

OTHER TYPES OF IMPACT: Community Impact Responses through August 15, 2016, sorted by zip code & age

198 answers from 95472 (57 men; 141 women)

Ages:

- under 18 = 0
- 18 - 29 = 12 (6%) red
- 30 - 39 = 27 (14%) orange
- 40 - 49 = 35 (18%) green
- 50 - 59 = 46 (23%) blue
- 60 - 69 = 58 (29%) black
- 70 - 79 = 16 (8%) purple
- 80 + = 4 (2%) gold

shaded = not from 95472 or did not put anything in address field

	In this light, is there anything else you would like to suggest in terms of questions, or about this process of promoting partnership and a conversation with new businesses and developments?
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	I think Sebastopol is in dire need of housing options, but people in our town would love housing options like conscious communities, beautiful wooden homes, tiny houses, and creative spaces that are not large apt. complexes but artistically crafted homes. Is there a way to make that vision a reality?
	Get rid of the cvs store, no more faceless chains.
	Consider not only humans, but all living beings!
	Be local. Hire local. Please don't inflate housing costs. Help a single person be able to afford rent. Give a living wage. Don't ruin our town.
	Have you vetted your proposal with the Gold Ridge RCD, Local water board, the Groundwater Sustainability Agency and the Sonoma Open Space Trust.
	What forms of advertising are you most likely to utilize?
	I'm really happy that this survey exists! Please ask new businesses why they have chosen our community over others -- I've lived here for almost 20 years, and it makes me sad to see shops catering to tourists and the wine industry pushing out the little businesses that my family and I love. No more corporations either!

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	<p>I am a millennial and embrace the prospect of future technologies. What are some of the progressive practices a business would undergo to ensure Sebastopol stays affluent with future advancements in the tech sector?</p> <p>Furthermore as a millennial this town is very expensive to live in and I can barely afford rent+food each month. If a business is to move into this town I want to know if they would pay a living wage to their workers or continue the capitalist trend of exploiting labor to meet a bottom line.</p>
	No.
	<p>We must do everything we can to prevent the city from expanding. The city council has made it clear that they support commercial growth without ever expanding the transportation infrastructure. Things are only going to get worse for the people of Sebastopol. The commute is going to take 10 minutes longer every year and this is the reality we have to live with. Our roads will never get wider, our potholes will never be filled, our buses will never arrive on time and there will never be enough of them.</p>
	<p>Work with small business to help them prosper along side you rather than put the small business out of business</p>
	<p>Businesses that fit in, are locally owned and operated, those that are environmentally conscious and promote community</p>
	<p>The buildings should look homely not like a brand new, tall, huge department store. Artfully designed and blend in with the country setting we are so lucky to kind of have still.</p> <p>NO MORE GRAPES</p>
	<p>Traffic is downtown Sebastopol is challenging, so that's always a top consideration.</p>
	<p>I do believe that growth is good for our community as long as all the questions are fairly answered and addressed.</p>

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	<p>In our town we need to promote walkability and attracting local customers. We should favor businesses that provide goods and services that are every day necessities so that locals won't have to leave town as often. We need more centralized parking options. We need to cater more to locals and not become another generic Sonoma County town with a plaza. We have a unique community and visitors come here to feel what that's all about. If we build boring tourist centered developments like the Barlow and the proposed hotel at the lumber yard, locals will have nowhere to congregate and we'll just end up competing with Healdsburg for tourists. We need Sebastopol to retain its artsy character that is welcoming and inclusive to all sorts of people. I like to tell people that you can see the diversity of Sebastopol by looking at all the people who shop at our six grocery stores.</p>
	<p>I think Sebastopol (city government, businesses, residents, nonprofits, etc.) needs to foster healthy relationships with new business to support the health and vitality of this wonderful town. However, doing so in a way that only supports the profit of the business just won't do. That is the old model and one that is too risky. I would like to suggest that the city only works with business that are willing to agree to contribute to the vision and mission of the city (not that they can fulfill every single ideal but that they commit to working toward those ideals in some way, at the very least) and its residents through the support of organization like Cittaslow Sebastopol. This is vital to the sustainability and livability of the community.</p>
	<p>Will there be options for local investment/ownership of your business?</p> <p>How will your business reflect the values of our community?</p>
	<p>Is this business going to help Sebastopol or are you just building here because you can?</p>
	<p>Perhaps businesses would be willing to engage with community members to determine what we would like to see and take this feedback into account in planning and implementing.</p>
	<p>I live off of healdsburg ave/116 it is a busy busy street and people travel too fast on this road. This makes walking on the road undesirable. It would be great if businesses and the city could work together to slow the western part of nth 116 way down. More stoplights or stopsigns by peter lowells or sushi tozai, reduce speed limit to 25 as it is on main street. There has been one death and two life threatening injuries in the time I have lived here due to traffic and speeding. All three incidents took place in crosswalks. More businesses are moving to this area which is great, but it also needs to be safe to walk across the streets to access these businesses and increase the enjoyment of walkers by slowing the trafficking c down.</p>

