

Appendix B

Notice of Preparation (NOP) and Comments on the NOP



17575 Peak Avenue
Morgan Hill, CA 95037-4128
TEL: (408) 778-6480
FAX: (408) 779-7236
www.morganhill.ca.gov

NOTICE OF PREPARATION

Date **Dec 3, 2021**

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report and Scoping Meeting for the Cochrane Commons Phase II Project

This Notice of Preparation is sent pursuant to Section 15082 of the California Environmental Quality Act (CEQA) Guidelines to announce the initiation of the SEIR process and to solicit comments from responsible and trustee agencies and interested parties concerning the scope of issues to be addressed in the SEIR. The Draft SEIR will address the potential physical and environmental effects of the proposed project in accordance with the CEQA. In preparing the Draft SEIR, the City will consider comments on the scope of the Draft SEIR received in response to this Notice of Preparation.

The City of Morgan Hill (City), acting as Lead Agency, will prepare a Draft Supplemental Environmental Impact Report (Draft SEIR) for the **Cochrane Commons Phase II Project** (project) as described below.

Lead Agency: City of Morgan Hill

Project Title: Cochrane Commons Phase II Project

Project Proponent: Morgan Hill Retail Ventures LP, 1556 Parkside Drive, Walnut Creek, California

Project Location: The project site is located at the southwest corner of Mission View Drive and Cochrane Road in the City of Morgan Hill. The site is approximately 33.5 acres and is located just north of Phase I of the Cochrane Commons Shopping Center. It is bounded by Depaul Drive to the south, Cochrane Road to the east, Mission View Drive to the north, and adjacent agriculture, single-family residential, and industrial development to the west. The site is located on the northern edge of the City of Morgan Hill and is approximately 800 feet north of U.S. Highway 101. (Assessor's Parcel Numbers: 728-37-024 thru 026, 028, 042 thru 052, and 067 thru 068)

Project Background: In 2005, an EIR was certified for the Cochrane Commons Shopping Center, a project that included development of 590,100 square feet of retail space, a 12-pump gas station, and a 63,200 square-foot movie theatre. The project was proposed to be built out in two phases, with the first phase covering the southwest portion of the site, and the second phase covering the northeast portion of the site. The 2005 EIR covered both Phase I and Phase II of project construction. Construction of Phase I of the project was completed in 2007, consisting of 262,560 square feet of commercial retail, including a 127,732 square-foot Target store. Two commercial structures were also constructed on the eastern portion of the project site within the Phase II area and are currently occupied by a gas station and fast-food restaurant. In total, 303,429 square feet of retail space has been constructed, along with the gas station.

Project Description:

The project would involve construction of Phase II of the Cochrane Commons development on the undeveloped site adjacent to the completed Phase I. The Phase II project currently proposed is different from the originally proposed Phase II that was analyzed in the 2005 EIR. The project would consist of 498 residential units, consisting of a mix of homes, townhomes, condos, and apartments; 135,000 square feet of retail space; a 140-room hotel; and amending the zoning and General Plan designation to Mixed Use Flex (MUF) for the Phase II development area. The residential uses would be located in the northern and middle portion of the project site and the hotel and commercial retail would be located in the southern portion. The project would also provide various on-site amenities for residents. A courtyard with outdoor open space would be provided near the proposed apartment units. A clubhouse, recreation hall, and swimming pool would also be provided for on-site residents. The project would include 1,367 parking spaces.

Required Project Approvals include a General Plan Amendment and Planned Development Amendment (Zoning Amendment).

Potential Impacts of the Project: The Draft SEIR will identify the significant environmental effects anticipated to result from the development and operation of the project as proposed. The SEIR will address the following specific environmental categories as related to the proposed project:

- Air Quality
- Greenhouse Gas Emissions
- Noise
- Transportation

Additional topics may be included based on the results of the scoping process. All other topics included on CEQA Guidelines Appendix G checklist will be discussed in an Initial Study that will be included as an appendix to the SEIR.

