



469 Stevenson Street EIR Certification Appeal Hearing



San Francisco
Planning

Standards of EIR Adequacy Per CEQA

- The EIR must be adequate, accurate and objective
- The conclusions in the EIR must be supported by substantial evidence

Appellant's primary concerns

- CEQA findings and statement of overriding considerations and project approvals
- **Appellant claims – without evidence – the EIR analysis of the following topics are inadequate:**
 - Historic resources impacts
 - Seismic, geotechnical, and dewatering Impacts

469 Stevenson Street CEQA Findings and Project Approvals

SEC. 31.16. APPEAL OF CERTAIN CEQA DECISIONS.



(a) **Decisions Subject to Appeal.** In accordance with the provisions set forth in this Section [31.16](#), the following CEQA decisions may be appealed to the Board of Supervisors (the "Board"): (1) certification of a final EIR by the Planning Commission; (2) adoption of a negative declaration by the first decision-making body; and (3) determination by the Planning Department or any other authorized City department that a project is exempt from CEQA.

(c) **Appeal of Environmental Impact Reports.** In addition to those requirements set forth in Section [31.16](#)(b) above, the following requirements shall apply only to appeals of EIRs.

(3) The grounds for appeal of an EIR shall be limited to whether the EIR complies with CEQA, including whether it is adequate, accurate and objective, sufficient as an informational document, correct in its conclusions, and reflects the independent judgment and analysis of the City and whether the Planning Commission certification findings are correct.

469 Stevenson Street **Historic Resources Impacts**

Figure E.1, Responses to Comments
 Document: SoMa Pilipinas Cultural Heritage District and Surrounding Historic Districts

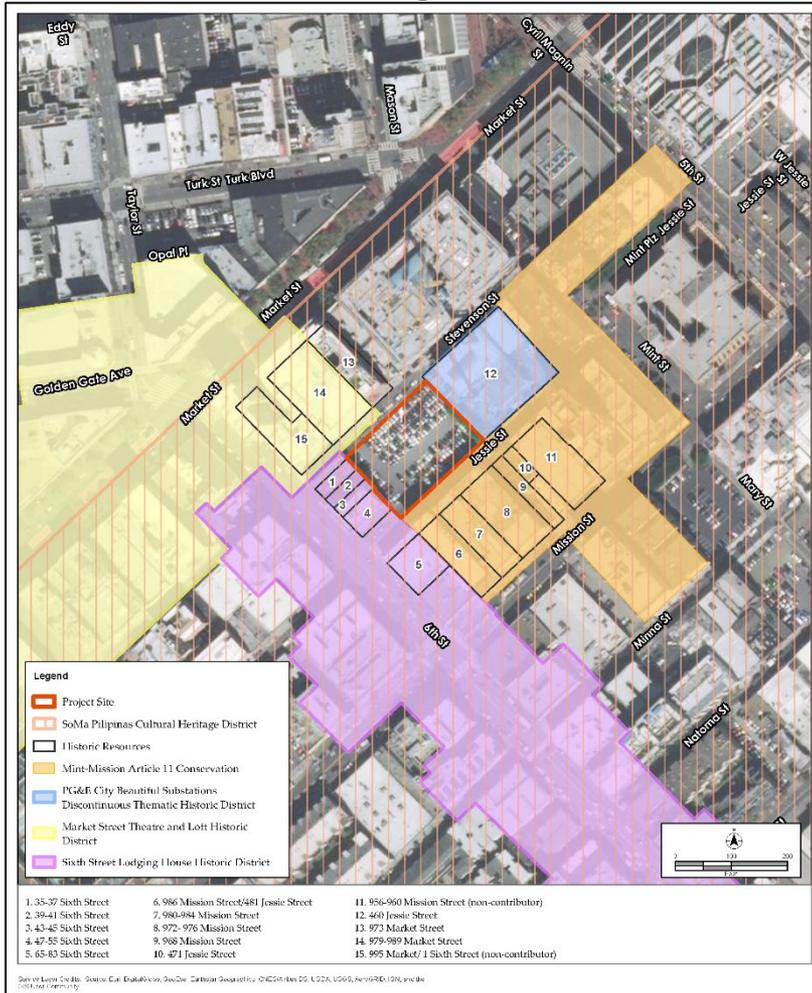


Photo simulation of the proposed project



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469 Stevenson Street Geotechnical Impacts

LANGAN

18 August 2017

Ms. Katie O'Brien
BUILD
315 Linden Street
San Francisco, California 94102

**Subject: Preliminary Geotechnical Study
469 Stevenson Street
San Francisco, California
Langan Project No.: 731690401**

In summary, we anticipate the proposed structure can be supported on a mat bearing on improved soil, or deep foundations that gain support in the dense sand below the marsh deposit. Our preliminary recommendations for soil improvement and deep foundations gaining support below the marsh deposit are presented below. We also present preliminary recommendations for deep piers/barrettes extending to bedrock, in case they are needed.

469 Stevenson Street Initial Study, page 186

According to the preliminary geotechnical report, the loose to medium dense sandy fill, native sand, and marsh deposit, that likely extend 35 to 40 feet bgs, are not suitable for supporting the proposed project. Therefore, the proposed building and three-level below-grade parking structure may be supported on a mat foundation provided the soil beneath the mat is improved to the top of the dense to very dense sand. Ground improvement may include soil-cement-columns or drilled displaced columns extending at least 10 feet into the dense sand below the marsh deposit. Alternatively, the structure may be supported on deep foundations gaining support in dense to very dense sand beneath the marsh deposit. A mat or a structurally supported slab can be used with deep foundations.¹¹¹ As such, to construct the three-level below-grade parking structure, and a 10-foot thick mat, it is anticipated a 55-foot excavation is required for the proposed project.

469 Stevenson Street Appeal Requirements under Chapter 31

EIR certification appeal requirements under Chapter 31

- Does the EIR adequately comply with the requirements of CEQA?

Yes, and the appellant has not provided evidence that the EIR does not comply with CEQA.