted calculations will be provided.

**Transportation note:** There will continue to be two bus stops along State Farm Drive where the existing bus routes are now. There is not a current plan from Sonoma County Transit to direct buses inside the development.

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## **Planning Questions (Site Map, Density, Assessments)**

### **Q26. What is the density requirement?**

A26. Residential density between 12 and 75 units/acre is permitted. The City intends to set density standards to be consistent with ABAG's TOC Policy in order to be eligible for future funding. This would include setting an average minimum residential density of 25 units/acre.

### **Q27. What is the commercial/retail requirement?**

A27. Minimum 65,000 sq.ft, maximum 160,000 sq.ft.

### **Q28. Are there environmental/biological issues to be aware of?**

A28. There are no significant issues that we are aware of. More detailed information is provided in the documentation in A3 and A33.

### **Q29. Is the City still entertaining splitting the opportunity into two distinct projects? Residential and commercial?**

A29. The site is one parcel right now, yet the City is flexible and will consider further subdivision of the site according to what works for the development.**Q30. Is vertical mixed-use allowed?**

A30. Yes, both vertical and horizontal mixed-use development are allowed.

### **Q31. Can the Public Works Corporation Yard addition be flexible?**

A31. Yes, we can move the 1.5 acre addition to the north or the east depending on what works best.

### **Q32. Will we have the ability to integrate the SMART station into the development and will SMART have any funds to support enhancement of the station, etc.?**

A32. Yes, the intent is to have the development integrated with the SMART station. As SMART is an external entity, we cannot comment on SMART's budgetary constraints within the next 5 years. However, the City has met with SMART officials since the inception of this project. If costs need to be shared, we would discuss that with SMART at that time. In addition, this

project may be eligible for state and federal funding for infrastructure enhancements, and the City would support applications for these funding opportunities.

**Q33. Is there a previous Phase 1 Environmental assessment of the Downtown project?**

A33. Yes, it is located here: <https://bit.ly/phase1assessment>

**Q34. What level of design is expected in the proposal? Appears that a site plan is desired? By "architectural styles, is the City looking for design plans or would precedent images from other developments that evoke our vision satisfy the design component of #2 in Section 5 of the RFQ.**

A34. We are interested to see how the development community views the land uses for the 30-acre property. If your vision of Downtown Rohnert Park differs from ours, yes, we would like to see a site plan. If you feel the land uses could be more optimally utilized (location changes to land uses, amount of retail/housing, location of community square), yes, we would like to see your vision through a site plan. We are not looking for full-blown architectural renderings of what it would look like, but precedent images from similar developments with an architectural style you think works would suffice.

**Q35. Will the City require sequencing development in a way that requires some/all commercial retail be developed before the residential component is built out?**

A35. Yes, we are interested in having development occur in phases, with some/all commercial retail being built during/after residential development. The City is also interested in the community square being built during the initial construction phase. Please see navigate to [Phasing Options](#) at the end of the document for the City's perspective on phasing the development.

**Q36 If a proposed plan is consistent with the EIR, is design review the only required approval by the DDRB and City? (We recognize that the business terms of a development agreement and related transactional documents**

**would need approval; the question has to do with the specific project entitlements and confirming that no rezoning, General Plan Amendments or other discretionary entitlement approvals will be necessary).**

A36. If the proposal is consistent with objective standards, consistent with the adopted regulating plan, and only includes permitted uses, only review by the Downtown Design Review Board (DDRB) is required to secure land use entitlements. The Planning Commission currently serves as the DDRB. Please note that subdivision of the parcel will still be required to follow the typical procedures (Subdivision Committee for minor subdivisions of four or fewer parcels; Planning Commission and City Council for major subdivisions of five or more parcels). An application for a tentative map could be considered by the Planning Commission concurrently with the design review application before going to City Council for approval.

