



CITY OF SIGNAL HILL

2175 Cherry Avenue ♦ Signal Hill, CA 90755-3799

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

NOTICE IS HEREBY GIVEN that an Initial Study and Negative Declaration have been prepared for the proposed American University of Health Sciences (AUHS) Master Plan Update at 1600 E. Hill Street. The City of Signal Hill is the local lead agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

PROJECT LOCATION: 1600 E. Hill Street, Signal Hill, CA 90755. The project site includes Assessor Parcel Number (APN) 7215-009-005.

PROJECT DESCRIPTION:

The Project consists of a Master Plan Update (MPU) for the American University of Health Sciences (AUHS). AUHS proposes to offer new programs to supplement its current curriculum within its Schools of Nursing, Pharmaceutical Sciences, and Medicine as well as the American University Research Academy (AURA) Private High School, and the Outpatient Pediatrics Clinic and Pharmacy. The pharmacy will continue to provide community services to the City of Signal Hill. The MPU will result in the following AUHS increases: total enrollment from 180 to 470 (+290) students; on-campus enrollment from 70 to 231 (+161) students; and on-campus faculty and staff from 27 to 63 (+36) persons.

All the additional programs of study will occur within the existing buildings on the site. No physical alterations or expansions to the site or surrounding area are proposed. No demolition, ground-disturbing, or construction activities are proposed, and no additional building square footage or parking is proposed as part of the MPU. Vehicular access to the site will continue to be provided by the four (4) existing driveways on Walnut Avenue. Program changes are anticipated to all be in place by late 2024.

Pursuant to Section 15072 of the California Environmental Quality Act, this site is not on any lists enumerated under Section 65962.5 of the Government Code.

Pursuant to the authority and criteria contained in the California Environmental Quality Act, the Lead Agency has analyzed the project and determined that the project will not have a significant adverse impact on the environment with the incorporation of the recommended mitigation measures. Based on this finding the Lead Agency has prepared this **NEGATIVE DECLARATION**.

PUBLIC COMMENT PERIOD: Beginning on Thursday, July 28, 2022, a minimum period of no less than twenty (20) days will be provided to enable public review of the project specifications, the Initial Study and Negative Declaration prior to final adoption of the Negative Declaration by the City of Signal Hill. **The review period shall end on Tuesday, August 16, 2022, at 5:00 p.m.**

The Signal Hill Planning Commission will conduct a public hearing to consider the **NEGATIVE DECLARATION** and project described above. All interested parties can testify or submit written comments to the planner below or at the public hearing.

HEARING DATE AND TIME: Tuesday August 16, 2022, at 7:00 p.m.

HEARING LOCATION: Hybrid Meeting. **In Person:** City Hall Council Chamber, 2175 Cherry Avenue, Signal Hill, CA, 90755 **Online:** Visit www.zoom.us on your desktop computer or laptop, click on “Join a Meeting”, and enter meeting ID: 860-0994-8336 and passcode: 636831 when prompted. Additional meeting information is available at the City’s website, <https://cityofsignalhill.legistar.com/Calendar.aspx>.

ALL INTERESTED PERSONS are invited to review the Negative Declaration and to submit opinions or evidence for or against the Negative Declaration. The Negative Declaration will be available for public review at the City Hall Community Development Department Counter (2175 Cherry Avenue, Signal Hill, CA 90755 (562) 989-7341. The document is also available on the Current Projects page of the City of Signal Hill website (<https://www.cityofsignalhill.org/612/Current-Projects>). Please submit comments in writing to the following address:

Attn: Ryan Agbayani, Associate Planner
City of Signal Hill – Community Development Department
2175 Cherry Avenue
Signal Hill, CA 90755
Phone: 562-989-7341
Email: ragbayani@cityofsignalhill.org

