

Notice of Exemption

To: [X] Office of Planning & Research
P.O. Box 3044, Room 212
Sacramento, CA 95814

From: County of Shasta
Planning Division
1855 Placer Street, Suite 103
Redding, CA 96001

[X] Shasta County Clerk/Registrar of Voters
1643 Market Street
Redding, CA 96001

Project Title: Variance 25-0001 & Use Permit 23-0004

Project Applicant: Timothy Grubb

Project Location - Specific: The 4.29-acre project site located at 20890 Lakeshore Drive, Lakehead, CA 96051, at the intersection of Lakeshore Drive and Lucky Irish Lane.

Project Location - City: _____

Project Location - County: Shasta

Description of Nature, Purpose, and Beneficiaries of Project: Timothy Grubb has requested approval of a variance from the National Recreation Area Shasta-Unit (NRA-S) zone district development standard enacted to implement a Federal commercial development standard that is intended to limit where commercial uses are to be located within the Whiskeytown-Shasta-Trinity National Recreation Area (NRA) and approval of a use permit to construct and operate a proposed 2,976-square-foot standard restaurant in the Mixed Use combined with National Recreation Area Shasta-Unit (MU-NRA-S) zone district and to allow an exception to landscaping standards.

Name of Public Agency Approving Project: Shasta County

Name of Person or Agency Carrying Out Project:

Timothy A Grubb
P.O. Box 536
Lakehead, CA 96051

Exempt Status: (check one)

- ☐ Ministerial (Sec. 15268)
- ☐ Declared Emergency (Sec. 15269 (a))
- ☐ Emergency Project (Sec. 5269(b)(c))
- ☒ **Categorical Exemption.** State type and code section number:
- ☐ Statutory Exemption. State code sections:
- ☐ Other Exemption. State code sections: (Sec. 15060 (c)(2) and 15061 (b)(3))

Reasons why project is exempt: The proposed standard restaurant building, and associated improvements would be developed predominantly within areas disturbed by previous development and activities at the project site. The proposed restaurant would not involve significant amounts of hazardous substances, and the building would be 2,976 square-feet in floor area. CEQA guidelines section 15303 allows for an exemption for new construction or conversion of small structures which includes but is not limited to a restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square-feet in floor area. The proposed improvements would occur within a previously disturbed area, and the proposed restaurant would not be significantly larger than the 2,500-square-foot example set forth in section 15303. Staff has determined that the project is not subject to the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, and that the project is exempt from CEQA pursuant to State CEQA Guidelines Sections 15303 (New Construction or Conversion of Small Structures) and 15304 (Minor Alterations to Land). Each exemption stands as a separate and independent basis for determining that the project is exempt from CEQA.

Contact Person: Tara Petti, Planning Division Manager

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: 
Sean Ewing

Title: Director of Resource Management, County of Shasta

Date received for filing at OPR: _____

Date Fees Paid: 06/25/2026
Date Sent to County Clerk: 06/25/2026