

PHYSICAL IMPACT: Community Impact Responses through August 15, 2016, sorted by zip code and 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

	<p>What questions would you like to ask a business or developer regarding its anticipated physical/environmental contribution/change/impact? (Think large: impact on our natural resources, traffic, parking, water, waste management, etc.)</p>
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	<p>How many trees will you be planting?</p> <p>Our community encourages the proliferation of native plants, and plants that attract beneficial insects and help sequester carbon. What plants are you planning to add into your landscape? Are you working with a landscape architect?</p>
	<p>Will it be more eco friendly? Living roof, native drought resistant plants in landscaping.</p>
	<p>1. Do you consider ways to first repurpose materials before buying new?</p> <p>2. How will your project affect our air and water quality?</p> <p>3. Can you find creative outlets for "waste", such as donating to a food bank, building repurpose supply store, or thrift store before throwing product away?</p>
	<p>I'm concerned with traffic and the already atrocious amount of traffic on the 116. It's only getting worse. I'm concerned about housing and how business developments are taking away from the towns charm and unique feeling.</p>
	<p>How will your development be a net positive for improving rainwater infiltration, groundwater sustainability, plant diversity, wildlife habitat, carbon sequestration (not merely how they will ameliorate their negative impact, but will they actually commit to being part of a restorative vision, admitting that their development is inherently deleterious to the environment). How will they reduce the travel miles of employees and customers.</p>

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	What is your stance on using alternative energy/recycled products/sustainably sourced products? How can you help Sebastopol to be more environmentally friendly?
	What are these changes going to do to the environment?
	Will your business cause increased traffic in our little town? Will it cause light or noise pollution? Is your building made with recycled, eco-friendly materials? Are you using all of the space and not wasting it? Will there be nature involved in some way? Is your business the best use of this space? Why?
	If a business is to come into Sebastopol they need to ensure people like me that they are a green business, or I will not support them. What steps would the business take to protect our wildlife, and more importantly, our planet?
	I would ask whatever big developer that wanted to add to your city "exactly what it is they would be doing to not f**k up our environment and natural resources?"
	What impact does it have on local animals? Is there a way that they can contribute to carrying for the wildlife?like birds(having bird feeders)
	You can't come here. We don't have any room for cars. Any jobs you create will get more people driving to work and we can't afford that without a competent public transportation system.
	How will the building of this business impact traffic in the town? The building of the new CVS has completely ruined this town. It's hideous and traffic is awful now. What resources will be used to make the building? Will it be solar powered? Wil sustainable resources be used?
	Again.....how does the new CVS plan on making sure traffic flows smoothly at their new location?
	Traffic is a major concern for Sebastopol. Will your development fund a way to create parking that does not affect the aesthetics of our downtown area? Will there be any environmental impact s f if so what will it be
	How would you minimize your impact on our beautiful city?
	Any businesses coming in need to utilize paper over plastic and local versus cheaper.
	If your business is involved in any substantial building project, are you committed to working with and enhancing the "industrial chic" craftsman/modern style of the local architecture?
	Traffic is the most important thing to me? Will the business be bicycle friendly? Can they offer any public use space, ie: benches, lawn?
	Will your business have enough parking for customers? Will it be family friendly?
	What natural grounds if any will be destroyed to develop? What will be maintained on the area? Will any emissions from the business or deliveries impact our air quality/ environment?