Discretionary approvals would be required in the following cases:

- Approval of a tentative map, as discussed above
- Making changes to the regulating plan (i.e. location of thoroughfares) – City Council hearing
- Applying a new DDAZ zone – Planning Commission hearing
- Proposed uses require a CUP – Planning Commission hearing
- Requesting variance – Planning Commission hearing
- Minor modification or administrative permit - discretionary approvals at the staff level
- Appeal of any decision

Note that a regulating plan is required as a part of the Design Review application for this project, as it includes multiple transects.

**Q37. Does the proposed development team described in the RFQ submittal have to include all key partners? Can an RFQ submission leave open the opportunity to obtain development partners in the future? Specifically, we currently have a team of the housing developer, architect, and planning firm with an articulated vision for the master plan and strategy for entitlements and community engagement. Would this**



**be sufficient for now? Could we submit a plan to engage the retail and hotel development partners at a later date?**

A37. Your RFQ submission must include the aspects of the development (retail, hospitality, affordable housing) you are applying for. We will accept individual proposals from affordable housing with the understanding that affordable housing requires specific expertise. However, if you are interested in developing the entire site, then we would need to have all development partners included in the submittal (retail, hospitality, et al).

**Q38. Are points of connection available for review as these may impact certain planning decisions?**

A38. City staff will be available throughout the process to assist and review project components.

**Q39. We had our previous plan with City Hall to be relocated into this development. The RFQ does not mention this as a program element. Would the city still be interested in doing that? Also, would the city “pre sign” a 30 year lease with yearly increases to help finance the project for this office?**

A39. The relocation of City Hall is a potential discussion point. However, this addendum is not the format for such a discussion.

**Q40. Are there any additional open space or landscape requirements beyond simple open space tabulation? Are overhangs or covered outdoor spaces accounted in site coverage?**

A40. There are no additional requirements for open spaces tabulation outside of what is written in the City's Form Based Code, including Civic Space Standards in [Municipal Code 17.06.710.B Civic Space Standards](#) and open space requirements for certain building types outlined in [Municipal Code 17.06.730.B.3 Building Types](#). The City does not include projecting eaves, balconies, or decks more than thirty inches in height in lot coverage calculations.

**Q41. Are there any incentive programs for additional FAR? (Public amenities, public art, vocational/ community centers, etc).**

**A41.** There are no FAR standards within the DDAZ FBC. Adjustments to lot coverage and height standards can be granted through a discretionary process, but there are no specific incentives offered at the local level.

**Q42. Please confirm minimum sizes (if any) of any uses that the city would require as part of the program:**

- **Retail**
- **Office – Medical vs. traditional**
- **Hospitality**
- **Does the project need to include hospitality or office space?**  
**(Current market analysis favors retail.)**

**A42.** There is no minimum size requirement for any of these uses, but the City will be awarding points to applications based on their alignment with the city's vision, which includes, at a minimum, at least 300 housing units with 25% being affordable up to 80% AMI, a 120-key Upscale Hotel, and at least 65,000 square feet of retail development. Office development is optional but encouraged.

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## **Streets – Public Works Questions**

### **Q43. Will City be responsible for maintenance of the public roadways, walkways within the project?**

A43. If the internal roads are Public, the City will be responsible for the maintenance/upkeep.

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## **Sustainability Questions**

### **Q44. Does the City have any sustainability or regenerative requirements specific to this development? i.e. certain % of carbon reduction by certain year milestones, etc.**

A44. The City of Rohnert Park seeks to adopt a 2040 General Plan in the 2024 calendar year, including a new Climate Change Element, which a draft can be provided to developers for reference and further review. "Based on the City's historic GHG inventories, climate action targets were developed to align with the State's 2030 goal to reduce GHG emissions 40 percent below 1990 levels by 2030 (SB 32), and to zero in 2045 (EO B-55-18)."

