

Rosewood/Morgan Hill Medical Campus Project

SCH# 2023080645

Final Subsequent Environmental Impact Report

Prepared for the
City of Morgan Hill



December 2025

Prepared by



1501 SPORTS DRIVE, SUITE A, SACRAMENTO, CA 95834

Rosewood/Morgan Hill Medical Campus Project

Final Subsequent Environmental Impact Report

SCH# 2023080645

Lead Agency

City of Morgan Hill
17575 Peak Avenue
Morgan Hill, CA 95037

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Vice President

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1. INTRODUCTION AND LIST OF COMMENTERS

1. INTRODUCTION AND LIST OF COMMENTERS

1.1 INTRODUCTION

This Final Subsequent Environmental Impact Report (SEIR) contains comments received during the public review period of the Rosewood/Morgan Hill Medical Campus Project (proposed project) Draft SEIR. This document has been prepared by the City of Morgan Hill, as Lead Agency, in accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines Section 15132. The Introduction and List of Commenters chapter of the Final SEIR discusses the background of the Draft SEIR and purpose of the Final SEIR, and provides an overview of the organization of the Final SEIR.

1.2 BACKGROUND

The Draft SEIR identifies new significant impacts or substantially more severe significant impacts that the currently proposed project would result in beyond those identified for the 2020 Lillian Commons Medical Campus Project (Lillian Commons Project) Initial Study/Mitigated Negative Declaration (2020 IS/MND) (State Clearinghouse [SCH] No. 2020060601). As part of the analysis, the Draft SEIR identifies applicable mitigation measures from the 2020 IS/MND, modified mitigation measures, and new mitigation measures that would be required to be implemented as part of the currently proposed project. The following environmental analysis chapters are contained in the Rosewood/Morgan Hill Medical Campus Project Draft SEIR:

- Air Quality, Greenhouse Gas Emissions, and Energy;
- Noise; and
- Transportation.

In accordance with CEQA, the City of Morgan Hill used the following methods to solicit public input on the Draft SEIR:

- A Notice of Preparation (NOP) for the Draft SEIR (see Appendix A of the Draft SEIR) was released for a 30-day public review period from August 25, 2023, to September 25, 2023. The NOP comment letters are included as Appendix B to the Draft SEIR.
- A virtual public scoping meeting was held by the City of Morgan Hill via Zoom on September 19, 2023 to solicit comments regarding the scope of the Draft SEIR.
- On September 5, 2025, the Draft SEIR was submitted to the SCH for distribution to State agencies for a 60-day public review period from September 5, 2025, to November 3, 2025.
- On September 5, 2025, a Notice of Availability (NOA) of the Draft SEIR was posted with the Santa Clara County Clerk and to the City's website (<https://www.morganhill.ca.gov/1961/Rosewood-Lillian-Commons-Medical-Mixed-U>). The NOA was mailed to local agencies and interested members of the public as well.
- A community open house was held by the Morgan Hill Development Services Department on October 23, 2025 to solicit comments regarding the Draft SEIR.

All public comments received on the Draft SEIR are listed in this chapter, and written responses to comments are included in Chapter 2, Response to Comments.



1.3 PURPOSE OF THE FINAL SEIR

Pursuant to CEQA Guidelines Section 15132, this Final SEIR consists of the following:

1. A list of persons, organizations, and public agencies commenting on the Draft SEIR (included as Section 1.4 of this chapter);
2. Comments received on the Draft SEIR (Chapter 2 of this Final SEIR);
3. Responses to the comments received on the Draft SEIR (Chapter 2 of this Final SEIR);
4. Revisions to the Draft SEIR (Chapter 3 of this Final SEIR); and
5. Any other information added by the Lead Agency.

1.4 LIST OF COMMENTERS

The City of Morgan Hill received seven comment letters during the public comment period on the Draft SEIR for the proposed project. The comment letters were authored by the following agencies, groups, and members of the public:

Agencies

Letter 1Santa Clara Valley Water District

Groups

Letter 2Amah Mutsun Tribal Band

Letter 3Muwekma Ohlone Tribe

Individuals

Letter 4 Daniel Cisneros

Letter 5 Juan Cheng

Letter 6 Robert Benich (1 of 2)

Letter 7 Robert Benich (2 of 2)

In addition, comments were received from one commenter during the community open house meeting held on October 23, 2025 to solicit public comments regarding the Draft SEIR. A transcript of the comments from the Draft SEIR community open house meeting is included as Letter 8.

Letter 8 Transcript of Verbal Comments Received at the Community Open House Meeting

1.5 CERTIFICATION OF THE FINAL SEIR

State law requires that the City make several types of CEQA “findings” at the time of final action on the project. Findings describe the conclusions reached regarding particular issues, including specific evidence in support of those conclusions. The Final SEIR typically provides much of the substantial evidence to support these findings. The required findings for the proposed project are as follows:

- Certification of the Final SEIR (CEQA Guidelines Section 15090) – These findings support the adequacy of the Final SEIR for decision-making purposes. The Lead Agency must make the following three determinations in certifying a Final EIR:



1. The Final EIR has been completed in compliance with CEQA.
2. The Final EIR was presented to the decision-making body of the Lead Agency, and the decision-making body reviewed and considered the information in the Final EIR prior to approving the project.
3. The Final EIR reflects the Lead Agency's independent judgment and analysis.

- Findings Regarding Significant Impacts and Project Alternatives (CEQA Guidelines Section 15091) – These findings explain how the City chose to address each identified significant impact, including the mitigation measures adopted or an explanation of why such measures are infeasible. A discussion of the feasibility of project alternatives is also required by this section (see also CEQA Guidelines Section 15126.6[f]).

Pursuant to CEQA Guidelines Section 15093(b), when a Lead Agency approves a project that would result in significant unavoidable impacts, the agency must state in writing the reasons supporting the action (Statement of Overriding Considerations). The Rosewood/Morgan Hill Medical Campus Project would not result in any significant and unavoidable impacts. Thus, a Statement of Overriding Considerations is not required. The required Findings of Fact will be included as part of the resolution considered by the City of Morgan Hill.

1.6 ORGANIZATION OF THE FINAL SEIR

The Final SEIR is organized into the following three chapters.

1. Introduction and List of Commenters

Chapter 1 provides an introduction and overview of the Final SEIR, describes the background of the Draft SEIR and the purposes of the Final SEIR, provides a list of commenters, and describes the organization of the Final SEIR.

2. Responses to Comments

Chapter 2 presents the comment letters received, and responses to each comment. Each comment letter received has been numbered at the top and bracketed to indicate how the letter has been divided into individual comments. Each comment is given a number with the letter number appearing first, followed by the comment number. For example, the first comment in Letter 1 would have the following format: 1-1. The response to each comment will reference the comment number.

3. Revisions to the Draft SEIR Text

Chapter 3 summarizes changes made to the Draft SEIR text including clarifications, modifications, and amplifications of the analysis. Section 15088.5 of the CEQA Guidelines states that a lead agency is required to recirculate a Draft EIR when "significant new information" is added to the document after public notice is given of the availability of the Draft EIR for public review under Section 15087 but before certification. Pursuant to this section, the term "information" can include changes in the project or environmental setting, as well as additional data or other information. New information added to an EIR is not considered "significant" unless the EIR is changed in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the City has declined to implement. "Significant new information" requiring recirculation includes any of the following:

1. A new significant environmental impact would result from the project or from a new



mitigation measure proposed to be implemented.

2. A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
3. A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
4. The Draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded.

Recirculation is not required where the new information added to the EIR merely clarifies or amplifies or makes insignificant modifications in an adequate EIR. The modifications to the Draft SEIR identified in Chapter 3 have been examined with these requirements and obligations in mind. The City has determined that the provisions of Section 15088.5 of the CEQA Guidelines are not triggered, and recirculation of the Draft SEIR is not required. A more detailed description of this determination will be included in the CEQA Findings of Fact described above.

4. Mitigation Monitoring and Reporting Program

CEQA Guidelines Section 15097 requires lead agencies to adopt a program for monitoring the mitigation measures required to avoid the significant environmental impacts of a project. The intent of the Mitigation Monitoring and Reporting Program (MMRP) is to ensure implementation of the mitigation measures identified within the SEIR for the proposed project. The MMRP for the proposed project is included as Chapter 4 of this Final SEIR.



2. RESPONSES TO COMMENTS

2. RESPONSES TO COMMENTS

2.1 INTRODUCTION

The Responses to Comments chapter contains responses to each of the comment letters submitted regarding the Rosewood/Morgan Hill Medical Campus Project (proposed project) Draft SEIR during the public review period and the verbal comments received at the community open house meeting held on October 23, 2025, to solicit public comments regarding the Draft SEIR.

2.2 RESPONSES TO COMMENTS

The following seven letters were received by the City during the public comment period for the Draft SEIR. Each bracketed comment letter is followed by numbered responses to each bracketed comment. In addition, comments from one verbal commenter were received during the community open house meeting held on October 23, 2025, and are bracketed in the transcript of the meeting identified as Letter 8. The responses amplify or clarify information provided in the Draft SEIR and/or refer the reader to the appropriate place in the document where the requested information can be found. Comments that are not directly related to environmental issues (e.g., opinions on the merits of the project that are unrelated to its environmental impacts) are either discussed or noted for the record, as appropriate.



Letter 1

From: Benjamin Hwang <Bhwang@valleywater.org>
Sent: Monday, November 3, 2025 9:33 AM
To: Joey Dinh <Joey.Dinh@morganhill.ca.gov>
Subject: [EXTERNAL] FW: A Notice of Availability of Draft Subsequent Environmental Impact Report, Public Comment Period, and Community Meeting for the Rosewood/Morgan Hill Medical Campus Project has been Published

Hi Joey,

1-1 Valley Water staff have reviewed the draft SEIR for the Rosewood/Morgan Hill Medical Campus and have no comments.

Thank you,

BENJAMIN HWANG, P.E.

