Midpeninsula Regional
Open Space District

R-19-38
Meeting 19-13
May 15, 2019

SPECIAL MEETING AGENDA ITEM 1

AGENDA ITEM

District-wide Americans with Disabilities Act Self-Evaluation and Transition Plan Update

GENERAL MANAGER'S RECOMMENDATIONS

1. Determine that the recommended actions are categorically exempt from the California Environmental Quality Act.
2. Adopt the District-wide Americans with Disabilities Act Self-Evaluation and Transition Plan Update.
3. Direct the General Manager to include funds in the Fiscal Year 2019-20 Budget to begin Year 1 implementation of the District-wide Americans with Disabilities Act Self-Evaluation and Transition Plan Update.

SUMMARY

The Board of Directors (Board) will consider approval and adoption of the Americans with Disabilities Act Self-Evaluation and Transition Plan Update (ADA Plan Update). The update to the Midpeninsula Regional Open Space District (District) 1993 Access Plan reconfirms the District's commitment to make District facilities, programs, services, and information programmatically accessible to people of all abilities consistent with the Americans with Disabilities Act (ADA). This report provides a brief overview of the ADA Plan Update, summarizes the Board and public review and comment process, and identifies key revisions that appear in the final version of the ADA Plan Update. The final Board-approved 2019 ADA Plan Update will supersede the 1993 Access Plan. There are sufficient funds in Fiscal Year (FY) 2018-19 budget to complete the ADA Plan Update. The General Manager is planning to include $255,000 in the FY2019-20 Budget to initiate Year 1 implementation of ADA barrier removals.

DISCUSSION

To date, the full Board has discussed the District's ADA Plan Update at three public meetings (please refer to section on Board and Committee Review for a meeting summary).

The ADA Plan Update is comprised of two distinct parts: (1) Self-Evaluation and (2) Transition Plan Update. The Self-Evaluation (Attachment 1, Section 3) identifies and makes recommendations to correct any policies and practices that may limit programmatic access for persons with disabilities. As the District updates and creates new policies and procedures, ADA requirements will be incorporated as appropriate.

The Transition Plan Update (Attachment 1, Section 4) identifies existing barriers to improve programmatic accessibility at District facilities, describes the physical modifications to facilities that will improve programmatic accessibility, and proposes a strategic target schedule for removing such barriers to accessibility. The Transition Plan Update includes prioritization criteria to inform the phased scheduling of identified barrier removals. The target schedule for barrier removal is included in section 4.5 within tables 4.1, 4.2 and 4.3.

Key Revisions to the ADA Plan Update

Recent revisions to the ADA Plan Update incorporate feedback received by the Board at a prior study session on this topic. Other revisions stem from final draft reviews at the staff level that focus on improving overall clarity and conciseness of the document, as well as update recently revised information. These revisions are listed below in greater detail and pertain specifically to the prioritization criteria and assignment of the ADA Coordinator role.

Prioritization Criteria

At the August 22, 2018 meeting, the Board provided the following feedback on the prioritization criteria:

- Clarify the criterion for geographic distribution.
- Add project cost as a criterion.
- Add cost-effectiveness as a criterion.

Below are the revised prioritization criteria with revisions shown in ~~strikeout~~ and underline:

- **Geographic distribution**: Prioritize barrier removals that widely distribute the availability of accessible programs and facilities throughout the District, aiming for wide distribution throughout District wards, preserves, and Vision Plan priority areas.
- **Unique experiences and environments**: Prioritize barrier removals that improve accessibility to unique programs or facilities.
- **Usage levels**: Prioritize barrier removals at facilities that receive high levels of visitor use ~~high-use facilities~~ and other sites of high public interest (including highly rated Vision Plan projects).
- **Public feedback and requests**: Prioritize barrier removals at facilities that have received prior accessibility complaints.
- **Project Readiness**: Consider cost, ease of implementation, and general project readiness when prioritizing barrier removals. Prioritize barrier removals that leverage planned capital improvement or maintenance projects. Make efficient, cost-effective use of available resources for barrier removals.
- **Plan Consistency:** Prioritize barrier removals that are consistent with Measure AA, the Vision Plan, Strategic Plan, and Coastside Protection Area Service Plan.
- **Safety:** Prioritize barrier removals that address ~~visitor and public~~ safety for visitors with disabilities.
- **Primary Access:** Prioritize barrier removal for elements that provide entry to accessible facilities and programs.

ADA Coordinator

The ADA mandates that agencies identify, as part of its ADA Plan, at least one person as a point of contact to coordinate its effort to comply with and carry out its responsibilities

required by the law. Understanding an agency's organizational structure and the associated roles and responsibilities to maintain compliance with the ADA is a key factor behind a successful ADA Plan.

The ADA Coordinator's key responsibilities include:

- Coordinating the implementation of transition plans as well as monitoring and tracking ongoing progress;
- Reviewing the accessibility of new public access improvements;
- Coordinating ADA-related activities among District departments; and
- Consulting with the relevant program or department staff to determine an acceptable response to a request for a reasonable modification.

In the Board-adopted 1993 Access Plan, the Board designated the Planning Manager as the District staff person responsible for administering the Access Plan and responding to accessibility issues. Since this time, the District has grown significantly and the organizational structure has changed. In order for the ADA Coordinator to effectively manage the implementation of the ADA Plan and fulfill other obligations of the ADA, the designated staff person must have the authority to coordinate work among various departments and business lines. Accordingly, the ADA Plan Update has been revised as follows in ~~strikeout~~ and underline:

> T<u>he District's ADA Coordinator is the Assistant General Manager for Project Planning & Delivery. The incumbent currently holding this position is Susanna Chan.</u> When the Assistant General Manager is not available, the Alternate ADA Coordinator is the Planning Manager. The incumbent currently holding this position is Jane Mark. ~~Currently, the District's ADA Coordinator is the Planning Manager, Jane Mark. When the Planning Manager is not available, the Alternate ADA Coordinator is Planner III, Gretchen Laustsen.~~

<u>Implementation and Monitoring</u>

The District's ADA Plan Update includes a 15-year target schedule of priorities for barrier removal for Preserves (excluding Easy Access Trails) and buildings.

To implement the ADA Plan Update, the District will evaluate the schedule of priorities for barrier removal during the annual Capital Improvement and Action Plan (CIAP) and Budget development process. Items will be included in the CIAP and Budget based on available funding and staffing capacity. The Board will receive periodic updates from the ADA Coordinator to stay informed of the implementation progress. Managing the ongoing implementation and monitoring of the ADA Plan Update will rely on the ADA Coordinator working with existing staff from Planning, Land & Facilities, Engineering & Construction and Public Affairs Departments. Some of the barrier removals recommended in the Plan may require consultants to complete design and engineering as part of larger capital improvement projects. The General Manager's Office and Planning Department will assist the ADA Coordinator in coordinating with other departments and monitoring barrier removals, with an estimated collective staff time of 0.5 (half) a full time equivalent (FTE) staff position.

In the absence of having a set of required ADA standards for non-federal outdoor wildland areas, the District's Easy Access Trails were evaluated using the 2015 Architectural Barriers Act

(ABA) Standards as guidelines. The 2015 ABA Standards are only required for facilities located in federal lands and facilities designed, built, altered, or leased with federal funds. Conforming to the 2015 ABA Standards is not an obligation of the District. However, it provides guidance on elements in outdoor developed areas not addressed in the ADA Standards or CBC technical standards.

Accessibility improvements in District preserves need to remain protective of sensitive resources and habitats and comply with the District's Resource Management Policies, CEQA, NEPA, the Endangered Species Act, the National Historic Preservation Act and other applicable federal, state and local regulations. Additionally, unique and extreme site constraints throughout District preserves may limit the barrier removal work identified in the facility reports. The 2015 ABA Standards recognize that meeting these trail standards is not always possible due to site constraints and provides four conditions for exception that allow deviation from the technical requirements. In planning for barrier removal projects, the District will evaluate site constraints with the conditions for exceptions described in the ABA Standards. The Plan includes further discussion of conditions for exceptions and other considerations for implementation (Attachment 1, Section 4.6).

PUBLIC NOTICE AND OUTREACH

Public notice of this meeting was provided as required by the Brown Act and included the District's Whole Access interested parties list. The District provided the draft ADA Plan Update for public review and comment from August 22, 2018 through the Board's adoption of the final ADA Plan Update. The District published the revised final ADA Plan Update on the District website for public review and comment on April 5, 2019. Staff presented the draft ADA Plan Update to the San Mateo County Commission on Disabilities on October 4, 2018. The Commission on Disabilities noted the challenges faced by public agencies that do not have a full- or part-time ADA Coordinator position, and recommended that the District consider funding a full- or part-time position. As noted above, the ADA Coordinator for the District is now the Assistant General Manager for Project Planning and Delivery. The Commission also recommended that the District encourage more people with disabilities to visit District preserves and trails and to solicit their feedback. The District maintains an active Accessibility and Easy Access Opportunities webpage and brochure with a list of preserves and trails that accommodate wheelchairs, strollers, and walkers seeking a less strenuous open space experience. The District also conducted extensive public outreach during the development of the ADA Plan Update to solicit comments. Interested parties have been notified of each opportunity to provide input. A summary of public comments received on this project is included in the ADA Plan Update's Appendix C: Public Outreach.

FISCAL IMPACT

The Fiscal Year (FY) 2018-19 budget includes $120,000 to complete the District-wide ADA Plan Update (Project #31401). There are sufficient funds in the project budget to finalize the ADA Plan Update.

Project #31401	Prior Year Actuals	FY2018-19	Total
ADA Self-Assessment and Transition Plan Update Budget	$114,632	$120,000	$234,632
Spent to Date (as of 03/18/2019):	$114,632	$29,726	$144,358
Encumbrances:	$0	$65,630	$65,630
Budget Remaining (Proposed):	**$0**	**$24,644**	**$24,644**

This recommended action is not funded by Measure AA.

The fiscal impact of implementing the ADA Plan Update will vary each year based on priorities, staff capacity, and funding. As part of the annual CIAP and Budget development process, the Board will consider prioritizing and approving new projects to implement the ADA Plan Update.

In addition, during Fiscal Year 2019-20, District staff will become more familiar with the new asset management software and the tracking and reporting processes associated with the ADA Plan Update. The recommended FY2019-20 budget will include $255,000 to initiate implementation of ADA barrier removals.

BOARD AND COMMITTEE REVIEW

- August 9, 2017 (R-17-99) - presentation about accessibility at the District and consideration of a contract award for MIG to prepare the ADA Plan Update.
- February 28, 2018 (R-18-20) - overview of ADA Title II requirements and the planning process to complete the ADA Plan Update.
- August 22, 2018 (R-18-96) - presentation on the draft ADA Plan Update.

On August 22, 2018, Board members asked several questions and staff provided the responses as follows:

Questions	Responses
How can the District provide more information to the public related to surface, grade, etc. of trails?	The District does not have such detailed data at this time. Collecting detailed trail data requires specialized tools and staff/volunteer time to collect and synthesize the data. Providing information on the web is the most effective way to reach the most people with the greatest distributional benefit. A future District project is to develop a webmap of District trails with detailed trail data that includes Easy Access Trails.
Add a link from our site to the transit-to-trails site.	Trailhead Labs no longer maintains the transit-to-trails site. Thus, the website no longer contains accurate or complete data about District trails. Public Affairs and GIS staff are working with the same entity, Trailhead Labs, on using OuterSpatial, a smart phone mapping application to incorporate District trail information. Once live, the District will include links to download the free app on the website.
Do we have accommodations for blind hikers?	The District does provide accommodations to hikers with a visual disability. A portion of the Redwood Trail, an Easy Access trail at Purisima Creek Redwoods, has a rope guideline. The District can also provide docent-led tours with audio assisted listening devices and utilize phone apps for audio recordings describing points of interest.

CEQA COMPLIANCE

The ADA Plan Update is exempt from analysis under CEQA based upon Public Resources Code Section 21082.2(c) and CEQA guidelines Sections 15061(b)(3) and 15301.

The ADA Plan Update identifies barrier removal solutions and actions that the District would prioritize for implementation over a target 15-year timeline. With the adoption of the ADA Plan Update, the Board would not be approving implementation of the individual actions in the Plan, but rather identifying barrier removal actions to consider during the annual CIAP and Budget development process. Therefore, the Plan Update is equivalent to a planning study of future actions, which the District has not yet approved, within the meaning of CEQA Guidelines Section 15262.

Furthermore, many actions in the ADA Plan Update are not subject to CEQA review because the majority of these barrier removals would not have a significant impact on the environment within the meaning of Section 15061(b)(3), or they fall within the Existing Facilities exemption under Section 15301 for operation, maintenance, or minor alteration of existing structures, facilities, and equipment. Subsequent CEQA environmental review will be conducted as specific site improvements or future CIAP projects incorporating ADA barrier removals are implemented over time.

NEXT STEPS

Pending Board action, the General Manager will include funding for Year 1 implementation of the ADA Plan Update as part of the FY2019-20 CIAP and Budget for Board approval.

Attachments

1. Final District-wide ADA Self-Evaluation and Transition Plan Update. Full report is also located at https://www.openspace.org/ADAPlanUpdate
2. Public correspondence and staff responses

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ADA Self-Evaluation and Transition Plan Update

Midpeninsual Regional Open Space District



Final Draft
May 2019

Cover image credits (clockwise from left): John Green, Jack Gescheidt, Deane Little, and Deane Little

ADA Self-Evaluation and Transition Plan Update

Midpeninsula Regional Open Space District

FINAL DRAFT

May 2019

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Note: Terms included in *Definitions* appear in **bold** the first time they appear in this document.

Executive Summary

The Midpeninsula Regional Open Space District's (the District or Midpen) existing *Access Plan for Persons with Disabilities* (1993) is being updated and replaced by means of this new, more current Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan Update (Plan), based on the requirements set forth in title II of the Americans with Disabilities Act.

Section 1 of this Plan provides an overview of the planning process (summarized in Figure 1) and the legislative mandate governing the process. Section 2 of this Plan includes definitions and acronyms used in the Plan.

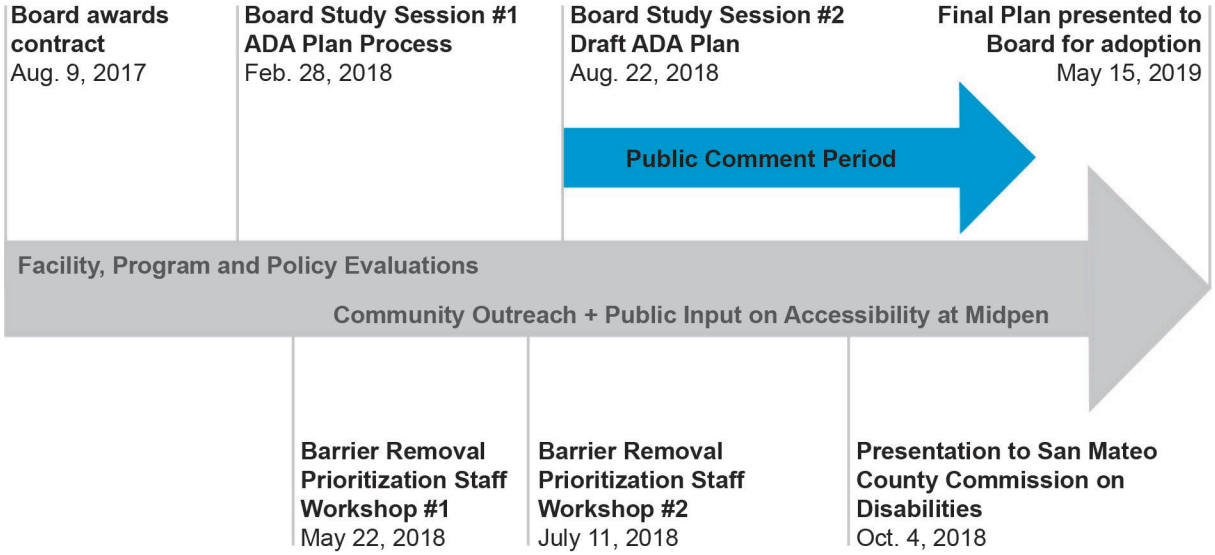


Figure 1. ADA Self-Evaluation and Transition Plan Update Timeline

Accessibility Standards

In compliance with the ADA, the District has designated an **ADA Coordinator**[1]. The ADA Coordinator is responsible for coordinating the District's efforts to comply with title II and for investigating any complaints that the District has violated title II of the ADA. The ADA Coordinator is also responsible for coordinating the District's efforts to comply with all other applicable state and federal physical and **program accessibility** requirements.

The ADA states that a **public entity** must reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. This Plan will assist the District to identify policy, program, and physical barriers to accessibility and to develop barrier removal solutions that will facilitate the opportunity of programmatic access to all individuals.

[1] Terms included in the Definitions section appear in bold the first time they appear in this document.

At the time of the facilities evaluations, the 2010 ADA Standards for Accessible Design (2010 ADA Standards) and the 2016 California Access Compliance Advisory Reference Manual (CBC) were used to identify barriers at District facilities. As a recommended best practice, the 2015 Architectural Barriers Act (ABA) Standards for outdoor developed areas were used to identify barriers for elements not addressed in the technical standards of the ADA or CBC such as **trails**, outdoor recreation access routes, camping facilities, and other outdoor constructed features. Building codes and standards are revised every few years. The barrier evaluations conducted provide an assessment of current conditions as viewed by current code and provide a baseline for future barrier removal.

Programmatic Accessibility of District Programs, Activities, and Services

Title II of the ADA emphasizes the programmatic accessibility of programs, activities, and services. This Plan addresses these issues by providing recommendations for action steps based on a comprehensive review of current practices, policies, plans, and guidelines, including an online questionnaire that was completed by District staff regarding the delivery of services to the public. This process included every department and program that provides services to the public.

As noted in Section 3 of this Plan, many staff members report making modifications to practices and procedures to assist people with disabilities in receiving the services provided by the District, including providing materials in alternate formats and holding meetings in **accessible** locations.

Information regarding the District's obligations and polices related to providing programmatically accessible programs, activities, and services is available online at https://www.openspace.org/about-us/accessibility. Links to the District's notice of non-discrimination based on **disability**, disability complaint procedures, how to request a disability-related modification, *Accessible Open Space* brochure, Easy Access Trails, ***Service Animals on District Preserves*** *Policy*, and ***OPDMD*** *Policy* are also posted on the Accessibility web page. A page on the District website, www.openspace.org/ADAPlanUpdate, includes updates on the ADA planning process, announcements for upcoming meetings, project timeline, an online comment card, and the District's1993 *Access Plan for Persons with Disabilities*.

A review of the District's written policies, plans, guidelines, and programs (including selected construction details and specifications) was completed in 2018. Each review is listed with required or recommended actions for implementing specific improvements for providing programmatic access to District programs, services, and facilities.

Programmatic Accessibility of District Facilities

When it is not feasible to provide programmatically accessible programs, activities, and services by relocating these activities to accessible facilities or providing **auxiliary aids and services**, the ADA requires the District complete a Transition Plan describing the physical modifications to facilities that will support accessible programs, activities, and services.

The Transition Plan described in Section 4 of this Plan is the result of a detailed evaluation, using the most current accessibility standards, of all District facilities where programs, activities, and services are available to the public. The evaluation conducted in winter 2017-2018 included the following Midpeninsula Regional Open Space District Preserves:

- Bear Creek Redwoods
- Coal Creek
- El Corte de Madera Creek
- El Sereno
- Foothills
- Fremont Older
- La Honda Creek
- Long Ridge
- Los Trancos
- Monte Bello
- Picchetti Ranch
- Pulgas Ridge
- Purisima Creek Redwoods
- Rancho San Antonio
- Ravenswood
- Russian Ridge
- Saratoga Gap
- Sierra Azul
- Skyline Ridge
- St. Joseph's Hill
- Stevens Creek Shoreline Nature Area
- Teague Hill*
- Thornewood
- Windy Hill

*This preserve has a single trail section and contains no other public use facilities

During the site evaluations of District open space preserves and buildings, all portions of exterior and interior features of the sites and facilities used by the public were evaluated. The assessment identified physical barriers in each facility that limit accessibility and compared each facility to the 2010 ADA Standards, 2016 CBC, and the 2015 ABA Standards. The elements included in evaluations of open space preserves and buildings are as follows:

- Built-in Elements
- Camping Facilities
- Corridor and Aisles
- Curb Ramps
- Doors and Gates
- Drinking Fountains
- Hazards
- Other Features
- Outdoor Constructed Features
- Outdoor Recreation Access Routes
- Parking Areas
- Passenger Loading Zones
- Ramps
- Restrooms
- Room Elements
- Stairways
- Telephones
- View Areas
- Walks

The assessment of Easy Access Trails and other hiking and **multi-use trails** identified physical barriers at each trail that limit accessibility. Easy Access Trails were built to accommodate anyone desiring a less strenuous open space experience, including people who use **wheeled mobility devices** or walkers, and families with strollers. Most Easy Access Trails are at least 4

feet wide, have a **grade** generally not exceeding 5%, and a fairly uniform surface. Several proposed extensions to Easy Access Trails were evaluated to explore the feasibility of extending a more **accessible trail** experience to new locations. Other District hiking and multi-use trails to popular destinations were evaluated, although some were found to have grades up to 20% and uneven surfaces with rocks, ruts, and roots.

Trail facilities were evaluated during winter 2017-2018 against the design standards of the 2015 ABA Standards for outdoor developed areas for the following trail features.

- Trail Surface
- **Clear Tread Width**
- **Cross Slope**
- **Running Slope**
- Openings in Surface
- Overhanging and Protruding Objects
- Tread Obstacles
- **Paths of Travel**
- **Resting Intervals**
- **Trailhead Signs**

Many District trails have preserve wide maps and directional trail signs at trailheads and trail junctions. The District does not currently post trail information signs at trailheads. If detailed trail information signs are provided at a trailhead of a new or altered trail designed for use by hikers or pedestrians, the trail information sign should include the following information:

- length of trail or trail segment
- surface type
- typical and minimum tread width
- typical and maximum running slope
- typical and maximum cross slope

Barriers to accessibility are organized in a process referenced in the ADA title II regulations. The principle is to ensure that basic programmatic access to activities is provided, amenities are accessible, and alternatives to architectural modifications are allowed when appropriate. Translating these categories into action plans must be accomplished using a programmatic approach. The identified barriers are divided into four categories:

Category 1: identifies those barriers that affect accessibility at the entrance to a facility or a pedestrian route to the portion of the facility where program activities take place (for example, parking, walks, ramps, stairs, doors).

Category 2: identifies barriers that affect accessibility to program use areas (for example, trails, transaction counters, conference rooms, public offices, restrooms).

Category 3: identifies barriers that affect access to amenities serving program areas (for example, drinking fountains, telephones, site furnishings, vending machines).

Category 4: identifies areas or features that may not be required to be modified for accessibility (for example, a pathway that does not connect to an accessible feature, an area where no public programs or activities occur, or the program or activity provided at this location is available in another appropriate location).

This categorization was applied to identified barrier at District open space preserves, buildings, and trails.

Facility reports are available through the District's ADA Coordinator. Each facility report lists potential barriers, provides information about the relevant state and federal codes, includes a planning-level cost estimate to remove the barrier, and indicates a barrier removal priority.

Removal of Barriers to Accessibility at District Facilities

The Transition Plan is intended to provide a framework for the continuous improvement of District facilities for people with disabilities. This Plan is consistent with the District's *Policy and Plan for Relative Site Emphasis for Use, Development, and Publicity of District Sites*, which was adopted by the Board of Directors in 1982 and amended in 1988 and 1993. These polices for prioritizing improvements and development recognized that since it was "neither desirable nor feasible to emphasize each site highly, criteria have been developed to determine the relative emphasis for various sites." Offering opportunities to provide access for persons with disabilities was included among the site analysis criteria for the use, development, and publicity of District sites (Addendum 1.E -- Accessibility to Public).



Figure 2. Trail User at David C. Daniels Nature Center
Image Credit: John Green

Barriers in District facilities will be removed systematically, based on established program priorities as outlined in the Transition Plan Schedule. It is the intent of the District to address and remove barriers to accessibility in public facilities based on the following non-rank-ordered criteria.

- **Geographic distribution**: Prioritize barrier removals that widely distribute the availability of accessible programs and facilities throughout the District, aiming for wide distribution throughout District wards, preserves, and subregions identified in the Vision Plan.
- **Unique experiences and environments:** Prioritize barrier removals that improve accessibility to unique programs or facilities.
- **Usage levels:** Prioritize barrier removals at facilities that receive high levels of visitor use and other sites of high public interest (including highly rated Vision Plan projects).
- **Public feedback and requests**: Prioritize barrier removals at facilities that have received prior accessibility complaints.
- **Project Readiness:** Cost, ease of implementation and general project readiness will be considered when prioritizing barrier removals. Prioritize barrier removals that leverage existing capital improvement or maintenance projects. The District is committed to making efficient, cost-effective use of the resources available for barrier removals.
- **Plan Consistency:** Prioritize barrier removals that are consistent with Measure AA, the Vision Plan, Strategic Plan and Coastside Protection Area Service Plan.
- **Safety:** Prioritize barrier removals that address safety for visitors with disabilities.
- **Primary Access:** Prioritize barrier removal at elements that provide entry to District preserves and their programs.

Additional considerations for scheduling barrier removals include the type of barrier removal and time frame guidelines, sensitive resource stewardship, and eligibility of the District facilities for safe harbor exceptions under the ADA. Further discussion of safe harbor is in Section 4.6 Barrier Removal Considerations for Plan Implementation.

Accessibility improvements in District preserves need to remain protective of sensitive resources and habitats and comply with the District's Resource Management Policies, CEQA, NEPA, the Endangered Species Act, the National Historic Preservation Act and other applicable federal, state and local regulations. Additionally, unique and extreme site constraints throughout District preserves may limit the barrier removal work identified in the facility reports. In planning for barrier removal projects, the District will evaluate site constraints with the conditions for exceptions described in the ABA Standards and document the decision-making process. Further discussion of conditions for exceptions is in Section 4.6 Barrier Removal Considerations for Plan Implementation.

Tables describing the target schedule for barrier removal in District facilities used by the public were developed under the direction of staff.

The information contained in the facility reports has been transferred to a Microsoft Excel barrier analysis spreadsheet, which is being integrated into the District's Work Order database to maintain and update barrier data. The database will be updated following the prioritization of

barrier mitigations, and it will become the District's living Transition Plan document and on-going record of the removal of barriers to provide accessible programs, services, and activities.

Section 5 of this Plan includes additional information and resources to aid the District in meeting its obligations under the ADA.

Appendix A includes a copy of the staff program accessibility questionnaire. Midpen's ADA facility assessment reports are provided in Appendix B. A summary of public comment on the Plan and presentation materials for all public meetings related to the Plan are included in Appendix C.

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1. Introduction

1.1 The Midpeninsula Regional Open Space District's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan Update

> *The District's mission is to acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education.*
>
> Basic Policy of the Midpeninsula Regional Open Space District

Created in 1972, the Midpeninsula Regional Open Space District (the District or Midpen) is an independent special district that has preserved over 63,000 acres of public land and manages 26 open space preserves. The District's boundary extends from San Carlos to Los Gatos and to the Pacific Ocean from south of Pacifica to the Santa Cruz County line. Preserves include redwood, oak, and fir forests, chaparral-covered hillsides, riparian corridors, grasslands, and wetlands along the San Francisco Bay. Ranging from 55 to over 18,000 acres, 24 preserves are open to the public free of charge, 365 days a year. Visitors will find over 225 miles of trails, ranging from easy to challenging terrain.

The District is governed by a seven-member Board of Directors, each representing a geographic ward. Headed by the General Manager, the staff includes 140 regular positions and a dozen seasonal employees.

The purpose of this ADA Self-Evaluation and Transition Plan Update (Plan) is three-fold:

- to help the District meet its Outdoor Recreation and Healthy Living goals of improving and expanding access to open space lands for a wide variety of visitors of abilities, ages, ethnicities, and interests
- to assist the District in meeting requirements of title II of the ADA by identifying and evaluating all its policies, programs, activities, services, and physical barriers to accessibility at open space preserves and District offices
- to clarify what laws, standards, and ordinances may be applicable

1.2 Legislative Mandate

The ADA is a comprehensive civil rights law for persons with **disabilities** and provides protection against discrimination in both employment and the provision of goods and services. The ADA states that its purpose is to provide a "clear and comprehensive national mandate for the elimination of discrimination against individuals with disabilities." Congress emphasized that the ADA seeks to dispel stereotypes and assumptions about disabilities and to strive for equality of opportunity, full participation, independent living, and economic self-sufficiency for people with disabilities.

The development of a Transition Plan is a requirement of the federal regulations implementing Section 504 of the Rehabilitation Act of 1973. The Act, which has become known as the *civil rights act* of persons with disabilities, states that “no **qualified individual with a disability** in the United States shall be excluded from, denied the benefits of, or be subjected to discrimination under” any program or activity receiving federal financial assistance.

Following the enactment of the Rehabilitation Act, Congress passed the ADA on July 26, 1990. Title II of the ADA covers programs, activities, and services of public entities. The U.S. Department of Justice's (DOJ) ADA title II regulations adopt the general prohibitions of discrimination established under Section 504 and incorporate specific prohibitions of discrimination for the ADA. Title II provides protections to individuals with disabilities that are at least equal to those provided by the nondiscrimination provisions of title V of the Rehabilitation Act.

The DOJ’s revised regulations for titles II and III of the ADA were published in the *Federal Register* on September 15, 2010. These regulations adopted revised, enforceable accessibility standards known as the 2010 ADA Standards for Accessible Design (2010 ADA Standards). On March 15, 2012, compliance with the 2010 ADA Standards was required for new construction and alterations under titles II and III. The compliance date for using the 2010 ADA Standards for program accessibility and barrier removal is also March 15, 2012.

Under the requirements of the 1990 ADA and the 2010 ADA Standards, the District may not specifically, either directly or through contractual arrangements:

- deny persons with disabilities the opportunity to participate as members of advisory boards and commissions
- deny persons with disabilities the opportunity to participate in services, programs, or activities that are offered to others or compel people to participate in separate or different activities based on disability
- in determining the location of facilities, make selections that have the effect of excluding or discriminating against persons with disabilities
- deny access to people with disabilities who require the assistance of a service animal in any area of District facilities where the public is normally allowed to go

Further, title II of the ADA provides that public entities must identify and evaluate all programs, activities, and services and review all policies, practices and procedures that govern administration of the entity's programs, activities, and services.

This Plan and certain documents incorporated by reference, establishes the Midpeninsula Regional Open Space District’s ADA Self-Evaluation and Transition Plan Update.

Application of Regulations

Midpeninsula Regional Open Space District is an independent special district in the San Francisco Bay Area. As a public entity, it is subject to the ADA’s title II *Requirements for State and Local Government Programs and Services* and is responsible for the provision of

accessible programs and facilities that are available without discrimination toward people with disabilities.

The fundamental tenet of title II of the ADA is *"the principle that individuals with disabilities must be provided an equally effective opportunity to participate in or benefit from a public entity's aids, benefits, and services."*[2] This principle is referred to as *program accessibility*.

> *A public entity may not deny the benefits of its programs, activities, and services to individuals with disabilities because its facilities are inaccessible. A public entity's services, programs, or activities, when viewed in their entirety, must be readily accessible to and usable by individuals with disabilities. This standard, known as program accessibility, applies to all existing facilities of a public entity. Public entities, however, are not necessarily required to make each of their existing facilities accessible.*[3]

As a public entity, the District is required to ensure program accessibility for the programs it provides to the public.

Maintaining Accessible Facilities

In addition to providing program accessibility, the District is obligated to maintain all accessible facilities in working order. Exceptions are provided for temporary disruptions. The ADA contains the following language regarding the maintenance of accessible features:

> *Public entities must maintain in working order equipment and features of facilities that are required to provide ready access to individuals with disabilities. Isolated or temporary interruptions in access due to maintenance and repair of accessible features are not prohibited.*
>
> *Where a public entity must provide an accessible route, the route must remain accessible and not blocked by obstacles such as furniture, filing cabinets, or potted plants. An isolated instance of placement of an object on an accessible route, however, would not be a violation, if the object is promptly removed. Similarly, accessible doors must be unlocked when the public entity is open for business.*
>
> *Mechanical failures in equipment such as elevators or automatic doors will occur from time to time. The obligation to ensure that facilities are readily accessible to and usable by individuals with disabilities would be violated, if repairs are not made promptly or if improper or inadequate maintenance causes repeated and persistent failures.*[4]

[2] ADA Title II Technical Assistance Manual II-3.3000
[3] Title 28, Chapter 1, § 35.149-35.150, II-5.1000 General
[4] ADA Title II Technical Assistance Manual 11-3.10000

The California Building Standards Code (CBC) contains the following language.

> *A public accommodation shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and useable by persons with disabilities. Isolated or temporary interruptions in service or accessibility due to maintenance or repairs shall be permitted.*[5]

1.3 Discrimination and Accessibility

This section provides an overview of physical and program accessibility and the basic methods of providing access. Absence of discrimination requires that both types of accessibility be provided.

Physical accessibility requires that a facility be barrier-free. Barriers include any obstacles that prevent or restrict the entrance to or use of a facility.

Program accessibility requires that individuals with disabilities be provided an equally effective opportunity to participate in or benefit from a public entity's programs and services. Program accessibility includes physical accessibility, but also entails all the policies, practices, and procedures that permit people with disabilities to participate in programs and to access important information.

Programs offered by the District to the public must be accessible. Accessibility requirements apply to advertisement, orientation, eligibility, participation, testing or evaluation, physical access, provision of auxiliary aids and services, transportation, policies, and communication. Program accessibility may be achieved by either structural or non-structural methods. The District may achieve program accessibility by several methods:

- structural methods such as altering an existing facility
- acquisition or redesign of equipment
- assignment of aids to beneficiaries
- provision of services at alternate accessible sites

When choosing a method of providing program access, the District is required to prioritize the method that results in the most integrated setting appropriate to encourage interaction among all users, including individuals with disabilities.

1.4 ADA Self-Evaluation and Transition Plan Requirements and Process

Access Plan for Persons with Disabilities (1993)

The Midpeninsula Regional Open Space District adopted its first ADA self-evaluation plan on January 27, 1993. The District's *Access Plan for Persons with Disabilities* (Access Plan) was

[5] 2016 California Access Compliance Advisory Reference Manual, Division of State Architect, 11B-108

informed by the 1991 Standards for Accessible Design and prepared in response to federal requirements for park and recreation agencies, which mandated an evaluation of facilities, programs, and services for accessibility and the identification of corrective measures where necessary. As part of the Access Plan, the District also amended its site emphasis criteria, which had been adopted in 1982 and amended in 1988, to include accessibility for persons with disabilities (*Policy and Plan for Relative Site Emphasis for Use, Development, and Publicity of District Sites*, Section E Accessibility to Public, 1993).

The Access Plan confirmed the District's active pursuit of "the provision of access to facilities for persons with physical limitations," including trail and site accessibility improvement projects, and its commitment to ensuring that new buildings or facilities meet current access standards. Although the *1991 ADA Accessibility Guidelines* did not provide specific **technical standards** for recreational trails and facilities, the District proactively developed trail access classifications and minimum requirements for each level of trail accessibility. The District also adopted measures to improve the accessibility of their docent and volunteer programs. Public participation was encouraged during the preparation of the Access Plan and included convening an ADA Steering Committee and contacting many individuals with disabilities and local organizations and service agencies to provide comment on the Access Plan.

ADA Self-Evaluation and Transition Plan Update (2019)

The District has prepared this ADA Self-Evaluation and Transition Plan Update (Plan) in support of its Vision Plan and Equality, Diversity and Inclusion Policy goals and to address new federal and state technical standards, guidelines, and best practices for accessible design.

While the obligation for program accessibility (see Section 1.2 of this Plan) has remained the same since the District's 1993 Access Plan, the technical standards for design have evolved and expanded to include more information on outdoor recreation and recreation elements not addressed in earlier standards. This Plan is intended to supersede the 1993 Access Plan.

As detailed in Sections 1.6 and 1.7 of this Plan, current standards that apply directly to District's facilities include the 2010 ADA Standards and the 2016 CBC. Current best practices for accessible outdoor developed areas include the 2015 Architectural Barriers Act (ABA) Standards for outdoor developed areas (2015 ABA Standards), which are binding only to federal agencies. The ABA Standards provide the basis for the *California State Parks Accessibility Guideline*s. Neither set of standards is currently required of title II agencies but the Division of the State Architect does provide advisory language in the CBC referencing the *California State Parks Accessibility Guidelines* and the 2015 ABA Standards as best practices for outdoor occupancies.

Even in the absence of technical standards for specific elements, public agencies such as the District still have the obligation of program accessibility and should look to established guidelines and best practices to inform designing accessible elements not defined in the ADA Standards or the CBC.

This Plan is intended to provide a framework for the continuous improvement of District programs and facilities for people with disabilities based on current technical standards, guidelines, and best practices. The Plan is a living document that is regularly updated as programs and services change, as barriers are removed, and new facilities come under ownership or control of the District. Programs, activities, and services offered by the District to the public must be accessible to people with and without disabilities. Accessibility applies to all aspects of programs or services provided by the District, including:

- Customer Service
- Emergency Evacuation Procedures
- Notice Requirements
- Printed Information
- Programs and Facilities
- Public Meetings
- Public Telephones and Communication Devices
- Special Events and Private Events on Public Properties
- Televised and Audiovisual Public Information
- Tours, Trips, and Transportation Services
- Training and Staffing
- Use of Consultants and Contractors for Delivering Program Services
- Website

The ADA **Self-Evaluation** for program access identifies and makes recommendations to correct those policies and practices in the above-mentioned programs and services that are inconsistent with title II regulations and result in limitations to access for persons with disabilities. As part of the Self-Evaluation, the District:

- identifies District programs, activities, and services
- reviews the policies, practices, and procedures that govern the administration of District programs, activities, and services
- provides opportunity for public comment
- makes the report available to the public
- corrects any programs, activities, and services that are inconsistent with the regulations

The **Transition Plan** is a document that outlines a strategy for the District to progress toward compliance with the ADA. The Transition Plan identifies barriers for persons with disabilities and a schedule to remove those barriers over time. The Transition Plan must include:

- a list of the physical barriers in District facilities that limit the accessibility of programs, activities, or services to individuals with disabilities
- a detailed outline of feasible methods to remove these barriers and make the facilities accessible
- a schedule for taking the steps necessary to remove barriers to accessibility
- the opportunity for the public to provide comment on the Plan
- the name of the individual responsible for the Plan's implementation

1.5 Self-Evaluation

In 2017, the District evaluated its policies, programs, and procedures to determine current levels of service and the extent to which its policies and programs created barriers to accessibility for persons with disabilities. Questionnaires were distributed and received from the following departments and programs:

- Finance and Administrative Services
    - Finance
    - Information Services and Technology
    - GIS Program
- Office of the General Counsel
- Office of the General Manager
- Public Affairs
- Project Planning and Delivery
    - Engineering and Construction
    - Planning
    - Real Property
- Visitor and Field Services
    - Land and Facilities Services
    - Visitor Services
    - Volunteer Program
    - Docent Program
    - Natural Resources

Findings for District programs, activities, and services can be found in Section 3.1 of this Plan. The program accessibility questionnaire is included in Appendix A of this Plan.

1.6 Transition Plan Update and Facility Assessments

In 2018, the District conducted a physical audit of facilities to locate barriers to access and to identify recommendations and alterations to meet state and federal accessibility standards as described below. During the preparation of this Plan, the District developed a barrier removal strategy based on level of effort and project type, such as maintenance, small capital improvement, and large capital improvement projects. Barrier removal projects will be included in the District's annual capital improvement process and coordinated with maintenance and construction teams. The District's Transition Plan Update can be found in Section 4 of this Plan.

The standards used for the facility evaluations are the 2010 ADA Standards and the 2016 CBC. Without meticulous record keeping, it's hard to date construction and alteration projects to determine qualifying **safe harbor** exclusions. Building codes are revised every few years. The barrier evaluations provide an assessment of current conditions as viewed by current code and provide a baseline for future barrier removal.

The 2015 ABA Standards, which provide technical guidance for outdoor recreation elements, were used to evaluate many of the features in the District's inventory of facilities that are not

covered by the provisions in the 2010 ADA Standards or the 2016 CBC. The 2015 ABA Standards are used to identify best practices for outdoor recreation elements for title II agencies like the District. At the time of publication of this Plan, the 2015 ABA Standards for outdoor developed areas had not been adopted into the 2010 ADA Standards or the CBC, the documents of technical standards that would mandate their use for the District.

1.7 Regulatory Framework

Legal standards and regulations ensuring the rights of persons with disabilities to actively participate in public life have been in ongoing development for more than a century. These regulations are developed and implemented at the federal, state, and local levels and range in form from civil rights acts to building codes with technical standards of construction. The technical standards have evolved from a complete focus on buildings and the public right-of-way to more recent expansions into outdoor recreation areas.

Regulations and technical standards often are first made applicable to agencies of the federal government and then later mandated for state and local governments and agencies as well as private entities. The State of California has been an early developer and adopter of accessibility guidelines, with state regulations that often exceed the minimums established by the federal regulations.

Below is a brief listing and description of the federal and state laws, final rules, and regulations that implement title II of the ADA and that were used to inform this Plan.

Americans with Disabilities Act (ADA). A federal law passed in 1990, the ADA is a civil rights law that prohibits **discrimination on the basis of disability**. The ADA applies to many scopes of life, including employment, state and local governments and agencies, public accommodations and commercial facilities, telecommunications, and transportation. Technical standards for design and construction are addressed in the 2004 *ADA and ABA Accessibility Guidelines (ADAAG)*.

ADA Standards for Accessible Design (ADA Standards). DOJ regulations providing technical standards for the built environment. These regulations are updated periodically, and the 2010 ADA Standards are current as of the time of this Plan's publication. The 2010 ADA Standards do not include provisions for outdoor developed areas.

California Building Standards Code Title 24 (CBC). The CBC provides **scoping** and technical standards for the design and construction of the built environment in the State of California. The CBC is updated every three years, with the 2016 version current as of the time this Plan's publication.

The following are guidance documents used to inform this Plan for elements not addressed in the adopted technical standards. They are best practices but do not represent District obligations or requirements.

Architectural Barriers Act (ABA). The first federal law addressing accessibility was passed in 1968. Although the ABA requirements apply only to facilities designed, built, altered, or leased

with funds supplied by the U.S. government, it was intended to set an example for state and local governments and private industry. Current technical standards for design and construction are addressed in the 2015 *Architectural Barriers Act Standards* (see ABA Standards).

Architectural Barriers Act (ABA) Standards (ABA Standards). The first accessibility guidelines issued under the ABA in 1982 initially applied to facilities designed, built, altered, or leased with federal funds. The 1991 ADA Accessibility Guidelines extended these enforceable standards to a wide range of facilities in the public and private sectors covered by the ADA. The 2013 and 2015 editions of the ABA Standards include new provisions for outdoor developed areas (see AGODA), which currently apply only to national parks and other outdoor areas developed by the federal government. The ABA Standards are the technical standards for federal agencies only and are not an obligation of the District. Conforming to the ABA Standards is not an obligation of the District but they provide guidance on elements in outdoor developed areas not addressed in the ADA Standards or CBC technical standards.

ABA Accessibility Guidelines for Outdoor Developed Areas (AGODA). AGODA, which is based on the 1999 Regulatory Negotiation Committee on Accessibility Guidelines for Outdoor Developed Areas, was originally issued in 2004. AGODA is the section of technical standards specific to outdoor developed areas adopted into the 2015 ABA Standards. These standards currently apply only to national parks and other outdoor areas directly developed by the federal government. In 2013 the Access Board published its final rule, *Final Guidelines for Outdoor Developed Areas*, which amended the ABA Standards and Accessibility Guidelines. The Board updated AGODA in 2014 with the publication of *A Summary of Accessibility Standards for Outdoor Developed Areas*. AGODA was fully adopted into the 2015 ABA Standards and adopted by reference into the *California State Parks Accessibility Guidelines*. Conforming to AGODA is not currently an obligation of the District but it provides guidance on elements in outdoor developed areas not addressed in the ADA Standards or CBC technical standards.

California State Parks Accessibility Guidelines (State Parks Guidelines). These guidelines define California Department of Parks and Recreation policy and are a reference manual on technical standards for accessible design in the California State Parks System. The State Park Guidelines are updated periodically, and the 2015 version is current as of the time of publication of this Plan. State Parks Guidelines reference the standards contained in the 2013 AGODA, the 2013 CBC, the 2010 ADA Standards, and Section 508 of the 1973 Rehabilitation Act (amended 1998) and serve as a valuable resource for planners, designers, contractors, and maintenance staff for outdoor developed areas in the State of California.

Applicability of Technical Standards for Outdoor Developed Area Features

The 2015 ABA Standards for outdoor developed areas have not yet been adopted by the DOJ as part of the ADA Standards for Accessible Design, which would make them applicable to the District's programs and facilities.

The California Division of the State Architect has provided scoping requirements within CBC Section 11B-246 for the development of accessible outdoor developed areas (camping facilities, beaches, day use areas, vista points, picnic areas, trails, and parking lots). The CBC does not

have technical standards for outdoor developed areas but provides an advisory that references the *California State Parks Accessibility Guidelines*, which have incorporated both the 2010 ADA Standards and the 2015 ABA Standards.