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	<p>What makes your business a sound choice for this town?</p> <p>How much financial growth do you estimate it will bring into town?</p> <p>How involved do you (business) plan on being as part of the town?</p>
	<p>My biggest concern is the traffic of 116 going through town. I think before any new developments, we need to figure out a solution to Main St./Bodega Hwy traffic. Anything new is going to clog the system to unbearable.</p>
	<p>If you are planning on being downtown, will you be a part of the Downtown Association?</p> <p>How do you envision your relationship with the Chamber of Commerce?</p> <p>How do you envision your relationship with the community, including its individual constituents as well as the many organizations serving Sebastopol?</p>
	<p>Im just worried that our city will keep growing and not be our small town home anymore. No questions..just concerns</p>
	<p>What community benefits do you intend to provide</p>
	<p>Will you look to other environmentally respectful businesses for their models? Will you study the community's values before starting your project/breaking ground?</p>
	<p>How will the city partner with businesses to maintain our wonderful, safe, small town feel?</p>
	<p>Better management of rental properties and code enforcement. Many houses for rent in Sebastopol are old with bad wiring and mold issues. Landlords should be held accountable but also offered incentives for property improvement. In addition, there should be some mechanism to ensure that the people that give Sebastopol character (such as musician-arborists like myself)can afford to live here. There are many houses for sale, many places for rent, that are now above my price range. Musicians, teachers, and people in service trades should be able to live here too, and not just because they are married to some real estate rico or loaded tech nerd or have a rich doctor daddy.</p>
	<p>Yes, set up your business somewhere else.</p>
	<p>Conserve natural space.</p>
	<p>If you build it...Will they come? And want to come back? God bless Sebastopol ;)</p>

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	<p>These questions sound very strange to be asking the general public. Very city/regional planning more than consumer behavior and how to satisfy our everyday needs and wants of your community. Ask "what do you want to see?" rather than "what don't you want to see?" and you might get more useful feedback.</p> <p>I'd like to see more businesses (retail & restaurants) that cater to the masses, rather than the tourist who can spend \$275 on a pair of jeans. I am not against having chain or formula businesses in town that provide items our community needs. They are successful for a reason and can provide useful products and services for our residents. I don't think Walmart or Target or Home Depot would even be interested in coming to our town...however a formula like Trader Joe's would fit in form and function. And there is nothing wrong with that. Please don't be so exclusionary minded trying to move forward. People will vote with their \$\$\$. For now, much of ours goes to RP and SR.</p>
	<p>What hours will your business operate? How will your business be an asset to Sebastopol and surrounding communities?</p>
	<p>Are you willing to hire high school students? Is there a clear training rubric?</p>
	<p>If your business has parking, will you provide electric car fill stations or will you contribute toward Sebastopol City building and maintaining one or several?</p>
	<p>will you stop cutting out the chicken farmers, and dairy cows we once had. Is or will county residents of the TOWN of sebastopol have any say--or do we get treated like duds, because we do not have a voice. (we are registered to vote yet for probably since I can remember and that is a long time, WE NEVER receive ballots from the city, or the county. Would Sebastopol stop asking for 1 cent raises on gas prices, we already pay almost 75% of each dollar to taxes. Will you keep heed to conservation, and not intrude on our open spaces, including trying to become the next bedroom community and can we add more like HardCore, people that actually appreciate the community and are not here, just to have hen pecking fight in regards to Pete and Starbucks for who has the best coffee? Will Sebastopol actually build back the roads for residents, that pay 75% of every dollar in gas taxation. Will you hinder our property values.</p>
	<p>Sebastopol is not in need of big business. We have five grocery stores (at least) and two drug stores, animal/livestock stores and a well stocked hardware store. I have lived in Sebastopol for 25 years and rarely have to drive to SR to get things I cannot get in town. We will have one huge and empty building in the near future. Why do you think Sebastopol needs the business?</p>
	<p>Will you give back to our community, such as by donating unsold food or merchandise to local food pantries?</p>

