

AGENDA ITEM _____

- ☐ Public Hearing
- ☐ Ordinance
- ☐ Consent Calendar
- ☒ Discussion

WALNUT CITY COUNCIL

AGENDA DATE: MAY 22, 2025

To: Mayor Freedman and Council Members

VIA: Tom Weiner City Manager

FROM: Chris Vasquez, Director of Community Development *CV*
Melissa Barcelo, Director of Public Works

SUBJECT: Mt. San Antonio College- Pedestrian Bridge Sign Design Alternatives

RECOMMENDATION:

It is recommended by staff that the City Council discuss the City of Walnut sign to be installed on Temple Avenue and provide staff with direction.

BACKGROUND:

On September 25, 2024, the City Council considered designs prepared by Mt. San Antonio College (MTSAC) for City of Walnut gateway sign(s) to be installed on the pedestrian bridge spanning Temple Avenue connecting the gateway parking structure and transit center. An alternative was also presented, which consisted of a gateway monument sign installed on the Temple Avenue median. The installation of said sign on the pedestrian bridge is a provision of the Pedestrian Bridge Encroachment Agreement, which was executed by the City and College and states:

Mt. SAC shall fabricate, install and maintain a City of Walnut identification sign on the east side of the Pedestrian Bridge facing westbound traffic on W. Temple traveling into the City. The City identification sign shall be a halo illumination side designed in accordance with the City approved specifications.

A copy of the September 25, 2024, staff report and exhibits has been provided as part of this report (Attachment 1) for reference.

During the September 25, 2024 City Council meeting, MTSAC presented two (2) design concepts to address the gateway sign requirement:

1. City of Walnut identification on the east facing elevation of the pedestrian bridge shown below.



2. A City of Walnut monument sign in the median of Temple Avenue, illustrated below.

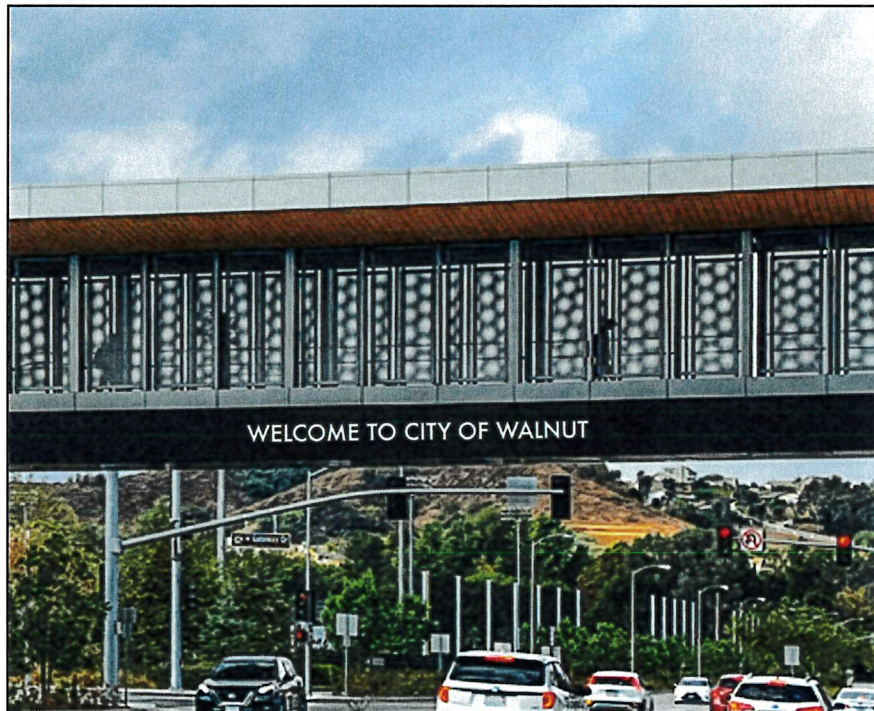


The City Council provided feedback related to both designs and directed staff to focus efforts on the gateway sign to be installed on the pedestrian bridge and requested that an alternative design with a more prominent “Welcome” aesthetic be prepared and presented for consideration. This direction is consistent with the executed agreement between the City and MTSAC for gateway signage on the pedestrian bridge.

DISCUSSION:

Subsequent to the September 25, 2024 City Council Meeting, staff and MTSAC met to further discuss the sign concept(s). Following those discussions MTSAC prepared and presented the following design concept(s) as an alternative to the original design:

Alternative 1



Alternative 2



Design Concepts

In designing the gateway signage MTSAC modeled the design to be complementary to the aesthetics of the pedestrian bridge. Alternative 1 provides a simplistic design, whereas Alternative 2 provides a version that is similar to existing City gateway signs and branding in which the “W” is written in Edwardian Script font type. It should be noted that both Alternatives include reverse (halo) illumination, which provides backlighting against the pedestrian bridge for an enhanced appearance as required by the Pedestrian Bridge Encroachment Agreement. An example of this type of sign illumination is provided below.

Reverse/Halo-Illumination Example



All costs related to the sign installation and future maintenance will be paid for by MTSAC with a final design to be approved by the City.

Next Steps

Staff is seeking direction from the City Council relative to either of the two (2) alternative design concepts. Previously presented pedestrian bridge and monument gateway signs are included in Attachment 1 as part of the September 25, 2024 staff report for consideration should the City Council prefer a previously presented design concept. Once a design is selected staff will work with MTSAC to prepare a complete design and installation package for final approval and installation.

FISCAL IMPACT:

None.