Undue Burden

The District is not required to take any action that it can demonstrate would result in a **fundamental alteration** in the nature of its services, programs, or activities; would create a hazardous condition resulting in a direct threat to a program participant or others; or would represent an undue financial and administrative burden.

A determination of undue financial or administrative burden can only be made under specified circumstances and procedures and carries with it the obligation of "taking other actions that would ensure, to the maximum extent possible, that individuals with disabilities receive the benefits and services" of the program or activity. [6]

1.8 ADA Coordinator, Notice Requirements, and Grievance Procedure

The administrative requirements of title II of the ADA include mandates to designate an ADA coordinator, give notice about the ADA's requirements, and establish a grievance procedure. Any changes to that structure will be posted on the District website and communicated internally within the District and to the general public when there are public inquiries.

The following resources provide guidance on fulfilling these requirements.

ADA Coordinator Roles and Responsibilities

The ADA Coordinator is responsible for organizing and communicating District efforts to comply with and fulfill its responsibilities under title II of the ADA. The ADA Coordinator's responsibilities include investigating complaints that the District has engaged in any action prohibited by title II. Understanding the District's organizational structure and the associated roles and responsibilities to maintain compliance with the ADA is a key factor behind a successful Plan. As the District's Plan is implemented over time, the ADA Coordinator may be tasked with directly engaging the local disability community and documenting the continued monitoring of programmatic solutions and physical improvements required by law.

At the time of the preparation of this Plan, the District's ADA Coordinator is the Assistant General Manager for Project Planning and Delivery. The incumbent currently holding this position is Susanna Chan. When the Assistant General Manager is not available, the Alternative ADA Coordinator is the Planning Manager. During the planning process for the ADA Self-Evaluation and Transition Plan, the District has evaluated options for increasing the percent of time dedicated to ADA Coordinator responsibilities. Changes to the position will be posted on the District website and communicated internally within the District and to the public upon

[6] Title 28, Chapter 1, § 35.164 Duties

request. At the time of the preparation of this Plan, the name, office address, and telephone number of the ADA Coordinator is provided to interested persons on the District's website and public notices.

ADA Notice Requirements

The District must publicize its efforts to comply with the ADA and provide public notice of the ADA's provisions as they apply to District services, programs, and activities. At the time of the preparation of this Plan, the District publicizes its required *Notice Under the Americans with Disabilities Act* on its website https://www.openspace.org/about-us/accessibility. Additional information and recommendations about preparing and publicizing a policy of non-discrimination based on disability are discussed in the *Notice Requirements* section of this Plan.

ADA Grievance Procedure

The District's grievance policy, which is intended to provide fair and prompt resolution of complaints under the administrative requirements of title II of the ADA, has been completed and procedures are being implemented. The disability complaint procedure includes:

- a description of how and where a complaint under title II may be filed with the District
- if a written complaint is required, a statement notifying potential complainants that alternative means of filing will be available to people with disabilities who require such an alternative
- a description of the time frames and processes to be followed by the complainant and the District
- information on how to appeal an adverse decision
- a statement of how long complaint files will be retained

The District's grievance procedure under the ADA should be distributed to all department heads, posted in public spaces of public buildings and facilities and on the District's website, and updated when the grievance procedure and/or the contact information for the ADA Coordinator is changed. In addition, the procedure must be available in alternative formats so that it is accessible to all people with disabilities. A sample grievance procedure can be found in the *Customer Service* section of this Plan and the District's grievance procedure can be found on the District website.

1.9 Public Outreach

A public entity such as the District is required to accept comments from the public on its ADA Self-Evaluation and Transition Plan and is strongly encouraged to consult with individuals with disabilities and organizations that represent them to assist in the self-evaluation process. Many individuals with disabilities have unique perspectives on a public entity's programs, activities, and services.

Public Information Portal

The District has created a page on its website, www.openspace.org/ADAPlanUpdate, that includes project updates, announcements for upcoming meetings, project timeline, an online comment card, and the 1993 *Access Plan for Persons with Disabilities*.

Public Meetings

A Board Workshop open to the public was held on February 28, 2018 to introduce the project and receive questions and comments related to the ADA Plan.

The Draft Plan was presented to the public for comment at a second Board Workshop on August 22, 2018. The Draft Plan was also presented to the San Mateo County Commission on Disabilities on October 4, 2018. Presentation of the Final ADA Self-Evaluation and Transition Plan Update is anticipated for May 15, 2019.

Public Comment on the Plan

The District collected comments during preparation of the ADA Self-Evaluation and Transition Plan to understand the public's perspectives on providing accessible facilities and programs at open space preserves and trails and providing program-level accessibility for District programs.

A summary of public comment received is included in Appendix C of this Plan.

Presentation materials for all public meetings related to the project are included in Appendix C of this Plan.

2. Definitions

For the purpose of this document, the terms defined in this section have the indicated meaning. The meaning of terms not specifically defined here or in regulations issued by the DOJ and the U.S. Department of Transportation to implement the ADA or in referenced standards shall be as defined by collegiate dictionaries in the sense that the context implies. The following terms appear in **bold** in their first use in this document.

Accessible. A site, building, facility or portion thereof is deemed accessible when it is approachable and usable by persons with disabilities in compliance with technical standards adopted by the relevant **Administrative Authority**.

Accessible Route. A continuous unobstructed path connecting accessible elements and spaces of an accessible site, building or facility that can be negotiated by a person with a disability using a wheelchair, and that is also safe for and usable by persons with other disabilities. Interior accessible routes may include corridors, hallways, floors, ramps, elevators and lifts. Exterior accessible routes may include parking access aisles, curb ramps, crosswalks at vehicular ways, walks, ramps and lifts.

Administrative Authority. A governmental agency that adopts or enforces regulations and guidelines for the design, construction, or alteration of buildings and facilities.

ADA Coordinator. The individual responsible for coordinating the efforts of the government entity to comply with title II and investigating any complaints that the entity has violated title II. Also known as *Disability Access Manager* or *Accessibility Manager*.

ASCII. A character encoding standard for electronic communication.

Auxiliary Aids and Services. Refers to ways to communicate with people who have communication disabilities such as blindness, vision loss, deafness, hearing loss, a combination of vision and hearing loss or speech or language disorders. The key to deciding what aid or service is needed to communicate effectively with people with disabilities and their companions is to consider the nature, length, complexity and context of the communication as well as the person's normal method(s) of communication. Auxiliary aids and services include the use of interpreters, notetakers, readers, assistive listening systems, captioning and **TTY**s or the provision of alternate formats such as braille, ASCII text, large-print format, recorded audio and electronic formats like CDs and DVDs.

Clear Ground Space. The minimum unobstructed ground space required to accommodate a single, stationary wheeled mobility device and occupant. Clear ground space provides a location for a wheeled mobility device user to approach and make use of an element.

Clear Tread Width or **Trail Width**. The unobstructed trail surface measured perpendicular to the direction of travel.

Disability. The term disability means, with respect to an individual:

- a **physical or mental impairment** that **substantially limits** one or more of the major life activities of such individual
- **having a record of impairment**
- being **regarded as having a disability** or such impairment

Discrimination on the Basis of Disability. Discrimination on the basis of disability means to:

- limit, segregate, or classify a citizen in a way that may adversely affect opportunities or status because of the person's disability
- limit, segregate, or classify a participant in a program or activity offered to the public in a way that may adversely affect opportunities or status because of the participant's disability
- participate in a contract that could subject a qualified citizen with a disability to discrimination
- use any standards, criteria, or methods of administration that have the effect of discriminating on the basis of disability
- deny equal benefits because of a disability
- fail to make reasonable modifications to known physical or mental limitations of an otherwise qualified individual with a disability unless it can be shown that the modification would impose an undue burden on the District's operations
- use selection criteria that exclude otherwise qualified people with disabilities from participating in the programs or activities offered to the public
- fail to use tests, including eligibility tests, in a manner that ensures that the test results accurately reflect the qualified applicant's skills or aptitude to participate in a program or activity

Drain Dip. A change or leveling of the running slope that will direct water flow to shed to the side of the trail. Drain dips in other District texts may also be referred to as reverse grade dips, rolling dips, nicks, or other road and trail erosion control features meant to shed water flow.

Effective Communication. Communication with people who have vision, hearing and/or speech disabilities that is equally effective as communication with people without disabilities.

Fundamental Alteration. A modification that is so significant that it alters the essential nature of the goods, services, facilities, privileges, advantages, or accommodations offered. If a public entity can demonstrate that the modification would fundamentally alter the nature of its service, program, or activity, it is not required to make the modification. If a public accommodation (private entity) can demonstrate that a modification would fundamentally alter the nature of the goods, services, facilities, privileges, advantages, or accommodations it provides, it is not required to make the modification.

Grade. The degree of inclination of a surface. See **Slope**.

Having a Record of Impairment. An individual is disabled if he or she has a history of having an impairment that substantially limits the performance of a major life activity; or has been diagnosed, correctly or incorrectly, as having such impairment.

International Symbol of Accessibility (ISA). The **ISA** is recognized worldwide as a symbol identifying accessible elements and spaces (Figure 3). Standards issued under the ADA and ABA reference and reproduce the ISA to ensure consistency in the designation of accessible elements and spaces. Uniform iconography promotes legibility, especially for people with low vision or cognitive disabilities. Guidance on use of the ISA under the ADA and the ABA is available at https://www.access-board.gov/attachments/article/1898/ISA-guidance.pdf.



Figure 3. ISA

Multi-Use Trail. a recreational amenity that serves a wide range of users — equestrians, bicyclists, walkers, joggers, in-line skaters, children in strollers, people using service animals or wheeled mobility devices (such as wheelchairs), hikers, and wildlife viewers.

Other Power-Driven Mobility Device (OPDMD). An OPDMD is any mobility device powered by batteries, fuel, or other engines that is used by individuals with mobility disabilities for locomotion and designed to operate in areas without defined pedestrian routes (see District Policy 4.10).

Passing Space. A wide section of a trail that provides a turnout with sufficient area for overtaking other trail users.

Path of Travel. An identifiable accessible route within an existing site, building, or facility by means of which a particular area may be approached, entered and exited, and which connects a particular area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility. When alterations, structural repairs or additions are made to existing buildings or facilities, the term “path of travel” also includes the toilet and bathing facilities, telephones, drinking fountains and signs serving the area of work.

Physical or Mental Impairments. Physical or mental impairments may include, but are not limited to, vision, speech and hearing impairments; emotional disturbance and mental illness; seizure disorders; mental retardation; orthopedic and neuromotor disabilities; learning disabilities; diabetes; heart disease; nervous conditions; cancer; asthma; Hepatitis B; HIV infection (HIV condition); and drug addiction, if the addict has successfully completed or is participating in a rehabilitation program and no longer uses illegal drugs.

The following conditions are not physical or mental impairments: transvestitism; illegal drug use; homosexuality or bisexuality; compulsive gambling; kleptomania; pyromania; pedophilia; exhibitionism; voyeurism; pregnancy; height; weight; eye color; hair color; left-handedness; poverty; lack of education; a prison record; and poor judgment or quick temper, if not symptoms of a mental or physiological disorder.

Practicable. Feasible, capable of being put into practice or being accomplished within the context of the facility and within the limits of the applicable ABA *Conditions for Exception, 1019*.

Primary Function. A major activity for which a facility is intended. Areas that contain a primary function include, but are not limited to, the dining area of a cafeteria, the meeting rooms in a conference center, or offices and other work areas in which the activities of the public entity using a facility are carried out.

Program Accessibility. A public entity's services, programs, or activities, when viewed in their entirety, must be readily accessible to and usable by individuals with disabilities.

Public Entity. Any state or local government; any department, agency, special-purpose district or other instrumentality of a state or local government.

Qualified Individual with a Disability. A qualified individual with a disability means an individual with a disability who--with or without reasonable modification to rules, policies, or practices; the removal of architectural, communication, or transportation barriers; or the provision of auxiliary aids and services--meets the essential eligibility requirements for the receipt of services or the participation in programs or activities provided by the District.

Regarded as Having a Disability. An individual is *disabled* if she or he is treated or perceived as having an impairment that substantially limits major life activities, although no such impairment exists.

Reasonable Modification. A public entity must modify its policies, practice or procedures to avoid discrimination unless the modification would fundamentally alter the nature of its service, program or activity. An example of a reasonable modification is to permit the use of service animal by an individual with a disability at facilities that generally prohibit animals.

Resource. Plants, animals, water, soil, terrain, geologic formations, historic, scenic, and cultural features.

Resource Impact. Many of the District's facilities include sensitive habitats or landscape features that can limit what improvement work can be done. The District has a responsibility to preserve and protect the cultural and natural resources within its open space preserves. Resource impact can include any permanent or temporary degradation of habitat or features that support District resources including (but not limited to) removal or damage of native vegetation, sedimentation of waterways, harassment of sensitive wildlife species, or damage to cultural resources such as archaeological sites, tribal cultural resources, historic landscapes, buildings, and structures. Resource impact can also be defined by other federal, state, or local environmental policies or legislation such as the California Environmental Quality Act (CEQA), National Environmental Protection Act (NEPA), Native American Historic Resource Protection Act and the National Historic Preservation Act.

Resting Interval. Level areas that provide an opportunity for people to stop after a steep segment and recover before continuing on.

Scoping. Requirements that specify what features are required to be accessible and, where multiple features of the same type are provided, how many of the features are required to be accessible.

Service Animal. Service animals are dogs (and in certain circumstances, miniature horses) that are individually trained to perform tasks for people with disabilities. Examples of such work or tasks include guiding people who are blind, alerting people who are deaf, pulling a wheeled mobility device, alerting and protecting a person who is having a seizure, reminding a person with mental illness to take prescribed medications, calming a person with Post-Traumatic Stress Disorder (PTSD) during an anxiety attack, or performing other duties. Service animals are working animals, not pets. The work or task a dog has been trained to provide must be directly related to the person's disability. Dogs whose sole function is to provide comfort or emotional support do not qualify as service animals under the ADA. Additional guidance on service animals can be found in the resources section of the plan.

Title II regulations now include the following assessment factors to assist public entities in determining whether miniature horses can be accommodated as service animals in their facilities:

1. the miniature horse is housebroken
2. the miniature horse is under the owner's control
3. the facility can accommodate the miniature horse's type, size and weight
4. the miniature horse's presence will not compromise legitimate safety requirements necessary for safe operation of the facility

Slope. Ground surface that forms a natural or artificial incline. Slope is typically conveyed as either a percentage or a ratio that represent the change in elevation between two points of an incline divided by the horizontal distance between the two points.

- **Cross Slope.** The slope that is perpendicular to the direction of travel.
- **Running Slope.** The slope that is parallel to the direction of travel.
- **Compound Slope.** A slope composed of two or more separate slopes with different grade angles.

Substantial Limitations of Major Life Activities. An individual is disabled if she or he has a physical or mental impairment that (a) renders her or him unable to perform a major life activity, or (b) substantially limits the condition, manner or duration under which she or he can perform a particular major life activity in comparison to other people.

Major life activities are functions such as caring for oneself, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

In determining whether physical or mental impairment substantially limits the condition, manner, or duration under which an individual can perform a particular major life activity in comparison to other people, the following factors shall be considered:

- the nature and severity of the impairment
- the duration or expected duration of the impairment
- the permanent or long-term impact (or expected impact) of or resulting from the impairment

Technical Standards. Requirements that establish the design criteria for accessible features, including the specific numbers, conditions, and measurements that are required.

Technically Infeasible. With respect to an alteration of a building or a facility, an action that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Where technical infeasibility is encountered, compliance is still required to the maximum extent **technically feasible.**

Telecommunications Display Device (TDD). A telecommunications display device for the deaf (TDD) is an electronic device for text communication via a telephone line, used when one or more of the parties has hearing or speech difficulties. Other names for TDD include TTY.

Telecommunications Relay Service (TRS) or 711. The free, nationwide telecommunications relay service, reached by calling 711, uses communications assistants who serve as intermediaries between people who have hearing or speech disabilities who use a **text telephone (TTY)** or text messaging and people who use standard voice telephones. The communications assistant tells the telephone user what the other party is typing and types to tell the other party what the telephone user is saying. TRS also provides speech-to-speech transliteration for callers who have speech disabilities.

Text Telephone (TTY). Teletypewriters or text telephones have a keyboard and a visual display for exchanging written messages over the telephone. The ADA established a free, nationwide relay network to handle voice-to-TTY and TTY-to-voice calls, which is reached by calling 711. TTY is a more general term for teletypes, but is often referred to as TDD.

Trail. A trail is a route that is designed, designated, or constructed for recreational pedestrian use, including multi-use trails specifically designed for use by hikers or pedestrians. A trail is often considered its own destination. For the purposes of this Plan, a trail is defined as an unpaved recreational pathway in a sensitive resource area. Most of the District's 220 miles of designated trails are unpaved *wildland* trails in steep, rugged terrain. Approximately 65% of these trails are multi-use trails and are open to bicyclists, equestrians, and hikers. Many are narrow width trails, providing bicyclists with a more technical experience. District trails may have grades up to 25% and uneven surfaces with rocks, ruts, and roots.

The District designates its trail system by use and type as follows:

- **Hiking Only**
- **Hiking, Equestrian**
- **Hiking, Bicycling, Equestrian**
- **Easy Access Trail.** Several preserves have Easy Access Trails built to accommodate wheelchairs, strollers, walkers, and anyone desiring a less strenuous open space experience. Most of these Easy Access Trails are at least 4 feet wide, have a grade generally not exceeding 5%, and a fairly uniform surface.

Trail, Accessible. The accessibility guidelines for outdoor developed areas developed by the federal government apply to all newly constructed and altered trails connected to accessible trails or designated trailheads. Technical requirements for accessible trails address the following trail features:

- Trail Surface
- Clear Tread Width
- Cross Slope
- Running Slope
- Openings in Surface
- Overhanging or Protruding Objects
- Tread Obstacles
- Paths of Travel
- Resting Intervals
- Trailhead Signs

Trail Maintenance. Routine or periodic repair of trails or trail segments and their associated facilities (such as bridges, signage, and erosion control features) to restore or improve upon the standards to which they were originally designed and built. Maintenance does not change the purpose, intent, or design of a trail.

Trailhead Information Sign. Distinguished from the preserve-wide maps and trail directional signs typically located at District trailheads, trail information signs, including a trail name sign, are located at the trailhead of a new or altered trail. These detailed trail information signs should include the following information (as shown in the example): length of trail or trail segment, surface type, typical and minimum tread width, typical and maximum running slope, and typical and maximum cross slope. A trailhead sign enables individuals with disabilities to decide whether to hike the trail regardless of whether the trail complies with the technical requirements for trails (see Figure 4). Trail information signs are a requirement of the ABA Standards but are not currently an obligation of the District.



Figure 4. Trail Sign

Video Relay Service (VRS). Video relay service (VRS) is a free, subscriber-based service for people who use sign language and have videophones, smart phones, or computers with video communication capabilities. For outgoing calls, the subscriber contacts the VRS interpreter, who places the call and serves as an intermediary between the subscriber and a person who uses a standard voice telephone. The interpreter tells the telephone user what the subscriber is signing and signs to the subscriber what the telephone user is saying.

Wheeled Mobility Device. A manually-operated or power-driven device designed primarily for use by an individual with a mobility disability for the main purpose of indoor or of both indoor and outdoor locomotion. Also referred to as a manual wheelchair, a power wheelchair, an electric scooter, or an electric bicycle.

List of Acronyms

ABA – Architectural Barriers Act

ADA – Americans with Disabilities Act

ADAAG – ADA and ABA Accessibility Guidelines

AGODA – Accessibility Guidelines: Outdoor Developed Areas

ASL – American Sign Language

CBC – California Building Standards Code, Title 24

CEQA – California Environmental Quality Act

CFR – Code of Federal Regulations

DOJ – Department of Justice

DSA – California Division of the State Architect

ISA – International Symbol of Accessibility

MROSD – Midpeninsula Regional Open Space District

NEPA – National Environmental Policy Act

OPDMD – Other Power-Driven Mobility Device

OSP – Open Space Preserve

PTSD – Post-Traumatic Stress Disorder

TDD – Telecommunications Display Device

TTY – Text Telephone

VRI – Video Remote Interpreting Services

VRS – Video Relay Service

3. Self-Evaluation of Policy and Program Accessibility

3.1 Staff Questionnaire

Programs, activities, and services offered by the District to the public must be accessible as required by law and by the Board's *Equality, Diversity and Inclusion Policy* (adopted March 2016), which states:

> *The District is committed to supporting equality, diversity, and inclusion of all facets of society, the principles of which include fairness of treatment, recognition of rights, acceptance of responsibilities, commitment to equality, and dedication to expanding opportunities for all. Diversity is a core District value that will be practiced and communicated at all levels of the organization.*

Accessibility applies to all aspects of a program or service, including advertisement, orientation, eligibility, participation, testing or evaluation, physical access, provision of auxiliary aids and services, transportation, policies, and communication.

This section details the review of current District-wide policies, services, programs, and activities based on meetings with staff and responses to the program accessibility questionnaire (see Appendix A) from the following departments and programs:

- Finance and Administrative Services
    - Finance
    - Information Services and Technology
    - GIS Program
- Office of the General Counsel
- Office of the General Manager
- Public Affairs
- Project Planning and Delivery
    - Engineering and Construction
    - Planning
    - Real Property
- Visitor and Field Services
    - Land and Facilities Services
    - Visitor Services
    - Volunteer Program
    - Docent Program
    - Natural Resources

The findings and recommendations contained in this section will serve as a basis for the implementation of specific improvements for providing access to District programs as required by law.

Program Modifications

The ADA Coordinator, or designee, will follow-up with each department to review the recommendations contained in this Self-Evaluation Report. In those situations where a policy, program, or procedure creates a barrier to accessibility that is unique to a department or a certain program, the ADA Coordinator, or designee, will coordinate with the program manager to address the removal of the barrier in the most reasonable and accommodating manner in accordance with applicable law.

Findings and Recommended Actions – District-Wide Programs, Activities, and Services

This section is organized into categories based on the requirements of title II of the ADA.

- Customer Service
- Emergency Evacuation Procedures
- Notice Requirements
- Printed Information
- Programs and Facilities
- Public Meetings
- Public Telephones and Communication Devices
- Special Events and Private Events on Public Properties
- Televised and Audiovisual Public Information
- Tours, Trips, and Transportation Services
- Training and Staffing
- Use of Consultants and Contractors for Delivering Program Services
- Website

Actions are listed as required or recommended based on the ADA. Some actions are always required, while other actions are only required when requested. In many cases, the District has many alternatives in selecting methods for providing accessible programs, activities, and services. During the 2016-2017 Fiscal Year, for example, the Board held five Diversity Ad Hoc Committee meetings to identify ways to implement the District's *Equality, Diversity and Inclusion Policy* and communicate these strategies to department staff.

Additional strategies for compliance can be found in the *ADA Best Practices Toolkit for State and Local Governments*.[7] Links to specific sections of the toolkit are provided throughout this section.

Customer Service

To meet ADA standards for in-person interactions, staff should be aware of the formal procedures for accommodating people with disabilities, including appropriate responses to requests for program modifications and guidelines for accommodating service animals.[8]

Although many people with disabilities can participate in District programs such as public meetings without any modifications, there may be factors that prevent others from fully participating. When needed and requested, the District is responsible for providing readers for individuals with visual impairments, interpreters or other alternative communication measures for individuals with hearing impairments; personal assistance for individuals with manual impairments; equipment that is usable by individuals with disabilities (particularly individuals with hearing, visual, and manual impairments); and maintenance policies to ensure that this equipment is in operable working order.

Reasonable modifications to programs can include:

- ***Accessible and Adaptive Equipment***
  Adaptive equipment includes devices, controls, appliances, or items that make it possible for persons with disabilities to improve their ability to function independently and participate in programs, services, and activities offered by the District. Equal access to programs and services can range from allowing the use of an OPDMD by a person with mobility disabilities or providing a pen and clip board to a person who is deaf or has hearing loss or a speech disorder to use for communicating with staff.

- ***Program Modifications***
  The public must be able to access District programs, services, and activities, regardless of disability, unless a modification would result in a fundamental alteration to the nature of a service, program, or activity or impose undue financial and administrative burdens.[9] Admission criteria, ability to complete forms, and participation in interviews should be available to all members of the public by providing reasonable modifications.

[7] For the full toolkit, visit https://www.ada.gov/pcatoolkit/toolkitmain.htm. "The Tool Kit should be considered a helpful supplement to – not a replacement for – the regulations and technical assistance materials that provide more extensive discussions of ADA requirements. It also does not replace the professional advice or guidance that an architect or attorney knowledgeable in ADA requirements can provide."

[8] Only dogs are recognized as service animals under title II of the ADA. In limited cases, miniature horses that are individually trained to perform tasks for people with disabilities may also qualify to provide services. Emotional support, therapy, comfort, or companion animals are not considered service animals under the ADA.

[9] Title 28, Chapter 1, § 35.164 Duties.

- ***Staff Assistance***
  District staff who have contact with the public—in-person, by phone, or via email—often play a vital role in making it possible for people with disabilities to access programs and services. The ADA requires public entities to make reasonable modifications to their usual ways of conducting business when requested. Many requested program modifications involve making minor adjustments in procedures or providing some extra assistance to a person with a disability.

- ***Service Animals***
  The District is responsible for modifying policies, practices, or procedures to permit the use of a service animal by an individual with a disability**.**

The District's grievance procedure under the ADA should be distributed to all department heads, posted in public spaces of public buildings and facilities and on the District's website, and updated when the grievance procedure and/or the contact information for the ADA Coordinator is changed. In addition, the procedure must be available in alternative formats so that it is accessible to all people with disabilities.

Self-Evaluation Findings:

The majority of respondents reported that they had experience, on a case-by-case basis, with making changes to standard operating procedures to include a person with a disability, such as removing physical barriers to accessibility or providing Assistive Listening Devices and large format printed material upon request. Although most respondents (16 of 26) reported that they were unaware of a formal procedure for evaluating and implementing requests for changes, one department reported that all staff are empowered to make changes as needed and that supervisors and managers are expected to follow up to see that change happens. Several respondents mentioned the role of the District's ADA Coordinator in facilitating and responding to requests, the Board of Director's *Equality, Diversity and Inclusion Policy*, and the District's notice of *Modifications to Policies and Procedures*, which is posted on its website (https://www.openspace.org/about-us/accessibility):

> Midpen will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all of its programs, services, and activities. For example, individuals with service animals are welcomed in Midpen preserves, even where pets are generally prohibited. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Midpen should contact the ADA Coordinator at adacoordinator@openspace.org or 650-691-1200 as soon as possible but no later than 48 hours before the scheduled event.

Many respondents (9 of 26) were aware that the District's ADA Coordinator is responsible for tracking accessibility requests. The ADA Coordinator reported receiving six ADA-related inquiries via email or phone since 2014, including requests related to the use of electric bicycles

(e-bikes) on trails, the height of hand dryers in restrooms at Rancho San Antonio County Park, and the District's policy on service animals. No departments reported that they charge additional fees to modify programs.

No departments have policies that would discriminate against a service animal, and several respondents mentioned the District's policy regarding both dogs in general (https://www.openspace.org/sites/default/files/Dog_Access_Guidelines.pdf) and service animals (https://www.openspace.org/what-to-do/activities/dogs) as follows:

> In accordance with the ADA, Midpen accommodates service dogs in preserves wherever we allow public access.

Four of the 26 respondents, from three departments, reported that they consult or work with outside organizations that assist people with disabilities, such as Abilities United, Catholic Charities, and the Morgan Autism Center, on capital improvement and retrofit projects.

Required or Recommended Actions:

1. It is required that the District continue the policy of not charging an additional fee to the person requesting program modifications for their disability.[10]
2. It is required that the District continue the policy of not excluding service animals in District facilities.[11] An exception may be considered where the presence of an animal may have a detrimental impact on sensitive resources, the animal behaves in a way that poses a direct threat to the health or safety of others, or the animal is not under the control of the handler. [12]
3. It is required that the District not exclude the use of wheeled mobility devices or OPDMDs in District facilities.[13] An exception may be made where the use of power-driven equipment may have a detrimental impact on public safety or sensitive resources.
4. It is required that the District continue to make appropriate modifications to regular practices to accommodate the needs of individuals with disabilities when providing customer service.[14]
5. It is required that the District consider all the resources available for responding to requests for modifications before determining that a request would represent an undue financial or administrative burden. [15] The decision that an action would result in an undue burden must be made by a high-level District official who has budgetary authority and responsibility for making spending decisions. The decision must be accompanied by a

[10] Title 28, Chapter 1, § 35.130 General prohibitions against discrimination.
[11] Title 28, Chapter 1, § 35.136 Service animals.
[12] DOJ. 2015. Frequently Asked Questions about Service Animals and the ADA. https://www.ada.gov/regs2010/service_animal_qa.html
[13] See the District's *OPDMD Policy* at https://www.openspace.org/sites/default/files/Policy_4.10_Other_Power-Driven_Mobility_Devices.pdf
[14] Title 28, Chapter 1, § 35.130 General prohibitions against discrimination.
[15] Title 28, Chapter 1, § 35.164 Duties

written statement of the reasons for reaching this conclusion and steps that does not represent an undue burden but will ensure that the individual with a disability can participate in a District program or activity.

6. It is recommended that the District develop a process and procedures for determining reasonable modifications to provide program accessibility upon request by a person with a disability. As described above, modifications may include acquisition or redesign of equipment, provision of auxiliary aids to persons with disabilities, and the provision of services at alternative accessible sites.

   An interactive process for receiving, evaluating, and responding to requests for modification should address the following.

   a. **Receiving requests**
      The public should have easy access to information about how to make a request for modifications and who to contact. The District can provide this information on meeting notices and publicize it on their website. The District has the option of accepting requests for modifications directly by the division responsible for the program or service or by asking that all requests be directed to the ADA Coordinator. All staff should be able to direct a person making a request to the appropriate staff member. Requests should be accepted from someone on behalf of the person with a disability and should not be required to be in writing.
   b. **Responding to an easily accommodated request**
      If a requested modification is easily accommodated, the District may empower staff to fulfill the request on the spot. An example of this type of request is to allow a blind person to present another form of required identification rather than a driver's license or to provide assistive listening devices at public meetings for people with hearing loss.
   c. **Responding to more complicated requests**
      Some requests for modifications may require more information or planning to find a solution that provides access and protects public safety and agency resources. The District has established a minimum notice period of 48 hours (and, in some cases, up to 5 days) for responding to and accommodating requests. For example, a member of the public with a disability may request a modification to participate in a project site visit to a District facility in a remote or difficult-to-access location that is in a protected environment. The department organizing this activity could first meet with the individual with a disability to identify which aspects of the program limit participation and what modifications could be made, and then consult with the relevant program or service staff to determine a reasonable modification. The program manager could also consult with the ADA Coordinator or an outside resource agency that provides services or information regarding persons with disabilities to help find an acceptable solution.
   d. **Publicizing the grievance procedure**
      If individuals with a disability are not satisfied with the results of this process, they should be directed to the District's grievance procedure.

e. **Tracking requests**
The District tracks the outcomes of all accessibility requests. The ADA Coordinator could analyze the program modifications the District offers to look for global issues that can be addressed, to evaluate the success of program modifications, and to identify problems that can be solved proactively to improve customer service. For example, information about alternative accessible sites would be made available to the public on the District website and in District brochures.

7. It is recommended that the District adopt the use of the term *service animal* in all policies and public notices. [16]
8. It is recommended that the District:
    a. Assess the composition and needs of the population of people with disabilities who currently use District facilities or participate in District programs and activities.
    b. Take the necessary steps to improve communication and outreach to increase the effective participation of South Bay, Peninsula and Coastal community members with disabilities in all District programs and activities, as well as for guidance on planning, programs, and possible modifications.
    c. Continue to establish and maintain partnerships with organizations that provide services to people with disabilities to assist in publicizing accessible District programs. Keep programs up-to-date through increased community involvement and partnerships with organizations that offer services to persons with disabilities.
    d. Publicize efforts to increase participation by persons with disabilities, which might include activities such as distributing program brochures to members of the disability community.

Emergency Evacuation Procedures for People with Access and Functional Needs

Life safety protocols and procedures for District buildings and open space preserves are required to include plans for people with disabilities and effective emergency management practices. Issues that have the greatest impact on people with disabilities include:

- notification
- evacuation
- emergency transportation
- access to medications, refrigeration, and back-up power
- access to their mobility devices or service animals while in transit
- access to information

[16] ADA Requirements: Service Animals. 2010. https://www.ada.gov/service_animals_2010.pdf

In planning for emergency services, the District should consider the needs of visitors with access and functional needs, such as those who use service animals or mobility aids (including wheeled mobility devices, walkers, canes, crutches, or OPDMDs), or those with limited stamina. Plans also need to include visitors who use oxygen or respirators, those who are blind or have low vision, people who are deaf or have hearing loss, people who have a cognitive disability, people with mental illness, and those with other types of disabilities. The District is responsible for ensuring that staff are aware of effective emergency management procedures for people with disabilities and are trained to implement them during an emergency.[17]

Self-Evaluation Findings:

Only two respondents reported that individuals with disabilities are notified of emergency and evacuation procedures. Information regarding trail or preserve closings is posted on the District's website and other social media.

Required or Recommended Actions:

1. It is required that when the District develops guidelines and plans for emergency operations or evacuations at District facilities, these include strategies to ensure that people with disabilities can evacuate a physical area in a variety of conditions and with or without assistance in various types of emergency situations.[18] These plans should:
    a. Address what to do when an alarm or an alert system and/or communication from the Office of Emergency Services is triggered;
    b. Establish meeting places for assistance, evacuation chairs, and evacuation with accessible vehicles; and
    c. Provide direction on what to do if assistance is not available.
2. It is required that when the District develops guidelines and plans for emergency evacuations, staff members receive training to safely evacuate persons with disabilities in various types of emergency situations.[19]
3. It is recommended to test the District's emergency plan by enlisting people with different disabilities to role-play during emergency simulations.
4. It is recommended to test the District's emergency evacuation procedures with periodic drills, both announced and unannounced.
5. It is recommended that the District:
    a. Review existing emergency procedures to ensure that persons with disabilities can be alerted and that they can alert emergency service providers.
    b. Work with disability organizations to explore the use of other technologies such as audible exit signs for orientation, and direction and vibrating paging systems.

[17] See https://www.ada.gov/pcatoolkit/chap7emergencymgmt.htm.
[18] 42 U.S.C. § 12132; see generally, Title 28, Chapter 1, § 35.130, § 35.149.
[19] 42 U.S.C. § 12132; see generally, Title 28, Chapter 1, § 35.130, § 35.149.

c. Provide training for the District's emergency team to enable them to communicate in basic ASL if there is an emergency condition and the area is being evacuated.
d. Take the appropriate steps to ensure that the District's emergency team is aware of staff who may require special assistance in the event of an emergency. The District may ask all employees if they would request or require special assistance during an emergency and what type of assistance they would prefer receiving.

Specific suggestions for evacuation plans and procedures people with access and functional needs can be found through the U.S. Access Board website at http://www.ada.gov/emergencyprepguide.htm, the *Emergency Procedures for Employees with Disabilities in Office Occupancies* document published by FEMA and the U.S. Fire Administration, and other guidance documents and organizations included in the *Resources* section of this Plan .

Notice Requirements

Title II regulations require the District to inform the public of the rights and protections provided by the ADA for access to public programs, services, and activities. It is the obligation of the head of the public entity to determine the most effective way of providing notice to the public about their rights and the public entity's responsibilities under the ADA. Publishing and publicizing the ADA notice is not a one-time requirement. Public agencies should provide the information on an ongoing basis and update the information whenever necessary.[20]

Self-Evaluation Findings:

Respondents from all 10 departments reported that they are aware the District has a non-discrimination statement including people with disabilities, which is posted on the District's website (https://www.openspace.org/about-us/accessibility) but not at any District facilities. Links to the District's *Accessible Open Space* brochure and *OPDMD Policy* are posted on the Accessibility web page. The majority of respondents were unaware of the District's procedure for filing a discrimination complaint.

Required or Recommended Actions:

1. It is required that the District continue to maintain the position of the ADA Coordinator.[21]
2. It is required that the District continue to publish the following or similar notice regarding the District's commitment to providing accessible services and resolving accessibility-related complaints through its grievance procedure:[22]

[20] See https://www.ada.gov/pcatoolkit/chap2toolkit.htm.
[21] See https://www.ada.gov/pcatoolkit/chap2toolkit.htm; Title 28, Chapter 1, § 35.107 Designation of responsible employee and adoption of grievance procedures.
[22] Title 28, Chapter 1, § 35.106 Notice.

Policy on Nondiscrimination on the Basis of Disability
Based on the Model Notice Provided by the Department of Justice:[23]

In accordance with the requirements of title II of the Americans with Disabilities Act of 1990 (ADA), the Midpeninsula Regional Open Space District (Midpen) will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment: Midpen does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under title I of the ADA.

Effective Communication: Midpen will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in Midpen's programs, services, and activities, including qualified sign language interpreters, documents in braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: Midpen will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all its programs, services, and activities. For example, individuals with service animals are welcomed in Midpen preserves, even where pets are generally prohibited

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of Midpen should contact the ADA Coordinator at adacoordinator@openspace.org or 650-691-1200 as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require Midpen to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

Complaints that a program, service, or activity of Midpen is not accessible to persons with disabilities should be directed to the ADA Coordinator at adacoordinator@openspace.org or 650-691-1200.

Midpen will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids and services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheeled mobility devices.

[23] The model notice and more details can be found at https://www.ada.gov/pcatoolkit/chap2toolkit.htm.

3. It is required that the District continue to ensure that interested persons can obtain information regarding the existence and location of accessible services, activities, and facilities, such as the following statement on *Accessible Open Space* on the District website.[24]

> **Accessible Open Space**
>
> For information about our more accessible trails, visit our Accessible Open Space page. Or download our Accessible Open Space brochure.
>
> Midpen is committed to providing access to its preserves and facilities for people with disabilities. Visitors with mobility disabilities may use a wheeled mobility device anyplace visitors are allowed. Midpen also allows, per the ADA, the use of **Other Power-Driven Mobility Devices** (OPDMDs) for persons with mobility disabilities. Please see our *OPDMD Policy* for standards and areas of authorized use.
>
> In accordance with the ADA, Midpen accommodates service animals in preserves wherever we allow public access.

4. It is required that the District present public notice so that it is accessible to all and available in alternative formats such as:
    a. audiotape or other recordings
    b. radio announcements
    c. large-print notice
    d. braille notice
    e. use of a qualified sign language interpreter at meetings
    f. open or closed-captioned public service announcements on television
    g. ASCII, HTML, or word processing format on a computer diskette or CD
    h. HTML format on an accessible website
    i. advertisements in publications with large-print versions
5. It is recommended that the District consider the most effective ways to reach its target audience with public notice of its commitment to providing accessible services. This audience is expansive and includes everyone who interacts – or would potentially interact – with the District. The District could provide notice to interested persons by:
    a. including the notice with job applications
    b. publishing the notice periodically in local newspapers
    c. broadcasting the notice in public service announcements on local radio and television stations
    d. publishing the notice on the District's website

[24] Title 28, Chapter 1, § 35.163 Information and signage.

e. posting the notice at all District buildings
f. including the notice in program handbooks
g. announcing the notice at meetings of programs, services, and activities
h. publishing the notice as a legal notice in local newspapers[25]

6. It is recommended that the District continue to use radio, newspaper, television, or mailings to publicize the notice.
7. It is recommended that the District make all staff aware of the public locations of the nondiscrimination statement and the procedure for filing a disability discrimination complaint.
8. It is recommended that the District provide different forms of contact information such as email addresses, a text telephone (TTY) number, and/or **Telecommunications Relay Service (711)** information. [26] As discussed in the *Public Telephones and Communication Devices* section of this Plan, having use of a TTY or equally effective communications systems, such as 711, for communications with a person who is deaf or who has hearing loss is currently required by regulation.
9. It is recommended that the District include an abbreviated non-discrimination notice (in hard copy and web publications) that provides general information about District services, programs, or activities, similar to the following:

> The District does not discriminate on the basis of disability in the admissions or access to its programs or activities. An ADA Coordinator has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Justice regulations implementing Subtitle A of title II of the Americans with Disabilities Act (42 U.S.C. 12131-12134), which prohibits discrimination on the basis on disability by public agencies.
>
> Susanna Chan, Assistant General Manager, ADA Coordinator
> 330 Distel Circle, Los Altos, CA 94022-1404
> 650-691-1200
> adacoordinator@openspace.org

Printed Information

To meet the ADA's communication standards, the District must be able to provide information, when requested, in easy-to-understand language and alternative formats such as braille, large-print format, audiotape or CD, computer disk, or other formats as requested.[27]

Self-Evaluation Findings:

Eighteen of 26 respondents reported that the District produces printed materials made available to the public, such as meeting materials, board reports and memorandums, graphics, maps,

[25] Details about public notice requirements can be found at https://www.ada.gov/pcatoolkit/chap2toolkit.htm.
[26] DOJ, Civil Rights Division, Disability Rights Section. *ADA Requirements: Effective Communication*. 2014. https://www.ada.gov/effective-comm.htm.
[27] See https://www.ada.gov/pcatoolkit/chap3toolkit.htm.

brochures, and PowerPoint presentations. Printed materials are produced by departments and central management. Three respondents reported that documents and publications are made available to people with visual disabilities through electronic copy or large-print format. The ADA Coordinator reported that the District does not currently have an established procedure for providing printed materials in alternate formats. District-wide printed materials are developed for individuals with at least a 5th grade reading level and signage at preserves is written clearly and concisely, but not necessarily adapted for individuals with learning disabilities. Eight of 17 respondents reported that images of people with disabilities are included in printed materials that include images of people.



Figure 5. Easy Access Packet

The District provides printed materials, such as open space preserve brochures and maps, at its Administrative Offices at 330 Distel Circle in Los Altos, at trailheads, and at the Daniels Nature Center. **Easy Access Trails** are featured in an *Easy Access Packet* (see Figure 5), which is a complete guide for visitors who use wheeled mobility devices, strollers, walkers, or who desire a less-strenuous open space experience.

Required or Recommended Actions:

1. It is required that the District provide alternative formats to printed information, when requested (for example, large-print format for persons with visual disabilities or in simple language for persons with cognitive disabilities).[28]
2. It is required that the District address all requests for other alternative formats for lengthy documents on an individual basis.[29]
3. It is required that any additional costs for alternative forms of communication are not assigned to the person with a disability requesting the alternative format.[30]
4. It is required to provide programmatic changes (for example, staff assistance), upon request to assist in filling out forms or when alternative formats are unavailable or infeasible.[31]
5. It is recommended to include the following notice on materials printed by the District that are made available to the public:

[28] Title 28, Chapter 1, § 35.160 General.
[29] Title 28, Chapter 1, § 35.160 General.
[30] Title 28, Chapter 1, § 35.130 General prohibitions against discrimination.
[31] Title 28, Chapter 1, § 35.130 General prohibitions against discrimination.

This publication can be made available in alternative formats. Requests can be made by contacting the ADA Coordinator, or designee at 650-691-1200 or adacoordinator@openspace.org or by using the 711 Telecommunications Relay Service. Please allow five days for your request to be processed.

6. It is recommended that the District provide instruction to each department on how to produce printed information in alternative formats for persons with various disabilities to ensure that requests are handled in a uniform and consistent manner. Developing and implementing standard District templates for documents that are formatted for accessibility with document structure and text styles can assist in consistency of accessible materials and agency branding. Additional information for developing accessible printed materials can be found in the *Resources* section of this Plan.
7. It is recommended that the District produce documents and publications in a manner that uses easy-to-understand language, where possible.
8. It is recommended that the District continue to include images of persons with disabilities when images of people in general are part of a brochure or publication.

Programs and Facilities

The public must be able to access programs, services, and activities, regardless of disability, unless a modification would result in a fundamental alteration to the nature of a service, program, or activity, or impose undue financial and administrative burdens.[32] Admission criteria, ability to complete forms, and participation in interviews should be available to all members of the public by providing reasonable modifications The identification of structural barriers in facilities such as buildings, parks, and trails is a required element of accessibility.

Self-Evaluation Findings:

Respondents from two divisions reported that volunteer and docent opportunities available to the public would require an individual to meet specific physical fitness standards, performance requirements, and safety standards. However, the volunteer application for one program allows applicants to self-select activities according to their ability, as follows:

Release of Liability Volunteer Waiver

While we do nothing to limit your opportunities, you must select your activities responsibly and only assume tasks for which you are physically fit.

Some docents have requested flexibility in meeting these requirements and their requests have been accommodated on a case-by-case basis. Three departments reported that there are no eligibility requirements for their public programs, and most respondents reported that there are no limitations or ratios for the number of people with disabilities who may participate in any department programs. One department requires volunteers to complete forms (such as Child

[32] Title 28, Chapter 1, § 35.164 Duties.

Abuse Prevention and fingerprinting) and attend an interview; but only one respondent reported that forms contain a notice that the District does not discriminate against people with disabilities.

In addition to all District preserves and trails, public access is provided at District administrative offices for all but one department, including the front desk or reception area, entrance hallways, and the lobby; public restrooms; the kitchen; and conference rooms, meeting rooms and the board room for presentations, committee meetings, and trainings sessions as well as individual offices for small meetings. In addition, some public events and meetings are held at leased facilities and various local venues. Just over one-third of respondents reported receiving requests for improving accessibility to District programs or facilities. Disability-related requests have included access to more complete information about trail accessibility, improvements to trail facilities (wider trails and entrance stiles, restroom amenities, and better maintenance), service animals, and the use of e-bikes. Currently the District does not have a formal process for recording requests for improving accessibility to programs or facilities.