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	With regards to the future development, do you have any suggestions as to how we should Handle the increase in vehicles within the city limits?
	Small town feel. Low income opportunity.
	Please consider your business through the lens of medicine. Are you able to take the Hippocratic Oath: First do no harm? That should be your primary filter in terms of economic contributions to our municipality, to our population in the form of health benefits/livable wages/tax baes, in the environmental impact your business will have, and in the functional impact on our walk,drive/bike ways.
	Think of how you can enhance the community feel--how can you draw in our community to respect you, want to be involved and interact with you? Sebastopol is small and community-minded. What we need is more of this--how will you fit in like a friendly and welcomed neighbor (instead of resented)?
	Make sure a long-term vision is considered by all parties.
	I think it is very important for the new businesses to talk to the businesses that have been around for a long time. Sebastopol is a very special town with a very special feel. The long time businesses really "get" it and should share their knowledge with any new comers.
	Communicate with the public, assure us that your focus will be on our community, and provide metrics that will measure the positive impact on our fair city.
	regulations and compromises need to be made with new business developers to bring the healthy growth to the city in every way , economically , socially and bring a fair opportunities to the existing local business , otherwise they could not survive ,
	I feel like what Sebastopol needs very specific almost niche businesses that will draw people. Tourism is seriously lacking here
	Can we work together on advertising campaigns?
	please consider the fact that i cannot afford to support your business if i can barely pay my rent, which is the case currently. furthermore, dont turn sebastopol into "little marin".
	I think in addition to looking at straight business, we as a town need to look at the people that make up our community. We have many fragile members of our community that are living w/o homes, proper mental health services, medical care, food...I would love for more thought/help action be put in this realm.
	I think this process of creating questions that represent the communities concerns is wonderful. I am imagining an "interview" process being created and even having a designated "new business liaison" who can be the interviewer and custom design questions / an application for the potential new business proposals that reflect the greatest concerns and highest values of the community. Go Sebastopol!

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	How are you implementing the city's vision? Are you making a positive contribution?
	If it's good for the environment... it's good for the people. This community needs to give freedom to new organic business and should think about restricting those business that offer pesticide use and bad land management practices (non bio wine producers!) We don't need more drunk wine tasters clogging the roads.
	When bringing in new development would ask the question- does this benefit the town beauty? Does this benefit the working people of this town? Not just tourism. Does it benefit the earth and our natural environments? Does it return something (\$ or inspiration) back to our community? CVS does none of these things- and its our town center!! Earth care, people care and fair share. Ethics to live by. All of the above are a concern, water, energy, the direction of growth is so important and what is designed.
	Are there any separate or additional contributions your business plans to make to Sebastopol in conjunction with your development, such as additional parking, green spaces, venue space for public events, sculptural elements, public art, charitable contributions, etc.
	There ar a lot of none used (not rented.) building s all over town. What is being done to entice businesses to occupy current real estate rather than building new projects?
	How can you support the general plan and help reduce car traffic in the conjested downtown area? Will you plant trees in your parking lot and surrounding facilities?
	Would you be willing to donate a percentage of your profits to local nonprofits within Sebastopol?
	I think Sebastopol is a trend-setting town in a trend-setting county, in a trend-setting state. We must start making clean ag a priority! We must start loving our soil, water, and air enough to hold our standards above the money-mongering abuse of our environment, often by those who do not even live here.
	Help the local schools!
	I really wish that someone had thought of this before allowing that horrible CVS. Especially since we already have one. Such a good spot to have built something that would fit our community!!

