

**SUMMONS  
(CITACION JUDICIAL)**

SUM-100

**NOTICE TO DEFENDANT: MT. SAN ANTONIO COMMUNITY COLLEGE (AVISO AL DEMANDADO):** DISTRICT; WILLIAM SCROGGINS, in his official capacity as President and CEO of Mt. San Antonio Community College, and DOES ONE through TEN, inclusive, Defendants and Respondents,

TILDEN-COIL CONSTRUCTORS, INC., and DOES ELEVEN through TWENTY, inclusive Real Parties in Interest

**YOU ARE BEING SUED BY PLAINTIFF:**

**(LO ESTÁ DEMANDANDO EL DEMANDANTE):**  
UNITED WALNUT TAXPAYERS, a California Nonprofit Fictitious Business Entity

FOR COURT USE ONLY  
(SOLO PARA USO DE LA CORTE)

**FILED**  
Superior Court of California  
County of Los Angeles

**MAR 24 2015**

Sherri R. Carter, Executive Officer/Clerk  
By Myrna Beltran Deputy  
Myrna Beltran

**NOTICE!** You have been sued. The court may decide against you without your being heard unless you respond within 30 days. Read the information below.

You have 30 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), the California Courts Online Self-Help Center ([www.courtinfo.ca.gov/selfhelp](http://www.courtinfo.ca.gov/selfhelp)), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case. **¡AVISO! Lo han demandado. Si no responde dentro de 30 días, la corte puede decidir en su contra sin escuchar su versión. Lea la información a continuación**

Tiene 30 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, ([www.lawhelpcalifornia.org](http://www.lawhelpcalifornia.org)), en el Centro de Ayuda de las Cortes de California, ([www.sucorte.ca.gov](http://www.sucorte.ca.gov)) o poniéndose en contacto con la corte o el colegio de abogados locales. **AVISO:** Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

The name and address of the court is:  
(El nombre y dirección de la corte es):

Los Angeles Superior Court  
111 N. HILL STREET  
LOS ANGELES, CA 90012

CASE NUMBER  
(Número del Caso) **BC 5 76 5 8 7**

The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:

(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):

Craig A. Sherman 619-702-7892 619-702-9291  
Craig A. Sherman, A Professional Law Corporation  
1901 First Avenue, Suite 219  
San Diego, CA 92101

DATE: **MAR 24 2015** SHERRI R. CARTER Clerk, by Myrna Beltran Deputy  
(Fecha) (Secretario) (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)

(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

**NOTICE TO THE PERSON SERVED: You are served**

- 1. as an individual defendant.
- 2. as the person sued under the fictitious name of (specify):
- 3. on behalf of (specify):

- under:  CCP 416.10 (corporation)  CCP 416.60 (minor)
- CCP 416.20 (defunct corporation)  CCP 416.70 (conservatee)
- CCP 416.40 (association or partnership)  CCP 416.90 (authorized person)
- other (specify):

- 4. by personal delivery on (date):



A 6150  
9/1789

1 Craig A. Sherman, Esq. (SBN 171224)  
2 CRAIG A SHERMAN, A PROFESSIONAL LAW CORP.  
3 1901 First Avenue, Suite 219  
4 San Diego, CA 92101  
5 Tel: (619) 702-7892  
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7 Shermanlaw@aol.com

**FILED**  
Superior Court of California  
County of Los Angeles

**MAR 24 2015**

5 Attorney for Plaintiff and Petitioner  
6 UNITED WALNUT TAXPAYERS

Sherri R. Carter, Executive Officer/Clerk  
By Myrna Beltran Deputy  
Myrna Beltran

6 D-MI SUZANNE  
7 G. BRUGUERA

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 COUNTY OF LOS ANGELES- CENTRAL DISTRICT

10 UNITED WALNUT TAXPAYERS, a  
11 California Nonprofit Fictitious Business  
12 Entity,

Case No.: **BC 576587**

12 Plaintiff and Petitioner,

VERIFIED COMPLAINT  
FOR DECLARATORY AND  
INJUNCTIVE RELIEF; PETITION  
FOR WRIT OF MANDATE

13 v.

14 MT. SAN ANTONIO COMMUNITY  
15 COLLEGE DISTRICT; WILLIAM  
16 SCROGGINS, in his official capacity as  
17 President and CEO of Mt. San Antonio  
18 Community College, and DOES ONE  
19 through TEN, inclusive,

18 Defendants and Respondents,

20 TILDEN-COIL CONSTRUCTORS, INC.  
21 and DOES ELEVEN through TWENTY,  
22 inclusive,

22 Real Parties in Interest.

RECEIPT #: CCH280197093  
DATE PAID: 03/24/15 04:02 PM  
PAYMENT: \$435.00  
RECEIVED:  
CHECK: \$435.00  
CASH: \$0.00  
CHANGE: \$0.00  
CARD: \$0.00

CIT/CASE: BC576587  
LEA/DEF#:

03 / 24 / 2015

I.

INTRODUCTION

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3 1. This action challenges and seeks to redress three topics in which the Mt. San  
4 Antonio Community College District (“Mt. SAC”) and its President and CEO William  
5 Scroggins (“Scroggins”) (collectively “District”) are in violation of California law.

6 (a) First, this action seeks to overturn and set aside the February 11, 2015  
7 final decision of District to proceed with construction of a planned 2,300 space parking  
8 structure, at the northeast outer boundary of the Mt. SAC campus directly adjacent to a single  
9 family residential neighborhood, in violation of City of Walnut local planning and zoning  
10 ordinances (the “Project”). This action also seeks to overturn and set aside the approval to  
11 construct the Project based upon the lead agency District’s failure to make a further and final  
12 project-specific environmental review determination for the Project as required by law  
13 according to CEQA.

14 (b) Second, Defendants are spending, and will continue to spend Measure  
15 RR bond revenues on the parking structure Project, the Athletic Complex East, and Retail/Solar  
16 Power Generating Plant projects in violation of Constitutional and statutory bond spending  
17 restrictions imposed by state voters via Proposition 39 and district voters via Measure RR.

18 (c) Third, Defendants have adopted and are implementing one or more  
19 policies and practices contrary to California state CEQA law. The policy and practice of  
20 District involves a pattern and practice that approves and carries out projects without project-  
21 specific environmental review or determinations.

22 2. District’s initial and continuing actions spending Measure RR funds on the  
23 parking garage Project, Athletic Complex East, and Retail/Solar Power Generating Plant  
24 projects, are alleged herein to violate and unlawfully offend the spirit, intent, purpose and list of  
25 repair and safety projects, promoted and advertised to the public as a part of the Measure RR  
26 and Measure CC 2008 ballot measures for voters within the Mt. San Antonio Community  
27 College District (hereafter “Measure RR”). The District seeks to shoehorn, backdoor and  
28 substantially change known controversial, offensive, non-existing, non-educational and unlisted

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1 development projects in a manner that violates Measure RR in that they were not listed in a  
2 legally sufficient and detailed manner in the Measures RR project list that was approved by the  
3 public.

