



17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236

Website Address: www.morgan-hill.ca.gov

**NOTICE OF INTENT
TO ADOPT A MITIGATED NEGATIVE DECLARATION**

This is to advise that the **City of Morgan Hill** has prepared an **Initial Study** (IS) to evaluate the environmental impacts of the project identified below, as required by the California Environmental Quality Act (CEQA). As mandated by State Law, the review period for this document is 30 (thirty) days. Based upon the conclusions set forth in the IS, the City of Morgan Hill proposes to adopt a Mitigated Negative Declaration.

Project Title: Lillian Commons Medical Campus Project (also referred as Juan Hernandez – MH Medical Properties)

Project Location: The 17.69-acre project site (APNs 817-09-041, 817-09-039, and 817-09-040) is located at the southeast corner of Juan Hernandez Drive and Barrett Avenue in the City of Morgan Hill.

Project Description: The project proposes to construct a 4,500 square foot urgent care facility, 10,000 square foot medical building, 100,000 square foot medical office/hospital with 55 beds, three-story parking garage with 500 spaces, 10,000 square foot commercial retail/restaurant building, and a 200-unit multi-family residential development. The project also includes a request for a General Plan Amendment (GPA), Zoning Amendment, Planned Development Master Plan, and Tentative Parcel Map.

Public Hearing: The Planning Commission will consider the proposed project and environmental document at a public hearing tentatively scheduled for August 25, 2020 at 7:00 P.M.

The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present. The project location **does not** contain a listed toxic site.

The comment period for this document begins on June 30, 2020 and closes on July 30, 2020. Persons having comments concerning this project, including objections to the basis of determination set forth in the IS, are invited to furnish their comments summarizing the specific and factual basis for their comments, in writing to the City of Morgan Hill Development Services Department at 17575 Peak Avenue, Morgan Hill, CA 95037, Attn: Adam Paszkowski, Principal Planner; or e-mail to adam.paszkowski@morganhill.ca.gov.

Due to COVID-19 and the current Shelter In Place Orders the City's offices remain closed until further notice, therefore the draft Mitigated Negative Declaration, Initial Study and reference documents are available for review on the City's website at: <http://www.morgan-hill.ca.gov/1814/Commercial-Projects> and will also be posted to the State Clearinghouse: <https://ceqanet opr.ca.gov/> Further details may be obtained from the Development Services Department at (408) 310-4635.