Public Review Period: A 30-day public review period will begin on December 3, 2021. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than 30 days after receipt of this notice. Please focus your comments on the project's potential environmental impacts and recommendations for methods of avoiding, reducing, or otherwise mitigating those impacts. If you are a governmental agency with discretionary authority over initial or subsequent aspects of this project, describe that authority and provide comments regarding potential environmental effects that are germane to your agency's area of responsibility. (No responsible or trustee agencies have been identified for this project.) We also respectfully request the name of a contact person for your agency.

Written comments must be submitted to the Lead Agency by mail, email or in person no later than 5:00 p.m. on January 3, 2022.

Please submit comments to:

City of Morgan Hill
Development Services
Attention: Jennifer Carman, Development Services Director
17575 Peak Avenue, Morgan Hill, California 95037
Email: Jennifer.carman@morganhill.ca.gov

PUBLIC SCOPING MEETING

A public scoping meeting will be held on Thursday, December 16, 2021 at 6pm via zoom and is open to the public. The scoping meeting gives interested persons the opportunity to submit comments verbally rather than in writing. All interested persons may participate and be heard by joining the meeting at: <https://bit.ly/12162021ScopingMeeting> or by calling into the meeting at (669) 900-9128 and entering in the Webinar ID: 837 8128 4506.

SCOPING MEETING

DATE: Thursday, December 16, 2021

TIME: 6:00 p.m.

LOCATION: Video Conference

Weblink: <https://bit.ly/12162021ScopingMeeting>

Phone: (669) 900-9128 Webinar ID: 837 8128 4506

Due to the March 16, 2020 Santa Clara County Public Health Department Order to shelter in place, the project location, summary description and list of potential environmental effects may be viewed on-line at: <http://www.morgan-hill.ca.gov/2069/Cochrane-Commons> rather than in person. Further details may be obtained from the Development Services Department at telephone number (408) 778-6480 or planning@morganhill.ca.gov.



TAMIEN NATION
P.O. Box 8053, San Jose, California 95155
(707) 295-4011 tamien@tamien.org

Sent Via Email:

RE: Formal Request for Tribal Consultation Pursuant to the California Environmental Quality Act (CEQA), Public Resources Code section 21080.3.1, subds. (b),(d) and (e),

Project:

Dear

This letter constitutes a formal request for tribal consultation under the provisions of the California Environmental Quality Act (CEQA) (Public Resources Code section 21080.3.1 subdivisions (b), (d) and (e)) for the mitigation of potential project impacts to tribal cultural resource for the above referenced project. Tamien Nation requested formal notice and information for all projects within your agency's geographical jurisdiction and received a notification letter December 3, 2021.

Tamien Nation requests consultation on the following topics checked below, which shall be included in consultation if requested (Public Resources Code section 21080.3.2

- Alternatives to the project
- Recommended mitigation measures
- Significant effects of the project

Tamien Nation also requests consultation on the following discretionary topics checked below (Public Resources Code section 21080.3.2(, subd. (a):

- Type of environmental review necessary
- Significance of tribal cultural resources, including any regulations, policies standards used by your agency or to determine significance of tribal cultural resources
- Significance of the project's impacts on tribal cultural resources

Project alternatives and/or appropriate measures for preservation or mitigation that we may recommend, including, but not limited to:

- (1) Avoidance and preservation of the resources in place, pursuant to Public Resources Code section 21084.3, including, but not limited to, planning and construction to avoid the resources and protect the cultural and natural context, or planning greenspace, parks or other open space, to incorporate the resources with culturally appropriate protection and management criteria;
- (2) Treating the resources with culturally appropriate dignity taking into account the tribal cultural values and meaning of the resources, including but not limited to the following:
 - a. Protecting the cultural character and integrity of the resource;
 - b. Protection the traditional use of the resource; and
 - c. Protecting the confidentiality of the resource.
- (3) Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- (4) Protecting the resource.

Additionally, Tamien Nation would like to receive any cultural resources assessments or other assessments that have been completed on all or part of the project's potential "area of project effect" (APE), including, but not limited to:

- 1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and
 - If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
- 2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.

All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.

3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission. The request form can be found at http://www.nahc.ca.gov/slf_request.html. USGS 7.5-minute quadrangle name, township, range, and section required for the search.
4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
5. Any geotechnical reports regarding all or part of the potential APE.