ASSOCIATE ENGINEER - CIVIL
Community Projects Review Unit
Watershed Stewardship and Planning Division
bhwang@valleywater.org
Tel. (408) 630-3066 | Cell. (408) 510-0768



SANTA CLARA VALLEY WATER DISTRICT
5750 Almaden Expressway, San Jose CA 95118
www.valleywater.org

Clean Water · Healthy Environment · Flood Protection



LETTER 1: SANTA CLARA VALLEY WATER DISTRICT

Response to Comment 1-1

The comment does not address the adequacy of the Draft SEIR.



Letter 2

[EXTERNAL] Re: City of Morgan Hill - NOTICE OF AVAILABILITY OF DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, PUBLIC COMMENT PERIOD, AND COMMUNITY MEETING FOR THE ROSEWOOD/MORGAN HILL MEDICAL CAMPUS PROJECT

From Tyler Suttle <tsuttle@amahmutsun.org>

Date Mon 9/8/2025 6:50 PM

To Jenna Luna <Jenna.Luna@morganhill.ca.gov>; Joey Dinh <Joey.Dinh@morganhill.ca.gov>

Cc Ed Ketchum <aerieways@aol.com>; Valentin Lopez <vjtestingcenter@aol.com>; Alec Apodaca <alec.apodaca@amahmutsun.org>

Dear Jenna Luna and Joey Dinh,

I am reaching out on behalf of the Amah Mutsun Tribal Band to request additional information regarding the described Rosewood/Morgan Hill Medical Campus Project. To allow for a review of the proposed project relative to matters of cultural concern to the tribe, we would like to request copies of reports for any archaeological surveys that may have been completed to date on the subject property.

Thank you,

Tyler

Tyler Suttle

Tribal Historic Preservation Coordinator

Amah Mutsun Land Trust

(831) 226-1667 | tsuttle@amahmutsun.org

2-1



LETTER 2: AMAH MUTSUN TRIBAL BAND

Response to Comment 2-1

The comment does not address the adequacy of the Draft SEIR.



Letter 3

From: [Richard Massiatt](#)
To: [Jenna Luna; Planning](#)
Cc: [Joey Dinh; Alan Leventhal; Marni McManus](#)
Subject: [EXTERNAL] Re: City of Morgan Hill - NOTICE OF AVAILABILITY OF DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT, PUBLIC COMMENT PERIOD, AND COMMUNITY MEETING FOR THE ROSEWOOD/MORGAN HILL MEDICAL CAMPUS PROJECT
Date: Monday, September 8, 2025 1:06:36 PM
Attachments: [image.png](#)

Horše Túuxi Jenna Luna ,

Thank you for contacting Muwekma Ohlone Tribe, Inc. We acknowledge your project inquiry and are available to discuss how our services may support your needs. Our offerings include Tribal Consultations pursuant to Section 106, CEQA, Assembly Bill (AB) 52, Senate Bill (SB) 18 Consultation, and California Public Resources Code § 21080.3.1.

3-1

We also provide monitoring and burial recovery services (MLD). If your agency chooses to collaborate with the Muwekma Ohlone Tribe, Alan Leventhal (Senior Tribal Archaeologist and Ethnohistorian) and Marni McManus (Senior Tribal Archaeologist and Bioarcheologist) will review the project documents and communicate subsequent steps.

Upon request, we can send our list of services and the current Muwekma rate sheet for your evaluation. For any future inquiries, please contact us. Kindly update our mailing address to 1169 S. Main St. Ste. 336, Manteca, CA 95337.

Best regards,

Richard Massiatt,
Executive Director (MLD Tribal Representative)
Juanita Massiatt (Coordinator)
Muwekma Ohlone Tribe of the San Francisco Bay Area
(209) 321-0372
(209) 321-0370
rmassiatt@muwekma.org



LETTER 3: MUWEKMA OHLONE TRIBE

Response to Comment 3-1

The comment does not address the adequacy of the Draft SEIR.



Letter 4

[EXTERNAL] Opposition to Draft SEIR Amendment – Rosewood/Lillian Commons Medical Mixed-U

From Daniel Cisneros <daniel.cisneros@tanium.com>

Date Mon 9/8/2025 12:07 PM

To Joey Dinh <Joey.Dinh@morganhill.ca.gov>

Dear Mr. Dinh,

4-1

As a nearby resident, I am writing to express my **strong opposition** to the proposed amendment that would convert the previously approved daytime medical office facility into a **full-scale hospital**, complete with a **three-story parking garage** and which I assume would also be a **24-hour emergency operations center**.

4-2

When the original plan was approved, it was presented as a limited-scope, outpatient medical office operating during regular business hours. Many residents accepted this reluctantly, despite concerns about traffic, noise, and neighborhood disruption. This new proposal represents a **fundamental and alarming shift**—a **bait-and-switch** that disregards the well-being, safety, and trust of the surrounding community.

4-3

Major Concerns:

1. **Traffic and Public Safety** - A hospital of this size, will introduce **constant ambulance traffic, sirens, and congestion** into a quiet residential area. Our streets are not designed to accommodate this level of intensity. This poses serious risks to children, pedestrians, and families who rely on safe, walkable neighborhoods.
2. **Impact on Children and Schools** - The proposed site is **less than a block and a half from an elementary school**. The presence of emergency vehicles and increased traffic during school hours directly threatens student safety. Additionally, the noise and disruption will create a **distracting and potentially harmful learning environment**. Schools should be protected spaces—not adjacent to facilities operating like urban trauma centers.

4-4

3. **Noise and Light Pollution** -Emergency operations at all hours, combined with a **multi-story parking structure**, will permanently alter the character of our neighborhood. Residents did not agree to live next to a facility that functions like a city-center hospital.

4-5

4. **Scale and Neighborhood Compatibility** -A three-story parking garage and hospital campus are **completely out of scale** with the surrounding residential area. This is not a minor adjustment—it is a **radical upzoning** disguised as an amendment.



Letter 4 Cont.

4-6

5. Breach of Community Trust - The original approval was based on limited scope and hours of operation. Expanding the project into a full hospital demonstrates **bad faith** and sets a dangerous precedent: that developers can gain approval under one premise and later transform the project into something entirely different.

4-7

We respectfully urge the City to **reject this amendment outright**. The surrounding residents **never agreed to a full hospital complex**, and we remain firmly opposed to any attempt to impose such a facility on our neighborhood.

Sincerely,
Daniel Cisneros
697 Barrett Ave Morgan Hill CA 95037
(650)454-9251



LETTER 4: DANIEL CISNEROS

Response to Comment 4-1

The comment does not address the adequacy of the Draft SEIR, but rather expresses opposition to the proposed amendment. As discussed in Chapter 3, Project Description, of the Draft SEIR, the previously approved Lillian Commons Project, for which an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and adopted by the City, originally proposed to construct a 4,500-square-foot (sf) urgent care facility, a 10,000-sf medical building, a 100,000-sf medical office/hospital with 55 beds, a three-story parking structure with 500 spaces, and a 10,000-sf commercial retail/restaurant building. While the proposed project would result in a net increase of 134,600 sf of medical/commercial uses from what was previously approved for the project site, the type and range of uses would not differ from that which was previously approved for the site.

Furthermore, as discussed on page 3-2 in Chapter 3, Project Description, of the Draft SEIR, in cases where an approved project has already undergone environmental review, and the environmental document has been adopted by the lead agency, the lead agency can restrict the current review to the incremental effects of the modified project, rather than having to reconsider the overall impacts of the project. In such cases, as the project under review constitutes only a modification of a previously approved project, the “baseline” for the purposes of CEQA is adjusted such that the originally approved project is assumed to exist.¹ Thus, the environmental baseline for this SEIR is appropriately considered to be the approved 2020 Lillian Commons Project, the Planned Development (PD) Master Plan for which allocated 124,500 sf of medical/commercial uses for the 9.61-acre project site.

Response to Comment 4-2

Please see Response to Comment 4-1.

Response to Comment 4-3

Pursuant to the CEQA Guidelines Section 15064.3, effective July 1, 2020, environmental documents must use vehicle miles traveled (VMT) rather than level of service (LOS) as the metric to analyze transportation impacts. Section 21099(b)(2) of the California Public Resources Code (PRC) states that “automobile delay, as described solely by level of service or similar measures of vehicle capacity or traffic congestion, shall not be considered a significant impact on the environment.” Guidance² provided by Caltrans on analysis of safety for CEQA indicates that “automobile congestion or delay itself does not constitute a significant environmental impact (Public Resources Code, Section 21099 (b)(2)), and traffic safety should not be used as a proxy for road capacity”.

The analysis included in Chapter 4.3, Transportation, of the Draft SEIR focuses on VMT and not on the effects of the proposed project on traffic conditions or congestion along roadways in the project vicinity. Nonetheless, while not required by CEQA, the City’s General Plan has adopted LOS policies. General Plan consistency is addressed as part of the overall planning process and will be considered by the decision-makers. Furthermore, the project design would be required to

¹ See Michael H. Remy et al. *Guide to CEQA, 11th Edition*. Point Arena: Solano Press Books (2007), pg. 207; Stephen L. Kostka and Michael H. Zischke. *Practice Under the Environmental Quality Act, Second Edition* (Vol. 1). Oakland: Continuing Education of the Bar (2018), pgs. 12-32; *Benton v. Board of Supervisors* (1st Dist. 1991) 226 Cal. App. 3d 1467.

² California Department of Transportation. *Local Development Review Safety Practitioners Guidance*. February 2024.



comply with the City of Morgan Hill Street Design Standards. Therefore, impacts related to transportation have been adequately addressed in the Draft SEIR pursuant to CEQA.

Potential impacts related to traffic and pedestrian safety are addressed in Chapter 4.3, Transportation, of the Draft SEIR. As noted on pages 4.3-14 and 4.3-15 of the Draft SEIR, the existing sidewalks along both sides of Barrett Avenue and high-visibility crosswalks at the Juan Hernandez Drive/Barrett Avenue intersection, in conjunction with the proposed sidewalks on the project site frontage along Juan Hernandez Drive and the sidewalks on Barrett Avenue, would provide continuous and safety-enhanced access between the site and Barrett Elementary School. Furthermore, the proposed project would be conditioned to upgrade all existing and proposed curb ramps along the project site frontage and adjacent intersections to comply with Americans with Disabilities Act (ADA) standards. Furthermore, as noted on page 4.3-17, the proposed project would not include the installation of any sharp curves or dangerous intersections.