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	What about your proposed project will attract interest from cities across the U.S.A. and beyond?
	What relationship will you have with the Sebastopol public safety agencies? Development of 'green' practices and spatial environment.
	I think it is vital to protect the intimacy of Sebastopol's community gathering areas. Bringing in commercial, chain, or big-box stores is a threat to the soul of this town. It's important enough to fight for.
	Spend more time developing standards for developers, so they know what to expect and how to met the needs of the community. No case by case bias. If the vocal minority would have spent energy in developing the "southeast development plan" instead of shooting it down, we as a community could have directed the development of the Barlow and CVS, instead of having no say, because it met planning standards.
	Support local organic sustainable farming
	The current CVS development in Sebastopol is exemplary of the fact the our environmental impact standards are too low. 1.) How is the company showing that they are going above and beyond the minimum legal requirements and doing something that suits and elevates the beauty and character of our town?
	I believe there should be a partnership between business and city officials to lower the financial burden
	No more development. Stop trying to fill our open spaces. Fix the Barlow and corridor. Stop trying to make a city like santa rosa here. We live here for peace and if you want to build go to Santa Rosa
	What is project/biz's model for contributing services/sustainably resourced product to Sebastopol? What give-back/community partnership structures already exist in organization's history and tomwhat extent has this mechanism been successful and accountable to communities with which organization has already partnered? (Demonstrated history of successful partnerships)

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	<p>We need more down town green space. The traffic around downtown is horrible. The Barlow needs to be totally revamped and block off roadways in between each building. And build more green space and outdoor community space. People continue to gather mostly around Whole Foods. Community market should build fence or something to Block hwy 12 noise and sight of cars. They should plant more trees. They should rent space to more affordable eateries. The Barlow is close to Analy and the students would benefit from an affordable deli etc. They would love a Juice shack. They should have more community events at the Barlow. We've lived here for over 20 years and feel there is no real gathering place other than the square.</p>
	<p>At all costs, we must encourage businesses and designs that promote social connections. The current Sebastopol plaza is very unpleasant due to its small size and to all the cars circulating around it. We need to find a way to separate the people from the cars.</p>
	<p>No new businesses without adequate parking.</p>
	<p>Look at places like Fourth St. In Berkeley or Rockridge, or other third place market areas. We need better traffic flow through town and a plaza.</p>
	<p>Be very clear about what are non-negotiable items (traffic impact, community character, etc....) at the get go of initiating projects and stick to them!!!!</p>
	<p>N/A</p>
	<p>No.</p>
	<p>Create a Sebastopol New Business & Developments Council that is made up of a diverse range of active, caring folks who live here. Get the kids involved so they can learn how a small town works? And they may have good suggestions on how we might work better.</p>
	<p>Sebastopol needs housing. Perhaps the city encourages development of small 400 ft2 or less housing onto new and existing construction. Perhaps on commercial zoning the additional cost is not taxed if the units are sold as condos. Perhaps on residential, the costs for separate utilities are paid by the city and covered by a lien against the property and paid over time in the utility bills?</p>
	<p>How in the hell did the city of Sebastopol approve another chain drug store in town?</p>

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	<p>I would like to see Sebastopol embrace being: the live music capital of Sonoma County.</p> <p>How could we incorporate musicians within every aspect of our community lives. Could we create a fund to help support musicians (partner with the County's Creative Sonoma?)</p> <p>Imagine a street corner dedicated to solo instruments. A harp, an accordion, a beat-box hip hop person - all people - all styles - all ages. LIVING and CREATING in our town.</p>
	<p>Will your business require any new zoning or a variance with current zoning?</p> <p>Will your business require more water than is currently being used at your proposed site?</p> <p>Will your business create any noise, fumes, or other pollutants that could impact neighboring properties?</p>
	<p>I think that the Sebastopol community leaders really need to listen to the town people, no one listened about moving the CVS downtown and now that will be a nightmare at any time of the day, except 3 am. I think before any new businesses come into this town, the leasing/renting of existing business space needs to be met first before anything new is built.</p>
	<p>We would like business that enables us to stay in town and shop vs. travel. Prefer buildings that blend in with the old victorian character. Construction preferable on the 116 corridor vs expanding into countryside. I believe drive ins should be allowed rather than forcing some of our elderly population to get in and out of cars. A business that hires local reduces traffic impact and pollution.</p>
	<p>We need more low cost housing! Decreasing the permitting fees gor granny units, etc is one way to in-fill the urban areas.</p>
	<p>As mentioned previously, i have been a Sebastopol resident for many years now, i live on Bodega Hwy, and would like to know when the proposed traffic lights will be installed at Bodega Hwy and High St? This has now gradually become an extremely dangerous intersection...at peak hours locals can treat this area as a "four-way stop", but tourists traveling to the coast etc. are oblivious! I have witnessed many near misses, this needs to be addressed immediately, thank you.</p>