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	How will your business improve traffic flow in Sebastopol? How will your business encourage people to walk in downtown instead of drive? What techniques will your business use to reduce heat sinking paved surfaces? What technology will your business use to prevent nighttime light pollution?
	Can they provide assurance that they will respect their environmental responsibility? Would they be willing to invest in renewable or sustainable practices and/or technology (i.e, solar, recycling, etc.)? Would they be contributing to suburban sprawl or the creation of yet another parking lot when it is not needed? Would they work with local community and city officials to find ways to fit in with the vision and mission of the city and organizations like Cittaslow Sebastopol? If not, then I would be very suspect.
	Where will the materials used in your business/development be sourced? What is the plan for the waste that is produced? Will you have any incentives for employees/customers to carpool or use alternative modes of transportation?
	Is your business green?
	How would your business impact traffic flow in the area? Would you utilize alternative forms of energy?
	How will you accomdate for parking? If in the wine industry what is the impact of pesticides on land, rivers, animals, humans(especially employees who come in contact with the poisons)
	So this town already has a bad traffic problem, how is the business going to effect it? The town is very "green" how are you integrating into your business?
	My question would be, in what ways is your development going to improve Sebastopol's resources besides financial gain? It is a general question. Another question might be, what are some creative solutions for the waste caused by your development?
	What efforts will you make to be a LEED certified building, if you are constructing a new building? Where do you plan on setting up shop, and why? How do you think the location will benefit the community? How do you think this location could negatively impact the community " and what remediation steps are you taking to improve/minimize harm?
	Is the town just going to keep growing effecting traffic and makin it worse
	Greater emissions from increased traffic, water supply, waste generation, packaging
	How will your development impact housing, traffic, safety, economic vitality, community character and community health and wellness?

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	<p>How does your business affect the local environment and ecosystem? Where will your building materials come from? Are they sustainable? How much trash will you produce and where will it go? Will you create a system to compost your compostables? Will you recycle every item possible? Will you educate your employees on garbage reduction and increased recycling and composting? Will you make environmental responsibility part of every job description? How will you conserve water and electricity? How will you tout your business for true environmental responsibility and not green-washing? Can you have the goal of being zero waste? Will you seek help from environmental consultants? If you are building, can you refuse to pave everything and instead create groundwater recharge areas? Will you plant your landscape areas for pollinator habitat? Will you never use hard chemicals inside or out and instead you eco-friendly products?</p>
	<p>How will businesses and developers ensure that further drain upon our already dwindling supply of water does not take place? Building codes? Also, will there be agreements in place to ensure that with more business comes more park space to balance the industry?</p>
	<p>There are a few things Sebastopol could develop better:</p> <p>Better management of public trees -- Sebastopol's streets are primarily hardscape with (by my estimation as an arborist who used to conduct municipal tree inventories) less than 10% canopy cover. Street trees improve property value, create oxygen and habitat, reduce stress in humans, sequester carbon and reduce erosion. As the climate changes and Sebastopol sees more hot days public trees will be an important aspect in its growth.</p> <p>A critical part of this is management of streets and hardscapes, which means that downtown streets should be redesigned to accommodate more pedestrians and cyclists and not just act as a thoroughfare for cars passing through town on their way somewhere else.</p>
	<p>How is this going to impact traffic flow through own?</p>
	<p>How will it affect our natural resources?</p>
	<p>Is there enough parking and enough traffic flow?</p> <p>The roads going through this town are backed up a half mile/s on weekends and weekdays sometimes. Our the customers not going to come back to us if they had to deal with traffic,parking,and ???</p>
	<p>Traffic in Sebastopol has become a nightmare. Have you thought about occupying the empty buildings instead of building new ones?</p>
	<p>Of course visual impact is a concern as is impact of increased traffic, especially with our one-way streets around town. Parking is a big one but it isn't ideal now either.</p>
	<p>What everyday functions of your business will allow it to be green and not environmentally impact Sebastopol and feeding communities? How will you ensure that your business will take care of the health and wellness within the community?</p>
	<p>Can you set aside space for a community picnic table that anyone downtown can sit at to have lunch/coffee?</p>