Potential impacts related to noise are addressed in Chapter 4.2, Noise, of the Draft SEIR. As noted on page 4.2-29 of the SEIR, the Noise Assessment prepared for the proposed project determined that sirens would generally be infrequent and intermittent. In addition, pursuant to Morgan Hill Municipal Code Chapter 8.28.030, noise from ambulance sirens would be exempt from all noise level standards. Furthermore, sirens are typically only used near intersections or where needed in congested traffic situations, given that ambulances generally arrive at hospitals with lights on and sirens off. Lastly, siren noise could still occur even under the currently approved medical uses for the project site. Therefore, ambulance siren noise was not determined to result in a substantial increase to the existing ambient noise environment at existing receptors in the project vicinity.

Response to Comment 4-4

Please see Response to Comment 4-3 regarding noise. With regard to visual character, as discussed in Section I, Aesthetics, of the IS prepared for the proposed project, while the increase in floor area ratio (FAR) and building height from what was anticipated in the Lillian Commons Project IS/MND would result in the on-site structures being more prominent and readily visible from Juan Hernandez Drive, similar to the concept of the original layout, the shortest building would be located closest to Juan Hernandez Drive behind which would be located the taller buildings, in an effort to provide some level of transition in building heights from Juan Hernandez Drive towards US-101. While the medical office buildings could be up to 10 feet taller from this viewpoint, as compared to the original conceptual site plan layout, such an increase would not necessarily be considered a substantial degradation of the existing visual character or quality of the site and its surroundings. For example, the originally proposed structures would have already blocked views of the distant foothills from Juan Hernandez Drive, similar to post-construction conditions of the currently proposed project.

Furthermore, potential impacts related to light pollution are addressed in the Rosewood/Morgan Hill Medical Campus Project Initial Study (IS), included as Appendix A of the Draft SEIR. As noted on page 26 of the IS, all on-site lighting would be required to comply with Section 18.72.060.G of the Morgan Hill Municipal Code. As specified therein, all parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties, and all fixtures shall be hooded and downward facing.



Response to Comment 4-5

Please see Response to Comment 4-1. As specified in Section XI, Land Use and Planning, of the IS prepared for the proposed project, the proposed project would consist of an expansion of the approved medical/commercial uses evaluated in the Lillian Commons Project IS/MND. As such, the proposed use would be consistent with the General Plan and zoning designations for the site. The proposed project would require a PD Master Plan Amendment to set the maximum medical square footage at 275,000 sf and to increase the maximum allowable building height. For reasons noted above in Response to Comment 4-4, such alterations to the project design, while noticeable, were not determined to be considered a substantial degradation of the visual character or quality of the site and its surroundings beyond what was previously analyzed in the Lillian Commons Project IS/MND. In addition, the future design of the proposed buildings would be subject to review pursuant to the City of Morgan Hill Design Permit process for conformance to City standards.

Response to Comment 4-6

The comment does not address the adequacy of the Draft SEIR.

Response to Comment 4-7

The comment is a conclusion statement and does not address the adequacy of the Draft SEIR. The comment will be forwarded to the decision-makers for their consideration.



[EXTERNAL] Draft SEIR Comment

From J C <whhyami@gmail.com>
Date Mon 9/29/2025 8:56 PM
To Joey Dinh <Joey.Dinh@morganhill.ca.gov>

Dear City of Morgan Hill,

5-1 I am a nearby resident and landlord of a property located on Barrett Avenue, next to the planned Rosewood/Morgan Hill Medical Campus. I am concerned about how this project may affect our neighborhood. Please make sure the following issues are addressed in the Final SEIR and project conditions:

5-2 1. **Construction Impacts** – Limit noisy work to weekday daytime only, control dust, and keep heavy trucks off Barrett Avenue's west end.

5-3 2. **Traffic** – Do not allow campus traffic to cut through or queue on Barrett Avenue. Keep residential streets protected from overflow.

5-4 3. **Parking** – Require enough on-site parking. If people start parking in front of our homes, please set up a Residential Parking Permit (RPP) program.

5-5 4. **Lighting & Landscaping** – Garage and building lights should not shine into homes. Add trees or fences to block noise and views.

5-6 5. **Use Type** – Confirm this is for medical office use only, not an emergency hospital. Any major change should require a new review.

5-7 We ask that the City include these protections so our neighborhood stays livable while the project moves forward.

Thank you,

Juan Cheng

724 Barrett Ave



LETTER 5: JUAN CHENG

Response to Comment 5-1

The comment is an introductory statement and does not address the adequacy of the Draft SEIR.

Response to Comment 5-2

As noted on page 4.2-20 of Chapter 4.2, Noise, of the Draft SEIR, pursuant to Morgan Hill Municipal Code Section 8.28.040, operation of construction equipment is prohibited outside of the hours of 7:00 AM to 8:00 PM, Monday through Friday, and 9:00 AM to 6:00 PM on Saturday. Construction activities may not occur on Sundays or federal holidays. In addition, the proposed project would be subject to Mitigation Measure NOI-1.1, which requires development and implementation of a Noise Construction Control Plan, as well as Mitigation Measure 4.3-3, which requires implementation of a construction signage and traffic control plan. The construction signage and traffic control plan would specify allowable truck routes, provide guidance on the number and size of trucks per day entering and leaving the project site, identify arrival/departure times that would minimize traffic impacts, and coordinate construction activities with construction of other projects that occur concurrently in the City to minimize potential additive construction traffic disruptions and maximize effectiveness of traffic mitigation measures.

Potential impacts related to construction-related dust are addressed in Chapter 4.1, Air Quality, Greenhouse Gas Emissions, and Energy, of the Draft SEIR. As specified therein, the Bay Area Air Quality Management District (BAAQMD) requires all projects within the district's jurisdiction to implement Basic Construction Mitigation Measures (BCMMs) related to dust suppression.

Response to Comment 5-3

Please see Response to Comment 4-3. Primary access to the project site would be provided by St. James Drive, which would include connections to Juan Hernandez Drive to the east of the site and the previously approved Rosewood Lane to the north of the site. The comment will be forwarded to the decision-makers for their consideration of the proposed project.

Response to Comment 5-4

The scope of an EIR is limited to a local agency's evaluation of potentially significant environmental impacts of a project. (Public Resources Code [PRC] Section 21060.5; CEQA Guidelines Section 15360.) An analysis of parking impacts is not included within an EIR, because such potential impacts are not considered to have effects on the environment. In addition, as noted on page 4.1-57 of the SEIR, the proposed project would include a total of 1,234 parking spaces, consisting of 965 spaces located within a 54,000-sf, six-story parking structure, as well as 269 surface parking spaces, in excess of the City's required parking ratio of four spaces per 1,000 sf of medical uses.

Response to Comment 5-5

Please see Responses to Comments 4-3, 4-4, and 4-5. In addition, as discussed on page 3-12 in Chapter 3, Project Description, of the Draft SEIR, new landscaping would also be provided throughout the project site, adjacent to the proposed structures, internal drive aisles, and site perimeters.

Response to Comment 5-6

Please see Response to Comment 4-1.



Response to Comment 5-7

The comment is a conclusion statement and does not address the adequacy of the Draft SEIR. The comment will be forwarded to the decision-makers for their consideration.



Letter 6

[EXTERNAL] Rosewood Medical Facility

From Rjbenich <rjbenich@yahoo.com>
Date Fri 10/10/2025 7:07 AM
To Joey Dinh <Joey.Dinh@morganhill.ca.gov>
Cc Christina Turner <Christina.Turner@morganhill.ca.gov>

6-1 Hello Joey. I read the posting about the proposed medical facility. Finally! This is great news for our City of Morgan Hill. It's been a long time coming.

My question is this: will there be a meeting at City Hall? Personally, I don't like ZOOM meetings and I think many older people have a hard time accessing and manipulating computers and electronic devices for these types of meetings. An "in person" meeting at City Hall would be more appropriate for many older folks who would like to learn more about this very important development for our city.

In any case, it's very satisfying to finally see this development moving forward.

All the best,
Robert Benich



LETTER 6: ROBERT BENICH (1 OF 2)

Response to Comment 6-1

The comment does not address the adequacy of the Draft SEIR.



Robert J. Benich
1792 Pinecone Ct.
Morgan Hill, CA 95037

October 28, 2025

City of Morgan Hill
Mr. Joey Dinh, Associate Planner
17575 Peak Ave.
Morgan Hill, CA 95037

Subject: Rosewood (Lillian Commons) Medical Mixed-Use Project

Ref: 1) GPA 2023-0002
2) AAE 2022-0008
3) EA 2022-0011

Dear Mr. Dinh:

7-1 The reference documents explain the project very well, but I would like to address a topic that is not mentioned but is of vital importance to our community.

7-2 Given that the project will consist of at least one 6-story building, 2, 3 and 4-story buildings, and a multi-story parking garage, it's imperative that these large structures present an attractive and pleasing view to both residents and users of this facility. These will be the largest buildings ever constructed in our City and will be easily visible from anywhere in the city limits as well as from the Highway 101 freeway.

7-3 I want to impress upon you and the developers how lovely our Morgan Hill downtown core and other private facilities have been enhanced with art murals, statutes, mobiles as well as other art forms. For example, our 3-story parking structure has a lighted metal sculpture on the south wall and beautiful Poppy Jasper panels on the north wall that are back-lit at night. Our City Civic Center has a large lighted mobile that is a joy to see and watch. And, there are multiple murals, statutes and other art objects throughout our city.



Letter 7 Cont.

7-4 I point this out because I did not see anything in the documents that address public art, fountains, or objects of beauty that will delight the hearts and minds of people who will live here, be visitors and those who will be treated at the hospital facilities. These large buildings cannot be plain unadorned walls that emit a feeling of gloom and doom. It's imperative to include colorful and delightful motifs on the sides of the buildings and, in particular, the 6-story hospital building, 4-story buildings and parking structure.

7-5 I sincerely hope this letter will be well received by you, the City Council, the Planning Commission, and the Library, Culture and Arts Commission.