4 3. For development of the parking garage project and retail and/or solar power  
5 generating project, District is subject to the local government and community's zoning, general  
6 plan regulations and land use controls that were enacted for all or part of those land parcels to  
7 ensure development uniformity, compatibility, and ensure that public assets and resources are  
8 being protected and not adversely impacted. This action alleges District cannot exempt itself  
9 from these zoning ordinances under statutory laws of this state including but not limited to  
10 Government Code § 53094 and Education Code § 81951.

11 4. In conjunction with the above, this action alleges that District has failed to  
12 proceed in a manner required by law, has failed to adopt a decision or required findings for a  
13 determination on the Project, and/or any finding or decision to approve and/or proceed with  
14 construction on one or more of the project is not supported by the evidence.

15 **II.**

16 **GENERAL ALLEGATIONS**

17 5. Plaintiff and Petitioner is United Walnut Taxpayers ("Plaintiff" or "Taxpayers"),  
18 a not-for-profit registered fictitious business entity in the State of California and County of Los  
19 Angeles, which along with its members and supporters whom reside within the City of Walnut  
20 and within the boundaries of the District, are residents and taxpayers within said geographical  
21 area of the District who have paid taxes within at least the last fiscal and calendar tax years.  
22 Plaintiff and its members have participated and voted in the general election pertaining to  
23 Measure RR and the community college repair and safety measure, and who stand to benefit  
24 through proper implementation and be harmed by the improper interpretation and improper  
25 implementation of Measure RR. Plaintiff has collectively formed and is currently united for the  
26 purpose to monitor and ensure that laws are faithfully and fully complied with during the  
27 planning, implementation and spending of the subject community college bond money to  
28 promote quality educational facilities, while at the same time preserving neighborhood values,

1 and ensuring strict and good faith compliance with the laws, regulations and ordinances  
2 adopted to preserve the same. Plaintiff has standing to enforce such laws that are designed to  
3 control the expenditure of public-approved community college bond money and protect and  
4 enjoin against inappropriate use of said moneys. Plaintiff has standing to enforce such laws  
5 that are designed to control development and degradation of community values, and  
6 unmitigated adverse environmental impacts resulting from the same. The decisions of the  
7 District will have detrimental impacts on Plaintiff, its members, and the general public, who  
8 reside in and around the Project, Project site, other areas within the District boundaries.  
9 Plaintiff and its members include those who use, visit and pay for those subject and affected  
10 community college and educational facilities.

11 6. Respondent and defendant Mt. San Antonio Community College District  
12 (“Respondent” or “District”) is an unknown type of public government agency and subdivision  
13 of the State of California charged with complying with applicable provisions of state law,  
14 including the California Environmental Quality Act (“CEQA”), the general laws of this State,  
15 the California Constitution, city charter, municipal code and other regulations of the City of  
16 Walnut. For the purposes herein, the “District” includes all of its departments, officers,  
17 president, chief executive officer, and appointed and elected board of trustee representatives  
18 charged with the duties and obligations as alleged herein. District, through its respective  
19 officers, departments, elected officials, president, and chief executive officer, made the  
20 principal and final approvals for the Project at the February 11, 2015 meeting of District’s  
21 board of trustees.

22 7. Respondent and defendant William Scroggins (“Scroggins”) is President and  
23 CEO of Mt. SAC and is sued herein in his official capacity of overseeing, creating, and  
24 implementing the policies and decisions of the District’s board of trustees, including the project  
25 actions, approvals and decisions alleged herein. Scroggins also authorizes and commences  
26 expenditures of Measure RR funds for preliminary aspects of projects without public notice  
27 and without approval of District’s board of trustees.

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1           8.     Real party in interest Tilden-Coil Constructors, Inc. ("Tilden") is alleged and  
2 believed to be a corporation doing business within the state of California, including the County  
3 of Los Angeles. Tilden is the general contractor approved by District for the lease/leaseback  
4 construction services for the parking structure Project.

5           9.     Plaintiff is ignorant of the true names and capacities of the defendants and  
6 respondents sued herein as DOES ONE through TEN, inclusive, and therefore sues these  
7 defendants by such fictitious names. Plaintiff is also ignorant of the true names and capacities of  
8 any other real parties in interest named herein as DOES ELEVEN through TWENTY, inclusive,  
9 and therefore sues these defendants by such additional fictitious names. Plaintiff will amend this  
10 complaint to allege their true names and capacities when ascertained. Plaintiff also designates all  
11 persons unknown claiming any interests in the Project as DOE parties.

12           10.    This lawsuit has been commenced within the time limits imposed for actions  
13 under the California Code of Civil Procedure and California Public Resources Code, as made  
14 applicable to the District by its own policies, regulations, or by the general laws of this State.

15           11.    Venue and jurisdiction in this Court are proper pursuant to the California Code  
16 of Civil Procedure for a matter relating to subject property located within, and an  
17 administrative action decided within, the Court's geographical venue jurisdiction.

18           12.    Prior to and on the final decision date of February 11, 2015 Plaintiff or others,  
19 by and through its members, its residents, attorneys, have made oral and written comments, and  
20 have been present, participated in one or more District board of trustee meetings or have  
21 otherwise raised the legal deficiencies asserted in this complaint and petition for writ of  
22 mandate.

23           13.    Plaintiff has performed all conditions precedent to filing this action by  
24 complying with all requirements of the California Public Resources Code, including giving  
25 written notice to District by certified mail on March 24, 2015 prior to filing this action (a true  
26 and correct copy of which is attached hereto as Exhibit A), and has no other remedy other than  
27 to bring this action. All other requests of District, having been previously made, would be  
28 futile.



1 mitigation measures, project elements, or project designs to the project that would lessen  
2 adverse environmental consequences.

3 17. Under CEQA, where there is no reasonable probability (or "fair argument") that  
4 any adverse impacts *may* result from an agency action, the preparation of a Negative  
5 Declaration or Mitigated Negative Declaration is appropriate. The California Supreme Court  
6 and the Legislature have clearly spoken and ruled that where a project *may have* a significant  
7 effect on the environment, an EIR *must be* completed before a project is approved. (Cal. Public  
8 Res. Code §§ 21100, 21151; CEQA Guidelines § 15064, subs. (a)(1), (f1)) When any  
9 question, doubt or uncertainty is present about potential significant effects, there is a strong  
10 presumption in favor of requiring preparation of an EIR.

11 18. Under California Government Code § 53091 and Government Code § 81951 the  
12 District is required to comply with city zoning ordinances and general and community plans.  
13 District is not authorized to exempt itself from the purview of such local ordinances and  
14 adopted plans.

