Notice of Exemption

To: ☐ Office of Planning and Research
PO Box 3044, 1400 Tenth Street, Rm. 212
Sacramento, CA 95812-3044

From: City of Vista
200 Civic Center Drive
Vista, CA 92084-6275

☒ County Clerk
County of: San Diego

Project Title: P25-0101 – Walmart Expansion and Fueling Station

Project Locations – Specific: 1800 University Drive

Project Location – City: Vista **Project Location – County:** San Diego

Description of Project: The proposed project consists of a request for approval of a Plot Plan for the construction of an approximately 5,945 square foot expansion to an existing Walmart store and new fueling station located at 1800 University Drive. The subject site is located on the north side of University Drive, west of Sycamore Avenue. The proposed 5,945 square foot building expansion will maintain item pickup storage. The proposed fueling station will include a 440 square foot convenience store, fueling canopy, parking, and other associated site improvements. The parcels have a general plan designation of GC (General Commercial) and is zoned North County Square Specific Plan.

Name of Public Agency Approving Project: City of Vista Planning Department

Name of Person or Agency Carrying out Project: Wal-Mart Stores, Inc
2608 SE J Street
Bentonville, AR 72712
Contact: Lesya Morrison – (479) 800-0710

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: Class 32, Section 15332 – In-Fill Development Projects
☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed project is exempt under State CEQA Guidelines Section 15332 of the California Environmental Quality Act Guidelines because the proposed project involves an In-Fill Development Projects, which is a Class 32 categorical exemption. The proposed Walmart expansion and fueling station project meets the following five conditions of Class 32 exemptions: (a) it would be consistent with the applicable designations and policies of the City's General Plan and Zoning Ordinance; (b) it would be developed within City limits on a site no more than five acres that is substantially surrounded by urban uses; (c) the project site does not contain any habitat for endangered, rare or threatened species; (d) approval of the project would not result in significant effects related to traffic, noise, air quality, or water quality; and (e) the site is adequately served by all required public utilities and services. The proposed project consists of the construction of an approximately 5,200 square foot addition to the existing Walmart store and a new fueling station to include associated site improvements at 1800 University Drive.

Lead Agency Contact Person: Michael Ressler **Telephone Number:** (760) 643-5382

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:** 7/22/26 **Title:** City Planner

☒ Signed by Lead Agency
☐ Signed by Applicant

Date received for filing at OPR: _____

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