### **Local City of Rohnert Park Policies & Priorities -**

Climate Change Element // CC-2.6 "GHG Reduction Priorities for New Development"

The City shall prioritize new development that reduces GHG emissions by lowering vehicle miles traveled (VMT); discourages auto dependence; is compact, mixed-use, pedestrian friendly, and transit oriented; promotes energy-efficient building design and site planning; and improves the jobs/housing balance ratio. (REF: CC Element; Page 14)

Climate Change Element // CC-4.3 "Solar Electric Systems"

Support the maximum economic use of solar electric (photovoltaic) systems on-site with battery storage capabilities to augment the renewable energy portfolio available to new development, businesses, and municipal facilities. (REF: CC Element; Page 14)

Climate Change Element // CC-4.4 "Design for a Transition in Energy Sources"

The City shall encourage developers of all new development to partner with Sonoma Clean Power and include solar power infrastructure, with a focus on energy storage, vehicle charging stations, and distributed renewable energy production. (REF: CC Element; Page 15)

## Climate Change Element // CC-6.5 "Non-Residential Electric Vehicle Charging Stations"

The City shall require new non-residential development projects to include the installation of electric vehicle charging stations consistent with the State of California Green Building Code (CALGreen). The charging stations should be sited to provide prioritized access to building entrances. (REF: CC Element; Page 15)

## Climate Change Element // CC-6.6 "Residential Electric Vehicle Charging Stations"

The City shall require new residential development projects to be "electric vehicle charging ready," including the installation of higher-voltage electric systems to serve for the Level 2 charging of electric vehicles consistent with the California Green Building Code. (REF: CC Element; Page 16)

## Climate Change Element // CC-7.2 "Sustainable Building Materials"

The City shall support the use of sustainable building materials, including recycled-content materials that are consistent with the style and character of buildings, and integrate more advanced optional provisions of the CALGreen building energy code into Rohnert Park development standards. (REF: CC Element; Page 24)

## Climate Change Element // CC-7.4 "Landscaping Vegetation"

The City shall require new development, parks, public areas, and open space to use landscaping vegetation that is drought-tolerant and fire-resistant, unless alternative vegetation is approved by the City. Native plant species should be used in public areas and in open space corridors along creeks to the extent feasible. (REF: CC Element; Page 24)

## Climate Change Element // CC-9.3 "Minimum Exposure"

The City shall require construction and operation of new development to mitigate any potential significant air quality impacts to ensure that proximate sensitive receptors (i.e., residences, schools, senior facilities) are not exposed



to significant levels of criteria air pollutants or toxic air contaminants. (REF: CC Element; Page 25)

Climate Change Element // CC-9.4 "Health Risk Assessments for Sensitive Receptors"

The City shall require new development within 500 feet of freeways and roadways with over 100,000 vehicle trips per day that include residential uses or other sensitive receptors prepare a health risk assessment (HRA) to identify potential health risk impacts. Based on the results of the HRA, the City shall require mitigation measures, as necessary, to reduce potential exposure to toxic air contaminants. (REF: CC Element; Page 25)

### **State Policies & Priorities -**

California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24), adopted in 1978, determine energy efficiency standards for new development in California. The California Energy Commission estimates the 2019 standards will reduce consumption by 34 percent for residential buildings and 30 percent for commercial buildings, relative to the 2016 standards, for new development projects implemented after January 1, 2020. (REF: CC Element; Page 9)

The California Renewables Portfolio Standard (RPS) requires retail electricity providers to increase procurement from eligible renewable energy resources to 50 percent of total procurement by 2026, 60 percent of total procurement by 2030, and 100 percent of total procurement by 2045. These standards will reduce electricity emissions in California to zero by 2045. (REF: CC Element; Page 9)

### **Federal Policies & Priorities - References and Applicability for Prospective Developers:**

- Paris Agreement Commitment:
  - Reference: The United States is committed to the Paris Agreement, aiming to limit global temperature rise. The official text and updates can be found on the UNFCCC website.