We would like to remind your agency that CEQA Guidelines section 15126.4, subdivision (b)(3) states that preservation in place is the preferred manner of mitigating impacts to archaeological sites. Section 15126.4, subd. (b)(3) of the CEQA Guidelines has been interpreted by the California Court of Appeal to mean that “feasible preservation in place must be adopted to mitigate impacts to historical resources of an archaeological nature unless the lead agency determines that another form of mitigation is available and provides superior mitigation of impacts.” *Madera Oversight Coalition v. County of Madera* (2011) 199 Cal.App.4th 48, disapproved on other grounds, *Neighbors for Smart Rail v. Exposition Metro Line Construction Authority* (2013) 57 Cal.4th 439.

Tamien Nation expects to begin consultation within 30 days of your receipt of this letter. Please contact Tamien Nation lead contacts:

Quirina Geary,
Chairwoman
PO Box 8053
San Jose, CA 95155
(707) 295-4011
qgeary@tamien.org

Johnathan Costillas
Tamien Nation, THPO
PO Box 866
Clearlake Oaks, CA 95423
(925) 336-5359
jcostillas@tamien.org

Please refer to identification number _____ in any correspondence concerning this project. Thank you for providing us with this notice and the opportunity to comment.

Sincerely,



Quirina Geary
Chairwoman

cc: Native American Heritage Commission



File: 33033
Cochrane Channel

January 3, 2022

Ms. Jennifer Carman
Development Services Director
City of Morgan Hill Development Services
17575 Peak Avenue
Morgan Hill, CA 95037
Jennifer.Carman@morganhill.ca.gov

Subject: Notice of Preparation for Draft Supplemental Environmental Impact Report (SEIR) - Phase 2
Cochrane Commons Development

Dear Ms. Carman:

The Santa Clara Valley Water District (Valley Water) has received the Notice of Preparation for the Draft SEIR, which will consider the proposed changes to Phase 2 of the Cochrane Commons development. Valley Water staff have reviewed the proposed changes to Phase 2 and have the following comments:

Hydraulics and Hydrology

1. The runoff analysis from the 2005 EIR should be reviewed to ensure that Phase 2 will not result in any increases in runoff (volume and rate) or changes to where runoff will be directed; if either of these are different from what was initially considered in the 2005 EIR, the SEIR should analyze and/or address these differences.

Water Supply/Water Quality

1. The Supplemental EIR should include a Water Supply Assessment (WSA) (or update if there was a previous WSA) and incorporate it into the EIR. Valley Water requests the opportunity to review the draft WSA to comment on the consistency with countywide water supply planning efforts; especially as future growth will be relying on the Llagas groundwater basin, which is managed by Valley Water.
2. New development should minimize water and associated energy use by incorporating on-site reuse for both storm and graywater and requiring water conservation measures above State standards (i.e., CALGreen). To reduce or avoid adverse impacts to water supply, the City and applicant should consider implementing measures from the Model Water Efficient New Development Ordinance, which include:



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Notice of Preparation for Draft Supplemental EIR for Phase 2 Cochrane Commons Project

- Hot water recirculation systems.
- Graywater dual distribution plumbing.
- Alternate water sources collection (like cisterns) and recycled water connections as feasible.
- Pool and spa covers.
- Encourage non-potable reuse of water like recycled water, graywater, and rainwater/stormwater in new development and remodels through installation of dual plumbing for irrigation, toilet flushing, cooling towers, and other non-potable water uses.
- Require dedicated landscape meters where applicable.
- Require installation of separate submeters to each unit in multi-family developments and individual spaces within commercial buildings to encourage efficient water use.
- Weather- or soil-based irrigation controllers.

3. The project site provides natural groundwater recharge. Development of the site will reduce natural groundwater recharge. The impact of reduced natural groundwater recharge should be analyzed as a cumulative impact. To minimize impacts, Valley Water recommends incorporating Low Impact Development / Green Infrastructure (LID/GI) best practices such as preserving natural landscape features and minimizing effective imperviousness. By creating functional and appealing site drainage, stormwater can be treated as a resource rather than a waste product, while also protecting ground and surface water quality.

If you have any questions, please feel free to contact me.