15 19. On November 4, 2008 Measure RR, entitled and otherwise known as the "A  
16 Mount San Antonio Community College District bond proposition," appeared as a bond  
17 proposal on the November 4, 2008 ballot for voters within the boundaries of the Mt. San  
18 Antonio Community College District (including the city of Walnut). The measure authorized a  
19 bond of \$353 million and to pass, a supermajority of 55% of those voting was required. It was  
20 approved and passed with 69.95% [69.9%] of those District voters. The primary published and  
21 entitled language on the ballot read:

22 Classroom Repair, Education Improvement, Public Safety/Job Training  
23 Measure. To maintain academic excellence for students/nurses/firefighters by  
24 upgrading classrooms/laboratories/fire alarms, repairing roofs/plumbing,  
25 removing lead paint/asbestos, retrofitting buildings for earthquake  
26 safety/handicap accessibility, increasing energy efficiency, expanding job  
27 training, shall Mt. San Antonio Community College District repair, acquire,  
28 construct, equip buildings/sites/facilities by issuing \$353,000,000 of bonds at  
legal rates, with annual audits, citizens' oversight, no money for  
administrators' salaries, and no tax rate increase?



1 and the express provisions for the plan for "Classroom Repair" improvements plan for Mt.  
2 SAC was stated and reads as follows:

3 • COMPLETE ESSENTIAL REPAIR AND UPGRADE PROJECTS:

4 Upgrade, Repair, Equip, and/or Replace Obsolete Infrastructure Classrooms,  
5 Science and Computer Laboratories, Library, Instructional Facilities, and  
6 Utilities; Improve Disabled Access; Upgrade to Seismic Safety Standards:  
7 Remove asbestos and lead paint from classrooms; make all buildings and  
8 classrooms accessible as required by law; retrofit all buildings and classrooms  
9 for earthquake safety as required by law; repair decaying walls, drainage systems  
10 and leaking roofs; improve campus safety by upgrading existing fire alarms,  
11 sprinklers, intercoms and fire doors; replace and upgrade 75-year old plumbing,  
12 electrical and heating systems; improve energy efficiency by replacing outdated  
13 heating and ventilation systems and expanding water recycling programs;  
14 improve central chilling plant; upgrade streets, intersections and parking capacity  
15 to improve traffic flow and prevent traffic congestion; upgrade buildings to  
16 include educational equipment and laboratories, provide state-of-the-art  
17 computer technology capability for students, repair, build, upgrade and/or  
18 replace roofs, walls, ceiling tiles, exterior finishes and flooring, plumbing, sewer  
19 and drainage systems, infrastructure, inefficient electrical systems and wiring,  
20 restrooms, heating, ventilation and cooling systems, foundations,  
21 telecommunications systems, classrooms, fields, courts and grounds, wire  
22 classrooms for computers and other technology. Increase energy efficiency,  
23 acquire equipment to increase safety, reduce operating cost through the  
24 installation of energy efficient systems to direct resources to the offering of more  
25 classes and job training, improve academic instruction, meet legal requirements  
26 for disabled access.  
27

18 20. Consistent with the Measure RR intent and purpose of "Classroom Repairs," the  
19 measure contained a specific list of authorized and intended project classroom repairs, the  
20 subject parking garage Project, Athletic Complex East, and Retail/Solar Power Generating  
21 Plant projects were not included.

22 21. District has prepared one or more programmatic environmental impact reports  
23 (PEIR) in association with campus-wide facilities master planning efforts and plan updates that  
24 have mentioned, identified, relocated, and discussed moving around dirt and grading for one or  
25 more of the projects that are the subject of this lawsuit, however District has not prepared any  
26 project-specific CEQA document for this Project or the other projects identified and alleged  
27 mentioned herein.  
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1 relation. Without the grant of declaratory relief, the granting of an injunction, and/or the  
2 issuance of a writ of mandate, the District will continue to proceed in a manner not allowed by  
3 law and will continue to take action and spend and allocate Measure RR public money outside  
4 of its authority, resulting in harm to Plaintiff, its individual members, and the citizenry of the  
5 Walnut community for whom Measure RR was enacted by, and for who this public interest  
6 litigation is being brought.

7 29. With formal and final approval of the Project, the District has and continues to  
8 misinterpret the spirit, intent and purpose of Measure RR as it was titled, presented, advertised  
9 and specifically described for the classroom repair improvements for Mt. San Antonio College.  
10 Nowhere in the Measure RR Bond Project List is the subject parking structure Project  
11 mentioned or included.

12 30. District is spending Measure RR money for the grading of sites intended for the  
13 proposed (and ongoing) Athletic Complex East, and Retail/Solar Power Generating Plant  
14 projects, continues to spend and has allocated future Measure RR money for the planning,  
15 design, study, construction or building, and implementation of those projects, and continues to  
16 misinterpret the spirit, intent and purpose of Measure RR as it was titled, presented, advertised  
17 and specifically described for the classroom repair improvements for Mt. San Antonio College.  
18 Nowhere in the Measure RR Bond Project List are the proposed Athletic Complex East, and  
19 Retail/Solar Power Generating Plant projects.

20 31. Plaintiff requests a declaratory judgment and the issuance of an injunction to  
21 enjoin and prevent any conduct or action of the District proceeding with spending Measure RR  
22 bond sales revenue for the planning, design, study, construction or building, and  
23 implementation of a new (and previously non-existing) parking structure Project, Athletic  
24 Complex East, and Retail/Solar Power Generating Plant projects.

25 32. It is alleged and believed that the filing and purpose of a taxpayer declaratory  
26 and injunctive relief action (such as this one) to prevent and suspend illegal spending includes,  
27 as a matter of law, a right and remedy for repayment and restitution should District decide to  
28 proceed with expenditures of restricted bond fund revenues funds on the Project, Athletic

1 Complex East, and Retail/Solar Power Generating Plant projects during the pendency and final  
2 resolution of this action.

3 V.

4 **SECOND CAUSE OF ACTION - PETITION FOR WRIT OF MANDATE**

5 **Violation of the California Environmental Quality Act**

6 **(Cal. Public Resources Code § 21000 et seq.; 14 Cal. Code Regs. § 15000 et seq.)**

7 33. Plaintiff hereby realleges and incorporates by reference ¶¶ 1-32 above as though  
8 fully set forth herein.

9 34. In conjunction with the Project Approvals, District was required to prepare an  
10 EIR that is project specific or, in the alternative, District is required to make a determination  
11 whether the master plan Project is fully compliant with CEQA as is may be contained within  
12 the scope of a prior Program EIR.

13 35. On or about February 11, 2015, District made no determination and adopted no  
14 finding whether the Project is within the scope of any earlier Program EIR.

15 36. Even had District made a determination on February 11, 2015 to rely on a prior  
16 master plan update environmental study, District has improperly implemented CEQA by failing  
17 to adopt sufficient and legally supportable findings, and failing to prepare project-specific EIR  
18 prior to Project approval due to potential unanalyzed and/or unmitigated significant adverse  
19 environmental impacts that were finally approved for the Project on February 11, 2015.