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	<p>Will your company either change its practices or commit to meet strong green business standards such as 100% recycling/composting and 100% use of ecologically friendly products (approved by waste management facilities) so as not to negatively impact our very important Laguna de Santa Rosa Watershed?</p>
	<p>I do not think Sebastopol should grow any longer until it can be appropriately maintained. Is your business going to loud and obtrusive to neighboring houses like Rotten Robbie continues CONSTANTLY to do, even when asked in firm terms please do not. They brought down home values that live behind them cause they could care less. Sebastopol does nothing.</p> <p>Will your company be positive for employees, and although I realize any business needs to make a certain amount of money, with what employees you may attract, even to move here, will you ensure those people are in good morale and ethical business standing and practice?</p> <p>If you exit your building change your mind, then how will you leave it. Dirty messy because who cares we're outta here, or will you think to yourself, we need to leave in a respectful manner, be an example for our community. Would you plant 1 redwood tree in Redwood Grove every year for every employee. are you going to encourage tourism, supply REAL jobs?</p>
	<p>Current growth will greatly impact the one main entry and exit in the center of town. This will, undoubtedly, cause the outer neighborhood streets to experience more traffic as we try to avoid downtown. What impact (positive or negative) will your business have on the outlying streets? How will you deal with it?</p>
	<p>How can pedestrians/bikers be better protected on the city's streets (esp. Around downtown)?</p> <p>What measures are being taken to allow for more affordable housing for young families who want to enjoy calling this community home?</p>
	<p>CVS is terrible:(</p>
	<p>Will you provide a free area for parking for customers?</p> <p>Will you have locally grown or made items?</p> <p>How will you reassure the public that your business will not have a horrible impact on traffic, especially during rush hours?</p> <p>Will you be located near public transportation and within walking distance of apartments?</p>

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	<p>Will your project assist in creating a cohesive downtown design?</p> <p>How will you mitigate the impact to traffic?</p> <p>Please discuss how this will impact the natural environment/open space/wildlife? How will you contribute to the community's environmentally-friendly sensitivities?</p>
	<p>Do you have any ideas that will benefit the children in the community?</p>
	<p>How will you effect the water supply? And the horizon?</p>
	<p>1. We have only two ways in and out of town. How will your presence impact our ability to use those throughways? CVS is an example of how to make that situation worse.</p> <p>2. How will existing businesses function while you are constructing your physical presence in Sebastopol?</p> <p>3. Are you prepared to absorb certain economic losses in the short term in order to have less impact on the surrounding areas of your business while you are impacting access to other businesses?</p>
	<p>How will you keep a low impact? No tall obstructing structures, no pollution, green waste management, etc.? In order to fit in, you must naturally fit in without standing out like a sore thumb. And you must be forward thinking in terms of your "green" efforts and low-carbon footprint.</p>
	<p>Will your business/project place any burden on the local environment?</p> <p>Will your business/project create traffic congestion?</p> <p>Will your business/project be visually pleasing and in harmony with the local natural landscape?</p>
	<p>All of the above - I want to know about impact on traffic, parking, water use (I don't think we can have new businesses right now that require loads of water with our current drought situation). Also smell - a marijuana grow operation not only would create potential traffic issues, water issues (using too much of our precious water), safety issues (what kind of crowd will it draw AND what kind of security will be implemented - armed guards - with MORE weapons? No thank you), and a SMELL impact -- because marijuana STINKS!</p>
	<p>What will your business smell like? Seriously, the smell of a town or section of a town is an important thing that most people overlook. A smell can make someone feel warm and at home or make someone feel unsafe and turn tail and run.</p>
	<p>Sebastopol is a green community, so renewable energy, recycling, and a small carbon footprint are important to our fair city: will new businesses fit into our environmentally conscious outlook?</p> <p>How many additional cars will be on the road, thereby increasing pollution in our city?</p>

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	<p>Improving ways to better use water and gas , adding new technology to instead of polluting help to promote clean ways to dispose residues of their business ,new traffic improvements are required to support the amount of new visitors and vehicles heavy load vehicles have damage the roads creating more problems than benefits and the need for parking areas during crush time and lack of parking garage during public events as well the better access to handicap citizens, crate ways to produce more profit need it for the city in these areas</p>
	<p>Are you able to create more parking for your business and agree to have your employees park offsite from downtown</p>
	<p>Will you create more parking spaces for your customers? We are already impacted.</p>
	<p>how will your business contribute to traffic congestion and what will you do to mitigate that? how will your business contribute to affordable housing beyond job creation (in other words, as you create jobs we will need more housing and many cities have impact fees that allow a city to fund affordable housing).</p> <p>how will your business contribute to a culture of local-centric economy (in other words, how will you keep the money in teh community- are you a corporation that will send money out of the ocommunity to their headquarters?)</p>
	<p>I think it is important that Sebastopol does not consider any new business unless they give a strong "green" plan. We could be a town model from which others could draw inspiration-solar, living roofs, water encatchment, water/plants that clean our waste...The possibilities are endless and new buildings should have to pick from 5 out of 10 (I'm just making these numbers up, but the idea holds) prior to getting the green light to build. As a town, the physical infrastructure also needs to be proper evaluated before we "dump" a big building like CVS that is presently being built. Can we handle more traffic? How? What a shame that whole mess is: Where our town had such opportunity for greatness, we now are having CVS. Shameful.</p>