RELATION TO MISSION STATEMENT:

We will collaborate by encouraging open discussion.

Attachments:

- A. September 25, 2024 Staff Report with Attachments.
- B. Alternative Sign Renderings Provided by MTSAC.

ATTACHMENT 1

September 25, 2024 CC Staff Report with Attachments



AGENDA ITEM 11

- ☐ Public Hearing
- ☐ Ordinance
- ☐ Consent Calendar
- ☒ Discussion

WALNUT CITY COUNCIL

AGENDA DATE: SEPTEMBER 25, 2024

To: Mayor Freedman and Council Members

VIA: Tom Weiner City Manager *TW*

FROM: Chris Vasquez, Director of Community Development *CV*
Melissa Barcelo, Director of Public Works *MB*

SUBJECT: Mt. San Antonio College- Pedestrian Bridge Sign and Alternatives

RECOMMENDATION:

It is recommended by staff that the City Council discuss the City of Walnut sign to be installed on Temple Avenue and provide staff with direction.

BACKGROUND:

Mt. San Antonio College (MTSAC) is generally located at the intersection of Grand Avenue and Amar Road/Temple Avenue and comprises approximately 420 acres of developed and undeveloped land that is used for educational and its ancillary uses (e.g. student/staff parking facilities, athletic fields, aquatics, etc.).

On July 1, 2020, MTSAC and the City of Walnut signed a Pedestrian Bridge Encroachment Agreement allowing for the construction of the Pedestrian Bridge across Temple Avenue to the transit center. A condition of this agreement stated:

Mt. SAC shall fabricate, install and maintain a City of Walnut identification sign on the east side of the Pedestrian Bridge facing westbound traffic on W. Temple traveling into the City. The City identification sign shall be a halo illumination side designed in accordance with the City approved specifications.

On August 7, 2024, the MTSAC Board of Trustees discussed and approved to propose the City with an alternative to the approved "City of Walnut" sign being installed on the pedestrian bridge over Temple Avenue.

On August 28, 2024 City Council Discussed the alternatives proposed by MTSAC and requested renderings be returned to Council.

DISCUSSION:

A final design on the Pedestrian Bridge has yet to be determined. MTSAC has provided renderings of both the proposed sign on the Pedestrian Bridge and in the Temple median East of the bridge.

Instead of installing the sign directly on the Pedestrian Bridge, MTSAC proposes installing a monument on the Temple Avenue median. MTSAC staff believes the sign on the median is the better choice aesthetically due to the angle of the bridge. MTSAC states the monument will be designed to complement the existing landscape, adding to the overall aesthetic appeal of the area.

All costs related to the sign installation will be paid for by MTSAC with a final design to be approved by the City, regardless of the location.

FISCAL IMPACT:

None.

RELATION TO MISSION STATEMENT:

We will collaborate by encouraging open discussion.

Attachments:

- A. Pedestrian Bridge Encroachment Agreement
- B. Proposed Monument Location & Sign Renderings Provided by MTSAC

ATTACHMENT A

Pedestrian Bridge Encroachment Agreement

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Walnut
21201 La Puente Rd
Walnut, CA 91789-2018
Attn: City Clerk

APNs: 871-000-2905 (portion)
870-902-3917 (portion)

(Space Above Line For Recorder's Use Only)
(Exempt from Recording Fees Per Govt Code §27383)

PEDESTRIAN BRIDGE ENCROACHMENT AGREEMENT

This Pedestrian Bridge Encroachment Agreement ("**Agreement**") is dated July 1, 2020 for reference only and is made by and between the City of Walnut ("**City**") and Mt. San Antonio Community College District ("**Mt. SAC**").

RECITALS

A. The City is the non-exclusive easement owner of certain real property used for roadway purposes and known as W. Temple Avenue ("**W. Temple**") in the City of Walnut.

B. Mt. SAC is the fee simple owner of W. Temple and is also the fee simple owner of the real property on both sides of W. Temple (all of which consist of real property identified as APNs 871-000-2905 and 870-902-3917 and more specifically described in the Legal Description attached hereto as Exhibit "A" and incorporated herein by reference) and wishes to build a pedestrian bridge, including the foundation, substructure, superstructure and columns ("**Pedestrian Bridge**") within and over certain portions of W. Temple to provide safe and convenient access to the public connecting a parking facility located on the southwest corner of W. Temple and Bonita Avenue to the Mt. SAC main campus ("**Parking Facility**"). Attached hereto as Exhibit "B" and incorporated herein by reference is a map that depicts the location of the Pedestrian Bridge, the parking facility and the main campus.

C. On January 15, 2020, the City, through its Planning Commission, approved the Parking Facility and Pedestrian Bridge ("**City Approval**") with conditions of approval ("**COA**") (together "**Entitlements**"). The parties desire to enter into this Agreement to satisfy COA No. 4 whereby the City will grant Mt. SAC permission to construct and permanently operate, maintain and repair the Pedestrian Bridge within W. Temple, including the airspace above W. Temple, as shown in Exhibit "B", under the terms and conditions set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Mt. SAC agree as follows:

1. Effective Date. This Agreement shall be effective and binding on the date this Agreement is duly authorized by the governing bodies of the City and Mt. SAC and signed by duly designated representatives of the City and Mt. SAC.