20 37. By approving the Project and not complying with CEQA, District has failed to  
21 proceed in a manner required by law and/or the decision(s) and findings relating to District's  
22 purported CEQA compliance are not supported by the substantial evidence. A peremptory writ  
23 of mandamus is requested to be issued by this Court ordering District to rescind its February  
24 11, 2015 final Project Approvals, and remand the matter to District to reconsider the Project  
25 consistent with requirements of CEQA.

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VI.

THIRD CAUSE OF ACTION - PETITION FOR WRIT OF MANDATE

(Violation of Local Ordinance, Zoning and/or General Plan Height Restrictions)

38. Plaintiff hereby realleges and incorporates by reference ¶¶ 1-37 above as though fully set forth herein.

39. The Project is located within the City of Walnut in an area zoned Residential Planned Development Zone (“RPDZ”).

40. Structures that or permitted or allowed to be built within the RPDZ cannot exceed a height of 35 feet. (Walnut Municipal Code § 25-89.1 (b)(4)(g) [“All permitted structures shall not exceed thirty-five feet in height.”].)

41. A parking garage structure such, as the one intended by the Project, is not a permitted or authorized use in the RPDZ, unless a variance or conditional use permit is obtained and the Project can meet special conditions and special findings can be made and adopted for the same.

42. District has not applied for or obtained a conditional use permit or variance from the City of Walnut or any other agency that would allow or authorize construction of the Project in the RPDZ.

43. One or more of the Project elements, including construction in excess of the 35-foot height restriction stands to violate local law, land use, and planning principles which are designed to protect quality of life, property values and consistency of neighborhoods for Plaintiff and its members.

44. The decisions and actions of District in proceeding with construction of the Project in violation of the above laws will prejudicially harm Plaintiff and its members.

45. District is alleged and believed to be a “community college district.”

46. California constitutional and statutory law recognizes a difference between a “school district” and a “community college district.”

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1 47. In California, school districts are governed by the California Board of Education,  
2 community college districts are governed by the California Community Colleges Board of  
3 Governors.

4 48. According to California Education Code § 81951, District must comply with all  
5 applicable county and city zoning, and building regulations for the Project.

6 49. The school district exemption under California Government Code § 53094 does  
7 not apply to community college districts and District cannot exempt itself from local ordinance,  
8 zoning, or general plan restrictions under said statute.

9 50. In the alternative, even if District were entitled to exempt itself under California  
10 Government Code § 53094 (which it is not allowed to) the proposed parking structure Project  
11 does not qualify to be an exempt-able project because it is not a "classroom facility" as that term  
12 used and intended within the meaning of California Government Code § 53094.

13 51. District has failed to proceed in a manner required by law by approving and  
14 intended to proceed with the Project in violation of the above City of Walnut zoning and  
15 residential planning laws. A peremptory writ of mandamus is requested to be issued by this  
16 Court ordering the District to rescind and set aside its February 11, 2015 Project Approvals, and  
17 remand the matter to District to reconsider the Project consistent with requirements of  
18 applicable state and local laws as alleged herein, proven by Plaintiff, or as otherwise as directed  
19 by the Court.

20 VII.

21 **FOURTH CAUSE OF ACTION - PETITION FOR WRIT OF MANDATE**

22 (Violations of the Exemption Provisions of Cal. Gov. Code § 53094, subd. (b) and CEQA)

23 52. Plaintiff hereby realleges and incorporates by reference ¶¶ 1-51 above, as though  
24 fully set forth herein.

25 53. Plaintiff hereby challenges and seeks to set aside and render null and void the  
26 Resolution adopted for the February 11, 2015 exemption action on one or more of the following  
27 grounds:  
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(a) District did not make, consider, or adopts any determination(s) or finding(s) with regards to compliance with CEQA;

(b) The February 11, 2015 decision to exempt the Project does not qualify for any exemption under CEQA.

(c) Even assuming District contends that it did make a required CEQA finding, any such determination is not supported by the February 11, 2015 decisional record because District did not address, evaluate or mitigate land use and zoning conflicts as required by CEQA.

54. By adoption of the Resolution for the February 11, 2015 exemption action, District has failed to proceed in a manner required by law, has not adopted required findings as required by law under CEQA, and the decision(s), and finding(s), and/or purpose relating to District's exemption are arbitrary and capricious and/or are not supported by the substantial evidence.

55. A peremptory writ of mandamus is requested to be issued by this Court remanding and ordering District to rescind the Resolution made for the February 11, 2015 exemption action, and proceed according to law as set forth herein or as otherwise proven and ordered after trial or hearing on this matter.

**VIII.**

**FIFTH CAUSE OF ACTION – COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF**

**(Pattern and Practice Violations of CEQA)**

56. Plaintiff hereby realleges and incorporates by reference ¶¶ 1-55 above, as though fully set forth herein.

57. Plaintiff alleges that District has an overarching, quasi-legislative policy of relying on multiple piecemeal Master Plan Facility programmatic EIR updates without performing required project-specific environmental review, as well as not making any CEQA determination or compliance findings at the time of its final approvals to commence construction of those master plan projects.

1           58.     The above parking garage Project, as well as other District projects, including but  
2 not limited to the "Athletic Complex East" and "Retail/Solar Power Generating Plant"  
3 exemplify how District conducts piecemealed programmatic master planning updates instead of  
4 performing project-level required environmental review. District also avoids and frustrates  
5 project-specific CEQA disclosures and studies by commencing projects with substantial grading  
6 and site preparation "dirt moving" and "dirt relocation" projects before the underlying and  
7 intended development projects are defined, studied, and approved pursuant to CEQA. District  
8 also avoids and frustrates project-specific CEQA disclosures and studies by changing the names,  
9 characterizations, and substantially increasing the sizes of projects in a manner so that smaller,  
10 misidentified, and segmented master plan projects go unnoticed or obtain preliminary or  
11 ministerial approvals, thereby avoiding controversy, objection, and CEQA review.

12           59.     District is required by law to perform an EIR for projects in the Master Plan,  
13 including but not limited to the parking garage Project, Athletic Complex East, and Retail/Solar  
14 Power Generating Plant projects, or, in the alternative, District must make a determination for  
15 each of the projects that the projects are within the scope of an already performed program EIR.

16           60.     The manner of commencing construction for large-scale projects solely under  
17 segmented master plan CEQA reviews are symptomatic of the much broader problem this action  
18 is designed to relieve and Plaintiff seeks to resolve District's fundamental misunderstanding of  
19 its responsibilities under CEQA to avoid continued violations and a multiplicity of lawsuits.

20           61.     Plaintiff is beneficially interested in the issuance of a declaration of law and  
21 injunction by virtue of the proposition of facts and law set forth herein.

22           62.     Plaintiff has a clear, present and beneficial right to the proper performance by  
23 District with respect to District's duties and compliance with the CEQA laws and legal  
24 principles as set forth herein.

25           63.     Plaintiff has no plain, speedy or adequate remedy in the ordinary course of the  
26 law other than the relief herein sought.