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	<p>I already asked a parking related question, but will reiterate here. Parking is a problem in this town. Please provide plenty of parking and bike racks.</p>
	<p>Why are you choosing to open a business in Sebastopol?</p> <p>What is the mission and vision of your business?</p> <p>How will your business support and align with the general plan of Sebastopol?</p> <p>How will your business benefit the residents of Sebastopol?</p> <p>What environmental impact assessments have you done or will you do? By who? By when?</p>
	<p>Build up, multi stories not sprawling single use single story. The boundaries of the city should remain intact, so push the housing, sales and services to urban levels. Utilize bumps in solar, storm water mgt, sustainable building materials, recycling of site materials</p>
	<p>how much traffic does your business generate?</p> <p>are you Organic?</p> <p>is your wastewater clean?</p> <p>what percentage of your electricity usage is from SOLAR or renewables? (directly generated on site... not through buy-in provisions)</p> <p>What is your expected water usage from the city supply?</p> <p>What is the noise level of your business?</p> <p>Do you use pesticides and herbicides?</p>
	<p>Traffic is huge here in this county- it's been poorly designed so how could you fix it? More pedestrian only areas!!! Our town center is full of cars with crazy one way traffic - how can this change to make it desirable to hang out in the square? Make it beautiful- plant more trees! Design a polyculture paradise more place making where people will want to live- I don't hang out down town with my kids because it's too dangerous with all the traffic. What about better public transit??</p>
	<p>See question 1.</p>

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	Traffic is already congested and hitting its limits for this size town. How can you address that? Where are cars going to park that doesn't detract fro the beauty of the small town.
	Will you have a garden?
	Can you become a part of the Sebastopol flavor? Fit in to local culture? Provide local/ organic options? Encourage social collaborations? Support local non-profits?
	How green will your building and operations be?
	Could you make choices that put our future health in front of money?
	We live in a beautiful, peaceful area. What will you do to help keep it that way or make it even better?
	By the way these questions are asked you have the questions. Just ask all your * points!
	How much will your development increase traffic and parking congestion?
	Will your business improve life in Sebastopol? Will it be geared towards sustaining life in Sebastopol instead of it's residents having to drive to other cities for their goods or services?
	<ol style="list-style-type: none"> 1. From where will you source your necessary raw materials? 2. How do you intend to limit your waste? 3.
	<p>What is the anticipated water usage of the business or development per year?</p> <p>How much renewable energy will the business or development generate and what is the net carbon footprint?</p>
	How will your proposed development set a new standard for the use of renewable energy and resources, and what positive effect will your project have on the community as a whole?
	<p>How will your development affect the neighboring traffic patterns?</p> <p>Will you contribute to local parking?</p> <p>What is your environmental footprint?</p> <p>What sort of noise and waste will you produce?</p>
	<p>How much of an increase in traffic will it cause?</p> <p>How do they plan to ease the traffic?</p> <p>How do we preserve the open space if we have to expand roads and parking? Or if a large parking lot must be built?</p>

