

RESOLUTION NO. 2022-09-xxxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SIGNAL HILL, CALIFORNIA, TO ADOPT NEGATIVE DECLARATION (SCH2022070504) FOR THE AMERICAN UNIVERSITY OF HEALTH SCIENCES/AMERICAN UNIVERSITY RESEARCH ACADEMY (AUHS/AURA) SPECIFIC PLAN

WHEREAS, the applicant, Morgan Pickard of Morgan Pickard Architectural Design, on behalf of AUHS, filed an application to create the American University of Health Sciences and American University Research Academy (AUHS/AURA) Specific Plan (“Project”) at its existing AUHS campus, a 3.75-acre site consisting of one parcel at 1600 E. Hill Street (APN 7215-009-005) in the City of Signal Hill and legally described in Exhibit A attached hereto (“Site”), consisting of the addition of new programs and schools within existing buildings on the Project site: 1) a new Master of Science in Nursing and Doctor of Nursing Practice within the School of Nursing (SON-MSN) and a new Doctorate Degree within the AUHS School of Medicine (SOM); 2) a new American University Research Academy (AURA) private high school; and 3) a new Outpatient Pediatrics Clinic and Pharmacy; and

WHEREAS, the Project serves to expand the educational opportunities offered by AUHS without adding any new buildings or other exterior physical improvements to the Project site; and

WHEREAS, AUHS/AURA will continue to offer significant on-line curricula from its campus, thus minimizing the number of students on the physical campus; and

WHEREAS, to minimize potential traffic conflicts with the nearby Signal Hill Elementary School, the Comprehensive Master Plan and Project conditions of approval require that starting and ending times for the AURA private high school and other AUHS classes will not coincide with the start times for the elementary school and further, that on-site parking for the high school students will be limited to 20 parking permits and

parking for the high school will be prohibited on adjacent streets; and

WHEREAS, pursuant to the California Public Resources Code section 21067 and California Environmental Quality Act (CEQA) Guidelines (Cal. Code Regs, tit. 14 § 15000 et seq.) section 15051, the City is the lead agency for the proposed Project; and

WHEREAS, the City hired MIG, Inc. to prepare an Initial Study and Negative Declaration (IS/ND) for the Project pursuant to Public Resources Code sections 21064 and 21080, subdivision (c), and CEQA Guidelines sections 15063 and 15070 et seq., and on the basis of the IS concluded that the Project would not have any potentially significant impacts on the environment; and

WHEREAS, on July 26, 2022, the City distributed a Notice of Intent to Adopt a Negative Declaration pursuant to CEQA Guidelines section 15072 and the IS/ND (SCH2022070504) to the public for the state-mandated 20-day review period which began on July 26, 2022 and ended on August 15, 2022; and

WHEREAS, as contained herein, the City has endeavored in good faith to set forth the basis for its decision on the proposed Project; and

WHEREAS, the City has endeavored to take all steps and impose all conditions necessary to ensure that impacts to the environment would not be significant; and

WHEREAS, on August 16, 2022, the Planning Commission of the City of Signal Hill conducted a duly noticed public hearing to consider the IS/ND and based on its review, recommended that the City Council adopt a Negative Declaration for the subject Project; and

WHEREAS, all of the findings and conclusions made by the City Council pursuant to this Resolution are based upon the oral and written evidence before it as a whole; and

WHEREAS, the Council has reviewed the IS/ND and all other relevant information contained in the record regarding the Project; and

WHEREAS, on September 2, 2022, notice of a City Council public hearing regarding the proposed project was mailed to all property owners and residents within a 300-foot radius of the site, as well as to 59 residents on Legion Drive who had previously requested to receive notice of development activities in and around their neighborhood, formally named the Civic Center Neighborhood; was published in the Signal Tribune newspaper; and was posted in accordance with SHMC Section 1.08.010; and

WHEREAS, on September 13, 2022 at its regularly scheduled meeting, the public was afforded an opportunity to comment on the Project, the IS/ND and the Council discussed and considered the Project, and the IS/ND; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, the Council does hereby resolve as follows:

Section 1. The above recitals are true and correct and incorporated herein by reference.