27           64.     Plaintiff is informed, believes and alleges that District has not followed the  
28 above referenced laws and legal purposes intended by the same, it does not follow such laws on



1 a regular and continuing pattern and practice manner, and has done so in contravention of  
2 Plaintiff's and other members of the public's rights.

3 65. The declaratory relief requested herein is proper to delineate and clarify the  
4 parties' rights and liabilities and resolve, quiet, or stabilize an uncertain or disputed jural  
5 relation. Without the grant of declaratory relief, the granting of an injunction, and/or the  
6 issuance of a writ of mandate, District will continue to proceed in a manner not allowed by law  
7 and will continue to take action approving and completing projects that have significant  
8 impacts without required environmental study resulting in harm to Plaintiff, its individual  
9 members, and the citizenry of the Walnut and greater Mt. San Antonio College District  
10 taxpayer community for whom this public interest litigation is being brought.

11 66. District has and continues to misinterpret the spirit, intent, purpose, and laws  
12 under California Public Resources Code § 21000 et seq. and its regulations set forth at Title 14  
13 of the California Code of Regulations § 15000 et seq..

14 67. Plaintiff requests a declaratory judgment and the issuance of an injunction to  
15 enjoin and prevent any conduct or action of District proceeding with the overarching, quasi-  
16 legislative policy of implementing projects without performing required environmental review  
17 and making proper and adequate CEQA determinations for its master plan and programmatic  
18 EIR projects.

19  
20 **PRAYER FOR RELIEF**

21 **WHEREFORE**, Plaintiff respectfully prays for judgment as follows:

22 1. For Plaintiff's claims for declaratory and injunctive relief, that this Court order,  
23 describe, and declare the proper interpretation and application of law(s) which are the subject of  
24 this lawsuit, and grant an injunction or appropriate declaration of law to prevent repeated violations  
25 of law by the agencies named in this lawsuit;

26 2. That this Court find that by making the final approvals for the Project and the  
27 February 11, 2015 decision, District has not proceeded in a manner required by law, and has not  
28 adopted requisite findings required by CEQA;



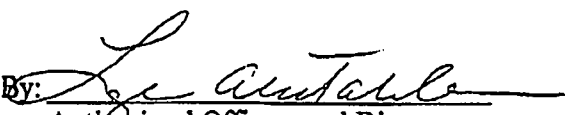
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XI.

VERIFICATION

I, Kayla Ahsan Taleb as a duly authorized officer and board member of the Plaintiff organization, United Walnut Taxpayers, hereby verify this *VERIFIED COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF; PETITION FOR WRIT OF MANDATE* of Civil Procedure Section 446. The facts herein alleged are true of my own knowledge, except as to the matters which are based on information and belief, which I believe to be true. I declare under the penalty of perjury under the laws of California that the above foregoing is true and correct and that this verification was executed on the below stated date in Los Angeles County, California.

Dated: March 24, 2015

By:   
Authorized Officer and Director  
UNITED WALNUT TAXPAYERS

03 / 24 / 2015

03 / 24 / 2015

# Craig A. Sherman

A Professional Law Corporation

1901 FIRST AVENUE, SUITE 219  
SAN DIEGO, CA 92101

TELEPHONE  
(619) 702-7892

FACSIMILE  
(619) 702-9291

March 24, 2015

*Via Email*

*bscroggins@mtsac.edu, dlindholm@mtsac.edu*

*Followed by Certified U.S. Mail*

*No. 7007 0220 0002 1024 2591*

*Return Receipt Requested*

Dr. William Scroggins, President and CEO  
Dr. Kevin K. Hall, President of the Bd. of Trustees  
MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT  
1100 N. Grand Avenel  
Walnut, CA 91789

Re: NOTICE OF INTENT TO FILE A CEQA PETITION  
Decision to Approve the Project, Proceed with Construction and  
Exempt the Project from City of Walnut Land Use and Zoning Ordinances  
Decision Date: February 11, 2015

Dear Messrs. Scroggins and Hall:

NOTICE IS HEREBY GIVEN pursuant to the California Public Resources Code § 21167.5 that plaintiff UNITED WALNUT TAXPAYERS (Plaintiff) intends to file a lawsuit and petition for writ of mandate under the provisions of the California Environmental Quality Act (CEQA) against respondent MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT (District) and its CEO and President WILLIAM SCROGGINS (Scroggins) challenging the adoption and approval of the above-referenced matters due to failure to comply with CEQA, including, but not limited to: (1) that the District failed to conduct CEQA review for the zoning and planning exemption, (2) the District failed to make a determination that action(s) were sufficiently examined and covered within the scope of a prior studies and certified Program EIR, (3) the District failed to make or adopt any finding(s) regarding CEQA, and (4) the District has a policy and pattern and practice of approving and carrying out projects such as the above referenced project in violation of CEQA's review and approval requirements. Plaintiff also intends to challenge illegal spending under Measure RR for the Project and other projects as well as challenge the exemption decision on the grounds including but not limited to, it is unlawful, overbroad, and violates Cal. Government Code § 53094(b), and Cal. Education Code § 81951.

If you have any questions pertaining to this notice, please do not hesitate to contact the writer at the above address.

Sincerely,



Craig A. Sherman  
Attorney for Plaintiff

cc: Kamala D. Harris, Attorney General, State of California

03 / 24 / 2015

From: shermanlaw <shermanlaw@aol.com>

To: bscroggins <bscroggins@mtsac.edu>; dlindholm <dlindholm@mtsac.edu>

Bcc: <jeffery.anson@gmail.com>

Subject: NOTICE OF INTENT TO FILE A CEQA PETITION

Date: Tue, Mar 24, 2015 10:05 am

Attachments: Notice of Intent Sue.pdf (201K)

---

***Via Email Followed by Certified U.S. Mail***

see ATTACHED....

Re: NOTICE OF INTENT TO FILE A CEQA PETITION  
Decision to Approve the Project, Proceed with Construction and  
Exempt the Project from City of Walnut Land Use and Zoning Ordinances  
Decision Date: February 11, 2015

Craig A. Sherman, Esq.  
LAW OFFICE OF CRAIG A. SHERMAN  
1901 First Avenue, Suite 219  
San Diego, CA 92101  
tel: 619.702.7892  
fax: 619.702.9291  
email: [shermanlaw@aol.com](mailto:shermanlaw@aol.com)