2. Encroachment Area. The real property that is subject to the encroachments set forth herein includes that portion of W. Temple and the air rights over that portion of W. Temple reasonably necessary for the construction, operation, use, maintenance and repair of the Pedestrian Bridge, as permitted by the City, and conceptually depicted on Exhibit "B" and more particularly described in Exhibit "C" attached hereto and incorporated herein by reference ("**Bridge Encroachment Property**"),
3. Temporary Construction Encroachment. The City grants to Mt. SAC, its employees, independent contractors, subcontractors, and consultants a temporary, non-exclusive right to encroach in, upon, over and/or across the Bridge Encroachment Property for the design and construction of the Pedestrian Bridge and all activities incidental and related thereto subject to the terms and conditions set forth herein. Said Temporary Construction Encroachment is permitted to the extent reasonably necessary to design and construct the Pedestrian Bridge in substantial conformity with the Entitlements and Exhibits "B" and "C" attached hereto, and shall cease upon completion of the construction of the Pedestrian Bridge.
4. Pedestrian Bridge Encroachment. Immediately upon completion of the Pedestrian Bridge and termination of the Temporary Construction Encroachment, the City grants to Mt. SAC and its employees, staff, contractors, agents, and consultants the perpetual and irrevocable right to encroachment in, upon, over and/or across the Bridge Encroachment Property for purposes of operating, maintaining and repairing the Pedestrian Bridge and grants to Mt. SAC and its employees, staff, faculty, permittees, licensees and members of the public the right of pedestrian ingress and egress to and over the Pedestrian Bridge for access to and from those portions of the Mt. SAC campus located on either side of W. Temple.
5. Maintenance Encroachment. The City also grants to Mt. SAC, its employees and independent contractors, subcontractors, and consultants a permanent encroachment in, upon, over and/or across the Bridge Encroachment Property to access, inspect, maintain and repair the Pedestrian Bridge and all activities incidental and related thereto subject to the terms and conditions set forth herein. Said Maintenance Encroachment is limited to the extent reasonably necessary to maintain and repair the Pedestrian Bridge in accordance with the standards set forth in the Entitlements and herein.
6. Compensation. Mt. SAC shall pay the City by no later than July 31, 2020 the sum of Two Hundred Fifty Thousand Dollars (\$250,000) as compensation for the encroachments granted by this Agreement and use of the Bridge Encroachment Property.
7. City's Rights Concerning the Pedestrian Bridge and Bridge Encroachment Property.
 - a. Design and Construction/Repair Plans and Inspections. Mt. SAC shall submit to the City and the City shall have the right to review and approve the site plan, design and construction plans for the Pedestrian Bridge as provided in the Entitlements. The City shall also have the right to inspect and approve any and all phases of construction, maintenance, or repair as provided in the Entitlements and herein.
 - b. Encroachment Permits. The City may require traffic control measures, including permits from adjacent jurisdictions, and may limit the hours of construction,

maintenance and repair work to reduce traffic delays on W. Temple and preclude damage to the Bridge Encroachment Property and City properties.

c. Right of City to Use. City excepts and reserves its easement right in, under, over and upon W. Temple (including the Bridge Encroachment Property), to be exercised by City, its invitees and any other parties who may obtain written permission or authority from City to maintain, renew, use, operate, change, modify and relocate any existing utilities upon, over, under or across W. Temple, including the Bridge Encroachment Property.

d. City Roadwork on or along W. Temple. In the event the City needs to perform roadwork of any kind on or along W. Temple that impacts the use of the Pedestrian Bridge, the City shall provide thirty (30) days' prior written notice to Mt. SAC. If requested by the City, Mt. SAC agrees to close the Pedestrian Bridge for such time as is reasonably necessary to allow for the completion of the work. In the event that it is necessary for the City to improve or widen W. Temple, the City and Mt. SAC shall cooperate in good faith to achieve the goal of ensuring the least disruption and modification to the Pedestrian Bridge.

8. Mt. SAC Responsibility for Pedestrian Bridge. Mt. SAC shall be solely responsible for all costs and expense, including labor and materials, for the permitting, design, construction, operation, maintenance and repair of the Pedestrian Bridge as required by the terms and conditions herein.

a. Legal Requirements. Mt. SAC shall observe and comply with any and all federal, state and local laws, statutes, regulations, ordinances, orders, covenants, restrictions, or decisions of any court of competent jurisdiction relating to the construction, operation, maintenance and repair of the Pedestrian Bridge and use of the Bridge Encroachment Property.

b. Construction of the Pedestrian Bridge. Mt. SAC shall be solely responsible for all costs and expense, including labor and materials, for the permitting, design, and construction of the Pedestrian Bridge in accordance with the Entitlements and City approved plans. Mt. SAC must provide one set of as-built plans (prepared in English Units) to City, as well as one set of computer diskettes or other electronic storage device approved in advance by City containing as-built CAD drawings of the Pedestrian Bridge and identifying the software used for the CAD drawings. The "as-built plans" must comply with City approved plans and depict all information required by the City Engineer. The "as-built plans" must also include plan and profile, structural bridge drawings and specifications. In addition and, prior to final inspection and approval of the Pedestrian Bridge by the City, Mt. SAC shall obtain a two-year warranty/maintenance bond (in a form acceptable to the City) on the materials and work performed on the Pedestrian Bridge. The City shall be named as an additional beneficiary of the warranty/maintenance bond.

c. Pedestrian Bridge Maintenance and Inspection. Mt. SAC will own and maintain, at its sole cost and expense, the Pedestrian Bridge and appurtenances thereto, in accordance with the minimum standards set forth hereinbelow.

i. Mt. SAC shall fabricate, install and maintain a City of Walnut identification sign on the east side of the Pedestrian Bridge facing westbound traffic on W. Temple traveling into the City. The City identification sign shall be a halo illumination sign designed in accordance with City approved specifications.