Thank you,

DocuSigned by:



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BENJAMIN HWANG, P.E.

ASSISTANT ENGINEER II - CIVIL

Community Projects Review Unit

Watersheds Design and Construction Division

bhwang@valleywater.org

Tel. (408) 630-3066 Cell. (408) 510-0768

Cc: U. Chatwani, Y. Arroyo, B. Hwang., M. Richert., M. Martin, S. Greene, V. De La Piedra, File

From: Dipak Padia <dipakpadia8@gmail.com>
Sent: Monday, January 3, 2022 9:19 AM
To: Jennifer Carman <Jennifer.Carman@morganhill.ca.gov>
Subject: [EXTERNAL] Notice of Preparation of a Draft Supplemental Environmental Impact Report and Scoping Meeting for the Cochrane Commons Phase II Project

Hello Jennifer,

Happy New Year!

January 3, 2022

Dear City of Morgan Hill CA,

RE: Notice of Preparation – Date: Dec 3, 2021

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report and Scoping Meeting for the Cochrane Commons Phase II Project

I submit my comments regarding Cochrane Commons Phase II Project. I am against this project moving forward, as it is going to cause a major environmental hazard in and round the residential area. (Mission Ranch) Major traffic impact on and off the Cochrane Road exit to and from HWY 101. The cars that will be moving in out of the Cochrane Commons Phase II Project is going to add additional pollution in and around Mission Ranch Neighborhood.

Additionally, a School is forthcoming off Peet Rd - S.G. Borello School, which will bring additional traffic to the neighborhood. The pollution that will be caused will not only harm the individuals in Morgan Hill but will also harm the crops that are grown locally. This will impact many households on a financial level. I am hoping Morgan Hill City Council members realize the traffic impact it is going to bring on Cochrane Road. Please provide details of the Traffic impact on this project to the Morgan Hill CA Residents, as well as the financial impact it will have on families. Also, information will need to be provided on the health impact that will be caused to society.

This is also going to cause a devalue of housing value for the Mission Range Neighborhood in the longer run due to the Traffic impact etc.

I understand that Morgan Hill CA City has a shortfall of its budget for the next 5 years; thus, cause and making and voting for projects that disregards with no care of the Morgan Hill CA Residents. This must stop as you are elected officials for the Morgan Hill CA Residents.

As per our elected officials it is their responsibility for the well-being of all Morgan Hill Residents.

Dipak Padia
Morgan Hill CA Resident

California Department of Transportation

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



December 30, 2021

SCH #: 2021110402
GTS #: 04-SCL-2021-00980
GTS ID: 24850
Co/Rt/Pm: SCL/101/17.96

Jennifer Carman
Development Services Director
City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

Re: Cochrane Commons Phase 2 Project Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)

Dear Jennifer Carman:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Cochrane Commons Phase 2 Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated, and efficient transportation system. The following comments are based on our review of the December 2021 NOP.

Project Understanding

The project would involve construction of Phase II of the Cochrane Commons development on the undeveloped site adjacent to the completed Phase I site near US-101. The project would consist of 498 residential units, consisting of a mix of homes, townhomes, condos, and apartments; 135,000 square feet of retail space; a 140-room hotel; and amending the zoning and General Plan designation to Mixed Use Flex (MUF) for the Phase II development area. The project would also provide various on-site amenities for residents. A courtyard with outdoor open space would be provided near the proposed apartment units. A clubhouse, recreation hall, and swimming pool would also be provided for on-site residents. The project would include 1,367 parking spaces.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)).

If the project meets the screening criteria established in the City's adopted Vehicle Miles Traveled (VMT) policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in align with the City's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the DEIR, which should include the following:

- VMT analysis pursuant to the City's guidelines. Projects that result in automobile VMT per capita above the threshold of significance for existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways.
- The project's primary and secondary effects on pedestrians, bicycles, travelers with disabilities and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.
- Clarification of the intensity of events/receptions to be held at the location and how the associated travel demand and VMT will be mitigated.

Transportation Impact Fees

Please identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT.