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	<p>Would you be willing to use recycled, organic materials? Use low-impact landscaping? Offer discounts to seniors, veterans, students or disabled people?</p>
	<p>The city should set reasonable standards for all new development regarding impact on the environment. You either meet that or not. We do not look at each business and impose regulations depending on how we feel about the business.</p>
	<p>What will be your business' carbon footprint?</p>
	<p>1.) How are you planning to mitigate the potentially negative effects of this development?</p> <p>2.) How much emphasis has been placed on green building and sustainable practice?</p>
	<p>I believe one of the most important questions might how they impact our police, public works and fire departments</p>
	<p>Why do we have to allow more building and destruction of our beautiful little community? What about we just leave well enough alone. We have a beautiful town and a safe town. We should fix what is already here like how we are going to be able to come and go without adding 30 minutes just to leave town. That is the real problem that Sebastopol has.</p>
	<p>How is your project going to enhance overall sustainability of Sebastopol? What can your project bring to the table/give back to the community in terms of the give/take ratio? (I.e. If project will use city infrastructure (roads/parking etc) what will biz/project give back to community in terms of infrastructure? Open space? Bike pathways? Enhanced pedestrian walkways/safety in designated high traffic/density/use areas?</p>
	<p>What are future parking and traffic issues regarding CVS? And how will you deal with them? It is currently a nightmare at hwy 12 and 116 intersection. Hwy 12 backs up so far West it takes forever to get through intersection.</p>
	<p>What will you do to minimize traffic and congestion?</p> <p>How will you promote a pleasant and healthy physical environment that facilitates social connectedness?</p> <p>What will you do to help prevent health problems like alcohol and other drug related problems?</p> <p>What will you do to prevent availability of junk food and promote local healthful food?</p>
	<p>Can your business be reachable by walking or riding a bike?</p>

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	<p>I have already commented on this, but again, parking and traffic are horrendous. It drives people to shop elsewhere. There needs to be more parking nearby. Again, encourage whole foods to move to the outskirts of town or in the Barlow. That store causes serious traffic issues. Maybe traffic can be routed around the town so the downtown area can be free of traffic. I know these suggestions sound very huge, but I believe moving whole foods would solve a lot of the traffic problems.</p> <p>Wouldn't it be lovely to have a downtown square that was people friendly? Comfortable walking and shopping?</p>
	How will you build green? How will you accommodate differences in mobility.
	<p>I already asked all the questions I have time for in this moment.</p> <p>Though I do feel all the items below are important to consider! I trust that other folks will be formulating good questions!</p>
	N/A
	My main concern is traffic.
	I wouldn't ask. I'd research their past actions and behaviors to find out if they are naturally ecologically interested and intelligent.
	Are you willing to tailor your business store front to fit in with the local Sebastopol feel & look?
	What can the city do to reduce your costs for physical/environmental impacts?
	no idea
	Can the business plant trees/flowers/create a park space within their business area. Can the area benefit ALL who walk by...not just patrons
	<p>What steps will you take to make your business efficient in its use of natural resources, including water usage?</p> <p>What waste will your business produce, and in how will you dispose of the waste products?</p> <p>How will you secure adequate parking for your business?</p> <p>How will the appearance of your business fit with and enhance the appearance of Sebastopol?</p>

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	Traffic needs to be addressed!!!! Also, parking. Local businesses in downtown do not have employee parking. When I used to work in the square, we would park and every few hours we would all move our cars after our tires were marked by the officer. it was a joke. Sell parking permits for specific areas to park for employees.
	I personally would like to see less traffic, less "corporate" businesses, less wine industry businesses. I want positive growth, but I do not want us to turn into Napa!
	What will the impact on traffic, parking, water, waste and our precious natural resources of this business or development. Somehow the new CVS bypassed all of the locals and now it it will impact negatively because a council member/s got their pockets greased.
	Is it a manufacturing or service business. Will the work shifts be scheduled in such a way to avoid peak traffic times. Is there adequate parking for employees and customers. Do they recycle and minimize waste?
	What percentage of your consumables is from recycled materials? What percentage of your waste is recycled? How do you approach the need to minimize our environmental impact and carbon footprint?
	Will you be sure to. Provide adequate, clean restrooms for customers? Keep homeless and their pets from congregating outside your place of business? Stay open late for all?
	Keep the physical spaces, open spaces, etc within the same scale and style that we gave today!
	The new location of CVS Pharmacy interests me, specifically regarding the traffic, and the parking aspect, since they are now directly downtown now, and presumably they can NOT have a "drive-thru" because of our city ordinance?
	Traffic is my main concern.
	Does your business model fit the current design and atmosphere of the surrounding area? What is the impact on current infrastructure and city services?
	Will you keep in mind, and consider the flow of your surroundings in regards to your planning?
	I believe I covered this in my first answer, but: Will you make sure your business will not add to the traffic congestion we are already experiencing in Sebastopol? Will your business be non-polluting as much as possible? Will your business operate quietly? Do you value open space & greenbelts? Do you understand that most of us live here because we like the small town, rural character?