- ii. Mt. SAC shall install and maintain vertical clearance signs which consistently and accurately describe the minimum actual vertical clearance from the bottom of the Pedestrian Bridge to the top of the W. Temple pavement. Mt SAC shall have the right to install other signs on the Pedestrian Bridge, subject to approval by the City and requirements of all applicable laws.
- iii. Mt. SAC keep the Pedestrian Bridge and the Bridge Encroachment Property clean and free from birds, scavengers, vermin, creatures and other animals that could become a nuisance or a public health problems.
- iv. Mt. SAC shall keep the Pedestrian Bridge painted and in good condition and repair.
- v. Mt. SAC shall regularly inspect the Pedestrian Bridge for graffiti and shall remove all graffiti within twenty four (24) hours, or as soon as reasonably practical, in compliance with all applicable laws.
- vi. Mt. SAC shall conduct routine structural inspections of the Pedestrian Bridge to ensure and protect public safety in accordance with the schedules required by applicable laws, but in any event not less than biannually; provided however, in the event of an earthquake, fire, flood, damage from vehicular impacts or other emergent situations, Mt. SAC will provide an immediate inspection by qualified personnel, notify the City of damage that may affect safe pedestrian passage and promptly repair any defects or damage. Mt. SAC shall promptly submit true and accurate copies of all inspection reports to the City.
- vii. Following the termination of the Temporary Construction Encroachment, Mt. SAC shall provide the City Engineer (10) days' prior written notice before commencing any unscheduled or non-routine maintenance or repair work. Notwithstanding the foregoing, emergency work will be permitted as reasonably necessary to protect public safety and/or damage to the Pedestrian Bridge or the Bridge Encroachment Property upon notification to the City's emergency hotline at (909) 595-2264.

d. Alterations. Mt SAC shall not make any alterations to the Pedestrian Bridge or permanently affix anything to the Pedestrian Bridge or appurtenances without the City's prior approval, which shall not be unreasonably withheld, delayed or conditioned.

9. Indemnification. To the fullest extent permitted by law, Mt. SAC shall, and shall cause its contractors to, indemnify, defend and hold harmless City, and any and all of its employees, officials and agents from and against any liability (including liability for claims, suits, actions, arbitration proceedings, administrative proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including attorneys' fees and costs, court costs, interest, defense costs, and expert witness fees), where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the negligence, recklessness, or willful misconduct of Mt. SAC in the performance of this Agreement by Mt.

SAC's officers, agents, employees, contractors, or consultants. This indemnification and hold harmless clause shall also apply to any work undertaken by Mt. SAC that relates in any manner to the construction, maintenance or repair of the Pedestrian Bridge.

10. Insurance Requirements.

a. Insurance. Mt. SAC, at its own cost and expense, shall procure and maintain for the duration of this Agreement and shall cause its contractors to procure and maintain at all times during construction, maintenance and repair of the Pedestrian Bridge, unless modified by the City's Risk Manager, the following insurance policies.

1. Workers' Compensation Coverage. Mt. SAC shall maintain Workers' Compensation Insurance and Employer's Liability Insurance for its employees in accordance with the laws of the State of California. In addition, Mt. SAC shall require each subcontractor to similarly maintain Workers' Compensation Insurance and Employer's Liability Insurance in accordance with the laws of the State of California for all of the subcontractor's employees. Any notice of cancellation or non-renewal of all Workers' Compensation policies must be received by the City at least thirty (30) days prior to such change. The insurer shall agree to waive all rights of subrogation against City, its officers, agents, employees and volunteers for losses arising from work performed by Mt. SAC. In the event that Mt. SAC is exempt from Worker's Compensation Insurance and Employer's Liability Insurance for its employees in accordance with the laws of the State of California, Mt. SAC shall submit to the City a Certificate of Exemption from Workers Compensation Insurance in a form approved by the City Attorney.

2. General Liability Coverage. Mt. SAC shall maintain commercial general liability insurance in an amount not less than two million dollars (\$2,000,000) per occurrence for bodily injury, personal injury and property damage. If a commercial general liability insurance form or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the work to be performed under this Agreement or the general aggregate limit shall be at least twice the required occurrence limit. Required commercial general liability coverage shall be at least as broad as Insurance Services Office Commercial General Liability occurrence form CG 0001 (ed. 11/88) or Insurance Services Office form number GL 0002 (ed. 1/73) covering comprehensive General Liability and Insurance Services Office form number GL 0404 covering Broad Form Comprehensive General Liability. No endorsement may be attached limiting the coverage.

3. Automobile Liability Coverage. Mt. SAC shall maintain automobile liability insurance covering bodily injury and property damage for all activities of the Mt. SAC arising out of or in connection with the work to be performed under this Agreement, including coverage for owned, hired and non-owned vehicles, in an amount of not less than one million dollars (\$1,000,000) combined single limit for each occurrence. Automobile liability coverage must be at least as broad as Insurance Services Office Automobile Liability form CA 0001 (ed. 12/90) Code 1 ("any auto"). No endorsement may be attached limiting the coverage.

b. Endorsements. Each general liability and automobile liability insurance policy shall be with insurers possessing a Best's rating of no less than A:VII and shall be endorsed with the following specific language:

1. The City, its elected or appointed officers, officials, employees, agents and volunteers are to be covered as additional insureds.