- Applicability: Developers should align their projects with the broader goal of mitigating climate change, considering sustainable practices and emissions reduction strategies.
- Clean Energy Standard (CES):
  - Reference: The Biden administration supports a Clean Energy Standard, targeting 100% clean electricity by 2035. White House Fact Sheet.
  - Applicability: Developers should explore clean energy solutions and integrate them into their projects to meet future regulatory standards.
- Net-Zero Emissions by 2050:
  - Reference: The U.S. aims for net-zero greenhouse gas emissions by 2050. Executive Order.
  - Applicability: Developers should plan for emissions reductions and explore carbon offset strategies, aligning with the national goal.
- Infrastructure Investment and Jobs Act:
  - Reference: The Infrastructure Investment and Jobs Act includes climate-resilient infrastructure and clean energy provisions. Full Text.
  - Applicability: Developers should consider incorporating resilient and sustainable features into their projects to align with federal infrastructure priorities.
- Executive Orders on Climate:
  - Reference: Multiple executive orders outline a whole-of-government approach to climate action. White House - Executive Orders.
  - Applicability: Developers should be aware of potential regulatory changes and consider sustainable practices in project planning.
- National Climate Assessment:
  - Reference: The National Climate Assessment provides insights into climate-related risks. USGCRP - National Climate Assessment.
  - Applicability: Developers should conduct climate risk assessments for their projects, considering long-term resilience.

In summary, prospective developers should align their projects with federal climate goals by adopting sustainable and resilient practices. Staying informed about evolving policies is crucial for successful project planning and compliance.

**Reference List for Federal Policies & Priorities:**

- Paris Agreement Commitment:
  - UNFCCC - Paris Agreement
- Clean Energy Standard (CES):
  - White House Fact Sheet
- Net-Zero Emissions by 2050:
  - Executive Order on Tackling the Climate Crisis at Home and Abroad
- Infrastructure Investment and Jobs Act:
  - Congress.gov - H.R.3684 - Infrastructure Investment and Jobs Act
- Executive Orders on Climate:
  - White House - Executive Orders
- National Climate Assessment:
  - USGCRP - National Climate Assessment

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## **Utilities – Public Works Questions**

**Q45. Is there an ordinance in place to be able to underground all the PG&E facilities, including transformers, etc.? Otherwise, PG&E will be able to keep their gear above ground which will impact the look and feel substantially of the downtown corridor.**

A45. See Chapter 12.12 Underground Utilities of the Rohnert Park Municipal Code regarding the process for creating an underground district within designated areas of the City. The City will require undergrounding of all onsite utility lines in compliance with the City's municipal code. While the municipal code does not require undergrounding of transformers, terminal boxes and meter cabinets, etc., the city would not be opposed to such undergrounding and will likely require some method of screening of these equipment boxes."

**Q46. Are there requirements for storm water retention or run off requirements?**

A46. Yes, the developer will need to adhere to the Regional Water Quality Control Board requirements. The City of Rohnert Park has adopted Santa Rosa's Low Impact Development standards, located here:

<https://www.srcity.org/1255/Low-Impact-Development>

Please note that the development is also subject to the State's Water Efficient Landscaping Ordinance.

**Q47. What work is left after the most recent upgrades to sewer and water?**

A48. The [Central Rohnert Park Priority Development Area Plan Mitigation Monitoring and Reporting Program \(MMRP\)](#) has been prepared to provide for the monitoring of mitigation measures required for the Central Rohnert Park Priority Development Area (PDA) Plan, as set forth in the Final Environmental Impact Report (FEIR). This document details additional work needed for the development.

**Q48. Has the City done any preliminary work with PG&E? Where will PG&E allow transformers? Will the City support underground transformers? Has the City done any work to clear the way for underground transformers?**

A49. No, the City has not done any preliminary work with PG&E regarding underground transformers.

**Q50. We understand there is some reclaimed water nearby: will the City require the improvements plans to include reclaimed water utilities?**

A50. The development will require plumbing to recycled water standards. Connection is subject to reclaimed water availability. There is a connection adjacent to the property.

**Q51. Is there a civil engineer cost estimate, or any cost estimates, to any of the above potential improvements?**

A51. The previous infrastructure estimates covered the previous Station Avenue (Laulima) plan. Given that the previous configuration of streets and parcels differs from our current site map, the previous estimate would not necessarily be applicable to this site plan.