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	<p>is your business green, & if so, in what specific ways (green building practices? mostly recyclable materials? water usage?)</p> <p>do you anticipate needing dedicated parking for the business & if so where would you put it</p> <p>will you strive for a zero ecological impact</p> <p>will you be siting the business in a place that's currently zoned for commercial use</p>
	<p>How can we get rid of the hideous new shopping center going up for CVS?</p> <p>Did the city council member who made it happen sent by CVS to impact our local community to this horrible end? What was her name and who sent her? She came and went and left us with this disaster.</p>
	<p>See response #1.</p>
	<p>Traffic and parking are major concerns. Not everyone can walk distances. Currently there is no handicapped parking downtown.</p>
	<p>I have already covered these issues on previous questions. We are in drought, will your business recycle water? Conserve water to the maximum amount? Will you have solar panels?</p>
	<p>Will you recycle waste? Will you conserve water?</p>
	<p>How do you build economic sustainability and environmental sustainability into your business ?</p>
	<p>No metal buildings please. Can they be more esthetically appealing to the eye.</p>
	<p>How would you attract people that live very close to your business to be able to walk receive your product and walk home? Will people be able to Rest and enjoy the surroundings before returning home. Will they be able to bring friends and family to your location and experience Joy.</p>
	<p>What environmental impact will your business have on the community?</p>
	<p>Sebastopol is unique and I believe it should stay that way and not turn into one of those generic-looking communities that look exactly like other places across the country, with the same national chains, etc. What will you do to help preserve our rural character and its natural beauty. We are also extremely environmentally conscious here. What are your environmental values? How do you feel about cutting down existing trees?</p> <p>What is unique about your business? This is especially important when it comes to anything to do with wine.</p>
	<p>With parking already a mess in Sebastopol will you be able to provide parking at your location?</p>

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	Can you support alternative transportation to and from your place of business? Bike racks at a minimum, shuttles from bus stops/SMART, Will you create just the minimum in parking places, and then incentivize for not needing one (discounts, or prizes). Can you ensure your business will not generate a lot of waste. Can you landscape with drought-tolerant plants. Can you employ people to sweep and not use leaf blowers?
	CVS same as previous comments
	Why is it taking so long to complete highway 12 going in and out out Sebastopol? Again, esp in summer, the homeless downtown really take away from the towns beauty
	As long it is a legal service I wouldn't propose any hurdle as to locating in Sebastopol.
	Will you provide parking for 100% of your employees and customers?
	How can your business location help provide land for an open corridor for animal migration?
	Environmentally / socially speaking, would you categorize your business model as "sustainable?" If so, please explain.
	Will you create outdoor environments that will beautify the town?
	Will you utilize existing structures? Will you add to the cohesive architecture of downtown? Will you clean up an ugly site and make the area visually beautiful?
	Will your development or business employ technologies that minimize water consumption such as low-flow toilets, landscaping that does not require watering, etc.?
	1. What are the changes anticipated (streets, land/topography, habitat/trees, flora, fauna)? 2. How will these changes be minimalized/mitigated or repaired/replaced?
	Traffic studies are important. We have so few streets, we don't want to create a traffic jam.
	With the drought, how are you thinking of growth at a time like this? What resources are you contributing rather than taking away?
	Same question as the first...how does your business not make the traffic congestion problem worse?
	1. If you generate more local traffic can you offset the time of impact to a non rush hour period? 2. Do you have a recycling program in place? 3. Are you going to use solar(electric or water heating) to offset costs of utilities?

