

NOTICE OF PUBLIC HEARING BEFORE THE
PLANNING COMMISSION OF THE
CITY OF FOUNTAIN VALLEY

NOTICE IS HEREBY GIVEN that on **Wednesday, November 12, 2025** at 6:00 p.m. in Council Chambers at City Hall, 10200 Slater Avenue, Fountain Valley, the Planning Commission will hold a public hearing on the following items:

1. ARWA PHYSICAL THERAPY - CONDITIONAL USE PERMIT 1939

Petition submitted by Resen Alhifi to establish and operate a physical therapy clinic at 17720 Newhope Suite #120. This item is categorically exempt from CEQA – Class 1 – Section 15301.

2. REVISION TO EUCLID & HEIL RESIDENTIAL PROJECT (16300 EUCLID STREET) – TENTATIVE TRACT MAP NO. 19448

Petition submitted by EPD Solutions to revise the type of map to be processed from a Tentative Parcel Map to a Tentative Tract Map for the Euclid & Heil project located at 16300 Euclid Street that was approved by the Planning Commission on June 25, 2025. Other than the type of map to be processed, no other changes to the map or other changes to the project are proposed. On June 25, 2025, the Planning Commission adopted Resolution No. 25-10 approving an addendum to the Fountain Valley General Plan Final Program Environmental Impact Report (State Clearinghouse # 2022100563) (General Plan FEIR) in accordance with the California Environmental Quality Act for the Project. Because the Addendum and EIR analyze the project as a whole (not the specific map type), and there are no physical changes, new impacts, or changes in circumstances, the original CEQA findings and Addendum remain valid under CEQA Guidelines §§15162 and 15164. Therefore, the CEQA Addendum remains applicable and unchanged and no further CEQA documentation is required.

THIS MATTER IS being processed pursuant to the planning laws of the State of California, Government Code, 6000 et seq., and the Fountain Valley Municipal Code, Title 21.

If further information is desired, you may contact the Planning Department at (714) 593-4425 and refer to the above item. If a proposed action is challenged in court, there may be a limitation to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in Planning Commission meetings, please contact the Planning Department at 714-593-4425. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting.

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