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	Will you be an active participant in continuously promoting the community, tourism and businesses in your area? And how?
	Do we need you to be here?
	would you be open to a requirement that some percentage of labor & start-up materials be sourced locally will you join "go local?"
	We need to build our non-profit sector by everyone knowing what the local resources are.
	I wish they would all go back where they came from.
	Do you propose to build big box stores here? We in west county are committed to buying local and lowering our carbon footprint. How would you rate your company/development along these lines?
	Will you have solar panels to produce energy?
	What programs can the City of Seb develop to draw more businesses and retailers to the City ?
	An open process should be established whereby the people living in Sebastopol should have the opportunity to decide what development if any is to take place in their town. Some Business development is beneficial for the town and some is not, it is not all about making money. The residents in the town must have the opportunity to decide what is built in town and what is kept out.
	We are in desperate need of a larger Senior Center.
	Will your business affect traffic and parking?
	If you project requires a variance--land use, general plan, etc--why should you get it? How will you help our open spaces remain, thrive, and even expand. Traffic is an enormous problem, especially on Highway 121. What sort of impact will your business make on this and other roads? What are lighting? Will your business increase light pollution?
	I think until someone figures out how to make traffic in general move thru our city better any new business should consider if they really want to locate in this city.

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	<p>I want new businesses and developers in Sebastopol to create or support a percentage of affordable housing units.</p> <p>I want them to become involved in local land use and zoning issues.</p> <p>I want them to get to know and support our local non-profits.</p> <p>I want them to employ local people and give incentives for getting to work without a car.</p> <p>I want them to recirculate profits in the community.</p>
	<p>Businesses should fit in with the character of the town.</p> <p>There should always be more trees and more space for the people.</p>
	<p>Whether or not a business belongs in Sebastopol should be determined by whether or not customers support the business with their patronage. If they don't then you can say in good conscience that the business didn't belong here.</p> <p>The city shouldn't spend any time trying to determine what business's deserve to be here. Patronage will determine this.</p>
	<p>Parking and offset from the street impact residents on a daily basis. How Will you provide for these?</p>
	<p>What are your main criteria for considering locating your business in Sebastopol?</p>
	<p>Have you researched the success of such a business and how it has benefited the local townspeople?</p>
	<p>We all need housing and income. While striving to keep our town's character and quality of life we also need to be supportive of opportunities from business investors and not appear hostile to ventures that support our goals but recognize our ongoing needs for employment and housing. If we want our children to be able to live here we either need to die faster or consider modest but compatible increases in housing.</p>

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	<p>1. Will the business/development work WITH the city and citizens to: a) follow existing laws and codes, and b) address the concerns of the public as the development proceeds?</p> <p>2. What is the expected return on investment and what profit sharing to the community if ROI is greater?</p> <p>3. Is the business/development itself responsible? For instance, in Rohnert Park, developers came in and created sub-corporations that built homes that were defective/not up to code, but by the time problems cropped up the sub-corporations had dissolved and homeowners were left without recourse.</p>
	<p>I have witnessed at least two cars driving the wrong way on Main Street and in front of Whole Foods in the past month. If we are creating new businesses to attract an influx of new people to our community, we should address better signage to avoid a serious accident.</p>
	<p>Seb. already has traffic issues for such a small town. How would your project improve these?</p>
	<p>Affordable housing and traffic are the biggest problems in this community can you help?</p>
	<p>I think we should look at cities that have a successful downtown area and really focus on the reason they are successful. When we see new businesses who want to come into our town, is it something that's needed? Do we have a downtown that can provide all of our needs? Once we head out of town for items that are not available, we tend to make all of our purchases out of town.</p>
	<p>I think it would be useful to include some residents who have lived downtown for at least 5 years (including renters) to be asked for feedback on specific development proposals.</p> <p>Just regular folks, like me.</p>
	<p>We appreciated the process the owners of the new hotel to be built downtown went through. Ideas were presented, the town was invited to comment and make suggestions, and they were heard. The plans evolved and implemented design changes in response to what interested people said they want for their town.</p>

