

VOLUME II

NOTATED PUBLIC COMMENT LETTERS

From: Mark Adams [MAdams@mayallaw.com]

Sent: Saturday, March 07, 2009 10:24 AM

To: Ripperda, Jerry

Cc: sjbarassn@sjcbar.org

Subject: Hunter Square Site

Dear Mr. Ripperda:

As a trial attorney and lifelong resident of San Joaquin County, I strongly urge the AOC to select the Hunter Square location for the new courthouse in San Joaquin County

By way of background, I am a past President of the San Joaquin County Bar Association (1986-1987), past President of the California Organization of Small Bar Associations (1987-1988), CFO of Mayall Hurley Knutsen Smith and Green one of the County's largest law firms, Board Member California Defense Counsel (1999-present) Board Member, Association of Defense Counsel of Northern California 1995-2004. Member of Small Civil Cases Working Group, which is being formed under the auspices of the Judicial Council's Civil and Small Claims Advisory Committee., and member American Board of Trial Advocates.

I urge selection of the Hunter Square site for the following reasons:

1. The Hunter Square location is in the geographic center of downtown and is the core area that is benefiting by redevelopment. There are already existing nearby restaurants, Banks and other businesses that greatly benefit from the many Court employees , jury members and attorneys and staff that patronize them; MR-4
2. The current site is extremely convenient to the County Law Library, District Attorney's office, Public Defender's Office, Clerks's office, and Bar Association Office. MR-3
3. Third, the Hunter Square cite extends the more than 100 year history of Hunter Square as the legal center of the County.; MR-6
4. The Hunter Square site is more accessible to the freeway than the Washington Street site which is on the fringe of downtown; and last but not least MR-3
5. Selection of the Hunter Square site will result in fewer greenhouse emissions because once people get to the court house they walk to lunch, and banking instead of getting into their car which would be the case if the alternate site is selected. MR-9

Mark Stephen Adams
State Bar # 78706

cc. Sheryl Fowler-Trinchera, President SJCBA



Hon. Robin Appel
Assistant Presiding Judge

The Superior Court

222 E. WEBER AVENUE, ROOM 303
STOCKTON, CALIFORNIA 95202

TELEPHONE
(209) 468-2827

March 5, 2009

Mr. Jerry Ripperda, Environmental Analyst
Office of Court Construction & Management
2860 Gateway Oaks Drive, Suite 400
Sacramento, CA 95833

Dear Mr. Ripperda:

This letter is written to express my personal comments about the location of the new Stockton Courthouse. The letter written by my colleague, Judge William J. Murray, Jr., mirrors my comments and concerns. I do, however, have an additional personal perspective which requires me to support Hunter Square as the only reasonable location for the courthouse. Because of my personal experiences, I know that the justice partners who have offices near the current courthouse will not walk; they will drive to court throughout the day if it is located on Washington Street. I also know that staff and many court users will no longer patronize the downtown businesses if the court does not remain in Hunter Square.

Prior to my taking the bench in 1995, my law office was in the historical Sperry Building located at 146 West Weber. This is approximately four blocks from the current courthouse across the street from the Waterfront Warehouse and only three blocks from the Washington Street site. The nature of my practice required me to be in court almost daily and often several times throughout the day. If the weather was nice and my appearances were short matters that did not require me to bring volumes of files, I would walk to and from the court. More often, however, I had to drive to the court several times a day. This was because it was pouring rain in the winter or scorching heat in the summer. Business attire was not well-suited to walking in that weather. Even in nice weather, I often had volumes of files that were too heavy for me to carry easily back and forth if I walked. I also often had clients meet me at my office and we would drive to court together. There are a myriad of reasons this was necessary, including pre-hearing preparation and safety issues in domestic violence matters.

When it came to lunch time my partner and the other attorneys with whom we shared the office space often drove to Pacific Avenue or March Lane rather than eating downtown. If, however, I was at the court at the noon hour, I inevitably ate in one of the downtown locations.

It is these personal perspectives that lead me to feel very strongly that the courthouse must remain in Hunter Square. To do otherwise would cause a huge amount of additional traffic and its consequential negative environmental consequences as well as having a devastating impact on the downtown businesses that survive only because the courthouse is located at Hunter Square.

Sincerely,


Hon. Robin Appel
Assistant Presiding Judge

RA:tc

MR-1
MR-5
MR-4

RCVD '09 MAR 09

From: [David Baird \[DBaird@sjcbar.org\]](mailto:DBaird@sjcbar.org)
Sent: Tuesday, February 24, 2009 4:42 PM
To: Ripperda, Jerry
Subject: Draft EIR New Stockton Courthouse
Dear Mr. Ripperda

I am writing in support of the Hunter Square site for the new courthouse proposed for Stockton. I have worked and practiced law in San Joaquin County for many years. The downtown area of Stockton has been centered on the courthouse for fifty years and probably longer. The effect has been that office space, county facilities, parking, transportation and luncheon facilities are all arranged nearby. As I am sure you are aware, no courthouse operates in a vacuum. If the court were to be moved to a site more than two or three blocks away, it would have a profound effect on the entire downtown.

MR-4

A move to the Washington St. site would make it necessary for all those who use the courthouse to transport themselves, files and other materials, staff and witnesses six blocks west of the current courthouse. Unfortunately, most of the current office space, parking etcetera is located east of the current courthouse. For many, this transportation problem would occur more than once or twice per day. The result of this move would be a significant increase in traffic congestion and the hazards and pollution associated with it. It is likely that it would also increase the number of tardy court appearances and the parking requirements around the new location. Public transit may be an option, but it is not currently available and will require some public agency to incur an additional expense.

MR-3

The offices of the Bar Association are one block east of the Hunter Square site. Our staff visits the courthouse daily to deliver and pickup materials essential to the court assigned counsel program. We also provide many programs for attorneys on a daily basis. The Washington St. site would make it more difficult for us to serve the needs of our members or require us to move our office space to a location closer to the courthouse or to the offices of our members.

In the long term moving the courthouse site to the Washington St. location will encourage the trend toward locating offices of attorneys and other court users to areas five or more miles north of Stockton's downtown exacerbating the decline of downtown Stockton. There is little space for law offices and related businesses near that site. The long term result would bring more of the bad effects arising in the short term.

MR-4

Hunter Square is a historic location because the courthouse has been located there for the last 150+ years. The courthouse continues to make history. The Washington St. site is also historic as is all of downtown Stockton. The early Chinese community was located along the Mormon Slough in the 1850s. It will be surprising if any excavation done in the area doesn't turn up artifacts of that period. It also borders on the Japanese neighborhoods of the late 1800s. The Japanese Hospital has been preserved as part of an apartment complex on Commerce St., one block from the Washington St. site. It is substantially older than any structure near the Hunter Square site with the exception of the Fox Theater.

DB-1

The area of the Washington St. site has been developed for educational purposes during the last twenty years. As is mentioned in the draft EIR, a high school is in use adjacent to the site. The Children's Museum is located one block from the site. Both attract young people who will be exposed in and around the area to persons who may be charged with serious and violent crimes. Gang violence is a problem in Stockton just as it is in many other cities, but the courts should do nothing that would attract it to the vicinity of children who are not involved.

MR-7

The Washington St. site has several other negative features. It is adjacent to a busy freeway with all the noise and fumes associated with a freeway. It is one block from an area under several freeway ramps known to be used by transients. Periodically Caltrans removes people and their belongings from the area, most recently in the last few weeks, causing them to move through the neighborhood of the proposed site.

MR-8

For all of these reasons and others too numerous to elaborate on, I urge you to select the Hunter Square site for our new courthouse.

David Baird
Executive Director
San Joaquin County Bar Association
20 N. Sutter St., Room 300
Stockton, CA 95202
209-948-0125

Barkett, Edward



ATLAS PROPERTIES, INC.

February 28, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
e-mail: Jerry.Ripperda@jud.ca.gov
FAX: (916) 263-8140

Dear Mr. Jerome Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report (EIR) so the decision makers can see I support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

I believe the Washington Street site will have a negative impact on the downtown environment. It would cause vacancies to properties within the immediate area (within four blocks) of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of this area as we saw from the 1970's-1990's when downtown businesses moved out north. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

The area around the current courthouse has come to be known as the "government district". Therefore, businesses and government aligned services are clustered in properties within a 2-4 block walking distance of the courthouse. Studies about most downtowns, including Stockton's downtown, have shown that people will only walk 2-4 blocks to get to a location before they want to be transported. Moving the courthouse to Washington and Madison would entail more than a six block walk from its current site. This would cause businesses that rely on servicing the courts to shut down or abandon their current locations and move, if they could afford it, to be closer to the courthouse. Business locations would spread out, thus reversing the revitalization strategy in place for business clusters to surround the current government district around Hunter Square.

MR-4

I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,

STOCKTON CITY CENTER 16, LLC

By Atlas Properties, Inc., Manager



By Edward A. Barkett, President

Barrows, Donald

From: BarrowsInc@cs.com
Sent: Friday, March 06, 2009 11:18 AM
To: Ripperda, Jerry
Subject: STOCKTON COURTHOUSE LOCATION
DONALD E. BARROWS, INC.
A PROFESSIONAL LAW CORPORATION
11 S. SAN JOAQUIN STREET, SUITE 704
STOCKTON, CALIFORNIA 95202

TELEPHONE: (209) 466-0747
FACSIMILE: (209) 466-7409

March 5, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Dear Mr. Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report (EIR) so the decision makers can see I support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

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MR-4

I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,
Donald E. Barrows

Berger, Phyllis

From: PSBerger@aol.com
Sent: Sunday, March 01, 2009 12:43 AM
To: Ripperda, Jerry
Subject: Stockton Courthouse

Dear Mr. Ripperda,

I am an attorney and I am also a 4th generation native Stocktonian. I appreciate the history here. In fact, I went with my grandfather to watch the wrecking ball take the first whack at the old courthouse downtown before the present courthouse was built.

I recently heard that there is a recommendation to build a new courthouse in a new location, Washington Street. While I believe that this city desperately needs a new courthouse, all I can say about the proposed location is No, No, No! There are many reasons why the new courthouse should be built in Hunter Square. I am concerned not only about the historical importance of maintaining the presence on Weber Avenue, but also the effect of a different location on all of the positive changes that have been made in this beleaguered city. Downtown Stockton has been focused around the present courthouse location for many years, and all of the new changes and plans for the future downtown have been based on the assumption that the courthouse will remain where it is. Hunter Square has no historical significance other than as an open space to adjoin the courthouse. It is by far the ONLY logical location for our new building. Please consider other factors as having greater importance than the EIR.

Sincerely yours, Phyllis S. Berger

MR-1

MR-4

MR-6

Bowe, Tom



WMB ARCHITECTS

246 East Main Street
Stockton CA 95202

T 209.944.9110
F 209.944.5711
www.wmbarchitects.com

March 6, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

SUBJECT: Stockton Courthouse @ Hunter Square

Dear Mr. Jerome Ripperda:

I am writing to support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

My architecture business has been located directly across the street from the current courthouse site for the past fourteen years. In that time, we have seen a slow but significant revitalization to the downtown core area. To relocate the courthouse to Washington Street would be devastating to this revitalization process.

MR-4

As architects it is our opinion from an urban design and urban planning perspective, that the proposed location at Hunter Square is a much more intelligent solution for siting the proposed courts building. I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,

WMB ARCHITECTS INC.

Tom Bowe, Architect
Vice-President

RCVD '09 MAR 09

LARRY WENELL
TIM MATTHEIS
TOM BOWE
DOUG DAVIS
MELANIE VIEUX

From: Steven L. Brown [sbrown@brown-gessell.com]

Sent: Thursday, March 05, 2009 8:31 AM

To: Ripperda, Jerry

Subject: Court House Site

As a member of the local bar and one who will be impacted by the decision where to locate the new courthouse, I ask that you please use reason and the opinion of those who will be actually affected by this decision. I ask that you locate it at the Hunter Square location. Steven L. Brown, Partner, Brown & Gessell. Thank you

MR-1

From: [Rebekah Burr-Siegel \[burr-siegel@sbcglobal.net\]](mailto:burr-siegel@sbcglobal.net)
Sent: Friday, March 06, 2009 9:37 AM
To: Ripperda, Jerry
Thursday, March 05, 2009

Mr. Ripperda,

My name is Rebekah Burr-Siegel. I have lived in Stockton for eight years and I am an avid supporter of downtown businesses.

I am very concerned that the draft EIR which was recently issued regarding the new downtown courthouse fails to account for a number of important factors which would favor the Hunter Square site over the Washington Street site. In considering whether the AOC should issue a "Statement of Overriding Considerations" with regard to developing the Hunter Square alternative, please consider the following:

Burr-Siegel-1

1) **Efficiency:** The goals of increasing and promoting efficiency in court operations is not achieved by building a courthouse six to eight blocks away from the vast majority of daily users of the courthouse. Most criminal attorneys, including private, public defender and district attorney deputies have offices within one or two blocks of the current courthouse. The police department is less than one block away. The new county administration building is across the street. The probation department is mere feet away from the current courthouse. These are frequent and daily users of the court, and they all walk to and from court once they park their cars for the day in one of the many convenient parking structures.

Separating the court from these agencies and offices does not promote interaction, efficiency or communication; indeed, it will do just the opposite. Trips to court will be lengthier; transportation of witnesses will be more complicated (especially with the anticipated lack of close parking to the courthouse—many of the court's clients are disabled, ill or elderly), and in general we will be using a great deal more time coping with logistics than with whatever legal business is at hand.

MR-3

With regards to accessibility to court users, the new downtown transportation hub is even further away from the Washington street site than the agencies mentioned above. Any assertion that the Washington street site is "as accessible" as the current courthouse ignores the realities of folks who must depend on public transportation to get to court, a population with which I am especially concerned, as they comprise a large portion of my court assigned caseload.

2) **Traffic and Pollution:** I am very disturbed to see that the draft EIR did not address what is clearly the most significant traffic issue with regard to the

MR-5

Washington Street site, that the attorneys and clients, police officers, probation officers, and others located downtown will have to drive back and forth numerous times a day to get from their offices to court. Lest you think that they are simply opposed to a brisk eight block walk, I must tell you that normally they have to bring a box of files to court, and during a trial they may have to bring multiple boxes. This is the case with every trial lawyer I know, not to mention probation officers who sometimes have hundreds of files a day, and police officers who are charged with the custody of large amounts of evidence. It is simply impractical to transport such large quantities of material by foot. As it is now, they park their cars and do not use it unless they have to appear in another city. The Washington Street site will double or triple car usage, and that of most of those using the courthouse on a daily basis. So how is it that increased traffic and pollution is not a natural and probable consequence of the Washington Street site? If you do not understand this consequence, then you do not have an accurate picture of the users of the courthouse and how their needs affect the traffic and pollution, and how to mitigate those potential problems. They are mitigated by placing the courthouse in the Hunter Square location.