Robert Benich
Former Planning Commissioner
Former Library, Culture and Arts Commissioner

Email: rbenich@yahoo.com
Cell phone : (408) 410-9030

cc: 1) Mayor Mark Turner
2) Planning Commission Chair Person, James Wilson
3) Library, Culture and Arts Chair Person, Cindy Blanton



LETTER 7: ROBERT BENICH (2 OF 2)

Response to Comment 7-1

The comment is an introductory statement and does not address the adequacy of the Draft SEIR.

Response to Comment 7-2

Please see Response to Comment 4-5. Regarding views of the project site from US-101, the original conceptual site plan layout included a three-story, 32-foot-tall parking structure adjacent to US-101, behind which would be located a three-story, 52-foot maximum height medical building (plus mechanical equipment), whereas the proposed modified conceptual site plan layout includes a four-story, 65-foot-tall medical office building adjacent to US-101 and a more centrally located six-story, 65-foot parking structure at the south end of the project site. By relocating the parking structure further from US-101, the massing and height of the structure would be less imposing. Such alterations to the project design, while noticeable, would not necessarily be considered a substantial degradation of the visual character or quality of the site and its surroundings beyond what was previously analyzed in the Lillian Commons Project IS/MND.

Response to Comment 7-3

The comment does not address the adequacy of the Draft SEIR.

Response to Comment 7-4

The comment does not address the adequacy of the Draft SEIR. The comment will be forwarded to the project applicant for their consideration.

Response to Comment 7-5

The comment is a conclusion statement and does not address the adequacy of the Draft SEIR.



Community Open House
October 23, 2025

Comments/Questions Regarding the Draft SEIR

1
00:00:03.710 --> 00:00:09.750
Jennifer Carman, Development Services Director: And then, let's see who's here... We've got 3 attendees...

2
00:00:16.340 --> 00:00:17.690
Jennifer Carman, Development Services Director: I'll turn it over to you.

3
00:00:18.190 --> 00:00:18.720
Minutes Clerk: Okay.

4
00:00:19.550 --> 00:00:20.690
Minutes Clerk: Hi, everybody!

5
00:00:20.960 --> 00:00:27.890
Minutes Clerk: We are here tonight. Thank you for coming and attending tonight. This is a community, open...

6
00:00:28.220 --> 00:00:31.659
Minutes Clerk: A community meeting on the Rosewood Medical Mixed-Use Project.

7
00:00:31.960 --> 00:00:41.000
Minutes Clerk: My name is Joey Dinh. I am an associate planner with the City of Morgan Hill Planning Division. On this meeting with me is Jennifer Carman, my director.

8
00:00:42.050 --> 00:00:48.020
Minutes Clerk: So, we're here today to talk about Rosewood Medical Mixed Use... the Rosewood Medical Mixed-Use Project.

9
00:00:48.220 --> 00:01:03.530
Minutes Clerk: So we have a really brief presentation to... that we'll go through to kind of run you over the brief project details, the, some of the overview of the draft subsequent environmental impact report, also referred to as the SEIR.

10
00:01:03.630 --> 00:01:20.470
Minutes Clerk: also the entitlement process for the Rosewood Medical, project, and then also going into the CEQA process, and then we'll also highlight other opportunities for, you to provide comments as well. So with that, we'll get started.

11
00:01:20.910 --> 00:01:30.399
Jennifer Carman, Development Services Director: Sure, let me just add, as part of the environmental impact report process, while the draft is being circulated, we accept comment.

12
00:01:30.400 --> 00:01:47.580



Letter 8 Cont.

Jennifer Carman, Development Services Director: This meeting is meant to be an opportunity to give verbal comment on the draft EIR, rather than just writing, your comments down and sending them in. You can do both if you'd like, but we always have a community meeting to take verbal comment, should you not want to write it down.

13
00:01:47.860 --> 00:01:49.769
Jennifer Carman, Development Services Director: So... Thank you.

14
00:01:50.090 --> 00:01:50.800
Minutes Clerk: Absolutely.

15
00:01:51.440 --> 00:02:08.230
Minutes Clerk: So, I'll jump right into the presentation. Again, so it's a really quick presentation, and at the very end of that, we'll go into, receiving the comments, and then, at which point, you can raise your hand, and then we will unmute you to provide verbal comments. So, let me share my screen.

16
00:02:09.870 --> 00:02:10.509
Minutes Clerk: on...

17
00:02:17.470 --> 00:02:18.270
Minutes Clerk: Way'd it go.

18
00:02:23.400 --> 00:02:24.510
Minutes Clerk: Alright.

19
00:02:25.400 --> 00:02:26.559
Minutes Clerk: I think it's showing?

20
00:02:27.670 --> 00:02:28.969
Jennifer Carman, Development Services Director: It's... yes, it is.

21
00:02:28.970 --> 00:02:29.550
Minutes Clerk: Okay.

22
00:02:30.250 --> 00:02:35.569
Minutes Clerk: So, again, we're here to talk about the Rosewood Medical Mixed-Use Project.

23
00:02:35.700 --> 00:02:39.620
Minutes Clerk: The project itself is a 9.61-acre site.

24
00:02:39.950 --> 00:02:49.420
Minutes Clerk: Located on the southeast corner of Juan Hernandez and Barrett Avenue, shown here on the project, or on this location map in red.

25



Letter 8 Cont.

00:02:49.870 --> 00:03:01.250

Minutes Clerk: Now, the site is designated as mixed-use, specifically mixed-use flex, by both the General Plan and the zoning ordinance. It also has a PD master plan overlay.

26

00:03:06.440 --> 00:03:22.090

Minutes Clerk: So, quick project overview. The developer requested a PD master plan amendment so that they can increase the medical and commercial uses, so that it can be larger in size, larger build-out than what was originally improved.

27

00:03:22.130 --> 00:03:33.389

Minutes Clerk: Now, the request includes an increase in the total allowable square footage of the medical commercial buildings, so for up to a total of 275,000 square feet.

28

00:03:33.470 --> 00:03:37.660

Minutes Clerk: This is a net increase of approximately 150,000 square feet.

29

00:03:38.010 --> 00:03:46.450

Minutes Clerk: up from the original approximately 125,000 square feet that the master plan originally was approved for.

30

00:03:46.850 --> 00:03:57.060

Minutes Clerk: Additionally, there was a request for the increase in building heights up to 65 feet. This would be increased from the previous 55 feet.

31

00:03:57.250 --> 00:04:13.459

Minutes Clerk: It would also... a request would also remove the floor area ratio standard entirely from the master plan. Now, this is consistent with recent changes that the city did... the city approved for all properties designated as mixed use across the city recently.

32

00:04:14.450 --> 00:04:21.720

Minutes Clerk: The requests also include to increase the maximum building coverage from 60% up from 50%.

33

00:04:21.839 --> 00:04:29.709

Minutes Clerk: And then also adjust the parking requirements for medical office space. So, fewer spaces needed per square footage.

34

00:04:30.190 --> 00:04:39.899

Minutes Clerk: Additionally, also adds permitted uses such as assisted living facilities, daycare, and skilled nursing... skilled nursing and farmers markets.

35

00:04:41.310 --> 00:04:47.349

Minutes Clerk: Just a quick note on this conceptual site plan. The site plan shown here is...

36

00:04:47.610 --> 00:04:58.389

Minutes Clerk: just a conceptual site plan. We needed... the city needed a plan to, for the environmental



Letter 8 Cont.

analysis under the California Environmental Quality Act, also referred to as CEQA.

37
00:04:58.520 --> 00:05:00.740
Minutes Clerk: It's not the final design.

38
00:05:00.980 --> 00:05:09.920
Minutes Clerk: But this is a conceptual site plan provided by the applicant, kind of like what their maximum... what they envision their maximum build-out could look like.

39
00:05:10.710 --> 00:05:16.280
Minutes Clerk: So again, this is not final. If this PD Master Point is approved.

40
00:05:17.140 --> 00:05:36.730
Minutes Clerk: They... the applicant, the developer, will be required to get a design permit, at which... at a later time, at which time that will... those plans will have the detailed design, layout, and architect... or architecture. That will also be reviewed by the city, and would need to be approved before anything is built.

41
00:05:39.580 --> 00:05:49.289
Minutes Clerk: So, getting into the draft subsequent environmental impact report, or if you hear me say SEIR, that's what I'm referring to, that was the environmental document that was produced for this project.

42
00:05:49.630 --> 00:05:58.539
Minutes Clerk: So the draft SEIR is a focused environmental study prepared under the California Environmental Quality Act, also referred to as CEQA.

43
00:05:58.940 --> 00:06:05.099
Minutes Clerk: Now, this... Project builds upon an earlier environmental document that was

44
00:06:05.290 --> 00:06:21.710
Minutes Clerk: completed back in 2020, which was an initial study and mitigative negative declaration. So, we didn't analyze every topic area from scratch. Instead, we looked at the specific areas and topics that would be affected by the changes of this project. So.

45
00:06:22.050 --> 00:06:36.970
Minutes Clerk: If... once the pro... whatever the delta, whatever the changes in the requests by the project applicant, we took that into account and see... we... we looked at what would be affected, what areas would be affected by those changes.

46
00:06:37.210 --> 00:06:46.139
Minutes Clerk: So as such, we... the areas that we studied were air quality, greenhouse gas emissions, noise.

47
00:06:46.670 --> 00:06:49.519
Minutes Clerk: and transportation, specifically VMT.

48
00:06:50.460 --> 00:06:54.829



Letter 8 Cont.

Minutes Clerk: Now, in all of those areas, the draft SEIR found that

49

00:06:55.080 --> 00:07:01.569

Minutes Clerk: Any potential impacts would be reduced to a less than significant level with mitigation measures.

50

00:07:02.460 --> 00:07:09.119

Minutes Clerk: So, again, there were no significant or unavoidable impacts identified in this draft SCIR.

51

00:07:09.790 --> 00:07:18.049

Minutes Clerk: Just a quick note, the goal of this document is to inform decision makers, so Planning Commission, City Council, and the public, you all in attendance.

52

00:07:18.140 --> 00:07:31.530

Minutes Clerk: And also provide an avenue for the City to collect your comments. Again, all of your comments will be addressed in the final SCIR before the project goes to Planning Commission and City Council for approval.

