

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk

County of: Los Angeles, Business Filings
12400 E. Imperial Hwy., #1201

Norwalk, CA 90650

From: (Public Agency): Los Angeles County Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

(Address)

Project Title: Via Care Health and Wellness Center (Ministerial Site Plan Review No. RPPL2025000924)

Project Applicant: Via Care Community Health Center

Project Location - Specific:

4741 Cesar E Chavez Avenue, East Los Angeles, CA 90022

Project Location - City: Unincorporated East Los Angeles Project Location - County: Los Angeles

Description of Nature, Purpose and Beneficiaries of Project:

To construct and operate a new three-story health and wellness institution, designed as a lined block building with forecourt frontage, with parking garage on the first floor and offering varied behavioral health, urgent care, medical, dental, and pharmacy services on the upper floors. The existing one-story buildings on the four-parcel site, which currently offer these same services, are to be demolished.

Name of Public Agency Approving Project: Los Angeles County Regional Planning

Name of Person or Agency Carrying Out Project: Via Care Community Health Center

Exempt Status: **(check one):**

- ☒ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is for the establishment of a health and wellness institution in the CC (Cesar Chavez) transect zone within the East Los Angeles Third Street Form-Based Code Specific Plan area. The project is funded by a grant under the California Behavioral Health Continuum Infrastructure Program and therefore is not subject to discretionary review pursuant to California Welfare and Institutions Code Section 5960.3(a). The project was deemed to be consistent with the General Plan and local Metro Area Plan, in conformity with Title 22 (Zoning Code) of the Los Angeles County Code, and allowed as a permitted use. No modification or variance from applicable development standards is proposed, and there is no discretionary component to the project.

Lead Agency

Contact Person: Evan R. Sahagun Area Code/Telephone/Extension: (213) 204-9939

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: January 6, 2026 Title: Acting Supervising Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____