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	Where is the business going to be placed? What is the impact on Traffic, parking, road conditions in the morning when students are on their way to school? Our roads are already quite busy around downtown / high school locations early mornings.
	Can you influence city gov't to lift prohibitive and costly regs so that businesses may even be enticed to start here?
	Driving and parking is becoming a challenge in town. With the anticipated new businesses being added all the time impact on traffic needs to be addressed.
	Zero waste? 100% renewable energy? Carbon neutral? Produce your own renewable electricity?
	-Will your business contribute to Sebastopol's natural beauty in some way? -it is vital that traffic and noise pollution be controlled. It's already over the top (I live downtown). -Any new large development (like the Barlow) in our town MUST include some attractive and affordable housing units for people working here (not for commuters).
	Do you have enough capital to afford attractive, permanent signage for your business?
	Change the one way street design for 12 and 16. It bisects our town. There was no concustancy on fining those who did not respect low water usage and maintained totally green yards during the drought. Have consistant dukes for all. The waste management is a joke. Look at SF the ideal model. And we pay too much for water and garbage!!!
	What is your anticipated ecological footprint as a business? Will employees be able to take transit or walk to work in a central location? Are local and green resources used and to what extent?
	Will your business be helping the public transit use, water-saving, toxics-free, and greenbelt directions that Sebastopol wants to follow? Will solar PV be used for most electric power used? Will roof water be harvested (where applicable)?
	How will your business impact traffic flow and how will you mitigate negative effects?
	What guarantees will you offer in your business model to provide and preserve sustainable and ecological practices. Paying close attention on impacts of our skyline and view space!

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	How will the new businesses help with water consumption, first! Then how will they vote at all meetings, will they abide by the people's vote....or steal them with the, 'corporations are a person,' bull that is still being allowed to drag the USA down?
	1. Have you looked/quantified the impact that your business will have on traffic? Both in terms of parking and traffic patterns? 2. How large an impact will your business have on water/sewer use?
	Parking , traffic flow, green building, and a design that fits in with our town's character are all considerations.
	Will your business be planting and or maintaining any trees or food-producing plants?
	What community physical/environmental impacts do you anticipate from your plans?
	Traffic is already becoming a problem. We need to rethink traffic flow in and out of town. Sustainability is a must, with focus on small footprints.
	Does your entity have an impact on our environment especially traffic and parking? Have plans been made how to handle the anticipated impact?
	Is Sebastopol open to any development. After watching the Barlow fiasco ending up with a poorly thought out development contrasting it with the first plan which included green space, low income housing, etc I wonder how the township of Sebastopol presents itself to developers. Also I wonder how it would be possible to develope substnabile traffic patterns as it seems any development hugely impacts this. Also I would like a developers intake on any housing as I also attended community meetings concerning annexing land around Sebastopol. And saw the utter disregard of wetlands to the west of the city. I guess my biggest concern is that the city of Sebastopol appears basically closed to any growth and ends up with the mess of CVS moving into a prime corner and creating a probable eyesore replacing the decade old eyesore that had been on that corner. Why do you think Sebastopol does not follow the model of Petaluma and Cloverdale?
	Do you have a comprehensive plan for your physical impact on the town? If not, why not? Can you reduce the traffic impact by organizing employee shuttles? Would you participate in funding a downtown shopper's shuttle?
	Yes, huge question....too much traffic now..most avoid downtown all together and bypass north and south through residential areas...very sad, as that ruins the neighborhoods.
	Traffic and parking are issues in Sebastopol. Do you have any ideas, thoughts about improvements? How many employees do you anticipate and will they be able to afford housing in Sebastopol? Will you participate in conversations about the environmental impacts of doing business in Sebastopol?

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	See my first response re the traffic coming in on Hwy 12. The congestion can be fierce. I think the length of time the lights are set for might play a part.
	Will your business utilize the local community in delivering products or receiving products?
	I put it all in the first section
	People will not shop downtown if there is not adequate parking so move that up on the priority list. Encourage people to keep up their landscape with drought tolerant plant advice etc. The city should participate in maintaining certain common areas to beautify our city. Rohnert Park is a good example of taking care of their median strips etc.
	developers already have to address impacts on traffic, noise, open space, public services, etc., and are expert at gaming the system. How can Cittaslow frame the questions to make it harder to game the system and easier to be more transparent?
	These questions are irrelevant. City is overcrowded place for rich white folks. And lots of tourists heading to the Coast.
	<p>Sebastopol is a town we try and avoid now due to the awful traffic problem caused mostly by the highway 12 and 116 intersection.</p> <p>Government has to have the guts that they did not have 20 years ago when they thought the one way roads would be a politically acceptable fix and now do something drastic about this intersection which means:</p> <p>Condemning the business properties on the south side of the intersection to widen highway 12.</p> <p>You all know this is the key and you have to have the guts to do it as the "bypass solutions were all shot down by neighborhood protests. And bypass will not bring people to town.</p> <p>traffic jams all the way back to willy bird are simply not acceptable!!</p>
	<p>Will this development facilitate non-commercial social gatherings in public space?</p> <p>How will this development impact wildlife and natural beauty, in addition to those elements listed below?</p>
	Have you considered a different concept of growth and success? How do you evaluate your impact on the local environment? Have you considered the concept of environmental justice?