Required or Recommended Actions:

1. It is required that the District continue to provide reasonable modifications to program participants with disabilities and to include individuals with disabilities in regular programs to the maximum extent possible.[33]
2. It is required that the District does not exclude individuals with disabilities from regular programs or require them to accept different or separate aids, benefits, or services, even if they are as effective as those provided to other individuals.[34]
3. It is required that the District modify standard policies, practices, or procedures to avoid discrimination unless the modification would fundamentally alter the nature of the program, result in an undue financial or administrative burden, or create a hazardous situation for the participant or others.[35]
4. It is required that when specific District policies that exclude or limit the participation of persons with disabilities are necessary for the safe operation of programs, those requirements are based on real risks, not on speculation, stereotypes, or generalizations.[36]
5. It is recommended that the District proactively identify opportunities to increase access to all District preserves and facilities for people with different types of disabilities.
6. It is recommended that the District increase outreach to persons with disabilities and the organizations that serve them to ensure program accessibility.
7. It is recommended that the District continue to provide information about facility accessibility on its publications, including the District's website and facility web pages.

[33] Title 28, Chapter 1, §35.130 General prohibitions against discrimination.
[34] Title 28, Chapter 1, §35.130 General prohibitions against discrimination.
[35] Title 28, Chapter 1, §35.130 General prohibitions against discrimination.
[36] Title 28, Chapter 1, §35.130 General prohibitions against discrimination.

8. It is recommended that requests relating to facility access be recorded and monitored. The ADA Coordinator could analyze accessibility requests periodically to look for global issues that can be addressed and problems that can be solved proactively.

Public Meetings

Public meetings are a regularly occurring activity for many public agencies. The main objective of these meetings is to impart and solicit information on public issues of importance to the District. Where these meetings are held is an important consideration in meeting ADA requirements.

Self-Evaluation Findings:

Respondents from seven departments reported that the District holds public meetings, and several of the departments that don't host meetings reported that they provide support such as producing meeting materials. Nearly all respondents (12 of 14) in these departments reported that public meetings are required to be held in accessible locations. When meetings cannot be held at an accessible location (for example, at an undeveloped project site), the meeting announcement includes a notice that requests for modifications to provide accessibility will be accommodated, if possible, with 48 hours' notice. Nine of 14 respondents reported that ASL interpreters or adaptive equipment are available when requested with 48 hours' notice (and in some cases, with five days' notice), but four respondents were unaware as to whether these modifications are available. Most respondents reported that ASL interpreters or adaptive equipment (such as assistive listening devices) for people who are deaf or have hearing loss are available when requested with 48 hours' notice, and portable assistive listening devices are available for off-site meeting locations. Board meeting agendas include the following notice:

> In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the District Clerk at 650-691-1200. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.

Required or Recommended Actions:

1. <u>It is required</u> that the District hold public meetings in accessible facilities to accommodate the participation of people with mobility disabilities.[37]
2. <u>It is required</u> that the District provide agendas and other meeting materials in alternative formats, when requested.[38]
3. <u>It is required</u> that the District provide flexibility in the time limit on speaking for individuals with communication difficulties.[39]

[37] Title 28, Chapter 1, § 35.160 General.
[38] Title 28, Chapter 1, § 35.160 General.
[39] Title 28, Chapter 1, § 35.160 General.

4. It is required that the District has assistive listening devices available for public meetings where the sound at the meeting is amplified.[40]
5. It is recommended that the District continue to display a notice on meeting agendas indicating the availability of accessibility modifications.
6. It is recommended that the District prepare a list of accessible meeting spaces to facilitate the scheduling of meetings and/or the relocation of meetings upon request.
7. It is recommended that the District move disability-related agenda items to be heard toward the beginning of agendas when requested. Some people with disabilities are unable to stay late at meetings because they use paratransit, have fixed schedules, are unable to sit for long periods of time, and/or need to use personal care attendants.
8. It is recommended that the District maintain a list of qualified, on-call ASL interpreters who may be brought to meetings to assist individuals who are deaf or have hearing loss.
9. It is recommended that the District develop a checklist and provide instruction to District staff on ensuring the accessibility of meetings. Guidelines should include examples of the types of modification requests that may be made by persons with different types of disabilities, including assistive listening systems, sign language interpreters, readers, descriptive services, and other assistive technologies like real-time captioning. Other considerations should include an accessible route to the meeting room, accessible restrooms, accessible parking, and an accessible route from transit and parking to the meeting facility. Staff should also consider the layout of the room, sign-in table, and refreshments table to ensure that these features are accessible.
10. It is recommended that a District staff member who has received ADA training in customer service is assigned as a greeter at public meetings and events and identified as a resource for persons who may require assistance.

Public Telephones and Communication Devices

Even with technological advances such as cell phones, texting, and instant messaging, provision of alternative communication technologies such as **text telephones** (TTY), **telecommunications display devices** (TDDs), or **telephone** and **video relay services** are still required for conducting communications with the public.[41]

Self-Evaluation Findings:

Six of 25 respondents reported that they have communicated or are prepared to communicate by telephone with people who are deaf or who have hearing loss or speech disorders, but none have experience or training using a text telephone (TTY) or the California Relay Service (711). Both the Mt. Umunhum and Sierra Azul Preserve provide TTY-enabled call boxes, although no respondents were aware if the TTY number is published in materials where District phone numbers are listed.

[40] Title 28, Chapter 1, § 35.160 General; 2010 Standards 219.2 Required Systems.
[41] See https://www.ada.gov/pcatoolkit/chap3toolkit.htm.

Required or Recommended Actions:

1. It is required where the District communicates by telephone, it can communicate with a person who is deaf or who has hearing loss using a TTY or equally effective communications systems, such as 711.[42]
2. It is required that District staff members can use TTY equipment or other means of communicating over the telephone (such as 711) with a person who is deaf or who has hearing loss or a speech disorder, or are able to direct a member of the public to knowledgeable staff.[43]
3. It is required that District publications that list phone numbers also include information on how people who are deaf or who have hearing loss or speech disorders can communicate with departments by phone.[44]
4. It is recommended that District staff become familiar with Video Remote Interpreting Services (VRI) for communicating with people who are deaf or who have hearing loss or speech disorders. There are many situations where a live interpreter is required, such as in medical situations, but VRI can be a convenient, flexible, lower-cost alternative.
5. It is recommended that District staff become familiar with **Video Relay Service (VRS)**, a form of **Telecommunications Relay Service (TRS)** that enables persons with hearing disabilities who use American Sign Language (ASL) to communicate with voice telephone users through video equipment, rather than through typed text.
6. It is recommended that District staff are trained to communicate with people who are deaf or who have hearing loss or speech disorders, including training on how to operate a TTY.

Additional information about providing telecommunications services for people with disabilities that are as effective as those provided for people who make voice calls is available from the FCC at http://transition.fcc.gov/cgb/consumerfacts/section255.pdf and TRS Online at https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs and TDI Online at http://www.tdi-online.org/.

Special Events and Private Events on Public Properties

All events on public property should be accessible to people with disabilities. When the District rents or allows use of its properties to a third party for special events, the program accessibility of event activities is the responsibility of the tenant.

Self-Evaluation Findings:

Respondents from seven departments reported that they organize public special events or help facilitate private events on District property, including grand openings, groundbreaking ceremonies, legislative luncheons, public meetings, community events, and project site tours for

[42] Title 28, Chapter 1, § 35.161 Telecommunications.
[43] Title 28, Chapter 1, § 35.161 Telecommunications.
[44] Title 28, Chapter 1, § 35.161 Telecommunications; Title 28, Chapter 1, § 35.163 Information and signage.

outside agency staff. Many respondents (7 of 23) did not know if private entities were informed of their obligations to facilitate participation of individuals with disabilities in these special or private events. Six respondents were aware of staff training and/or informal communication regarding these responsibilities.

Required or Recommended Actions:

1. It is recommended that staff members who organize public special events receive training regarding their obligations to facilitate participation of individuals with disabilities in these events.
2. It is recommended that the District provide a checklist and information during the application process to inform organizers of their responsibility for accessibility under the ADA when private organizations sponsor events at District facilities.
3. Additional information about making temporary events accessible to people with disabilities is available from the ADA National Network at https://adata.org/publication/temporary-events-guide and the Golden Gate National Recreation Area at https://www.nps.gov/goga/planyourvisit/upload/Accessibility-Checklist-for-Special-Events-Version-2.pdf.

Televised and Audiovisual Public Information

Televised and audiovisual information is a means for disseminating public information through presentations produced by the District. All televised and audiovisual information, including PowerPoint presentations, must be accessible to persons with disabilities. As more communication is being done remotely via the internet, it is increasingly important that all communication tools maintain accessibility as technology changes.[45]

Self-Evaluation Findings:

All departments reported that they present audiovisual material to the public, including PowerPoint presentations, audiotapes, videos, and other televised materials. Several respondents reported that closed captioning and transcripts for audiovisual or televised materials are made available for people with disabilities, but the majority of respondents did not have experience of or knowledge about how to provide alternative formats if requested.

Required or Recommended Actions:

1. It is required that the District provide, when requested, alternatives to audio presentations for District programs and for audiovisual presentations produced by the District (including videos, films, and meetings) to ensure that persons who are deaf or have hearing loss can benefit from these presentations.[46]

[45] See https://www.ada.gov/pcatoolkit/chap3toolkit.htm.

[46] Title 28, Chapter 1, § 35.160 General. Closed captioning is not required for all televised or audiovisual presentations, but it is a common way of making them accessible to people who are unable to hear the audio portion, and in some instances, it might be the only accessible format.

2. It is recommended that when the District presents PowerPoint or other visual presentations, the presenter read the slides and describe the graphics if requested by a person who is blind or visually impaired.
3. It is recommended that the District provide instruction to each department on how to produce audiovisual information in alternative formats for persons with various disabilities to ensure that requests are handled in a uniform and consistent manner. Developing and implementing standard District templates for presentations that are formatted for accessibility with structure and text styles can assist in consistency of accessible materials and agency branding.
4. It is recommended that when images of people in general are part of an audiovisual presentation, images of persons with disabilities are included.

Tours, Trips, and Transportation

Many public agencies provide transportation or facilitate tours and trips as part of their programs. These services are subject to title II regulations. The District is responsible for ensuring that tours or trips can be experienced by people with disabilities by making accommodations or modifications.

Self-Evaluation Findings:

Respondents from most departments reported that the District provides transportation or organizes trips for members of the public. Requests for modifications to make transportation services accessible (using either District vehicles or charter buses) are handled on a case-by-case basis by the District Clerk or ADA Coordinator with no formal policy currently in place. Accessibility measures for transportation services, trips, and tours are typically available for individuals with a mobility disability, and notice is required in advance for other modification requests.

Required or Recommended Actions:

1. It is required that the District make reasonable modifications for transportation methods, when requested, to enable a person with a disability to use the service.
2. It is required that the District make reasonable modifications to tours or trips, when requested, to enable people with mobility, visual, speech, hearing, and cognitive disabilities to participate.47 Tour materials must inform a person with a disability how to request an accessibility modification.
3. It is recommended that the District evaluate the destinations of tours and trips as well as the means of transportation to determine accessibility, as well as any modifications that may be required. If a tour route or portion of a route is not accessible and modifications are requested, the District should reroute the tour or provide alternate modifications that will allow the tour or trip to be experienced (for example, photographs, closed captioned videos).

[47] Title 28, Chapter 1, § 35.130 General prohibitions against discrimination.

4. It is recommended that the District provide information about the accessibility of tours and trips on its website, including the destination, transportation, and other characteristics of the event, so informed requests for modifications can be made.

Training and Staffing

As a part of the District's ongoing staff development and training activities, trainings in disability awareness, customer service, standards, and resources are encouraged for all staff who interface with the public, whether in person, online, or over the telephone.

Self-Evaluation Findings:

Only one of 24 respondents reported having no contact with the public. Public contact included phone and email communications, with rangers and volunteers having primarily in-person interactions. More than half or the respondents reported that staff members who have contact with the public receive training on the District's obligations and policies that enable persons with disabilities to participate in programs or activities. Training is provided at staff meetings, through the distribution of written guidelines, at tailgate trainings regarding service animals, and via District-wide accessibility training conducted most recently in 2017. The ADA Coordinator provides in-house training on interacting with people with disabilities to all department staff, although several respondents noted that trainings have been infrequent, and that newer staff may not have received training.

Required or Recommended Actions:

1. It is required that District staff members are knowledgeable about providing accessible services, programs, and activities for the public, and that accessible facilities are maintained in working order.[48]
2. It is recommended that the District:
    a. Provide all staff members with ongoing awareness and sensitivity training.
    b. Provide training to District staff members who have contact with the public about how to provide modifications and use assistive devices to make their programs, activities, and services accessible. The District should ensure that training includes information about communicating with and providing modifications for persons with a variety of disabilities. Include program-specific adaptations, assistive devices, and modifications in the District's accessibility policy manual.
    c. Develop a comprehensive disability access training program. Educate all District staff about their responsibilities under the ADA. The District's ADA Coordinator and department heads should be responsible for ensuring that staff members receive training. Reference materials that address special modifications should be included in this training.
    d. Develop standard guidelines for training materials. These guidelines should include standard language that appropriately describes the District's policy on

[48] Title 28, Chapter 1, § 35.160 General; Title 28, Chapter 1, §35.130 General prohibitions against discrimination.

inclusion and non-discrimination, and staff members should receive training in using the guidelines effectively.

e. Depending on operational needs, consider offering training to employees who have contact with the public and wish to learn basic ASL communication skills.
f. This training should emphasize basic communication skills and should not be viewed as a substitute for utilizing qualified ASL interpreters when requested.
g. Train staff, primarily in Planning, Engineering and Construction, and Land and Facilities Services, regarding basic accessibility compliance and building codes to maintain facilities in an accessible condition.
h. Provide staff members with training in general building evacuation procedures for assisting persons with different types of disabilities in an emergency.

Use of Consultants and Contractors for Delivering Program Services

Many public agencies rely on the use of contractors, licensees, consultants, and other entities for the delivery of services. These entities are considered an extension of the District's services and are required to adhere to the same ADA regulations as the District.

Self-Evaluation Findings:

Respondents from nine departments reported using consultants, including those who assist with public meeting facilitation, public presentations, restoration planting projects, public hikes, docent training, and recognition events. Some departments inform consultants in person on a case-by-case basis. Several departments reported having ADA requirements included within the contract terms. Many respondents reported that they did not inform consultants or were unaware if consults were informed of their obligations regarding the ADA.

Required or Recommended Actions:

1. It is required that contractors, licensees, consultants, and other entities providing or delivering services for the District adhere to the same ADA regulations as the District.[49]
2. It is recommended that the District ensure that contractors, licensees, consultants, and other entities are aware of their obligation to make programs and activities accessible.
3. It is recommended that the District monitor programs and activities to ensure continued accessibility.
4. It is recommended that the District provide a checklist and information to inform contractors, licensees, consultants, and other entities of their responsibility for accessibility under the ADA.

Website

As people turn to the internet as their primary source of information regarding services, programs, activities, and facilities, the District's website at https://www.openspace.org/ takes on increased importance as a communications tool. Providing online public access to District

[49] Title 28, Chapter 1, § 35.130 General prohibitions against discrimination.

publications is an effective means of reaching persons with disabilities.[50] New accessibility standards for electronic and information technology covered by Section 508 of the Rehabilitation Act Amendments of 1998 have set forth the technical and functional performance criteria necessary for such technology to be accessible.[51]

Self-Evaluation Findings:

Information on the District website is created and managed by a combination of individual departments and the Public Affairs staff, with technical support provided by the Information Services and Technology department. Respondents from four departments reported that they provide website updates and content related to their programs, including District financial reports, resource management, open space planning, and volunteer/docent opportunities. Other examples of website content include details about the District, contact information, photos, maps, project updates, program overviews, board meeting materials, and information about events and activities.

Although many respondents reported that the website does not contain information about the accessibility of facilities or they were unsure whether this information is provided, the footer on every web page includes a link to the District's *Notice Under the ADA* and information about its commitment to providing access to its preserves and facilities for people with disabilities. Several respondents reported that the website highlights the District's accessible trails and facilities on several web pages. The *What to Do* page includes a link to *Easy Access Opportunities* (https://www.openspace.org/what-to-do/activities/accessible); the *Visit a Preserve* page allows visitors to filter information about which preserves are *wheelchair accessible* (https://www.openspace.org/preserves); and each accessible activity or preserve with accessible facilities is labeled with the ISA.

The District website was developed using best practices (such as images with ALT tags). When the website was updated, all web pages were tested for usability by individuals with disabilities using a web-based application.

Required or Recommended Actions:

1. It is recommended that the District continue to periodically review its website and department home pages to ensure continued compliance with accessible web page standards, and to meet or exceed Section 508 of the Rehabilitation Act guidelines for accessibility of electronic information.

[50] See https://www.ada.gov/websites2.htm and https://www.ada.gov/pcatoolkit/chap5toolkit.htm.

[51] Section 508 of the Rehabilitation Act requires that federal agencies' electronic and information technology is accessible to people with disabilities, including employees and members of the public. Many state and local public agencies have adopted these standards as best practices. Title 29, Chapter 16, § 794d Electronic and information technology.

2. It is recommended that the District continue to publish and update as required the Policy of Nondiscrimination, including on the Basis of Disability (as described in the *Notice Requirements* section of this Plan), on its website.
3. It is recommended that the District continue to assign one department the authority to provide standards and oversight for departments that post their own documents. This will support consistent and accessible web pages.
4. It is recommended that the District increase outreach to persons with disabilities to identify website barriers and to ensure the website includes adequate information about the District's commitment to providing accessible services.
5. It is recommended that the District continue to identify and implement the technological resources to create accessible PDF and graphic files and provide training to staff in creating accessible PDF and other electronic files for posting on the District website. Additional information for developing accessible printed materials is included in this Plan in the *Resources* section.
6. It is recommended that the District continue to provide information about the accessibility of its facilities.

3.2 Policy, Plans, and Guidelines Review

This review of District policies, plans, guidelines, and programs (Table 3.1), details and specifications (Table 3.2), and preserve-specific master plans (Table 3.3) was completed in 2018. Each policy, plan, guideline, program, and technical standard reviewed is listed below with required or recommended actions for implementing specific improvements for providing access to District programs, services, and facilities.

Table 3.1. Policy, Plan, and Guideline Review—General

Policy | Plan | Guideline	Reference	Findings and Required or Recommended Actions
Administrative Guidelines for the Property Management Program	I. General Policy B. Tenant Selection #7	*Requirement*: Ensure tenant selection evaluation process is non-discriminatory toward prospective tenants with disabilities and that the evaluation of "suitability of the applicant for the specific property" is based on real risks and conditions, not on speculation, stereotypes, or generalizations
	IV. Landlord and Tenant Rights and Responsibilities for Third Party and Employee Tenants D. Discrimination	*Finding:* The District provides a non-discrimination statement including discrimination on the basis of disability and the following statement: • The District shall administer this Property Management Program in compliance with the state Fair Employment and Housing Acts, the federal Fair Housing Act, and the Unruh Civil Rights Act.
	IV. Landlord and Tenant Rights and Responsibilities for Third Party and Employee Tenants F. Animals	*Requirement:* Adjust language to provide an exception to all qualified service animals as defined by the DOJ (see Section 2 of this Plan), and not limit the exemption to service animals for people with physical disabilities.
	IV. Landlord and Tenant Rights and Responsibilities for Third Party and Employee Tenants L. Termination of Tenancy #1	*Finding:* The District shall not evict because of race, religion, creed, political affiliation, color, national origin, ancestry, sex, sexual orientation, age, familial status, disability, or other prohibited discrimination.

Policy | Plan | Guideline	Reference	Findings and Required or Recommended Actions
Basic Policy of Midpeninsula Regional Open Space District	Recreational Use and Improvements	*Finding:* The District identifies recreational trail opportunities for wheeled mobility devices and other reasonable modifications for people with disabilities in the list of acceptable improvements on District land. The Basic Policy also states that access for persons with disabilities may be given priority over other types of uses where significant conflicts are evident.
Policy and Plan for Relative Site Emphasis for Use, Development, and Publicity of District Sites	Policy No. 1 Policy No. 2 Addendum 1.E Addendum 1.F	*Finding:* Site Analysis Addendum 1.E includes "opportunities to provide access to persons with disabilities" among the criteria to be used to determine the "present and potential position of District sites in the site emphasis spectrum." *Recommendation:* Clarify the meaning of *accessible* in all policies and addenda to distinguish between features that are reachable or attainable to preserve visitors in general and those that meet ADA technical standards and state codes.
Board Policies Manual	Policy 4.07 Trail Use	*Finding*: An exception for electric wheeled mobility devices and OPDMDs is provided in the prohibition of motorized vehicles on trails. *Finding:* Policy 5.0 - The District will endeavor to provide trail access for a variety of physical capabilities and user needs (including persons with physical limitations) in a manner consistent with resource protection goals, budgetary constraints, and state and federal regulations.
	Policy 4.10 Other Power-Driven Mobility Devices	*Finding:* The *OPDMD Policy* is consistent with the requirements and evaluation process established by the DOJ revised final regulations dated September 15, 2010 and the subsequent guidance document dated January 31, 2014. *Requirement:* Continue to implement the policy regarding the use of Segways, electric bicycles, and other qualified OPDMDs.

Policy | Plan | Guideline	Reference	Findings and Required or Recommended Actions
Board Policies Manual (continued)	6.08 Equality, Diversity and Inclusion	*Finding:* The District is committed to supporting equality, diversity, and inclusion of all facets of society, the principles of which include fairness of treatment, recognition of rights, acceptance of responsibilities, commitment to equality, and dedication to expanding opportunities for all. Valuing diversity is a core District principle that will be practiced and communicated at all levels of the organization.
District Ordinance 14-01	701.1 Dogs C. Leash Required	*Requirement*: Provide an exception where the leash requirement may interfere with the service animal's work or the person's disability prevents use of these devices. The ADA requires that service animals be under the control of a handler at all times and, if not on leash, the person must use voice, signal, or other effective means to maintain control of the animal.
	701.3 Horses and Livestock	*Requirement:* Provide an exception where a miniature horse is used as a qualified service animal.
	802 Operation of Motorized Vehicles: Off-Road Vehicles. 802.2 Exceptions	*Requirement*: Provide an exception for motorized vehicles when used as a qualified OPDMD or provide a reference to the District *OPDMD Policy*.
District-issued Permits	Online Permit Applications	*Requirement:* For individuals unable to complete an online form, provide a telephone number, email, or other contact information for the individual responsible for issuing permits.
	General Large Group/Event Permit Conditions	*Finding:* As a condition to receiving a permit, the District requires permittees to comply with all permit conditions, as well as federal, state, local, and District laws, regulations, and ordinances

Policy | Plan | Guideline	Reference	Findings and Required or Recommended Actions
Docent and Volunteer Programs Structure Study Draft Report	Key Recommendations	*Recommendation:* Include training and information on the District's responsibility to provide accessible interpretive programming, what that means, and how to do it, along with techniques and available modifications for approaching interpretive programming for people with various disabilities – cognitive, emotional, auditory, vision.
	Interpretation and Education Program Recommendation 7	*Requirement:* In addition to setting the agenda for interpretive programs, the District is required to provide relevant materials and alternative formats upon request by an individual with a disability to participate in the program if doing so would not cause an undue burden.
	Trail Work Recommendation 16	*Requirement:* Ensure the Trails Specialist and crew leaders are aware of the requirements for Easy Access Trails, how to monitor conditions, and accessible **trail maintenance**.
Easy Access Opportunities Brochure	General	*Finding:* The brochure provides information on accessibility policies and site-specific conditions for Easy Access Trails as well as contact information for how to make a request for modifications
Emergency Operations Plan	General	*Finding:* The objective of this plan is to incorporate and coordinate all agencies and personnel of the District into an efficient organization capable of responding to any emergency.
	Annex D: Home Preparedness Guide	*Recommendation:* Use people-first language. Replace *handicapped persons* with *people with disabilities*.
	Section 1: Assumptions	*Recommendation:* Consider issues that have the greatest impact on people with disabilities, such as the disposition of service animals and general "accessibility for people with disabilities" during an emergency.

Policy | Plan | Guideline	Reference	Findings and Required or Recommended Actions
Emergency Operations Plan (continued)	Section 3: IT and Communications Unit	*Requirement:* Provide staff training on how to communicate information about emergency alerts with people who are deaf or who have hearing loss or speech disorders.
	Annex B: Board Duties	*Recommendation:* Collaborate with the Offices of Emergency Services and community-based organizations in San Mateo and Santa Clara Counties that provide disaster response and recovery services, including for people with disabilities.
	Annex A: DSW Policy--Training	*Requirement:* Ensure that training programs help District staff understand their responsibility to provide appropriate care for people with disabilities during an emergency.
	Policy Provision 2	*Recommendation:* Encourage participation of people with disabilities on advisory committees, task forces, and work groups as needed in the development and review of policies and plans.
	Policy Provisions 9 and 10	*Recommendation:* Ensure all public meetings are held in accessible locations.
	Policy Provisions 13 and Section 3 Public Information, Education and Outreach	*Requirement:* Ensure all printed materials are available in an alternative format when requested by a person with a disability.
Interpretive Planning Guide	Reaching District Visitors	*Recommendation:* Collaborate with local community resources, such as organizations that represent people with disabilities, when evaluating which interpretive elements and methods would be most beneficial and appropriate for District visitors with disabilities.

Policy | Plan | Guideline	Reference	Findings and Required or Recommended Actions
Interpretive Planning Guide (continued)	Appendix F – Accessibility Standards for Interpretive Facilities, Products, and Programs	*Finding*: A well-composed, concise document that covers the basics of accessibility for interpretive elements and provides references to resources for further information and research. *Recommendation:* Ensure staff are aware of this document and receive training on producing accessible interpretive facilities, products, and programs.
Resource Management Policy	Policy PI-1	*Finding:* Interpretive materials are to be provided in a wide range of media (web and print based). *Requirement:* Ensure all media materials are accessible or available in alternative formats when requested.
	Policy FM-8	*Finding:* Interpretive displays are to be placed in accessible locations.
Service Plan for the San Mateo Coastal Annexation Area	Guideline G6.17	*Recommendation:* Ensure all drainage and erosion control features located on Easy Access Trails conform with the District's Easy Access Trail guidelines.
	Guideline G6.28	*Recommendation*: Include language for the minimum clear height of a hiking trail to be 80 inches.
Strategic Plan Update	General	*Finding:* Goals and Objectives of the Strategic Plan update are general and non-discriminatory.
Accessible Open Space	Accessibility web page	*Recommendation:* Revise statement to reflect current ADA requirements. *In accordance with the ADA, the District accommodates service* **animals** *in preserves wherever we allow public access.*

Table 3.2. Policy, Plan, and Guideline Review—Details and Specifications

Details and Specifications	Reference	Findings and Required or Recommended Actions
Details and Specifications 3 Roads and Trails	General Comment	*Recommendation:* In specifying slopes and dimensions on standard details and specifications, include allowances to provide for construction tolerances that will result in compliant structures, elements, and features. *Example: Caltrans specifies 1.5% maximum **cross slope** on all pedestrian walks to provide 0.5% allowance for construction variation where 2% maximum cross slope is permitted by code.*
	Standard Details 3A Partial Bench Trail Construction 3B Cut Bench Trail Construction 3C Fill Bench Trail Construction 3D Rock Fill Trail Construction	*Recommendation*: For trails with concrete, asphalt, or board surfaces that may be used as Easy Access Trails, specify a maximum cross slope no more than 2% (1:48). Where surface is other than concrete, asphalt, or boardwalk, specify a cross slope of no more than 5% (1:20). *The ABA Standards limit cross slope to no more than 2% for concrete, asphalt, and board surfaces, and to no more than 5% for other surface materials. ABA 1017.7.2* *Recommendation*: For trails that may be used as an Easy Access Trail, provide a minimum **trail width** of 36 inches with 60 by 60 inch **passing spaces** located every 1000 feet, or as needed to provide resting intervals defined by running slope per ABA 1017.7.1.
	Standard Detail 3D Trail Cross Slopes	*Recommendation*: For trails with concrete, asphalt, or board surfaces that may be used as Easy Access Trails, specify a maximum cross slope no more than 2% (1:48). Where surface is other than concrete, asphalt, or boardwalk, it is specify a cross slope of no more than 5% (1:20). *The ABA Standards limit cross slope to no more than 2% for concrete, asphalt, and board surfaces, and to no more than 5% for other surface materials. ABA 1017.7.2*

Details and Specifications	Reference	Findings and Required or Recommended Actions
Details and Specifications 3 Roads and Trails (continued)	Standard Details 3F Switchback #1 Climbing Turn 3G Switchback #2 Hybrid 3H Switchback #3	*Finding:* Standard details 3F and 3G are not appropriate for use on Easy Access Trails due to steepness of approach and turn. *Recommendation:* Identify a 60 by 60-inch minimum level landing area at switchback turn (currently shown as 1.5 times trail width). Level landing to be no more than 2% in any direction, except for surfaces other than concrete, asphalt, or boardwalk, that may be up to 5%. *Recommendation:* When specifying **drain dips,** down slope cannot to exceed 12% running slope for more than 10 linear feet.
	Standard Details 4D Road Aggregate Surfacing Typical Specifications Trail Aggregate Surfacing Typical Specifications *Cross Slope*	*Recommendation*: For trails with concrete, asphalt, or board surfaces that may be used as Easy Access Trails, specify a maximum cross slope no more than 2% (1:48). Where surface is other than concrete, asphalt, or boardwalk, specify a cross slope of no more than 5% (1:20). *The ABA Standards limit cross slope to no more than 2% for concrete, asphalt, and board surfaces, and to no more than 5% for other surface materials. ABA 1017.7.2*
	Standard Details 4D Road Aggregate Surfacing Typical Specifications Trail Aggregate Surfacing Typical Specifications *Firm and Stable Surface*	*Recommendation*: The surface of an Easy Access Trail is required to be firm and stable. It is not required to be slip-resistant. *The ABA Standards (Advisory 1017.2 Surface) define a firm trail surface as one that "resists deformation by indentations" and a stable trail surface as one that "is not permanently affected by expected weather conditions and can sustain normal wear and tear from the expected uses between planned maintenance."*

Details and Specifications	Reference	Findings and Required or Recommended Actions
Details and Specifications 3 Roads and Trails (continued)	Standard Details 4D Road Aggregate Surfacing Typical Specifications Trail Aggregate Surfacing Typical Specifications *Firm and Stable Surface* (continued)	*The 2012 USDA Accessibility Guidebook for Outdoor Recreation and Trails provides the following guidance: "*Use **a rule of thumb** to estimate firmness and stability. What sort of surface is firm and stable? If the answer to both of the following questions is yes, the surface is probably firm and stable. Could a person ride a narrow-tired bicycle across the surface easily without making imprints? (Bicycle tires are similar to the large rear wheels of a wheelchair.) Could a folding stroller with small, narrow plastic wheels containing a 3-year-old be pushed easily across the surface without making imprints? (A stroller's wheels are similar to the front wheels of a wheelchair.) While this method for determining firmness and stability **isn't scientifically accurate**, it has proven to be effective."
	Standard Details 4D Road Aggregate Surfacing Typical Specifications Trail Aggregate Surfacing Typical Specifications *Tread Obstacles*	*Recommendation*: Tread obstacles on an Easy Access Trail, passing space, or resting intervals are required to be 1/2 inch or less in height measured vertically to the highest point. For trails with concrete, asphalt, or board surfaces that may be used as Easy Access Trails, tread obstacles are permitted to be up to 2 inches in height measured vertically to the highest point. Surface is required to be firm and stable. It is not required to be slip-resistant. *ABA Standard 1017.5 Tread Obstacles*
Details and Specifications 6 Structures	Benches	*Recommendation:* Include note, or identify in drawings, an adjacent 36 by 48 inch- **clear ground space** positioned near the bench, ideally for shoulder-to-shoulder alignment with bench, with one side of the space adjoining the pedestrian route or trail. Clear ground space shall have a 5% maximum slope in any direction.

Details and Specifications	Reference	Findings and Required or Recommended Actions
Details and Specifications 6 Structures (continued)	Picnic Table Standards	*Finding:* DuMor, Inc. 100 Series PL Picnic Table does not provide adequate depth for knee and toe clearance to be considered an accessible table. *Finding:* Black Mountain Backpack Camp Tables design is not accessible. *Recommendation:* DuMor, Inc. 100-68-1 PL Include 27-inch high minimum knee clearance dimension from final grade to underside of table surface on elevation drawings.
	Parking Area Wheel Stop	*Requirement:* When there is a pedestrian route at the head of the parking space, adjust 24-inch typical gap to 32-inch clear gap between wheel stops to provide a 48-inch wide minimum pedestrian route.
	Stiles and Pedestrian Entrances	*Advisory: Where the District permits use of OPDMDs, the maximum dimension for the vehicle is 36 inches wide by 48 inches long and may not fit through some details for pedestrian entrances. Ensure alternative access points are available.*

Details and Specifications	Reference	Findings and Required or Recommended Actions
Details and Specifications 6 Structures (continued)	Block Stile Barrier	*Finding:* Block Stile Barriers are by design a protruding object (ADA 307.2/CBC11B-307.2). *Recommendation:* Per ABA 1017.3, adjust existing gate clear width to 36-inch minimum at Easy Access Trails. *Advisory for ABA 1017.3 from U.S. Access Board: The 36-inch-minimum clear tread width must be maintained for the entire distance of the trail and may not be reduced by gates, barriers, or other obstacles unless a condition for exception does not permit full compliance with the provision.* – OR – *Recommendation:* Per ADA 307.2 / CBC 11B-307.2, c*onsider using 4 by 4 or 4 by 6 oriented with wide dimension parallel to accessible route as block stile to reduce encroachment of blocks to less than 4 inches.*
	Log Barrier Stile	*Finding:* Log stile barrier is not an accessible entrance. *Requirement:* Where used, an alternative accessible entrance should be provided.
	Trail Gate Plan – Seasonal Closure,Type1 Trailhead and/or Preserve Entrance Type 3	*Recommendation:* Maintain 36-inch minimum width on trails and approaches to and from gates.
	Trailhead and/or Preserve Entrance Type 2	*Recommendation:* Provide 60x60 inches minimum turning area past initial opening and between Block Stile and Log Stile entrances.
	Wood Puncheon and Retaining Wall Detail 1	*Recommendation:* Ensure approach to puncheon crossing does not exceed running slopes and permitted lengths per ABA 1017.7.1.

Details and Specifications	Reference	Findings and Required or Recommended Actions
Details and Specifications 6 Structures (continued)	Wood Trail Steps	*Finding:* The design allows for changes in level greater than allowed by ABA 1017 and should not be used as part of an accessible route or trail.
Details and Specifications 7 Accessibility	Parking – Perpendicular Accessible Space Layout for Existing Gravel Lots	*Requirement:* Adjust 36-inch opening between wheel stops at top of access aisle to extend the full width of the access aisle. With current configuration on single van space layout, the parked vehicle may encroach on clear width of route between access aisle and pedestrian route.
	Accessible Parking Space Paved	*Requirement:* Update referenced code section to most current CBC (2016 as of date of this Plan) to ensure all new construction is fully compliant.
	Easy Access Trails	*Recommendation:* Adjust gate clear width to 36-inch minimum. *Advisory for ABA 1017.3 from U.S. Access Board: The 36-inch-minimum clear tread width must be maintained for the entire distance of the trail and may not be reduced by gates, barriers, or other obstacles unless a condition for exception does not permit full compliance with the provision.* *Recommendation:* Ensure **compound slopes** created when surfaces have both running slope and cross slope do not exceed the maximum allowed at rest areas (resting intervals). *Resting intervals shall have slopes not steeper than 2% in any direction for concrete, asphalt, and board surfaces, and not steeper than 5% in any direction for other surfaces per ABA 1017.8.*

Details and Specifications	Reference	Findings and Required or Recommended Actions
Details and Specifications 8 Sign Installation	General	*Recommendation:* Include the following note for all trail signs to avoid encroachment on the minimum required trail width. *Trail signs shall be placed in locations where they provide clear direction and do not interfere with pedestrian or vehicular traffic.*
	4 Staging Area Sign Board Footing Detail	*Requirement:* Ensure, that the lower edge of a sign or brochure box is a maximum of 27 inches above the ground where sign posts are more than 12 inches apart.

Table 3.3. Policy, Plan, and Guideline Review—Preserve-Specific Master Plans

Plan	Reference	Findings and Required or Recommended Actions
Bear Creek Redwoods Preserve Plan	General	*Finding:* Plan proposes at least one easy access and interpretive loop at Upper Lake Circle. *Recommendation:* Clarify the meaning of *accessible* to distinguish between features that are reachable or attainable to preserve visitors in general and those that meet ADA technical standards and state codes.
	Accessible Parking Spaces Objective PU3.1: Expand and improve ADA parking	*Recommendation:* Replace *Provide sufficient ADA parking spaces* with *Provide required number of designated accessible parking spaces* (3.1a)
		Recommendation: Replace *meet ADA requirements* with *meet ADA standards and state codes* (3.1a)
		Recommendation: Refer to recommendations for Accessible Parking Spot Paved in Details and Specifications--7 Accessibility in Table 3.2.
	Accessible Trails Objective PU3.2	*Recommendation:* Replace *trail should comply* with *trail must comply* (3.2a)
		Recommendation: Refer to recommendations for Easy Access Trails in Details and Specifications--7 Accessibility in Table 3.2.

Plan	Reference	Findings and Required or Recommended Actions
Bear Creek Redwoods Preserve Plan (continued)	Accessibility Information on Trailhead Sign**s** Objective PU3.2	*Recommendation:* When a new trail information sign is provided at the trailhead of a newly constructed or altered trail designed for use by hikers or pedestrians, the sign should provide information about the accessible characteristics of the trail. *ABA Standards Section F216.13:* *This requirement applies to new trailhead information signs regardless of whether the newly constructed or altered trail complies with the technical requirements for trails.*
	Element 1: Public Use and Facilities Action: Dog Access	*Requirement:* Include a written exception in the master plan document to permit service animals on preserve trails.
	Element 1: Public Use and Facilities Action: Proposed Trail Uses	*Recommendation:* Include language that specifies trail use is open to people who use wheeled mobility devices and OPDMD users.
	Table 3-3: Visitor Trail Segments Key Actions Required	*Requirement:* Include action items that improve trail conditions for people with disabilities at all trails where feasible.
La Honda Creek Master Plan	Public Access, Recreation, and Environmental Education	*Recommendation:* Include language that specifies trail use is open to people who use wheeled mobility devices and OPDMD users. *Requirement:* Include action items that improve trail conditions for people with disabilities at all trails where feasible.
	Master Plan Elements: Easy Access Trails	*Recommendation:* Refer to recommendations for Easy Access Trails in Details and Specifications--7 Accessibility in Table 3.2.

Plan	Reference	Findings and Required or Recommended Actions
La Honda Creek Master Plan (continued)	Dog Use	*Requirement:* Include a written exception in the master plan document to permit service animals on preserve trails unless the District has documented that it has properly excluded service animals to protect sensitive resources under title 28, Chapter 1 § 35.136(b) of the ADA and has given individuals who use service animals the opportunity to participate in the service, program, or activity without having the service animal on the trail.
	Practices to Responsibly Introduce Public Use to New Areas: Signs, Brochures, and Other Forms of Public Information:	*Recommendation:* When a new trail information sign is provided at the trailhead on a newly constructed or altered trail designed for use by hikers or pedestrians, the sign should provide information about the accessible characteristics of the trail. *ABA Standards Section F216.13:* *This requirement applies to new trailhead information signs regardless of whether the newly constructed or altered trail complies with the technical requirements for trails*.
	Master Plan Elements and Appendix B	*Finding:* Plan proposes at least one easy access and interpretive loop at Allen Road.
	Master Plan Elements and Appendix B (continued)	*Recommendation:* Clarify the meaning of *accessible* to distinguish between features that are reachable or attainable to preserve visitors in general and those that meet ADA technical standards and state codes. For example, the summary of Bern Smith's public comment references a multi-use trail that provides "access" to the vista point and it is unclear if this refers to access for people with disabilities.
		Recommendation: Replace *ADA-accessible facilities* with *facilities that meet ADA standards and state codes*.

Plan	Reference	Findings and Required or Recommended Actions
La Honda Creek Master Plan (continued)	Maps and Signage Environmental Protection Guidelines	*Finding:* Trail maps shall also provide trail accessibility, other pertinent safety information and shall be available at all staging areas (HAZ-8).
Mindego Ranch Use and Management Plan	Public Access	*Recommendation:* Include language that specifies that the existing Mindego Hill trail is open to people who use wheeled mobility devices and OPDMD users.
	Draft Initial Study and Mitigated Negative Declaration	*Recommendation:* Consider making improvements to trail conditions for people with disabilities where feasible, especially when undertaking road erosion treatment projects along the trail.
		Recommendation: Refer to recommendations for Easy Access Trails in Details and Specifications--7 Accessibility in Table 3.2 when conducting trail improvements and maintenance in addition to the Coastal Protection Program EIR design guidelines.
		Requirement: Include a written exception in the master plan document to permit service animals on preserve trails.
Preserve-Specific Plans	General	*Recommendation:* Incorporate these recommended and required actions into future plans.

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4. Transition Plan Update

Title II of the ADA requires that public entities having responsibility for or authority over facilities meant for public use to develop a Transition Plan to make their facilities meet the standards for program accessibility. Program accessibility means that a program, activity, or service provided to the public is accessible when viewed in its entirety. Simply put, a Transition Plan assists in turning inaccessible facilities into environments that are accessible to and useable by individuals with disabilities.

The process of developing an ADA Transition Plan includes the identification of access barriers within the built environment. The Transition Plan for the removal of structural barriers to program access must contain the following information:

- the physical barriers impacting program access
- the specific barrier removal action(s)
- interim measures that will be taken during each year of the Transition Plan if the time period for achieving compliance is longer than one year
- the person or party responsible for the Plan's implementation

This Transition Plan Update combines the findings of the facility surveys, policy assessments, and program evaluations. Specific policy and program recommendations can be found in Section 3 of this Plan. The specific structural modifications required to make programs accessible are listed in the facility reports located in Appendix B.

4.1 Target Schedule for Facility Improvements

Barriers identified at District facilities will be removed systematically based on program priorities.

This plan proposes a 15-year strategy for removing barriers at District buildings and preserves. The District reserves the right to modify barrier removal priorities to allow flexibility in accommodating community requests, petitions for reasonable modifications from persons with disabilities, changes in District programs, and funding opportunities and constraints.

Title II regulations state that if a transition plan will take more than one-year to fully implement, it must contain interim steps to provide program accessibility. Interim measures will be explored and implemented to provide better access for the public pending the implementation of major physical barrier removal projects. Interim measures in this Plan may include:

- relocating a program to an accessible facility
- the installation of directional signs
- the installation of informational signs at trailheads
- the installation of a power door or lift
- adjustments to operating mechanisms
- temporary modifications that increase access
- other actions that enable better access

4.2 Accessibility Standards

The process of developing an American with Disabilities Act (ADA) Transition Plan includes the identification of access barriers within the built environment. The District evaluated its open space preserves, District buildings, and a portion of its trail facilities in winter 2017-2018. The ADA barrier assessment included an evaluation of all interior and exterior features of public facilities and environments used by the public. The assessment identified physical barriers that limit accessibility in each facility. At the time of the facilities evaluations, the 2010 ADA Standards, 2016 California Access Compliance Advisory Reference Manual (CBC), and the 2015 ABA Standards for outdoor developed areas were used to identify barriers at District facilities. Although building codes and standards are revised every few years, the barrier evaluations conducted in 2017 and 2018 provide an assessment of current conditions as viewed by current code and a baseline for future barrier removal.

4.3 Facility Evaluations

The site evaluations were accomplished using a team of accessibility assessors equipped with measuring devices, District facility information, and evaluation checklists. Diagrammatic sketches of each site were annotated during the evaluation process and were included with the facility reports to the District. The resulting reports are located in Appendix B of the Plan, which are available upon request.

These reports describe the conditions observed during the evaluation period. The information contained in these reports has been transferred to a barrier analysis spreadsheet, which is the living Transition Plan document and the District's ongoing record of the remediation of barriers. The tracking tool will be updated over time as the District removes barriers or finds programmatic solutions to barriers. The record is maintained by the District's ADA Coordinator. For the current status of the remediation of barriers, contact the District’s ADA Coordinator at 650-691-1200.

Barrier Categorization

Within the facility reports, identified barriers are organized in a process referenced in the ADA title II regulations. The principle is to ensure that basic access is provided, access to activities is provided, amenities are accessible, and alternatives to architectural modifications are allowed when appropriate. Translating these categories into action plans must be accomplished using a programmatic approach. The identified barriers are divided into four categories:

Category 1: identifies those barriers that affect accessibility at the entrance to a facility or a pedestrian route to the portion of the facility where program activities take place (for example, parking, walks, ramps, stairs, doors).

Category 2: identifies barriers that affect accessibility to program use areas (for example, trails, transaction counters, conference rooms, public offices, restrooms).

Category 3: identifies barriers that affect access to amenities serving program areas (for example, drinking fountains, telephones, site furnishings, vending machines).

Category 4: identifies areas or features that may not be required to be modified for accessibility (for example, a pathway that does not connect to an accessible feature, an area where no public programs or activities occur, or the program or activity provided at this location is available in another appropriate location).