2. This policy shall be considered primary insurance as respects the City, its officers, officials, employees, agents and volunteers. Any insurance maintained by the City, including any self-insured retention the City may have, shall be considered excess insurance only and shall not contribute with it.

3. This insurance shall act for each insured and additional insured as though a separate policy had been written for each, except with respect to the limits of liability of the insuring company.

4. The insurer waives all rights of subrogation against the City, its elected or appointed officers, officials, employees, agents and volunteers.

5. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its elected or appointed officers, officials, employees, agents or volunteers.

6. The insurance provided by this Policy shall not be suspended, voided, canceled, or reduced in coverage or in limits except after thirty (30) days written notice has been received by the City.

c. Deductibles and Self-Insured Retentions. Any deductibles or self-insured retentions must be declared to and approved by the City. At the City's option, Mt. SAC shall demonstrate financial capability for payment of such deductibles or self-insured retentions.

d. Certificates of Insurance. Mt. SAC shall provide certificates of insurance with original endorsements to City as evidence of the insurance coverage required herein. Certificates of such insurance shall be filed with the City on or before commencement of performance of this Agreement and each July annually thereafter. Current certification of insurance shall be kept on file with the City at all times during the term of this Agreement.

11. Defaults. Failure by the City or Mt. SAC to comply with or perform any of the terms, conditions, covenants, agreements or obligations contained in this Agreement to be performed by each of them, respectively, shall constitute a default under this Agreement, and (i) if such default is not cured or remedied within fifteen (15) days after the non-defaulting party provides written notice to the defaulting party specifying with particularity the nature of such default, or (ii) if such default cannot be reasonably cured or remedied within such fifteen (15) day period and thereafter fails to diligently and expeditiously pursue such cure or remedy, the non-defaulting party, in its sole discretion, shall be entitled to exercise any and all rights and remedies available to it under this Agreement, at law and in equity, including without limitation, the right to seek specific performance or at the defaulting party's sole cost, arrange for the performance of such work. The defaulting party shall promptly reimburse the non-defaulting party for all costs of work performed on the defaulting party's behalf upon receipt of an invoice for such costs.

12. Notices.

Any notice required to be given under this Agreement shall be in writing and either served personally or sent prepaid, first class mail. Any such notice shall be addressed to the other

party at the address set forth below. Notice shall be deemed communicated within 48 hours from the time of mailing if mailed as provided in this section.

If to City: City of Walnut
21201 La Puente Rd.
Walnut, CA 91789
Attn: Rob Wishner

With a copy to: Leibold McClendon & Mann
9841 Irvine Center Drive, Suite 230
Irvine, CA 92618
Attn: Barbara Leibold

If to Mt. SAC: Mt. San Antonio College
1100 North Grand Avenue
Walnut, CA 91789
Attn: Board of Trustees,
President Scroggins

With a copy to: Stradling Yocca Carlson & Rauth
44 Montgomery Street, Suite 4200
San Francisco, CA 94104
Attn: Sean B. Absher

13. Entire Agreement. This Agreement constitutes the complete and exclusive statement of Agreement between the City and Mt. SAC. All prior written and oral communications, including correspondence, drafts, memoranda, and representations, are superseded in total by this Agreement.

14. Amendments. This Agreement may be modified or amended only by a written document executed by both Mt. SAC and City and approved as to form by the City Attorney.

15. Waiver. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver of a subsequent breach of the same or any other provision under this Agreement.

16. Severability. If any term or portion of this Agreement is held to be invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall continue in full force and effect.

17. Controlling Law and Venue. This Agreement and all matters relating to it shall be governed by the laws of the State of California and any action brought relating to this Agreement shall be held exclusively in a state court in the County of Los Angeles.

18. Litigation Expenses and Attorneys' Fees. If either party to this Agreement commences any legal action against the other party arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable litigation expenses, including court costs, expert witness fees, discovery expenses, and attorneys' fees.

19. Counterparts. This Agreement may be executed in several counterparts, each of which shall constitute one and the same instrument and shall become binding upon the parties when at least one copy hereof shall have been signed by both parties hereto. In approving this Agreement, it shall not be necessary to produce or account for more than one such counterpart.

20. Authority to Enter Agreement. Each party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and to bind each respective party.

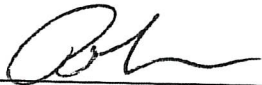
[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the as of the date set forth above.

"CITY"

CITY OF WALNUT, a California municipal corporation

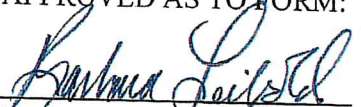
By:


Rob Wishner, City Manager

ATTEST:


Teresa De Dios, City Clerk

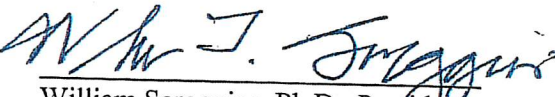
APPROVED AS TO FORM:


Barbara Leibold, City Attorney

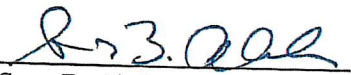
"MT. SAC"

MT. SAN ANTONIO COMMUNITY COLLEGE DISTRICT, a California Community College District

By:


William Scroggins, Ph.D., President

APPROVED AS TO FORM:


Sean B. Absher
Stradling Yocca Carlson & Rauth

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

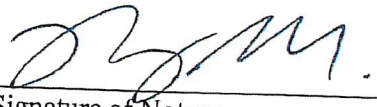
STATE OF CALIFORNIA)

County of Los Angeles) §

On July 23, 2020, before me, Raymond Markel a Notary Public, personally appeared Rob Wishner who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.