53

00:07:33.780 --> 00:07:49.900

Minutes Clerk: So this is the entitlement process, what it would look like, or what it looks like for this Rosewood Medical Project, right? So, staff originally received, an application request to amend the PD back in September of 2022.

54

00:07:50.200 --> 00:08:03.829

Minutes Clerk: After that, it took a while, for the staff found the application complete in March of 2023. We then had a notice of preparation and scoping meeting,

55

00:08:03.970 --> 00:08:17.099

Minutes Clerk: in September of 2023. That was to see... that was to get comments... comments from the public, to, suggest to the city what we should study, what we should take a look at, and what we should analyze.

56

00:08:17.290 --> 00:08:23.189

Minutes Clerk: The draft SEIR was completed in August of 2025, so this past August.

57

00:08:23.300 --> 00:08:31.140

Minutes Clerk: And so, orange is where we're at now. We're in the public review phase of this draft SEIR. We're in the middle of the comment

58

00:08:31.440 --> 00:08:35.250

Minutes Clerk: period, which ends on Monday, November 3rd.

59

00:08:35.770 --> 00:08:42.909

Minutes Clerk: Next steps after this, city staff, along with our consultant, will prepare the final SEIR.

60



Letter 8 Cont.

00:08:43.179 --> 00:08:53.000

Minutes Clerk: Including responses to all comments received by the public and any agencies, and then also a Mitigation Monitoring Reporting Program, or MMRP, which

61

00:08:53.170 --> 00:08:55.949

Minutes Clerk: Outlines all the mitigation measures for the project.

62

00:08:56.060 --> 00:09:02.649

Minutes Clerk: Afterwards, the project will be scheduled for a Planning Commission hearing. After that, if it's recommended for approval, City Council hearing.

63

00:09:02.770 --> 00:09:14.440

Minutes Clerk: The dates of those meetings are, TBD, to be determined. Really depends on the scale and magnitude and the amount of comments that received... we, the city, receives during this time period.

64

00:09:15.140 --> 00:09:28.249

Minutes Clerk: If the... if City Council, approves the PD amendment and certifies the, SEIR final decision, the City will produce a notice of determination.

65

00:09:28.350 --> 00:09:30.870

Minutes Clerk: Afterwards, as I stated before.

66

00:09:31.100 --> 00:09:42.200

Minutes Clerk: The job's not done. The applicant still needs to go back to the city to apply for a design permit, which would require Planning Commission approval.

67

00:09:42.650 --> 00:09:46.289

Minutes Clerk: Once that's approved, If that's approved, then...

68

00:09:46.640 --> 00:09:52.049

Minutes Clerk: The applicant can then, at that point, apply for building permits, and then afterwards, construction.

69

00:09:54.120 --> 00:10:06.720

Minutes Clerk: So this is a kind of a brief overview of the CEQA, also the Environmental Impact Report process. We already did the notice of preparation, we did the public scoping meeting, we prepared the draft EIR,

70

00:10:07.080 --> 00:10:26.880

Minutes Clerk: We also prepared a notice availability of the draft EIR, and so we're right here during the public review phase of the draft EIR. Typically, it's a 45-day minimum, but for a project of this magnitude, the city opted for a 60-day review time to allow more people to review the draft SCIR and project.

71

00:10:28.120 --> 00:10:40.530

Minutes Clerk: Again, like I said before, afterwards, the City will review all public comments, agency comments, will prepare the final EIR, including any responses, which will include all the responses to all the



Letter 8 Cont.

comments.

72

00:10:40.800 --> 00:10:56.729

Minutes Clerk: Afterwards, there will be a Planning Commission meeting, and then City Council hearing. And so the... the three boxes that I highlighted in orange or yellow, depending on what you see it as, those are opportunities to provide public input.

73

00:10:58.060 --> 00:11:02.120

Minutes Clerk: So, pulling it back to what we're here tonight.

74

00:11:02.440 --> 00:11:11.789

Minutes Clerk: Tonight is an opportunity to share your comments on the draft SEIR. Again, as Jennifer

75

00:11:11.860 --> 00:11:28.260

Minutes Clerk: mentioned before, briefly in the beginning, staff will be here to listen and take notes, but we won't be responding, to questions or comments this evening. And since we are taking notes, we may have our heads down, writing or typing.

76

00:11:28.860 --> 00:11:30.359

Minutes Clerk: So you might see that.

77

00:11:30.520 --> 00:11:34.780

Minutes Clerk: So, when... if you have any comments, please...

78

00:11:35.050 --> 00:11:47.230

Minutes Clerk: Raise your hand, we will unmute your mic, and then please state your name clearly for the record. Again, comments should address the contents of this draft SEIR, and depending on how many people

79

00:11:47.640 --> 00:11:52.680

Minutes Clerk: attend and ask to speak, we, staff may, have a time limit.

80

00:11:53.320 --> 00:12:00.819

Minutes Clerk: Okay, so... I will Put it back to this screen.

81

00:12:02.600 --> 00:12:03.830

Minutes Clerk: And...

82

00:12:07.480 --> 00:12:16.150

Minutes Clerk: Let's see what comments... Alright, so I see one person with a raised hand.

83

00:12:18.190 --> 00:12:20.870

Jennifer Carman, Development Services Director: I will, go ahead and allow them to talk.

84



Letter 8 Cont.

00:12:22.360 --> 00:12:23.900
Jennifer Carman, Development Services Director: Mr. Benich?

85
00:12:25.210 --> 00:12:26.899
Jennifer Carman, Development Services Director: You're currently muted.

86
00:12:33.570 --> 00:12:35.119
Robert Benich: Here we go, can you hear me?

87
00:12:35.120 --> 00:12:35.590
Jennifer Carman, Development Services Director: Yes.

88
00:12:35.590 --> 00:12:36.410
Minutes Clerk: Yes, we can.

89
00:12:36.410 --> 00:12:49.539
Robert Benich: Very good. I've got a couple of questions. I think some may be fairly quick. One, you refer to this as Rosewood Medical Mixed Use. I thought I'd seen in other publications Lillian Commons. What's the difference in the names?

90
00:12:52.680 --> 00:12:59.559
Minutes Clerk: So, Lillian Commons was the previous, name for the project. The developer just...

91
00:13:00.480 --> 00:13:02.869
Minutes Clerk: decided to change the name to Rosewood.

8-1

92
00:13:02.870 --> 00:13:07.259
Robert Benich: Okay, thank you. Let me just change my notes here.

93
00:13:07.260 --> 00:13:08.780
Minutes Clerk: Yeah, but it is the same project.

94
00:13:08.780 --> 00:13:28.189
Robert Benich: Okay, very good. Second question. The DePaul Health Center. I know that's currently Zone 4 Hospital. At one time, I know San Jose Bible College wanted to buy it when, the county took over the hospital and it went down to Gilroy. What is going to happen to the DePaul Health Center?

95
00:13:32.910 --> 00:13:40.359
Jennifer Carman, Development Services Director: We, we don't anticipate anything changing, with the DePaul Health Center. That facility is operated by the county.

96
00:13:40.480 --> 00:13:47.129
Jennifer Carman, Development Services Director: This facility, what may end up being developed, the site's been purchased by Sutter Health.



Letter 8 Cont.

97

00:13:47.400 --> 00:14:00.709

Jennifer Carman, Development Services Director: And they will pursue whatever they will pursue. But from what we've heard from the county, they're going to continue to operate at DePaul and evolve as a facility.

98

00:14:01.250 --> 00:14:18.600

Robert Benich: Interesting, yeah, I can see that changing in the future, but that's... that's a whole other thing. Okay, do you have, oh, do you have any idea when the actual... when we get down to that number 8, I think it was, when the construction start date might... may be occurring?

99

00:14:23.560 --> 00:14:27.280

Minutes Clerk: For this project, we do not... we do not have an estimate on when that would be.

100

00:14:30.630 --> 00:14:42.289

Jennifer Carman, Development Services Director: If there were absolutely no pauses in the process, and everything was approved, I think we'd probably be looking at something around 2028,

101

00:14:42.600 --> 00:14:53.219

Jennifer Carman, Development Services Director: Unless a hospital is included here, it could be a medical center, it could be a hospital, and the hospital permitting takes

102

00:14:53.440 --> 00:14:56.429

Jennifer Carman, Development Services Director: I believe 7 years.

103

00:14:57.800 --> 00:15:12.970

**8-1
Cont.**

Jennifer Carman, Development Services Director: So that is, a much longer time frame, because there's a separate state agency that has to go through and work with a hospital, but the rest of the site could be built. So I think we're looking at long-term, not immediate.

104

00:15:29.390 --> 00:15:35.610

Jennifer Carman, Development Services Director: So, Mr. Benich, I... I... Wasn't sure if you were done talking, I know your hand went down.

105

00:15:37.030 --> 00:15:40.189

Jennifer Carman, Development Services Director: But you're muted now, if you had any more comments.

106

00:15:40.190 --> 00:15:53.129

Robert Benich: Oh, yeah, sorry, I don't know what happened there. I saw some funny electronic stuff. Anyway, I just want to make sure if I'll be notified, when, item number 7 comes...

107

00:15:53.800 --> 00:16:02.919

Robert Benich: For the Planning Commission meeting, and item number 8 for the, for the, City Council meeting for public comments.

108

00:16:04.360 --> 00:16:11.589

Minutes Clerk: Yeah, so the... once we... once the final EIR is ready to be... to be...



Letter 8 Cont.

109
00:16:12.360 --> 00:16:15.599
Minutes Clerk: Published, and also when we figure out when

110
00:16:15.640 --> 00:16:32.510
Minutes Clerk: Planning Commission meeting we will, we can schedule the project for. The project page will be updated, so if you sign up for the Notify Me alerts located on the, the project's webpage, you will receive an email notifying you of, of when that would be.

111
00:16:32.510 --> 00:16:42.039
Minutes Clerk: Additionally, we will send out notices to the surrounding property owner, we will post in the paper all the typical public noticing that the city does.

112
00:16:42.480 --> 00:16:45.299
Robert Benich: Very good. Thank you for your time.

113
00:16:45.950 --> 00:16:46.540
Minutes Clerk: Thank you.

114
00:16:58.870 --> 00:17:03.650
Jennifer Carman, Development Services Director: Are there any other attendees who would like to give verbal comment on this item?

