

Potential New PD Building Sites
Land Use Considerations

	<u>Parking</u>	<u>Traffic</u>	<u>Enviro/CEQA</u>	<u>Site Considerations</u>	<u>Site Security</u>	<u>Noise</u>	<u>Communication Equipment</u>	<u>Operational Impacts During Construction</u>	<u>Housing Element</u>	<u>Misc.</u>
Existing Bldg.	Lack of parking, limited space (con) Does not change # of available public parking spaces (pro)	Exists on truck route (high capacity route) (pro)	Existing use means likely less environmental impacts since it would not be an intensification. Level of CEQA documents likely lower threshold, EIR not as likely. (pro)	Not much area to expand/difficult to expand footprint. (con) ADA access is very difficult to achieve (con) Close to existing City Functions like PW (pro)	Very difficult to Secure, including connection to PW and proximity to Youth Center (con) Limited access points to separate public and officers (con)	Does not face or abut very much residential. Limited impacts. (pro)	High Elevation w/ line of sight - good for radio/coms. (pro)	High Impact - Will need to move to trailers. (con)	Would not impact opportunity sites for General Plan Housing Element (pro)	Existing firing range (pro)
Vista Lobos	Plenty of room for parking including underground (pro) Loss of PERIPHERAL public parking lot (con)	Exists on truck route (high capacity route) (pro)	Intensification of existing use. Higher threshold of CEQA documentation required, including possibly up to an EIR. (con)	Lots of space to develop footprint, including subterranean (pro) 18-foot height limit on portions of property ("scenic viewshed") (con) Remains close to existing City functions like PW (pro)	Easy to secure because of stand alone building, and separation from other uses. (pro) Multiple access points to separate public and officers (pro)	Closer to a few more residential uses than existing PD, may generate slightly more nuisance than existing (con)	High Elevation w/ line of sight - good for radio/coms (pro)	Minimal (pro)	Impacts the potential 42 housing units in the Housing Element Plan (con)	N/A
Sunset Center North Lot	Plenty of room for parking including underground (pro) Loss of PRIME public parking lot (con)	Exists on truck route, but much more narrow and residential than other two sites (con)	Intensification of existing use. Higher threshold of CEQA documentation required, including possibly up to an EIR. (con)	Lots of space to develop footprint, multi-story. (pro) Secluded from other City functions like PW. (con) More centrally located in the City (pro)	Moderately easy to secure, but still has shared site with Sunset Center. (con) Multiple access points to separate public and officers (pro)	Closer to a several more residential uses than existing PD, could generate more nuisance than existing. (con) Proximity to Sunset Center could cause disruption to performances (con)	Down in trees - bad for radio/coms (con)	Minimal (pro)	Impacts the potential 33 housing units in the Housing Element Plan (con)	N/A