This categorization was applied to each identified barrier at District open space preserves, buildings, and trails.

Criteria for Prioritizing Barrier Removal at District Facilities

Prioritizing the removal of barriers in District facilities is an important component of developing and implementing an ADA Transition Plan Update.

The current Transition Plan Update is consistent with the District's *Policy and Plan for Relative Site Emphasis for Use, Development, and Publicity of District Sites*, which was adopted by the Board of Directors in 1982 and amended in 1988 and 1993. These polices for prioritizing improvements and development recognized that since it was "neither desirable nor feasible to emphasize each site highly, criteria have been developed to determine the relative emphasis for various sites." Offering opportunities to provide access for persons with disabilities was included among the site analysis criteria for the use, development, and publicity of District sites (Addendum 1.E -- Accessibility to Public).

Two meetings to develop criteria for prioritizing the removal of barriers at each of the District's public facilities were conducted with staff on May 22 and July 11, 2018.

The following non-rank-ordered criteria were considered in the schedule for mitigating architectural barriers at facilities in which the District provides programs, activities, and services to the public.

- **Geographic distribution**: Prioritize barrier removals that widely distribute the availability of accessible programs and facilities throughout the District, aiming for wide distribution throughout District wards, preserves, and subregions identified in the Vision Plan.
- **Unique experiences and environments:** Prioritize barrier removals that improve accessibility to unique programs or facilities.
- **Usage levels:** Prioritize barrier removals at facilities that receive high levels of visitor use and other sites of high public interest (including highly rated Vision Plan projects).
- **Public feedback and requests**: Prioritize barrier removals at facilities that have received prior accessibility complaints.
- **Project Readiness:** Cost, ease of implementation and general project readiness will be considered when prioritizing barrier removals. Prioritize barrier removals that leverage existing capital improvement or maintenance projects. The District is committed to making efficient, cost-effective use of the resources available for barrier removals.

- **Plan Consistency:** Prioritize barrier removals that are consistent with Measure AA, the Vision Plan, the Strategic Plan and the Coastside Protection Area Service Plan.
- **Safety:** Prioritize barrier removals that address safety for visitors with disabilities.
- **Primary Access:** Prioritize barrier removal at elements that provide entry to District preserves and their programs.

Additional considerations for scheduling barrier removals include the type of barrier removal and time frame guidelines, sensitive resource stewardship, and District facilities that may be eligible for safe harbor exceptions under the ADA.

Type of barrier removal and time frame guidelines: Barrier removals will be grouped by District staff as maintenance, small capital, or large capital projects as shown in Table 4.1. The time frame guidelines identified below for each type of barrier removal will be considered, in addition to the prioritization criteria, when scheduling barrier removal work. Barrier removal projects of any type may be implemented concurrently at any time over this Plan's 15-year time frame. Where possible, the District will group barrier removal work with other planned maintenance and/or capital projects for economies of scale.

Table 4.1. Type of Barrier Removal and Time Frame Guidelines

Barrier Removal Type	Time Frame Guideline	Description	Notes
Interim Solutions	1 to 5 years	Interim measures in place pending implementation of major barrier removal projects	*Example:* relocating programs to accessible facilities
Maintenance Improvements	1 to 5 years	Completed in-house. *Examples:* new signage, relocating hand dryers, regrading trailheads; <$5,000 each	Where possible, group with other planned projects and work items
Small Capital Improvements	1 to 10 years	Completed in-house or by contractor; <$50,000 each	
Large Capital Improvements	1 to 15 years	Completed by contractor; >$50,000 each	

Sensitive resource stewardship considerations: Accessibility improvements need to remain protective of sensitive resources and habitats and comply with the District's Resource Management Policies, CEQA, NEPA, the Endangered Species Act, the National Historic Preservation Act and other applicable federal, state and local regulations.

Safe Harbor exception: Facilities that are subject to Safe Harbor provisions under the ADA may remain in their current condition until the District plans to alter those facilities. Future accessibility improvements at these sites may be considered on a case-by-case basis. Please see Section 4.6 for discussion of Safe Harbor provisions.

4.4 Transition Plan Update Target Schedule for Open Space Preserves and Buildings

The District is committed to removing barriers to accessibility in an efficient and effective manner across all preserves. To achieve this goal, decisions on when and what barrier removal actions are being addressed are informed by both the types of projects (Table 4.1), the prioritization criteria (Section 4.3), and the Transition Plan schedules (Tables 4.2 and 4.3). This approach recognizes that some barrier removal actions will take more time for planning, permitting, contracting, and construction purposes, and will assist the District in taking advantage of more immediate opportunities for barrier removal projects so they can make progress elsewhere in the meantime. This will help the District toward providing meaningful access to all users and ensure accessible opportunities for outdoor recreation are being provided district-wide in an equitable manner.

Tables 4.2 and 4.3 describe the target schedule of priorities for barrier removal at District open space preserves and buildings. This target schedule represents a 15-year strategic plan for barrier removal. These schedules were developed using the prioritization criteria and additional considerations described in Section 4.4.

As part of annual budget and review of the Capital Improvement and Action Plan development process, the District would evaluate the schedule of priorities for barrier removal and adjust the timing as appropriate, based on funding and resources availability. Tables 4.2 and 4.3 below may be revised to continue to serve as a guide for prioritization of barrier removals at the District.

Table 4.2. District Transition Plan Update Target Schedule for Open Space Preserves

Location	Years 1-5	Years 1-10	Years 1-15	N/A
Bear Creek Redwoods	X			
Coal Creek			X	
El Corte de Madera Creek		X		
El Sereno			X	
Foothills			X	
Fremont Older		X		
La Honda Creek		X		
Long Ridge			X	
Los Trancos		X		
Monte Bello		X		
Picchetti Ranch		X		
Pulgas Ridge		X		
Purisima Creek Redwoods	X			
Rancho San Antonio	X			
Ravenswood	X			
Russian Ridge	X			
Russian Ridge (Mindego Hill)			X	
Saratoga Gap			X	
Sierra Azul (Mt. Umunhum)	X			
Sierra Azul (Kennedy-Limekiln)			X	
Skyline Ridge	X			
St. Joseph's Hill		X		
Stevens Creek Shoreline Nature Area			X	
Teague Hill*				X
Thornewood			X	
Windy Hill	X			

*This preserve has a single trail section and contains no other public use facilities

Table 4.3. District Transition Plan Update Target Schedule for Buildings

Location	Years 1-5	Years 1-10	Years 1-15	N/A
Administrative Offices at 330 Distel Circle (Building and Exterior)			X	
David C. Daniels Nature Center at Skyline Ridge Open Space Preserve	X			
Picchetti Ranch Main House			X	
Picchetti Ranch Winery	X			
Rancho San Antonio Foothills Field Office (Building and Exterior)		X		
Skyline Ridge Field Office		X		

The future administrative offices at 5050 El Camino and field office at 240 Cristich Lane were not occupied by the District at the time of the Final Plan approval. ADA improvements are being assessed and implemented as part of renovations to the buildings.

4.5 Easy Access Trail Facilities

It is the District's goal to provide accessible trails to the public. Easy Access Trails are designed to promote access for those with disabilities as well as wheelchairs, strollers, walkers and anyone desiring a less strenuous open space experience. Easy Access Trails are within close proximity to accessible parking and other facilities. Several preserves have Easy Access Trails, and most of these are at least 4 feet wide, have a grade generally not exceeding 5%, and have a fairly uniform surface.

The District's Easy Access Trails are listed in Table 4.4 below. Easy Access Trails were assessed using the recommended criteria from the 2015 ABA Standards for outdoor developed areas. Exceptions to the technical requirements of the 2015 ABA Standards are discussed in more detail in the following section.

The District will strive to meet the ABA Standards for recreation trails to the extent **practicable**. Accessibility improvements at recreation trails need to remain protective of sensitive resources and habitats and comply with the District's Resource Management Policies, CEQA, NEPA, the Endangered Species Act, the National Historic Preservation Act and other applicable federal, state and local regulations. Additionally, unique and extreme site constraints throughout District preserves may limit the barrier removal work identified in the facility reports. In planning for barrier removal at recreational trails, the District will evaluate the site to determine whether the trail standards and conditions for exceptions described in the ABA Standards are applicable to the trail in question and document the decision-making process. Further discussion of

conditions for exceptions is in Section 4.6 Barrier Removal Considerations for Plan Implementation.

Table 4.4. Easy Access Trails

Open Space Preserve	Trail
El Corte de Madera Creek	Sierra Morena Trail
Monte Bello	Stevens Creek Nature Trail
Picchetti Ranch	Zinfandel Trail
Pulgas Ridge	Cordilleras Trail
Purisima Creek Redwoods	Redwood Trail
Rancho San Antonio	Lower Meadow Trail
	Permanente Creek Trail
	RSA Bike Path
	Rogue Valley Trail
Ravenswood	Ravenswood Trail
Russian Ridge — Mindego Gateway	Walk to A.C. Rust Commemorative Site*
Sierra Azul - Mt Umunhum Summit	Mt Umunhum Summit Trail*
Skyline Ridge	Alpine Pond Loop Trail
	Horseshoe Lake Trail
Windy Hill	Anniversary Trail

**For the purposes of this Plan, this Easy Access Trail is considered a walk, which is covered under the ADA*

4.6 Barrier Removal Considerations for Plan Implementation

The District will accomplish barrier removals based on two strategies: policy and procedure modifications to remove programmatic barriers and maintenance and construction projects to remove structural barriers.

Title II of the ADA requires a public entity to "operate each service, program or activity so that the service, program or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities." This requirement does not:

- necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities
- require a public entity to take any action that would threaten or destroy the historic significance of an historic property
- require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or impose undue financial and administrative burdens

The responsibility for ensuring barrier removal will reside with the District's ADA Coordinator. In compliance with the requirements of the ADA, the District will maintain in working order features that are required to provide access to individuals with disabilities. There are two conditions that determine when barriers must be removed: to provide access to programs, activities, and services and when a facility is altered.

Program Accessibility

A public entity must ensure that individuals with disabilities are not excluded from services, programs, and activities because existing facilities are inaccessible. A state or local government's programs, when viewed in their entirety, must be readily accessible to and usable by individuals with disabilities.

As mandated by title II of the ADA, this Transition Plan Update presents a schedule for removing facility barriers to accessing the District's programs, activities, and services.

Alterations

The District is also required to remove physical barriers when it alters a facility.

Alterations are defined in the ADA standards (§106.5) as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are considered "*alterations*," including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations unless they affect a facility's usability. For example, a project limited to an HVAC system that

includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards.

Both the ADA under Section 35.151 (b) Alterations and the CBC under 11B-202.4 Exception 4 specify that additional **path of travel** improvements are not required where alterations are performed solely for the purpose of barrier removal when undertaken pursuant to the requirements of the ADA or the accessibility requirements of the CBC.[52]

The standards ensure that the opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a **primary function** (a major activity for which a facility is intended) also require an accessible path of travel.

When altering a primary function area, the ADA requires that existing barriers on the path of travel to this area must be removed to the maximum extent that is **technically feasible**. Path of travel elements are restrooms, doors, telephones, drinking fountains, the route itself, and several other items. The expense for making these additional elements accessible is considered disproportionate if it exceeds 20% of construction costs; therefore, the additional amount an agency is required to spend over the construction costs for path of travel improvements would be a maximum of 20%. The following is a rank-ordered list of priorities for making improvements to path of travel element:

1. an accessible entrance
2. an accessible route to the altered area
3. at least one accessible restroom for each gender or a single gender-neutral restroom
4. accessible telephones
5. accessible drinking fountains
6. when possible, additional accessible elements such as parking, storage, and alarms

The CBC does not allow this 20% ceiling if construction costs are greater than the current year's **valuation threshold**[53]. The 2019 valuation threshold is $166,157; however, this amount is subject to annual increases. If the construction budget exceeds the valuation threshold (computed over a three-year period), then all path of travel elements supporting the area of renovation are required to be made accessible regardless of cost. Therefore, the additional amount an agency is required to spend over construction costs for path of travel improvements is limited to 20% if construction costs are below the current valuation threshold. However, if construction costs exceed the valuation threshold, then all supporting path of travel elements

[52] See DOJ. State and Local Government Facilities: Guidance on the Revisions to 28 CFR 35.151 in Guidance on the 2010 ADA Standards for Accessible Design: https://www.ada.gov/regs2010/2010ADAStandards/Guidance2010ADAstandards.htm#titleII

[53] 2016 CBC Chapter 2 Valuation Threshold.

need to be made accessible. Additional information about California's valuation threshold is included in Section 5 of this Plan.

The District is not required to remove barriers identified within a District-owned facility as part of the Transition Plan Update:

- where programmatic modifications can be made to provide an equivalent experience
- where there are nearby and available equivalent accessible features
- where there are no public programs or activities provided at that portion of the site
- when Safe Harbor conditions are met

Safe Harbor Provisions

The 2010 ADA Standards introduced the concept of *safe harbor*, a new exception that allows facilities that were built prior to March 15, 2012 and were in compliance with the 1991 ADA Standards to remain as-is until a public entity plans an alteration to the structural feature. For example, the 1991 ADA Standards allowed 54 inches maximum for a side reach range, while the 2010 ADA Standards lowered the side reach range to 48 inches maximum. Existing items positioned at the 54-inch height would fall under the safe harbor provision until the time of planned alterations if the items were built before March 15, 2012 [*28 CFR § 35.150(b)(2)(i)*].

> *This safe harbor is not a blanket exemption for facilities. If a public entity undertakes an alteration to a primary function area, only the required elements of a path of travel to that area that already comply with the 1991 Standards are subject to the safe harbor. If a public entity undertakes an alteration to a primary function area and the required elements of a path of travel to the altered area do not comply with the 1991 Standards, then the public entity must bring those elements into compliance with the 2010 Standards.*[54]

This exception applies to elements that might otherwise have to be modified under:

- the program access requirement for public entities
- the readily achievable barrier removal requirement for places of public accommodation
- the path of travel requirement for any alteration that affects the usability of a primary function area in any covered facility. If a public entity has constructed or altered required elements of a path of travel in accordance with the specifications in either the 1991 ADA Standards or the Uniform Federal Accessibility Standards before March 15, 2012, the public entity is not required to retrofit such elements to reflect incremental changes in the 2010 ADA Standards solely because of an alteration to a primary function area served by that path of travel.

[54] DOJ, Title II Regulations Subpart D § 35.151(b)(4)(ii)(C) Path of travel--safe harbor

The 2010 ADA Standards also identity structural elements that do not fall under the safe harbor provision [*28 CFR § 35.150(b)(2)(ii)*]. District open space preserves, buildings, or trails do not currently include elements that are excluded from safe harbor.

Since it is often difficult to accurately date construction and alteration projects to determine qualifying safe harbor exclusions, District facilities were evaluated using the 2010 ADA Standards.

Undue Burden

The District is not required to take any action that it can demonstrate would result in a fundamental alteration in the nature of its services, programs, or activities, would create a hazardous condition resulting in a direct threat to a program participant or others, or would represent an undue financial and administrative burden.

A determination of undue financial or administrative burden can only be made under specified circumstances and procedures and carries with it the obligation of "taking other actions that would ensure, to the maximum extent possible, that individuals with disabilities receive the benefits and services" of the program or activity. [55]

Construction Tolerances

The ADA and the CBC advise on the need for small variations between the standards and the resulting construction feature. The CBC states that all dimensions are subject to conventional industry tolerances except when the requirement is stated as a range with specific minimum and maximum end points. [56]

Application of conventional industry tolerances must be on a case-by-case, project-by-project basis. Predetermined guidelines for construction tolerances could unnecessarily encourage contractors and others to deviate from the access regulations found in the CBC and may wrongfully be viewed by some to have the effect of law.

Conventional building industry tolerances include those for field conditions and those that may be a necessary consequence of a particular manufacturing process. Recognized tolerances are not intended to apply to design work.

The barrier reports available through the District do not reflect the application of construction tolerances. The District will evaluate the application of construction tolerances on a case by case basis when alterations or barrier remediation actions are undertaken.

[55] Title 28, Chapter 1, § 35.164 Duties

[56] California Department of General Services. *Use of Predetermined Construction Tolerance Guidelines for Accessibility*, IR-11B8, 2011 https://www.documents.dgs.ca.gov/dsa/pubs/ir_11b-8_rev01-01-11.pdf

Historic Buildings and Facilities

Alterations to a qualified historic building or facility must comply with the 2010 ADA Standards and the 2016 CBC.[57]

A qualified historic property is one that is listed in or eligible for listing in the National Register of Historic Places or is designated as historic under state or local law.

Barrier removals at District historic properties should be done in full compliance with the alterations standards for other types of buildings to the maximum extent feasible. However, if following the usual standards would threaten or destroy the historic significance of a building or site feature, the following alternative standards (which provide a minimal level of access) may be used:

- an accessible route is only required from one site access point (such as the parking lot)
- a ramp may be steeper than is ordinarily permitted
- the accessible entrance does not need to be the one used by the general public
- only one accessible toilet is required, and it may be gender neutral
- accessible routes are only required on the level of the accessible entrance
- displays and written information should be located where they can be seen by a seated person

The decision to use alternative standards for that feature must be made in consultation with the appropriate historic advisory board and interested persons should be invited to participate in the decision-making process.

If complying with even these minimal alternative requirements will threaten or destroy the historic significance, the District need not make the structural changes required by federal, state, and local regulations. If structural modifications that comply with accessibility standards cannot be undertaken, the District is required to provide program accessibility.

Additional information for barrier removals at historic buildings and sites can be found in the *Resources* section of this Plan.

Conditions for Exception for Outdoor Developed Areas Addressed by the ABA

The 2015 ABA Standards that address outdoor developed areas (including viewing areas, recreational trails, and outdoor constructed features) recognize the existence of constraints and limitations in the outdoor environment. It allows for exceptions from specific provisions in its **technical standards** where certain circumstances, referred to as *conditions for exceptions*, apply.

[57] Title 28, Chapter 1, § 35.151 (b), ADAAG at 36 CFR part 1191, Section 4.1.7 Accessible Buildings: Historic Preservation, and CCR, Title 24, Part 8, 2016 California Historical Building Code.

Although not yet adopted as standards under the ADA and thus, not explicitly binding on the District, it is recommended that the District use these conditions for exception as guidance when evaluating the practicability of implementing accessibility design provisions. The conditions for exceptions should be used only after all other design options are thoroughly explored.

As new trails are constructed, existing trails are altered, or physical barriers are identified at existing Easy Access Trails, the District will strive to provide trail facilities that meet technical standards for accessible trails in the 2015 ABA Standards. The 2015 ABA Standards recognize full compliance with the trail standards is not always possible due to site constraints and provides four conditions for exception that allow deviation from the technical requirements.

Should the District determine that any of the conditions for exceptions do not permit full compliance with a specific provision in the technical requirements of the 2015 ABA Standards, compliance with that provision is recommended to the extent practicable. The phrase *to the extent practicable* means reasonably doable under the circumstances. Where a condition for exception applies to only part of a trail or an outdoor recreation access route, the rest of the trail or route must comply with all the technical requirements for the trail or route.

Exceptions to specific provisions are permitted when a public entity determines that any of the following conditions does not permit full compliance with the provision. [58]

- **Compliance is not practicable due to terrain**
  For example, where a trail is constructed in a steeply sloped area, compliance with the running slope provision may not be practicable on parts of the trail where it would require extensive cuts or fills that are difficult to construct and maintain, cause drainage and erosion problems, significantly lengthen the trail, and create other adverse environmental impacts.

- **Compliance cannot be accomplished with the prevailing construction practices**
  This condition does not require the use of construction equipment or methods other than those typically used in a setting type. For example, where hand tools would normally be used to construct a trail to minimize the impact on a sensitive adjacent stream and the prevailing construction practices for this setting type do not include blasting, blasting does not have to be used to remove a rock outcrop to comply with the clear-tread-width provision. Compliance with the clear-tread-width provision is required to the extent that it can be accomplished using hand tools. Prevailing construction practices are those used by most contractors or designers faced with the same or similar projects in the area. Preferences or practices used by a single contractor or designer are not necessarily prevailing construction practices.

[58] US Access Board. A Summary of Accessibility Standards for Federal Outdoor Developed Areas. Conditions for Exceptions [1019]. 2014.

- **Compliance would fundamentally alter the function or purpose of the facility or the setting**
  This condition recognizes that public lands provide a wide variety of recreational experiences, from highly developed areas to wilderness areas that appear unchanged from primeval times and provide opportunities for people to experience primitive and challenging conditions. The condition applies where compliance with specific provisions in the technical requirements would fundamentally alter the function or purpose of the facility or the setting. For example, people using primitive trails experience the outdoor environment in a nearly natural state, with limited or no development. Use of manufactured building materials or engineered construction techniques to comply with specific provisions in the technical requirements for such trails could fundamentally alter the natural or undeveloped nature of the setting and change the recreational experience. Trails that are intended to provide a rugged experience, such as a cross-country training trail with a steep grade, a fitness challenge course with abrupt and severe changes in elevation, and a trail that traverses boulders and rock outcroppings to provide users with the opportunity to climb the rocks, are other examples. To remove the obstacles on these trails or to reroute the trails around the obstacles would fundamentally alter the function or purpose of the trails.

- **Compliance is limited or precluded by any of the following laws, or by decisions or opinions issued or agreements executed pursuant to any of the following laws:**

  - Endangered Species Act (ESA; 16 U.S.C. § 1531 et seq.)
  - National Environmental Policy Act (NEPA; 42 U.S.C. § 4321 et seq.)
  - National Historic Preservation Act (54 U.S.C. § 300101 et seq.)
  - Wilderness Act (16 U.S.C. § 1131 et seq.)
  - other federal, state, or local law (including CEQA) related to **resource impacts**, the purpose of which is to preserve threatened or endangered species; the environment; or archaeological, cultural, historical, or other significant natural features

  The laws specified in this condition for exception prescribe certain activities or require certain analyses to be prepared or procedures to be followed for planning projects that may impact features protected under the laws. The condition does not require full compliance with a specific provision in the ABA technical requirements where compliance is limited or precluded by the laws, or by decisions or opinions issued or agreements executed pursuant to the laws.

Documenting Use of the Conditions for Exceptions

If the District identifies site constraints that meet the conditions for exception during the trail planning process, it is recommended that project staff review the terms of the exception with the District's ADA Coordinator and that the evaluation of the criteria be documented and maintained with the project records.

Exemptions for an Entire Trail

When there are extreme site constraints or the conditions for exceptions will apply to many segments of a trail and make it impractical to construct the trail in compliance with the technical requirements, the 2015 ABA Standards provide an exemption for the entire trail. The exemption for an entire trail may only be used once the conditions for exceptions have been applied to many individual portions of the trail. When determining whether to exempt an entire trail, the District must consider the portions of the trail that can and cannot comply with specific provisions in the technical requirements and the extent of compliance where full compliance cannot be achieved.

5. Resources

5.1 California and National Organizations Supporting People with Disabilities

Bay Area Outreach and Recreation Program (BORP)

3075 Adeline Street, Suite 155
Berkeley, CA 94703-2545
http://www.borp.org
telephone: (510) 849-4663

BORP is headquartered in Berkeley, California and is a leading provider and promoter of accessible sports and recreation opportunities for children and adults with physical disabilities in the greater San Francisco Bay Area. In addition to high-quality innovative sports and recreation programs, expert staff provide advocacy, trainings, referrals and consultation services and have helped initiate adaptive sports programs in several other cities across the state. BORP also conducts disability awareness trainings and adaptive sports exhibitions for a variety of community agencies and serves as a valuable resource to physical therapists, rehabilitation hospitals, parks and recreation departments, and related organizations. The non-profit organization Access Northern California (ANC) became a BORP program in 2017.

Environmental Traveling Companions (ETC)

Fort Mason Center, 2 Marina Blvd. Bldg. C
San Francisco, CA 94123
http://www.etctrips.org/
telephone: (415) 474-7662

ETC opens the beauty and challenge of the great outdoors to people with disabilities and under-resourced youth. Every year, more than 3,000 people join ETC to raft whitewater rivers, ski alpine meadows, kayak the waters of the Golden Gate and Tomales Bay, and build leadership skills. ETC trips enable participants to access the wilderness and develop an environmental stewardship ethic. Since 1972, ETC has shared outdoor adventures with disadvantaged youth and people of all ages, including those with visual or hearing-impairments, physical or developmental disabilities, and life-threatening illnesses.

Marin County Parks

https://www.marincountyparks.org/depts/pk/our-work/os-main-projects/inclusive-access-plan

In 2016 Marin County Parks developed its first ***Inclusive Access Plan*** to increase the overall equitability of access to County open space and give visitors increased flexibility in how they make use of the preserves according to their own abilities. The ***Inclusive Access Plan*** provides a process for identifying opportunities to improve access to the District's preserve trail system for all users regardless of their abilities or age. The Plan documents are available for download from the web page above.

Healing Waters Wilderness Adventures
http://www.hwaters.org/

Provides outdoor trips specifically for people with HIV and AIDS.

Shared Adventures – Santa Cruz
http://www.sharedadventures.org/

Founded on the belief that recreation, fun, challenge, access to the outdoors are an essential part of a healthy and fulfilling life, Shared Adventures is a non-profit organization dedicated to improving the quality of life of people living with disabilities.

TDI Online
http://www.tdi-online.org/

TDI's mission is to promote equal access in telecommunications and media for people who have hearing loss, are deaf, late deafened, or deaf blind. TDI encourages accessible applications of existing and emerging technologies in all sectors of the community, advises on promotes the uniformity of standards for telecommunications and media technologies and networks and collaborates with other disability organizations, government, industry, and academia.

Access Northern California
www.accessnca.org

Access Northern California is an online resource that provides information on the accessibility of outdoor recreation opportunities. The site provides links to locations around Northern California and descriptions of existing conditions to help inform potential users of what they can expect from the location.

Wheelchair Rider's Guide to the California Coast
http://www.wheelingcalscoast.org/

Wheelchair Rider's Guide to the California Coast is an online resource that provides information on outdoor adventures for wheeled mobility device riders, parents pushing strollers, and others who need accessibility features such as a wide, fairly level, and firm pedestrian route. The website helps users choose the destinations that suit their needs from among the coast's many parks, trails, beaches, viewpoints, and other sites of interest that are accessible to wheeled mobility devices. It also provides links to resources for accessible travel guides, guided hikes and outings, and organizations serving park and trail users with disabilities.

5.2 Guidance Documents and Organizations—General

AbleData (assistive technology)
https://abledata.acl.gov/

ADA National Network. A Planning Guide for Making Temporary Events Accessible to People with Disabilities. 2015.
https://adata.org/publication/temporary-events-guide

American Bar Association Commission on Disability Rights. Planning Accessible Meetings and Events. 2015.
https://www.americanbar.org/content/dam/aba/administrative/mental_physical_disability/Accessible_Meetings_Toolkit.authcheckdam.pdf

American Trails, California Trail Resources
https://www.americantrails.org/state-resources?state=california

Disabled Sports USA
https://www.disabledsportsusa.org/

Federal Communications Commission (FCC)

Telecommunications Access for People with Disabilities. 2017.
http://transition.fcc.gov/cgb/consumerfacts/section255.pdf
Telecommunications Relay Service – TRS. 2017.
https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs

Minnesota Department of Natural Resources, Trails and Waterways Division. Trail Planning, Design, and Development Guidelines. 2007
http://www.dnr.state.mn.us/publications/trails_waterways/index.html

National Association of the Deaf (NAD). TTY and TTY Relay Services.
https://www.nad.org/resources/technology/telephone-and-relay-services/tty-and-tty-relay-services/

National Center on Accessibility. Indiana University, Bloomington.
http://www.ncaonline.org/

National Center on Physical Activity and Disability. What to Know Before You Go: The Big Questions to Ask Before Arriving at Your *Accessible* Recreation Destination.
https://www.nchpad.org/277/1750/What~to~Know~Before~You~Go~~The~Big~Questions~to~Ask~Before~Arriving~at~Your~~Accessible~~Recreation~Destination

Pacific ADA Center
http://www.adapacific.org/

San Francisco, City and County. Accessible Public Event Checklist. 2018.
http://sfgov.org/mod/accessible-public-event-checklist

Skulski, Jennifer and Gary Robb. Program Access: Beyond Bricks and Mortar. National Center on Accessibility, Indiana University, Bloomington. 2006.
http://www.ncaonline.org/resources/articles/program-access.shtml

U.S. Department of Agriculture, Forest Service. Accessibility Guidebook for Outdoor Recreation and Trails. 1223-2806P. 2012.
https://www.fs.fed.us/recreation/programs/accessibility/pubs/htmlpubs/htm12232806/index.htm

U.S. Department of Agriculture, Forest Service Outdoor Recreation Accessibility Guidelines (FSORAG). E6-7775. 2013.
https://www.fs.fed.us/recreation/programs/accessibility/FSORAG_2013%20Update.1.pdf

U.S. Department of the Interior, National Park Service: Rivers, Trails and Conservation Assistance Program
http://www.nps.gov/orgs/rtca/index.htm

5.3 Resources for ADA Coordinators

ADA Coordinator Roles and Responsibilities

Characteristics of an Effective ADA Coordinator

- familiarity with the District's structure, activities, and employees
- knowledge of the ADA and other laws addressing the rights of people with disabilities, such as Sections 504 and 508 of the Rehabilitation Act, 29 U.S.C. § 794
- expertise in ADA regulations, standards, and guidelines for accessible design and all other applicable municipal, county, state, and federal disability nondiscrimination requirements
- experience with people with a broad range of disabilities
- ability to work cooperatively within the District, with its partners, and with people with disabilities
- familiarity with local disability advocacy groups or other disability groups
- skills and training in negotiation and mediation
- organizational and analytical skills
- communication skills

Typical Roles and Responsibilities of an ADA Coordinator

- establishing, overseeing, and coordinating implementation of grievance procedures
- conducting self-evaluation plans
- coordinating the implementation of transition plans
- monitoring and tracking ongoing progress

- reviewing the accessibility of new public access improvements
- communicating policy to the public and within the District
- coordinating ADA-related activities among District departments
- identifying and utilizing appropriate resources
- providing staff training and up-to-date information regarding the intent and application of ADA regulations, guidelines, and enforcement
- determining the use of District resources, particularly in resolving complaints and providing reasonable modifications
- consult with the relevant program or department staff to determine an acceptable response to a request for a reasonable modification.
- coordinating District programs and tools for **effective communication**
- work with local community resources, such as organizations representing people with disabilities, to provide guidance in making the District's Emergency Preparedness and Response Program accessible to people with disabilities

Resources

- National Association of ADA Coordinators: http://adacoordinators.org/
- ADA Coordinator Training Certification Program www.adacoordinator.org
- DOJ, Civil Rights Division, Disability Rights Section. "ADA Requirements: Effective Communication." 2014. https://www.ada.gov/effective-comm.htm

ADA Notice Requirements

The District must publicize its efforts to comply with the ADA and provide public notice of the ADA's provisions as they apply to District services, programs, and activities. There are three main considerations for providing notice that should be considered by the District.

1. **Who is the target audience for the ADA notice?** The target audience for public notice includes applicants, beneficiaries, and other people interested in the District's programs, activities, or services. The audience is expansive and includes everyone who interacts – or would potentially interact – with the District, such as a person who uses a trail or wants to participate in a meeting.

2. **What information should the notice include?** The notice is required to include relevant information regarding title II of the ADA and how it applies to the District's programs, services, and activities. An effective *Notice Under the Americans with Disabilities Act* would include brief statements about employment; effective communication; making reasonable modifications to policies and programs; the availability of modifications or auxiliary aids and services without charge; how to file a complaint; and contact information for the ADA Coordinator.

3. **Where and how should the notice be provided?** The head of each department in consultation with the ADA Coordinator is obligated to determine the most effective ways of providing notice, on an ongoing basis, to the public about their rights and the public

entity's responsibilities under the ADA. The information must be effectively communicated so that it is accessible to all. Examples of alternative formats for providing notice include audiotape or other recordings, radio announcements, large-print format or braille notice, use of a qualified sign language interpreter at meetings, open or closed captioned public service announcements on television, HTML format on accessible websites and ASCII, HTML, or word processing format on CDs.

Including a *welcoming statement* to members of the public with and without disabilities in general program brochures, other marketing literature, or web pages is not required by the ADA. However, a statement such as the following example for a recreation agency offers a direct and open approach toward the inclusion of people with disabilities in an agency's programs and creates greater awareness of an agency's inclusive programs and services.

> *The Midpeninsula Regional Open Space District is committed to the spirit and intent of the Americans with Disabilities Act. We will make every effort to ensure that people of all ages and abilities are fully included in our recreation programs, facilities, and preserves. For questions about our accessibility program or how we may best meet your needs in our programs, please call our ADA Coordinator at 650-691-1200.*

Additional information and recommendations about preparing and publicizing a policy of nondiscrimination based on disability are discussed in the *Notice Requirements* section of this Plan.

Resources

- Model Notice Under the Americans with Disabilities Act. Chapter 2. ADA Coordinator, Notice and Grievance Procedure. In *ADA Best Practices Tool Kit for State and Local Governments*: https://www.ada.gov/pcatoolkit/chap2toolkit.pdf and https://www.ada.gov/pcatoolkit/chap2toolkit.htm

ADA Grievance Procedure

Agencies with 50 or more employees, such as the District, must develop and publish grievance procedures to provide fair and prompt resolution of complaints under the administrative requirements of title II of the ADA.

Resources

- Model *Grievance Procedure Under the Americans with Disabilities Act*. Chapter 2. ADA Coordinator, Notice & Grievance Procedure. In *ADA Best Practices Tool Kit for State and Local Governments*: https://www.ada.gov/pcatoolkit/chap2toolkit.pdf and https://www.ada.gov/pcatoolkit/chap2toolkit.htm
- Northwest ADA Center Grievance Procedure http://nwadacenter.org/toolkit/grievance-procedure

5.4 Guidance Documents and Articles—Web Design

State of California

The California Department of Education (CDE) adopted its first set of accessibility standards in 2001, which were based almost entirely on the Version 1.0 Checkpoints from the W3C WCAG. In 2003, the State of California enacted Government Code (GC) Section 11135, requiring all its agencies and departments to comply with federal Section 508. In 2006 the State adopted accessibility standards for web design that apply to all State of California public Internet web sites for state organizations that report to the Governor and State Chief Information Office (CIO) and which were offered as a resource to other constitutional offices as they work to make their public web sites accessible. The recommends are available for download at. Effective November 1, 2007, all California departments and agencies reporting to the Governor were requested to comply with ca.gov design, accessibility, and usability standards and best practices as included in a policy notice issued in 2007.

- California Department of Education Web Accessibility Standards. https://www.cde.ca.gov/re/di/ws/webaccessstds.asp

Utah State University, Center for Persons with Disabilities, WebAIM

WebAIM (Web Accessibility In Mind) has provided comprehensive web accessibility solutions since 1999. WebAIM is a non-profit organization based at the Center for Persons with Disabilities at Utah State University. Documents and training materials, including the following publications, can also be downloaded from WebAIM website (http://www.webaim.org/).

- Color Contrast Checker. https://webaim.org/resources/contrastchecker/
- Web Accessibility Evaluation Tool (WAVE). http://wave.webaim.org/
- Section 508 Checklist. https://webaim.org/standards/508/checklist
- Web Accessibility for Designers. https://webaim.org/resources/designers/

Web Accessibility Initiative (WAI)

WAI develops guidelines widely regarded as the international standard for Web accessibility, support materials to help understand and implement Web accessibility, and resources, through international collaboration. The Web Content Accessibility Guidelines (WCAG) was developed with a goal of providing a single shared standard for web content accessibility that meets the needs of individuals, organizations, and governments internationally. Documents and training materials, including the following publications, can also be downloaded from the WAI website (https://www.w3.org/WAI/).

- Caldwell, Ben, Michael Cooper, Loretta Guarino Reed, and Gregg Vanderheiden (eds.) Web Content Accessibility Guidelines (WCAG) 2.0. 2008. https://www.w3.org/TR/WCAG20/

U.S. General Services Administration (GSA), Technology Transformation Services

The GSA provides a guide for embedding accessibility into web development. The Accessibility for Teams tool describes many different inclusive website design practices, providing both a framework for understanding website accessibility as well as design strategies and resources.

https://accessibility.digital.gov/

5.5 Guidance Documents and Articles—Signage

American Printing House for the Blind, Inc. (APH). APH Tactile Graphic Image Library. http://www.aph.org/tgil/

Arditi, Aries. Effective Color Contrast: Designing for People with Partial Sight and Color Deficiencies. 2005 http://li129-107.members.linode.com/accessibility/design/accessible-print-design/effective-color-contrast/

California Department of Parks and Recreation. California State Parks Accessibility Guidelines. 2015. http://www.parks.ca.gov/pages/1008/files/2015_california_state_parks_accessibility_guidelines.pdf

Cooper, Michael, Andrew Kirkpatrick, and Joshue O Connor (eds). "G18: Ensuring that a contrast ratio of at least 4.5:1 exists between text (and images of text) and background behind the text." Techniques for WCAG 2.0. W3C Working Group Note. October 2016. https://www.w3.org/TR/WCAG20-TECHS/G18.html

Luminant Design LLC. Signage and the 2010 ADA Standards v2.1. 2011. http://www.luminantdesign.com/ada.html

San Francisco Bay Conservation and Development Commission (BCDC). Shoreline Signs: Public Access Signage Guidelines. 2005. http://www.bcdc.ca.gov/pdf/planning/SSSG.pdf

Society for Experiential Graphic Design (SEGD). Signage Requirements in the 2010 Standards for Accessible Design. 2012. https://segd.org/sites/default/files/SEGD_2012_ADA_White_Paper_Update.pdf

U.S. Department of the Interior, National Park Service

Harpers Ferry Center Accessibility Committee

Harpers Ferry Center (HFC) serves as the Interpretive Design Center for the National Park Service. HFC works to ensure that the highest level of accessibility that is reasonable is incorporated into all aspects of interpretive media, planning, design, and construction. This includes ensuring that all new interpretive media are provided in such a way as to be accessible to and usable by all persons with a disability. It also means all existing practices and procedures are evaluated to determine the degree to which they are currently accessible to all visitors, and modifications are made to assure conformance with applicable laws and regulations. The HFC

website (http://www.nps.gov/hfc/accessibility/) includes accessibility resources, guidelines, and updates, Department of the Interior Section 504, photographs of best practices, and more.

- Wayside Exhibits: A Guide to Developing Outdoor Interpretive Exhibits. 2009. https://www.nps.gov/subjects/hfc/upload/Wayside-Guide-First-Edition.pdf

5.6 Guidance Documents and Articles—Creating Accessible Documents

Adobe. Creating Accessible Adobe PDF Files, A Guide for Document Authors.

Adobe. Create and verify PDF accessibility (Acrobat Pro).

American Council of the Blind (ACB). Best Practices and Guidelines for Large Print Documents used by the Low Vision Community. 2011. http://acb.org/large-print-guidelines

Braille Authority of North America and the Canadian Braille Authority. Guidelines and Standards for Tactile Graphics (Web Version). 2012. http://www.brailleauthority.org/tg/web-manual/tgmanual.html

GSA Government-wide Section 508 Accessibility Program: Create Accessible Electronic Documents (A compilation of federal guidance, checklists, and testing information for creating and maintaining accessible documents in various popular electronic formats, including Word, PDF, Excel, and PowerPoint). https://www.section508.gov/create/documents. Guidance from the Accessible Electronic Document Community of Practice (AED COP) on creating and testing accessible MS Word documents.

National Federation of the Blind. Braille Transcription Resource List. https://nfb.org/braille-transcription-resource-list

Smithsonian Institution. Smithsonian Guidelines for Accessible Publication Design. 2001. https://www.si.edu/Content/Accessibility/Publication-Guidelines.pdf

Social Security Administration, Accessibility Resource Center (SSA-ARC). SSA Guide: Producing Accessible Word and PDF Documents, Version 2.1. 2010. https://www.ssa.gov/accessibility/files/The_Social_Security_Administration_Accessible_Document_Authoring_Guide_2.1.2.pdf

Sutton, Jennifer. A Guide to Making Documents Accessible to People Who Are Blind or Visually Impaired. 2002. http://www.sabeusa.org/wp-content/uploads/2014/02/A-Guide-to-Making-Documents-Accessible-to-People-Who-are-Blind-or-Visually-Impaired.pdf

5.7 Guidance Documents—Historic Properties

California Department of Parks and Recreation Office of Historic Preservation.
http://ohp.parks.ca.gov/?page_id=21410

2016 California Historical Building Code (CHBC). California Code of Regulations,Title 24,Part 8.
http://ohp.parks.ca.gov/pages/1074/files/2016%20CA%20CHBC.pdf

California Preservation Foundation. 2016. The California Historic Building Code (CHBC) and the Americans with Disabilities Act (ADA in Historic Buildings and Sites.
https://californiapreservation.org/events/chbc-ada/

DOJ. Civil Rights Division. “Common Questions about Title II of the Americans with Disabilities Act (ADA)”.
https://www.ada.gov/pubs/t2qa.txt

Jester, Thomas C and Sharon C. Park. 1993. Technical Preservation Brief 32: Making Historic Properties Accessible. U.S. Department of the Interior, National Park Service
https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

5.8 Guidance Documents and Organizations—Emergency Preparedness Planning for People with Access and Functional Needs

Emergency Management Institute (EMI)
http://training.fema.gov/EMI/

FEMA, U.S. Department of Homeland Security, FEMA. Fact Sheet: Access and Functional Needs Support. 2018.
https://www.fema.gov/media-library/assets/documents/94708

Interagency Coordinating Council on Emergency Preparedness and Individuals with Disabilities (ICC)
https://www.fema.gov/media-library/assets/documents/111940

National Council on Disability (NCD)
http://www.ncd.gov/

National Institute on Disability and Rehabilitation Research (NIDRR)
https://www.ed.gov/category/program/national-institute-disability-and-rehabilitation-research

National Park Service, U.S. Department of the Interior. 2017. Long Range Transportation Plan: Traveler Information

https://www.nps.gov/orgs/1548/upload/National_Long_Range_Transportation_Plan_508-Compliant-for-WEB_July_2017.pdf

National Park Service. “Fire Prevention 52: Fire Safety for People with Disabilities.” https://www.nps.gov/articles/p52-fire-safety-for-people-with-disabilities.htm.

National Fire Protection Association. “Emergency Evacuation Planning Guide for People with Disabilities.” 2016
https://www.nfpa.org/-/media/Files/Public-Education/By-topic/Disabilities/EvacuationGuidePDF.ashx?la=en

San Mateo County Alert System, Sheriff’s Office of Emergency Services
http://hsd.smcsheriff.com/smcalert

San Mateo County Office of Emergency Services
https://www.smchealth.org/emergency-preparedness

Santa Clara County Office of Emergency Services
https://www.sccgov.org/sites/OES/Pages/home.aspx

State of California, Governor’s Office of Emergency Services (Cal OES), Office of Access and Functional Needs Library. Includes links to current access and functional needs-related planning resources for providing emergency services for people with disabilities.
http://www.caloes.ca.gov/cal-oes-divisions/access-functional-needs/afn-library

5.9 Federal, State, and Local Laws, Standards, and Ordinances

The following are resources for state and federal regulations for accessible facilities.

U.S. Department of Justice, Civil Rights Division, Disability Rights Section

The U.S. Department of Justice provides many free ADA materials including the Americans with Disability Act (ADA) text. Printed materials may be ordered by calling the ADA Information Line [(800) 514-0301 (Voice) or (800) 514-0383 (TTY)]. Publications are available in standard print as well as large-print format, audiotape, braille, and computer disk for people with disabilities. Documents, including the following publications, can also be downloaded from the Department of Justice website (http://www.ada.gov/).

- Americans with Disabilities Act (ADA) Title II Regulations: Nondiscrimination on the Basis of Disability in State and Local Government Services. 2010. https://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.pdf
- 2010 ADA Standards for Accessible Design. 2010. www.ada.gov/regs2010/2010ADAStandards/2010ADAstandards.htm

- Accessibility of State and Local Government Websites to People with Disabilities. 2003. https://www.ada.gov/websites2_prnt.pdf
- ADA Best Practices Tool Kit for State and Local Governments. 2008. https://www.ada.gov/pcatoolkit/abouttoolkit.htm
- ADA Requirements: Effective Communication. 2014. https://www.ada.gov/effective-comm.pdf
- ADA Requirements: Service Animals. 2010. https://www.ada.gov/service_animals_2010.pdf
- Frequently Asked Questions about Service Animals and the ADA. 2015. https://www.ada.gov/regs2010/service_animal_qa.html
- ADA Requirements: Wheelchairs, Mobility Aids and Other Power-Driven Mobility Devices. 2014. https://www.ada.gov/opdmd.pdf
- An ADA Guide for Local Governments: Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities. 2008. https://www.ada.gov/emergencyprepguide.htm
- DOJ. ADA Update: A Primer for State and Local Government. 2015, available at https://www.ada.gov/regs2010/titleII_2010/title_ii_primer.html

U.S. Access Board—Architectural and Transportation Barriers Compliance Board

The full texts of federal laws and regulations that provide the guidelines for the design of accessible facilities and programs are available from the U.S. Access Board. Single copies of publications are available free and can be downloaded or ordered by completing a form available on the Access Board's website (http://www.access-board.gov/). In addition to regular print, publications are available in: large-print format; disk; audiocassette; and braille.