MR-5

I heard this issue mentioned in the scoping meeting in July 2008 as a public comment. I believed that created an issue the writers of the draft EIR were obliged to address. So far I have not heard an adequate explanation about why this very important impact of the Washington Street site is omitted from the draft EIR.

3) **Downtown/Urban Decay:** Movement away from the downtown core to Washington Street will have an adverse impact on the downtown economy and on downtown businesses. What a tragedy for Stockton if the lifeblood of the downtown core, the courthouse, is moved from its present location!

When I came to Stockton I did not stay after work in the evening because it was scary. Now, I come here on the weekends to see movies with my son. Our favorite independent coffee shop, The Blackwater Annex, thrives on foot traffic between the Public Defender's office and the courthouse. My husband and I go to the Fox Theater for shows and enjoy numerous and varied restaurants like Yasoo Yani's and Cancun, Thai Palace and Redbrick. We attend the Farmers Market every week it is operating. It does not take a study to predict that these and other wonderful businesses will be hurt or killed off if all the court users are directed six, seven or eight blocks away.

MR-4

The Hunter Square site will assure the continued success of these hard-won achievements of urban renewal.

These are my objections to the Washington Street site. The Hunter Square site is one which will promote efficiency, mitigate traffic and pollution issues, and discourage urban decay by assuring the continued health and development of a vital downtown. Many businesses and livelihoods will flourish or fail depending

MR-3

MR-5

MR-4

on your decision. Please support Stockton and San Joaquin County by finding that overriding considerations mandate the Hunter Square as the site for the new courthouse.

Thank you,

Rebekah Burr-Siegel
Concerned Citizen and downtown supporter
1552 W. Poplar Street
Stockton, CA 95203
(209) 943-2561

DEPARTMENT OF TRANSPORTATION

P.O. BOX 2048 STOCKTON, CA 95201
 (1976 E. CHARTER WAY/1976 E. DR. MARTIN
 LUTHER KING JR. BLVD. 95205)
 TTY: California Relay Service (800) 735-2929
 PHONE (209) 941-1921
 FAX (209) 948-7194



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March 5, 2009

**10-SJ-Route-4U-PM 16.7
 SCH#2008072079
 Stockton Court House**

Jerry Ripperda
 Judicial Council of California
 Administrative Office of the Courts
 2860 Gateway Oaks Drive, Suite 400
 Sacramento, CA 95833-3509

Dear Mr. Ripperda:

The California Department of Transportation (Department) appreciates the opportunity to have reviewed draft Environmental Impact Report (EIR) for the proposed New Stockton Courthouse for the Superior Court of California. Upon reviewing the September 2008 Traffic Impact Study (TIS) the Department has the following comments:

Traffic Operations Comments:

1. Traffic Operations needs to see more data samples to justify the 32% carpool data that was calculated in the Stockton Court Survey spreadsheet. Traffic Operations recommends collecting data from people at the security entrance location on any day from Monday through Thursdays from 6:00 AM to 12:00 noon. Caltrans-1
2. Intersection 14 in Table 2, 5, and 6 needs to be corrected, are the ramps EB on-ramp or WB off-ramps. Caltrans-2
3. The following intersections need to be included in tables 2, 5, and 6 for Existing/Future conditions: Caltrans-3
 - S Lincoln St/W Washington St – WB SR 4 on-ramp
 - E Washington St/S Stanislaus St – WB SR 4 on-ramp
 - E Lafayette St/S Stanislaus St – EB SR 4 on-ramp
4. Under Existing + Projects in table 5, intersection 15 is degraded. Also, Under Existing + Approved + Projects, Intersections 11 and 15 are degraded. Under year 2013, table 6, all intersections 11, 12, 13 and 15 are degraded. How do you plan to mitigate these intersections that are below LOS D? Caltrans-4

Mr. Ripperda
March 5, 2009
Page 2

- 5. Provided timing output is not needed and is not readable. Please provide intersections Synchro/Simtraffic analysis output to verify delay/LOS tables. | Caltrans-5
- 6. Provide queuing/blocking analysis output. Left-turn and right-turn lane storage calculation must be based on 95th percentile queue. | Caltrans-6
- 7. For existing and future conditions, please provide intersection analysis, Mainline analysis, and Merge/Diverge analysis. | Caltrans-7
- 8. Provide electronic (Synchro/Simtraffic version 7.0) analysis file for comments 4, 5, 6, and 7. | Caltrans-8

If you have any questions or would like to discuss our comments in more detail, please contact Kathy Selsor at (209) 948-7190 e-mail: kathy_selsor@dot.ca.gov or me at (209) 941-1921.

Sincerely,



TOM DUMAS, CHIEF
OFFICE OF METROPOLITAN PLANNING

C: SMorgan State Clearinghouse

CAMPAIGN FOR COMMON GROUND

P.O. Box 693545
Stockton, CA 95269

March 6, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

NEW STOCKTON COURTHOUSE FOR THE SUPERIOR COURT OF CALIFORNIA, SAN JOAQUIN COUNTY: DRAFT ENVIRONMENTAL IMPACT REPORT

Campaign for Common Ground (CCG) would like to thank you for the opportunity to review and comment on the Draft Environmental Impact Report for the New Stockton Courthouse (DEIR). CCG recognizes the need for additional and improved court space in San Joaquin County and supports the State's efforts to provide a new courthouse in the County. CCG, however, does have concerns about the proposed courthouse project. A letter outlining those concerns will be sent separately at a future date. At this time, CCG would like to make the following comments concerning the DEIR.

- The letters identified in the keys for Figure 2 on page 1-8 and Figure 6 on page 1-13 do not match the letters on the maps. Campaign
Common
Ground-1 (CCG)
- The list of discretionary project approvals should include the zoning of the property by the City of Stockton. CCG-2
- On page 4-9, line 21, the sentence beginning "In addition, the proposed courthouse will add use a portion of the Main Street mall ..." is confusing. CCG-3
- On page 4-10, line 1, the City's Design Guidelines should be included with the Development Code. CCG-4
- To address the visual character and aesthetic quality impacts, two new mitigation measures should be included:
 - The State should work with and come to an enforceable agreement with the County regarding the removal of the existing courthouse structure and the development of a new plaza/open space to ensure the loss of the CCG-5

RDW 09 MAR 09

- open space in Hunter Square is mitigated. This is particularly important as a formerly contiguous open area will become, as stated on page 4-9, “fragmented and less buffered from nearby congestion.” CCG-5
- The project shall be subject to the City of Stockton Design Guidelines and review of the architecture by the City’s Architectural Review Committee.
 - The current courthouse is not designated as a City of Stockton Landmark. Landmark #11 is the “County Courthouse Site,” not the site and building as stated on page 4-36, line 28. CCG-6
 - Under Historic Resources (4.03.3.1) it is recommended:
 - That mitigation include the reuse of the existing fountain with a new base as part of the proposed water feature; and
 - That a mitigation measure be added recommending that Hunter Square be designated as a historic site by both the State and the City. CCG-7
 - That a mitigation measure be added to utilize existing building materials such as the art pieces and statue “Goddess of Justice.”
 - 4.03.3.3 should be identified as potentially significant impact unless mitigated. Although chances are slim that human remains may be found, it is a potential. The mitigation then is to follow Public Resource Code Sec. 5097. This would also apply to the other alternatives, except no project. CCG-8
 - Hunter Square has a Commercial land use designation as shown on the City’s General Plan Land Use Diagram. Therefore a General Plan Amendment is not needed, as stated on page 4-62. CCG-9
 - Should state on page 4-62 that the property will be zoned. CCG-10
 - The last paragraph on page 6-1 seems to be incomplete and is confusing as written. According to the next page, there will be irreversible impacts, but according to page 6-1, there are none. CCG believes there will be irreversible impacts. CCG-11
 - Members have concerns that if the Washington Street site were chosen that the DEIR has greatly underestimated the actual amount of traffic that would be generated by locating the courthouse in that location. This is based on the amount of traffic that has been seen generated at other sites in San Joaquin County in which existing courts are located. MR-5
 - For the Washington Street alternative, a mitigation should be added to provided continuous, free shuttle service between that site and the core CCG-12

downtown, parking facilities, and other County facilities related to the court operation.

CCG-12

- The impact of the courthouse exit ramps on the Main Street mall has been determined to be at a level that is significant and unavoidable. It is suggested that a redesign of the proposed project could mitigate this issue.
- Although, DEIR has addressed the amount of parking available in the downtown area and parking for court staff seems to have been addressed, the parking that has been available to the public in Hunter Square has not. People expect to find parking near the courthouse, and the current on street parking can only provide a small amount of that. In the view of CCG, lack of parking for the public could prove to be a significant impact.
- Finally, there is concern about possible blighting impacts to the downtown core area. If the courthouse is moved from the vicinity of its current location, there will be a loss of revenue to downtown business from the courthouse workers that currently shop at businesses in the downtown.

CCG-13

CCG-14

MR-4

Campaign for Common Ground would like to thank you for the opportunity to review and comment on the Draft Environmental Impact Report and requests involvement in the future development of this project. Should you have any questions, please contact Joy Neas at (209) 464-6868.

Sincerely,



Trevor Atkinson, Chair
Campaign for Common Ground

CAMPAIGN FOR COMMON GROUND
P.O. Box 693545
Stockton, CA 95269

CCG 159 JUN 19

June 16, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

**NEW STOCKTON COURTHOUSE FOR THE SUPERIOR COURT OF CALIFORNIA,
SAN JOAQUIN COUNTY: REVISED DRAFT ENVIRONMENTAL IMPACT REPORT**

Campaign for Common Ground (CCG) would like to thank you for the opportunity to review and comment on the Revised Draft Environmental Impact Report for the New Stockton Courthouse (Revised DEIR). CCG appreciates that the Revised DEIR has addressed the traffic issues related to the Washington Street site and has recognized that there will be a significant impact to a historic resource at the Hunter Square site. However, CCG is concerned that the Revised DEIR again failed to adequately address all the environmental issues raised by this project.

- Although the letters identified in the keys for Figure 2 have been corrected, the letters in Figure 6 of the DEIR have apparently not been corrected. CCG-15
- The list of discretionary project approvals should include the zoning of the property by the City of Stockton. CCG-2
- On page 4-9, line 21 of the DEIR, the sentence beginning "In addition, the proposed courthouse will add use a portion of the Main Street mall ..." is confusing. CCG-3
- On page 4-10, line 1 of the DEIR, the City's Design Guidelines should be included with the Development Code. CCG-4
- To address the visual character and aesthetic quality impacts, two new mitigation measures should be included:
 - The State should work with and come to an enforceable agreement with the County regarding the removal of the existing courthouse structure and the development of a new plaza/open space to ensure the loss of the open space in Hunter Square is mitigated. This is particularly important as a formerly contiguous open area will become, as stated on page 4-9 of the DEIR, "fragmented and less buffered from nearby congestion." The proposed mitigation CCG-5

measure 4 for Cultural Resources is too ambiguous as does not provide any assurance that the loss of open space will be addressed.

CCG-5
Cont.

- The project shall be subject to the City of Stockton Design Guidelines and review of the architecture by the City's Architectural Review Committee.
- The current courthouse is not designated as a City of Stockton Landmark. Landmark #11 is the "County Courthouse Site," not the site and building as stated on page 4-36, line 28 of the DEIR.
- Under Historic Resources it is recommended:
 - That mitigation include the reuse of the existing fountain with a new base as part of the proposed water feature; and
 - That a mitigation measure be added recommending that Hunter Square be designated as a historic site by both the State and the City.
 - That a mitigation measure be added to utilize existing building materials such as the art pieces and statue "Goddess of Justice."
- 4.03.3.3 (Disturbance of Any Human Remains, Including those Interred Outside of Formal Cemeteries) should be identified as potentially significant impact unless mitigated. Although chances are slim that human remains may be found, it is a potential. The mitigation then is to follow Public Resource Code Sec. 5097. This would also apply to the other alternatives, except no project.
- Hunter Square has a Commercial land use designation as shown on the City's General Plan Land Use Diagram. Therefore a General Plan Amendment is not needed, as stated on page 4-62.
- It should be stated that the property will be zoned.
- Need to revise CEQA Considerations to update Significant and Unavoidable Impacts and to recognize that there is a Significant and Unavoidable Impact to historic resources at Hunter Square under Significant Irreversible Environmental Effects.
- For the Washington Street alternative, free shuttle service between that site and the core downtown, parking facilities, and other County facilities related to the court operation would be a feasible mitigation measure, although it would not fully mitigate the traffic impacts.
- The impact of the courthouse exit ramps on the Main Street mall has been determined to be at a level that is significant and unavoidable. It is suggested that a redesign of the proposed project could mitigate this issue.

CCG-6

CCG-7

CCG-8

CCG-9

CCG-10

CCG-16

CCG-12

CCG-13

- Although, DEIR has addressed the amount of parking available in the downtown area and parking for court staff seems to have been addressed, the parking that has been available to the public in Hunter Square has not. People expect to find parking near the courthouse, and the current on street parking can only provide a small amount of that. In the view of CCG, lack of parking for the public could prove to be a significant impact. CCG-14
- Finally, there is concern about possible blighting impacts to the downtown core area if the courthouse is moved from the vicinity of its current location, there will be a loss of revenue to downtown business from the courthouse workers that currently shop at businesses in the downtown. MR-4

Campaign for Common Ground would like to again thank you for the opportunity to review and comment on the Revised Draft Environmental Impact Report. CCG recognizes the need for additional and improved court space in San Joaquin County and supports the State's efforts to provide a new courthouse in the County, however, failure to address possible environmental impacts of the project serves no one and fails to meet the requirements of CEQA. Again, CCG requests notification and participation in the future development of this project. Should you have any questions, please contact Joy Neas at (209) 464-6868. CCG-17

Sincerely,



Trevor H. Atkinson, Chair
Campaign for Common Ground

From: Clarence K. Chan [cchan@chan-law.com]
Sent: Wednesday, March 04, 2009 8:13 PM
To: Ripperda, Jerry
Subject: Stockton Courthouse: Hunter Square preferred
Mr. Ripperda:

I write in response to your invitation to comment on the draft EIR re: the new Stockton courthouse. As an attorney who regularly uses the courthouse, and having reviewed the draft EIR, I commend the Hunter Square site as the preferred site for the new courthouse. First, the Hunter Square site is closer to the other governmental agencies that frequently use the courthouse, including the public defender's office, the staff in the soon-to-be-completed county building, and finally the staff who will soon move into the new city hall at the old Washington Mutual Building. That proximity will reduce valuable travel time and ease the conduct of business for years to come. Second, the Hunter Square site is closer to the new transit terminal. Many users of the courthouse access the building by way of public transit, and the convenience of the new transit center will be lost if another site is selected. Third, the Hunter Square site is closer to businesses and law offices. In addition to public agencies, the proximity of the Hunter Square site to existing business and law office will maintain and even increase the synergies of having commercial and office occupants in such close proximity.