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

Utilities

Any utilities that are proposed, moved or modified within Caltrans' ROW shall be discussed. If utilities are impacted by the project, provide site plans that show the location of existing and/or proposed utilities. These modifications require a Caltrans-issued encroachment permit.

Lead Agency

As the Lead Agency, the City of Morgan Hill is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto the State ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating the State ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement. Your application package may be emailed to D4Permits@dot.ca.gov.

Jennifer Carman, Development Services Director

December 30, 2021

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To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is fluid and cursive, with a horizontal line underneath the name.

MARK LEONG
District Branch Chief
Local Development Review

c: State Clearinghouse

County of Santa Clara

Roads and Airports Department

101 Skypoint Drive
San Jose, CA 95110-1302
(408) 573-2460 FAX 441-0276



December 29, 2021

Jennifer Carman,
Development Services,
17575 Peak Avenue,
Morgan Hill, CA 95037,
jennifer.carman@morganhill.ca.gov

SUBJECT: Notice of Preparation of a Draft Supplemental Environmental Impact Report and Scoping Meeting for the Cochrane Commons Phase II Project

The County of Santa Clara Roads and Airports Department (The County) appreciates the opportunity to review the Notice of Preparation of a Draft Supplemental Environmental Impact Report and Scoping Meeting for the Cochrane Commons Phase II Project. We submit the following comments:

- Please identify and provide mitigations for impacted County facilities as a result of the Phase II project amendment in the SEIR.
- Has the City of Morgan Hill adopted a Mitigation Monitoring and Reporting Program (MMRP) as identified in Mitigation Monitoring Section of the 2005 EIR?

Thank you again for your continued outreach and coordination with the County. If you have any questions or concerns about these comments, please feel free to contact me at
ben.aghegnehu@rda.sccgov.org

Thank you,



From: Caroline Hobbs <caroline@rewardrealty.org>
Sent: Friday, December 3, 2021 10:43 AM
To: Jennifer Carman <Jennifer.Carman@morganhill.ca.gov>
Subject: [EXTERNAL] Cochrane Commons

Hi Jennifer,

RE: Notice of Preparation – Date: Dec 3, 2021

Subject: Cochrane Commons

Our neighbor received a letter regarding a meeting on 10/16, however most of our neighbors did not, and we live adjacent to the proposed development.

Although I appreciate that you have addressed our concerns regarding apartments and protecting our homes values, I want to point out that our home are now selling for over \$2M. Any kind of rentals or attached dwellings will not be good for our needs as a community.

As a community we are vehemently against a hotel going in next to our homes. We have expressed this in the past as well.

As mentioned, your plans would propose a change in zoning which we are also against. When we purchased our homes, it was sold to us with the understanding that restaurants, stores, grocery, maybe a movie theater would go in here. I do not believe any of the changes to current zoning are in the best interest for us as neighbors and residents of Morgan Hill.

This corner of town is the nicest and most expensive area. Many local business owners have homes here for the luxury feel this area has to offer. Please look at communities like Los Gatos, Saratoga, Los Altos, Palo Alto, Willow Glen for inspiration on what our community both wants and needs.

--

Caroline Hobbs-Broker
Silicon Valley Real Estate Expert, DRE #: 01901869
Phone 650-440-0050
Email Caroline@RewardRealty.org
Website www.RewardRealty.org

From: Andy Froumis <afroumis@aol.com>
Sent: Friday, December 3, 2021 6:37 AM
To: Jennifer Carman <Jennifer.Carman@morganhill.ca.gov>
Subject: [EXTERNAL] Cochrane Commons Phase II Project

RE: Notice of Preparation – **Date:** Dec 3, 2021

Subject: Cochrane Commons Phase II Project

Since I will not be able to attend the meeting, I wanted to provide some input for your consideration. I saw the plans included a 12 pump gas station but did not identify any charging stations for electric vehicles. The transition to EV's is accelerating here in California and a Tesla supercharger location is already in the Target parking lot. For other EV vehicles, besides Teslas, charging stations are needed to help with the transition from Internal combustion vehicles to electric. It would show forward thinking to include these facilities for the future. Please consider including electric charging stations that give their drivers time to shop in close proximity facilities.

Respectfully,

A.J. Froumis Ph.D.