- ADA and ABA Accessibility Guidelines (ADAAG), (*36 CFR Parts 1190 and 1191*). Final Rule published in the Federal Register, July 23, 2004; as amended through May 7, 2014. https://www.access-board.gov/attachments/article/412/ada-aba.pdf
- Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines, Correction. Final Rule published in the Federal Register, November 12, 2013. https://www.federalregister.gov/documents/2013/11/12/2013-26780/americans-with-disabilities-act-ada-accessibility-guidelines-for-buildings-and-facilities
- Architectural Barriers Act (ABA). Pub. L. 90–480 *(42 U.S.C. §§4151 et seq.*). 1968. https://www.access-board.gov/the-board/laws/architectural-barriers-act-aba
- Architectural Barriers Act Accessibility Guidelines; Outdoor Developed Areas (AGODA) (*36 CFR Part 1191*). Final Rule published in the Federal Register, September 26, 2013. https://www.access-board.gov/attachments/article/1500/outdoor-rule.pdf
- Architectural Barriers Act (ABA) Standards. 2015. https://www.access-board.gov/attachments/article/1029/ABAstandards.pdf
- Electronic and Information Technology Accessibility Standards; (*36 CFR Part 1194*). Final Rule published in the Federal Register, December 21, 2000. https://www.access-board.gov/attachments/article/523/508standards(1).pdf

- Guidance on Use of the International Symbol of Accessibility Under the Americans with Disabilities Act and the Architectural Barriers Act. 2017. https://www.access-board.gov/attachments/article/1898/ISA-guidance.pdf
- Information and Communication Technology (ICT) Final Standards and Guidelines (*36 CFR Parts 1193 and 1194*). Final Rule published in the Federal Register, January 18, 2017. https://www.access-board.gov/attachments/article/1877/ict-rule.pdf
- Outdoor Developed Areas: A Summary of Accessibility Standards for Federal Outdoor Developed Areas. May 2014. https://www.access-board.gov/attachments/article/1637/outdoor-guide.pdf
- Telecommunications Act Accessibility Guidelines. Final Rule published in the Federal Register, February 3, 1998. https://www.access-board.gov/attachments/article/1067/255rule.pdf

State of California

- **Department of General Services, California Building Standards Commission. California Building Standards Code (California Code of Regulations, Title 24). 2016.** http://www.bsc.ca.gov/Codes.aspx
  The State of California has also adopted a set of design guidelines for accessible facilities, which can be found in the California Code of Regulations, Title 24, Part II, California Building Standards Code (CBC). CBC contains general building design and construction requirements relating to fire and life safety, structural safety, and access compliance. CBC provisions provide minimum standards to safeguard life or limb, health, property and public welfare by regulating and controlling the design, construction, quality of materials, use and occupancy, location and maintenance of all buildings and structures and certain equipment. Although California has adopted most of the ADAAG requirements, there are some differences. In general, the more restrictive requirement (whether federal or state) should be applied when designing accessible facilities. The complete Title 24 or any of its parts is available for purchase from the International Code Council (ICC), 5360 Workman Mill Road, Whittier, CA 90601, (800) 423-6587, (http://www.iccsafe.org) or at various bookstores that carry technical books. The CBC is updated every three years and an ongoing program of regularly reviewing these changes and updating policies and procedures related to accessibility to keep them current is recommended.

- **Department of Parks and Recreation. California State Parks Accessibility Guidelines. 2015.**
  http://www.parks.ca.gov/pages/1008/files/2015_california_state_parks_accessibility_guidelines.pdf
  The Accessibility Guidelines are intended as a reference manual and department policy on accessible design that provide guidance for common uses in the State Park System. They are utilized in planning and implementing regular maintenance activities, construction projects, and in the development of presentations, publications, exhibits, new programs and special events. The Accessibility Guidelines are authorized for use throughout California State Parks, including the Off Highway Motor Vehicle Recreation

Division, the Division of Boating and Waterways, concessionaires, cooperating associations and locally operated parks.

- **Division of State Architect (DSA). 2016 California Access Compliance Advisory Reference Manual. 2016.**
  https://www.documents.dgs.ca.gov/dsa/pubs/2016CBC_Advisory_Manual.pdf

  The purpose of this book of regulations and statutes together is to clarify the obligations for architectural accessibility in California.

- **2019 Valuation Threshold for Alterations, Structural Repairs or Additions to Existing Buildings** http://www.dgs.ca.gov/dsa/Programs/progAccess/threshold.aspx

  The annual valuation threshold is based on the January 1981 threshold of $50,000.00 as adjusted using the ENR 20 Cities Construction Cost Index, and as published by Engineering News-Record, McGraw-Hill Publishing Company, for January of each year. In accordance with the 2016 CBC Chapter 2 definition of VALUATION THRESHOLD, the 2019 valuation threshold is $166,157and will be updated again in January 2020.

Sensitive Resource Protection

- California Department of Fish and Wildlife. California Environmental Quality Act (CEQA). (California Public Resources Code, Sections 21000 - 21178, and Title 14 CCR, Section 753, and Chapter 3, Sections 15000 - 15387).
  https://www.wildlife.ca.gov/Conservation/CEQA/Purpose
- California Department of Parks and Recreation Office of Historic Preservation. California State Law and Historic Preservation: Statutes, Regulations and Administrative Policies Regarding the Preservation and Protection of Cultural and Historical Resources. Technical Assistance Services #10. 2005.
  http://ohp.parks.ca.gov/pages/1069/files/10%20comb.pdf
- U.S. Fish and Wildlife Service. Endangered Species Act (16 U.S.C. 1531 et seq.)
  https://www.fws.gov/endangered/laws-policies/
- U.S. Environmental Protection Agency. National Environmental Policy Act (42 U.S.C. 4321 et seq.) https://www.epa.gov/nepa
- U.S. Department of the Interior, National Park Service. National Historic Preservation Act (16 U.S.C. 470 et seq.) https://www.nps.gov/history/local-law/nhpa1966.htm
- U.S. Department of the Interior, National Park Service. Wilderness Act (16 U.S.C. 1131 et seq.) https://wilderness.nps.gov/document/wildernessAct.pdf

5.10 People-First Language

The District is responsible for ensuring that all public communication uses language that is appropriate and respectful, including when speaking or referring to people with disabilities. People-first language emphasizes the person first, not the disability. The following are suggestions and additional resources.

Table 5.1. People-First Language

People-First Language)	Language to Avoid
Person with a disability	The disabled, handicapped, victim, defective, deformed
Person without a disability	Normal person, healthy person
Person with an intellectual, cognitive, developmental disability	The mentally, developmentally disabled, retarded, moron, imbecile, idiot
Person with an emotional or behavioral disability, person with a mental health or psychiatric disability	Afflicted or special person, insane, crazy, psycho, maniac
Person who is deaf	Deaf and dumb, deaf-mute
Persons who have hearing loss	Hearing impaired
Person who is blind / has low vision	Sight impaired
Persons with speech or language disabilities	Speech impaired, mute
Person who uses a wheeled mobility device	Confined or restricted to a wheelchair, wheelchair bound
Person with a physical disability	Invalid, cripple, lame
Person with limited literacy skills	Functionally illiterate
Accessible parking or restroom	Handicap or handicapped parking or restroom

Resources

- Communicating with and about People with Disabilities. https://www.cdc.gov/ncbddd/disabilityandhealth/pdf/disabilityposter_photos.pdf
- National Association of the Deaf. https://www.nad.org/
- American Speech-Language-Hearing Association. http://www.asha.org/
- National Assessment of Adult Literacy (NAAL). https://nces.ed.gov/naal/literacytypes.asp

5.11 Service Animal Policies

The District has a service animal policy (https://www.openspace.org/what-to-do/activities/dogs). The following considerations are provided for the implementation and any future updating of that policy.

Service animals provide valuable and sometimes life-saving services to their owners. While most people are familiar with guide dogs for people with visual disabilities, many people with a variety of disabilities use service animals to assist with everyday life.

In 2010, the ADA updated regulations covering service animals. The new definition limits animals to dogs, but also includes miniature horses when conditions are appropriate as follows.

> *A service animal is any dog [or miniature horse] that is individually trained to do work or perform tasks for the benefit of an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability.* [59]

Individuals with disabilities can bring their service animals into all areas of public facilities where members of the public and program participants are allowed with the following limitations.

- The ADA does not require covered entities to modify policies, practices, or procedures if it would fundamentally alter the nature of the goods, services, programs, or activities provided to the public. Nor does it overrule legitimate safety requirements. If admitting service animals would fundamentally alter the nature of a service or program, service animals may be prohibited. In addition, if a service animal is out of control and the handler does not take effective action to control it, or if it is not housebroken, that animal may be excluded.
- Policies may consider excluding service animals in habitats that are especially vulnerable or sensitive to predator species. Wildlife cannot tell the difference between a pet dog and a service animal; for example, many species sense dogs as predators and expend valuable energy to flee or seek cover.
- If the District properly excludes a service animal under Tile 28, Chapter 1 § 35.136(b), it shall give the individual with a disability the opportunity to participate in the service, program, or activity without having the service animal on the premises.
- The task(s) performed by the service animal must be directly related to the person's disability.
- The service animal must be trained to take a specific action when needed to assist the person with a disability. The animal does not have to be professionally trained by others.

[59] ADA National Network. 2017. Service Animals. https://adata.org/factsheet/service-animals

- Emotional support or companion dogs and animals are not considered service animals under the ADA or California state law
- District staff may ask only two specific questions:
  1. Is the animal a service animal required because of a disability? and
  2. What work or task has the animal been trained to perform?
- The ADA does not require service animals to wear a vest, ID tag, or specific harness.
- Individuals who have service animals are not exempt from local animal control or public health requirements.
- Service animals are subject to local dog licensing and registration requirements.

Emotional support animals, including dogs that provide comfort just by being with a person, are not considered service animals. Because they have not been trained to perform a specific job or task, they do not qualify as service animals under the ADA. While the California Department of Fair Employment and Housing does recognize emotional support animals in certain situations like housing and employment, California state law does not recognize emotional support animals as service animals for accommodation in public places.

The ADA makes a distinction between psychiatric service animals and emotional support animals. For example, if a dog has been trained to sense that an anxiety attack is about to happen and then take a specific action to help avoid the attack or lessen its impact, that animal would qualify as a service animal. However, if the dog's mere presence provides comfort, that animal would not be considered a service animal under the ADA.

Resources

- Title 28, Chapter 1, § 35.136 Service animals
- DOJ. 2010. Service Animals. https://www.ada.gov/service_animals_2010.htm
- DOJ. 2015. Frequently Asked Questions about Service Animals and the ADA. https://www.ada.gov/regs2010/service_animal_qa.html
- ADA National Network. 2017. Service Animals. https://adata.org/factsheet/service-animals
- NPS. 2018. Service Animals – Yellowstone National Park. https://www.nps.gov/yell/planyourvisit/serviceanimals.htm

5.12 Other Power-Driven Mobility Devices (OPDMD) Policies

The District has adopted an *OPDMD Policy* (https://www.openspace.org/sites/default/files/Policy_4.10_Other_Power-Driven_Mobility_Devices.pdf)

The following considerations and sample policy are provided for the implementation and any future updating of that policy

Considerations for the development of an OPDMD policy and a sample policy:

> *Any mobility device powered by batteries, fuel, or other engines … that is used by individuals with mobility disabilities for the purpose of locomotion and designed to operate in areas without defined pedestrian routes.*
>
> – DOJ's Definition of OPDMD

Considerations for the Development of an OPDMD Policy

People with mobility impairments often use mobility devices such as manual or powered wheel chairs, electric scooters, canes, crutches, or walkers. Mobility impairment may be temporary, periodic, or permanent. It may result from a mechanical injury such as a broken bone or a medical condition such as a stroke or heart condition. OPDMDs are intended to provide people with enhanced mobility, including on terrain where mobility devices that are intended for flat and level terrain are not effective.

The purpose of an OPDMD is to provide access to developed outdoor area facilities for persons with mobility impairments significant enough to warrant protection as a disability under the Americans with Disabilities Act. The goal of an OPDMD policy is to define parameters for this access that provides the maximum degree of access for persons with qualifying disabilities while also protecting the safety of the great many other users of open space and the environment.

The law encourages agencies to determine parameters for defining OPDMDs that are acceptable for use at their facilities. Consideration for resource impact and public safety are paramount for the sensitive resources found on most District project sites.

Sample OPDMD Policy:

The use of a manual or motorized wheeled mobility device by an individual with limited mobility is allowed to the extent that the same would apply to a pedestrian. The information in this section is intended to treat a person using a manual or motorized wheeled mobility device as a pedestrian and is not intended to restrict the activities of such a person beyond the degree that the activities of a pedestrian are restricted by the same regulations.

Engine Type: Not to exceed Zero Emissions during use. The engine noise level from an OPDMD may not exceed 60 dB measured on the A-weighted scale at a distance of 50 feet.

> OPDMDs with Zero Emissions will exclude combustion engines and the use of gas or other fuel-powered mobility devices. The noise and exhaust from gas-powered engines would fundamentally alter the natural setting of many of the trails.

Size: OPDMDs may not exceed 36 inches in width.

Weight: Not to exceed 550 lbs. including operator.

> The weight limit is specified because (1) heavier loads may cause damage to the non-paved trail surface and structure and (2) of the potential for being unstable on trails that do not have compacted surfaces.

Speed: Maximum speed while operating an OPDMD cannot exceed 6 mph.

> To ensure the safety of other trail users as well as protecting the experience and character of the trail as a pedestrian facility, the speed limit is to be limited to a maximum pedestrian hiking speed of 6 mph. Establishing a speed limit for OPDMD use on trails is a way of balancing pedestrian anxiety about the safety of sharing a trail with motorized devices moving at higher speeds and OPDMD users' right to experience the trail while using an OPDMD. 6 mph is a speed well in excess of average pedestrian walking speed, especially on undeveloped terrain, and is sufficient to provide access to the open space trails proposed to be open to OPDMD use.

Users: The use of OPDMDs, while allowed, is restricted to persons with mobility disabilities. The use of an OPDMD by a person without a disability is prohibited.

The causes of disability may not always be apparent to members of the public or agency staff. Proof of having a disability may be provided by:

- a valid, state-issued disability parking placard or card
- other state-issued proof of disability
- other federal-issued proof of disability (National Parks and Federal Recreational Lands Access Pass)
- verbal representation, not contradicted by observable fact

Where: Paved paths of travel, trails designated for improved accessibility, and designated multi-use trails. Multi-use is a category that includes pedestrians, bicyclists, and equestrians. OPDMDs are not allowed in areas closed to the public or areas restricted due to specific circumstances of design limitations, natural resource protection, or operational characteristics of the trail.

Rules for Use of OPDMDs:

The following conditions apply:

- A person must be of legal age to operate the specific OPDMD, as prescribed by federal and state law.
- A person using an OPDMD must yield the right of way to pedestrians and persons using wheel chairs.
- A person riding an OPDMD must always yield to equestrians.
- Group size is limited to no more than four OPDMDs unless otherwise approved by the agency.
- No more than one person may ride upon an OPDMD at any time.

Every OPDMD shall be equipped with the following safety mechanisms:

- Front, rear, and side reflectors.
- A system that enables the operator to bring the OPDMD to a controlled stop.
- If the OPDMD is operated between one-half hour after sunset and one-half hour before sunrise, a lamp emitting a white light that, while the OPDMD is in motion, illuminates the area in front of the operator and is visible from 300 feet in front of the OPDMD.

A sound emitting device that can be activated from time to time by the operator.

6. Appendices

Appendix A: Program Accessibility Questionnaire

Appendix B: ADA Facility Assessment Reports *(available upon request)*

Appendix C: Public Outreach

Board Study Session #1 (February 2018)

Board Study Session #2 (August 2018)

Presentation to San Mateo County Commission on Disabilities (October 2018)

Board Presentation of Final Plan (April 2019)

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ADA Self-Evaluation and Transition Plan Update

Midpeninsual Regional Open Space District



Appendix A

Final Draft
May 2019

Cover image credits (clockwise from left): John Green, Jack Gescheidt, Deane Little, and Deane Little

Appendix A: Program Accessibility Questionnaire

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Midpen ADA Self-Evaluation and Transition Plan

Introduction: Americans with Disabilities Act Programs, Services, and Activities Questionnaire

BACKGROUND:
Midpeninsula Regional Open Space District (Midpen) is preparing an Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan Update. As part of this process, you are requested to complete a self-assessment questionnaire that addresses the availability of programs, services, and activities for the public. Examples of programs, services, and activities that serve the public include: obtaining a permit, participating in an agency interpretive program, or attending a public meeting such as a Board meeting.

While some of the questions relate to Midpen employee actions and training, the Self-Evaluation does not address employee-related work issues, which are covered under Title I of the ADA. All questions should be answered as they pertain to services, programs, and activities provided to the public. MIG will review and analyze the information collected from this questionnaire to evaluate the current level of program accessibility at Midpen. Responses will inform the development of a strategic approach for barrier removal to programs, services, and activities.

Topics addressed in the Program Accessibility Questionnaire include:
- **Description of Program Activities**
- **Customer Service**
- **Notice Requirements**
- **Printed Information**
- **Television and Audiovisual Public Information**
- **Website**
- **Telephones and Communication Devices**
- **Training and Staffing**
- **Program Eligibility Requirements and Admission**
- **Public Meetings**
- **Transportation Services**
- **Tours and Trips**
- **Use of Consultants and Volunteers**
- **Emergency Evacuation Procedures**
- **Facilities**
- **Special Events and Private Events on District Properties**

The questionnaire will take about 20-25 minutes to complete. Please respond to the questionnaire by Tuesday, November 7, 2017. Responses will be sent directly to MIG. If you have any questions or need further assistance, please contact Ashley Tomerlin at (510) 845-7549 or ashleyt@migcom.com.

The online questionnaire can be found at https://www.surveymonkey.com/r/MidpenADA

Midpen ADA Self-Evaluation and Transition Plan

General description of the programs

“Programs” refers to programs, activities, and services offered to the public.

Each division or program that provides direct public service should complete a questionnaire. For example, the Project Planning and Delivery departments would complete one survey for its Planning Department, one for its Real Property Department and another for its Engineering and Construction Department. Similarly, the Visitor Services and Land & Facilities departments would complete surveys for each division within the department.

If you have questions about how many questionnaires to complete, please email Ashley Tomerlin at ashleyt@migcom.com.

* 1. Name of Department/Division:

* 2. Name and title of person completing this questionnaire:

3. Email:

* 4. Program name(s) and brief description of what your program does:

* 5. Date program questionnaire filled out:

Date:

MM/DD/YYYY

CUSTOMER SERVICE

* 6. Does your department make changes to standard operating procedures to include a person with disabilities? For example, allowing someone to bring a personal attendant with them to an interpretive program or moving an event to an accessible location?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe the policy to make changes in standard operating procedures:

* 7. Is there a formal procedure for making changes to standard operating procedures?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe the procedure.

* 8. Do you track accessibility requests?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please list how many requests have you received and what.the requests were for.

* 9. Does your program charge an additional fee to people with disabilities for modifying programs or providing additional services?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe.

* 10. Does your department consult or work with any outside organizations or groups that assist people with disabilities such as a Center for Independent Living or Senior Citizen's advocacy group?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please list the organizations.

11. Does your department have any policies which exclude service animals, such as service dogs for the blind or signal dogs for the hearing impaired?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe your policy on service animals.

Midpen ADA Self-Evaluation and Transition Plan

NOTICE REQUIREMENTS

* 12. Do you have a non-discrimination statement that includes persons with disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comments:

* 13. Is a non-discrimination statement that includes information about how to reach the ADA coordinator posted in all departments in a location that maximizes public exposure?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe where the non-discrimination statement is posted.

* 14. Do you know the procedure for filing a disability discrimination complaint?

- ◯ Yes
- ◯ No
- ◯ Don't know

If yes, please describe the procedure for filing a discrimination complaint.

Midpen ADA Self-Evaluation and Transition Plan

PRINTED INFORMATION

* 15. Does your department produce printed materials that are made available to the public?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comments:

Midpen ADA Self-Evaluation and Transition Plan

PRINTED INFORMATION CONTINUED

* 16. Who manages your printed materials?

- ◯ My department manages printed material
- ◯ Printed materials are managed centrally
- ◯ Both departmental and central management
- ◯ Don't know

Comments:

* 17. How do you make documents and publications available to individuals with visual disabilities? (check all that apply):

- ☐ Do not provide any alternative formats upon request
- ☐ Don't know
- ☐ Audiotape
- ☐ Braille
- ☐ Electronic Copy
- ☐ Large print

Other: please list

* 18. Do you make the content of documents and publications available in simple, easy-to-understand language for individuals with learning disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't know

Comments:

* 19. Does your department include images of people with disabilities in printed materials that include images of people?

- ◯ Yes, we include photos of people with disabilities
- ◯ No, we include photos of people, but do not show any images of people with disabilities.
- ◯ Do not include any photos of people in publications
- ◯ Don't know

Comments:

TELEVISION AND AUDIOVISUAL INFORMATION

* 20. Does your department prepare audiovisual or televised presentations or website demonstrations/webinars for the public or make audiovisual presentations to the public? This would also include PowerPoint and other similar audiovisual presentations.

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comment:

TELEVISION AND AUDIOVISUAL INFORMATION CONTINUED

* 21. How do you make audiovisual or televised or on-line presentations prepared or presented by your department to the public accessible to individuals with disabilities? This would also include PowerPoint and other similar audiovisual presentations. Please check all that apply.

- [ ] Captioning
- [ ] Transcription
- [ ] Do not provide alternative formats upon request

Please list other alternative formats:

* 22. What type of audiovisual presentations (film, videotape, television, PowerPoint or other similar audiovisual presentations.) does your department provide?

Midpen ADA Self-Evaluation and Transition Plan

WEBSITE

* 23. Does your department have a website?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please list the website:

Midpen ADA Self-Evaluation and Transition Plan

WEBSITE CONTINUED

* 24. Is information regarding your department's facilities, programs and services created and managed by the department or by others?

- ◯ By others?
- ◯ By the department?
- ◯ A combination?

Please describe.

* 25. What information is provided on this site?

* 26. Does your department’s website include information about accessible programs and activities and/or the accessibility of facilities (parking, bathrooms, trails, etc.) where programs or services are offered? This may include a page on the website or additional information on individual facility web pages.

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe briefly what information is provided about accessibility:

* 27. Does your department ensure that its website is usable by individuals with disabilities, including those who use speaking browsers?

- ◯ Yes
- ◯ No
- ◯ Don't know

If yes, please describe the process for testing website accessibility:

* 28. Are the documents provided on your website for downloading accessible to persons with visual disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't know

If yes, please describe briefly how downloadable files are tested for accessibility:

TELEPHONES AND COMMUNICATION DEVICES

* 29. Do you communicate by telephone with members of the public with hearing or speech disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comments:

30. Does your facility provide a teletypewriter (TTY) enabled call box for use by people with hearing disabilities?

- ◯ Yes
- ◯ No
- ◯ Not Sure

Please list the preserve(s)

TELEPHONES AND COMMUNICATION DEVICES CONTINUED

31. Do any staff members use a Text Telephone (TTY) to communicate with people with hearing or speech disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't know

If yes, list the location, telephone number, and organization in which the TTY number is listed:

* 32. Do any staff members use the California Relay Service (711)?

- ◯ Yes
- ◯ No
- ◯ Don't know

Comments:

* 33. Do you publish your TTY number or California Relay Service numbers in materials where a phone number is listed?

- ◯ Yes
- ◯ No
- ◯ Don't know

Comments:

* 34. Do you train your staff in operating a TTY or other means of communicating over the telephone with a person with a hearing or speech disability?

- ◯ Yes
- ◯ No
- ◯ Don't know

Comments:

TRAINING AND STAFFING

* 35. Do any staff members have contact with the public?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comments:

* 36. How do you inform staff members who have contact with the public of your department's obligations and policies that enable persons with disabilities to participate in programs or activities?

* 37. Do your staff receive training on interacting with people with disabilities?

- ◯ Yes, staff training provided
- ◯ Don't know
- ◯ No, staff do not receive training

If yes, please describe your staff training process:

PROGRAM PARTICIPATION

38. Do you have any programs that are available for public participation? Examples: docent-led hikes, community events, junior rangers, and volunteer firefighters.

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not Applicable

PROGRAM ELIGIBILITY REQUIREMENTS AND ADMISSION

* 39. If a program has eligibility requirements for participation by the public, do the eligibility requirements contain any of the following?

For example, your program offers volunteer and docent opportunities available to the public that would require an individual to meet specific physical fitness standards such as lifting 40 lbs or walking up and down stairs.

- [ ] There are no eligibility requirements
- [ ] Don't know
- [ ] Physical fitness standards
- [ ] Mental fitness
- [ ] Performance requirements
- [ ] Safety Standards

If yes, how do you you ensure that these policies do not discriminate against people with disabilities?

* 40. Are there any limitations or ratios for the number of people with disabilities who may participate in or be admitted to any department program? For example exams, testing for level of ability, age requirements, etc.

- ( ) Yes
- ( ) No
- ( ) Don't know
- ( ) Not applicable

If yes, please describe the limitations and programs:

* 41. Does your program use any criteria (for example good health, residency, letters of recommendation) or written and/or oral tests (including level of skill or achievement, or other factor being tested) in the admissions process?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please list the participation requirements.

* 42. Are there any forms required for admission to the program (for example, tests and/or the submission of other admissions criteria such as certificates?).

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please send sample forms to ashleyt@migcom.com.

* 43. Do the forms contain a notice that the District does not discriminate against people with disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comments:

* 44. Is an interview required prior to an applicant’s entrance into the program?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comments:

PUBLIC MEETINGS

* 45. Does your department hold public meetings such as neighborhood outreach meetings?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Comments:

PUBLIC MEETINGS CONTINUED

* 46. Do you require that public meetings, hearings, and conferences be held in accessible locations?

- ◯ Yes
- ◯ No
- ◯ Don't know

Comments:

* 47. Are American Sign Language interpreters, readers, or adaptive equipment provided when requested for meetings, interviews, and conferences?

- ◯ Yes
- ◯ No
- ◯ Don't know

If yes, how much advanced notice is required to provide accomodations?

* 48. Do you ensure that all individuals with hearing disabilities who do not read sign language can participate effectively in meetings, conferences, and hearings via assistive listening devices or other means?

- ◯ Yes
- ◯ No
- ◯ Don't know

Comments:

TRANSPORTATION SERVICES

* 49. Do you provide transportation to Board members, volunteers and docents, program participants, visitors, and others who participate in your programs?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

Please describe.

* 50. Do you have procedures to make transportation accessible to persons who have visual, hearing, mobility, cognitive, or other disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't Know
- ◯ Not Applicable

If yes, please describe the procedures.

TOURS AND TRIPS

* 51. Does your department provide facility tours or organize trips for members of the public?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please list the tours and trips.

* 52. Do you have procedures to make tours and trips accessible to persons who have visual, hearing, mobility, cognitive, emotional, or other disabilities?

- ◯ Yes
- ◯ No
- ◯ Don't Know
- ◯ Not Applicable

If yes, please describe the procedures.

CONSULTANTS

* 53. Do you use consultants or contractors to conduct programs on behalf of your department?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please list what consultants.

* 54. Do you ensure that consultants or contractors are aware of their obligations to facilitate participation of individuals with disabilities in programs or activities operated on behalf of your department?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe the procedures.

EMERGENCY EVACUATION PROCEDURES

* 55. Do you notify individuals with visual, hearing, mobility, cognitive, emotional, or other disabilities of emergencies and evacuation procedures?

- ◯ Yes
- ◯ No
- ◯ Don't Know
- ◯ Not Applicable

If yes, describe the equipment and/or procedures do you use to notify individuals with visual disabilities of emergencies and evacuation procedures:

FACILITIES

* 56. What areas of the administrative offices do members of the public access? This includes information gathering.

Please list all administrative offices, or portions of those offices, where your department's public programs and activities take place including information gathering. For each facility, designate the activity for which it is used. (Note: Facilities leased or otherwise used from another person/organization should also be included).

* 57. What areas of your facility do members of the public access? This includes information gathering.

Please list all field facilities, or portions of facilities, where your department's public programs and activities take place. For each facility, designate the activity for which it is used. (Note: Facilities leased or otherwise used from another person/organization should also be included).

* 58. Have you had requests for improving accessibility to Midpen’s programs or facilities?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe how many requests and what the requests were for.

SPECIAL EVENTS AND PRIVATE EVENTS ON PUBLIC PROPERTIES

* 59. Does your department organize special events or do you help facilitate private events on District property?

- ◯ Yes
- ◯ No
- ◯ Don't know
- ◯ Not applicable

If yes, please describe briefly the type of event and what types of outside organizations are involved.

* 60. Do you ensure that both private entities and your staff are aware of their obligations to facilitate participation of individuals with disabilities in these special events or private events held on public property?

- ◯ Yes
- ◯ No
- ◯ Don't Know
- ◯ Not applicable

If yes, please describe your department's procedures.

Midpen ADA Self-Evaluation and Transition Plan

LAST QUESTION

61. Thank you for completing this questionnaire. This is the last question.

Do you have any accessibility questions for us? Please use this box below for any other questions or comments.

When you are done with the questionnaire, please click on the "done" button. Once you click on the "done" button, you will not be able to edit or change your answers to this survey.

ADA Self-Evaluation and Transition Plan Update

Midpeninsula Regional Open Space District



Appendix B

Final Draft
May 2019

Cover image credits (clockwise from left): John Green, Jack Gescheidt, Deane Little, and Deane Little

ADA Facility Assessment Reports

Midpeninsula Regional Open Space District

May 2019

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Guide to the ADA Facility Assessment Reports



Figure B.1: Hiker at Horseshoe Lake Trail
Photo credit: John Green

These facility assessment reports represent an evaluation of existing conditions in the public areas of the District's facilities. They include detailed measurements comparing the existing conditions in each facility to the codes and standards contained in the following regulations:

- 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design - Federal standards.
- 2016 California Access Compliance Advisory Reference Manual (CBC) including the provisions contained in the 2016 California Building Code published on July 1, 2016, effective January 1, 2017
- 2015 Architectural Barriers Act (ABA) Standards, including the provisions for outdoor developed areas

Interpreting the Facility Assessment Reports

The first page of each facility report contains a diagram of the facility with notations regarding the barriers identified during the evaluation. The barriers are keyed on the diagram by an item number that corresponds with a barrier (for example, 8-1 is *door one*, 8-2 is *door two*.). The elements and their related features addressed in the facility evaluation can include, when present:

Diagram Number Key	
1 – Parking Area	17 – Corridor and Aisle
2 – Passenger Loading Zone	18 – Room Element
3 – Curb Ramp	19 – Multiple User Restroom
4 – Walk	20 – Single User Restroom
5 – Ramp	22 – Bathing Facility
6 – Stairways	33 – Outdoor Constructed Feature
7 – Hazard	35 – Other Feature
8 – Door and Gate	38 – Camping Facility
10 – Drinking Fountain	39 – View Area
11 – Telephone	42 – Outdoor Recreation Access Route
13 – Elevator	
16 – Built-in Element	47 – Trail

Facility Assessment Report Elements

Each facility report includes:

- **Reference Diagram:** A reference image or floor plan locating the barriers on a diagram of the facility.
- **Barrier Identification List:** A listing of each specific barrier encountered during the evaluation process. Barriers are organized by architectural elements and are located by reference number on the facility diagram.
- **Conceptual Solution:** A feasible conceptual solution to resolving the barrier in text format. Interim solutions and programmatic solutions were identified during meetings with District staff.
- **Code References:** State and federal codes and standards related to the specific barrier are provided. When the federal standard is equivalent or more stringent, the federal standard is listed in the **ADA** section, and the state standards are listed in the **CBC** section.

Barrier Removal Categories

Barriers to accessibility are organized in a process referenced in the ADA title II regulations. The principle is to ensure that basic access is provided, access to activities is provided, amenities are accessible, and alternatives to architectural modifications are allowed when appropriate. Translating these categories into action plans must be accomplished using a programmatic approach. The identified barriers are divided into four categories:

Category 1: Category 1 identifies those barriers that affect accessibility at the entrance to a facility or a path of travel to the portion of the facility where program activities take place (for example, parking, walks, ramps, stairs, doors).

Category 2: A second category affects accessibility to program use areas (for example, trails, transaction counters, conference rooms, public offices, restrooms).

Category 3: A third category affects access to amenities serving program areas (for example., drinking fountains, telephones, site furnishings, vending machines).

Category 4: A fourth category identifies areas or features that may not be required to be modified for accessibility (for example, a pathway that does not connect to an accessible feature, an area where no public programs or activities occur, or the program or activity provided at this location is available in another appropriate location).

This categorization was applied to each identified barrier at District open space preserves, buildings, and trails. These categories will be refined by District staff as facilities and programs are evaluated and barriers are removed over time.[1]

[1] Some barriers will require further evaluation by District staff for programmatic solutions. These barriers have been assigned two category values (i.e. 2 or 4), indicating the barrier will need to be assigned one of the values but not both.

Definitions

The facility reports contain terms and acronyms that may be unfamiliar to readers. The following list provides definitions for many of these.

AFF: Above Finished Floor; the distance between an element and the floor or ground surface

Clear floor area: an unobstructed floor surface not steeper than 2 percent, without changes in elevation greater than ¼ inch (or ½ inch with a bevel)

Counter slope: the angle point or grade change where the down slope of the curb ramp meets the up cross slope of the gutter

Cross slope: the slope of a walk from side to side

Detectable warning: a standardized surface feature built in or applied to walking surfaces or other elements to warn of hazards on a circulation path; commonly associated with truncated domes

Door closer sweep time: the time that a door closes from an open position of 90 degrees, to a position of 12 degrees from the latch

Firm and stable (general): Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

Firm and stable (trails): Per the U.S. Forest Service *Accessibility Guidebook for Outdoor Recreation and Trails,* in general, if the answer to both of the following questions is yes, the surface is probably firm and stable.

1. Could a person ride a narrow-tired bicycle across the surface easily without making ruts? (The bicycle tires are similar to large rear wheels of a wheelchair.)
2. Could a folding stroller with small, narrow plastic wheels containing a 3-year-old be pushed easily across the surface without making ruts? (The stroller's wheels are similar to the front wheels of a wheelchair.)

Fixed benches: benches that are permanently affixed to the ground

Forward approach: approaching a sink, lavatory, work or eating surface, or other feature straight on, rather than pulling up so the feature is at your side

Front approach, Latch approach, and Hinge approach: the directions from which a person approaches a door

Glazing: the glass portion of a window in a door

ISA: International Symbol of Accessibility; a stylized image of a person in a wheelchair

Knee space: the vertical space between the ground or floor and the underside of a table or other feature that is needed by a person using a wheelchair to approach the feature

Lavatory: a restroom sink

Maneuvering clearance: the space needed for maneuvering a wheeled mobility device

Outdoor constructed feature: includes features such as picnic tables, grills, fire pits, trash cans

Path of travel. A path of travel is a continuous, unobstructed way of pedestrian passage by means of which an altered area may be approached, entered, and exited and which connects an area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to a facility and other parts of a facility. Alterations made to provide an accessible path of travel to an altered area may consist of walks and sidewalks, curb ramps and other interior or exterior pedestrian ramps; clear floor paths through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements. Within the context of alterations, path of travel also includes restrooms, telephones, and drinking fountains serving the altered area.

Picnic facility: a site, or a portion of a site, developed for outdoor recreational purposes that contains picnic units

Picnic unit: an outdoor space in a picnic facility used for picnicking that contains outdoor constructed features

Pull side: the space in the direction of the door swing

Push side: the space opposite the pull side

Running slope: the slope of a walk in the direction of travel

Spalled concrete: flaked top layer of concrete due to material failure

Strike-edge clearance: a clear space located on the pull side of the door that extends from the edge of the door opposite the hinges

Tactile sign: raised lettering or symbol

Water closet: toilet fixture

List of Acronyms

ABA – Architectural Barriers Act

ADA – Americans with Disabilities Act

ADAAG – ADA and ABA Accessibility Guidelines

AGODA – Accessibility Guidelines: Outdoor Developed Areas

CBC – California Building Standards Code

DSA – California Division of the State Architect

IBC – International Building Code

ISA – International Symbol of Accessibility

TDD – Telecommunications Display Device

TTY – Text Telephone

ADA Facility Assessments

Open Space Preserves

An ADA assessment of facilities at each open space preserve listed below is included in this report. Open space preserve facilities were evaluated in Spring 2018.

Table B.1. District Open Space Preserves

Location
Bear Creek Redwoods
Coal Creek*
El Corte de Madera Creek
El Sereno
Foothills
Fremont Older
La Honda Creek
Long Ridge
Los Trancos
Monte Bello
Picchetti Ranch
Pulgas Ridge
Purisima Creek Redwoods
Rancho San Antonio
Ravenswood
Russian Ridge
Russian Ridge (Mindego Hill)
Saratoga Gap
Sierra Azul (Mt. Umunhum)
Sierra Azul (Kennedy-Limekiln)
Skyline Ridge
St. Joseph's Hill
Stevens Creek Shoreline Nature Area*
Teague Hill*
Thornewood
Windy Hill

*These preserves contain no public use facilities included in the evaluations.

District Buildings

Areas of public use in the following buildings were evaluated in Spring 2018.

Table B.2. District Buildings

Location
Administrative Offices at 330 Distel Circle (Building and Exterior)
David C. Daniels Nature Center at Skyline Ridge Open Space Preserve
Picchetti Ranch Main House
Picchetti Ranch Winery
Rancho San Antonio Foothills Field Office (Building and Exterior)
Skyline Ridge Field Office

District Trails

Trail facilities (including Easy Access Trails and other hiking and multi-use trails) were evaluated during winter 2017-2018 using the recommended criteria from the 2015 Architectural Barriers Act (ABA) Standards for outdoor developed areas for the following trail features.

Trail Features

- Trail Surface
- Clear Tread Width
- Cross Slope
- Running Slope
- Openings in Surface
- Overhanging or Protruding Object
- Tread Obstacle
- Path of Travel
- Resting Interval
- Trailhead Sign

Table B.3. Easy Access Trails

Open Space Preserve	Trail
El Corte de Madera Creek	Sierra Morena Trail
Monte Bello	Stevens Creek Nature Trail
Picchetti Ranch	Zinfandel Trail
Pulgas Ridge	Cordilleras Trail
Purisima Creek Redwoods	Redwood Trail
Rancho San Antonio	Lower Meadow Trail
	Permanente Creek Trail
	RSA Bike Path
	Rogue Valley Trail
Ravenswood	Ravenswood Trail
Russian Ridge — Mindego Gateway	Walk to A.C. Rust Commemorative Site*
Sierra Azul - Mt Umunhum Summit	Mt Umunhum Summit Trail*
Skyline Ridge	Alpine Pond Loop Trail
	Horseshoe Lake Trail
Windy Hill	Anniversary Trail

Table B.4. Other Hiking and Multi-Use Trails

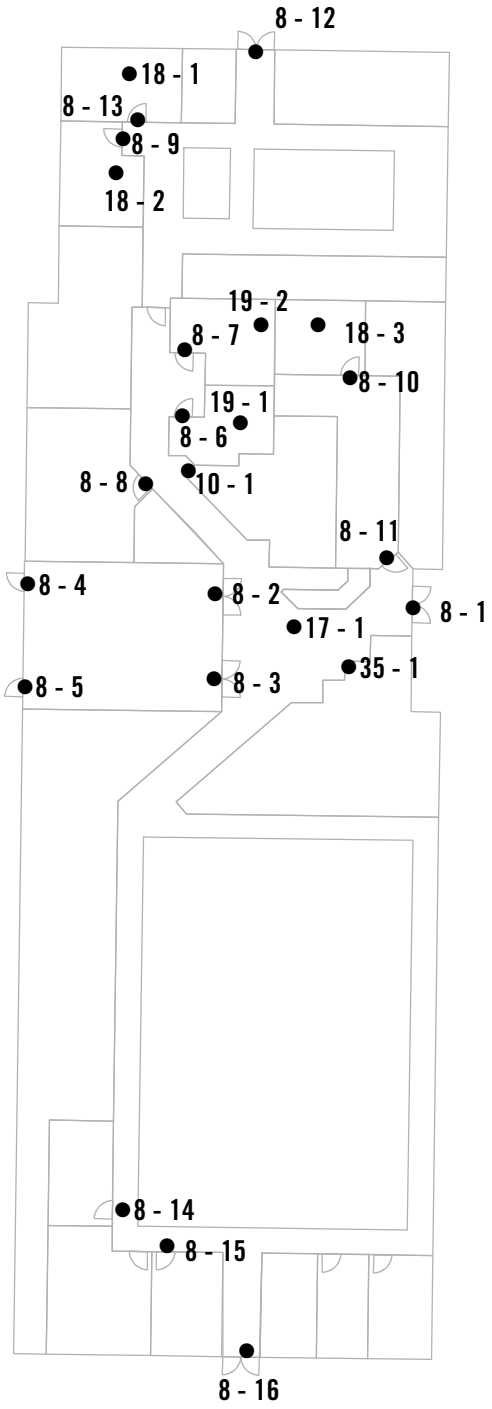
Open Space Preserve	Other Multi-Use Trails
El Corte de Madera Creek	Sierra Morena Loop Trail Extension
El Sereno	Overlook Trail
La Honda Creek	Cielo Trail
	Harrington Creek Trail
Long Ridge	Achistaca Trail
	Peters Creek Trail
Los Trancos	Franciscan Loop Trail
Picchetti Ranch	Zinfandel Trail extension
Purisima Creek Redwoods	Redwood Trail extension
	Purisima Creek Trail
Rancho San Antonio	Service Road
	Deer Meadow Trail
	Unnamed Trail 1
	Unnamed Trail 2
Ravenswood	Ravenswood Trail Part II
Sierra Azul	Bald Mountain Trail
	Woods Trail
Skyline Ridge	Horseshoe Loop Trail
Thornewood	Schilling Lake Trail
Windy Hill	Lost Trail
	Spring Ridge Trail

Attachment 1

ADMINISTRATIVE OFFICE

330 DISTEL CIRCLE

BUILDING



Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

8 - 1 Door/Gate — Category: 1

Attach loose mat to the floor surface — $125

Notes: Door mat is not securely attached to ground surface.
ADA: 302.2
Other: CBC 11B-302.2

Reduce or eliminate opening — $250

Notes: Opening for drop bolt lock in door threshold is 3/4" (1/2" max).
ADA: 302.3
Other: -

Adjust door closer — $250

Notes: Door closer sweep time is 3 seconds on one leaf (5 seconds min). Door opening force is 10 lbs on both leaves (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Replace or modify door threshold — $125

Notes: Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).
ADA: 404.2.5
Other: CBC 11B-404.2.5

8 - 2 Door/Gate — Category: 2

Install or modify sign — $250

Notes: A tactile and braille EXIT sign is not provided.
ADA: 216.4.1, 703.4.1
Other: CBC 1011.4

Provide strike edge clearance — $0

Notes: Push-side strike edge clearance at front approach door with a closer is obstructed by chair (12" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

Adjust door closer — $125

Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 20 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Increase maneuvering space — $0

Notes: Maneuvering clearance at push-side of door is obstructed by table (48 min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

8 - 3 Door/Gate — Category: 2

Install or modify sign — $250

Notes: A tactile and braille EXIT sign is not provided.
ADA: 216.4.1, 703.4.1
Other: CBC 1011.4

Adjust door closer — $125

Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 14 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

8 - 4 Door/Gate — Category: 2

Provide an accessible route — $0

Notes: Route to door is 32" wide between wall and chairs and 45" wide between wall and dais table (36" min).
ADA: 206.2.4, 404.1
Other: CBC 11B-206.2.4, CBC 11B-404.1

Install or modify sign — $250

Notes: A tactile and braille EXIT sign is not provided.
ADA: 216.4.1, 703.4.1
Other: CBC 1011.4

Regrade surface — $2,500

Notes: Slope on the pull side of the door is 5.4% (2.0% max).
ADA: 404.2.4.4
Other: CBC 11B-404.2.4.4

Adjust door closer — $125

Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

8 - 5 Door/Gate — Category: 2

Provide an accessible route — $60

Notes: Route to door is 30" wide between wall and chairs and 42" wide between wall and dais table (36" min).
ADA: 206.2.4, 404.1
Other: CBC 11B-206.2.4, CBC 11B-404.1

Install or modify sign — $250

Notes: A tactile and braille EXIT sign is not provided.
ADA: 216.4.1, 703.4.1
Other: CBC 1011.4

Adjust door closer — $125

Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Regrade surface — $2,500

Notes: Slope on the pull side of the door is 5.0% (2.0% max).
ADA: 404.2.4.4
Other: CBC 11B-404.2.4.4

8 - 6 Door/Gate — Category: 2

Adjust door closer — $125

Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Increase maneuvering space — $1,000

Notes: Automatic door control is centered 8-1/2" from front face of door (30" by 48" min clear floor space).
ADA: -
Other: CBC 11B-404.3.5

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

8 - 7 Door/Gate — Category: 2

Adjust door closer — $125

Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Increase maneuvering space — $1,000

Notes: Automatic door control is centered 8-1/2" from front face of door (30" by 48" min clear floor space).
ADA: -
Other: CBC 11B-404.3.5

8 - 8 Door/Gate — Category: 2

Install or modify sign — $250

Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.
ADA: 216.2
Other: CBC 11B-216.2

Increase maneuvering space — $0

Notes: Maneuvering clearance on the pull side of the door is limited due to moveable furniture (60" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

8 - 9 Door/Gate — Category: 2

Install or modify sign — $250

Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.
ADA: 216.2
Other: CBC 11B-216.2

Adjust door closer — $125

Notes: Door closer sweep time is 4 seconds (5 seconds min).
ADA: 404.2.8.1
Other: CBC 11B-404.2.8.1

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

8 - 10 Door/Gate — Category: 2

Install or modify sign — $250

Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.
ADA: 216.2
Other: CBC 11B-216.2

Increase maneuvering space — $0

Notes: Maneuvering clearance on the pull side of the door is 43" to furniture (60" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

8 - 11 Door/Gate — Category: 2

Adjust door closer — $125

Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 6-1/2 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Install or modify sign — $250

Notes: A tactile and braille EXIT sign is not provided.
ADA: 216.4.1, 703.4.1
Other: CBC 1011.4

Provide strike edge clearance — $2,500

Notes: Push-side strike edge clearance at front approach door with a closer is 5" to change in angle of wall (12" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

8 - 12 Door/Gate — Category: 1

Attach loose mat to the floor surface — $125

Notes: Door mats are not securely attached to ground surface.
ADA: 302.2
Other: CBC 11B-302.2

Regrade surface — $2,500

Notes: Slope on the pull-side of the door is 4.4% (2.0% max).
ADA: 404.2.4.4
Other: CBC 11B-404.2.4.4

Replace door hardware — $425

Notes: Operable effort of door hardware is 10 lbs (5 lbs max).
ADA: 309.4
Other: CBC 11B-309.4, CBC 11B-404.2.7

Adjust door closer — $125

Notes: Door opening force is 15 lbs (5 lbs max).
ADA: 404.2.9
Other: CBC 11B-404.2.9

Replace or modify door threshold — $125

Notes: Door threshold has a vertical change of level of 7/8" (1/4" max or 1/2" max with a 1:2 bevel).
ADA: 404.2.5
Other: CBC 11B-404.2.5

8 - 13 Door/Gate — Category: 2

Install or modify sign — $250

Notes: A tactile and braille room sign is not provided alongside visual permanent room sign.
ADA: 216.2
Other: CBC 11B-216.2

Provide strike edge clearance — $2,500

Notes: Strike-edge clearance on pull side of door is reduced to 5" due to table 37" from face of the door (18" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

8 - 14 Door/Gate — Category: 2

Increase maneuvering space — $0

Notes: Maneuvering clearance on the pull side of the door is 48" to moveable furniture (60" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle			
8 - 15	**Door/Gate**	Category: 2	
Modify door window or side light			$500
Notes:	Lower edge of door window is 46-1/4" AFF (43" max).		
ADA:	404.2.11		
Other:	CBC 11B-404.2.11		
8 - 16	**Door/Gate**	Category: 1	
Attach loose mat to the floor surface			$125
Notes:	Door mat is not securely attached to ground surface.		
ADA:	302.2		
Other:	CBC 11B-302.2		
Replace or modify door threshold			$125
Notes:	Door threshold has a vertical change of level of 3/4" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA:	404.2.5		
Other:	CBC 11B-404.2.5		
Adjust door closer			$125
Notes:	Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).		
ADA:	404.2.8.1, 404.2.9		
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9		
10 - 1	**Drinking Fountain**	Category: 3	
Install an additional high or low fountain			$3,000
Notes:	A higher, standing person fountain is not provided.		
ADA:	211.2		
Other:	CBC 11B-211.2		
17 - 1	**Corridor / Aisle**	Category: 2	
Install or modify EXIT signs			$250
Notes:	Tactile and braille EXIT signs are not provided in addition to visual signs in exit passageways.		
ADA:	216.4.1		
Other:	CBC 11B-216.4.1		
18 - 1	**Room**	Category: 2	
Adjust shelving, storage, or work space			$125
Notes:	Coat hook is 69" AFF (48" max).		
ADA:	308.3.1, 308.3.2		
Other:	CBC 11B-308.3.1, CBC 11B-308.3.2		

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

18 - 2 Room — Category: 2

Provide clear floor or turning space — $0

Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.

