California Environmental Quality Act (CEQA)

NOTICE OF DETERMINATION

TO: City and County of San Francisco
Office of the County Clerk
City Hall, Room 160
One Dr Carlton B Goodlett Place
San Franscisco, CA 94102

FROM: Bay Area Air Quality Management District
375 Beale Street, Suite 600
San Francisco, CA 94105

SUBJECT: **FILING OF NOTICE OF DETERMINATION PURSUANT TO PUBLIC RESOURCES CODE SECTION 21152(a) AND CEQA GUIDELINES SECTION 15094.**

PROJECT TITLE: Pier 92 -- Modernization and Plant Replacement Project (State Clearinghouse #2025070553)— Issuance of Authorities to Construct and/or Permit to Operate for Marine Sand Processing Plant and Stockpiles, Sources S-1 and S-2 (Air District Application Number 703078).

Public Agency Approving Project (Lead Agency): the City and County of San Francisco; Contact Person: Josh Pollak, Environmental Planner, 49 South Van Ness Ave, Suite 1400, San Francisco, CA 94103; Telephone: (628) 652-7550, Email: josh.pollak@sfgov.org

Public Agency (Responsible Agency) Approving Project (Issuance of Authority to Construct and Permit to Operate): Bay Area Air Quality Management District (Air District), 375 Beale St, Suite 600, San Francisco, CA 94105; Contact Person: Flora Chan, Senior Air Quality Engineer, Telephone: (415) 749-4630, Email: FChan@baaqmd.gov

Project Applicant and Entity Carrying Out Project: Martin Marietta Materials, Inc.

Project Applicant Mailing Address: 3000 Executive Parkway, Suite 240, San Ramon, CA 94583.

Project Applicant Contact Person: Erika Guerra, Environmental Resources Director, Martin Marietta Materials, Inc., 3000 Executive Parkway, Suite 240, San Ramon, CA 94583; Telephone: (925) 365-0004, Email: Erika.guerra@martinmarietta.com

Project Location: 480 Amador Street, San Francisco, San Francisco County, 94124. Cross Street: Amador Street/Pier 92.

Date of Certification by Lead Agency: October 8, 2026.

Date of Approval at Issue by Responsible Agency: October 23, 2026.

Project Description:

The applicant seeks to reconstruct and modernize its existing sand processing facility on Pier 92 at the Port of San Francisco (Port) with enhance dust control measures. The project requires a new lease from the Port and an authority to construct and/or permit to operate from the Air District for the following sources:

S-1 **Marine Sand Processing Plant**
S-2 **Three Sand Stockpiles**

The existing facility at Pier 92 processes sand mined from the San Francisco Bay. The marine sand is loaded onto barges and brough to the facility, where it is washed with fresh water and loaded onto trucks for customer distribution. The facility had been exempted from the Air District's permitting requirements until 2017, when the Air District determined that the materials no longer met the criteria for exemption. The facility is currently operating pursuant to a Conditional Order for Abatement issued by the Air District's Hearing Board in 2024. The permit application seeks the Air District's authorization for the facility's emission sources and modernization and improvements of the operations.

Notice of Determination:
The Air District, acting as a Responsible Agency under the California Environmental Quality Act (CEQA), has issued an authority to construct or permit to operate for the sources listed above.

The City and County of San Francisco (City), through the San Francisco Planning Department, is the Lead Agency for the project under CEQA. The Planning Department prepared an Environmental Impact Report (EIR) for the Pier 92 Modernization and Plant Replacement Project at 480 Amador Street (Planning Department Case No. 2024-005922ENV; State Clearinghouse No. 2025070553), which included an Initial Study that evaluated the project's impacts in all environmental resource areas except for air quality, which was evaluated in detail in the Draft EIR. The Draft EIR and Initial Study were published on May 20, 2026; the public review period ended on July 6, 2026. On September 24, 2026, the Planning Department published the Final EIR. On October 8, 2026, the San Francisco Planning Commission certified the Final EIR pursuant to the provisions of CEQA. The San Francisco Port Commission will consider approval of a new lease for the project.

