

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 Residential Project (41 units)

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:

The Applicant proposes to demolish the existing, underutilized religious institution structure at the site to develop 41 single- and multi-family homes, most of which would be duet style and sharing a common wall. The project would dedicate 20 percent of the units as deed-restricted units affordable to low-income households, for a total of eight below-market rate units. The site would also be developed with private streets, utilities, landscaping, and stormwater treatment facilities.

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:
Statutory Exemptions. State code number:

Reasons why project is exempt:

Consistent with Martinez Municipal Code Section 22.31.040 and California Senate Bill 4 (Affordable Housing on Faith Lands Act), compliant projects are considered ministerial.

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: [Signature] Date: 5/8/2025 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: