

# Borland tradeoff: More jobs, traffic

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SCOTT'S VALLEY — More traffic and lower air quality — coupled with more jobs — will be the main effects of Borland International's proposed 662,100-square foot office building.

The project also will require a new fire station in the north end of town, and a new police beat, according to an environmental report recently released.

Besides noting air pollution as a "significant unavoidable adverse effect," the report also noted, more positively, that other long-term effects of the project would be "an expansion of the economic base of Scotts Valley and an increase in employment opportunities within the city."

The report studied potential effects of the new "campus-style" headquarters that the computer software company wants to build on the 32.4-acre property that includes the former Santa's Village amusement park.

Less than a year after buying the property, Borland is moving forward rapidly. The project is planned in two phases. Phase I would have 351,600 square feet of office space, with room for 1,500 employees. Phase II would provide another 162,500 square feet of office space for an additional 900 employees.

Besides air quality and traffic, the report looked at the effect of the project

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on water quality, noise, energy use, plants and animals at the site, soils, heritage trees, prehistoric archaeological remnants, views and water use.

The major effect, though, is expected to be the traffic generated by the 2,400 employees the company will eventually employ there.

Air quality will suffer as well because of the increased traffic levels, with higher levels of carbon monoxide, hydrocarbons, nitrogen dioxide and particulate matter expected.

Levels of nitrogen dioxide and particulate matter, in particular, are calculated to exceed standards of the Monterey Bay Unified Air Pollution Control District, unless recommendations are followed.

Nitrogen dioxide is the "whiskey brown" colored gas seen during periods of heavy air pollution, and comes primarily from combustion.

Particulate matter comes from dust and fume-producing operations, and

from combustion. It also occurs naturally in the form of ocean spray and dust. Besides reducing visibility, particulates can pose a hazard to health and property.

To reduce the traffic and pollution, the report recommends that the company establish a transportation plan, with a goal of reducing traffic at the company by 35 percent.

Proposed methods include offering cash incentives to employees who use public transportation and imposing parking fees on vehicles carrying less than two people.

If the plan is successful, the report said, nitrogen dioxide levels should meet air district standards, although particulate matter standards will not.

To lessen the traffic congestion on nearby roads, a series of street improvements is proposed, including installing traffic signals, and widening and re-striping roads.

The project will mean more police

and fire calls, said the report.

In 1990, the police received approximately 100 calls for service from Borland. As the employee figure triples, however, police estimate that number will go to about 500 calls.

An additional police beat will be needed to field that number of calls, said the city Police Department.

Currently, the city operates on a two-beat system. Adding a third beat would mean hiring a new patrol officer, as well as another detective and a full-time dispatcher, at a yearly cost of \$144,500.

A new fire station also will be needed in the Scotts Valley Drive/Glenwood Drive area, according to the Scotts Valley Fire Protection District.

How much of the higher bill for fire and police protection will be footed by Borland is yet to be determined, said Planning Director Bob Hanna.

Public comment on the report will be taken through Sept. 30, with public hearings scheduled for the Sept. 11 Planning Commission meeting and the Sept. 25 City Council meeting.

The consultants will incorporate the comments into a final environmental report, which will then go to the Planning Commission and the City Council for approval.

Copies of the report are available at City Hall, at the Scotts Valley branch of the library and at the Santa Cruz main library.