The Final EIR found that the project would not result in any significant and unavoidable impacts. It determined the project would have potentially significant impacts related to: a substantial adverse change in the significance of an archeological resource; disturbing human remains, including those interred outside of formal cemeteries; and a substantial adverse change in the significance of a tribal cultural resource, as defined in CEQA section 21074; however, these potentially significant impacts would be reduced to a less-than-significant level with implementation of Mitigation Measure M-CR-2, Procedures for Discovery of Archeological Resources. The Air District lacks jurisdiction over impacts related to cultural and tribal cultural resources. However, it finds that the changes or alterations required by Mitigation Measure M-CR-2 are within the responsibility and jurisdiction of other public agencies, particularly the Port, and can and should be adopted by such other agencies. It further expects that if the Port approves the project, it will make Mitigation Measure M-CR-2 a condition of the approval of the project and will adopt a mitigation monitoring and reporting program. Port approval is also required for the project to proceed.

The Final EIR and associated documents for the project are available to the general public for review at the San Francisco Planning Department's office at 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103 or online at: https://sfplanning.org/environmental-review-documents (in Search Title Name or Address bar, type: Pier 92).

As a Responsible Agency, the Air District has considered the environmental effects of the project as discussed in the Final EIR certified by the City and has made CEQA Findings pursuant to CEQA Guidelines Section 15091 and 15096(h), attached to this Notice of Determination. The Air District record of project approval is available for review at the Air District's offices at 375 Beale Street, Suite 600, San Francisco, CA, 94105. (District Permit Application Number 703078).

Pamela J. Leong

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October 23, 2026

Pamela J. Leong
Director of Engineering
Bay Area Air Quality Management District

Date

BAY AREA AIR QUALITY MANAGEMENT DISTRICT CEQA FINDINGS AND SUPPORTING FACTS FOR THE PIER 92 MODERNIZATION AND PLANT REPLACEMENT PROJECT

The City and County of San Francisco (City) acted as Lead Agency under the California Environmental Quality Act (CEQA) for the Pier 92 Modernization and Plant Replacement Project (Project), CEQA State Clearinghouse Number 2025070553. The City Planning Department prepared an Initial Study and Environmental Impact Report (EIR) for the Project. As a Responsible Agency under CEQA, the Bay Area Air Quality Management District (Air District) participated in the CEQA process and has closely reviewed and relies on the City's Final EIR. Martin Materials, Inc. (Martin Marietta) has submitted Application #703078 to the Air District for an authority to construct and permit to operate the Project.

BACKGROUND

Martin Marietta operates an existing marine sand processing plant at Pier 92. The facility processes sand mined from the San Francisco Bay (marine sand). The marine sand is barged to Pier 92, where it is offloaded, washed with fresh water, and then loaded onto customers' trucks. Martin Marietta's primary customers are the adjacent concrete batch plants, which receive 65-75 percent of the marine sand offloaded at the facility. As a result, the marine sand travels a much shorter distance by truck than it otherwise would to supply the concrete batch plants.

Martin Marietta seeks an authority to construct and/or permit to operate from the Air District to process up to 800,000 tons per year of marine sand. It also seeks to modernize the facility, which would minimize emissions. The modernization would include the following facility improvements: building a 3 wall warehouse to enclose product sand stockpiles; confining truck loading of finished product within the warehouse; covering specific conveyors and the process screen; paving all areas used by customer trucks and most of the area used by front-end loaders; and the wheel wash station will be supplemented with a truck bed water spray system to wet uncovered loads. With the improvements, the facility would emit lower emissions on a per-throughput-basis than the existing operations. The Project also entails procuring a new lease with the Port of San Francisco.

