

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: Contra Costa

From: (Public Agency): City of Martinez
525 Henrietta St
Martinez, CA 94553

(Address)

Project Title: Wyoming Heights Project - Major Subdivision and State Density Bonus

Project Applicant: Peter Lezak, Mark Scott Construction. 925-944-0502. 2835 Contra Costa Blvd, Pleasant Hill, CA 94523

Project Location - Specific:

Vacant lot on Wyoming St between Pinon Dr, Kelly Ave, and Saxon St

Project Location - City: Martinez Project Location - County: Contra Costa

Description of Nature, Purpose and Beneficiaries of Project:

Convert the previously approved 41-unit Wyoming Heights project into 41 individually-owned lots with associated easement areas and modify State Density Bonus Law waiver requests.

Name of Public Agency Approving Project: City of Martinez

Name of Person or Agency Carrying Out Project: Peter Lezak, Mark Scott Construction

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: 15301, Existing Facilities
- Statutory Exemptions. State code number: _____

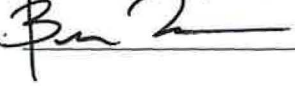
Reasons why project is exempt:

CEQA Guidelines Section 15301, exempts projects where existing public or private structures are proposed for minor or negligible expansion of use, such as here, where the same number of residences and supporting facilities will not be expanded by the conversion from rental to single-family ownership through the proposed subdivision.

Lead Agency
Contact Person: Brandon Northart Area Code/Telephone/Extension: 925-372-3518

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: 7/10/2025 Title: Associate 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: _____