**Q52. Overhead Power Lines on SMART Property: will the City require these to be underground?**

A52. As the power lines are on SMART property, the City cannot dictate what happens with those lines.

# Phasing Options

SlavikDesign



**PHASE 1A**

<b>PROGRAM</b>	RETAIL - 460 STALLS - 4.3M <sup>2</sup> SF
<b>RETAIL GLA</b>	0 SF
<b>OFFICE</b>	0 SF
<b>HOTEL - 1 LEVEL</b>	120 KEYS
<b>RESIDENTIAL - 118 UNITS</b>	
<b>APPROXIMATE - 100 UNITS</b>	
<b>TOTAL</b>	218 UNITS

  

<b>PARKING</b>	RETAIL - 460 STALLS - 4.3M <sup>2</sup> SF
	STREET - 300 STALLS
	SPRINCE - 100 STALLS
	OFFICE - 0 STALLS - SHARED
	STREET - 0 STALLS
	HOTEL - 100 STALLS - 100 KEYS - 4.0M <sup>2</sup> SF
	SPRINCE - 100 STALLS
	RESIDENTIAL - 118 STALLS - 100 UNIT
	ORANGE - 10 STALLS
	APPROXIMATE - 100 STALLS - 100 UNIT
	SPRINCE - 44 STALLS
	ORANGE - 26 STALLS
	RESID. STREET - 100 STALLS - 100 UNIT

**PHASE 1B**

<b>PROGRAM</b>	RETAIL - 460 STALLS - 4.3M <sup>2</sup> SF
<b>RETAIL GLA</b>	0 SF
<b>OFFICE</b>	0 SF
<b>HOTEL - 1 LEVEL</b>	120 KEYS
<b>RESIDENTIAL - 220 UNITS</b>	
<b>APPROXIMATE - 330 UNITS</b>	
<b>TOTAL</b>	330 UNITS

  

<b>PARKING</b>	RETAIL - 460 STALLS - 4.3M <sup>2</sup> SF
	STREET - 300 STALLS
	SPRINCE - 100 STALLS
	OFFICE - 0 STALLS - SHARED
	STREET - 0 STALLS
	HOTEL - 100 STALLS - 100 KEYS - 4.0M <sup>2</sup> SF
	SPRINCE - 100 STALLS
	RESIDENTIAL - 220 STALLS - 100 UNIT
	ORANGE - 10 STALLS
	APPROXIMATE - 330 STALLS - 330 UNIT
	SPRINCE - 44 STALLS
	ORANGE - 26 STALLS
	RESID. STREET - 100 STALLS - 100 UNIT

**PHASE 2**  
R.L. 3.1M<sup>2</sup> SF

<b>PROGRAM</b>	RETAIL - 460 STALLS - 4.3M <sup>2</sup> SF
<b>RETAIL GLA</b>	10,000 SF
<b>OFFICE</b>	10,000 SF
<b>HOTEL - 1 LEVEL</b>	120 KEYS
<b>RESIDENTIAL - 300 UNITS</b>	
<b>APPROXIMATE - 100 UNITS</b>	
<b>TOTAL</b>	400 UNITS

  

<b>PARKING</b>	RETAIL - 460 STALLS - 4.3M <sup>2</sup> SF
	STREET - 300 STALLS
	SPRINCE - 100 STALLS
	OFFICE - 0 STALLS - SHARED
	STREET - 0 STALLS
	HOTEL - 100 STALLS - 100 KEYS - 4.0M <sup>2</sup> SF
	SPRINCE - 100 STALLS
	RESIDENTIAL - 300 STALLS - 100 UNIT
	ORANGE - 10 STALLS
	APPROXIMATE - 100 STALLS - 100 UNIT
	SPRINCE - 44 STALLS
	ORANGE - 26 STALLS
	RESID. STREET - 100 STALLS - 100 UNIT

- REPAIR RESTAURANTS
- OFFICE
- HOTEL
- MARKET RATE HOUSING
- AFFORDABLE HOUSING
- RETAIL SUPPORT
- TRANSPORTATION HUB

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