ADA: 304.3, 304.3.2, 306.3.1

Other: CBC 11B-304.3

Reposition controls and outlets — $400

Notes: Outlets are located 12-1/2" and 13-1/4" AFF (15" min to 48" max). Light switch is 53" AFF (15" min to 48" max).

ADA: 308.3.1, 308.3.2

Other: CBC 11B-308.3.1, CBC 11B-308.3.2

18 - 3 Room — Category: 2

Provide clear floor or turning space — $0

Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.

ADA: 304.3, 304.3.2, 306.3.1

Other: CBC 11B-304.3

Reposition controls and outlets — $200

Notes: Electrical outlets are 12-3/4" AFF (15" min to 48" max).

ADA: 308.3.1, 308.3.2

Other: CBC 11B-308.3.1, CBC 11B-308.3.2

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle

19 - 1 Multiple User Restroom — Category: 2

Install restroom sign	$250
Notes:	Federal restroom sign is centered 7-1/2" from door swing (18" by 18" min clear floor space outside the swing of the door).
ADA:	703
Other:	-
Replace or reposition dispenser	$500
Notes:	Height to operating mechanism of hand sanitizer is 41-1/4" AFF (40" max). Height to operating mechanism of hand dryer is 48" AFF (40" max). Height to operating mechanism of paper towel dispenser is 48" AFF (40" max). Centerline of the toilet paper roll dispenser is 14" in front of the water closet (7" min to 9" max).
ADA:	604.7
Other:	CBC 11B-603.5, CBC 11B-604.7
Provide or modify urinal shields	$1,000
Notes:	Urinal shields are 35-1/4" apart and extend 37-1/4" past the front of the urinal (30" min, 36" min if they extend 24 inches past the front of the urinal).
ADA:	305.3, 305.7.1, 605.3
Other:	CBC 11B-305.7.1, CBC 11B-605.3
Replace or reposition fixtures	$1,250
Notes:	The water closet centerline is 20-1/2" from the wall (17" min to 18" max).
ADA:	604.2
Other:	CBC 11B-604.2
Replace toilet or adjust toilet seat height	$3,000
Notes:	Water closet seat height is 20" AFF (17" min to 19" max)
ADA:	604.4
Other:	CBC 11B-604.4
Replace or modify grab bars	$300
Notes:	The space between the wall and the side grab bar is 4-3/4" (1-1/2" req).
ADA:	609.3
Other:	CBC 11B-609.3
Modify grab bars	$125
Notes:	The side grab bar extends 51" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).
ADA:	604.5.1
Other:	CBC 11B-604.5.1

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Building 330 Distel Circle		
19 - 2	**Multiple User Restroom**	Category: 2

Modify lavatory or counter clearances $1,500

Notes: Clear space beneath the lavatory is 28-1/8" to front apron (29" min).
ADA: -
Other: CBC 11B-306.3.1

Replace or reposition dispenser $250

Notes: Height to operating mechanism of paper towel dispenser is 50" AFF (40" max). Centerline of the toilet paper roll dispenser is 10" in front of the water closet (7" min to 9" max).
ADA: 604.7
Other: CBC 11B-604.7

Replace toilet or adjust toilet seat height $3,000

Notes: Water closet seat height is 19-1/2" AFF (17" min to 19" max)
ADA: 604.4
Other: CBC 11B-604.4

Replace or reposition fixtures $1,250

Notes: The water closet centerline is 21-1/2" from the wall (17" min to 18" max).
ADA: 604.2
Other: CBC 11B-604.2

Replace or modify grab bars $300

Notes: The space between the wall and the side grab bar is 4-3/4" (1-1/2" req).
ADA: 609.3
Other: CBC 11B-609.3

Modify grab bars $125

Notes: Rear grab bar extends from the centerline of the water closet 13-3/4" and 22-1/4" (36" long min, extends 12" and 24" min from centerline of water closet). The side grab bar extends 53" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).
ADA: 604.5.1, 604.5.2
Other: CBC 11B-604.5.1, CBC 11B-604.5.2

Install restroom sign $250

Notes: Federal restroom sign is centered 7-1/2" from door swing (18" by 18" min clear floor space outside the swing of the door).
ADA: 703
Other: -

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

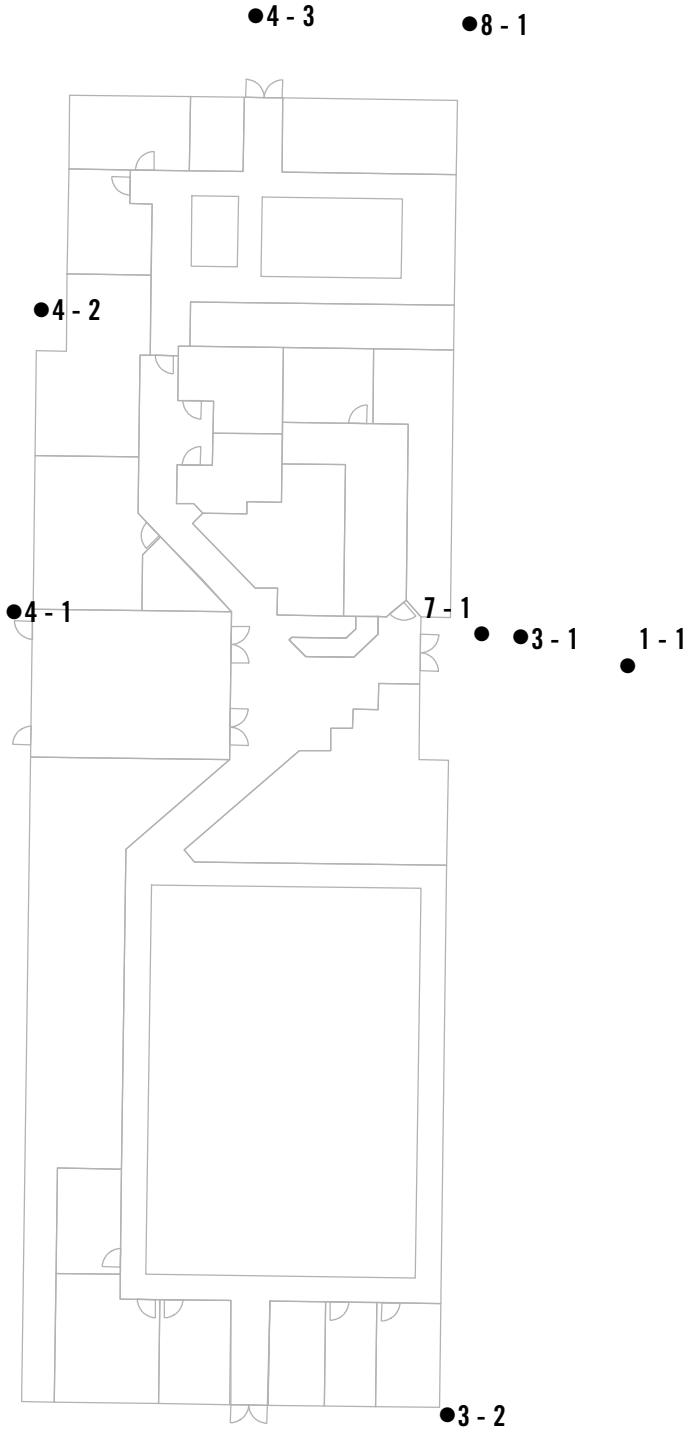
Building 330 Distel Circle		
35 - 1	**Other**	Category: 2
Reposition controls		$200
Notes:	Top two rows on brochure racks are above 48" AFF (15" min to 48" max).	
ADA:	308.3.1, 308.3.2	
Other:	CBC 11B-308.3.1, CBC 11B-308.3.2	

Attachment 1

ADMINISTRATIVE OFFICE

330 DISTEL CIRCLE

EXTERIOR



Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Exterior 330 Distel Circle

1 - 1 Parking Area Category: 1

Administrative Office Lot



Install reserved parking sign $750

Notes: An additional sign or language stating "Minimum Fine $250" is not provided at either space.

ADA: -

Other: CBC 11B-502.6.2

Regrade accessible parking space or access aisle $4,800

Notes: Slopes in car space and both access aisles are 2.3% to 2.5% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Reposition controls $0

Notes: At four electric vehicle chargers, the connectors are located 49" above the ground, with a 21" reach from curb, and pay display is located 53" above the ground, with a 24" reach (15" min to 48" max).

ADA: 308.2.1, 308.2.2, 308.3.1, 308.3.2

Other: CBC 11B-228.3.1.2, CBC 11B-308.2.1, CBC 11B-308.2.2, CBC 11B-308.3.1, CBC 11B-308.3.2

Increase or provide maneuvering or clear ground area $0

Notes: Slopes of clear floor spaces at electric vehicle charging stations are up to 20% at top of spaces (2.0% max).

ADA: 305.3, 305.5

Other: CBC 11B-228.3.1.2, CBC 11B-305.3, CBC 11B-305.5

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Exterior 330 Distel Circle

1 - 1 Parking Area — Category: 1

Administrative Office Lot



Modify electric vehicle charging station $0

Notes: Four electric vehicle chargers are available for common use on weekends and non-office hours (1 min for 1 to 4 chargers available for common use must provide the minimum dimensions of an accessible van parking space and provide an accessible route to the electric vehicle charger). Wide parking space is 12' wide with a 5' access aisle. Wide space is to be marked with "EV CHARGING ONLY" and "NO PARKING" in the accecss aisle. Access aisle is to be located on passenger side of parking space.

ADA: -

Other: CBC 11B-228.3.2, CBC 11B-228.3.2.1

3 - 1 Curb Ramp — Category: 1

Install, replace or modify curb ramp $4,000

Notes: Curb ramp has a running slope of up to 9.5% (8.33% max).

ADA: 405.2, 406.1

Other: CBC 11B-406.2.1

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Exterior 330 Distel Circle

3 - 2 Curb Ramp — Category: 1

Provide detectable warnings — $1,000

Notes: Detectable warnings are not provided at built-up curb ramp.
ADA: -
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

Install, replace or modify curb ramp — $4,000

Notes: Flared sides have slopes 11.5% and 11.8%. (10% max.)
ADA: 406.3
Other: CBC 11B-406.2.2

4 - 1 Walk — Category: 1

Regrade surface — $1,080

Notes: Cross slope of concrete path is up to 6.2% for 18 linear feet (2.0% max).
ADA: 403.3
Other: CBC 11B-403.3

Repair surface — $250

Notes: There is a 1-1/2" wide gap at the concrete joint with missing wood spacer (1/2" max).
ADA: 302.3
Other: CBC 11B-302.3

Grind or patch vertical change of grade — $250

Notes: Vertical change in level is 3/4" at deteriorated wood spacer and 3/4" between concrete pad and compacted gravel surface (1/4" max, 1/2" with a bevel).
ADA: 303.2, 303.3, 403.4
Other: CBC 11B-303.2, CBC 11B-403.4

4 - 2 Walk — Category: 1

Provide a firm, stable and slip resistant surface — $0

Notes: Compacted gravel surface is not stable and slip-resistant due to loose gravel for 98 linear feet (surface of path of travel is firm, stable, and slip-resistant).
ADA: 302.1
Other: CBC 11B-302.1

Widen walk — $5,880

Notes: Width of walk is 42" (48" min).
ADA: 403.5.1
Other: CBC 11B-403.5.1

Regrade surface — $0

Notes: Variable cross slope throughout gravel path is largely compliant but up to 3.9% in places (2.0% max).
ADA: 403.3
Other: CBC 11B-403.3

Midpeninsula Regional Open Space District
Administrative Office Distel Circle

Exterior 330 Distel Circle			
4 - 3	**Walk**	Category: 1	
Regrade surface			$60
Notes:	Cross slope of concrete path is up to 3.8% for 37 linear feet (2.0% max).		
ADA:	403.3		
Other:	CBC 11B-403.3		
7 - 1	**Hazard**	Category: 1	
Remove overhanging or protruding objects			$125
Notes:	Mailbox protrudes 6" from the wall at 48-3/4" AFF (4" max between 27" and 80" AFF).		
ADA:	204.1, 307.2		
Other:	CBC 11B-204.1, CBC 11B-307.2		
8 - 1	**Door/Gate**	Category: 2	
Provide or modify door kick plate			$225
Notes:	A smooth and uninterrupted kick plate surface is not provided in the 10" space above the ground on wire mesh gate.		
ADA:	404.2.10		
Other:	CBC 11B-404.2.10		
Provide strike edge clearance			$2,500
Notes:	Push-side strike-edge clearance at gate is (-)1-3/4" to edge of concrete.		
ADA:	404.2.4.1		
Other:	CBC 11B-404.2.4.1		

Attachment 1

ADMINISTRATIVE OFFICE

4984 EL CAMINO REAL

BUILDING & EXTERIOR



Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real

1 - 1 Parking Area — Category: 1

Location name unspecified

Provide or modify accessible spaces — $2,945

Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).

ADA: 208.2, 208.2.4

Other: CBC 11B-208.2, CBC 11B-208.2.4

Provide or modify accessible access aisles — $0

Notes: An access aisle is not provided adjacent to accessible parking space.

ADA: 502.3

Other: CBC 11B-502.3

Regrade accessible parking space or access aisle — $0

Notes: Slope of parking space is 4.5% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

7 - 1 Hazard — Category: 2

Remove overhanging or protruding objects — $125

Notes: Shelf protrudes 11-1/2" from the wall at 42-3/4" AFF (4" max between 27" and 80" AFF).

ADA: 204.1, 307.2

Other: CBC 11B-204.1, CBC 11B-307.2

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real

8 - 1 Door/Gate — Category: 1

Regrade surface — $2,500

Notes: Slope on the pull side of the door is 12.5% (2.0% max).
ADA: 404.2.4.4
Other: CBC 11B-404.2.4.4

Attach loose mat to the floor surface — $125

Notes: Door mats are not securely attached to ground surface.
ADA: 302.2
Other: CBC 11B-302.2

Adjust door closer — $125

Notes: Door closer sweep time is 3-1/2 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Install or modify sign — $250

Notes: A tactile and braille EXIT sign is not provided.
ADA: 216.4.1, 703.4.1
Other: CBC 1011.4

Provide or modify door kick plate — $225

Notes: A smooth and uninterrupted kick plate surface is not provided. Window frame is located in the 10" space above the finished floor.
ADA: 404.2.10
Other: CBC 11B-404.2.10

8 - 2 Door/Gate — Category: 2

Install or modify sign — $500

Notes: A tactile and braille EXIT sign is not provided. A tactile and braille room sign is not provided alongside visual permanent room sign.
ADA: 216.2, 216.4.1, 703.4.1
Other: CBC 1011.4, CBC 11B-216.2

8 - 3 Door/Gate — Category: 2

Install or modify sign — $250

Notes: A tactile and braille sign is not provided alongside visual permanent room sign.
ADA: 216.2
Other: CBC 11B-216.2

Increase maneuvering space — $1,000

Notes: Maneuvering clearance on the pull side of the door is 56" to table (60" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real

8 - 4 Door/Gate — Category: 1

Install or modify sign $500

Notes: A tactile and braille EXIT sign is not provided. A tactile and braille sign is not provided alongside visual permanent room sign.

ADA: 216.2, 216.4.1, 703.4.1

Other: CBC 1011.4, CBC 11B-216.2

8 - 5 Door/Gate — Category: 2

Install or modify sign $250

Notes: A tactile and braille sign is not provided alongside visual permanent room sign.

ADA: 216.2

Other: CBC 11B-216.2

8 - 6 Door/Gate — Category: 2

Install or modify sign $250

Notes: A tactile and braille sign is not provided alongside visual permanent room sign.

ADA: 216.2

Other: CBC 11B-216.2

Increase maneuvering space $0

Notes: Maneuvering clearance on the pull side of the door is 48" to table (60" min).

ADA: 404.2.4.1

Other: CBC 11B-404.2.4.1

8 - 7 Door/Gate — Category: 2

Install or modify sign $250

Notes: A tactile and braille sign is not provided alongside visual permanent room sign.

ADA: 216.2

Other: CBC 11B-216.2

Enlarge door opening $1,650

Notes: Height of clear opening is 79-1/2” AFF (80" min).

ADA: 404.2.3

Other: CBC 11B-404.2.3

8 - 8 Door/Gate — Category: 2

Adjust door closer $125

Notes: Door closer sweep time is 2-1/2 seconds (5 seconds min). Door opening force is 16 lbs (5 lbs max).

ADA: 404.2.8.1, 404.2.9

Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real

8 - 9 Door/Gate — Category: 2

Adjust door closer — $125

Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).
ADA: 404.2.8.1, 404.2.9
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

10 - 1 Drinking Fountain — Category: 3

Adjust the water stream height or direction — $125

Notes: The flow of the water is 1/2" high on lower fountain (4" high min).
ADA: 602.6
Other: CBC 11B-602.6

Replace or adjust water controls — $125

Notes: Operating effort of control is 6 lbs on lower fountain (5 lbs max).
ADA: 309.1
Other: CBC 11B-309.1

Install an additional high or low fountain — $3,000

Notes: A wheelchair accessible fountain is not provided, as no knee clearance is provided at lower fountain. Taller fountain meets standards for standing person fountain.
ADA: 211.2
Other: CBC 11B-211.2

18 - 1 Room — Category: 2

Reposition controls and outlets — $200

Notes: Electrical outlet is 13-1/2" AFF (15" min to 48" max).
ADA: 308.3.1, 308.3.2
Other: CBC 11B-308.3.1, CBC 11B-308.3.2

18 - 2 Room — Category: 2

Provide clear floor or turning space — $0

Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.
ADA: 304.3, 304.3.2, 306.3.1
Other: CBC 11B-304.3

Reposition controls and outlets — $200

Notes: Electrical outlet is 12-3/4" AFF (15" min to 48" max).
ADA: 308.3.1, 308.3.2
Other: CBC 11B-308.3.1, CBC 11B-308.3.2

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real			
18 - 3	**Room**	Category: 2	
Reposition controls and outlets			$200
Notes:	Electrical outlet is 12-3/4" AFF (15" min to 48" max).		
ADA:	308.3.1, 308.3.2		
Other:	CBC 11B-308.3.1, CBC 11B-308.3.2		
Adjust shelving, storage, or work space			$125
Notes:	Coat hook is 71-3/4" AFF (48" max).		
ADA:	308.2, 308.2.1		
Other:	CBC 11B-308.2.1, CBC 11B-308.2.2		
18 - 4	**Room**	Category: 2	
Reposition controls and outlets			$200
Notes:	Electrical outlet is 14-1/4" AFF (15" min to 48" max).		
ADA:	308.3.1, 308.3.2		
Other:	CBC 11B-308.3.1, CBC 11B-308.3.2		
Provide clear floor or turning space			$0
Notes:	A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided due to furniture.		
ADA:	304.3, 304.3.2, 306.3.1		
Other:	CBC 11B-304.3		

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real

19 - 1 Multiple User Restroom — Category: 2

Install restroom sign — $250

Notes: A federal tactile and braille restroom sign is not provided.
ADA: 703
Other: -

Insulate water lines — $125

Notes: Pipes under lavatory are not insulated.
ADA: 606.5
Other: CBC 11B-606.5

Modify lavatory or counter clearances — $1,500

Notes: Clear space beneath the lavatory is 26-3/4" to front apron (29" min).
ADA: -
Other: CBC 11B-306.3.1

Provide or replace compartment door hardware — $175

Notes: Compartment door does not have a handle on the inside of the door and is not self-closing.
ADA: 604.8.1.2
Other: CBC 11B-604.8.1.2

Reposition clothing hooks — $125

Notes: Coat hook is 67" AFF (48" max).
ADA: 308.1
Other: CBC 11B-603.4

Replace or reposition fixtures — $1,250

Notes: The water closet centerline is 19-1/2" from the wall (17" min to 18" max).
ADA: 604.2
Other: CBC 11B-604.2

Modify stall partitions — $500

Notes: A wheelchair user compartment is not provided. Compartment is 42-1/2" wide with two side grab bars (60" min for wheelchair user, 35" min to 37" max for ambulatory compartment).
ADA: 604.3.1, 604.8.2
Other: CBC 11B-604.8.1.1, CBC 11B-604.8.1.4, CBC 11B-604.8.2

Modify grab bars — $250

Notes: A rear grab bar is not provided. One side grab bar starts 12-3/4" from rear wall and the other extends 53-3/4" from rear wall (starts 12" max from wall and extends 54" min from the rear wall).
ADA: 604.5.1, 604.5.2
Other: CBC 11B-604.5.1, CBC 11B-604.5.2

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real		
19 - 1	**Multiple User Restroom**	Category: 2

Replace or reposition dispenser $250

Notes: A 30" by 48" clear space is not provided in front of the toilet seat cover dispenser. Centerlines of the toilet paper roll dispenser are 3" and 9" behind front of the water closet (7" min to 9" max in front of water closet).

ADA: 305.3, 604.7

Other: CBC 11B-305.3, CBC 11B-603.5, CBC 11B-604.7

Replace toilet or adjust toilet seat height $3,000

Notes: Water closet seat height is 15-1/2" AFF (17" min to 19" max)

ADA: 604.4

Other: CBC 11B-604.4

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real

19 - 2 Multiple User Restroom — Category: 2

Install restroom sign — $250
Notes: A federal tactile and braille restroom sign is not provided.
ADA: 703
Other: -

Insulate water lines — $125
Notes: Pipes under lavatory are not insulated.
ADA: 606.5
Other: CBC 11B-606.5

Provide or replace compartment door hardware — $175
Notes: Compartment door does not have a handle on the inside of the door and is not self-closing.
ADA: 604.8.1.2
Other: CBC 11B-604.8.1.2

Replace urinal — $3,000
Notes: Urinal rim is 21-1/2" AFF (17" max). Urinal projects 12" from wall (13-1/2" min).
ADA: 605.2
Other: CBC 11B-605.2

Reposition clothing hooks — $125
Notes: Coat hook is 67-3/8" AFF (48" max).
ADA: 308.1
Other: CBC 11B-603.4

Modify stall partitions — $500
Notes: A wheelchair user compartment is not provided. Compartment is 41-3/4" wide with two side grab bars (60" min for wheelchair user, 35" min to 37" max for ambulatory compartment).
ADA: 604.3.1, 604.8.2
Other: CBC 11B-604.8.1.1, CBC 11B-604.8.1.4, CBC 11B-604.8.2

Replace or reposition fixtures — $1,250
Notes: The water closet centerline is 19-3/4" from the wall (17" min to 18" max).
ADA: 604.2
Other: CBC 11B-604.2

Modify lavatory or counter clearances — $1,500
Notes: Clear space beneath the lavatory is 27-3/8" to front apron (29" min).
ADA: -
Other: CBC 11B-306.3.1

Midpeninsula Regional Open Space District
Administrative Office El Camino Real

Building 4984 El Camino Real		
19 - 2	**Multiple User Restroom**	Category: 2
Replace or reposition dispenser		$125
Notes:	A 30" by 48" clear space is not provided in front of the toilet seat cover dispenser.	
ADA:	305.3	
Other:	CBC 11B-305.3, CBC 11B-603.5	

Attachment 1

BEAR CREEK REDWOODS
PRESERVE



Midpeninsula Regional Open Space District
Bear Creek Redwoods

Preserve		
1 - 1	**Parking Area**	Category: 1
	Bear Creek Redwoods Parking at Bear Creek Stables	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked gravel/mud parking area at the public activities area could accommodate up to 7 parking spaces. An acessible space is not provided (min 1 van space required).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
1 - 2	**Parking Area**	Category: 1
	Location name unspecified	
Provide or modify accessible spaces		$2,945
Notes:	Gravel parking area at horse boarding area has 4 parking spaces, none of which are accessible (min 1 van space required).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Compacted gravel surface with loose gravel is not firm and stable.	
ADA:	502.4	
Other:	CBC 11B-502.4	
7 - 1	**Hazard**	Category:
Install curb, barrier, or guardrail		$25
Notes:	Drop-off is 8" from uplifted concrete pad to adjacent surface. Level change is 12" at eroded drainage area adjacent to water source (max 4" drop-off).	
ADA:	-	
Other:	CBC 11B-303.5	

Midpeninsula Regional Open Space District
Bear Creek Redwoods

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Renovate restroom $75,000

Notes: Trailer restroom is not accessible and will require a complete renovation/new construction.

ADA: 213.3, 604.8

Other: CBC 11B-213.1, CBC 11B-604.1

Provide an accessible route $0

Notes: An accessible route to the restroom is not provided due to two steps into the trailer.

ADA: 206.2

Other: CBC 11B-206.2

Midpeninsula Regional Open Space District
Bear Creek Redwoods

Preserve		
32 - 1	**Picnic Area**	Category: 2

Provide an accessible picnic unit $3,200

Notes: Picnic area has 2 tables, neither of which is designed for accessibility. (Where the picnic facility has two or fewer picnic units, each is required to be accessible. An accessible table has an area 30” min wide for knee space, 27” knee clearance above the ground measured 8” horizontally from the front face of the table, and 9” toe clearance above the ground extending 17” from the front face of the table. An accessible table top also has the dining surface 28” min to 34” max above the ground.)

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

Provide an accessible table $0

Notes: Knee clearance extends 4-3/4" from front face of table top (19" min at 27" above the ground).

ADA: -

Other: CBC 11B-306.3.1

Increase or provide clear floor area $700

Notes: A 36" min clear space around the picnic tables is not provided.

ADA: -

Other: ABA 1011.2.1

Provide an accessible route $60

Notes: An accessible route to the picnic area is not provided. Unstable mud surface between tables and road is approximately 300 square feet.

ADA: -

Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2

Regrade surface $0

Notes: Irregular surface surrounding picnic tables has changes in level up to 3" at concrete (free of level changes required).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

33 - 1	**Outdoor Constructed Features**	Category: 2

Modify operating mechanism $500

Notes: Operating mechanism of non-potable water source requires grasping and twisting to operate.

ADA: -

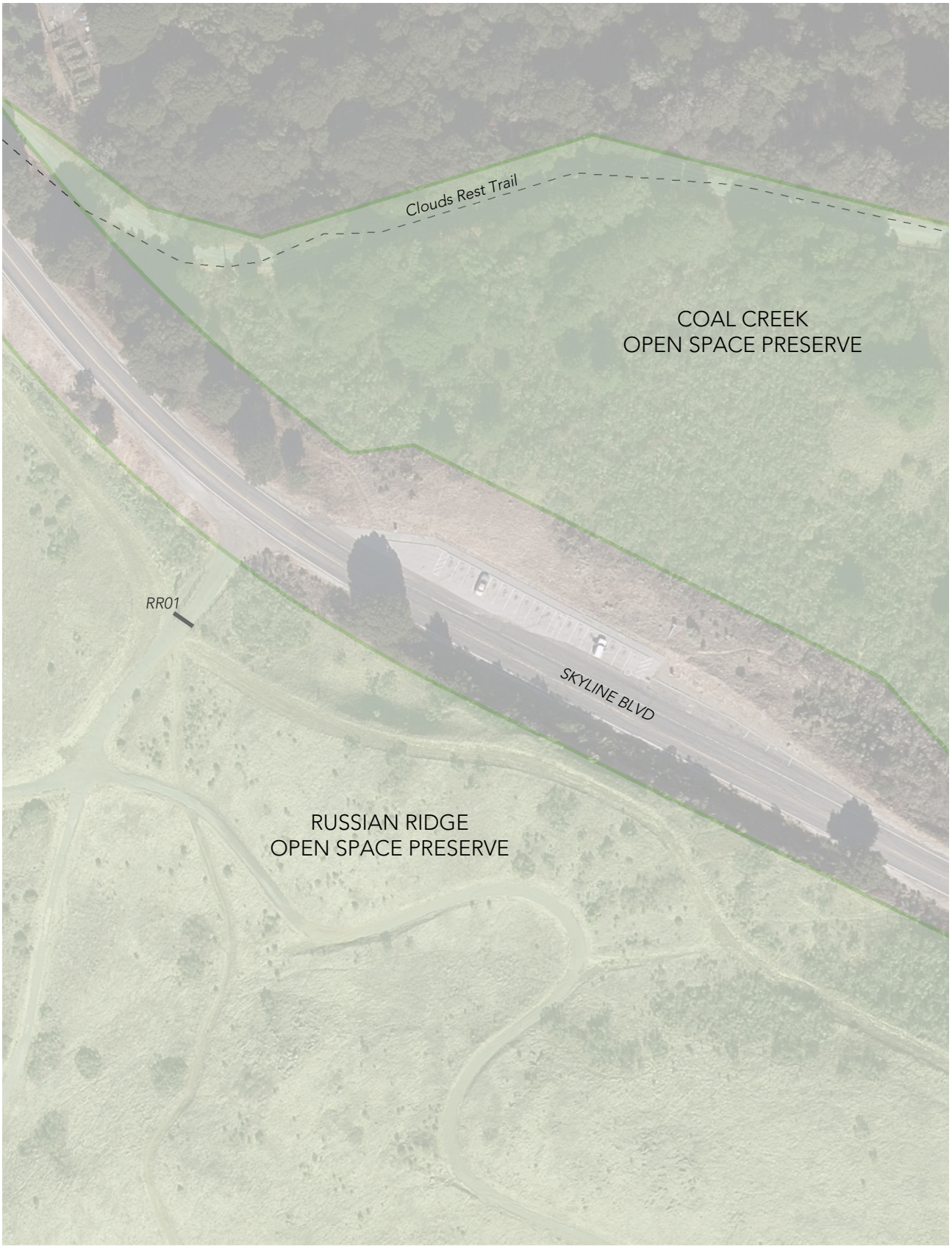
Other: ABA 1011.3, CBC 11B-309.4

Midpeninsula Regional Open Space District
Bear Creek Redwoods

Preserve		
33 - 2	**Outdoor Constructed Features**	Category: 2
Modify operating mechanism		$500
Notes:	Operating mechanism of non-potable water source requires grasping and twisting to operate.	
ADA:	-	
Other:	ABA 1011.3, CBC 11B-309.4	
35 - 1	**Other**	Category: 2
Modify operating mechanism		$250
Notes:	Utility sink controls require grasping and twisting to operate.	
ADA:	309.4	
Other:	CBC 11B-309.4	
Increase or provide maneuvering or clear floor area		$500
Notes:	Level change is 2" at rubber mat in the clear floor space at utility sink (free of level changes required).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
42 - 1	**Outdoor Recreation Access Route**	Category: 1
Regrade surface		$ -
Notes:	Running slope is 9% to 15% for 97 linear feet between upper level of boarding paddocks and lower arena (10% max for 30 linear feet max).	
ADA:	-	
Other:	ABA 1016.7	

Attachment 1

COAL CREEK
PRESERVE



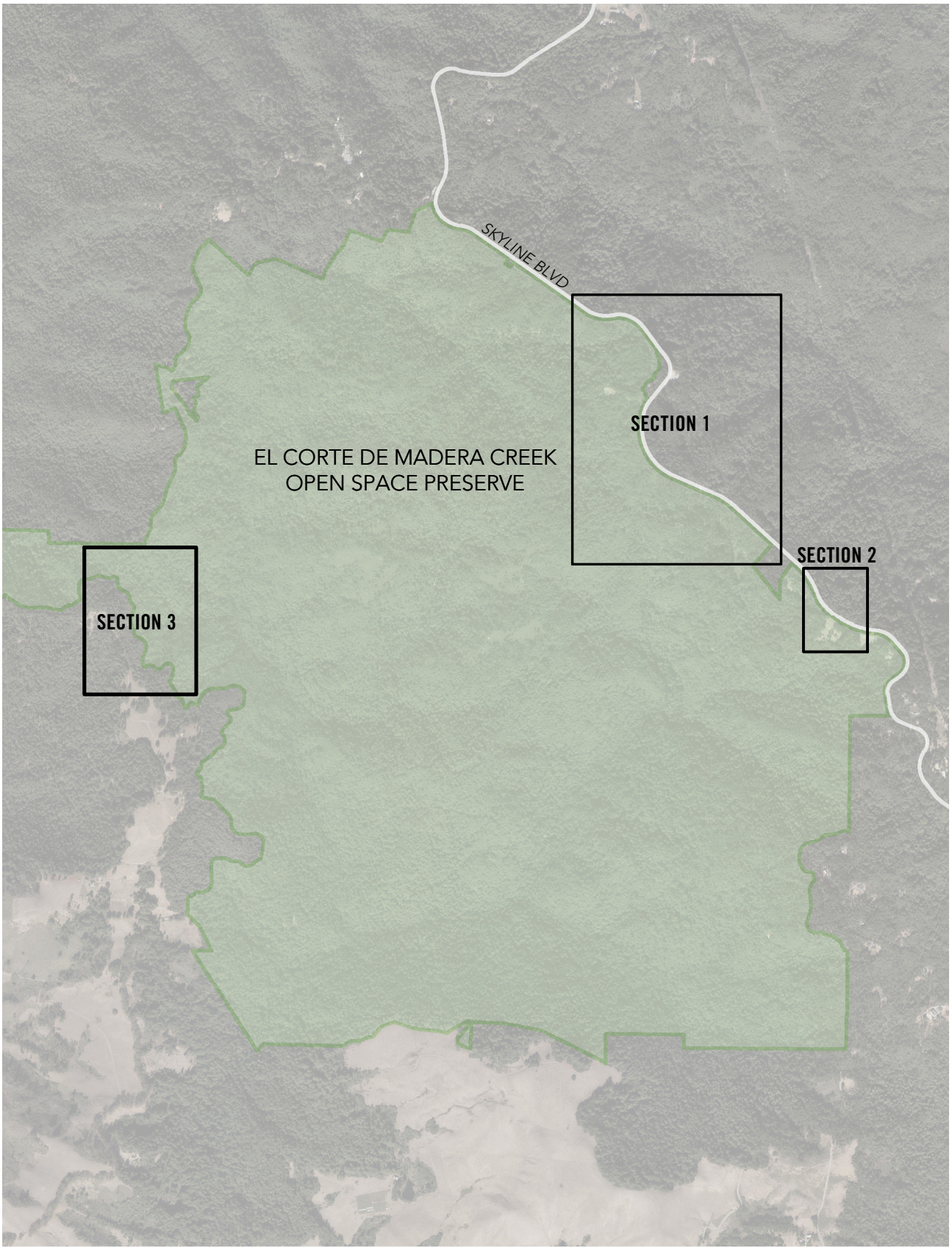
No features were evaluated at Coal Creek.

Attachment 1

EL CORTE DE MADERA CREEK

PRESERVE

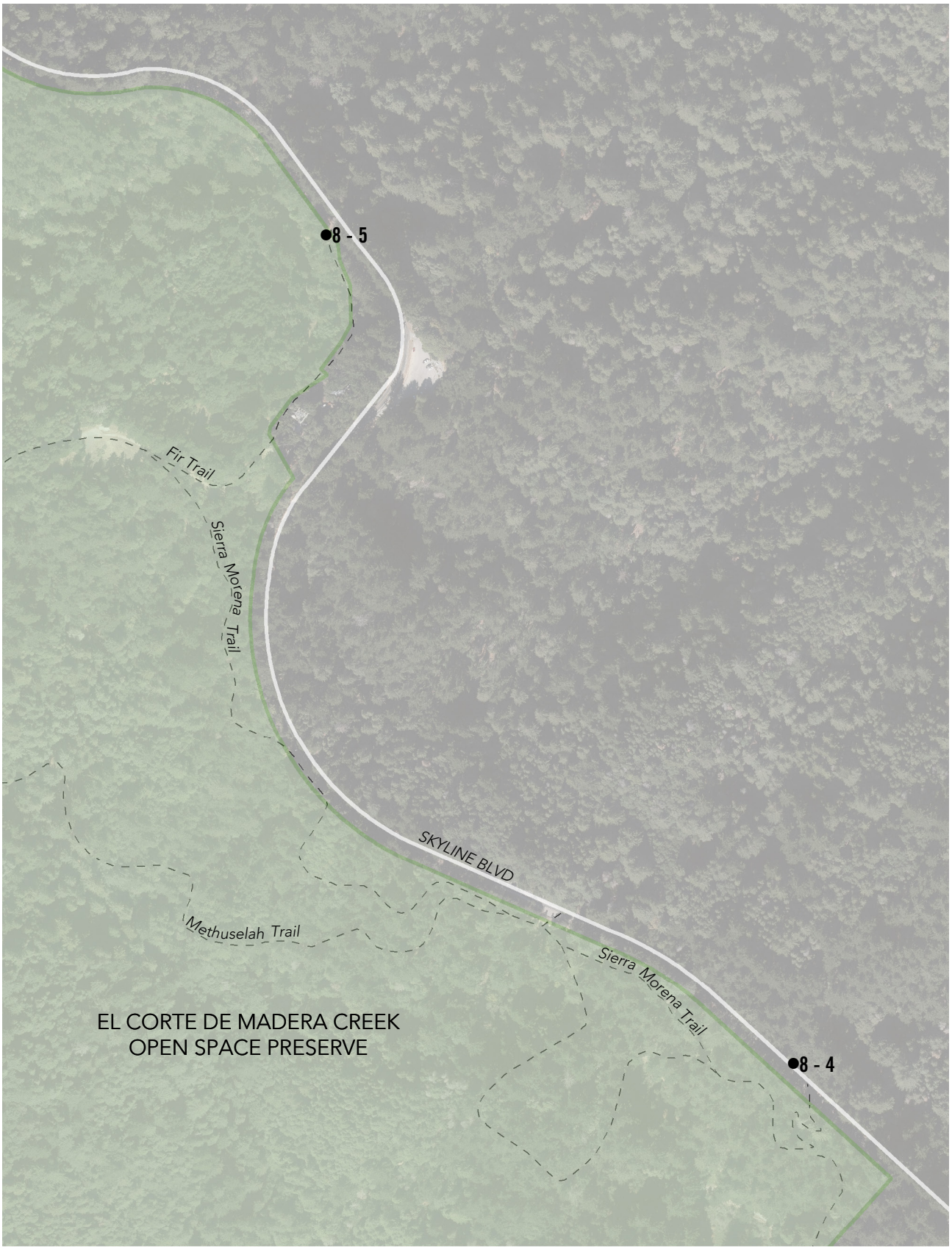
MAP SECTIONS



Attachment 1

EL CORTE DE MADERA CREEK

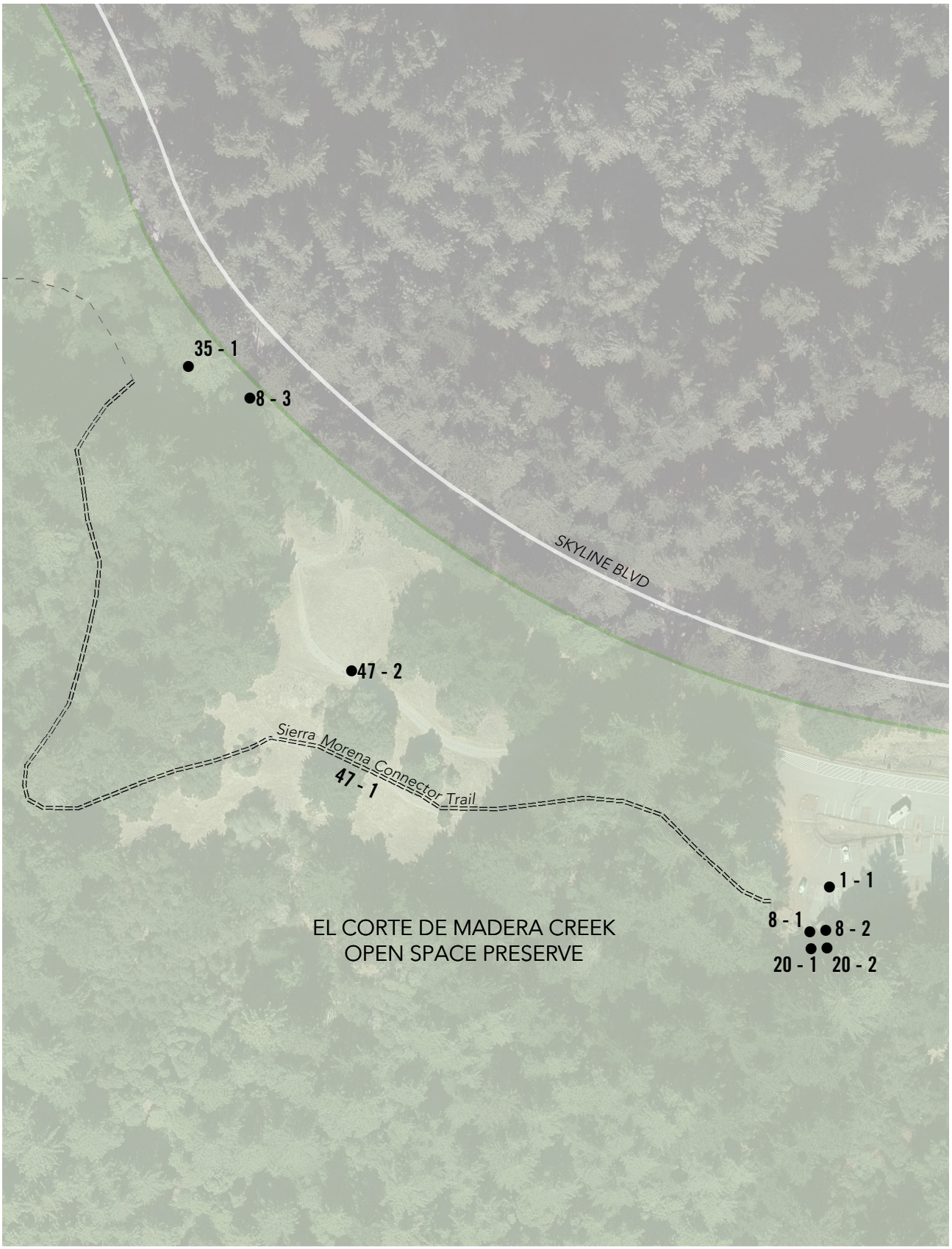
PRESERVE
SECTION 1



Attachment 1

EL CORTE DE MADERA CREEK

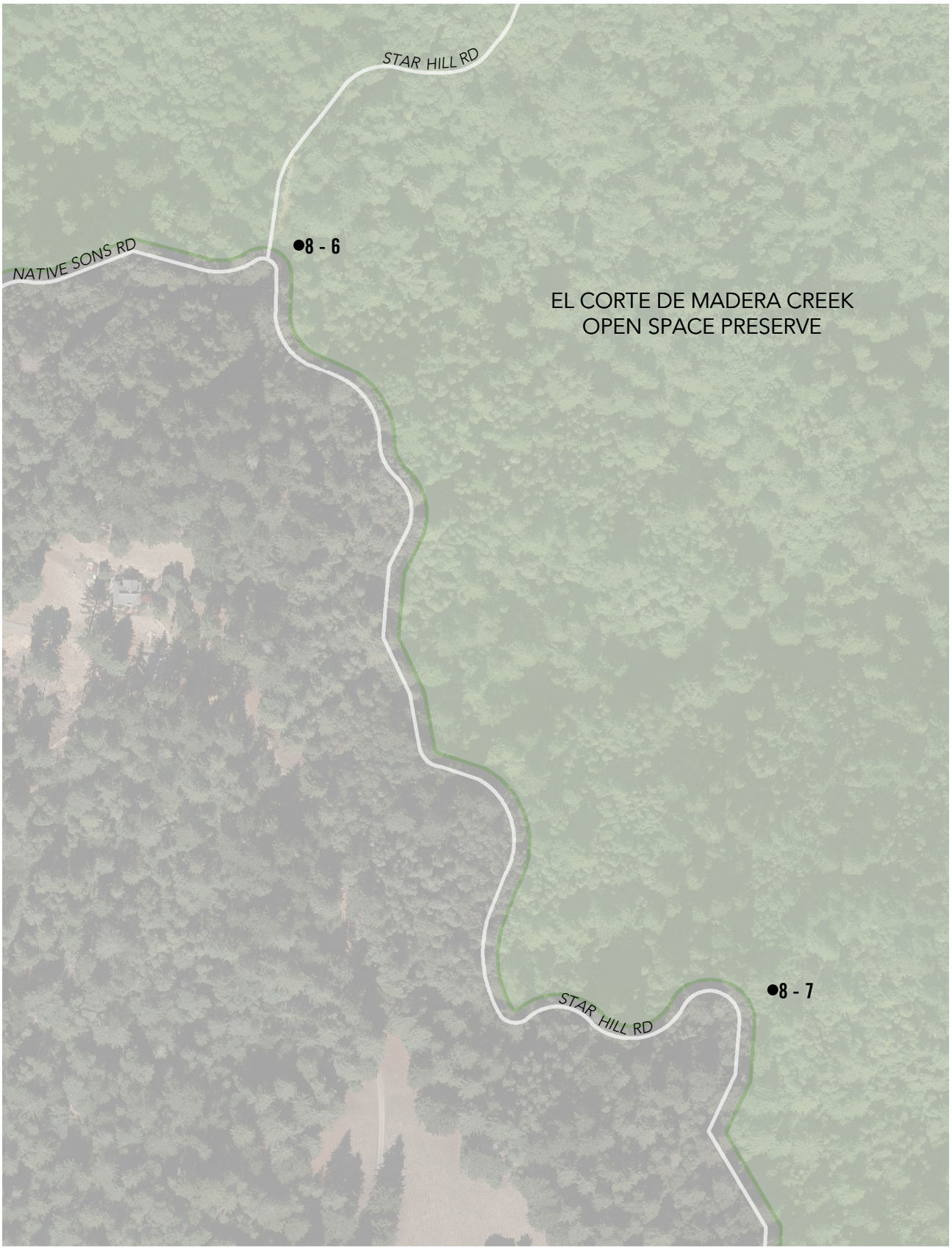
PRESERVE
SECTION 2



Attachment 1

EL CORTE DE MADERA CREEK

PRESERVE
SECTION 3



Midpeninsula Regional Open Space District
El Corte De Madera Creek

Preserve		
1 - 1	**Parking Area**	Category: 1

El Corte de Madera Main Parking Lot



Regrade accessible parking space or access aisle $8,000

Notes: Slopes of the three parking spaces and two access aisles at the Sierra Morena trailhead are 3.6% to 6.0% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Install reserved parking sign $375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Provide a pavement stencil $630

Notes: Pavement ISAs are not aligned to the end of the parking spaces.