Section 2. Compliance with the California Environmental Quality Act. The Council hereby finds that it has been presented with the IS/ND for the Project, which it has reviewed and considered, and further finds that the IS/ND is an accurate and objective statement that has been completed in full compliance with CEQA and the State CEQA Guidelines. The Council finds that the IS/ND reflects the independent judgement and analysis of the City. The Council declares that no evidence of new significant impacts or any new information of “substantial importance” as defined by State CEQA Guidelines

section 15088.5 has been received by the City after circulation of the Notice of Intent that would require recirculation. Therefore, the Council hereby certifies the IS/ND as Exhibit B to this resolution based on the entirety of the record of proceedings.

Section 3. Findings on Environmental Impacts. In the City's role as the lead agency under CEQA, the Council finds that the IS/ND contain a complete and accurate reporting of the environmental impacts associated with the Project. The Council further finds that the documents have been completed in compliance with CEQA and the State CEQA Guidelines. The Council further finds that all environmental impacts of the Project are less than significant. The Council further finds that there is no substantial evidence in the record supporting a fair argument that the Project may result in significant environmental impacts, and that any comments received regarding the Project have been examined and determined to not modify the conclusions about the Project's environmental impacts. Therefore, the Council makes the determination that the IS/ND has not been substantially revised after public notice of its availability and thus recirculation is not required. (State CEQA Guidelines, § 15073.5.) Finally, the Council finds that the IS/ND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment of the Council.

Section 4. Adoption of Negative Declaration. The Council hereby approves and adopts the IS/ND prepared for the Project attached hereto as Exhibit B.

Section 5. Custodian of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall for the City of Signal Hill, located at 2175 Cherry Avenue, Signal Hill, CA 90755. The Community Development Director is the custodian of the record of proceedings.

Section 6. Notice of Determination. The Council directs staff to file a Notice of Determination with the County of Los Angeles and the State Clearinghouse within five (5) working days of approval of the Project.

Section 7. Execution of Resolution. The Mayor of the City of the Signal Hill shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED at a regular meeting of the City Council this day of September 13, 2022.

KEIR JONES
MAYOR

ATTEST:

CARMEN R. BROOKS
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SIGNAL HILL)

I, CARMEN R. BROOKS, City Clerk for the City Council of the City of Signal Hill, California, do hereby certify that Resolution No. 2022-09-xxxx was adopted at a regular meeting of the City Council of the City of Signal Hill on the 13th day of September 2022, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CARMEN R. BROOKS
CITY CLERK

EXHIBIT A

PARCEL 7215-009-005

LOT 1 OF TRACT NO. 708, IN THE CITY OF SIGNAL HOILL, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGE 161, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM, AN UNDIVIDED 8% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER SAID LOT, EXCEPT THE SOUTH 311 FEET OF SAID LOT, AS CONVEYED TO LAUREL EDWARD SMITH, AN UNMARRIED MAN, BY DEED RECORDED MAY 16, 1947, IN BOOK 24572, PAGE 230, OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM, AN UNDIVIDED 8% OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, IN OR UNDER THE SOUTH 311 FEET OF SAID LOT, AS CONVEYED TO LAUREL EDWARD SMITH, AN UNMARRIED MAN, AN UNDIVIDED ONE-THIRD INTERESTT AND TO FLORENCE LESLIE DUNN, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AN UNDIVIDED ONE-THIRD INTEREST AND TO WILSON N. SMITH, A SINGLE MAN, AN UNDIVIDED ONE-SIXTH INTEREST AND TO JAMES SMITH, A SINGLE MAN, AN UNDIVIDED ONE-SIXTH INTEREST.

**EXHIBIT B
INITIAL STUDY AND NEGATIVE DECLARATION**

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