MR-1

MR-3

The draft EIR states that the Hunter Square site is the AOC's preferred site. I agree and urge the AOC to select the Hunter Square site for the new Stockton courthouse.

Clarence K. Chan, Esq.
3247 W. March Lane, Suite 120
Stockton, CA 95219
209-473-8818



CITY OF STOCKTON

CENTRAL PARKING DISTRICT

123 N. San Joaquin Street • Stockton, CA 95202-3007 • 209/937-7008 • Fax 209/937-7010
www.stocktongov.com

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
Jerry.Ripperda@jud.ca.gov
Fax: (916) 263-8140

March 4, 2009

RE: SITE FOR NEW STOCKTON COURTHOUSE

Dear Mr. Ripperda:

The Central Parking District Advisory Board would like to register its support for the AOC's proposal to build a new courthouse in Stockton's Hunter Square, and we hope to have our comments noted in the Final Environmental Impact Report (EIR).

MR-1

Of the two sites under consideration, Hunter Square and Washington Street, we believe the Hunter Square location is the clear choice as it would keep the courts in the center of the "government district." Restaurants, law firms, and services aligned with the courts have located into this district in order to be near the courthouse. Centralizing our governmental operations in the downtown core supports these businesses, minimizes traffic/parking concerns, and helps to create a pedestrian-friendly city. Moving the courthouse to a remote location on Washington Street would be at odds with our revitalization strategy, would create unnecessary circulation, parking, and transit impacts, and would create a hardship for businesses that rely on serving the courts.

MR-3

MR-5

MR-4

Our community has expended a great deal of effort and public/private funding to promote the vitality of the downtown core. We therefore ask you to consider the negative impact a new courthouse would have at the Washington Street location, and encourage you to locate the new courthouse at the Hunter Square site.

MR-1

Sincerely,

Paul Rapp, Chairman
Central Parking District Advisory Board
City of Stockton





CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

City Hall • 425 N. El Dorado Street • Stockton, CA 95202-1997

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
Jerry.Ripperda@jud.ca.gov
Fax: (916) 263-8140

March 5, 2009

RE: SITE FOR NEW STOCKTON COURTHOUSE

Dear Mr. Ripperda:

The Stockton Cultural Heritage Board has reviewed the DEIR for the new Stockton Courthouse and concludes that the Washington Street site is not the best location as it is too distant from the city's core and would cause transportation issues and divert needed redevelopment energy away from the downtown's revitalization efforts. Moreover, moving the courthouse out of Stockton's historic downtown core would be contradictory to economic revitalization efforts the Board supports, which include adaptive reuse of the historic resources (buildings and places) in the core. Therefore, the Board supports the Hunter Square Plaza location.

MR-5

MR-4

MR-1

That stated, however, were it possible, it would be the Board's preference that the new courthouse be located on the block immediately west of Hunter Square, cleared of all other structures save for the current Bank of America building. Doing so would allow Hunter Square Plaza, the fountain, and parking be retained. Furthermore, due to Hunter Square's historical significance as a place of social functions (going back over 150 years to the time of the Square's original donation to the city by Captain Charles Weber), the Board would prefer that the Square be restored to its use as a place of outdoor civic gatherings in association to the construction of the new courthouse.

Stockton Cultural Heritage Board-1

However, in light of the economic realities of this proposal and the City's donation of Hunter Square Plaza, which is critical to the construction of a new courthouse in Stockton, the Board would favor the Hunter Square Plaza location with the following requests:

- a. That space be set aside in the new courthouse for an historic exhibit that would chronicle the history of the Square, the three courthouses (most significantly the

Stockton Cultural Heritage Board-2
Stockton

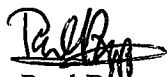


second one) that have been located adjacent to it, and their importance to the City of Stockton and San Joaquin County;

- b. That the Goddess of Justice (from the second courthouse, outside the current courthouse); the Galgiani murals (inside the current courthouse); and any other historic photographs, memorabilia, and architectural remnants still extant and available from the previous courthouses be incorporated into the new facility;
- c. That the Hunter Square Plaza fountain, or an equivalent, be retained in an open space adjacent to the courthouse, conducive to public gathering, and reminiscent of the current and previous public fountains;
- d. That, should the County accept and move forward with the proposal to demolish the current courthouse and create a plaza on the property on which it is located, that this new plaza be named "New Hunter Square Plaza";
- e. And, finally, should this above-described plaza be built, that the tile mosaic of the County seal located in the current courthouse be relocated either to the plaza as public art, or be located at or near the entrance to the new courthouse.

In conclusion, while the Board would prefer keeping historic Hunter Square Plaza intact and available for improved open use, we endorse retaining the new courthouse in the downtown core, and therefore support the Hunter Square Plaza location. This support is based upon the request that the new courthouse (and likely adjoining plaza) retain, reuse, and display artifacts and descriptions of the historic courthouses and Square and their importance to the community.

Sincerely,



Paul Rapp, Chair
Cultural Heritage Board
City of Stockton

Stockton Cultural
Heritage Board-2
(continued)

From: Corie Coleman-Maxwell [corie.coleman-maxwell.b9lo@statefarm.com]
Sent: Friday, March 06, 2009 9:55 AM
To: Ripperda, Jerry
Subject: Comments for Courthouse EIR

Dear Jerry, I grew up in Lodi and Stockton, worked at the Courthouse downtown in the late 60s and early 70s and saw the demise of downtown. So much has been accomplished in the last 5 years. To move the Courthouse site to Washington Street would be a sad reversal to all the work and effort that has occurred to revitalize our downtown area and the economy that it supports.

MR-4

I am asking that you please support the Hunter Square site.

MR-1

Sincerely, Corie

Corie Coleman-Maxwell

Corie Coleman-Maxwell
Agency Field Executive
State Farm Insurance Companies
9 South El Dorado St. Stockton, CA 95202-2818
Office (209) 461-0163 Fax (209) 461-0169
Cell (209) 401-6444

corie.coleman-maxwell.b9lo@statefarm.com

"Anything unattempted remains impossible"



at CORT TOWER

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
Jerry.Ripperda@jud.ca.gov
FAX: (916) 263-8140

March 2, 2009

Dear Mr. Ripperda:

Cort Companies would like to register its support for the AOC's proposal to construct a new courthouse in Stockton's Hunter Square. We feel this location would be far superior to the alternative Washington Street site.

MR-1

To support the revitalization efforts in Stockton, our community needs to continue to build density in our downtown core. Currently, all governmental operations are clustered in a several block radius in the downtown business district. The City of Stockton recently purchased a 240,000 s.f. building on Main Street, which will eventually house all its City Hall operations. A block away, the County of San Joaquin is completing the construction of its new 250,000 s.f. administration building set to open later this year. We believe the best location for the new courthouse would be in the midst of all the other governmental uses, not out by itself on Washington Street.

MR-4

Our company owns the Family Law Courthouse Annex located at 540 E. Main Street. This Courthouse Annex has had a very positive influence on Main Street, bringing new development and restaurants in its wake. We know that many businesses will want to locate near the new courthouse, and we want to keep that development in our downtown core. Additionally, many law firms have moved to downtown office buildings so they can be close to the courts. Having to make their way to the courthouse in a remote location would cause a hardship to the attorneys and businesses serving the courts.

MR-3

We encourage you to support the construction of our new courthouse in the heart of downtown Stockton, on the Hunter Square site.

Sincerely,


Mahala Burns, Administrator
THE CORT COMPANIES

Downtown Stockton Alliance
343 E. Main Street, 1st Floor
Stockton, CA 95202



RCVD '09 MAR 09

March 4, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Dear Mr. Jerome Ripperda:

On behalf of the Downtown Stockton Alliance (DSA), an organization that represents 1,000 business and property owners in Downtown Stockton, we request our comments be included in the Final Environmental Impact Report (EIR) so the decision makers can see we support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

The DSA voted on January 21, 2009 to approve a resolution to support the Hunter Square site for construction of the new courthouse (refer to the attachment). We believe the Washington Street site will have a negative impact on the downtown environment. Listed below are the numerous reasons for our decision.

The Washington Street site would cause vacancies to properties within the immediate area (within four blocks) of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of this area as we saw from the 1970's-1990's when downtown businesses moved out north. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

The area around the current courthouse has come to be known as the "government district". Therefore, businesses and government aligned services are clustered in properties within a 2-4 block walking distance of the courthouse. Studies about most downtowns, including Stockton's downtown, have shown that people will only walk 2-4 blocks to get to a location before they want to be transported. Moving the courthouse to Washington and Madison would entail more than a six block walk from its current site. This would cause businesses that rely on servicing the courts to shut down or abandon their current locations and move, if they could afford it, to be closer to the courthouse. Business locations would spread out, thus reversing the revitalization strategy in place for business clusters to surround the current government district around Hunter Square.

Building a new courthouse on Washington Street would unfortunately effect businesses by eventually causing them to move out of the core downtown as occurred in the 70's-90's. This would produce long term vacancies which in turn would lead to bat-infested and cock-roach infested buildings as we documented in 2004 when the buildings had gotten so bad, code enforcement had to intercede. I was in a management position of the police department at the time in charge of the Community Health Action Team that addressed the atrocious blighted

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www.downtownstockton.org

MR-1

MR-4



conditions I witnessed which were evident in vacant buildings. Over the past 5 years, downtown Stockton has rebounded and is thriving not only in the day but at night also.

Although a courthouse built on Washington Street could help develop that area of the downtown "South Shore", we believe it would be at the expense of other parts, particularly the core downtown. Stockton has been portrayed most recently by Forbes as a miserable city due to foreclosures, vacancies, and other statistics. We do not need the State or other decision makers working against our past and future efforts to turn Stockton around which would happen if the courthouse were located at Washington Street.

MR-4

We recently supported a settlement agreement siding with the State Attorney General, the Sierra Club and the City's view on a lawsuit filed which demands a reduction in greenhouse gases particularly on new buildings (refer to EIR, page 4-29, section 4.02.2.2). The EIR on page 3-9 section 3.4.1, specifies that the AOC will seek Leadership in Energy and Environmental Design (LEED) Silver certifications which incorporates energy and atmosphere design processes to reduce greenhouse gases for the new courthouse. However, the Washington site would counter the reduction to greenhouse gases by causing additional vehicular traffic, as personnel of court related businesses will drive the distance to the new courthouse instead of walking, thus causing more greenhouse gas emissions. Although public transportation could be provided, attempts made thus far to convince a majority of people to use public transportation in downtown Stockton has failed.

MR-5

We believe that the County has made a good effort to declare their intent to examine funding and build a parking garage to help future parking issues associated with a courthouse that will only draw more people downtown in the years to come due to population, case filings and other business the courts are required to perform.

We also support the mitigation measures listed on page 4-47, section 4.03.3.1 regarding the Hunter Square being considered as a historic resource and the AOC's plans to address open space and the new water feature.

Downtown
Stockton
Alliance-1

As listed on page 4-61 under section 4.07.1, the DSA hosts a Farmers Market on Main Street in front of the Bob Hope/Fox Theatre. We plan to move this to a permanent location away from Hunter Square which would therefore not impact our inability to utilize the Hunter Square area during the years of construction and thereafter.

Downtown
Stockton
Alliance-2

We therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Respectfully,



Dennis R. Smallie
Executive Director

Attachment: Resolution



Downtown Stockton Alliance

Resolution to support new Courthouse Site

The Downtown Stockton Alliance supports the Hunter Square site for the new Courthouse.

MR-1

Adopted by Resolution of Downtown Stockton Alliance Board of Directors on January 21, 2009.

A handwritten signature in cursive script that reads 'Dennis Smallie'. The signature is written in black ink and is positioned above a horizontal line.

Dennis Smallie, Executive Director

Eagle, Kristine

Thursday, March 05, 2009

Mr. Ripperda,

My name is Kristine Eagle, and I am an attorney in downtown Stockton, California. In addition to being a downtown business owner and a daily user of the courthouse currently located near Hunter Square, I am president-elect of the San Joaquin County Bar Association, a Governor on the Board of Governors, a member and past chair of Court Assigned Council Committee, Lawyer Referral Service committee, Women's Section, Judicial Liaison Committee, Peer Review committee and numerous sub-committees. I served for more than twelve years as a deputy Public Defender for San Joaquin County. I have represented our San Joaquin County Bar members on the recent Home Court project, and am a regular pro tem judge in all the court locations in San Joaquin County. Additionally, I have been a resident of Stockton for nineteen years.

I am very concerned that the draft EIR which was recently issued regarding the new downtown courthouse fails to account for a number of important factors which would favor the Hunter Square site over the Washington Street site. In considering whether the AOC should issue a "Statement of Overriding Considerations" with regard to developing the Hunter Square alternative, please consider the following:

1) **Efficiency:** The goals of increasing and promoting efficiency in court operations is not achieved by building a courthouse six to eight blocks away from the vast majority of daily users of the courthouse. Most criminal attorneys, including private, public defender and district attorney deputies have offices within one or two blocks of the current courthouse. The police department is less than one block away. The new county administration building is across the street. The probation department is mere feet away from the current courthouse. These are frequent and daily users of the court, and we all walk to and from court once we park our cars for the day in one of the many convenient parking structures.

Separating the court from these agencies and offices does not promote interaction, efficiency or communication; indeed, it will do just the opposite. Trips to court will be lengthier; transportation of witnesses will be more complicated (especially with the anticipated lack of close parking to the courthouse—many of our clients are disabled, ill or elderly,) and in general we will be using a great deal more time dealing with logistics than with whatever legal business is at hand.

With regards to accessibility to court users, the new downtown transportation hub is even further away from the Washington street site than the agencies I just mentioned. Any assertion that the Washington street site is "as accessible" as

Eagle-1

MR-3

the current courthouse ignores the realities of folks who must depend on public transportation to get to court, a population with which I am especially concerned, as they comprise a large portion of my court assigned caseload.

MR-3

2) **Traffic and Pollution:** I am very disturbed to see that the draft EIR did not address what is clearly the most significant traffic issue with regard to the Washington Street site, that the attorneys and clients, police officers, probation officers, and others located downtown will have to drive back and forth numerous times a day to get from their offices to court. Lest you think that we are simply opposed to a brisk eight block walk, I must tell you that normally I have to bring a box of files to court, and during a trial I may have to bring multiple boxes. This is the case with every trial lawyer I know, not to mention probation officers who sometimes have hundreds of files a day, and police officers who are charged with the custody of large amounts of evidence. It is simply impractical to transport such large quantities of material by foot. As it is now, I park my car and do not use it unless I have to appear in another city. The Washington Street site will double or triple my car usage, and that of most of my colleagues. So how is it that increased traffic and pollution is not a natural and probable consequence of the Washington Street site? If you do not understand this consequence, then you do not have an accurate picture of the users of the courthouse and how their needs affect the traffic and pollution, and how to mitigate those potential problems. They are mitigated by placing the courthouse in the Hunter Square location.