ADA: -

Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2

Provide adequate striping $300

Notes: Accessible parking spaces are 15' long to wheel stops (required total length of space is 18' min).

ADA: -

Other: CBC 11B-502.2

Midpeninsula Regional Open Space District
El Corte De Madera Creek

Preserve		
8 - 1	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.9	
Other:	CBC 11B-404.2.9	
Regrade surface		$2,500
Notes:	Slope on the pull side of the door is 3.8% (2.0% max).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
8 - 2	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Regrade surface		$2,500
Notes:	Slope on the pull side of the door is 4.0% (2.0% max).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
8 - 3	**Door/Gate**	Category: 2
Enlarge door opening		$250
Notes:	Post extensions protrude 5-7/8" at 40-3/4" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	

Midpeninsula Regional Open Space District
El Corte De Madera Creek

Preserve		
8 - 4	**Door/Gate**	Category: 2
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 36-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 5	**Door/Gate**	Category: 2
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 37-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
Provide an accessible route		$0
Notes:	An accessible route is not provided to the gate due to 3" change in level between asphalt and adjacent surface (1/4" min, 1/2" with a bevel).	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
8 - 6	**Door/Gate**	Category: 2
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 40-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
Regrade surface		$2,500
Notes:	Slope in turning area at gate exceeds 5%.	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
8 - 7	**Door/Gate**	Category: 2
Enlarge gate opening		$0
Notes:	Clear width at gate is 31-1/2" (36" min. when located along trails or at trailheads).	
ADA:	-	
Other:	ABA 1017.3	
Provide an accessible route		$1,200
Notes:	An accessible route to the gate is not provided due to 33.1% slope.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	

Midpeninsula Regional Open Space District
El Corte De Madera Creek

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Install restroom sign	$250
Notes:	Triangle on state restroom sign is raised less than the required 1/4".
ADA:	-
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6
Replace or reposition dispenser	$250
Notes:	Height to operating mechanism of hand sanitizer is 46-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 6" in front of the water closet (7" min to 9" max).
ADA:	604.7
Other:	CBC 11B-603.5, CBC 11B-604.7
Reposition clothing hooks	$125
Notes:	Coat hook is 52" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Replace urinal	$3,000
Notes:	Urinal rim is 17-3/4" AFF (17" max). Rim projects 8-1/4" from the wall (13-1/2" min).
ADA:	605.2
Other:	CBC 11B-605.2

Midpeninsula Regional Open Space District
El Corte De Madera Creek

Preserve		
20 - 2	**Single User Restroom**	Category: 2
Install restroom sign		$250
Notes:	Triangle on state restroom sign is raised less than the required 1/4".	
ADA:	703	
Other:	-	
Replace or reposition dispenser		$125
Notes:	Height to operating mechanism of hand sanitizer is 46-3/4" AFF (40" max).	
ADA:	-	
Other:	CBC 11B-603.5	
Reposition clothing hooks		$125
Notes:	Coat hook is 52" AFF (48" max).	
ADA:	308.1	
Other:	CBC 11B-603.4	
Replace urinal		$3,000
Notes:	Urinal rim projects 8-1/4" from the wall (13-1/2" min).	
ADA:	605.2	
Other:	CBC 11B-605.2	
Replace or modify grab bars		$300
Notes:	Toilet paper dispenser is located 1-3/8" below the side grab bar (1-1/2" min clear space below the bar).	
ADA:	609.3	
Other:	CBC 11B-609.3	
35 - 1	**Other**	Category: 3
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box is 7.5% (5.0% max for gravel surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	

Midpeninsula Regional Open Space District
El Corte De Madera Creek

Preserve		
47 - 1	**Trails**	Category: 1

Sierra Morena Connector Trail

Regrade surface $ -

Notes: Existing Sierra Morena Easy Access trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards. Near start of trail (from parking lot), running slope is 8.8% to 16.8% for 40 linear feet (12.5% max for 10 feet max). An additional section is up to 10.6% for 55 linear feet between resting intervals. Brief sections of trail have cross slopes of 5.9% to 11% (5% max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Provide a firm, stable and slip resistant surface $ -

Notes: Standing water was observed on trail (note: trail was evaluated on a rainy day).

ADA: -

Other: ABA 1017.2

47 - 2	**Trails**	Category: 4

Provide an accessible route $ -

Notes: From the existing Sierra Morena Easy Access Trail, the potential trail extension connection has a running slope of 16.9% for 5 linear feet.

ADA: -

Other: ABA F206.2

Provide a firm, stable and slip resistant surface $ -

Notes: Loose gravel surface on fire road is not firm and stable for 575 linear feet.

ADA: -

Other: ABA 1017.2

Reduce or eliminate opening $ -

Notes: Small wildlife holes create openings in trail surface up to 2-1/2" in diameter (1/2" max).

ADA: -

Other: ABA 1017.6, ABA 302.3

Regrade surface $ -

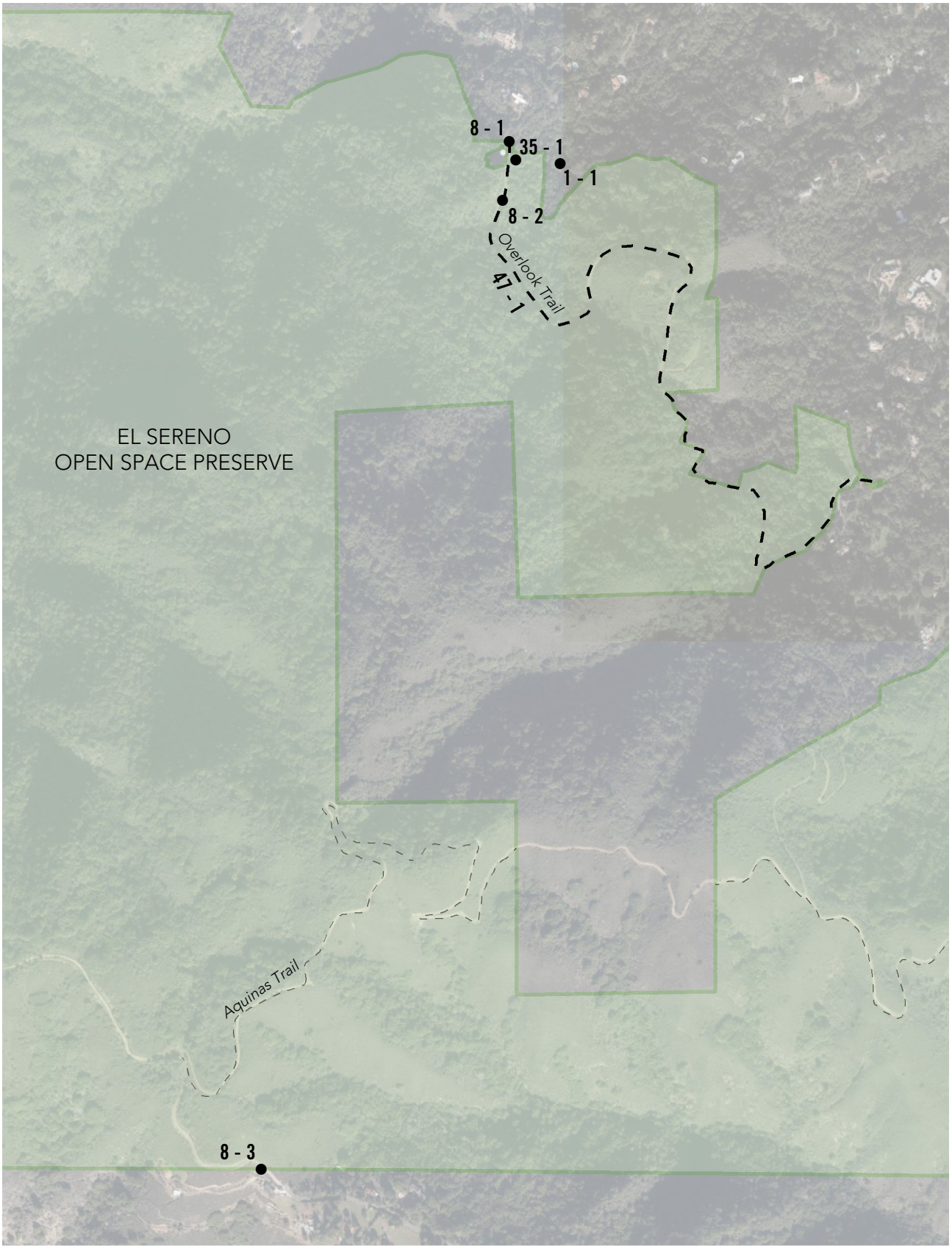
Notes: Most of proposed extension is within limits of Midpen Easy Access Trail and ABA Trail standards. As trail approaches junction with existing Sierra Morena Easy Access trail, the running slope is up to 20% for 115 linear feet. An alternate route via an abandoned spur has a running slope of up to 17% for 30 linear feet. Final connection to existing trail junction has a running slope up to 20% for 100 linear feet without sufficient resting intervals.

ADA: -

Other: ABA 1017.7.1

Attachment 1

EL SERENO
PRESERVE



Midpeninsula Regional Open Space District
El Sereno

Preserve		
1 - 1	**Parking Area**	Category: 1
	El Sereno Permit Lot at Overlook Drive	
Provide or modify accessible spaces		$2,945
Notes:	Gravel unmarked permit parking area at the Overlook trailhead could accommodate up to 6 parking spaces. An accessible parking space is not provided (min 1 van space required).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope in parking area is 11% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
8 - 1	**Door/Gate**	Category: 1
Replace door hardware		$425
Notes:	Combination lock at vehicular gate at Overlook Trail requires grasping to operate.	
ADA:	309.4	
Other:	CBC 11B-309.4, CBC 11B-404.2.7	
Regrade surface		$2,500
Notes:	Slope through block stile gate is 13.6% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
Enlarge door opening		$1,650
Notes:	Clear width at block stile gate is 26" (32" min). Wood protrudes 5-1/2" from posts at 37" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 2	**Door/Gate**	Category: 2
Enlarge door opening		$1,650
Notes:	Clear width of opening at block stile gate at Overlook Trail is 27" (32" min). Wood protrudes 5-1/2" from posts at 38-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	

Midpeninsula Regional Open Space District
El Sereno

Preserve		
8 - 3	**Door/Gate**	Category: 2
Replace or modify door threshold		$125
Notes:	Stepover gate at Aquinas Trailhead has a 16" vertical threshold (1/2" max).	
ADA:	404.2.5	
Other:	CBC 11B-404.2.5	
Provide an accessible route		$1,000
Notes:	An accessible route to the gate is not provided. Route has a running slope of up to 22% for 170 linear feet from parking area.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
35 - 1	**Other**	Category: 3
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at Overlook Trail is 6.4% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
47 - 1	**Trails**	Category: 4
	Overlook Trail	
Provide a firm, stable and slip resistant surface		$ -
Notes:	Loose rock and gravel in drainage ruts throughout Overlook Trail is not a firm and stable surface. Surface material changes to 1" to 2" loose gravel at last section of trail, which is not a firm and stable surface.	
ADA:	-	
Other:	ABA 1017.2	
Remove tread obstacle		$ -
Notes:	Drain ruts in last section of identifed trail create vertical changes in level up to 6" (2" max).	
ADA:	-	
Other:	ABA 1017.5	
Regrade surface		$ -
Notes:	Overlook Trail follows contour of hillside so cross slope is an issue to be monitored. Conditions include up to 5.7% cross slope for 110 linear feet near drainage channel and up to 12% cross slope for 95 linear feet at straightaway before trail turns east around knoll. The straightaway section also has up to 9% running slope without sufficient resting intervals. Excessive running slope is typical at drainage structures, with up to 15% at 11 drain dips across trail.	
ADA:	-	
Other:	ABA 1017.7.1, ABA 1017.7.2	

Attachment 1

FOOTHILLS
PRESERVE



Midpeninsula Regional Open Space District
Foothills

Preserve		
8 - 1	**Door/Gate**	Category: 4
Enlarge gate opening		$1,650
Notes:	Clear width of gate is 28-1/2" (36" min. when located along trails or at trailheads).	
ADA:	-	
Other:	ABA 1017.3	

Attachment 1

FREMONT OLDER
PRESERVE



Midpeninsula Regional Open Space District
Fremont Older

Preserve		
1 - 1	**Parking Area**	Category: 1
	Fremont Older Parking Lot	
Provide or modify accessible spaces		$2,945
Notes:	Designated accessible space at Prospect Road is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$750
Notes:	An additional sign or language stating "Minimum Fine $250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	-	
Other:	CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of the parking space is 3.5% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
8 - 1	**Door/Gate**	Category: 1
Regrade surface		$500
Notes:	Slope through gate is 10.6% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate at Regnart Road (FO03) is 23" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 37-1/4" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 2	**Door/Gate**	Category: 1
Replace or modify door threshold		$125
Notes:	Stepover gate threshold at FO04 creates vertical change of level of 8" (1/4" max or 1/2" max with a 1:2 bevel).	
ADA:	404.2.5	
Other:	CBC 11B-404.2.5	

Midpeninsula Regional Open Space District
Fremont Older

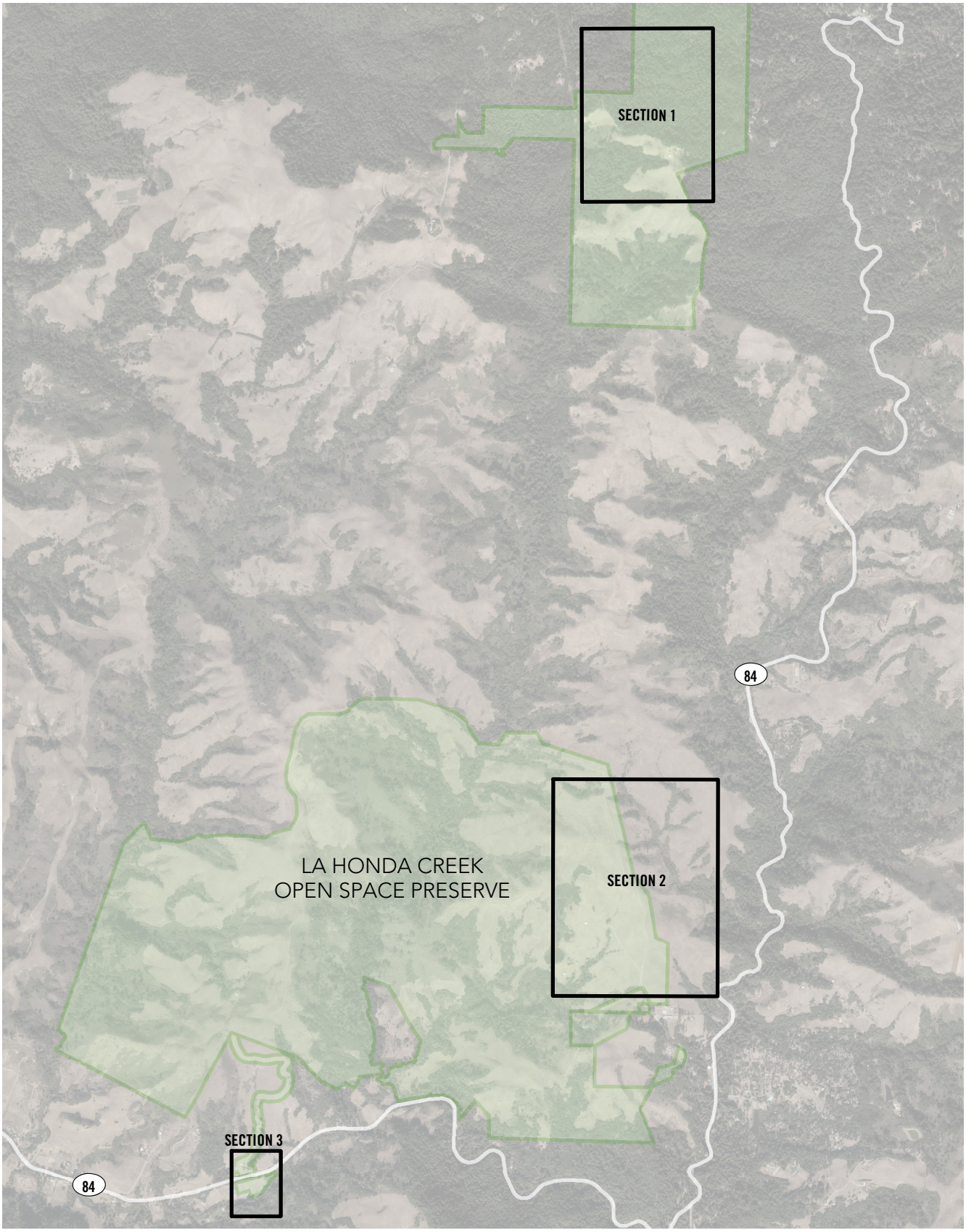
Preserve		
35 - 1	**Other**	Category: 3
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at Prospect Road is 9% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	

Attachment 1

LA HONDA CREEK

PRESERVE

MAP SECTIONS

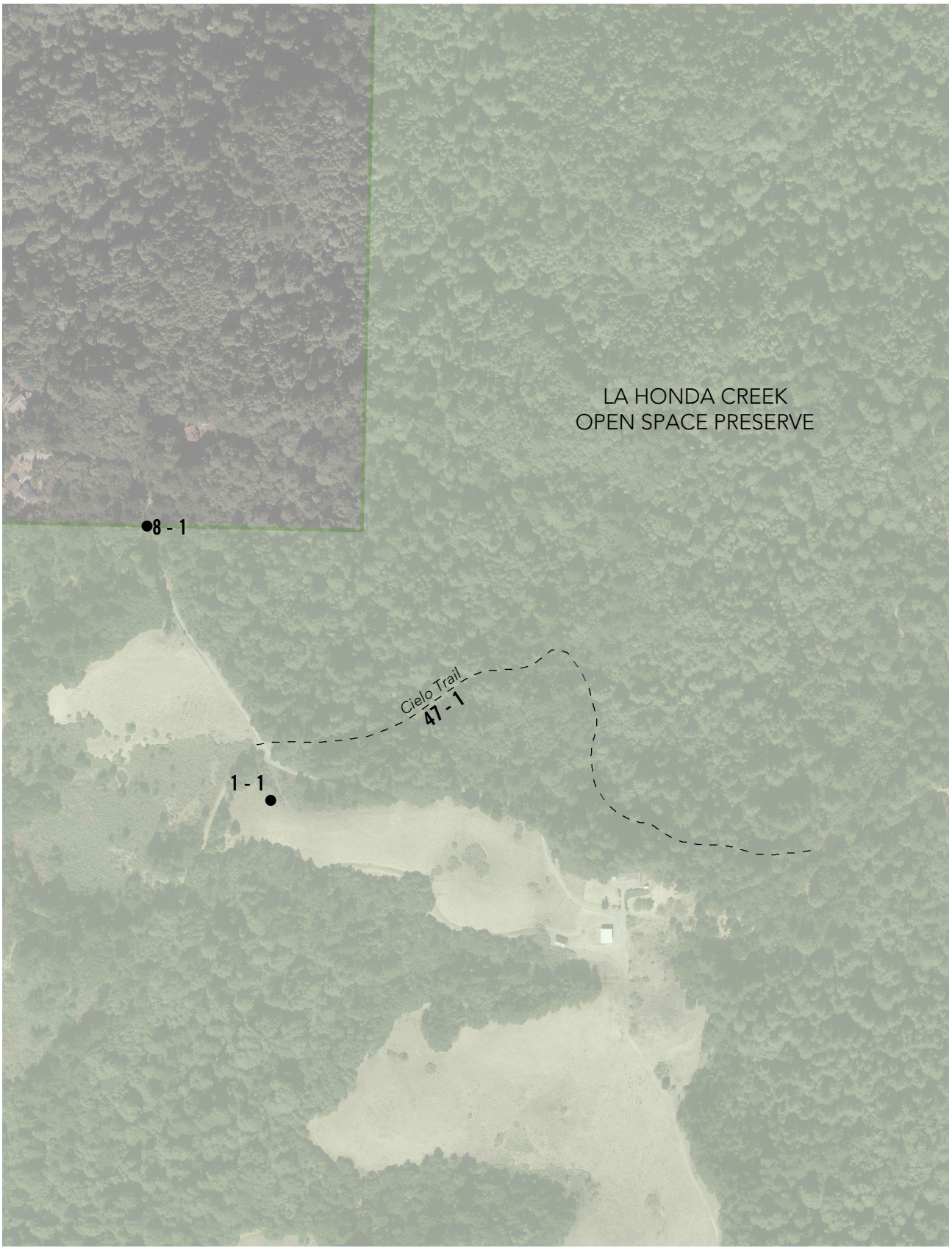


Attachment 1

LA HONDA CREEK

PRESERVE

SECTION 1



Attachment 1

LA HONDA CREEK

PRESERVE

SECTION 2

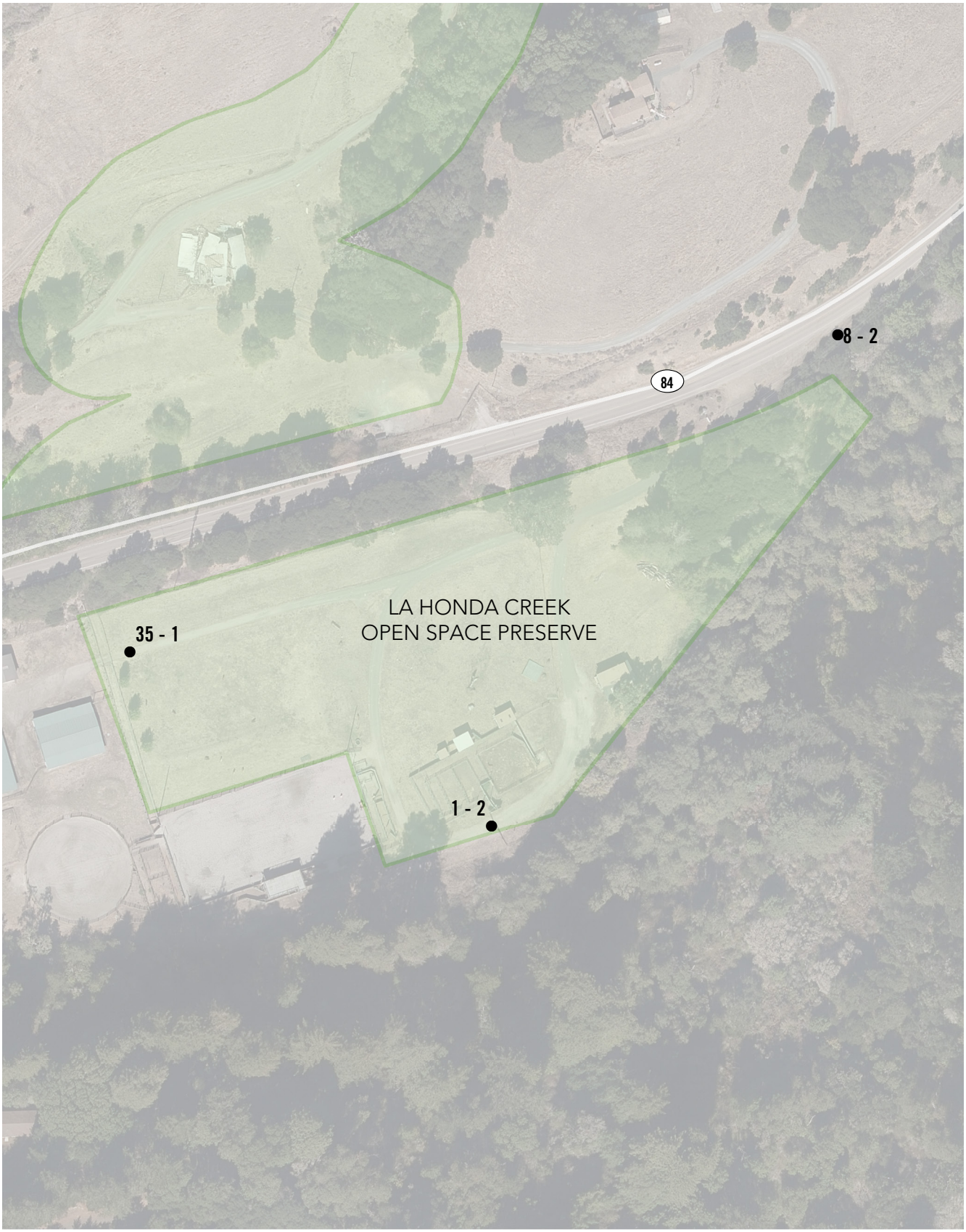


Attachment 1

LA HONDA CREEK

PRESERVE

SECTION 3



Midpeninsula Regional Open Space District
La Honda Creek

Preserve		
1 - 1	**Parking Area**	Category: 1
	La Honda Creek at Allen Road Permit Lot	
Install reserved parking sign		$375
Notes:	An additional sign or language stating "Minimum Fine $250" is not provided at the Cielo Trailhead parking lot. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	-	
Other:	CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Provide or modify accessible spaces		$2,945
Notes:	Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of parking space is 5.2% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Provide or modify accessible access aisles		$210
Notes:	Blue curb signifying accessible parking is 16' long (17' wide min for a van space).	
ADA:	502.2, 502.3.1	
Other:	CBC 11B-502.2, CBC 11B-502.3.1	
1 - 2	**Parking Area**	Category: 1
	La Honda Creek at Driscoll Event Center Equestrian	
Provide or modify accessible spaces		$2,945
Notes:	Gravel unmarked parking area for permit-only equestrian use does not provide an accessible parking space (min 1 van space required).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	

Midpeninsula Regional Open Space District
La Honda Creek

Preserve		
1 - 3	**Parking Area**	Category: 1
	La Honda Creek at Sears Ranch Parking Lot	
Provide or modify accessible spaces		$2,945
Notes:	Designated space at the Harrington Creek trailhead is not the parking space located closest to the entrance of the preserve/trail.	
ADA:	208.3.1	
Other:	CBC 11B-208.3.1	
Install reserved parking sign		$375
Notes:	A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	-	
Other:	CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
4 - 1	**Walk**	Category: 1
Widen walk		$4,710
Notes:	Width of concrete walk at Harrington Creek Trail parking area is 42-1/4" to back of curb and 48" to front of curb and adjacent flush asphalt for 78-1/2 linear feet (48" min to back of curb).	
ADA:	403.5.1	
Other:	CBC 11B-403.5.1	
Grind or patch vertical change of grade		$250
Notes:	Vertical change in level is 3/4" between concrete and compacted gravel surface and also 3/4" between gravel and bridge surface (1/4" max, 1/2" with a bevel). Changes in level between boards on bridge are up to 3/8".	
ADA:	303.2, 303.3, 403.4	
Other:	CBC 11B-303.2, CBC 11B-403.4	

Midpeninsula Regional Open Space District
La Honda Creek

Preserve		
8 - 1	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided in the 10" space above the ground on metal gate.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Regrade surface		$2,500
Notes:	Slope through gate is 8% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
Replace door hardware		$425
Notes:	Combination lock for vehicular gate requires grasping to operate.	
ADA:	309.4	
Other:	CBC 11B-309.4, CBC 11B-404.2.7	
8 - 2	**Door/Gate**	Category: 1
Replace door hardware		$425
Notes:	Combination lock at vehicular gate requires grasping to operate.	
ADA:	309.4	
Other:	CBC 11B-309.4, CBC 11B-404.2.7	
8 - 3	**Door/Gate**	Category: 1
Adjust door closer		$125
Notes:	Door closer sweep time is 3 seconds (5 seconds min).	
ADA:	404.2.8.1	
Other:	CBC 11B-404.2.8.1	
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	

Midpeninsula Regional Open Space District
La Honda Creek

Preserve		
8 - 4	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided in the 10" space above the ground on metal gate.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Regrade surface		$2,500
Notes:	Slope at the pull side strike-edge clearance of gate is 8.7% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
8 - 5	**Door/Gate**	Category: 1
Provide an accessible route		$3,900
Notes:	An accessible route to the gate is not provided. Route has a running slope up to 18.5% for 65 linear feet.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provide in the 10" space above the ground.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Regrade surface		$2,500
Notes:	Slope at the pull side stike-edge clearance of gate is 7.1% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
35 - 1	**Other**	Category: 1
Increase or provide maneuvering or clear floor area		$500
Notes:	A clear floor space is not provided at brochure box due to overgrown grass and slopes exceeding 5%.	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	

Midpeninsula Regional Open Space District
La Honda Creek

Preserve		
47 - 1	**Trails**	Category: 4
	Cielo Trail	

Provide a firm, stable and slip resistant surface $ -

Notes: Heavy accummulation of tree debris observed near start of the Cielo Trail (firm and stable surface required).

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Exposed rocks in trail create tread obstacles of up to 4" (2" max).

ADA: -

Other: ABA 1017.5

Regrade surface $ -

Notes: Slopes at Cielo Trail are largely within limits of Midpen Easy Access Trail and ABA Trail Standards. Cross slope is up to 8% for one section of 75 linear feet, and up to 7.6% for 35 feet toward the end of the trail segment (5% max). Running slope is between 7% and 13% for 180 linear feet between resting intervals at noticeable incline where trail turns south (12.5% max for 10 feet max). Running slope is up to 9% for 80 linear feet as trail descends hill (10% max for 30 feet max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

47 - 2	**Trails**	Category: 4
	Sears Ranch Road	

Regrade surface $ -

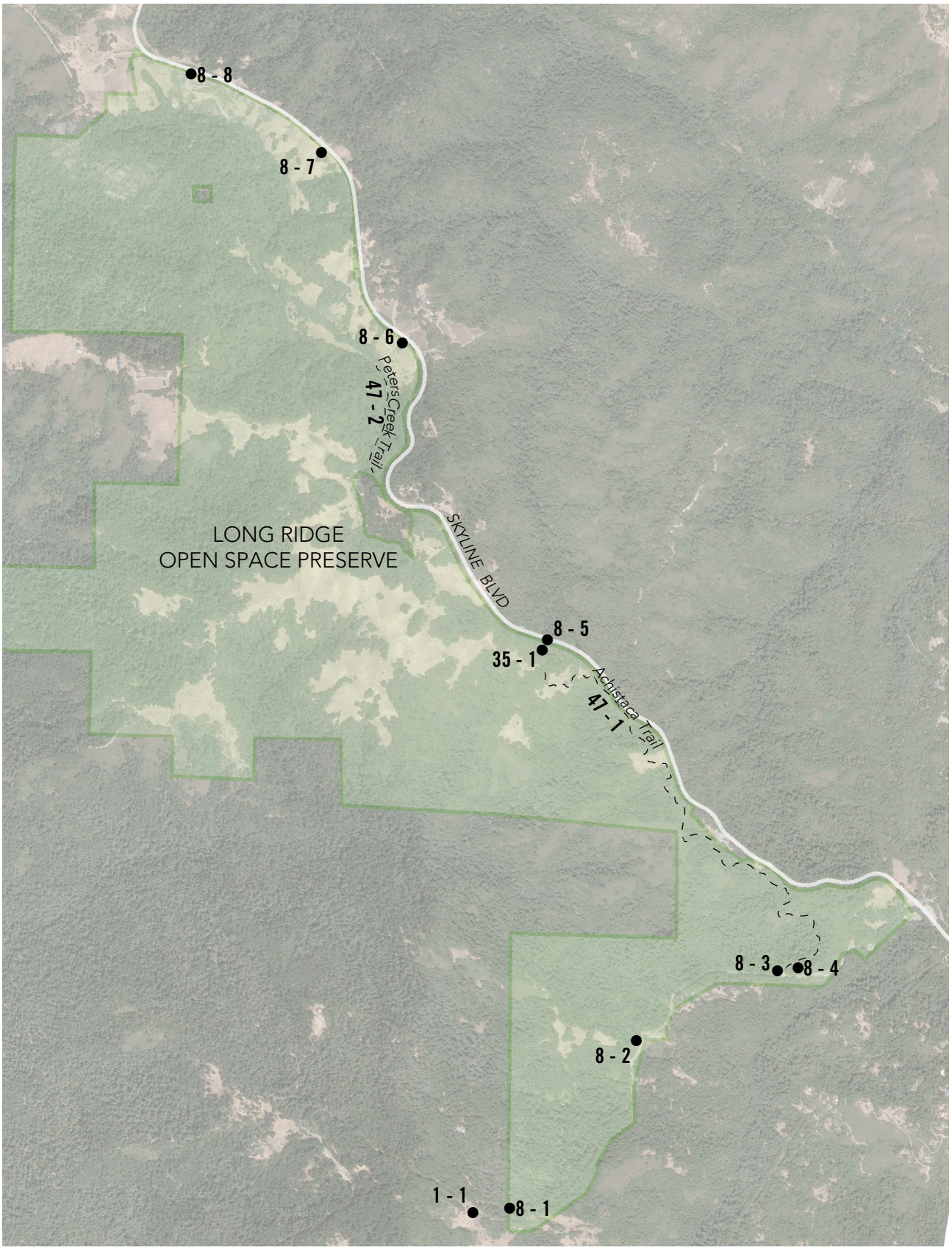
Notes: Slopes at Harrington Creek Trail are generally within limits of Midpen Easy Access Trail and ABA Trail Standards. The transition segment leading from gate 8-4 to the ranch road has a cross slope up to 6.2% for 100 linear feet, and up to 13% for 10 linear feet as it meets the ranch road (5% max). From there, the ranch road has a running slope of 5.5% to 9.5% for 175 linear feet between resting intervals, and up to 9.0% for another 50 feet (10% max for 30 feet max). One section has a running slope up to 12% for 170 linear feet between resting intervals. Small sections of cross slope up to 7% are present for the remainder of the trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Attachment 1

LONG RIDGE
PRESERVE



Midpeninsula Regional Open Space District
Long Ridge

Preserve		
1 - 1	**Parking Area**	Category: 1
	Long Ridge at Sempervirens Vista Point Parking Lot	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked gravel parking area does not provide an accessible parking space (min 1 van space required).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
8 - 1	**Door/Gate**	Category: 1
Provide an accessible route		$60
Notes:	An accessible route to the gate is not provided due to running slope of 15% for extended period from road.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
8 - 2	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 19-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 36" AFF (4" max between 34" and 80"). Even if extensions were removed, clear width between posts is 31".	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 3	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 22-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 38" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
Provide an accessible route		$0
Notes:	An accessible route to the gate is not provided due to 19% running slope.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	

Midpeninsula Regional Open Space District
Long Ridge

Preserve		
8 - 4	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 25" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 36-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 5	**Door/Gate**	Category: 1
Provide an accessible route		$1,200
Notes:	An accessible route to the gate is not provided due to 19% running slope.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
8 - 6	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 21" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 36" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 7	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 41" AFF on block stile gate (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
Provide an accessible route		$60
Notes:	An accessible route to gate is not provided due to running slope of 16% from parking area.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
Regrade surface		$2,500
Notes:	Slope through gate is 19% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	

Midpeninsula Regional Open Space District
Long Ridge

Preserve		
8 - 8	**Door/Gate**	Category: 1
Provide an accessible route		$1,200
Notes:	An accessible route to the gate is not provided. Gate is located behind residential gate.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
Regrade surface		$2,500
Notes:	Slope through gate exceeds 5%.	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided in the 10" space above the finished ground at gate.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
35 - 1	**Other**	Category: 3
Provide an accessible route		$1,200
Notes:	An accessible route to the brochure box/map board is not provided due to 19% running slope and exposed tree roots that create 3" tread obstacles.	
ADA:	206.2	
Other:	CBC 11B-206.2	

Midpeninsula Regional Open Space District
Long Ridge

Preserve		
47 - 1	**Trails**	Category: 4
	Achistaca trail	

Regrade surface $ -

Notes: Running slope of Achistaca Trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards for first 1920 linear feet from trailhead gate to 'Y' junction with decommissioned trail and spur with noticeable erosion. Typical cross slope along trail is 4.6% to 6% with brief sections up to 8% (5% max). After 'Y' junction, insufficient resting intervals are provided along segments with 9% to 12% running slope.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Remove tread obstacle $ -

Notes: Exposed rocks and broken branches in trail create tread obstacles up to 3-1/2" and up to 8" where hillside erosion has obstructed trail (2" max). Uprooted tree across end of proposed Easy Access Trail is impassible.

ADA: -

Other: ABA 1017.5

Widen trail $ -

Notes: Clear width of trail is reduced to 18" to 24" at overgrown grassy area (36" min).

ADA: -

Other: ABA 1017.3

Midpeninsula Regional Open Space District
Long Ridge

Preserve		
47 - 2	**Trails**	Category: 4

Peters Creek Trail

Provide an accessible route $ -

Notes: An accessible route to the Peters Creek Trail is not provided due to steep decline from parking area. Route from parking area and gate 8-6 has a running slope between 5.1% and 13% for 390 linear feet without sufficient resting intervals.

ADA: -

Other: ABA F206.2

Regrade surface $ -

Notes: Middle section of trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards. Section south of creek crossing up to Zen Center gates has running slopes in two areas of up to 10% and 14% for 250 linear feet without sufficient resting intervals. Final section before Long Ridge Trail junction at north has a running slope within limits, with only one section up to 6.4% for 30 linear feet near felled Douglas fir trees.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Reduce or eliminate opening $ -

Notes: Small wildlife holes create openings in trail surface up to 3" in diameter (1/2" max).

ADA: -

Other: ABA 1017.6, ABA 302.3

Provide a firm, stable and slip resistant surface $ -

Notes: Loose rocky surface on exposed bedrock close to northern trail junction with Long Ridge Trail is not a firm and stable surface.

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Rocks in trail surface create tread obstacles up to 3" and drain ruts currently create 1-1/2" changes in level that exceed limits in future without maintenance (2" max).

ADA: -

Other: ABA 1017.5

Attachment 1

LOS TRANCOS
PRESERVE



Midpeninsula Regional Open Space District
Los Trancos

Preserve		
1 - 1	**Parking Area**	Category: 1
	Los Trancos Parking Lot	
Install reserved parking sign		$500
Notes:	Bottom of sign is 49-3/8" above the parking surface at the Franciscan Loop trailhead (60" min). A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of the parking space is up to 11% (2.0% max). Surface is not firm and stable, with loose gravel at head of space and standing water observed during evaluation.	
ADA:	502.4	
Other:	CBC 11B-502.4	
8 - 1	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 21" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 40" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
35 - 1	**Other**	Category: 1
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box is 7.2% (2.0% max).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	

Midpeninsula Regional Open Space District
Los Trancos

Preserve		
47 - 1	**Trails**	Category: 4

Franciscan Loop Trail

Widen trail $ -

Notes: Width of Franciscan Loop trail varies (36 inches wide typ). Trail narrows to 22 inches neartrailhead due to cross slope and overgrown vegetation and to 18 inches in areas with tree roots.

ADA: -

Other: ABA 1017.3

Remove tread obstacle $ -

Notes: Rocky outcrops are common along trail, exceed 2" vertical change in level (2" max).

ADA: -

Other: ABA 1017.5

Provide a firm, stable and slip resistant surface $ -

Notes: Trail surface is generally firm and stable. Loose gravel has accummulated at hairpin turn and tree debris was observed at sections along trail.