03 / 24 / 2015

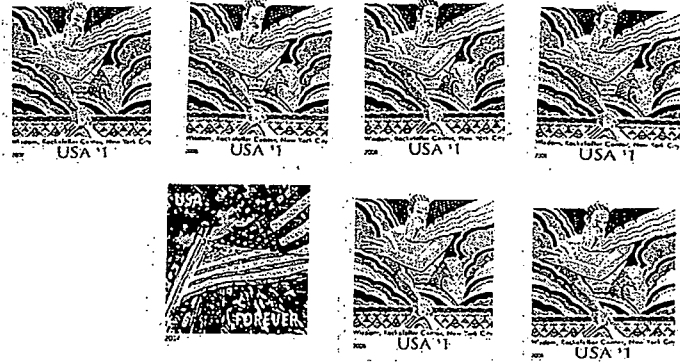
03 / 24 / 2015

CRAIG A. SHERMAN  
LAW OFFICE OF CRAIG A. SHERMAN  
1901 FIRST AVENUE, SUITE 219  
SAN DIEGO, CA 92101-2382

CERTIFIED MAIL



7007 0220 0002 1024 2591



Dr. William Scroggins, President and CEO  
Dr. Kevin K. Hall, President of the Board of  
Trustees  
Mt. San Antonio Community College District  
1100 North Grand Avenue  
Walnut, CA 91789

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address):  
 Craig A. Sherman  
 SBN 171224  
 Craig A. Sherman, A Professional Law Corporation  
 1901 First Avenue, Suite 219  
 San Diego, CA 92101  
 TELEPHONE NO.: 619-702-7892 FAX NO.: 619-702-9291  
 ATTORNEY FOR (Name): United Walnut Taxpayers

FOR COURT USE ONLY

**FILED**  
 Superior Court of California  
 County of Los Angeles

**MAR 24 2015**

Sherri R. Carter, Executive Officer/Clerk  
 By *Myrna Beltran* Deputy  
 Myrna Beltran

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES  
 STREET ADDRESS: 111 N. HILL STREET  
 MAILING ADDRESS:  
 CITY AND ZIP CODE: LOS ANGELES, CA 90012  
 BRANCH NAME: Stanley Mosk Courthouse

CASE NAME: United Walnut Taxpayers v. Mt. San Antonio Community College District, et al.

**CIVIL CASE COVER SHEET**

|  |  |  |                                  |
|--|--|--|----------------------------------|
| <input checked="" type="checkbox"/> Unlimited (Amount demanded exceeds \$25,000) | <input type="checkbox"/> Limited (Amount demanded is \$25,000 or less) | <input type="checkbox"/> Complex Case Designation Counter Joinder          | CASE NUMBER:<br><b>BC 576587</b> |
|  |  | Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402) | JUDGE:<br>DEPT:                  |

Items 1-6 below must be completed (see instructions on page 2).

1. Check one box below for the case type that best describes this case:

|   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Auto Tort<br>Auto (22)<br>Uninsured motorist (46)   | <input type="checkbox"/> Contract<br>Breach of contract/warranty (06)<br>Rule 3.740 collections (09)<br>Other collections (09)<br>Insurance coverage (18)<br>Other contract (37)                   | <input type="checkbox"/> Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403)<br>Antitrust/Trade regulation (03)<br>Construction defect (10)<br>Mass tort (40)<br>Securities litigation (28)<br>Environmental/Toxic tort (30)<br>Insurance coverage claims arising from the above listed provisionally complex case types (41) |
| <input type="checkbox"/> Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort<br>Asbestos (04)<br>Product liability (24)<br>Medical malpractice (45)<br>Other PI/PD/WD (23)   | <input type="checkbox"/> Real Property<br>Eminent domain/Inverse condemnation (14)<br>Wrongful eviction (33)<br>Other real property (26)   | <input type="checkbox"/> Enforcement of Judgment<br>Enforcement of judgment (20)  |
| <input type="checkbox"/> Non-PI/PD/WD (Other) Tort<br>Business tort/unfair business practice (07)<br>Civil rights (08)<br>Defamation (13)<br>Fraud (16)<br>Intellectual property (19)<br>Professional negligence (25)<br>Other non-PI/PD/WD tort (35) | <input type="checkbox"/> Unlawful Detainer<br>Commercial (31)<br>Residential (32)<br>Drugs (38)  | <input type="checkbox"/> Miscellaneous Civil Complaint<br>RICO (27)<br>Other complaint (not specified above) (42)   |
| <input type="checkbox"/> Employment<br>Wrongful termination (36)<br>Other employment (15)   | <input type="checkbox"/> Judicial Review<br>Asset forfeiture (05)<br>Petition re: arbitration award (11)<br>Writ of mandate (02)<br><input checked="" type="checkbox"/> Other judicial review (39) | <input type="checkbox"/> Miscellaneous Civil Petition<br>Partnership and corporate governance (21)<br>Other petition (not specified above) (43)   |

2. This case is  is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:

|  |  |
|--|--|
| a. <input type="checkbox"/> Large number of separately represented parties   | d. <input type="checkbox"/> Large number of witnesses  |
| b. <input type="checkbox"/> Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve | e. <input type="checkbox"/> Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court |
| c. <input type="checkbox"/> Substantial amount of documentary evidence   | f. <input type="checkbox"/> Substantial postjudgment judicial supervision  |

3. Remedies sought (check all that apply): a.  monetary b.  nonmonetary; declaratory or injunctive relief c.  punitive

4. Number of causes of action (specify): 5

5. This case is  is not a class action suit.

6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: March 24, 2015  
 Craig A. Sherman  
 (TYPE OR PRINT NAME) BY FAX  
 (SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

**NOTICE**

Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.

- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.



|  |                              |
|--|------------------------------|
| SHORT TITLE: <b>United Walnut Taxpayers v. Mt. San Antonio Community College</b><br><i>Dist.</i> | CASE NUMBER: <b>BC576587</b> |
|--|------------------------------|

**CIVIL CASE COVER SHEET ADDENDUM AND  
STATEMENT OF LOCATION  
(CERTIFICATE OF GROUNDS FOR ASSIGNMENT TO COURTHOUSE LOCATION)**

This form is required pursuant to Local Rule 2.0 in all new civil case filings in the Los Angeles Superior Court.

**Item I.** Check the types of hearing and fill in the estimated length of hearing expected for this case:

JURY TRIAL?  YES CLASS ACTION?  YES LIMITED CASE?  YES TIME ESTIMATED FOR TRIAL 2  HOURS/  DAYS

**Item II.** Indicate the correct district and courthouse location (4 steps – If you checked "Limited Case", skip to Item III, Pg. 4):

**Step 1:** After first completing the Civil Case Cover Sheet form, find the main Civil Case Cover Sheet heading for your case in the left margin below, and, to the right in Column **A**, the Civil Case Cover Sheet case type you selected.

**Step 2:** Check one Superior Court type of action in Column **B** below which best describes the nature of this case.

**Step 3:** In Column **C**, circle the reason for the court location choice that applies to the type of action you have checked. For any exception to the court location, see Local Rule 2.0.