115
00:17:07.720 --> 00:17:10.699
Minutes Clerk: If you do, please raise your hand, and we will,

116
00:17:11.369 --> 00:17:14.890
Minutes Clerk: Give you the ability to unmute your mic to speak.

117
00:18:01.170 --> 00:18:14.170
Jennifer Carman, Development Services Director: Joey, since we're not having anyone else raise their hand, I guess if you can go over your... the schedule for turning in comments one more time, that would be great.

118
00:18:14.490 --> 00:18:15.420
Minutes Clerk: Absolutely.

119
00:18:17.030 --> 00:18:18.859
Minutes Clerk: Let's see here...

120
00:18:24.110 --> 00:18:24.800
Minutes Clerk: Okay.

121
00:18:25.230 --> 00:18:32.579
Minutes Clerk: So, again, we are, right here in the public review portion of the draft SCIR.

**8-1
Cont.**



Letter 8 Cont.

122
00:18:32.720 --> 00:18:36.540
Minutes Clerk: You can also...

123
00:18:37.960 --> 00:18:45.340
Minutes Clerk: email me, or email the city, email the Planning Department, or send in a letter of any comments you may have.

124
00:18:45.960 --> 00:18:52.640
Minutes Clerk: Additionally, As previously stated, when the project is scheduled for Planning Commission.

125
00:18:52.880 --> 00:19:02.610
Minutes Clerk: That is also an... that would be a public hearing, opportunity for people to attend in person or via Zoom, to also provide public comments.

126
00:19:03.010 --> 00:19:09.460
Minutes Clerk: Afterwards, at the City Council meeting, that would also be another opportunity for people to provide comments.

127
00:19:09.850 --> 00:19:17.020
8-1 Cont. Minutes Clerk: Again, those dates for Planning Commission and City Council are TBD at this point.

128
00:19:17.370 --> 00:19:19.280
Minutes Clerk: But as soon as...

129
00:19:19.890 --> 00:19:25.459
Minutes Clerk: Staff figures out when, we will update the project page, and we'll send out those notices.

130
00:19:27.790 --> 00:19:40.709
Jennifer Carman, Development Services Director: We will also put something in the 411, that comes out, so if you do get that via email, there will be an announcement in there. As with all of our Planning Commission meetings, they're always noticed.

131
00:19:41.500 --> 00:19:45.740
Jennifer Carman, Development Services Director: Mr. Bennett, your hand's up again, I just moved you over, and you're muted.

132
00:19:46.050 --> 00:20:00.870
Robert Benich: Okay, thank you. I just want to make sure... I will, in fact, be sending in a letter, and I want to make sure that it does get into the record, for, for review and, and response.

133
00:20:01.720 --> 00:20:06.829
Minutes Clerk: Okay, sounds good. Yeah, we will, thanks for letting me know. I'll keep my eyes out for that letter.



Letter 8 Cont.

134

00:20:19.560 --> 00:20:26.590

Jennifer Carman, Development Services Director: So there are currently two other people on the call, Kenneth, and then a phone number that starts with 408.

135

00:20:27.790 --> 00:20:29.060

Jennifer Carman, Development Services Director: Mr. Benich?

136

00:20:29.060 --> 00:20:37.949

Robert Benich: Yeah, something, something went away here. Electronics are going a little weird here. Could you repeat that, please?

137

00:20:40.810 --> 00:20:41.680

Jennifer Carman, Development Services Director: Joey.

138

00:20:42.600 --> 00:20:47.939

Minutes Clerk: I said, thank you for letting me know that you'll be sending in a letter,

139

00:20:48.390 --> 00:20:55.329

Minutes Clerk: I will keep my eyes peeled for that letter. Did you need...

**8-1
Cont.**

140

00:20:55.480 --> 00:21:02.830

Minutes Clerk: Just in case anybody needs it, I can... do we have a chat function? I can type in...

141

00:21:03.110 --> 00:21:08.449

Robert Benich: No, no, that's okay. In fact, I'll probably hand-deliver it to the City Hall, so that's fine.

142

00:21:08.450 --> 00:21:08.940

Minutes Clerk: Okay.

143

00:21:08.940 --> 00:21:10.310

Robert Benich: Alright.

144

00:21:10.310 --> 00:21:16.980

Minutes Clerk: Great, sounds good, yeah, and if for some reason I'm not there that day, you can just let them know that you can put it directly on my desk.

145

00:21:16.980 --> 00:21:20.810

Robert Benich: Oh, yeah, I'll just give it to the clerk at the front, front there. That's fine.

146

00:21:21.170 --> 00:21:22.050

Minutes Clerk: Thank you.

147

00:21:24.330 --> 00:21:36.329



Letter 8 Cont.

**8-1
Cont.**

Robert Benich: Very good. I think I'm going to sign off now. I appreciate your time, and thank you very much. This has been very instructive. So, all the best to you, and thank you, and good evening.

148
00:21:36.960 --> 00:21:37.609
Minutes Clerk: Take care.

149
00:22:03.710 --> 00:22:17.130
Jennifer Carman, Development Services Director: Well, we're still not seeing hands raised from our two other attendees, so at this point in time... well, one just logged off. We'll go ahead and end the meeting here.

150
00:22:17.130 --> 00:22:23.969
Jennifer Carman, Development Services Director: Again, there is a project page on our website for this project. There are links in the notices.

151
00:22:23.990 --> 00:22:33.910
Jennifer Carman, Development Services Director: For Joey's email address and other contact information. Written comments accepted through close of business on November 3rd.

152
00:22:34.790 --> 00:22:38.980
Jennifer Carman, Development Services Director: And we look forward to hearing from you, should you want to comment.

153
00:22:40.390 --> 00:22:41.640
Jennifer Carman, Development Services Director: So, thank you.

154
00:22:41.940 --> 00:22:43.650
Jennifer Carman, Development Services Director: Joey, anything else you want to add?

155
00:22:44.370 --> 00:22:47.060
Minutes Clerk: Nope, that's it. Thank you so much, everybody, for attending.

156
00:22:47.920 --> 00:22:49.549
Jennifer Carman, Development Services Director: Thank you. Have a good evening.



LETTER 8: TRANSCRIPT OF VERBAL COMMENTS RECEIVED AT THE COMMUNITY OPEN HOUSE MEETING

Response to Comment 8-1

The comment does not address the adequacy of the Draft SEIR.



3. REVISIONS TO THE DRAFT SEIR TEXT

3. REVISIONS TO THE DRAFT SEIR TEXT

3.1 INTRODUCTION

The Revisions to the Draft SEIR Text chapter provides all corrections, additions, and revisions made to the Draft SEIR. The changes represent minor clarifications and amplifications of the analysis contained in the Draft SEIR and do not constitute significant new information that, in accordance with CEQA Guidelines Section 15088.5, would trigger the need to recirculate portions or all of the Draft SEIR. Please refer to the discussion of this topic provided in Section 1.5 of Chapter 1, Introduction and List of Commenters, of this Final SEIR.

3.2 DESCRIPTION OF CHANGES

New text is double underlined and deleted text is ~~struck through~~. Text changes are presented in the page order in which they appear in the Draft SEIR.

2 Executive Summary

Table 2-1 in Chapter 2, Executive Summary, of the Draft SEIR is hereby revised to reflect the revisions made to mitigation measures in Chapter 4.2, Noise, and Chapter 4.6, Transportation, of the Draft SEIR, as well as the Biological Resources section of the Initial Study prepared for the proposed project as presented below. Rather than include the entirety of Table 2-1 with revisions shown where appropriate, only the impact for which mitigation has been revised is presented in this chapter. The revisions to Table 2-1 are presented at the end of this chapter.

3 Project Description

Page 3-2 of the Draft SEIR is hereby revised, as follows:

The majority of the project site is currently undeveloped and contains ruderal (~~non-native~~) grasses. Two medical office buildings totaling 15,900 sf, as well as a paved surface parking lot and landscaping trees, occur on a 1.69-acre portion of the project site. The site is bounded to the west by Juan Hernandez Drive and to the east by US-101

Pages 3-5 and 3-6 of the Draft SEIR is hereby revised, as follows:

The following project objectives have been developed by the project applicant:

1. Create an entitled (close to shovel-ready) project that has the breadth of uses and maximum capacity to ensure the optimal pathway to deliver high-quality medical services to Morgan Hill and the surrounding South County communities.
2. Approve a project that has the ability to be phased to meet existing needs and scale up in size as demand increases.
 - a. As a hospital would be the last piece of a medical campus (according to hospital groups), the existing approved 124,500 sf of space would not be large enough to eventually accommodate a hospital footprint, this amendment rectifies that.
3. As~~Additionally, as~~ Morgan Hill does not have the population density of other parts of the Bay Area to justify a standalone hospital, this amendment enables a continuum of care to create the localized demand for a centralized healthcare



facility. Allowing uses such as skilled-nursing facilities, assisted living and residential care as permitted uses on a portion of the campus would help create demand desired by healthcare providers to make an investment of such magnitude for clinics, medical office buildings and a hospital, as well as create additional services for residents of Morgan Hill seeking healthcare options.

4. Provide easy and direct vehicular access to and from US-101 for medical services that are located on Juan Hernandez Drive, a street that can accommodate the anticipated traffic demands of the proposed project, and can be served by existing (nearby) utilities.
5. Take advantage of the investments made by the Rosewood residential project, which has made the investment and has constructed the access road, detention pond, and utility infrastructure for the medical campus site that will remove potential obstacles for rapid development by a medical services provider.
6. Enable a highly desirable site to incentivize the investment of hundreds of millions of dollars creating hundreds of jobs (e.g. construction and permanent) in the Morgan Hill community.
7. Deliver healthcare options for Morgan Hill residents.
 - a. The City's Economic Blueprint identifies four industries that are key to Morgan Hill's future, one of which is "Healthcare." Under "Healthcare," the explicit goal is to "[g]row and foster the medical service and diagnostics industry by attracting services and facilities."
 - b. The Economic Blueprint has specific action items related to healthcare:
 - i. Expand Locations for Medical Uses: The main tools the City has to regulate land development are the General Plan and the Zoning Code. These tools support medical uses through ease and clear rules for development. The City should Ensure General Plan & Zoning Code Allow for a Range of Medical Uses (Action #32).
 - ii. Actively Promote Locations for Medical Uses: The City should Identify & Market PreZoned Medical Sites (Action #33) to clearly outline pre-approved locations for medical services. Similar to the Auto Dealer Incentive Policy. This direction clearly announces that the City wants these uses in the community and eases their ability to locate. To create awareness of new zoning regulations the City should Increase Outreach and Medical Service Providers (Action #34) and Create & Implement a Targeted Marketing Campaign (Action #35).