The following provides a timeline of the CEQA review and public process for the application from submission to present:

- July 2, 2025 – The City's Planning Department released a Notice of Preparation of the Draft EIR.
- July 16, 2025 – The City's Planning Department held a public scoping meeting to receive public comments on the scope of the environmental analysis in the EIR for the Project.
- May 20, 2026 – The City's Planning Department posted and circulated a Notice of Availability for the Draft EIR. The comment period ran from May 20, 2026 to July 6, 2026.
- June 5, 2026 – The Air District released a Draft Permit Evaluation for public comment. The comment period ran from June 5, 2026 through July 6, 2026.

- June 25 2026 – the City's Planning Commission held a public hearing on the Draft EIR.
- September 24, 2026 – The City's Planning Department released the Final EIR.
- October 8, 2026 – The City's Planning Commission held a hearing on the Final EIR and certified the Final EIR.

AIR DISTRICT CEQA FINDINGS AND SUPPORTING FACTS

In accordance with CEQA, the Air District has reviewed and considered the Final EIR prepared and certified by the Lead Agency, the City's Planning Department, and has incorporated the Final EIR's analysis into its decision-making process. The Final EIR consists of the Draft EIR, comments received, responses to comments, and all documents and analyses attached thereto or referenced therein. All contents of the Final EIR are incorporated herein by reference. All impacts of the Project are discussed in great detail in the Final EIR. Also incorporated herein by reference is the Air District's file on Martin Marietta's application for an authority to construct and permit to operate from the Air District for the Project, including all supporting information submitted by Martin Marietta, and comments received and analysis completed by the Air District.

After a careful review of the record and its own analysis, the Air District makes the following findings as required by Section 21081 of CEQA and Sections 15091 and 15096(h) of the CEQA Guidelines.

First, the Air District finds that neither recirculation of the Final EIR nor a preparation of a subsequent/supplemental EIR is required for the Project, pursuant to CEQA Guidelines section 15162, as (1) no substantial changes have been proposed in the Project which will require major revisions of the Final EIR due to new significant environmental effects or a substantial increase in the severity of effects; (2) no substantial changes have or will occur with respect to the circumstances under which the Project is undertaken which will require major revisions of the Final EIR; and (3) no new information that was not known at the time the Final EIR was prepared is present showing there will be additional significant effects not discussed in the Final EIR, an increase in the severity of significant effects, mitigation measures/alternatives are feasible that were previously found infeasible but Martin Marietta declines to adopt them, or mitigation measures/alternatives considerably different than those analyzed in the DEIR are available but Martin Marietta declines to adopt them.

The Air District also finds based on a careful review and analysis of the Final EIR and its own analysis and independent judgment that the Project will not have any potentially significant impacts with respect to air quality. The Air District further finds all other impacts will be less than significant with the exception of potentially significant impacts related to: a substantial adverse change in the significance of an archeological resource; disturbing human remains, including those interred outside of formal cemeteries; and a substantial adverse change in the significance of a tribal cultural resource, as defined in CEQA section 21074. The Air District finds that these potentially significant impacts would be mitigated to below the level of significance through imposition of "Mitigation Measure M-CR-2: Procedures for Discovery of Archeological Resources." Mitigation Measure M-CR-2 would prevent potentially significant impacts by requiring construction crews to be trained on resource recognition and protective procedures, specifying when an archeologist must be consulted, providing

for treatment determination, consultation with the appropriate descendant community, conducting an archeological data recovery program, and implementation of a Cultural Resources Public Interpretation Plan. The Air District lacks subject-matter expertise and jurisdiction over non-air quality related impacts and as such cannot impose mitigation measures for these potentially significant cultural or tribal cultural resources. However, it finds that the changes or alterations required by Mitigation Measure M-CR-2 are within the responsibility and jurisdiction of other public agencies, particularly the Port of San Francisco, and can and should be adopted by such other agencies.

The documents and other materials that constitute the record of proceedings upon which this decision is based are available to the general public at the Air District offices, 375 Beale Street, San Francisco, CA 94105. Also, the City has posted the Project EIR at:
https://sfplanning.org/environmental-review-documents?title=Pier+92&field_environmental_review_categ_target_id=All&items_per_page=10
(in Search Title Name or Address bar, type: Pier 92).

Pamela J. Leong

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October 23, 2026

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