**Applicable Reasons for Choosing Courthouse Location (see Column C below)**

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>1. Class actions must be filed in the Stanley Mosk Courthouse, central district.</li> <li>2. May be filed in central (other county, or no bodily injury/property damage).</li> <li>3. Location where cause of action arose.</li> <li>4. Location where bodily injury, death or damage occurred.</li> <li>5. Location where performance required or defendant resides.</li> </ul> | <ul style="list-style-type: none"> <li>6. Location of property or permanently garaged vehicle.</li> <li>7. Location where petitioner resides.</li> <li>8. Location wherein defendant/respondent functions wholly.</li> <li>9. Location where one or more of the parties reside.</li> <li>10. Location of Labor Commissioner Office</li> </ul> |
|---|---|

**Step 4:** Fill in the information requested on page 4 in Item III; complete Item IV. Sign the declaration.

BY FAX

5 10 2 4 7 2 3 0  
 Other Personal Injury/Property  
 Damage/Wrongful Death Tort

| A<br>Civil Case Cover Sheet<br>Category No.                           | B<br>Type of Action<br>(Check only one)   | C<br>Applicable Reasons -<br>See Step 3 Above |
|---|---|---|
| Auto (22)   | <input type="checkbox"/> A7100 Motor Vehicle - Personal Injury/Property Damage/Wrongful Death   | 1., 2., 4.                                    |
| Uninsured Motorist (46)   | <input type="checkbox"/> A7110 Personal Injury/Property Damage/Wrongful Death – Uninsured Motorist  | 1., 2., 4.                                    |
| Asbestos (04)   | <input type="checkbox"/> A6070 Asbestos Property Damage<br><input type="checkbox"/> A7221 Asbestos - Personal Injury/Wrongful Death   | 2.<br>2.                                      |
| Product Liability (24)  | <input type="checkbox"/> A7260 Product Liability (not asbestos or toxic/environmental)  | 1., 2., 3., 4., 8.                            |
| Medical Malpractice (45)  | <input type="checkbox"/> A7210 Medical Malpractice - Physicians & Surgeons<br><input type="checkbox"/> A7240 Other Professional Health Care Malpractice   | 1., 4.<br>1., 4.                              |
| Other<br>Personal Injury<br>Property Damage<br>Wrongful Death<br>(23) | <input type="checkbox"/> A7250 Premises Liability (e.g., slip and fall)<br><input type="checkbox"/> A7230 Intentional Bodily Injury/Property Damage/Wrongful Death (e.g., assault, vandalism, etc.)<br><input type="checkbox"/> A7270 Intentional Infliction of Emotional Distress<br><input type="checkbox"/> A7220 Other Personal Injury/Property Damage/Wrongful Death | 1., 4.<br>1., 4.<br>1., 3.<br>1., 4.          |

SHORT TITLE:

United Walnut Taxpayers v. Mt. San Antonio Community College  
Dist.

CASE NUMBER

| A<br>Civil Case Cover Sheet<br>Category No.                          | B<br>Type of Action<br>(Check only one)   | C<br>Applicable Reasons -<br>See Step 3 Above   |            |
|--|---|---|------------|
| Non-Personal Injury/ Property<br>Damage/ Wrongful Death Tort         | <input type="checkbox"/> Business Tort (07)   | <input type="checkbox"/> A6029 Other Commercial/Business Tort (not fraud/breach of contract)                | 1., 3.     |
|  | <input type="checkbox"/> Civil Rights (08)  | <input type="checkbox"/> A6005 Civil Rights/Discrimination  | 1., 2., 3. |
|  | <input type="checkbox"/> Defamation (13)  | <input type="checkbox"/> A6010 Defamation (slander/libel)   | 1., 2., 3. |
|  | <input type="checkbox"/> Fraud (16)   | <input type="checkbox"/> A6013 Fraud (no contract)  | 1., 2., 3. |
|  | <input type="checkbox"/> Professional Negligence (25)   | <input type="checkbox"/> A6017 Legal Malpractice  | 1., 2., 3. |
|  |   | <input type="checkbox"/> A6050 Other Professional Malpractice (not medical or legal)                        | 1., 2., 3. |
| <input type="checkbox"/> Other (35)                                  | <input type="checkbox"/> A6025 Other Non-Personal Injury/Property Damage tort                         | 2., 3.  |            |
| Employment   | <input type="checkbox"/> Wrongful Termination (36)  | <input type="checkbox"/> A6037 Wrongful Termination   | 1., 2., 3. |
|  | <input type="checkbox"/> Other Employment (15)  | <input type="checkbox"/> A6024 Other Employment Complaint Case  | 1., 2., 3. |
|  |   | <input type="checkbox"/> A6109 Labor Commissioner Appeals   | 10.        |
| Contract   | <input type="checkbox"/> Breach of Contract/ Warranty<br>(06)<br>(not insurance)                      | <input type="checkbox"/> A6004 Breach of Rental/Lease Contract (not unlawful detainer or wrongful eviction) | 2., 5.     |
|  |   | <input type="checkbox"/> A6008 Contract/Warranty Breach -Seller Plaintiff (no fraud/negligence)             | 2., 5.     |
|  |   | <input type="checkbox"/> A6019 Negligent Breach of Contract/Warranty (no fraud)                             | 1., 2., 5. |
|  |   | <input type="checkbox"/> A6028 Other Breach of Contract/Warranty (not fraud or negligence)                  | 1., 2., 5. |
|  | <input type="checkbox"/> Collections (09)   | <input type="checkbox"/> A6002 Collections Case-Seller Plaintiff  | 2., 5., 6. |
|  |   | <input type="checkbox"/> A6012 Other Promissory Note/Collections Case                                       | 2., 5.     |
| <input type="checkbox"/> Insurance Coverage (18)                     | <input type="checkbox"/> A6015 Insurance Coverage (not complex)                                       | 1., 2., 5., 8.  |            |
| <input type="checkbox"/> Other Contract (37)                         | <input type="checkbox"/> A6009 Contractual Fraud  | 1., 2., 3., 5.  |            |
|  | <input type="checkbox"/> A6031 Tortious Interference  | 1., 2., 3., 5.  |            |
|  | <input type="checkbox"/> A6027 Other Contract Dispute(not breach/insurance/fraud/negligence)          | 1., 2., 3., 8.  |            |
| <input type="checkbox"/> Eminent Domain/Inverse<br>Condemnation (14) | <input type="checkbox"/> A7300 Eminent Domain/Condemnation      Number of parcels _____               | 2.  |            |
| <input type="checkbox"/> Wrongful Eviction (33)                      | <input type="checkbox"/> A6023 Wrongful Eviction Case   | 2., 6.  |            |
| <input type="checkbox"/> Other Real Property (26)                    | <input type="checkbox"/> A6018 Mortgage Foreclosure   | 2., 6.  |            |
|  | <input type="checkbox"/> A6032 Quiet Title  | 2., 6.  |            |
|  | <input type="checkbox"/> A6060 Other Real Property (not eminent domain, landlord/tenant, foreclosure) | 2., 6.  |            |
| <input type="checkbox"/> Unlawful Detainer-Commercial<br>(31)        | <input type="checkbox"/> A6021 Unlawful Detainer-Commercial (not drugs or wrongful eviction)          | 2., 6.  |            |
| <input type="checkbox"/> Unlawful Detainer-Residential<br>(32)       | <input type="checkbox"/> A6020 Unlawful Detainer-Residential (not drugs or wrongful eviction)         | 2., 6.  |            |
| <input type="checkbox"/> Unlawful Detainer-<br>Post-Foreclosure (34) | <input type="checkbox"/> A6020F Unlawful Detainer-Post-Foreclosure                                    | 2., 6.  |            |
| <input type="checkbox"/> Unlawful Detainer-Drugs (38)                | <input type="checkbox"/> A6022 Unlawful Detainer-Drugs  | 2., 6.  |            |

