CITY OF MORGAN HILL
DEVELOPMENT SERVICES CENTER

NOTICE OF AVAILABILITY OF DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, PUBLIC COMMENT PERIOD, AND COMMUNITY MEETING FOR THE ROSEWOOD/MORGAN HILL MEDICAL CAMPUS PROJECT

NOTICE IS HEREBY GIVEN THAT IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA), THE CITY OF MORGAN HILL HAS PREPARED A DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT FOR A PROPOSED PLANNED DEVELOPMENT MASTER PLAN AMENDMENT FOR A PROJECT FILED UNDER APPLICATIONS AAE2022-0008 AND EA2022-0011 (THE ROSEWOOD/MORGAN HILL MEDICAL CAMPUS PROJECT).

The Rosewood/Morgan Hill Medical Campus Draft SEIR and associated documents are available for review online at the City's project website page: https://www.morganhill.ca.gov/1961/Rosewood-Lillian-Commons-Medical-Mixed-U. In addition, the 2020 IS/MND is available on the City's website at: https://www.morganhill.ca.gov/2318/Rosewood-Lillian-Commons-Residential. Project documents are also available at the following locations:

City Hall
17575 Peak Avenue, Morgan Hill, CA 95037
(408) 779-7271

Morgan Hill Library
660 W Main Avenue, Morgan Hill, CA 95037
(408) 779-3196

The purpose of an Environmental Impact Report is to inform decision-makers and the general public of the environmental impacts of a proposed project that an agency (in this case, the City of Morgan Hill) may implement or approve. The EIR process is intended to: (1) provide information sufficient to evaluate a project and its potential for significant impacts on the environment; (2) examine methods (e.g., project-specific mitigations, uniformly applied development regulations) for avoiding or reducing significant impacts; and (3) consider alternatives to the proposed project.

PROJECT LOCATION

The project site is located at the intersection of Juan Hernandez Drive and Barrett Avenue in the City of Morgan Hill, California. The majority of the approximately 9.61-acre project site is currently undeveloped and contains non-native grasses. Two medical office buildings totaling 15,900 square feet (sf), as well as a paved surface parking lot and landscaping trees, occur on a 1.69-acre portion of the project site. The City of Morgan Hill General Plan designates the project site Mixed Use Flex, and the site is zoned Mixed-Use Flex (MU-F) with a Planned Development (PD) Combining District overlay.

PROPOSED PROJECT

The proposed project consists of a request to amend an adopted PD Master Plan to allow an increase in medical office square footage within the 9.61-acre project site. The proposed project would result in a net increase of 150,500 sf of medical/commercial uses relative to the originally approved project. After accounting for the existing 15,900 sf of medical office use that would be demolished, the total net increase would be 133,600 sf. The development would generally include three new medical office buildings, a six-story, 65-foot-tall parking structure with 965 parking spaces, additional surface parking, and installation of utilities.

All significant impacts identified in the SEIR can be eliminated or reduced to a less-than-significant level by mitigations imposed by the City. The final determination of the significance of impacts and the feasibility of mitigation measures would be made by the City as part of the City's certification action.

Pursuant to CEQA Guidelines Section 15087(c)(6), the subject site is **not** listed on any of the lists of sites compiled under Section 65962.5 of the Government Code concerning hazardous waste or hazardous waste disposal.

PUBLIC REVIEW PERIOD
The City of Morgan Hill is making this Draft SEIR available in accordance with CEQA for a 60-day review and comment period.

The Public Review Period begins on September 5, 2025 and ends on November 3, 2025.

During the comment period, written comments may be submitted in the following ways:

- By post mail to Attn: Joey Dinh, Development Services, 17575 Peak Avenue, Morgan Hill, CA 95037
- Through the City's website: https://www.morganhill.ca.gov/1961/Rosewood-Lillian-Commons-Medical-Mixed-U
- By email to joey.dinh@morganhill.ca.gov with the subject line "Draft SEIR Comment"

Comments must be received electronically or postmarked on or before November 3, 2025 by 5PM. The City of Morgan Hill will prepare a Final SEIR, which will include responses to comments received during the comment period.

COMMUNITY OPEN HOUSE
The City of Morgan Hill invites you to participate in a community open house to provide an opportunity for the public to submit verbal comments on the Draft SEIR.

DATE: **Thursday, October 23, 2025**
TIME: **6:30 PM**
VIRTUAL ZOOM MEETING: **bit.ly/RosewoodMHMedicalCampus or by calling in to:1-669-900-9128 then enter the meeting id: 818 2756 0502#**

NOTICE IS ALSO GIVEN, pursuant to California Government Code Section 65009, that any challenge of the above- referenced SEIR in court may be limited to issues raised during this public review period or prior to the public hearing on this matter. The time within which judicial review must be sought of the action by the City Council on this SEIR is governed by the provisions of Section 21167 et seq. of the California Public Resources Code and Section 15112 of the CEQA Guidelines.
(PUB MHT 9/5)