MR-5

I heard this issue mentioned in the scoping meeting in July 2008 as a public comment. I believed that created an issue the writers of the draft EIR were obliged to address. So far I have not heard an adequate explanation about why this very important impact of the Washington Street site is omitted from the draft EIR.

3) **Downtown/Urban Decay:** Movement away from the downtown core to Washington Street will have an adverse impact on the downtown economy and on downtown businesses. What a tragedy for Stockton if the lifeblood of the downtown core, the courthouse, is moved from its present location!

MR-4

When I came to Stockton I did not stay after work in the evening because it was scary. Now, I come here on the weekends to see movies with my son. Our favorite independent coffee shop, The Blackwater Annex, thrives on foot traffic between the Public Defender's office and the courthouse. My husband and I go to the Fox Theater for shows and enjoy numerous and varied restaurants like Yasoo Yani's and Cancun, Thai Palace and Redbrick. We attend the Farmers Market every week it is operating. It does not take a study to predict that these and other wonderful businesses will be hurt or killed off if all the court users are directed six, seven or eight blocks away.

MR-4

The Hunter Square site will assure the continued success of these hard-won achievements of urban renewal.

MR-4

These are my objections to the Washington Street site. The Hunter Square site is one which will promote efficiency, mitigate traffic and pollution issues, and discourage urban decay by assuring the continued health and development of a vital downtown. Many businesses and livelihoods will flourish or fail depending on your decision. Please support Stockton and San Joaquin County by finding that overriding considerations mandate the Hunter Square as the site for the new courthouse.

MR-3

MR-5

MR-4

Thank you,

Kristine Eagle
Attorney at Law
311 E. Main Street, Suite 400
Stockton, CA 95202
(209) 463-6000



FEMA

January 27, 2009

Jerome Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, California 95833-3509

RCVD '09 JAN 29

Dear Mr. Ripperda:

This is in response to your request for comments regarding the Notice of Availability of a Draft Environmental Impact Report and Notice of Public Meeting and Public Review Period (January 23, 2009 through March 8, 2009) for construction of a new Courthouse in the City of Stockton, San Joaquin County, California.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the City of Stockton (Community 060302), Map revised April 2, 2002. Please note that the City of Stockton, San Joaquin County, California is a participant in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term *development* means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Jerome Ripperda
Page 2
January 27, 2009

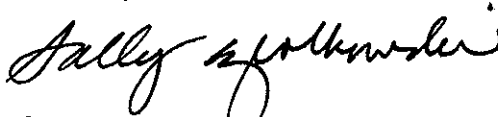
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.


Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The City of Stockton floodplain manager can be reached by calling Michael B. Niblock, Director, Community Development Department, at (209) 937-8444. The San Joaquin County floodplain manager can be reached by calling Thomas R. Flinn, Director, Department of Public Works, at (209) 468-3000.

If you have any questions or concerns, please do not hesitate to call Cynthia McKenzie, Senior Floodplanner, of the Mitigation staff at (510) 627-7190.

Sincerely,



 Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Mike B. Niblock, Director, Community Development Department, City of Stockton
Thomas R. Flinn, Director, Department of Public Works, San Joaquin County
Ray Lee, State of California, Department of Water Resources, Central District
Cynthia McKenzie, Senior Floodplanner, CFM, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

2009-05-26 10:12:23

U.S. Department of Homeland Security
FEMA Region IX
1111 Broadway, Suite 1200
Oakland, CA. 94607-4052



FEMA

May 26, 2009

Jerome Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, California 95833-3509

Dear Mr. Ripperda:

This is in response to your request for comments on the Notice of Availability of a Revised Draft Environmental Impact Report (EIR) and Public Review Period – Revised Draft EIR for New Stockton Courthouse in San Joaquin County, California.

Please review the current effective Flood Insurance Rate Maps (FIRMs) for the City of Stockton (Community Number 060302), Maps revised April 2, 2009 and San Joaquin County (Community Number 060299), Maps revised December 16, 2005. Please note that the City of Stockton and County of San Joaquin are participants in the National Flood Insurance Program (NFIP). The minimum, basic NFIP floodplain management building requirements are described in Vol. 44 Code of Federal Regulations (44 CFR), Sections 59 through 65.

A summary of these NFIP floodplain management building requirements are as follows:

- All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE, and A1 through A30 as delineated on the FIRM), must be elevated so that the lowest floor is at or above the Base Flood Elevation level in accordance with the effective Flood Insurance Rate Map.
- If the area of construction is located within a Regulatory Floodway as delineated on the FIRM, any **development** must not increase base flood elevation levels. **The term development means any man-made change to improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials.** A hydrologic and hydraulic analysis must be performed *prior* to the start of development, and must demonstrate that the development would not cause any rise in base flood levels. No rise is permitted within regulatory floodways.

Jerome Ripperda
Page 2
May 26, 2009

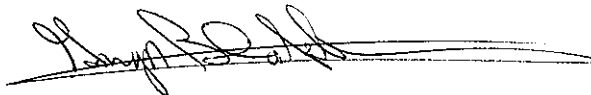
- Upon completion of any development that changes existing Special Flood Hazard Areas, the NFIP directs all participating communities to submit the appropriate hydrologic and hydraulic data to FEMA for a FIRM revision. In accordance with 44 CFR, Section 65.3, as soon as practicable, but not later than six months after such data becomes available, a community shall notify FEMA of the changes by submitting technical data for a flood map revision. To obtain copies of FEMA's Flood Map Revision Application Packages, please refer to the FEMA website at <http://www.fema.gov/business/nfip/forms.shtm>.

Please Note:

Many NFIP participating communities have adopted floodplain management building requirements which are more restrictive than the minimum federal standards described in 44 CFR. Please contact the local community's floodplain manager for more information on local floodplain management building requirements. The Stockton City floodplain manager can be reached by calling Mike B. Niblock, Director, Community Development Department, at (209) 937-2317. The San Joaquin County floodplain manager can be reached by calling Thomas R. Flinn, Director, Department of Public Works, at (209) 468-3000.

If you have any questions or concerns, please do not hesitate to call Cynthia McKenzie of the Mitigation staff at (510) 627-7190.

Sincerely,



Gregor Blackburn, CFM, Branch Chief
Floodplain Management and Insurance Branch

cc:

Mike B. Niblock, Director, Community Development Department, City of Stockton
Thomas R. Flinn, Director, Department of Public Works, San Joaquin County
Ray Lee, State of California, Department of Water Resources, Central District
Cynthia McKenzie, Senior Floodplanner, CFM, DHS/FEMA Region IX
Alessandro Amaglio, Environmental Officer, DHS/FEMA Region IX

Field, Douglas

David M. Sanders
Gregory G. Snyder
Fred G. Wiesner
R. Duane Skelton
James T. Harry
John A. McFadden
Mark D. McCauley

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Rancho Cordova, California 95670
Telephone: (916) 851-3700
Facsimile: (916) 851-3730

*Workers' Compensation
Hearing Representatives*
Stephen Headd
John P. Jeffs

Paralegals
Claire D. Bryant
Deborah Plewniak

Legal Office Administrator
Cheryl A. Mattox

March 6, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, California 95833-3509

RE: Draft Environmental Impact Report/San Joaquin County Courthouse

Dear Mr. Ripperda:

I am writing to comment on the draft EIR and its recommendation for the Washington Street site for the new San Joaquin County Courthouse. Although my office is in Rancho Cordova in Sacramento County I have numerous cases in San Joaquin County and I and my colleagues are in that court weekly if not daily. I also live in San Joaquin County.

It is my view that the proposed Washington Street site is the much less desirable of the alternatives. Its distance from other operational offices which have direct influence on the courthouse operations, and will result in considerable inefficiencies of travel time and the movement of papers and materials. The need to travel to the Washington Street site will increase traffic and it is not unreasonable to suppose that many individuals who will need to access the Washington Street site will need to make the trip multiple times each day. | MR-1
| MR-3
| MR-5

In addition, many current downtown businesses rely on clientele that is using the current site and if the courthouse is moved to Washington Street, these businesses will suffer greatly and many likely will close. This will have deleterious environmental consequences for Downtown. | MR-4

Thank you for your kind attention to this letter.

RCVD '09 MAR 10

Sincerely,



Douglas L. Field
DLF/lfg



San Joaquin County Bar Association

Fowler-Trinchera, Sharryl

SUITE 300
20 N. SUTTER STREET
STOCKTON, CALIFORNIA 95202
(209) 948-0125
FAX (209) 948-1361

SHARRYL FOWLER-TRINCHERA
PRESIDENT

KRISTINE EAGLE
PRESIDENT ELECT

STEPHANIE ROUNDY
SECRETARY

DAVID W. BAIRD
DIRECTOR

BOARD OF GOVERNORS
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STEVEN L. BROWN
VALLI ISRAELS
KERRY KRUEGER
ABRAM FEUERSTEIN
KRISTINE EAGLE
BRETT McCUSKER

March 6, 2009

Jerry Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Ste. 400
Sacramento, CA 95834

RE: New Stockton Courthouse EIR

Dear Mr. Ripperda,

I am writing at the request of the Board of Governors of the San Joaquin County Bar Association regarding the Environmental Impact Report relating to the site for the new courthouse proposed for Stockton. The Board believes that the Draft EIR does not sufficiently address traffic congestion, parking, urban decay and court efficiency at the two sites and requests that these issues be further studied before the EIR is approved. | MR-5
| MR-4

The Board also informally polled its members by email with the result that 91.5% supported the Hunter Square site while 8.5% supported the Washington St. site.

Sincerely,

Sharryl Fowler-Trinchera
President
San Joaquin County Bar Association

RCVD '09 MAR 09



SAN JOAQUIN COUNTY PUBLIC DEFENDER

Fox, Peter

102 S. SAN JOAQUIN STREET, ROOM 1
POST OFFICE BOX 201030
STOCKTON, CALIFORNIA 95201 - 9030

TELEPHONE: (209) 468-2730
FAX: (209) 468-2267

PETER FOX
Public Defender

JEFF WELLERSTEIN
Assistant Public Defender

RECEIVED
FEB 05 2009

February 3, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Re: New San Joaquin County Courthouse

Mr. Ripperda,

It is important that I contribute my office's voice to the public comment on the proposed new courthouse. I will state my case simply:

A new courthouse at the Washington Street site would be a disaster for my office. On any given date the majority of our 57 attorneys are in court a block away from our current office on the corner of San Joaquin and Market Streets. We will be moving, before a new courthouse is built, to Main Street between Sutter and San Joaquin Streets, a half block from the courthouse.

Our new site will be **seven and a half blocks** from the corner of Washington and Madison. Such a long walk will impair our functioning severely. It is no consolation that there may be parking at the new courthouse as we will be at least two and a half blocks from where we park our cars.

In San Joaquin County, most of the courtrooms are devoted to criminal cases, and the vast majority of those involving defense counsel utilize the services of my office. Please take into consideration the inconvenience presented to many people who work in the courthouse on a daily basis.

MR-3

Yours truly,

Peter Fox
Public Defender

Terri Furr
16 N American St.
Stockton, CA 95202-3019

February 28, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
e-mail: Jerry.Ripperda@jud.ca.gov
FAX: (916) 263-8140

RCVD '09 MAR 05

Dear Mr. Jerome Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report (EIR) so the decision makers can see I support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

I believe the Washington Street site will have a negative impact on the downtown environment. It would cause vacancies to properties within the immediate area (within four blocks) of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of this area as we saw from the 1970's-1990's when downtown businesses moved out north. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

MR-4

The area around the current courthouse has come to be known as the "government district". Therefore, businesses and government aligned services are clustered in properties within a 2-4 block walking distance of the courthouse. Studies about most downtowns, including Stockton's downtown, have shown that people will only walk 2-4 blocks to get to a location before they want to be transported. Moving the courthouse to Washington and Madison would entail more than a six block walk from its current site. This would cause businesses that rely on servicing the courts to shut down or abandon their current locations and move, if they could afford it, to be closer to the courthouse. Business locations would spread out, thus reversing the revitalization strategy in place for business clusters to surround the current government district around Hunter Square.

I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,

[Your Name]

Terri Furr

Garcia, Guillermo

3/03/09

Guillermo's Jewelers
39 S. SAN JOAQUIN ST
STOCKTON, CA. 95202
209-547-1668

February 28, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
e-mail: Jerry.Ripperda@jud.ca.gov
FAX: (916) 263-8140

Dear Mr. Jerome Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report (EIR) so the decision makers can see I support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

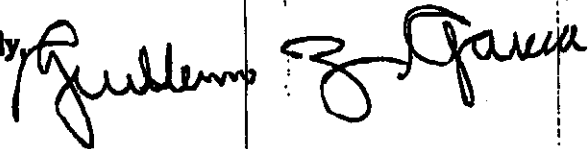
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MR-4

I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely, 

[Your Name]

GEIGER & KEEN LLP
ATTORNEYS AT LAW

Geiger, Dennis

311 EAST MAIN STREET
SUITE 400

STOCKTON, CALIFORNIA 95202

TELEPHONE (209) 948-0434
FACSIMILE (209) 948-9451

JOHN B. RUDQUIST
OF COUNSEL

CHARLES E. KEEN
OF COUNSEL

DENNIS DONALD GEIGER
e-mail dgeiger@bgrn.com

March 4, 2009

ROW 408 MAR 09

Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Ste 400
Sacramento, CA 95833-3509

Re: Final Environmental Impact Report Re New Courthouse Location

Dear Mr. Ripperda:

I am writing in response to the Final Environmental Impact Report (EIR) and in support of Stockton's Hunter Square proposed location for the construction of a new courthouse in Stockton, California. My oral testimony at the public hearing are already a part of the administrative record. However, I feel that this decision is so important to the City of Stockton and the County of San Joaquin, that I am following it up with written comments. I am a past President of the San Joaquin County Bar Association. For approximately 10 years I was President of the Downtown Stockton Alliance, a property based improvement district dedicated to the renovation of downtown Stockton. I have served on numerous commissions and committees, all in support of the revitalization of downtown Stockton. To build a new courthouse in Stockton, in a location other than Hunter Square would be a travesty and would undercut the great progress that has been made in recent years. The Hunter Square area is the historical site of courts in San Joaquin County. Over a long period of time, economic decisions have been made by surrounding business and building owners dependent upon the continuation of the location of the court at Hunter Square. The most recent examples of dollars being spent in anticipation of the continue presence of the courts would be the parking structure in the Stewart Ebberhart Building, the parking structure at the Coy garage just north of the proposed courthouse, and the construction of the intermodal transfer station on Weber Avenue. All of these investments were made with an eye to the continuing presence of courts in downtown Stockton.

