

LANE MEDICAL LIBRARY

2395 Sacramento Street

San Francisco, CA











CEQA GUIDELINES SECTION 15183

DENSITY: Section 15183 cannot be used if the project is not consistent with the density analyzed in the prior EIR. The Housing Element EIR assumed the maximum density at this site would be 19 units, and 40-feet in height; but this Project is 24 units and 87-feet in height. Project has far greater density than analyzed in the Housing Element EIR and the 15183 exemption cannot be used at all.

PECULIAR IMPACTS: Section 15183 requires analysis of impacts that are “peculiar” to the project. There is no more project-specific “peculiar” impact than the impact to a unique historic landmark.

OFFSITE IMPACTS: Section 15183 requires analysis and mitigation of “OFFSITE” impacts.

1. **NOISE/VIBRATION:** Acoustical Engineer Wilson Ihrig: Project has significant offsite noise and vibration impacts.
2. **AIR POLLUTION:** Dr. Paul Rosenfeld: Diesel Particulate Matter from construction equipment will create a cancer risk at the nearby preschool and homes of over 400 per million. Far above the CEQA significance threshold of 10 per million.
3. **WIND IMPACTS:** Engineer Carlos Moreno concludes that the project will have very significant wind impacts above significance thresholds.

These “peculiar” and “offsite” impacts must be analyzed and mitigated in a CEQA document.