Signature of Notary



(Affix seal here)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

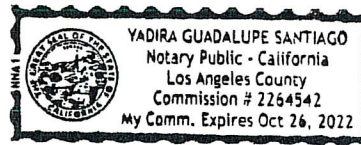
County of Los Angeles) §

On July 30, 2020, before me, Yadira Santiago a Notary Public, personally appeared William T. Scroggins who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Yadira Santiago
Signature of Notary



(Affix seal here)

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"
CAMPUS MAP
(See Attached)

Campus Plan - Mt. San Antonio College

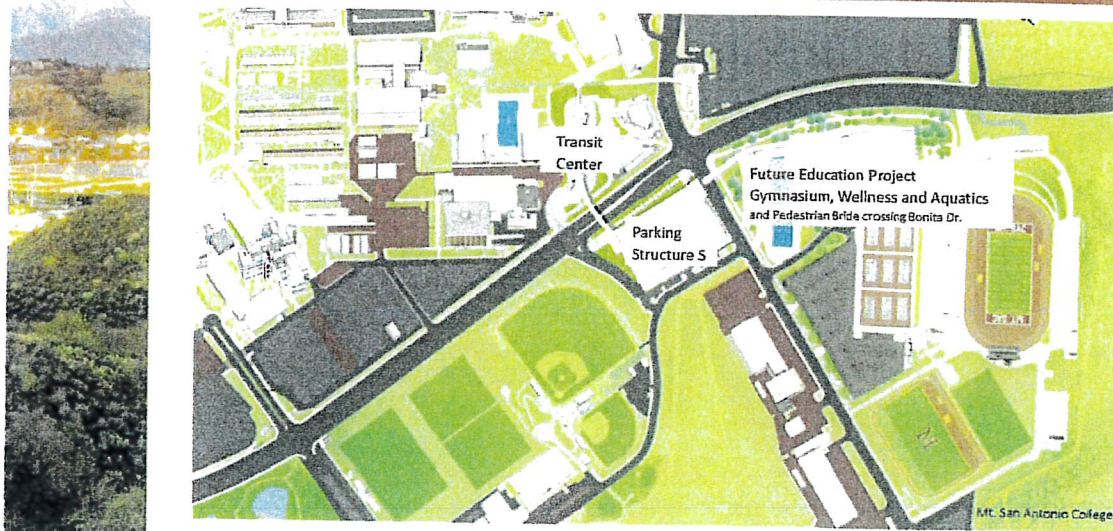
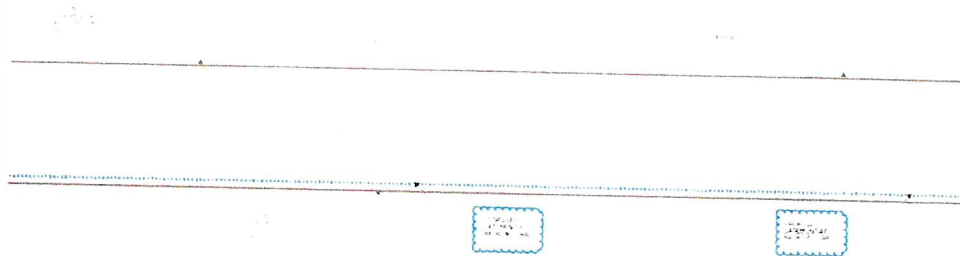


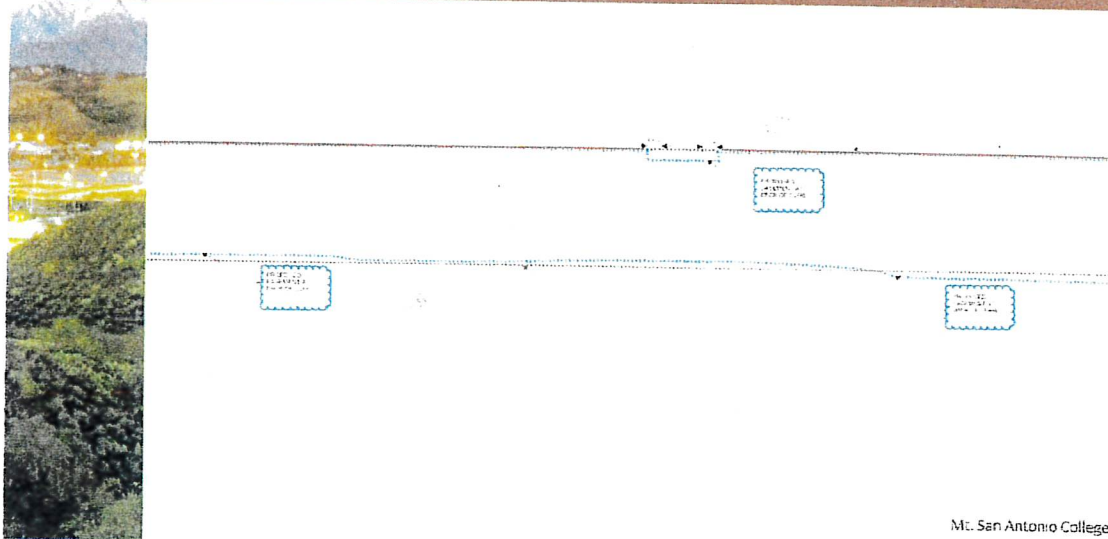
EXHIBIT "C"
DEPICTION OF PEDESTRIAN BRIDGE AND ENCROACHMENT AREAS
(See Attached)