MR-1

MR-6

The economic devastation which would follow the loss of the Hunter Square courthouse would potentially lead to blight in our downtown community. I say this without hesitation, as many of our local "mom and pop" businesses are dependent upon foot traffic generated by the judicial system. The attorneys who have invested in downtown offices to facilitate their active trial practices will also be adversely impacted. The Washington Street proposed location, although not a great distance from downtown Stockton, is of sufficient distance that it would change peoples behavior and have adverse consequences, not only on the economics of downtown, but as to the overall

MR-4

Jerome Ripperda

Re: Final Environmental Impact Report Re New Courthouse Location

March 4, 2009

Page 2

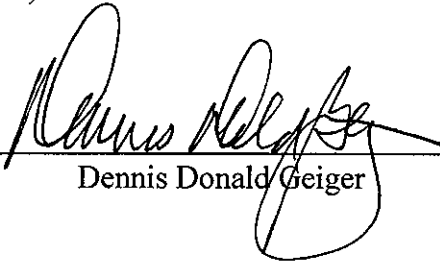
climate, air quality, and traffic in downtown Stockton. It is not within walking distance of already built structures, offices, and parking. | MR-5

I have now practiced for over 40 years at the corner of Main and San Joaquin streets in Stockton. My office is directly across the street from the existing and proposed courthouse. I have seen ups and downs in our downtown community. I have worked vigorously for many years for a return of the "ups". There is no justification which would support the Washington Street site which would offset the devastation which would occur in downtown Stockton if the Washington Street site was improvidently chosen.

Sincerely yours,

GEIGER, COON & KEEN LLP

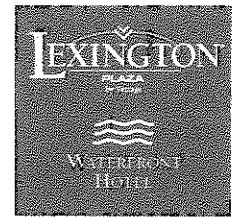
By: _____


Dennis Donald Geiger

DDG/dg

cc: Judge Murray

San Joaquin Superior Court



Gerrese, Jereon

March 4, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

E-mail: Jerry.Ripperda@jud.ca.gov
FAX: (916) 263-8140

Dear Mr. Jerome Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report (EIR) so the decision makers can see I support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

I believe the Washington Street site will have a negative impact on the downtown environment. It would cause vacancies to properties within the immediate area (within four blocks) of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of this area as we saw from the 1970's-1990's when downtown businesses moved out north. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

The area around the current courthouse has come to be known as the "government district". Therefore, businesses and government aligned services are clustered in properties within a 2-4 block walking distance of the courthouse. Studies about most downtowns, including Stockton's downtown, have shown that people will only walk 2-4 blocks to get to a location before they want to be transported. Moving the courthouse to Washington and Madison would entail more than a six block walk from its current site. This would cause businesses that rely on servicing the courts to shut down or abandon their current locations and move, if they could afford it, to be closer to the courthouse. Business locations would spread out, thus reversing the revitalization strategy in place for business clusters to surround the current government district around Hunter Square.

MR-4

I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jeroen L.M. Gerrese', written over a horizontal line.

Jeroen L.M. Gerrese
Vice President

110 West Fremont Street
Stockton California 95202
(209) 944-1140

Ginns, Scott

CASSEL MALM FAGUNDES

Limited Liability Partnership
6 El Dorado South, Suite 601
Stockton, CA 95202
Telephone: (209) 870-7900 • Fax: (209) 870-7922

2009 MAR 02 10:40 AM

Joseph H. Fagundes
Scott Malm
P. Gary Cassel
Scott A. Ginns
Pamela R. Peters
Carlos M. Ambriz
David King

February 27, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Re: Comment on Draft EIR for the new Stockton Courthouse

Dear Mr. Ripperda:

Please accept my comments in support of the new courthouse remaining in downtown Stockton at the Hunter Square location.

MR-1

As a matter of background, I am an attorney whose practice has been located in downtown Stockton within walking distance of the courthouse since 1991.

Initially, when I came to town, the downtown area was overcome with empty businesses and hotels which catered to prostitution and drugs. Through the hard work of our local government, the courts, downtown business owners and concerned citizens, the downtown area has rid itself of many of the problems with crime and has been going through a revitalization which even in these difficult economic times is a breath of fresh air over our prior conditions.

When my prior firm (Diehl, Steinheimer, Riggio, Haydel & Mordaunt) was faced with a decision to purchase land to construct our own building to the north of downtown, we decided to remain downtown and lease office space at the Washington Mutual Bank Building. Part of our decision was the negative economic impact to local businesses in taking almost 100 employees and relocating them outside of the downtown area.

If the courthouse is moved to the Washington Street location, the negative economic impact to local downtown business owners will be devastating. Not only will the loss be felt from loss of business from all of the court employees who will be relocated, but also from the countless members of the public who use our courts.

MR-4

Mr. Jerome Ripperda
Administrative Office of the Courts
February 27, 2009
Page 2

I am fearful that our downtown area will return to the era of blight and crime that so many of us have worked so hard to overcome.

MR-4

My current practice is located in the Pacific State Bank Building at 6 South El Dorado Street. This is adjacent to Hunter Square. Even though the Washington Street location is only .3 miles away, it has been my experience when attending to business in the area, virtually all business required transportation to the location by vehicle. The environmental impact of all of the attorneys located within walking distance of the current courthouse who will drive vehicles to the Washington Street location cannot be ignored. Personally, I can envision several trips in a single day to attend morning calendars, return to my office and later return for afternoon settlement conferences or other court business leading to increased greenhouse emissions, demands on parking and other negative aspects.

MR-5

Compound this with all of the attorneys in both the private and public sector who will have to drive from the downtown area to Washington Street and be faced with parking issues, etc., will lead to inefficiency of the local bar as well as the efficient administration of our courts.

MR-3

Further, the downtown area is well equipped for the members of the public who need to interface with the court system on a regular basis. Concern has to be acknowledged based on the location of schools, the children's museum and other locations of concern where certain elements of our society will be put in closer proximity if the potential Washington Street location is selected.

MR-7


In conclusion, it is my belief that the most efficient utilization of courthouse resources will occur with the new courthouse located adjacent to the current building. I also believe that the local downtown community as well as the entire City of Stockton will be best benefitted by the selection of Hunter Square as the location for the new courthouse.

MR-1

Mr. Jerome Ripperda
Administrative Office of the Courts
February 27, 2009
Page 3

Thank you for your consideration.

Very truly yours,

A handwritten signature in cursive script that reads "Scott A. Ginns".

SCOTT A. GINNS
SAG/lw

cc: Honorable William J. Murray, Jr.



PUBLIC WORKSHOP/ HEARING

for the

**NEW STOCKTON COURTHOUSE FOR THE
SUPERIOR COURT OF CALIFORNIA, COUNTY OF SAN JOAQUIN**

Draft Environmental Impact Report (DEIR)

February 19, 2009

San Joaquin Regional Transit District Downtown Transit Center Boardroom
421 E. Weber Avenue
Stockton, CA 95202

ADMINISTRATIVE OFFICE
OF THE COURTS
455 Golden Gate Avenue
San Francisco, CA
94102-3688
Tel 415-865-4200
TDD 415-865-4272
Fax 415-865-4205
www.courtinfo.ca.gov

SPEAKER/COMMENT CARD

PLEASE CHECK THE APPROPRIATE BOX BELOW:

I wish to speak at the Public Hearing.

I have provided my comments on this sheet.

Name: DEBORAH GURLEY
Organization: _____
Address: 2501 Belleview
Zip Code: 95206
Phone: (209) 941-0264
E-mail: _____

COMMENTS: I FEEL THE STAY A HUNT
CEN'T BECAUSE OTHER PLACE BE TO
FAR GET THING DONE

MR-3

PLEASE USE THE BACK OF THIS PAGE IF NEEDED.

HARRIS, PERISHO & RUIZ

ATTORNEYS AT LAW

Harris, John

JOHN M. HARRIS
JOEL T. PERISHO
S. DEAN RUIZ

BROOKSIDE CORPORATE CENTER
3439 BROOKSIDE ROAD, SUITE 210
STOCKTON CALIFORNIA 95219
TELEPHONE: (209) 957-4254
FACSIMILE: (209) 957-5338

March 3, 2009

Jerome Ripperda
Administrative Office of the Courts
Northern/Central Regional Office
2860 Gateway Oaks, Ste. 400
Sacramento, CA 95833-3509

RCVD '09 MAR 05

Re: Stockton Courthouse

Dear Mr. Ripperda:

I am a fourth generation Stocktonian and have had the pleasure of practicing law in San Joaquin County for the past 33 years.

I write with regard to the proposed location of the new San Joaquin County Courthouse. It is my understanding that there are two sites under consideration; the current and historical location at Hunter Square and a parcel on Washington Street approximately ½ mile away. I strongly support the Hunter Square alternative for historical, economic and practical reasons.

MR-1

The Courthouse has been the center of downtown Stockton for 150 years. Downtown Stockton has struggled and it is the Courthouse and the surrounding governmental and private businesses which anchor that downtown and provide a base upon which the downtown core area has finally begun to thrive. Only recently there has been significant progress toward revitalizing the area. If the Courthouse is moved from Hunter Square there will certainly be significant negative economic impact to Stockton. Pulling the anchor from the downtown core will seriously damage downtown Stockton.

MR-6

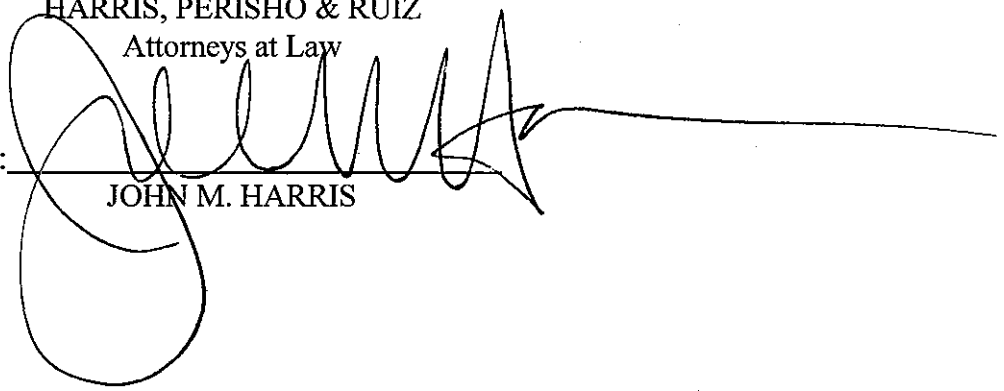
MR-4

Courthouses and public buildings are the lifeblood of most downtowns. To move this key facility away from the downtown core would be a serious blow to Stockton, the downtown area and merchants and frankly, in many ways, to our spirit.

The logistics of having county employees, attorneys and citizens with court business travel back and forth between the downtown core and a Washington Street courthouse would be extremely inefficient and wasteful of time and personal and public resources. It simply does not make logical sense.

The Courthouse belongs in Hunter Square. If it were relocated a block away that may not be a problem. However, the Washington Street site is clearly not in the best interest of the citizens of San Joaquin County.

Very truly yours,
HARRIS, PERISHO & RUIZ
Attorneys at Law

By: 
JOHN M. HARRIS

JMH/dv

From: [Dennis L. Hay](mailto:dhay@whw-law.com) [dhay@whw-law.com]
Sent: Thursday, March 05, 2009 1:52 PM
To: Ripperda, Jerry
Subject: San Joaquin County new Stockton Court site

I believe that most attorneys would support the Hunter Square location rather than the Washington site as being more convenient for the majority of attorneys using the Stockton Superior Court. In any case, this attorney and member of the Board of Governors for the San Joaquin County Bar Association supports the Hunter Square location.

MR-1

From: EDWARD HEALEY [heagley@hotmail.com]
Sent: Monday, March 09, 2009 1:39 PM
To: Ripperda, Jerry
Subject: Location of Stockton courthouse

Thursday, March 09, 2009

Mr. Ripperda,

My name is Edward Healey, and I am an attorney in the San Joaquin County Public Defender's office in Stockton, California. I have been a Deputy Public Defender for San Joaquin County for 29 years, and I have been a resident of Stockton for 29 years.

I am very concerned that the draft EIR which was recently issued regarding the new downtown courthouse fails to account for a number of important factors which would favor the Hunter Square site over the Washington Street site. In considering whether the AOC should issue a "Statement of Overriding Considerations" with regard to developing the Hunter Square alternative, please consider the following:

E. Healy-1

1) **Efficiency:** The goals of increasing and promoting efficiency in court operations is not achieved by building a courthouse six to eight blocks away from the vast majority of daily users of the courthouse. Most attorneys that practice criminal law, including private, public defender and district attorney deputies have offices within one or two blocks of the current courthouse. The police department is less than one block away. The new county administration building is across the street from Hunter Square. The probation department is mere feet away from the current courthouse. These are frequent and daily users of the court, and we all walk to and from court once we park our cars for the day in one of the many convenient parking structures.

MR-3

Separating the court from these agencies and offices does not promote interaction, efficiency or communication; indeed, it will do just the opposite. Trips to court will be lengthier; transportation of witnesses will be more complicated.

With regards to accessibility to court users, the new downtown transportation hub is even further away from the Washington street site than the agencies I just mentioned. Any assertion that the Washington street site is "as accessible" as the current courthouse ignores the realities of folks who must depend on public transportation to get to court, a population with which I am especially concerned, as they comprise a large portion of my court assigned caseload.

2) **Traffic and Pollution:** I am very concerned to see that the draft EIR did not address what is clearly the most significant traffic issue with regard to the

MR-5

Washington Street site, that the attorneys and clients, police officers, probation officers, and others located downtown will have to drive back and forth numerous times a day to get from their offices to court. Lest you think that we are simply opposed to a brisk eight block walk, I must tell you that normally I have to bring numerous files to court, and during a trial I may have to bring multiple boxes. This is the case with every trial lawyer I know, not to mention probation officers who sometimes have hundreds of files a day, and police officers who are charged with the custody of large amounts of evidence. It is simply impractical to transport such large quantities of material by foot. As it is now, I park my car and do not use it unless I have to appear in another city. The Washington Street site will double or triple my car usage, and that of most of my colleagues. So how is it that increased traffic and pollution is not a natural and probable consequence of the Washington Street site?

MR-5

If the writers of the draft EIR do not understand this consequence, then they do not have an accurate picture of the users of the courthouse and how their needs affect the traffic and pollution, and how to mitigate those potential problems. They are mitigated by placing the courthouse in the Hunter Square location.

I have been informed that this concern was raised in the scoping meeting in July 2008, as a public comment. I believed that created an issue the writers of the draft EIR were obliged to address. So far I have not heard an adequate explanation about why this very important impact of the Washington Street site is omitted from the draft EIR.

3) **Downtown/Urban Decay:** Movement away from the downtown core to Washington Street will have an adverse impact on the downtown economy in general and specifically on numerous downtown businesses that depend on foot traffic around the courthouse.

MR-4

The Hunter Square site will assure the continued success of the hard-won achievement of these businesses.

These are my objections to the Washington Street site. The Hunter Square site is one which will promote efficiency, mitigate traffic and pollution issues, and discourage urban decay by assuring the continued health and development of a vital downtown. Many businesses and livelihoods will flourish or fail depending on your decision. Please support Stockton and San Joaquin County by finding that overriding considerations mandate the Hunter Square as the site for the new courthouse.