Page 3-7 of the Draft SEIR is hereby revised, as follows:

With respect to the parking structure, the originally approved project included construction of a three-story, 32-foot-tall parking structure, whereas the proposed project is proposing development of a six-story, 65-foot-tall parking structure. Thus, the proposed project modifications would result in a net increase of three floors and 33 feet.

Page 3-12 of the Draft SEIR is hereby revised, as follows:

The City of Morgan Hill has discretionary authority and is the lead agency for the project. The project would require City approval of the following entitlements:

- General Plan Text Amendment to amend the MU-F designation to exempt medical uses, including hospitals, from FAR requirements with an approved PD Combining District and PD Master Plan; and



- The General Plan Text Amendment is no longer applicable because the City adopted Resolution 25-003 on February 19, 2025, which eliminated FAR requirements in the MU-F land use designation within the City.
- PD Master Plan Amendment to increase the maximum ~~maximally~~ allowed medical office square footage within the project site to 275,000 sf, building coverage to 60 percent, medical office parking to one space per 250 sf, and maximum building height to 65 feet. Additionally, FAR will be eliminated. Assisted living facilities will be added as a permitted use and day care centers, farmers markets, residential care facilities, and skilled nursing facilities will all be changed from conditionally permitted to permitted uses.

The foregoing revisions are for clarification purposes only, and do not affect the conclusions of the Draft SEIR.

4.2 Noise

Mitigation Measure NOI-1.1 of the Draft SEIR is hereby revised, as follows:

NOI-1.1 Prior to issuance of a grading permit for Phase 1 of the proposed project, the project applicant shall prepare a Noise Construction Control Plan that includes, but is not necessarily limited to, the following construction best management control practices:

- Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds);
- Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and
- Stationary noise sources shall be located as far from noise-sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.
- Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. A temporary noise barrier with a height of (8) eight feet would provide a minimum 6.0 dBA noise reduction for the residences to the north and to the west of the project site when construction activities occur at the ground level if the barrier is constructed in a manner that eliminates any cracks or gaps.
- Unnecessary idling of internal combustion engines should be strictly prohibited.
- Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors.
- Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site.



- Where feasible, temporary power service from local utility companies should be used instead of portable generators.
- Locate cranes as far from noise-sensitive receptors as possible.
- During final grading, where feasible, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are quieter than track equipment and should be used where feasible.
- Substitute nail guns for manual hammering, where feasible.
- Avoid the use of circular saws, miter/chop saws, and radial arm saws near the adjoining noise-sensitive receptors. Where feasible, shield saws with a solid screen with material having a minimum surface density of two pounds per square foot (e.g., such as 0.75-inch plywood).
- Maintain smooth vehicle pathways for trucks and equipment accessing the site, and avoid local residential neighborhoods as much as possible.
- During interior construction, the exterior windows facing noise-sensitive receptors should be closed.
- During interior construction, locate noise-generating equipment within the building to break the line-of-sight to the adjoining receptors.
- The contractor(s) shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance.
- Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures to be implemented to correct the problem. Conspicuously post the a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.

The Noise Construction Control Plan shall be submitted for review and approval of the Development Services Director and the Morgan Hill Development Services Department.

The foregoing revisions are for clarification purposes only, and do not affect the conclusions of the Draft SEIR.

4.3 Transportation

Mitigation Measure SEIR 4.3-3 of the Draft EIR, is hereby revised as follows:

4.3-3 Prior to the commencement of construction, a construction signage and traffic control plan shall be provided to the City's Development Services Department for review and approval. The construction signage and traffic control plan shall include (but not be limited to) items such as:

- Guidance on the number and size of trucks per day entering and leaving the project site;
- Identification of arrival/departure times that would minimize traffic impacts;



- Approved truck circulation patterns;
- Locations of staging areas;
- Locations of employee parking and methods to encourage carpooling and use of alternative transportation;
- Methods for partial and / complete street closures (e.g., timing, signage, location, and duration restrictions);
- Criteria for use of flaggers and other traffic controls;
- Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas;
- Monitoring for roadbed damage and timing for completing repairs;
- Limitations on construction activity during peak/holiday weekends and special events;
- Preservation of emergency vehicle access;
- Coordination of construction activities with construction of other projects that occur concurrently in the City to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs);
- Removing traffic obstructions during emergency evacuation events; and
- Signs providing Providing a point of contact for nearby residents to obtain construction information, have questions answered, and convey complaints shall be posted in the vicinity of the project site.

The above revisions are for clarifications purposes and the Draft SEIR analysis remains adequate.



Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
4.2 Noise				
4.2-1 Generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	S	<p>NOI-1.1 <i>Prior to issuance of a grading permit for Phase 1 of the proposed project, the project applicant shall prepare a Noise Construction Control Plan that includes, but is not necessarily limited to, the following construction best management control practices:</i></p> <ul style="list-style-type: none"> <i>Equipment and trucks used for construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds);</i> <i>Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools; and</i> <i>Stationary noise sources shall be located as far from noise-sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures.</i> <i>Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. A temporary noise barrier with a height of eight (8) feet would</i> 	LS	N/A



Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		<p>provide a minimum 6.0 dBA noise reduction for the residences to the north and to the west of the project site when construction activities occur at the ground level if the barrier is constructed in a manner that eliminates any cracks or gaps.</p> <ul style="list-style-type: none"> • Unnecessary idling of internal combustion engines should be strictly prohibited. • Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest <u>to</u> the project site during all project construction. Locate material stockpiles, as well as maintenance/equipment staging and parking areas, as far as feasible from residential receptors. • Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • Where feasible, temporary power service from local utility companies should be used instead of portable generators. • Locate cranes as far from noise-sensitive receptors as possible. • During final grading, <u>where feasible</u>, substitute graders for bulldozers, where feasible. Wheeled heavy equipment are 		



Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		<p>quieter than track equipment and should be used where feasible.</p> <ul style="list-style-type: none"> Substitute nail guns for manual hammering, where feasible. Avoid the use of circular saws, miter/chop saws, and radial arm saws near the adjoining noise-sensitive receptors. Where feasible, shield saws with a solid screen with material having a minimum surface density of two pounds per square foot (e.g., such as 0.75-inch plywood). Maintain smooth vehicle pathways for trucks and equipment accessing the site, and avoid local residential neighborhoods as much as possible. During interior construction, the exterior windows facing noise-sensitive receptors should be closed. During interior construction, locate noise-generating equipment within the building to break the line-of-sight to the adjoining receptors. The contractor(s) shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. Designate a "disturbance coordinator" who 		



Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		<p>would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures <u>to</u> be implemented to correct the problem. Conspicuously post <u>the</u> a telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.</p> <p>The Noise Construction Control Plan shall be submitted for review and approval of the Development Services Director and the Morgan Hill Development Services Department.</p>		
4.3-3 Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment), or result in inadequate emergency access.	S	<p>4.3 Transportation</p> <p>Prior to the commencement of construction, a construction signage and traffic control plan shall be provided to the City's Development Services Department for review and approval. The construction signage and traffic control plan shall include (but not be limited to) items such as:</p> <ul style="list-style-type: none"> • Guidance on the number and size of trucks per day entering and leaving the project site; • Identification of arrival/departure times that would minimize traffic impacts; • Approved truck circulation patterns; • Locations of staging areas; 	LS	N/A



Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
		<ul style="list-style-type: none"> Locations of employee parking and methods to encourage carpooling and use of alternative transportation; Methods for partial <u>and</u> complete street closures (e.g., timing, signage, location, and duration restrictions); Criteria for use of flaggers and other traffic controls; Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas; Monitoring for roadbed damage and timing for completing repairs; Limitations on construction activity during peak/holiday weekends and special events; Preservation of emergency vehicle access; Coordination of construction activities with construction of other projects that occur concurrently in the City to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs); Removing traffic obstructions during emergency evacuation events; and <u>Signs providing</u> Providing a point of contact for nearby residents to obtain construction information, have questions answered, and 		



Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact	
		<p><i>convey complaints <u>shall be posted in the vicinity of the project site.</u></i></p> <p><i>The construction signage and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.</i></p> <ul style="list-style-type: none"> • <i>All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant.</i> • <i>Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety.</i> 			
Initial Study					
IV-a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans,	S	BIO-1.1	Construction shall be scheduled to avoid the nesting season to the extent feasible. If construction can be scheduled to occur between September 1 st and January 31 st (inclusive) to avoid the raptor nesting season, no impacts will be expected. If construction will take place between February 1 st and August 31 st , then pre- construction surveys for nesting birds shall be completed by a qualified ornithologist to ensure that no nests will be disturbed during project implementation. Surveys shall be completed within 30 days of the on-set of site clearing or construction activities. During this survey, the ornithologist shall inspect all trees and other potential nesting habitats	LS	N/A



Table 2-1
Summary of Impacts and Mitigation Measures

Impact	Level of Significance Prior to Mitigation	Mitigation Measures	Level of Significance After Mitigation	New Significant or Substantially More Severe Significant Impact
policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		<p>(e.g., trees, shrubs, buildings) on-site trees as well as all trees within 250 feet of the site for nests.</p> <p>BIO-1.2 <i>If an active nest is found sufficiently close to work areas to be disturbed by these activities, the ornithologist shall determine the extent of a disturbance-free buffer zone to be established around the nest (typically 250 feet for raptors and 50-100 feet for other species) that shall remain off limits to construction until the nesting season is over, to ensure that no nests of species protected by the Migratory Bird Treaty Act and California Fish and Wildlife Code will be disturbed during project implementation. A report indicating the result of the survey and any designated buffer zones shall be submitted to the satisfaction of the Development Services Director prior to issuance of a grading permit.</i></p>		



4. MITIGATION MONITORING AND REPORTING PROGRAM

4. MITIGATION MONITORING AND REPORTING PROGRAM

4.1 INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) requires all State and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either a “Mitigated Negative Declaration” or specified environmental findings related to an EIR.