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	<p>Have a City Council that moves into the current century to address the needs of the citizens and have meetings</p> <p>That allow people to speak to issues in a timely manner.</p> <p>We need dining establishments with outdoor seating, we need small hotels so our friends and family, as well as tourists, have a place to stay when visiting.</p> <p>Downtown is dying! We need viable businesses - more than e smile shops! Make mini park lets like SF has done to create community gathering places.</p>
	<p>To be able to directly interact with the builder/developer regarding a proposed business.</p>
	<p>Sebastopol is a wonderfully diverse community, lets keep it that way! We are a community that cares deeply for its future from the stand point of its inhabitants first! A business should only be allowed in if they are also for the well being of the local residents....helping to keep local workers living in the home town they work in, in a reasonable manner. With good roads and elderly transportation....and free space for wild life....keep Sebastopol, a place where you can have chickens in your back yard!</p>
	<p>How long will the project take?</p>
	<p>When you look Seven Generations into the future and consider what you're doing now with this venture how do you imagine it might look? What do you imagine doing with the profits from your business? Your personal goals question</p>

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	<p>Let's maintain a healthy perspective....</p> <p>Let's be generally welcoming, appreciating new businesses interest in joining our community.</p> <p>Yes, freedom of speech is good. That said, let's concentrate on enhancing the DESIRE of prospective businesses to listen -- so that prospective business better understand our community, and as a result, want to JOIN IT MORE.</p> <p>Let's appropriately "lubricate" the process, not "apply adhesive".</p> <p>Our general orientation should be to get to "yes" for all the right reasons, not to be "picky" as to who we "want/or will allow" to become part of our community. Let's not be elitists. Let's be open to new businesses. Let's not construct "hurdles" prospective businesses must overcome before joining our community. The less accepting our community is and the more difficult it is for businesses to join our community, the fewer businesses will come (and the more businesses will probably leave). << That's a fact; and NOT what we want to have happen.</p>
	<p>How about some high quality nightlife? I'm not talking about a pricy restaurant or noisy bar, but places to hear good music, see art after hours, browse a bookstore in the evening. How about cafes that offer late night snacking and entertainment? I think we are woefully short in those areas.</p>
	<p>We need a better traffic and parking plan for downtown Sebastopol. There is too much congestion in the downtown area. Highway 12 leading out and into the downtown is a source of bottleneck. Roads need to be streamlined perhaps widened. More parking should be made so people can stop and shop. More signs need to be put up for the out of town visitors to give good directions, such as where to park and where to go if passing through.</p>
	<p>Ignore the calls of the no growth progressives who tout low income housing, green development, open spaces and such but in fact embrace a NIMBY view of the world masking it with progressive outlook</p>
	<p>Many new businesses in town rely on spending by locals and visitors. The community needs businesses which bring in spenders, I.e. Salaried employees, and which derive substantial revenue from outside the community, I.e. regional or national sales. How does your business fit this profile?</p>
	<p>No...but the one way streets are not working...for soooooo much traffic...Would it help if they were changed back???</p>
	<p>Would you be willing to participate in environmental impact studies?</p> <p>In what ways are you concerned about climate protection and conserving environmental resources?</p>

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	<p>Just that we do not turn into some big, touristy mess ala St Helena or Calistoga. We do not need or want that amount of traffic, people, etc. I lived in Pt Reyes for many years and saw it go from a little cow town to being overrun by tourism. Do we have to go that route in order to be financially solid and successful as a community?</p>
	<p>I have noticed projects going in Sebastopol that involved work/living developments. It seems to me that these developments charge outrageous amounts for rent. What can be done to ensure that our local community can afford to buy/rent these buildings? \$2000 per month for a small apartment isn't exactly renter friendly. Will your business be aimed at bringing outside money or will it strive to involve the entire community.?</p>
	<p>The infusion of wealth and money and earth harm headed toward Sebastopol is scary. I don't know what to do about it. I applaud your efforts but I suspect the only thing that will slow it down is the next huge recession, which I think is coming but may not land for another year or two.</p> <p>I believe we will be "turfed off" this planet by Gaia if we do not swiftly shift our treatment of the earth to a pattern of sacred honoring of the earth and ending our fossil fueled binge of desecration. I hope you can make a dent in that.</p> <p>Blessings on your work,</p>
	<p>Sebastopol is destined to fail and economics in City Governemnt is ready to go like this phony hospital that is a glaring ripp off even from my myopic vision,</p>
	<p>As above if nothing is done about this intersection no one will want to get near Sebastopol and we will all take the Lynch Road or Occidental Road to make it around Sebastopol when going west or South.</p> <p>More congestion in Sebastopol including putting a CVS where highway 12 should have been widened just makes us want to give up on the city government to ever tackle the hard problems of traffic management. you could have demanded an road widening easement there instead of letting them build to the sidewalk!</p> <p>you are strangling this once nice town.</p>
	<p>Why do you want to do this? Is it mostly about the money? What is your plan if the money is not forthcoming?</p>