MR-3
MR-5
MR-4

Sincerely,

Edward Healey
Attorney at Law (Deputy Public Defender)
102 S. San Joaquin Street, Room 1

Stockton, CA 95202
(209) 468-4273

AL WARREN HOSLETT
ATTORNEY AT LAW
311 EAST MAIN STREET
SUITE 504
STOCKTON, CALIFORNIA 95202
TELEPHONE (209) 943-5551
FAX (209) 943-0251

AL WARREN HOSLETT
PAMELA A. FORBUS

March 5, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction
and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Via U. S. Mail and email
Jerry.Ripperda@jud.ca.gov

Re: Location of New San Joaquin County Courts Building

Dear Mr. Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report (EIR) so the decision makers can see that I support the proposal of the Administrative Office of the Courts (AOC) to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

I believe that it is in the best interests of the Stockton community to retain the Stockton Branch of the San Joaquin Superior Courts in the area of the existing San Joaquin County Courthouse as the preferred location for the construction of the new Courts building. This location, which includes the proposed Hunter Square location, is centrally located in the core of downtown Stockton.

My law firm, including those previously associated with it, has been located in the area surrounding the current Courthouse for approximately one hundred years. When other law offices were moving north to the new office buildings, my office, along with others, remained in the Downtown area because we believed in supporting Downtown Stockton. We liked being within easy walking distance of the Courthouse and the Courts. Now, some of those law offices that moved north are beginning to return to Downtown Stockton. However, I think that if the Courts building is moved to the Washington Street location, there would be a reversal of that trend.

MR-4

The San Joaquin Regional Transit District (RTD) has recently constructed and now maintains its Downtown Transit Center (DTC) within 2 blocks of the Hunter Square location. As the hub for transit services within San Joaquin County, buses from throughout Stockton and San Joaquin County pass through DTC, permitting individuals easy access to the new Courts Building without the necessity of having an automobile or without requiring a long work. One of RTD's factors in locating its DTC at this location was to be within a couple of blocks of governmental activities in Downtown Stockton, including the San Joaquin Superior Courts. In fact, RTD has a cooperative agreement that provides prospective jurors the right to ride RTD's buses when called for jury service in lieu of driving into the Downtown area and thus requiring the County and the Courts to provide parking for them.

MR-3

RCVD '09 MAR 09

Access to the Hunter Square location is far superior to the Washington Street site. There are existing parking lots and structures within a few blocks of the Hunter Square location; such amenities would have to be constructed in order to make the new Courts building available to the public. Street access to the Washington Street site is extremely limited due to the I-5 and Crosstown Freeways serving as a natural barrier on two sides of the area, limiting street access to this site and the area surrounding the Washington Street location.

The area around the current Courthouse and the Hunter Square location is surrounded by many governmental and business entities. The County is now building a new additional administration building across the street from the current Courthouse and within a block of the Hunter Square location. The offices of the District Attorney and of the Public Defender are within a block or two of the Hunter Square location; moving to the Washington Street location would require transportation not now required. The City of Stockton has recently acquired a multi-storied office building within 2 blocks of the existing Courthouse and has and will be moving some of its departments and activities into that building.

MR-3

Businesses and government-aligned services are clustered in properties within a short walking distance of the Courthouse and the Hunter Square location. There are restaurants and other businesses within a couple of blocks of the Hunter Square location for jurors, for parties and witnesses in Court proceedings, for attorneys, for those working in the new Courts building, and for others having business associated with the Courts. There are very limited such businesses within a couple of blocks of the Washington Street location, and therefore these individuals would be required to get in their cars to leave the area for lunch and to do other business within the Downtown area.

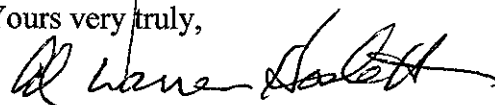
With the current economic condition, now is not the time for government to take such action as moving the Courts from an established downtown location to an outlying location with little or no services available to those that will be required to attend Court activities. This would cause businesses that are currently servicing the Courts community to close or abandon their current locations and move, if they could afford it and if there are available locations, to be closer to the new Courts building. It would cause vacancies in properties within the immediate area of the current Courthouse and adjacent to Hunter Square location; these vacancies would cause the deterioration of this area as we saw in the 1970's when downtown businesses moved out north. And this would result in a reversal of the City of Stockton's revitalization strategy in place for business clusters to surround the current government district around Hunter Square.

MR-4

I therefore encourage you to consider the negative impact that placing the new courthouse at the Washington Street location will have on Downtown Stockton. I strongly encourage your support for the Hunter Square location.

Thank you for your support of the Hunter Square location.

Yours very truly,



AL WARREN HOSLETT

Jelloule, Aziz

AJ MINI SHOP408 E. WEBER AVE.
STOCKTON, CA 95202(209) 464-~~6315~~
0886

February 28, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
e-mail: Jerry.Ripperda@jud.ca.gov
FAX: (916) 263-8140

Dear Mr. Jerome Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report (EIR) so the decision makers can see I support the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

I believe the Washington Street site will have a negative impact on the downtown environment. It would cause vacancies to properties within the immediate area (within four blocks) of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of this area as we saw from the 1970's-1990's when downtown businesses moved out north. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

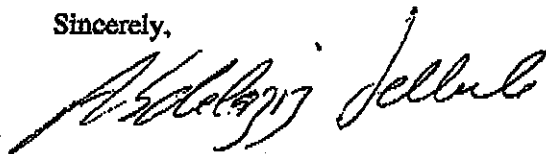
The area around the current courthouse has come to be known as the "government district". Therefore, businesses and government aligned services are clustered in properties within a 2-4 block walking distance of the courthouse. Studies about most downtowns, including Stockton's downtown, have shown that people will only walk 2-4 blocks to get to a location before they want to be transported. Moving the courthouse to Washington and Madison would entail more than a six block walk from its current site. This would cause businesses that rely on servicing the courts to shut down or abandon their current locations and move, if they could afford it, to be closer to the courthouse. Business locations would spread out, thus reversing the revitalization strategy in place for business clusters to surround the current government district around Hunter Square.

MR-4

I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,



Aziz Jelloule

[Your Name]

Dennis E. Jones
Owner, Stockton Barber College
410 East Weber
Stockton, CA 95202
February 28, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Dear Mr. Ripperda:

I am very disappointed to know that the State is in any way thinking (or not thinking) to move the Court House to an address on Washington Street. I would like to have this letter included in the Final Environmental Impact Report to help do the right thing in the proposal to construct a new courthouse in Stockton's Hunter Square and defiantly oppose the Washington Street Site.

MR-1

Everything the City has done in the last 10 years has hurt the small businesses in this town. They closed down hotels, which are still standing and full of rats and cockroaches and these people were my largest contributor to my business. We have people who are remodeling older buildings to attract those people who do business with the existing courthouse. So I believe the Washington Street site will have much more than a negative impact on the downtown business environment. It would cause vacancies to properties within the immediate area (within four blocks) of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of this area as we saw from the 1970's-1990 when downtown businesses moved out north. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

MR-4

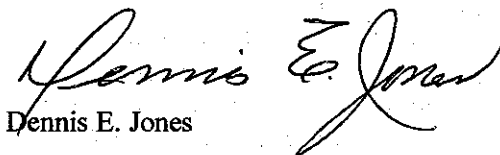
It would cause havoc with the businesses that are trying to work in the downtown area and with the courthouse. This includes sandwich shops and restaurants.

I encourage you, Mr. Ripperda, to consider the more than negative impact a courthouse located on Washington Street would do to the change and reestablishing of what was a negative area when the downtown businesses moved out North in the 1970.s and 1990's.

I therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,


Dennis E. Jones

RCUD '09 MAR 09

From: Karen Joseph [karen_cbbuilding@yahoo.com]
Sent: Friday, March 06, 2009 6:05 AM
To: Ripperda, Jerry
Cc: dsmallie@downtownstockton.org
Subject: San Joaquin County Courthouse
March 6, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Dear Mr. Ripperda:

I am writing to have my comments included in the Final Environmental Impact Report so the decision makers can see I support the Administrative Office of the Courts' proposal to construct a new courthouse in Stockton's Hunter Square and oppose the Washington Street site.

MR-1

My family purchased the Historic California Building, built in 1917, located on the southwest corner of San Joaquin Street and Main Street in downtown Stockton in May of 2008. We are across the street from the current courthouse site and approximately one block from the proposed Hunter Square site.

I believe the Washington Street site will have a negative impact on the downtown environment. It would cause vacancies to properties within the immediate area, including my building, of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of this area as we saw from the 1970's to 1990's when downtown businesses moved out north of the downtown area. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

The area around the current courthouse has come to be known as the government district. Therefore, businesses and government aligned services are clustered in properties within a two to four block walking distance of the courthouse. Studies about most downtowns, including Stockton's downtown, have shown that people will only walk two to four blocks to get to a location before they want to be transported. Moving the courthouse to Washington and Madison would entail more than a six block walk from its current site. This would cause businesses that rely on servicing the courts to shut down or abandon their current locations and move, if they could afford, to be closer to the courthouse. Business locations would spread out, thus reversing the revitalization strategy in place for business clusters to surround the current government district around Hunter Square. I believe this would have a negative impact on our tenants in our building since the walk to the proposed Washington Street location would be approximately seven blocks.

MR-4

I therefore encourage you to consider the negative impact a new courthouse will have at

the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your support.

Sincerely,

Karen Joseph, Building Owner and Manager
CB Building, LLC
11 South San Joaquin, Suite 201
Stockton, CA 95202
(209) 463-3569 office
(209) 463-3130 fax
(209) 324-9532 cell
karen_cbbuilding@yahoo.com

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*RETIRED

A PROFESSIONAL LAW CORPORATION

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Keeling, Thomas

JOHN W. VISS

ELIZABETH F. GUREV

COREN D. WONG

ALYSIA F. STEVENSON

March 6, 2009

Via Email Jerry.Ripperda@jud.ca.gov
and U.S. Mail

Jerry Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95834

**Re: Comment on Draft EIR for the Proposed New Courthouse in Stockton,
California – Preference for the Hunter Square Expanded Alternative**

Dear Mr. Ripperda:

The purpose of this letter is to express support for the Hunter Square alternative for the proposed new Stockton courthouse.

MR-1

I am an attorney practicing in Stockton, the immediate past President of the San Joaquin County Bar Association, a past member of the bar association's Board of Governors, and, currently, an ex officio member of the Board. Over the past decade, I have also been intimately involved in the City's downtown revitalization efforts, both as an attorney and as an active participant in various organizations in our community. I feel compelled to comment on the Draft Environmental Impact Report ("EIR") for the new courthouse. I write on behalf of myself and not on behalf of any organization.

The EIR evaluates four alternatives: the No Project alternative, the Hunter Square Expanded alternative, the Washington Street alternative, and the Private Parcels alternative. Of these, the Hunter Square Expanded alternative and the Washington Street alternative are the only alternatives that could hope to meet the needs of the court and the community. And the Hunter Square alternative is the most consistent with the overall economic and environmental health of the community.

First, by focusing only on the morning and afternoon peak hours, the EIR does not adequately assess the traffic impact of the Washington Street alternative. Many or most of the daily users of the court – personnel from the District Attorney's office, the Public Defender's Office, the offices of the City Attorney and County Counsel, the probation

Keeling-1

RCVD '09 MAR 09

Jerry Ripperda
March 6, 2009
Page 2

department, and from numerous private law offices located near Hunter Square – would have to travel further to get to the Washington Street site. Many attorneys from these offices make multiples trips to the court each day. Currently, they walk. If the new court is built on the Washington Street alternative site, most of those attorneys will drive. Considered in the aggregate, the increase in traffic and pollution will be significant. The EIR greatly understates these impacts.

Keeling-1
Cont.

For the same reasons, a new courthouse at the Washington Street site will **impair the efficiency of the law-related operations**, public and private, that are located where they are precisely because they are adjacent to or near Hunter Square. The majority of law firms located elsewhere are not located near the Washington Street site, but, rather, to the north. I believe the operations of the court itself will also be adversely affected by these inefficiencies. The EIR does not capture these inefficiencies in its discussion of impacts on the community.

MR-3

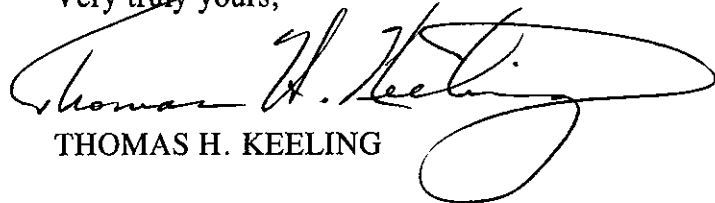
And, from my perspective, the most serious deficiency of the EIR is its failure to appreciate **the economic impact of a Washington Street courthouse on downtown Stockton**. Ten years ago, downtown Stockton was on the brink of complete economic collapse. During the last ten years, an aggressive revitalization effort has succeeded in breathing new life -- albeit not yet true economic health -- into the downtown core. The Weber Point improvements and promenade, the rehabilitated Stockton Hotel and Fox Theatre, the new Downtown Transit Center, the restored Cort Tower and Kress Building, among other developments, are beginning to transform downtown Stockton for the better. The restored Kress Building, for example, is located a block east of the current courthouse and has become home to the San Joaquin County Bar Association, the County Law Library and many private attorneys.

MR-4

The Superior Court is a primary center of gravity for continuing economic progress. If it is moved to the Washington Street site, I believe much of the costly downtown revitalization effort over the past ten years will be undone. The downtown core is not yet strong enough, financially, to counter such an event. Such a shift would undermine the progress already made through the expenditure of vast sums of public and private resources. The deterioration will be substantial and visible, reflected in vacant storefronts and declining business revenue.

In short, the Hunter Square Expanded alternative is the preferable alternative. The EIR greatly understates the negative impacts of the Washington Street alternative.

Very truly yours,



THOMAS H. KEELING

THK:tmr

cc: Hon. William Murray, Presiding Judge, San Joaquin County Superior Court
Sharryl Fowler-Trinchera, President, San Joaquin County Bar Association

From: San Joaquin Partnership - Jan Klevan Ruby [jklevan@sjpnet.org]

Sent: Thursday, February 19, 2009 9:14 AM

To: Ripperda, Jerry

Subject: Stockton Courthouse

Dear Mr. Ripperda,

I cannot attend today's meeting, but would like to express my opinion on the site of the proposed courthouse. I have lived in Stockton since I was five and therefore have seen downtown Stockton's evolution over the past 50 years. If the courthouse is moved to Washington Street, it would be devastating and change the course of the downtown renaissance. If it stays at Hunter Street, downtown Stockton is preserved.

