



NOTICE OF EXEMPTION

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575

Attn: **Hernan DeSantos**
Senior Planner
949-724-6441

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Master Plan Modification (00927693-PMPC) for Wal-Mart Expansion in Von Karman Plaza.

Project Location: (include County) The project site is addressed as 2140–2244 Barranca Parkway and 16525–16585 Von Karman Avenue within the 5.1 Multi-Use zoning district of Planning Area 36 (Irvine Business Complex).

Project Description: The project consists of a 4,454 square-foot expansion to the existing 117,780 square-foot Walmart store. Total development for the Walmart store would be 122,234 square feet. The intended use of the expansion area is for the storage, staging and dispensing area of retail merchandise ordered by customers for on-line/pick-up at the store. Additionally, the proposed project includes the addition of 19 pick-up parking stalls (including an accessible stall), curbs, ramps, sidewalks, trash enclosure, and landscaping within the parking lot and along the boundary lines of the project site.

Approving Public Agency: City of Irvine
Stephanie Frady
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: June 26, 2025
Resolution No. Not Applicable

Project Applicant: Wal-Mart Stores, Inc.
2608 SE J Street
Bentonville, AR 72712
Attn: Kirsten Dinger – Project Applicant
(228)343-6304
Kristen.Dinger@walmart.com

Exempt Status:
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption Section 15301, Class 1 for Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1) Existing Facilities. Class 1 allows the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Specifically, additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if: (A) if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and (B) if the area in which the project is located is not environmentally sensitive. The project is not subject to any of the exceptions listed under CEQA Guidelines Section 15300.2.

Hernan DeSantos, Senior Planner
Name and Title

Hernan DeSantos
Signature

June 26, 2025
Date