The following is the Mitigation Monitoring and Reporting Program (MMRP) for the Rosewood/Morgan Hill Medical Campus Project (proposed project). The intent of the MMRP is to ensure implementation of the mitigation measures identified within the SEIR for the proposed project. Unless otherwise noted, the cost of implementing the mitigation measures as prescribed by this MMRP shall be funded by the project applicant.

4.2 COMPLIANCE CHECKLIST

The MMRP contained herein is intended to satisfy the requirements of CEQA as they relate to the SEIR for the proposed project prepared by the City of Morgan Hill. This MMRP is intended to be used by City of Morgan Hill staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. Mitigation measures identified in this MMRP were developed in the SEIR that was prepared for the proposed project.

The Rosewood/Morgan Hill Medical Campus Project SEIR presents a detailed set of mitigation measures that will be implemented throughout the life of the proposed project. Mitigation is defined by CEQA Guidelines Section 15370 as a measure that:

- Avoids the impact altogether by not taking a certain action or parts of an action;
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation;
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment;
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project; or
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMRP is to ensure the implementation of adopted mitigation measures. The MMRP will provide for monitoring of construction activities as necessary and in-the-field identification and resolution of environmental concerns.

Monitoring and documenting the implementation of mitigation measures will be coordinated by the City of Morgan Hill. The table attached to this report identifies the mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action. The applicant will be responsible for fully understanding and effectively implementing the mitigation measures contained within the MMRP. The City will be responsible for monitoring compliance.



4.3 MITIGATION MONITORING AND REPORTING PROGRAM

The following table indicates the mitigation measure number, the impact the measure is designed to address, the measure text, the monitoring agency, implementation schedule, and an area for sign-off indicating compliance.



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project						
Impact Number	Impact	Mitigation Measure		Monitoring Agency	Implementation Schedule	Sign-off
4.1 Air Quality, Greenhouse Gas Emissions, and Energy						
4.1-6	Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.	SEIR 4.1-6	<p><i>Prior to the approval of project improvement plans, the applicant shall implement the following measure:</i></p> <ul style="list-style-type: none"> <i>Consistent with BAAQMD's Transportation criterion d., EV Capable parking spaces (including EV Capable parking spaces with electric vehicle supply equipment [EVSE]) shall be installed throughout the project site at the ratio specified by the current CalGreen Tier 2 standards.</i> <p><i>Compliance with the foregoing measure shall be ensured by the City of Morgan Hill Community Development Department.</i></p>	City of Morgan Hill Development Services Department	Prior to approval of project improvement plans	
4.2 Noise						
4.2-1	Generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	NOI-1.1	<p><i>Prior to issuance of a grading permit for Phase 1 of the proposed project, the project applicant shall prepare a Noise Construction Control Plan that includes, but is not necessarily limited to, the following construction best management control practices:</i></p> <ul style="list-style-type: none"> <i>Equipment and trucks used for</i> 	City of Morgan Hill Development Services Department	Prior to issuance of a grading permit	



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>construction shall use the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds.)</p> <ul style="list-style-type: none"> Impact tools (e.g., jackhammers, pavement breakers, and rock drills) used for construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Stationary noise sources shall be located as far from noise-sensitive receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or include other measures. Construct temporary noise barriers, where feasible, to screen stationary noise-generating equipment. A temporary noise barrier with a height of eight (8) feet 			



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>would provide a minimum 6.0 dBA noise reduction for the residences to the north and to the west of the project site when construction activities occur at the ground level if the barrier is constructed in a manner that eliminates any cracks or gaps.</p> <ul style="list-style-type: none"> • Unnecessary idling of internal combustion engines should be strictly prohibited. • Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest to the project site during all project construction. Locate material stockpiles, maintenance/equipment staging, and parking areas, as far as feasible from residential receptors. • Control noise from construction workers' radios to a point where they are not audible at existing residences bordering the project site. • Where feasible, temporary 			



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>power service from local utility companies should be used instead of portable generators.</p> <ul style="list-style-type: none"> Locate cranes as far from noise-sensitive receptors as possible. During final grading, where feasible, substitute graders for bulldozers. Wheeled heavy equipment are quieter than track equipment and should be used where feasible. Substitute nail guns for manual hammering, where feasible. Avoid the use of circular saws, miter/chop saws, and radial arm saws near the adjoining noise-sensitive receptors. Where feasible, shield saws with a solid screen with material having a minimum surface density of two pounds per square foot (e.g., such as 0.75-inch plywood). Maintain smooth vehicle pathways for trucks and equipment accessing the site and avoid local residential neighborhoods as much as 			



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>possible.</p> <ul style="list-style-type: none"> • During interior construction, the exterior windows facing noise-sensitive receptors should be closed. • During interior construction, locate noise-generating equipment within the building to break the line-of-sight to the adjoining receptors. • The contractor(s) shall prepare a detailed construction schedule for major noise-generating construction activities. The construction plan shall identify a procedure for coordination with adjacent residential land uses so that construction activities can be scheduled to minimize noise disturbance. • Designate a "disturbance coordinator" who would be responsible for responding to any complaints about construction noise. The disturbance coordinator will determine the cause of the noise complaint (e.g., bad muffler, etc.) and will require that reasonable measures to be implemented to correct 			



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>the problem. Conspicuously post the telephone number for the disturbance coordinator at the construction site and include in it the notice sent to neighbors regarding the construction schedule.</p> <p><i>The Noise Construction Control Plan shall be submitted for review and approval of the Development Services Director and the Morgan Hill Development Services Department.</i></p>			
4.2-2	Generation of a substantial permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	NOI-2.1	A qualified acoustical consultant shall be retained to review mechanical equipment systems during final design of the proposed project. The consultant shall review selected equipment, including the emergency generator and transformer, and determine specific noise reduction measures necessary to reduce noise to comply with the City's noise level requirements. Prior to issuance of building permits for the project, the emergency generator and transformer must be selected and approved by the City of Morgan Hill Planning Division. The generator and transformer shall include adequate noise suppressing features to reduce impacts on surrounding land uses to	City of Morgan Hill Planning Division	Prior to approval of final design



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<i>meet the City's exterior and interior noise level requirements of 60 dBA.</i>			
4.3 Transportation					
4.3-3	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access.	<p><i>SEIR 4.3-3</i></p> <p><i>Prior to the commencement of construction, a construction signage and traffic control plan shall be provided to the City's Development Services Department for review and approval. The construction signage and traffic control plan shall include (but not be limited to) items such as:</i></p> <ul style="list-style-type: none"> <i>• Guidance on the number and size of trucks per day entering and leaving the project site;</i> <i>• Identification of arrival/departure times that would minimize traffic impacts;</i> <i>• Approved truck circulation patterns;</i> <i>• Locations of staging areas;</i> <i>• Locations of employee parking and methods to encourage carpooling and use of alternative transportation;</i> <i>• Methods for partial and complete street closures (e.g., timing, signage, location, and duration)</i> 	City of Morgan Hill Development Services Department	Prior to commencement of construction	



MITIGATION MONITORING AND REPORTING PROGRAM Rosewood/Morgan Hill Medical Campus Project					
Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
		<p>restrictions);</p> <ul style="list-style-type: none"> Criteria for use of flaggers and other traffic controls; Preservation of safe and convenient passage for bicyclists and pedestrians through/around construction areas; Monitoring for roadbed damage and timing for completing repairs; Limitations on construction activity during peak/holiday weekends and special events; Preservation of emergency vehicle access; Coordination of construction activities with construction of other projects that occur concurrently in the City to minimize potential additive construction traffic disruptions, avoid duplicative efforts (e.g., multiple occurrences if similar signage), and maximize effectiveness of traffic mitigation measures (e.g., joint employee alternative transportation programs); Removing traffic obstructions 			



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		<p>during emergency evacuation events; and</p> <ul style="list-style-type: none"> • Signs providing a point of contact for nearby residents to obtain construction information, have questions answered, and convey complaints shall be posted in the vicinity of the project site. <p>The construction signage and traffic control plan shall be developed such that the following minimum set of performance standards is achieved throughout project construction. It is anticipated that additional performance standards would be developed once details of project construction are better known.</p> <ul style="list-style-type: none"> • All construction employees shall park in designated lots owned by the project applicant or on private lots otherwise arranged for by the project applicant. • Roadways shall be maintained clear of debris (e.g., rocks) that could otherwise impede travel and impact public safety. 			



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Impact Number	Impact	Mitigation Measure	Monitoring Agency	Implementation Schedule	Sign-off
Initial Study					
IV	Biological Resources	BIO-1.1	City of Morgan Hill Development Services Department	Within 30 days of the on-set of site clearing or construction activities, if construction will take place between February 1 st and August 31 st	
		BIO-1.2	Development Services Director	If an active nest is found	



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		<p><i>nesting season is over, to ensure that no nests of species protected by the Migratory Bird Treaty Act and California Fish and Wildlife Code will be disturbed during project implementation. A report indicating the result of the survey and any designated buffer zones shall be submitted to the satisfaction of the Development Services Director prior to issuance of a grading permit.</i></p> <p>BIO-5.1 <i>To the extent feasible, activities shall avoid impacts to any protected trees. Avoidance is considered to be completely avoiding any work or staging under the dripline of trees. The boundary of the designated avoidance buffer shall be flagged or fenced prior to initial ground disturbance. If complete avoidance is not feasible, BIO-5.2 shall be implemented.</i></p> <p>BIO-5.2 <i>The project proponent shall comply with local ordinances and submit permit applications for removal, trimming, damage, or relocation of all trees covered by the City ordinance. Any trees to be removed shall require replacement at a two- to-one ratio on a comparable ratio of size. The replacement trees shall be planted</i></p>	<p>City of Morgan Hill Development Services Department</p>	<p>Prior to initial ground disturbance</p>	



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		<i>on-site to the extent feasible and the project proponent shall comply with all other replacement requirements imposed by the City.</i>			