MR-4

Observe other cities that have a vibrant downtown and you can see that county/city services are located together -creating a synergy of government services. When one essential block of services such as a courthouse or city hall is moved a great distance (even a few blocks) it no longer is part of a "hub" of services, but becomes an "outpost". Additionally, with today' movement towards "green" living, moving the courthouse would necessitate additional travel by citizens, adding to vehicle pollution. Many citizens without cars use the courthouse and to move it would create great inconvenience as well as make it less accessible as the current courthouse given its distance from the offices of the District Attorney, Public Defender, county agencies, downtown law offices, the county law library, and the transit hub.

MR-3

Downtown Stockton is just beginning to emerge from the downward spiral of the 60's & 70's, please help promote it's resurgence by keep in the courthouse at the Hunter Square site.

MR-4

Sincerely,

Jan Klevan
9841 Smoky Court
Stockton, CA 95209

From: pkozlow1891@comcast.net

Sent: Thursday, March 05, 2009 11:08 AM

To: Ripperda, Jerry

Subject: New courthouse location

Jerry, As a practicing attorney and member of the San Joaquin County Bar Association, it is my preference to have the new courthouse constructed at the Hunter Square location. I do not believe the Washington Street location is a practical locations for all the persons and departments that will need to access the courthouse. Please forward this opinion to the appropriate decision makers. Thank you.

MR-1

Paul C. Kozlow

Attorney at Law

telephone: (209) 474-2297

KROLOFF, BELCHER, SMART, PERRY & CHRISTOPHERSON

ATTORNEYS AT LAW
7540 SHORELINE DRIVE
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KIM A. SMITH
KATHLEEN M. ABDALLAH
ALLISON CHERRY LAFFERTY
LAURIE BELL SCHRUM
JOSHUA J. STEVENS
KERRY L. KRUEGER
MATTHEW S. REYNOLDS
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YALE S. KROLOFF
(1907-1987)

RICHARD BELCHER
(1913-1997)

CLAUDE H. SMART, JR.
RETIRED

J. DOUGLAS VAN SANT
OF COUNSEL

MAILING ADDRESS:
P. O. BOX 692050
STOCKTON, CA 95269-2050

March 6, 2009

Mr. Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509
e-mail: Jerry.Ripperda@jud.ca.gov
Fax: (916) 263-8140

Re: New Courthouse for San Joaquin County

Dear Mr. Ripperda:

We are writing to have our comments included in the Final Environmental Impact Report (EIR) so the decision makers are aware that the law firm of Kroloff, Belcher, Smart, Perry & Christopherson supports the Administrative Office of the Courts' (AOC) proposal to construct a new courthouse in Stockton's Hunter Square and that we oppose the Washington Street site.

MR-1

We believe the Washington Street site will have a negative impact on the downtown environment. It would cause vacancies to properties within the immediate area (within four blocks) of the current courthouse adjacent to Hunter Square. These vacancies would cause the deterioration of the downtown area similar to what occurred from the 1970's-1990's when downtown businesses relocated. It has only been since 2004 that the downtown has seen a significant turnaround and rejuvenation.

The area around the current courthouse has come to be known as the "government district." Therefore, businesses and government-aligned services are clustered in properties within a 2-4 block walking distance of the courthouse. Moving the courthouse to Washington and Madison would entail more than a six block walk from the current site. We understand that studies about most downtowns, including Stockton's downtown, have shown that people will use their vehicles rather than walk to travel between their downtown offices and the courthouse if the courthouse is moved to Washington Street. The move also would cause businesses that rely on servicing the courts to shut down or abandon their current locations and move, if they could afford it, to be closer to the courthouse. Business locations would spread out, thus reversing the revitalization strategy in place for business clusters to surround the current government district around Hunter Square.

MR-4

We therefore encourage you to consider the negative impact a new courthouse will have at the Washington Street location and encourage your support for the Hunter Square site.

Thank you for your consideration of this input.

Very truly yours,

Karen Stead K.A. Stead

Henry J. Huerter

William Murray

Christopher Ang

Mrw

[Signature]

[Signature]

Gary Christopherson

KROLOFF, BELCHER, SMART,
PERRY & CHRISTOPHERSON

Scott Row

KMA:mrw

cc: Hon. William Murray, Presiding Judge of the Superior Court,
San Joaquin County

Kronlund, Honorable Barbara

2/2/09

Mr. Jerome Ripperda
AOC
2860 Gateway Oaks, Suite 400
Sacramento, CA. 95833-3509

Dear Mr. Ripperda:

I am writing in regard to the new Courthouse for Stockton. I would like to see the new structure at the Hunter Square site for a variety of reasons.

First and foremost we should consider the convenience to consumers. The D.A.'s Office has about 100 attorneys now, and the P.D.'s Office has about 80 attorneys. The County Counsel's Office has about 20 attorneys. All of these attorneys' offices are currently housed near the Hunter Square location, and these are the main attorneys who have daily courtroom duties.

To move the Courthouse to the Washington Street address, even though ½ mile away, will cause these attorneys to choose to drive over, as they frequently carry literally piles of files to court, and there will be an impact on traffic in the downtown area. In addition, with very hot summers into the fall season, professionals in business dress will not be likely to walk to the Courthouse if located at Washington Street.

MR-5

Furthermore, the smog from this traffic needs to be considered, since we frequently have "bad air" days which require schools to keep children indoors and result in air quality warnings. Being located in the Valley in an agricultural area, with seasonal burning of fields, means that we will be contributing to an already polluted air supply.

MR-9

The Courthouse has always been the center or hub of Stockton's downtown. It's presence at Hunter Square is why so many businesses took up occupancy in the downtown area. It's likely the Paragary's restaurant took this fact into account ... moving to it's Stockton location, which happens to be close to the current Courthouse site.

My concern is that if the Courthouse is moved, this will contribute to the demise of

a growing downtown for Stockton. We have worked as a community to better our downtown and revitalize business in this area. If the Courthouse moves, many of the consumers of the local business faire will go elsewhere to shop, possibly creating urban blight which we have been fighting for years and finally eliminating. It would be a huge injustice to see our downtown get run down again, like it was when I first arrived in 1990, with most of the businesses around the Courthouse vacant. Now, through persistent downtown revitalization efforts, we have seen a vast improvement over the past 15 plus years. This is a vibrant area with plenty of business, a large movie theater complex, and many multi-cultural eateries in the vicinity. It's actually aesthetically pleasing to view now.

MR-4

I also have a concern about the Washington Street location. The vast majority of the City's homeless population resides just 2 blocks from that location. The Stockton Shelter for the Homeless is the largest family shelter in the County and has a large, single men's shelter on site currently housing approximately 200 homeless males. In addition to that, St. Mary's Interfaith Community Services which offers showers and food service, as well as dental and medical services to the homeless, see several hundred homeless, many of whom are unsheltered homeless, at its facilities which are right next door to the Shelter. In essence, this area is literally the "Hub" of the bulk of homeless services for our City.

I have been very active in working with our City's homeless population for the past 13 years. I served for 10 years on the Board of Directors for the Stockton Shelter for the Homeless, including as President for a number of years. I started our County's Homeless Court 3 years ago and have served as the judge presiding over that Court since its inception up to the present time. I also founded and chaired the County's Homeless Veteran Stand Down events for the past 2 years, which offer homeless Veterans numerous benefits and services.

A homeless tent city or encampment was removed by Cal Trans in the proposed Washington Street location only a week ago! The tent city had grown quite large and many residents complained that it was not only a safety and sanitation concern, but an eye sore given its highly visible location.

I am concerned that given the fact that many of the City's homeless population have mental health and substance abuse issues, we would likely see an increase in both property crimes and violent crimes against persons if the Courthouse were relocated to the Washington site. This area would suddenly become a victim-rich environment for predators needing a "fix" or just desperate individuals on hard times due to their life's abysmal circumstances.

Kronlund-1

During a recent Homeless Veteran Benefits Faire at the Shelter and St. Mary's site, as one of the event's organizers, we arranged for volunteers to park at the

Washington Street location, and then be shuttled the two blocks to the Shelter grounds by volunteers from the Sheriff's Department, called STARS. We did this for safety concerns since this area is known to be a dangerous and unsafe area. We also arranged with the Stockton Police Department to increase patrols in the Washington Street area during our event and to help keep our Volunteers' cars safe, again, due to the common knowledge that this particular location is very dangerous.

During our Volunteer training for our Veteran event, we advised people to not walk over to the event, but to take the shuttle the 2 blocks for safety reasons. We further advised that when people left their cars at the Washington Street location to not leave any valuables behind in the vehicle for fear of auto burglaries, due to the known criminal element in that area.

In my opinion, I believe the Draft EIR makes an erroneous finding regarding security issues at the proposed Washington site. If there is in fact a Courthouse built at that location, in order to limit premises liability for criminal activity and to properly protect the citizens of this community, there will certainly be a need for increased and visible police service in the area.

Under 5.3.09.2.2 Police Protection Services, at Page 5-67 in the Draft EIR, the section states in pertinent part:

“Potential Impact: Result in substantial impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection services? Less than Significant. The Stockton Police Department does not provide security services to the Court, so the Washington Street alternative will not affect the Police Department....Therefore, this alternate will not have a significant impact on security services. Mitigation measures required: None required”.


Kronlund-2

I believe the reality of the situation at the Washington Street proposed site and the practical circumstances of the surrounding area were overlooked in developing the above cited section of the Draft EIR. Those of us who live and work in Stockton know that this is an undesirable area that most of us consider to be a “dangerous” section of Stockton.

I support the Hunter Square location for the new Courthouse for all the reasons I have stated above. First and foremost is my concern for public safety of Court staff, attorneys, and the public Court users. Please feel free to contact me if you have any questions you would like me to answer.

Thank you in advance for considering my letter.

Sincerely,

A handwritten signature in black ink, consisting of a long, sweeping horizontal stroke that curves upwards and then downwards, ending in a small hook.

Judge Barbara A. Kronlund
(209) 468-2827

Kronlund, Michael

Daniel F. Quinn
Michael C. Kronlund

March 3, 2009

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Jerome Ripperda
Administrative Office of the Court
2860 Gateway Oaks, Suite 400
Sacramento, CA. 95833-3509

Dear Mr. Ripperda:

In connection with the location for the new courthouse construction in Stockton, California, I understand there are two proposed locations. The downtown location, Hunter Square, is the preferred site in my opinion. Downtown Stockton has undergone significant redevelopment in and around the area of Hunter Square. The current court facilities are next to Hunter Square and are a Hub for much of that redevelopment. The courthouse facilities support numerous downtown businesses, and the continuing success of the redevelopment of downtown Stockton.

MR-1

MR-4

The Washington Street site does nothing in connection with the ongoing redevelopment of downtown Stockton and would in fact, if the new courthouse is built at that location, severely harm the current and future efforts of the redevelopment program that is in effect.

Additionally, the Washington Street location would put the courthouse close to a known high-crime area of the city. This will present safety issues for not only employees of the court, but the public who will be forced to use those facilities.

MR-8

I have been a practicing attorney in Stockton for 20 years and live in Stockton as well. The downtown Hunter Square location already has the infrastructure to support the courthouse. Including but not limited to numerous restaurants, businesses, attorneys' offices, including the city's largest law firms of the District Attorney's Office, Public Defender's Office, City Attorney's Office, and County Counsel.


MR-3

As someone who utilizes the court facilities on a regular basis, it is clear to me that there is only one choice for a courthouse in Stockton. I would respectfully request that you do everything that you can to see that the new courthouse is built at Hunter Square.

MR-1

Thank you for your consideration.

Very Truly Yours,


Michael C. Kronlund
MCK/cij

RCUD '09 MAR 04

Krueger, Kerry

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RETIRED

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OF COUNSEL

MAILING ADDRESS:
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STOCKTON, CA 95269-2050

March 6, 2009

Via e mail and U S Mail
Jerry.Ripperda@jud.ca.gov
Jerry Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95834

Re: Proposed New Courthouse in Stockton, California - Preference for the Hunter Square Expanded Alternative

Mr. Ripperda,

I am a practicing attorney in Stockton and an active member of the San Joaquin County Bar Association. I am writing to express my support for the Hunter Square Alternative for the proposed new Stockton courthouse.

MR-1

As a civil litigator, I use the courthouse currently located near Hunter Square. Further, as a Governor on the San Joaquin County Bar Association Board of Governors, an executive member of the Bar's Barristers' Section, member of the Bar's Women's Section, and active member of the Stockton community, serving on several non-profit Boards, I have participated in many conversations about the proposed site for the new court house. Finally, I have been a resident of Stockton for eleven years.

I am very concerned that the recently issued draft EIR regarding the location for the new downtown courthouse failed to address several critical factors which I believe are important to the legal community, the redevelopment efforts of Stockton's downtown, and the citizens of Stockton. In considering the Hunter Square alternative, please consider the following:

RCVD '09 MAR 09

Page 2

Jerry Ripperda

March 6, 2009

Downtown/Urban Decay: Stockton has invested significantly in the redevelopment of the downtown core and, importantly, individual business owners have invested in Stockton's downtown core. Many of these business rely on those working in and those and using the courthouse regularly. Movement away from the downtown core to Washington Street will have an adverse impact on the downtown economy and on these downtown businesses. While it is true, the opportunity for new businesses may arise in the Washington Street area, the livelihood of downtown will certainly decline and the costly redevelopment efforts will be undermined. Moreover, the likely ghost town effect of Stockton during the day, with visible vacant buildings and store fronts, will likely lead to a further decline in the legal and positive evening activities currently offered downtown.

MR-4

Efficiency: The goals of increasing and promoting efficiency in court operations is not achieved by building a courthouse six to eight blocks away from the vast majority of daily users of the courthouse. Most criminal attorneys, including private, public defender and district attorney deputies have offices within one or two blocks of the current courthouse. The police department is less than one block away. The new county administration building is across the street. The County law library is two blocks away. The probation department is mere feet away from the current courthouse. Separating the court from these agencies and offices will certainly injure the efficiency and communication of these law related operations.

MR-3

Traffic and Pollution: The Draft EIR only addresses traffic patterns during peak hour traffic. However, it is likely the regular court users listed above will drive over to the Washington Street site multiple times per day, not walk. This is especially true for any one needing to produce documents and/or exhibits in court. This increased traffic through the day, will increase vehicle emissions and further pollute the air we breath.

MR-5

I urge you to reconsider the above and support Stockton and San Joaquin County by finding that overriding considerations mandate the Hunter Square as the site for the new courthouse.

Very truly yours,



Kerry L. Krueger

Ort J. Lofthus

3743 Sx. Andrews Dr. Stockton CA 95219

sjloft@bcglobal.net 209-477-2688

March 5, 2009

Mr Jerome Ripperda
Administrator Officer of Courts,
Northern /Central Regional Office,
2860 Gateway Oaks #400,
Sacramento, CA, 95833/3509

Dear Mr. Ripperda,

Re: Location of new courthouse addition in Downtown Stockton

I have been a co-owner of two broadcast stations located in the core of our city since early 1950s. In our own small way, I believe we played a part in saving Downtown Stockton by operating in this area.