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	<p>How do you propose to deal with communication so all people involved in your business have the ability to express their views? How do you relate to being in the Laguna watershed? What are you doing to acknowledge the Latino and lower income members of this community?</p>
	<p>I guess a big question is would it bring in a younger, more energetic population to help revitalize us aging folks.</p> <p>And racial and ethnc diversity would be great.</p>
	<p>I don't know whether there is a process other than applying for permits. It would be nice if this were a friendly and reasonable experience for desirable newcomers.</p>
	<p>How can you help prevent the impacts of day-long vs short visit parking such as occurs in the Whole Foods parking lot, the Rialto Cinemas parking lot, the Papa Murphy's parking lot, etc.</p> <p>How can we ameliorate the oncoming "blight" of vacancies with the upcoming CVS pharmacy relocation.</p> <p>How can we ameliorate the traffic jams on the Hwy 12 and Hwy 116 entrances to downtown every afternoon?</p> <p>How can we prevent the potentially deadlly West bound left turns into the new CVS parking lot?</p>
	<p>Why here? As if we don't have enough goods and services already here, or nearby, I believe we have been identified as a place with huge potential for developers, mainly because we have taken such pains to protect it from the kind of development cities around us have taken in--such as Santa Rosa and Rohnert Park. We want to stay Sebastopol, a small, culturally significant, community that is consciously going forward in the next decade or more...</p>
	<p>If you are a big box business what could possibly attract you to this location?</p>
	<p>Cater to locals - provide what we need.</p>
	<p>I am concerned about hotel development and human trafficking. Please position hotels near the police station and put something in the lobby and the rooms about this issue and how to contact the police.</p>
	<p>I think we need more affordable living plans.</p>
	<p>I am most interested in traffic.</p>
	<p>The key question that needs to be looked at before any other is what do we as "Sebastopolians" want our city to be like?</p>

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	<p>If they are a start-up, ask them where they plan to be in 10 years. If they are an established business, ask them why they are moving to Sebastopol.</p>
	<p>cvs- traffic- total loss</p> <p>community character- total loss</p> <p>conservation and open space. surely you jest</p> <p>land use- bad joke plus this appears to be a</p> <p>new source of flooding</p> <p>noise-pollution and exhaust and asphalt</p> <p>economic vitality-minimum wage</p>
	<p>I don't really understand what this means. If it implies partnerships between the City and needed services (like a new, expanded, technically flexible library, I am all for it.</p> <p>I don't see a need for any more expensive restaurants, shops, or wine-tasting places aimed at tourists rather than being useful to local residents.</p> <p>I think we should be very conscious of water use, power use, light, air, noise, and water pollution, and covering over green spaces (if any are left) unless a new project truly benefits the citizens of Sebastopol and is needed by them.</p> <p>I would like to see a new, innovative and creative study of a bypass for traffic or some other way to reduce traffic through the city. It's getting impossible and a wider bridge isn't going to do much, especially as it ends with a large business right in the worst area of congestion.</p>
	<p>No.</p>

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	<p>Land needs to be allowed to remain rural on these old country roads and not everything needs to be residential.</p> <p>More affordable housing, busing, and side walk and road repair. We want to be the town for cyclists,,,well, let us have save places for bikes to be and not riding two and three down a road because there is NO place for them to ride safely. Perhaps some roads,,,scenic as they are need to be off limits to these cyclists who think they own the roads.</p> <p>Stricter limits on use of road way chemicals that poison our water, our land and the few wild animals left.</p>
	<p>I have no idea how a big box store like CVS could possibly fit into Sebastopol's culture. It's current location hardly has business but at least it's at the other end of town in a strip mall. This location is just like a big middle finger to what Sebastopol is all about - small, owner run businesses. Even the Whole Foods is smaller so as not to have such a huge presence.</p>

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	I bet you get my perspective.
	Yeah get some normal business that we can buy from
	We have noticed multistory, multi use combination residential, business buildings being constructed. How is this added traffic going to be addressed on an aging infrastructure at times gridlocked with traffic?
	Make sure disabled individuals have access and if there were activities for children with sensory issues would be fantastic
	Not right now
	I like shopping local and promoting local businesses. I'm concerned about traffic, homelessness, and affordable housing.