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	<p>Well, yes, how will it manage resources.</p> <p>I practically start crying as I watch the new CVS going up--a disaster in every way!</p>
	<p>It should be necessary to know about traffic, parking, water use, waste management, noise, safety and impact on the natural environment before giving a permit (if one is required).</p>
	<p>How will you provide for off street parking for ease of access to your location?</p>
	<p>Will your facility be in line with the general character of SEbastopol architecture? If no, why not?</p> <p>Do you respect the history and forward impulse of Sebastopol, and if you do, will your business support and respect that too?</p> <p>If not, why not? And why do you want to develop/build/open a business in Sebastopol?</p>
	<p>Impact on town with considerable downtown residential areas- traffic, noise, foot traffic?</p>
	<p>Will you include solar? LEED certified green building? Bike racks?</p>
	<p>Do you see your company as a water conserving one? Will you prove it?</p> <p>Do you think that walking to work is better than driving?How will you facilitate that?</p> <p>Do you recycle as much as possible and allow for independent audits of same?</p> <p>Do you have other units located Sonoma County? What are their policies regarding natural resources and traffic minimization?</p> <p>If you have a cafeteria, do you provide organically grown food? Exclusively, or what percentage?</p> <p>If you have a cafeteria, do you provide food that is grown locally, within 50 miles? What percentage?</p> <p>What zoning changes do you anticipate and why?</p>
	<p>I especially hate the traffic pattern in Seb. What would you do to make Sebastopol more auto friendly?</p>
	<p>What will the traffic impact of your business be?</p>

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	<ol style="list-style-type: none"> 1. What is the impact on traffic, roads & street costsThe and parking in the city? 2. What is the impact on infrastructure including roads, sewage capacity, water, etc. 3. What would the long term impact be on the environment, especially the wetlands? 4. Would the development create a need for additional city services such as police, fire, facilities inspection?
	<p>What do you anticipate will be the carbon footprint of your business in Sebastopol?</p>
	<p>given the acceptance of the cvs project and its visual and traffic impact I don't think there is any question that I would ask that would even be considered. bigger is better and profits win over all other considerations. Sebastopol blew it on this one.</p>
	<p>see previous page</p>
	<ol style="list-style-type: none"> 1. Traffic is already fierce. Would this development in any way alleviate traffic or parking congestion? 2. Birds are disappearing from Sebastopol. Is there any provision for plants or trees to attract or offer them refuge? 3. Will this business add to noise pollution? 4. Will this project add to light pollution if it's open at or all night? 5. Is this a business not presently available in Sebastopol or have residents said they need these products or services? 6. How will high and escalating rents affect who can afford to open a business here? For example, many small businesses fail because rents are too high or raised, making successful businesses for the elite. 7. What about affordable studios for artists, who enrich the community, but can't afford to work here? 8. Many doctors have had to leave Sebastopol and more are badly needed. What about concessions for a doctor's office open to all?
	<p>Ditto the previous answer.</p>

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	Can you do something that would be revolutionary or will you just plop another big store in town and fill it with people you can hire for minimum wage? Or better, another winery in which three people make a ton of money while legally sticking a straw into our Russian River and taking the water? Before ANY developer comes in, it might be a good idea to figure out traffic.
	How will it try to help lessen traffic in one way streets. Will it contribute to help pay for paving of roads.
	Healdsburg Beauty comes to mind
	The Laguna seems to have been started with good intentions and now becoming run down. How is City Government together with County Agencies going to up keep this fairly new park?
	IS your space welcome to clientele? disable access and parking. What is the noise level for eating if there is food offered?
	Open space in the surrounding area
	How is your business being green, and what can you do better?
	In anyway will this effect the rent in the area