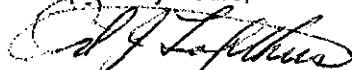
However, an **extremely important role** in the preservation of the area has been the location of our existing courthouse since the early '50's in the heart of Downtown Stockton.

Now, another, equally important opportunity to further enhance the Downtown is the placement of the proposed, new courthouse addition alongside the existing one (in Hunter Square).

It's a "Win/Win" proposition for the following reasons:

1. It will be, by far, the most **efficient** location for all phases of the court's operations. | MR-3
2. It will be the most **economical** location for the court.
3. It will be the most **convenient** location for the court's 300 employees, for its 1,500 visitors per day. | MR-3
4. It will **not require additional parking.** | Lofthus-1
5. And again, It will be another huge boost for the continuing **improvement of our Downtown Stockton.**

Respectfully Yours,


Ort J. Lofthus

RCVD '09 MAR 09

From: Neal C. Lutterman [nlutterman@riggiolaw.com]
Sent: Wednesday, March 04, 2009 5:31 PM
To: Ripperda, Jerry
Subject: San Joaquin County Courthouse Site

To Whom it May Concern:

I am writing to voice my strong opinion that the new courthouse planned for San Joaquin County be sited at Hunter Square. As an attorney who has practiced law in Stockton for nearly 13 years, I have seen the importance that the Courthouse plays in the ongoing vitality of the Downtown Stockton. The courthouse really is the heart of downtown, and City efforts to revitalize the area have gone forth with the courthouse as the hub of their efforts.

MR-1

To build the new courthouse at the proposed location on Washington Street, while it may be cheaper than the Hunter Square location, would represent a crippling blow to Stockton's revitalization efforts. Moving the courthouse would result in hundreds of potential patrons, employees and visitors being kept away from the city's core, where the primary focus of business is located. In this economy where the future of struggling downtown businesses hang in the balance, this would seem an imprudent choice.

MR-4

Moving the courthouse to the Washington Street location would also result in decreased efficiency of courthouse operations. Currently, all court personnel, as well as County Counsel, District Attorney and Public Defender employees, are either located in the courthouse, or are courthouse adjacent. To move the facility to the Washington Street location would result in increased traffic by court personnel, as well as attorneys and others who would now drive to the more remote location for business rather than simply walking to the courthouse. This will result in increased traffic loads to city streets, increased air pollution, and the need for the construction of additional parking facilities.

MR-3

MR-5

Hunter Square has historical significance for Downtown Stockton, this is true. However, that significance is rooted in the fact that Hunter Square has always been adjacent to the courthouse. The courthouse should stay at Hunter Square.

MR-6

I urge the committee to adopt the Hunter Square location as the preferred location.

MR-1

Neal Lutterman

Riggio Mordaunt & Kelly

Maxwell, William

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01/25/2009

Jerome Ripperda
Administrative Office of the Courts
North/Central Regional Office
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833 - 3509

RCVD '09 JAN 28

Dear Mr. Ripperda:

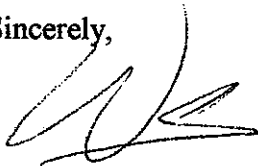
I read that in order to make building the new courthouse on Hunter Square more palatable, the deal now includes tearing down the old courthouse and sinking a 500 space parking garage below an open plaza. The sole reason, apparently, is so that lawyers & judges will not have to walk an extra four to six blocks from their offices to a courthouse on the alternative site of Washington & Madison.

Maxwell-1

There is plenty of open space for surface parking lots at the alternate site on Washington & Madison. Construction of surface parking costs approximately \$6000 per space. Construction of multi-level above ground parking lots costs about \$20,000 per space. Subterranean parking structures are even more expensive. With the money saved on construction costs, not to mention demolition costs, the county could afford a fleet of shuttles running non-stop between the Hunter Plaza and Washington & Madison. You could also toss in a fleet of electric carts, and segues, and bicycles too. For the tens of millions of dollars you would save you could hire Tibetan shirpas to carry the lawyers to and fro on their backs.

The whole plan to muscle a 12 story building into a totally unsuitable location when a much better suited alternative exists only a few blocks away not only defies logic, but is fiscal irresponsibility on a grand scale. I can't wait to read the EIR on this one.

Sincerely,



Wm Maxwell

NOMELLINI, GRILLI & MCDANIEL

PROFESSIONAL LAW CORPORATIONS

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DAVID L. GRILLI
DANIEL A. MCDANIEL
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McDaniel, Daniel 2009 02 27

February 27, 2009

**Via Email Jerry.Ripperda@jud.ca.gov
and First Class Mail**

Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Re: New Stockton Courthouse
Draft Environmental Impact Report

Dear Mr. Ripperda:

Please accept these comments concerning the Draft Environmental Impact Report ("DEIR") for the new Stockton Courthouse.

The DEIR indicates that the Administrative Office of the Courts of the Judicial Council of California ("AOC") is proposing a new courthouse in downtown Stockton at Hunter Square, adjacent to the existing San Joaquin Courthouse building at 222 E. Weber Avenue. This location is noted to be the AOC's preferred alternative, and we fully agree.

MR-1

Also evaluated in the DEIR is the "No Project" alternative, a Hunter Square Expanded alternative, a Washington Street alternative, and a Private Parcels alternative. We were surprised to see, however, that the Environmentally Superior Alternative other than No Project is indicated to be the Washington Street location. We believe this determination to be fundamentally flawed, and without a sufficient basis. We will direct these comments to the Hunter Square and Washington Street sites, as we understand the other alternatives are not viable.

McDaniel-1

In our view, for several sound reasons, including environmental reasons, the proposed

project at Hunter Square should be both the preferred alternative and the Environmentally Preferred Alternative. In any event, the AOC's preferred alternative of Hunter Square should be the chosen location regardless of any other environmentally preferred alternative.

McDaniel-1
Cont.

Before further comment we would like to preface our comments with some background. Our office was located at 235 E. Weber Avenue in 1972. I personally and continuously have been working in the downtown Stockton area since 1975. Over the years we have witnessed the decline of downtown Stockton, with the allowance of growth in other areas causing a mass exodus from the area by much of the business community. In recent years, however, downtown Stockton has made great strides in recovery, and has returned to a vibrant center of the community. Over these years we have also worked and interacted on an everyday basis with the many governmental agencies centrally located in the downtown Stockton area, including the courts. Therefore, we feel uniquely qualified to submit these comments.

We believe the Hunter Square site to be without question or reservation the most desirable location. While it is stated in the report that the Washington Street alternative has been identified as the environmentally preferred alternative, as stated above, we question this determination and submit that if any further consideration is to be given to the Washington Street alternative, further environmental analysis should be performed by the AOC. This would not be necessary if the Hunter Square alternative is adopted, and there is good reason to do that now.

McDaniel-1

The Hunter Square location would place the new courthouse adjacent to the existing courthouse. This is a central location in Stockton and for many years has been the location of the county courthouse. It is a central and core feature of the downtown Stockton area and should continue to be such. It is the historical courthouse location and center of Stockton and San Joaquin County.

MR-3

MR-6

Located in the immediate facility of the Hunter Square location are numerous public agencies involved in the administration of justice. This makes the Hunter Square site the preferred location for ease of use and the most cost-effective delivery of government services. Moreover, this dramatically reduces the carbon foot-print of the facility by reducing countless automobile trips required if the Washington Street location were adopted by the AOC.

MR-3

MR-9

Our office, as many other law offices, is located in the immediate facility of the existing courthouse and the Hunter Square site. A central location such as Hunter Square would thus allow the efficient utilization of resources not merely by the governmental agencies such as the district attorney, public defender, probation department, family services, child protective services, legal aid, and other governmental entities, but would also allow for the continued efficiencies achieved by law offices such as ours located in the downtown area. On a daily basis our staff is able to visit multiple government locations without anyone ever using an automobile, consuming fossil fuels, and wasting the travel time back and forth were the courts to be located in such a remote site as Washington Street.

MR-3

MR-5

In addition to the governmental agencies and private law offices, there is an entire structure in downtown Stockton in place that would be a benefit to the Hunter Square location, and is in part dependent upon the courthouse. Parking, restaurants, public transportation, and various service providers are all located in the downtown area and provide direct and indirect benefits to the court. These benefits are not now in place and should never be anticipated to ever be in place at the Washington Street facility. Indeed, the Washington Street facility should be expected to be an isolated, user-unfriendly location. Imagine what would be involved merely in getting a jury to lunch.

MR-3

A central feature to the downtown area is a regional transit hub located a block away from the existing courthouse, and only two blocks away from the Hunter Square site. The Washington Street location would require an uncertain extension of mass transit services. This would affect a significant segment of both court personnel as well as visitors on court business. Location at a great distance from the existing transportation hub will contribute greatly to the local generation of greenhouse gases.

MR-5

Before any serious consideration is given by the AOC to the Washington Street facility a further traffic study should be done examining not merely peak hour traffic, but also traffic throughout the day. While court personnel may travel to and from the court during peak periods, there are countless trips throughout the day to the courthouse by the many private and public persons traveling to and from the court on a daily basis. For many of those intradaily trips to the courthouse, such as our own office, rather than a short walk it will involve walking to a parking lot, getting into an automobile, driving the automobile back and forth, and then returning. This intradaily traffic will substantially burden the roads. We believe this type of traffic will be significant and substantial, further increasing the emission of greenhouse gases and the environmental impacts of the location.

MR-5

MR-9

The cumulative impacts of the relocation of the Stockton Courthouse to a Washington Street location will also have significant negative impacts on downtown Stockton that we believe have not been adequately evaluated, both in the short and the long term. As with many downtown court areas, Stockton already once suffered the loss of many businesses that had made it a truly downtown area. The years taken for recovery due to both and public and private investment in the area will have been wasted if the courthouse exits the area. Urban decay will surely ensue if the Hunter Square location is not selected by the AOC.

MR-4

Across the street from the existing courthouse is a new county administration building, and the City of Stockton has completed the acquisition of a building a block away from the courthouse for its administrative offices. The new county law library is located a block away from the courthouse, in a building recently remodeled and occupied by the County Bar Association and private law firms. The ability to access a public law library is invaluable not merely for judges and attorneys, but also to laymen struggling to represent themselves.

MR-3

Finally, the AOC should give careful consideration to contaminant issues that may be associated with the Washington Street site. Many years ago I believe there was above-ground fuel storage in the area, but we saw nothing of this in the AOC. The DEIR appears more focused

McDaniel
-2

on underground storage tanks. It is noteworthy that lead contaminated soil at the site is present, and would need to be removed. When that occurs, it is unknown what further problems will ensue.

McDaniel-
2 Cont.

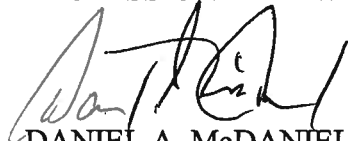
Furthermore, if anything else arises in the additional environmental analysis and possible remediation as specifically referenced at page 5-60 of the DEIR, this would most certainly cause needless delay in construction of this badly needed new courthouse.

For all of the reasons above stated, we believe the Hunter Square location to be not only the superior and preferred alternative, but also the Environmentally Superior Alternative. Consequently, we urge you to adopt a determination and any required findings to support Hunter Square as the final location.

MR-1

Very truly yours,

NOMELLINI, GRILLI & McDANIEL
PROFESSIONAL LAW CORPORATIONS



DANIEL A. McDANIEL

DAM:kk

cc: Hon. William J. Murray, Jr.

NOMELLINI, GRILLI & MCDANIEL

PROFESSIONAL LAW CORPORATIONS

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May 28, 2009

**Via Email Jerry.Ripperda@jud.ca.gov
and First Class Mail**

Jerome Ripperda
Administrative Office of the Courts
Office of Court Construction and Management
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Re: New Stockton Courthouse
Revised Draft Environmental Impact Report

Dear Mr. Ripperda:

Please accept these comments concerning the Revised Draft Environmental Impact Report ("DEIR") for the new Stockton Courthouse.

It is indicated that the Administrative Office of the Courts of the Judicial Council of California ("AOC") is proposing a new courthouse in downtown Stockton at Hunter Square, adjacent to the existing San Joaquin Courthouse building at 222 E. Weber Avenue. This location is noted to be the AOC's preferred alternative, and we fully agree. We submitted comments earlier on February 27, 2009, which in large part we reiterate.

We continue in our view that, for several compelling reasons, the proposed project at Hunter Square should be both the preferred alternative and the Environmentally Preferred Alternative. In any event, the AOC's preferred alternative of Hunter Square should be the chosen location regardless of any other environmentally preferred alternative.

As we previously noted, over the years we have witnessed the decline of downtown Stockton, with the allowance of growth in other areas causing a mass exodus from the area by

much of the business community. In recent years, however, downtown Stockton has made great strides in recovery, and has returned to a vibrant center of the community. Over these years we have also worked and interacted on an everyday basis with the many governmental agencies centrally located in the downtown Stockton area, including the courts. Therefore, we feel uniquely qualified to submit these comments.

We believe the Hunter Square site to be without question or reservation the most desirable location. Further it is the environmentally preferred alternative.

McDaniel-1

The Hunter Square location would place the new courthouse adjacent to the existing courthouse. This is a central location in Stockton and for many years has been the location of the county courthouse. It is a central and core feature of the downtown Stockton area and should continue to be such. It is the historical courthouse location and center of Stockton and San Joaquin County.

MR-3

MR-6

Located in the immediate facility of the Hunter Square location are numerous public agencies involved in the administration of justice. This makes the Hunter Square site the preferred location for ease of use and the most cost-effective delivery of government services. Moreover, this dramatically reduces the carbon foot-print of the facility by reducing countless automobile trips required if the Washington Street location were adopted by the AOC.

MR-3

MR-5

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MR-3

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MR-3

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MR-5

significant segment of both court personnel as well as visitors on court business. Location at a great distance from the existing transportation hub will contribute greatly to the local generation of greenhouse gases.

MR-5
Cont.

Doubtless there will be countless trips throughout the day to the courthouse by the many private and public persons traveling to and from the court on a daily basis, were the courthouse to be located at such a remote location as Washington Street. For many in need of intradaily trips to the courthouse, such as our own office, rather than a short walk it will involve walking to a parking lot, getting into an automobile, driving the automobile back and forth, and then returning. This intradaily traffic will substantially burden the roads. We believe this type of traffic will be significant and substantial, further increasing the emission of greenhouse gases and the environmental impacts of the location.

MR-5

MR-9

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MR-4

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MR-3

For all of the reasons above stated, we believe the Hunter Square location to be not only the superior and preferred alternative, but also the Environmentally Superior Alternative. Consequently, we urge you to adopt a determination and any required findings to support Hunter Square as the final location.

Very truly yours,

NOMELLINI, GRILLI & McDANIEL
PROFESSIONAL LAW CORPORATIONS



DANIEL A. McDANIEL

DAM:kk

cc: Hon. William J. Murray, Jr.