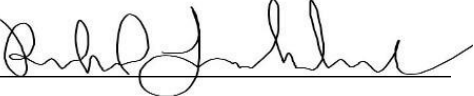


NOTICE OF EXEMPTION

TO: ☒	Office of Planning and Research CEQAnet Web Portal https://ceqanet.opr.ca.gov	FROM: (Public Agency)	City of Santee Planning & Building Department
☒	County of San Diego Recorder P.O. Box 121750 San Diego, CA 92112-1750	Address:	10601 Magnolia Avenue, Building 4 Santee, CA 92071

1.	Project Title:	Valvoline Instant Oil Change
2.	Project Applicant:	M&S Limited Partnership (Walter Jones) dba Valvoline Instant Oil Change 54 Jaconnet Street Newton Highland, MA 02461 (310) 947-4863
3.	Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	10463 Mission Gorge Road, Santee, CA 92071 (APN: 384-091-51-00) Cross streets: Magnolia Avenue and Cottonwood Avenue
4.	(a) Project Location – City:	Santee
5.	(b) Project Location – County:	San Diego County
6.	Description of nature, purpose, and beneficiaries of Project:	This project is a Conditional Use Permit for the construction of a 4,034 square-foot drive through oil change service shop on a vacant 0.26-acre in the General Commercial (GC) Zone. Site improvements include paved parking, landscaping, site walls and a bioswale.
7.	Name of Public Agency approving project:	City of Santee
8.	Name of Person or Agency undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the activity or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the activity:	M&S Limited Partnership (Walter Jones) dba Valvoline Instant Oil Change 54 Jaconnet Street Newton Highland, MA 02461 (310) 947-4863
9.	Exempt status: (check one)	
(a)	☐ Ministerial project.	(Pub. Res. Code § 21080(b)(1); State CEQA Guidelines § 15268)
(b)	☐ Not a project.	

(c)	☐	Emergency Project.	(Pub. Res. Code § 21080(b)(4); State CEQA Guidelines § 15269(b),(c))
(d)	☒	Categorical Exemption. State type and section number:	Class 3. Section 15303 New Construction or Conversion of Small Structures
(e)	☐	Declared Emergency.	(Pub. Res. Code § 21080(b)(3); State CEQA Guidelines § 15269(a))
(f)	☐	Statutory Exemption. State type and section number:	
(g)	☐	Other. Explanation:	
10.	Reason why project was exempt:		The Project consists of constructing a commercial building less than 10,000 square feet in floor area in an urbanized zone for use as a drive-through oil change shop. All necessary public services are available to serve the site. The surrounding area is fully developed and is not considered environmentally sensitive. The use would not involve significant amounts of hazardous substances as the Project's internal policies meet or exceed all federal, state, local and industry standards and are designed to ensure that hazardous substances are handled only in small, controlled quantities. Through review of the Project and site, none of the exceptions to the Class 3 exemption found in CEQA Guidelines Section 15300.2 apply to the Project
11.	Lead Agency Contact Person:		Rachael Lindebrekke, Associate Planner
	Telephone:		619-258-4100, extension 205
12.	If filed by applicant: Attach Preliminary Exemption Assessment (Form "A") before filing.		
13.	Has a Notice of Exemption been filed by the public agency approving the project? Yes ☒ No ☐		
14.	Was a public hearing held by the lead agency to consider the exemption? Yes ☒ No ☐ If yes, the date of the public hearing was:		

Signature:  Date: January 28, 2026 Title: Associate Planner

☒ Signed by Lead Agency ☐ Signed by Applicant

Date Received for Filing: _____

(Clerk Stamp Here)

Authority cited: Sections 21083 and 21100, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Project Location