Site Plan -- Pedestrian Bridge and Temple Avenue Improvements

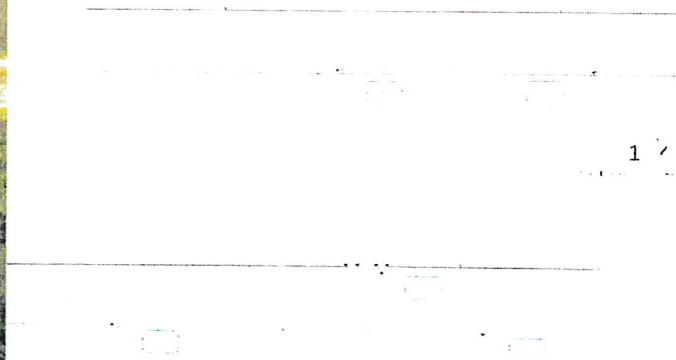


Mt. San Antonio College

Site Plan – Pedestrian Bridge and Temple Avenue Improvements

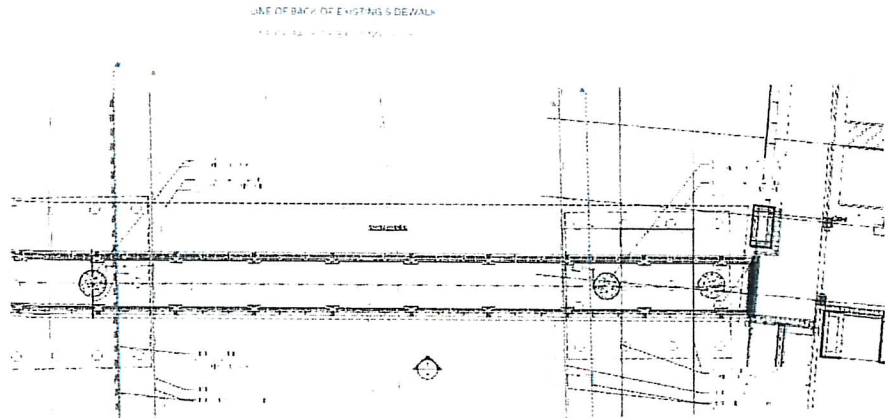


Site Plan – Pedestrian Bridge and Temple Avenue Improvements



Mt. San Antonio College

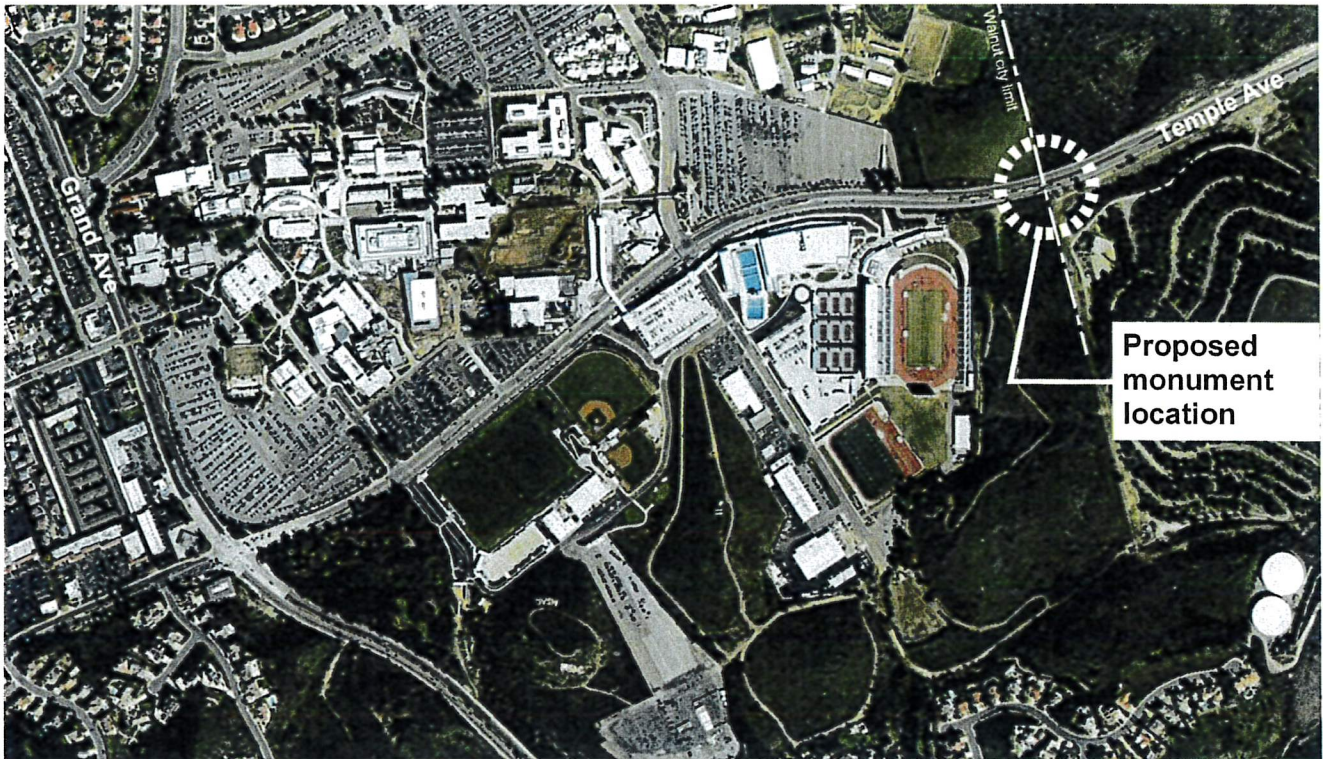
Aerial View – Pedestrian Bridge



Mt. San Antonio College

ATTACHMENT B

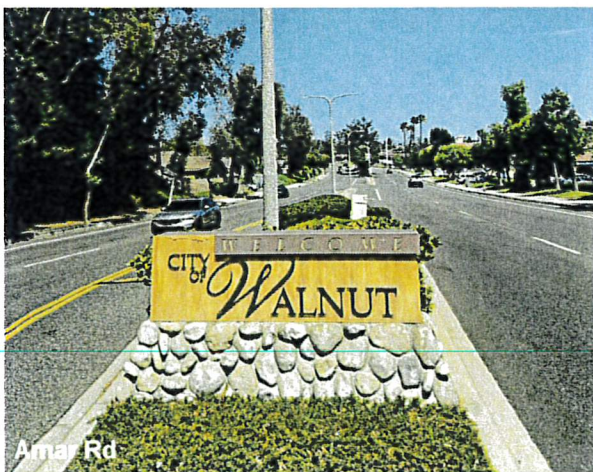
Proposed Monument Location & Sign Renderings Provided by
MTSAC