03 / 24 / 2015  
Unlawful Detainer  
Real Property

| A<br>Civil Case Cover Sheet<br>Category No.      | B<br>Type of Action<br>(Check only one)  | C<br>Applicable Reasons -<br>See Step 3 Above                                      |
|--|--|--|
| Asset Forfeiture (05)                            | <input type="checkbox"/> A6108 Asset Forfeiture Case   | 2., 6.   |
| Petition re Arbitration (11)                     | <input type="checkbox"/> A6115 Petition to Compel/Confirm/Vacate Arbitration   | 2., 5.   |
| Writ of Mandate (02)                             | <input type="checkbox"/> A6151 Writ - Administrative Mandamus<br><input type="checkbox"/> A6152 Writ - Mandamus on Limited Court Case Matter<br><input type="checkbox"/> A6153 Writ - Other Limited Court Case Review  | 2., 8.<br>2.<br>2.   |
| Other Judicial Review (39)                       | <input checked="" type="checkbox"/> A6150 Other Writ /Judicial Review  | 2., 8.   |
| Antitrust/Trade Regulation (03)                  | <input type="checkbox"/> A6003 Antitrust/Trade Regulation  | 1., 2., 8.   |
| Construction Defect (10)                         | <input type="checkbox"/> A6007 Construction Defect   | 1., 2., 3.   |
| Claims Involving Mass Tort (40)                  | <input type="checkbox"/> A6006 Claims Involving Mass Tort  | 1., 2., 8.   |
| Securities Litigation (28)                       | <input type="checkbox"/> A6035 Securities Litigation Case  | 1., 2., 8.   |
| Toxic Tort Environmental (30)                    | <input type="checkbox"/> A6036 Toxic Tort/Environmental  | 1., 2., 3., 8.   |
| Insurance Coverage Claims from Complex Case (41) | <input type="checkbox"/> A6014 Insurance Coverage/Subrogation (complex case only)  | 1., 2., 5., 8.   |
| Enforcement of Judgment (20)                     | <input type="checkbox"/> A6141 Sister State Judgment<br><input type="checkbox"/> A6160 Abstract of Judgment<br><input type="checkbox"/> A6107 Confession of Judgment (non-domestic relations)<br><input type="checkbox"/> A6140 Administrative Agency Award (not unpaid taxes)<br><input type="checkbox"/> A6114 Petition/Certificate for Entry of Judgment on Unpaid Tax<br><input type="checkbox"/> A6112 Other Enforcement of Judgment Case | 2., 9.<br>2., 6.<br>2., 9.<br>2., 8.<br>2., 8.<br>2., 8., 9.                       |
| RICO (27)  | <input type="checkbox"/> A6033 Racketeering (RICO) Case  | 1., 2., 8.   |
| Other Complaints (Not Specified Above) (42)      | <input type="checkbox"/> A6030 Declaratory Relief Only<br><input type="checkbox"/> A6040 Injunctive Relief Only (not domestic/harassment)<br><input type="checkbox"/> A6011 Other Commercial Complaint Case (non-tort/non-complex)<br><input type="checkbox"/> A6000 Other Civil Complaint (non-tort/non-complex)  | 1., 2., 8.<br>2., 8.<br>1., 2., 8.<br>1., 2., 8.                                   |
| Partnership Corporation Governance (21)          | <input type="checkbox"/> A6113 Partnership and Corporate Governance Case   | 2., 8.   |
| Other Petitions (Not Specified Above) (43)       | <input type="checkbox"/> A6121 Civil Harassment<br><input type="checkbox"/> A6123 Workplace Harassment<br><input type="checkbox"/> A6124 Elder/Dependent Adult Abuse Case<br><input type="checkbox"/> A6190 Election Contest<br><input type="checkbox"/> A6110 Petition for Change of Name<br><input type="checkbox"/> A6170 Petition for Relief from Late Claim Law<br><input type="checkbox"/> A6100 Other Civil Petition                    | 2., 3., 9.<br>2., 3., 9.<br>2., 3., 9.<br>2.<br>2., 7.<br>2., 3., 4., 8.<br>2., 9. |

Judicial Review  
Provisionally Complex Litigation  
Enforcement of Judgment  
Miscellaneous Civil Complaints  
Miscellaneous Civil Petitions

|   |             |
|---|-------------|
| SHORT TITLE:<br>United Walnut Taxpayers v. Mt. San Antonio Community College<br>Dist. | CASE NUMBER |
|---|-------------|

Item III. Statement of Location: Enter the address of the accident, party's residence or place of business, performance, or other circumstance indicated in Item II., Step 3 on Page 1, as the proper reason for filing in the court location you selected.

|  |              |                                     |
|--|--------------|-------------------------------------|
| REASON: Check the appropriate boxes for the numbers shown under Column C for the type of action that you have selected for this case.<br><br><input type="checkbox"/> 1. <input checked="" type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/> 9. <input type="checkbox"/> 10. |              | ADDRESS:<br>1100 North Grand Avenue |
| CITY<br>Walnut   | STATE:<br>CA | ZIP CODE:<br>91789                  |

Item IV. Declaration of Assignment: I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that the above-entitled matter is properly filed for assignment to the Stanley Mosk courthouse in the Central District of the Superior Court of California, County of Los Angeles [Code Civ. Proc., § 392 et seq., and Local Rule 2.0, subds. (b), (c) and (d)].

Dated: March 24, 2015

  
 \_\_\_\_\_  
 (SIGNATURE OF ATTORNEY/FILING PARTY)

**PLEASE HAVE THE FOLLOWING ITEMS COMPLETED AND READY TO BE FILED IN ORDER TO PROPERLY COMMENCE YOUR NEW COURT CASE:**

1. Original Complaint or Petition.
2. If filing a Complaint, a completed Summons form for issuance by the Clerk.
3. Civil Case Cover Sheet, Judicial Council form CM-010.
4. Civil Case Cover Sheet Addendum and Statement of Location form, LACIV 109, LASC Approved 03-04 (Rev. 03/11).
5. Payment in full of the filing fee, unless fees have been waived.
6. A signed order appointing the Guardian ad Litem, Judicial Council form CIV-010, if the plaintiff or petitioner is a minor under 18 years of age will be required by Court in order to issue a summons.
7. Additional copies of documents to be conformed by the Clerk. Copies of the cover sheet and this addendum must be served along with the summons and complaint, or other initiating pleading in the case.

03 / 24 / 2015