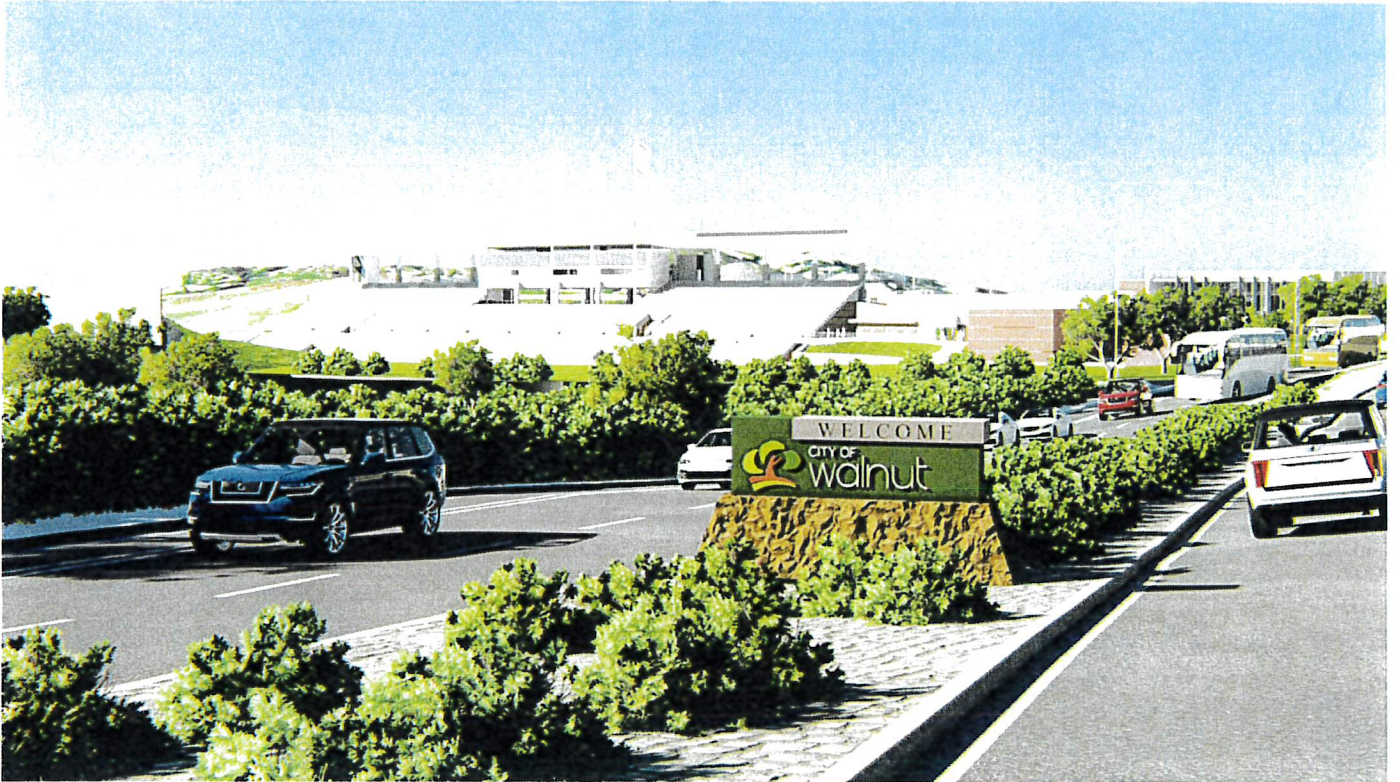
Proposed City Monument - Site Plan



Proposed City Monument - View looking west on Temple Ave



Existing City Monument Locations



Proposed City Monument - View looking west on Temple Ave (View 1)



Proposed City Monument - View looking west on Temple Ave (View 2 - Evening)



Bridge Signage - View looking west on Temple Ave near Bonita Ave.



Bridge Signage - Photograph looking west on Temple Ave near Bonita Ave.

ATTACHMENT 2

Pedestrian Bridge Gateway Sign Design Alternatives



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