ADA: -

Other: ABA 1017.2

Regrade surface $ -

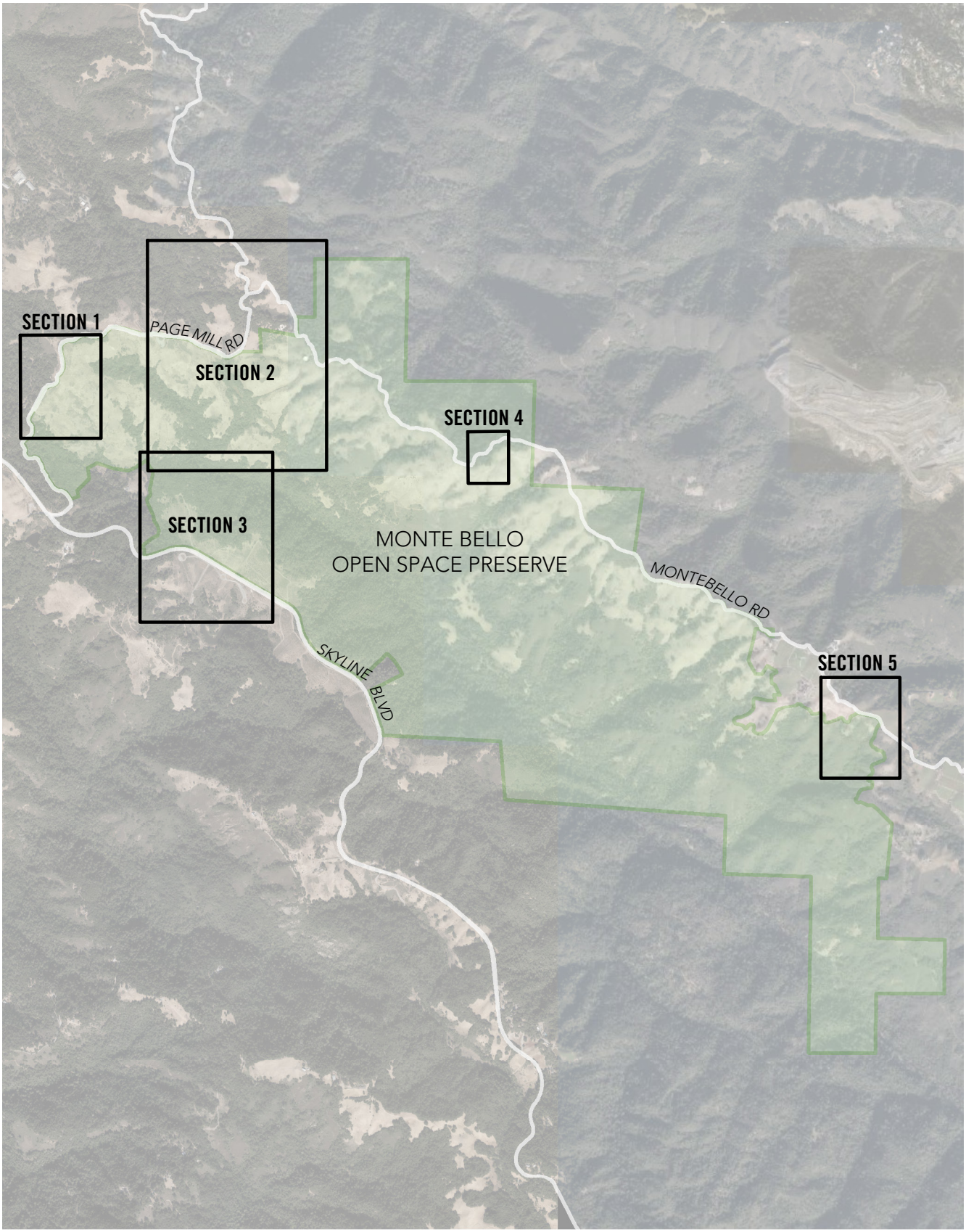
Notes: Franciscan Loop trail generally follows contour of hillside, with running slopes mostly within limits of Midpen Easy Access Trail and ABA Trail standards. Running slope at hairpin turn ranges from 10% to 20% for 57 linear feet without sufficient resting intervals (12.5% max for 10 feet max). Running slope at drain dip structures is up to 15% typ, with one section up to 19%. Cross slope exceeds limits along much of the trail, with sections up to 18% (5% max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Attachment 1

MONTE BELLO
PRESERVE
MAP SECTIONS



Attachment 1

MONTE BELLO

PRESERVE

SECTION 1

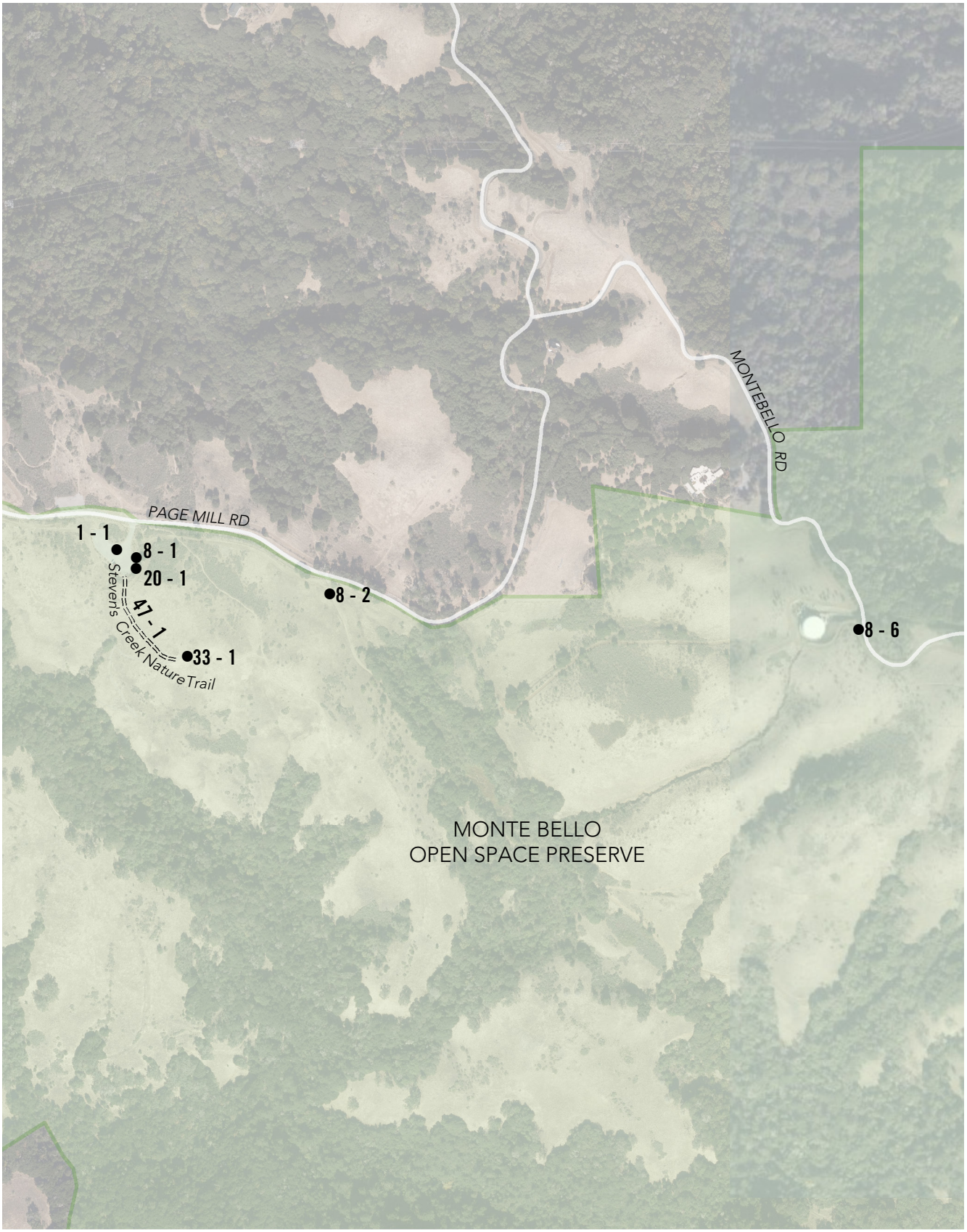


Attachment 1

MONTE BELLO

PRESERVE

SECTION 2



Attachment 1

MONTE BELLO

PRESERVE

SECTION 3

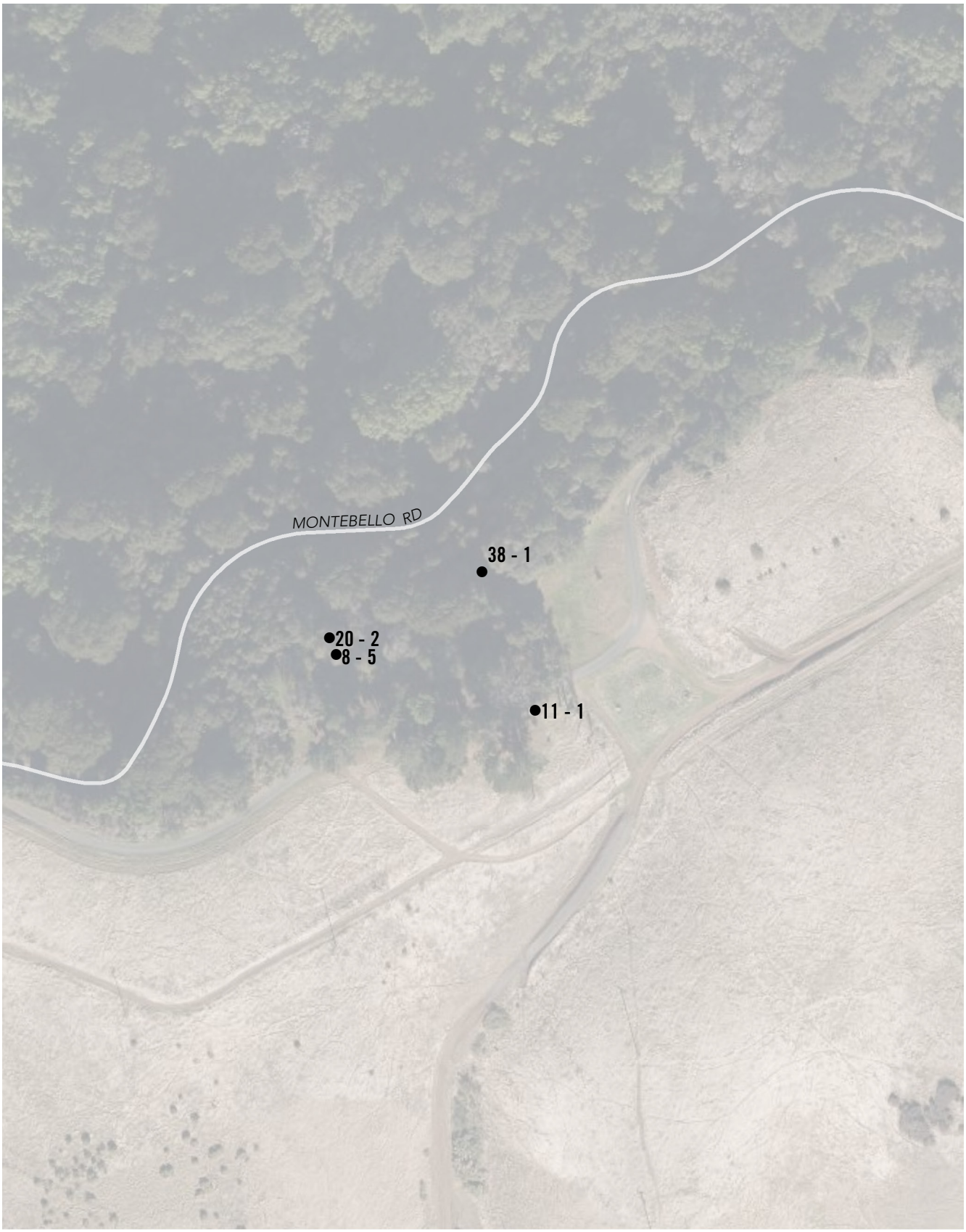


Attachment 1

MONTE BELLO

PRESERVE

SECTION 4



Attachment 1

MONTE BELLO

PRESERVE

SECTION 5



Midpeninsula Regional Open Space District
Monte Bello

Preserve		
1 - 1	**Parking Area**	Category: 1
	Monte Bello Parking Lot	
Provide or modify accessible spaces		$2,945
Notes:	An adequate number of accessible parking spaces is not provided in unmarked gravel lot at the Stevens Creek trailhead. Only 2 signed accessible spaces are provided for a parking lot that could accommodate approximately 56 spaces (min 3 spaces for 51 to 75 total parking spaces, including min 1 van space required).	
ADA:	208.2	
Other:	CBC 11B-208.2	
Provide or modify accessible access aisles		$210
Notes:	Blue curb at one van space is 15' long (17' min for van accessible space).	
ADA:	502.2, 502.3.1	
Other:	CBC 11B-502.2, CBC 11B-502.3.1	
Regrade accessible parking space or access aisle		$3,200
Notes:	Slope of van space closest to restroom is generally 3% but up to 7.2% at wheel ruts (2.0% max). Slope of van space closest to trail is 4.3% to 8% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Install reserved parking sign		$1,875
Notes:	Signs are mounted on posts 51-3/4" and 55" above the parking surface (60" min). An additional sign or language stating "Minimum Fine $250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
1 - 2	**Parking Area**	Category: 1 or 4
	Monte Bello Parking Lot at MB08	
Provide or modify accessible spaces		$2,945
Notes:	An accessible parking space is not provided in the unmarked and unpaved equestrian parking lot.	
ADA:	208.2	
Other:	CBC 11B-208.2	

Midpeninsula Regional Open Space District
Monte Bello

Preserve		
1 - 3	**Parking Area**	Category: 4
	Monte Bello Special Event Parking at MB04	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked gravel permit-only parking area at the Waterwheel Creek trailhead could accommodate up to 5 parking spaces. An accessible parking space is not provided (min 1 van space required).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of parking area is 11% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
8 - 1	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided at restroom 20-1. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Increase maneuvering space		$1,000
Notes:	Maneuvering clearance on the pull side of the door is 51" to edge of concrete (60" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	

Midpeninsula Regional Open Space District
Monte Bello

Preserve		
8 - 2	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Gate posts are 31-1/2" apart and 20" apart at 33-1/2" above the ground surface due to post extensions at block stile gate (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" from the posts at 33-1/2" AFF (4" max. between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 3	**Door/Gate**	Category: 1
Provide an accessible route		$720
Notes:	An accessible route is not provided to the pedestrian gate. Route is up to 24% for 12 linear feet where pedestrian path diverges from vehicular drive.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
8 - 4	**Door/Gate**	Category: 1
Enlarge door opening		$500
Notes:	Ground surface has built-up at posts, reducing the usable clear width to 12" (32" min clear width).	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	

Midpeninsula Regional Open Space District
Monte Bello

Preserve		
8 - 5	**Door/Gate**	Category: 1
Provide strike edge clearance		$2,500
Notes:	Strike-edge clearance on the pull side of the door at restroom 20-2 is 13-1/4" to edge of concrete (18" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
Increase maneuvering space		$1,000
Notes:	Maneuvering clearance on pull side of door is 58" to edge of concrete (60" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door closer sweep time is 3-1/2 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 6	**Door/Gate**	Category: 1
Replace door hardware		$425
Notes:	Combination lock on vehicular gate requires grasping to operate.	
ADA:	309.4	
Other:	CBC 11B-309.4, CBC 11B-404.2.7	
8 - 7	**Door/Gate**	Category: 1
Regrade surface		$2,500
Notes:	Slope through pedestrian gate near unmarked equestrian parking area 1-2 is 12% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	

Midpeninsula Regional Open Space District
Monte Bello

Preserve		
11 - 1	**Telephone**	Category: 3

Provide clear floor space	$1,000
Notes:	Slope of the clear floor space at pay phone is 6.8% (5% max for natural surface).
ADA:	305.3, 704.2.1
Other:	CBC 11B-704.2.1
Reposition phone equipment	$500
Notes:	Coin slot is 52-1/2" above the ground (48" max).
ADA:	308.3.1, 308.3.2
Other:	CBC 11B-308.3.1, CBC 11B-308.3.2

20 - 1	**Single User Restroom**	Category: 2

Provide an accessible route	$0
Notes:	An accessible route is not provided to the restroom due to 1-3/4" vertical change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).
ADA:	206.2
Other:	CBC 11B-206.2
Install restroom sign	$500
Notes:	The state restroom sign is centered 64" AFF (58" min to 60" max). Letters on federal sign do not provide adequate contrast.
ADA:	703
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6
Reposition clothing hooks	$125
Notes:	Usable part of coat hook is 48-1/2" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Replace or reposition dispenser	$250
Notes:	Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 13" in front of the water closet (7" min to 9" max).
ADA:	604.7
Other:	CBC 11B-603.5, CBC 11B-604.7
Replace or modify grab bars	$600
Notes:	Rear grab bar extends from the centerline of the water closet 14-1/4" and 21-3/4" (36" long min, extends 12" and 24" min from centerline of water closet).
ADA:	604.5.2
Other:	CBC 11B-604.5.2

Midpeninsula Regional Open Space District
Monte Bello

Preserve		
20 - 2	**Single User Restroom**	Category: 2

Provide an accessible route $0

Notes: An accessible route is not provided to the restroom due to 1" change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).

ADA: 206.2

Other: CBC 11B-206.2

Install restroom sign $500

Notes: The state restroom sign is centered 61" AFF (58" min to 60" max) and triangle and circle symbols are raised 1/8" (1/4" min required). Centerline of federal tactile and braille sign is 8" from edge of door swing (18" by 18" min clear floor space required).

ADA: 703

Other: CBC 11B-216.8, CBC 11B-703.7.2.6

Reposition clothing hooks $125

Notes: Coat hook is 49" AFF (48" min).

ADA: 308.1

Other: CBC 11B-603.4

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer dispenser is 48" AFF (40" max). Centerline of the toilet paper roll dispenser is 9-3/4" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace urinal $3,000

Notes: Urinal rim is 18-1/2" AFF (17" max) and projects 8-1/2" from the wall (13-1/2" min).

ADA: 605.2

Other: CBC 11B-605.2

Replace or modify grab bars $300

Notes: Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).

ADA: 604.5.2

Other: CBC 11B-604.5.2

33 - 1	**Outdoor Constructed Features**	Category: 2

Increase or provide clear floor area $500

Notes: A clear floor space for companion seating is not provided adjacent to the bench outside of trail (36" by 48" min).

ADA: -

Other: ABA 1011.2.1

Midpeninsula Regional Open Space District
Monte Bello

Preserve

38 - 1 Camping Facilities Category: 2

Provide accessible camping elements $0

Notes: Water faucet mechanisms at individual camp sites require grasping and twisting to operate (element is required to be operable with one hand and without requiring tight grasping, pinching, or twisting of the wrist). Slope of the clear floor space at water faucet is 5.6% to 7.4% (5% max for natural surface). At group camp site, operable effort of water faucet exceeds 25 lbs (5 lbs max).

Monolithic camp tables do not provide an accessible opportunity for dining or food prep at campsite. The layout of adjacent fixed logs for seating limits the path of travel to the table (ADA 206.2, CBC 11B-206.2) and adjacent clear ground space for use of table (ADA 305, 11B-305). Additionally, the requirements for an accessible dining surface require knee and toe clearances (ADA 306, 11B-306) and a height of 28 to 34 inches (ADA 902, CBC 11B-902).

Shelf in food locker is 14" above the ground (15" min to 48" max) and operable effort of lock mechanism exceeds 5 lbs.

ADA: -

Other: ABA F244.2.3, ABA F244.2.4

47 - 1 Trails Category: 1

Stevens Creek Nature Trail

Reduce or eliminate opening $ -

Notes: Small wildlife holes on side of Stevens Creek Nature trail are 2" to 3" in diameter (1/2" max). Shortly after trail turns east, there is an 11-inch-diameter depression in trail (1/2" max).

ADA: -

Other: ABA 1017.6, ABA 302.3

Provide a firm, stable and slip resistant surface $ -

Notes: Compacted gravel surface is generally accessible but loose gravel is typical at low points on changes in elevation and where erosion from adjacent uphill slope has come onto trail (firm and stable surface req).

ADA: -

Other: ABA 1017.2

Regrade surface $ -

Notes: Trail is mostly within limits of Midpen Easy Access Trail and ABA Trail Standards. One section has a running slope of trail up to 15% for 25 linear feet (12.5% max for 10 feet max). Where trail turns east, cross slope is up to 6.0% for 13 linear feet (5.0% max). In the 60" turnaround at end of accessible trail, slope is 7.0% (5.0% max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2, ABA 1017.8.3

Attachment 1

PICCHETTI RANCH

BUILDING

MAIN HOUSE



Midpeninsula Regional Open Space District
Picchetti Ranch

Building Main House

6 - 1 Stairway — Category: 2

Replace stairs $1,200

Notes: Four riser heights range from 1" to 6-3/4" (uniform heights are required).
ADA: 504.2
Other: CBC 11B-504.2

Install tread striping $0

Notes: No non-slip, contrasting tread striping is provided (required for all treads on an exterior stairway).
ADA: -
Other: CBC 11B-504.4.1

Install a handrail $0

Notes: Handrails are not provided on either side of the stairway (handrails on both sides are required).
ADA: 505.10.2, 505.10.3, 505.3
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3

8 - 1 Door/Gate — Category: 1

Replace or modify door threshold $125

Notes: Door's double threshold has a vertical change of level of 5" plus 2" (1/4" max or 1/2" max with a 1:2 bevel).
ADA: 404.2.5
Other: CBC 11B-404.2.5

Provide or modify door kick plate $225

Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.
ADA: 404.2.10
Other: CBC 11B-404.2.10

Enlarge door opening $1,650

Notes: Door is 29-3/4" wide (min 32" clear width required). Height of clear opening is 78” AFF (min 80" required).
ADA: 404.2.3
Other: CBC 11B-404.2.3

Midpeninsula Regional Open Space District
Picchetti Ranch

Building Main House		
8 - 2	**Door/Gate**	Category: 1

Replace or modify door threshold	$125
Notes:	Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).
ADA:	404.2.5
Other:	CBC 11B-404.2.5
Enlarge door opening	$1,650
Notes:	Door is 30" wide (min 32" clear width required). Height of clear opening is 77-3/8” AFF (min 80" required).
ADA:	404.2.3
Other:	CBC 11B-404.2.3
Replace door hardware	$425
Notes:	Door knob requires grasping and twisting.
ADA:	309.4
Other:	CBC 11B-309.4, CBC 11B-404.2.7
Raise or lower existing hardware	$125
Notes:	Door lock is 62-1/4" AFF (max 34" min to 44" required).
ADA:	404.2.7
Other:	CBC 11B-404.2.7
Provide or modify door kick plate	$225
Notes:	A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.
ADA:	404.2.10
Other:	CBC 11B-404.2.10

Midpeninsula Regional Open Space District
Picchetti Ranch

Building Main House

8 - 3 Door/Gate — Category: 1

Replace or modify door threshold $125

Notes: Door threshold has a vertical change of level of 1/2" without a bevel (1/4" max or 1/2" max with a 1:2 bevel).
ADA: 404.2.5
Other: CBC 11B-404.2.5

Enlarge door opening $1,650

Notes: Door is 27-1/2" wide (min 32" clear width required). Height of clear opening is 79” AFF (min 80" required).
ADA: 404.2.3
Other: CBC 11B-404.2.3

Replace door hardware $425

Notes: Door knob requires grasping and twisting.
ADA: 309.4
Other: CBC 11B-309.4, CBC 11B-404.2.7

Increase maneuvering space $0

Notes: Maneuvering clearance on pull side of door is obstructed by chair (60" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

Provide strike edge clearance $0

Notes: Strike-edge clearance on pull side of door is obstruced by chair (18" min).
ADA: 404.2.4.1
Other: CBC 11B-404.2.4.1

8 - 4 Door/Gate — Category: 1

Enlarge door opening $1,650

Notes: Door is 27-3/4" wide (min 32" clear width required). Height of clear opening is 76-7/8” AFF (min 80" required).
ADA: 404.2.3
Other: CBC 11B-404.2.3

Replace door hardware $425

Notes: Door knob requires grasping and twisting.
ADA: 309.4
Other: CBC 11B-309.4, CBC 11B-404.2.7

Midpeninsula Regional Open Space District
Picchetti Ranch

Building Main House

18 - 1 Room — Category: 2

Attach carpet or tile to the floor surface	$125
Notes: Carpet is not securely attaced to the floor surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Reposition controls and outlets	$200
Notes: Light switches are 54-1/2" and 57" AFF (15" min to 48" max).	
ADA: 308.3.1, 308.3.2	
Other: CBC 11B-308.3.1, CBC 11B-308.3.2	

20 - 1 Single User Restroom — Category: 2

Renovate restroom	$75,000
Notes: The restroom is not accessible and will require a complete renovation. Room dimensions are 49-1/2" by 82".	
ADA: 213.3, 604.8	
Other: CBC 11B-213.1, CBC 11B-604.1	
Increase water closet clear width or depth	$0
Notes: There is 21" in front of the water closet to front wall (48" min).	
ADA: 604.8.1.1	
Other: CBC 11B-604.3.1, CBC 11B-604.8.1.1.1	
Replace or reposition fixtures	$0
Notes: The water closet centerline is 15-1/4" from the wall (17" min to 18" max).	
ADA: 604.2	
Other: CBC 11B-604.2	
Modify lavatory or counter clearances	$0
Notes: Knee space is not provided under the lavatory (27" min AFF measured 8" from front edge of lavatory).	
ADA: 306.3.1, 306.3.3	
Other: CBC 11B-306.3.3	
Reposition toilet flush controls	$0
Notes: Flush control is not located on the wide side of fixture.	
ADA: 604.6	
Other: CBC 11B-604.6	

Midpeninsula Regional Open Space District
Picchetti Ranch

Building Main House		
22 - 1	**Bathing Facility**	Category: 2

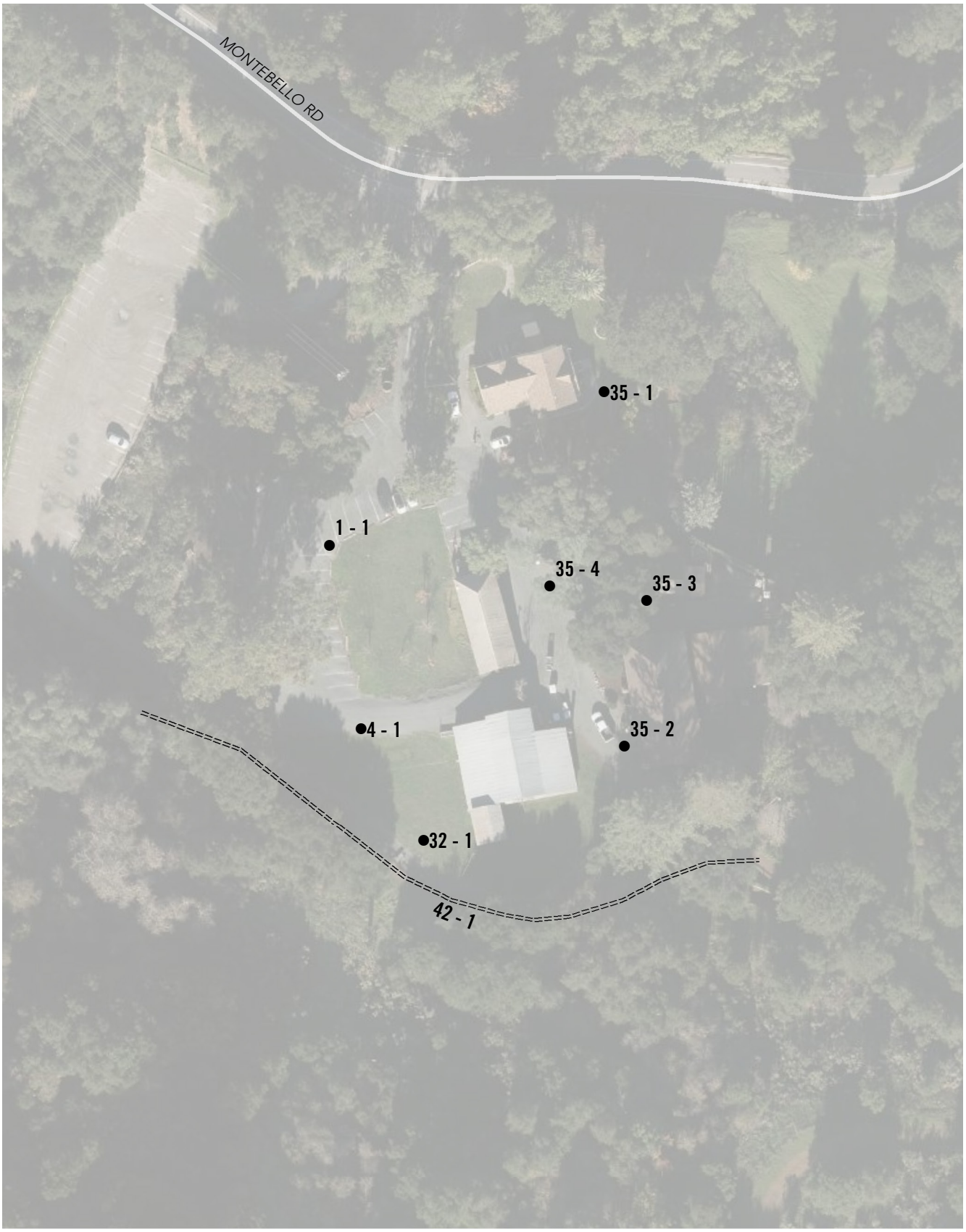
Replace or modify threshold	$250
Notes:	Threshold into shower has a vertical change in level of 4-1/2" (1/4" max, 1/2" with a 1:2 bevel).
ADA:	608.7
Other:	CBC 11B-608.7
Provide an accessible shower	$10,000
Notes:	Entrance/door opening into shower is 17-1/2" wide (min 36" required).
ADA:	608.2.3
Other:	CBC 11B-608.2.3

Attachment 1

PICCHETTI RANCH

PRESERVE

WINERY PICNIC AREA



Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Winery Picnic Area

1 - 1 Parking Area — Category: 1

Location name unspecified

Provide or modify accessible spaces — $2,945

Notes: There are 51 parking spaces at the Winery Picnic area. No accessible parking spaces are provided (min 3 parking space are required for 51 to 75, including 1 van space).

ADA: 208.2, 208.2.4

Other: CBC 11B-208.2, CBC 11B-208.2.4

Install reserved parking sign — $375

Notes: Required signage is not provided.

ADA: 502.6

Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

4 - 1 Walk — Category: 1

Regrade surface — $60

Notes: The walk in the Winery Picnic Area begins at the front gate (see picture 104)and ends at the Winery tasting room. Walk has a running slope of 5.9% to 10.3% (max 5.0% required) and cross slope up to 3.0% for 110 linear feet (max 2% required). Another section has running slope between 5.9% and 8.9% for 80 linear feet.

ADA: 403.3

Other: CBC 11B-403.3

Provide a firm, stable and slip resistant surface — $15

Notes: Surface varies but loose gravel in places is not stable and slip-resistant (surfacel is required to be firm, stable, and slip-resistant).

ADA: 302.1

Other: CBC 11B-302.1

Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Winery Picnic Area

32 - 1 Picnic Area — Category: 2

Increase or provide clear floor area — $700

Notes: A 36" min clear space around the picnic tables is not provided.

ADA: -

Other: ABA 1011.2.1

Provide an accessible picnic unit — $19,200

Notes: Picnic area has 29 tables, none of which are designed for accessibility (20% minimum, but not less than two picnic units are required to be accessible). An accessible table has an area 30” min wide for knee space, 27” knee clearance above the ground measured 8” horizontally from the front face of the table, and 9” toe clearance above the ground extending 17” from the front face of the table. An accessible table top also has the dining surface 28” min to 34” max above the ground.

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

35 - 1 Other — Category: 2

Provide an accessible route — $60

Notes: An accessible route to the ceremony lawn in the Winery Picnic Area is not provided due to loose gravel surface for 78 linear feet.

ADA: 206.2

Other: CBC 11B-206.2

35 - 2 Other — Category: 2

Increase or provide maneuvering or clear floor area — $500

Notes: Slope of the clear ground space at interpretive sign in Winery Picnic Area is 6.9% (5% max for natural surface).

ADA: 305.3, 305.5

Other: CBC 11B-305.5

35 - 3 Other — Category: 2

Increase or provide maneuvering or clear floor area — $500

Notes: Slope of the clear floor space at interpretive sign in Winery Picnic Area is 9.6% (5% max for natural surface).

ADA: 305.3, 305.5

Other: CBC 11B-305.5

35 - 4 Other — Category: 2

Increase or provide maneuvering or clear floor area — $500

Notes: Slope of the clear floor space at interpretive sign is 8.1% (5% max for natural surface).

ADA: 305.3, 305.5

Other: CBC 11B-305.5

Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Winery Picnic Area		
42 - 1	**Outdoor Recreation Access Route**	Category: 1
	Zinfandel Trail	

Regrade surface $ -

Notes: Outdoor Recreation Access Route in Winery Picnic Area connects picnic area tables to parking and restrooms. It has a running slope up to 10.5% and a cross slope of up to 8.1% for 305 linear feet (5% max in any direction for surfaces other than concrete, asphalt or boards).

ADA: -

Other: ABA 1016.8.3

Widen walk $ -

Notes: Route narrows to 32" where it passes a few tables (36" wide minimum path of travel per outdoor developed area guidelines or 48" minimum per California Building Code 11B.403.5.1 Exception 3).

ADA: -

Other: ABA 1016.3

Attachment 1

PICCHETTI RANCH

PRESERVE OTHER
MAP SECTIONS



Attachment 1

PICCHETTI RANCH

PRESERVE OTHER

SECTION 1



Attachment 1

PICCHETTI RANCH

PRESERVE OTHER

SECTION 2



Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Other			
1 - 1	**Parking Area**	Category: 1	
	Picchetti Ranch Parking Lot		
Provide or modify accessible spaces			$2,945
Notes:	Unmarked gravel parking area at the Winery could accommodate up to 46 parking spaces and has two designated accessible spaces. There are no designated van accessible spaces (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA:	208.2, 208.2.4		
Other:	CBC 11B-208.2, CBC 11B-208.2.4		
Regrade accessible parking space or access aisle			$4,800
Notes:	Slopes of parking spaces are 6.2% (2.0% max).		
ADA:	502.4		
Other:	CBC 11B-502.4		
Install reserved parking sign			$1,125
Notes:	An additional sign or language stating "Minimum Fine $250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA:	-		
Other:	CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
8 - 1	**Door/Gate**	Category: 1	
Enlarge door opening			$250
Notes:	Block stile gate at Zinfandel Easy Access Trailhead has post extensions that protrude 5-1/2" at 35" AFF (4" max between 34" and 80").		
ADA:	404.2.3		
Other:	CBC 11B-404.2.3		
8 - 2	**Door/Gate**	Category: 1	
Attach loose mat to the floor surface			$125
Notes:	Door mat at restroom is not securely attached to ground surface.		
ADA:	302.2		
Other:	CBC 11B-302.2		
Replace door hardware			$425
Notes:	The hardware at the door at restroom 20-1 requires grasping and twisting.		
ADA:	309.4		
Other:	CBC 11B-309.4, CBC 11B-404.2.7		

Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Other		
8 - 3	**Door/Gate**	Category: 4
Replace or modify door threshold		$125
Notes:	Stepover gate threshold at the Orchard Loop Trailhead at Montebello Road has a vertical threshold of 8" (1/2" max).	
ADA:	404.2.5	
Other:	CBC 11B-404.2.5	
8 - 4	**Door/Gate**	Category: 4
Replace or modify door threshold		$125
Notes:	Stepover gate at Bear Meadow trailhead has a vertical threshold of 8" (1/2" max).	
ADA:	404.2.5	
Other:	CBC 11B-404.2.5	
10 - 1	**Drinking Fountain**	Category: 3
Install an additional high or low fountain		$0
Notes:	A wheelchair accessible fountain is not provided.	
ADA:	211.2	
Other:	CBC 11B-211.2	
Replace fountain		$3,000
Notes:	Bubbler height on the post-mounted fountain is 48" above the ground (38" min to 43" max for standing fountain).	
ADA:	602.7	
Other:	CBC 11B-602.7	

Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Other		
20 - 1	**Single User Restroom**	Category: 2

Install restroom sign $500

Notes: The state restroom sign is centered 68" AFF (58" min to 60" max). A federal tactile and braille restroom sign is not provided (required federal sign is to be mounted on the latch side of the door).

ADA: 703

Other: CBC 11B-216.8, CBC 11B-703.7.2.6

Provide an accessible route $1,500

Notes: An accessible route is not provided to the restroom due to loose gravel surface and running slope of up to 17% for 25 linear feet between Zinfandel Trail and restroom.

ADA: 206.2

Other: CBC 11B-206.2

Regrade surface $3,000

Notes: Slope of floor near drain is up to 5.7% (2% max).

ADA: 305.2

Other: CBC 11B-403.2, CBC 11B-403.3

Modify lavatory or counter clearances $1,500

Notes: Knee space is 25-1/2" AFF measured 8" from front edge of the lavatory (27" min). Toe space extends 7" due to pedestal-type lavatory (17" min at 9" above the floor).

ADA: 306.2.1, 306.2.3, 306.3.1, 306.3.3

Other: CBC 11B-306.2.3, CBC 11B-306.3.3

Replace or reposition mirror $150

Notes: Bottom of the mirror's reflecting surface above the lavatory is 50-1/2" AFF (40" max).

ADA: 603.3

Other: CBC 11B-603.3

Replace or reposition dispenser $250

Notes: Height to operating mechanism of toilet seat cover dispenser is 52-1/2" AFF (40" max). A 30" by 48" clear floor space in front of seat cover dispenser is not provided. The toilet seat cover dispenser is located behind the front of the toilet fixture. Centerline of the toilet paper roll dispenser is 14-1/2" in front of the water closet (7" min to 9" max).

ADA: 305.3, 604.7

Other: CBC 11B-305.3, CBC 11B-603.5, CBC 11B-604.7

Reposition toilet flush controls $750

Notes: Flush control is not located on the wide side of fixture.

ADA: 604.6

Other: CBC 11B-604.6

Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Other		
20 - 1	**Single User Restroom**	Category: 2

Replace or modify grab bars	$300
Notes:	Rear grab bar is 25" long (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar is 37" long, extends 40" from the rear wall (42" long min, starts 12" max from wall and extends 54" min from the rear wall).
ADA:	604.5.1, 604.5.2
Other:	CBC 11B-604.5.1, CBC 11B-604.5.2
Reposition clothing hooks	$125
Notes:	Coat hook is 62" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Increase water closet clear width or depth	$500
Notes:	There is a moveable trash container in the clear floor space in front of the water closet (59" min clear for floor mounted fixtures).
ADA:	604.8.1.1
Other:	CBC 11B-604.8.1.1.1

35 - 1	**Other**	Category: 3

Increase or provide maneuvering or clear floor area	$500
Notes:	Slope of the clear ground space at brochure box at the Zinfandel Trail at the Winery is 10.5% (5% max).
ADA:	305.3, 305.5
Other:	CBC 11B-305.5

Midpeninsula Regional Open Space District
Picchetti Ranch

Preserve Other

47 - 1 Trails — Category: 1

Zinfandel Trail

Provide a firm, stable and slip resistant surface $ -

Notes: Zinfandel Easy AccessTrail surface is not firm and stable where tree debris accumulates.

ADA: -

Other: ABA 1017.2

Regrade surface $ -

Notes: Existing Zinfandel Easy Access Trail has sections of slope that exceed Midpen Easy Access Trail and ABA Trail standards. Initial run has up to 10% running slope, followed by slopes ranging from 7% to 16% for 100 linear feet between resting intervals. At approach to bridges, running slope is 13% to 22% for 18 linear feet. Cross slope is 15% at multiple points along trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Remove tread obstacle $ -

Notes: Vertical change in level is 1-1/2" on both sides of bridge (1/2" max for human-made obstacles). Drain ruts in trail surface create tread obstacles up to 6" (2" max).

ADA: -

Other: ABA 1017.5

47 - 2 Trails — Category: 4

Zinfandel Trail

Regrade surface $ -

Notes: Running slopes of proposed Zinfandel trail extension exceed Midpen Easy Access Trail and ABA Trail stanards at multiple sections without adequately spaced resting intervals. Steep sections include 8.8% to 13.7% running slope with 50 linear feet between resting intervals and 7.5% cross slope, up to 13% running slope for 75 linear feet between resting intervals, up to 19% for 35 and 105 linear feet between resting intervals, and up to 14% for 130 linear feet between resting intervals.

ADA: -

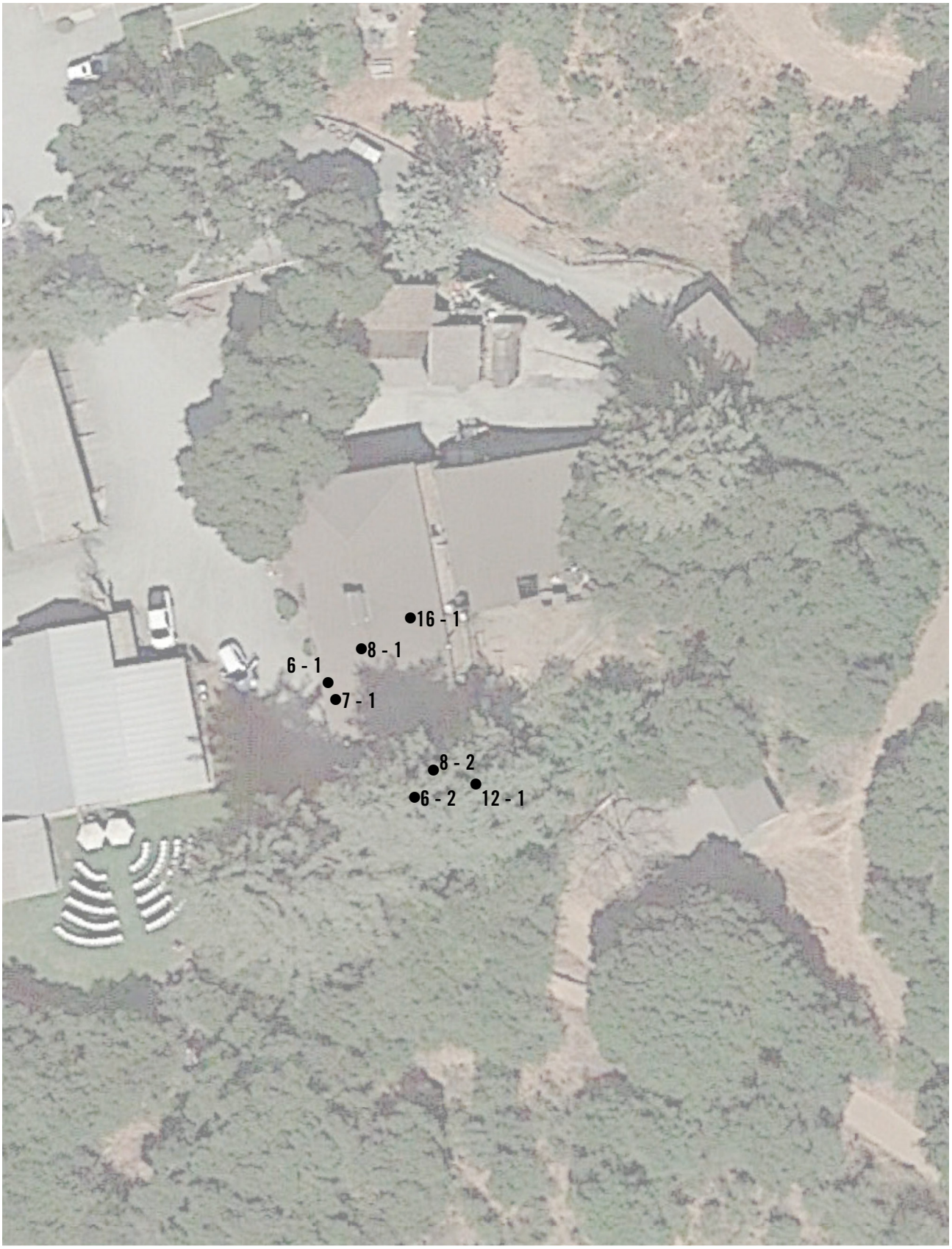
Other: ABA 1017.7.1, ABA 1017.7.2

Attachment 1

PICCHETTI RANCH

BUILDING

WINERY



Midpeninsula Regional Open Space District
Picchetti Ranch

Building Winery

6 - 1 Stairway — Category: 2

Repair stair nosing — $875

Notes: Tread nosing at stairway in Winery Building is 3/8" to 1/2" (rounded with a radius of 1/2" max required).

ADA: 504.5

Other: CBC 11B-504.5

Install tread striping — $105

Notes: Tread striping is worn on stairs at Winery building. It does not provide adequate contrast (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

6 - 2 Stairway — Category: 2

Replace stairs — $1,500

Notes: Five riser heights range from 5-1/4" to 5-7/8" (uniform heights are required).

ADA: 504.2

Other: CBC 11B-504.2

Install tread striping — $0

Notes: The tread striping provided does not provide adequate contrast (2" to 4" wide, slip resistant, indicator stripe of a clearly contrasting color the full width of thenosings of all treads and positioned not more than 1" from the nosing).

ADA: -

Other: CBC 11B-504.4.1

Repair stair nosing — $0

Notes: Tread nosing is 5/8" (1/2" max required).

ADA: 504.5

Other: CBC 11B-504.5

7 - 1 Hazard — Category: 2

Repair or modify floor surface — $125

Notes: Vertical change in level is 2" between concrete pad and adjacent surface at bottom of stairs.

ADA: 302.2

Other: CBC 11B-302.2

Midpeninsula Regional Open Space District
Picchetti Ranch

Building Winery

8 - 1 Door/Gate — Category: 1



Raise or lower existing hardware $125

Notes: Door knob is 32" AFF (34" min to 44" max).
ADA: 404.2.7
Other: CBC 11B-404.2.7

Replace door hardware $425

Notes: Door knob requires grasping and twisting.
ADA: 309.4
Other: CBC 11B-309.4, CBC 11B-404.2.7

Provide or modify door kick plate $225

Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.
ADA: 404.2.10
Other: CBC 11B-404.2.10

Attach loose mat to the floor surface $125

Notes: Door mat is not securely attached to ground surface.
ADA: 302.2
Other: CBC 11B-302.2

Adjust door closer $125

Notes: Door opening force is 7 lbs (5 lbs max).
ADA: 404.2.9
Other: CBC 11B-404.2.9

Midpeninsula Regional Open Space District
Picchetti Ranch

Building Winery		
8 - 2	**Door/Gate**	Category: 1

Install or modify sign $0

Notes: A clear floor space is not provided at tactile and braille EXIT ROUTE sign due to table (18" by 18" min).

ADA: 703.4.2

Other: CBC 11B-703.4.2

Attach loose mat to the floor surface $125

Notes: Door mat is not securely attached to ground surface.

ADA: 302.2

Other: CBC 11B-302.2

Replace or modify door threshold $125

Notes: Door threshold has a vertical change of level of 1" plus an additional 3/4" at deck (1/4" max or 1/2" max with a 1:2 bevel).

ADA: 404.2.5

Other: CBC 11B-404.2.5

12 - 1	**Building Level / Lift**	Category: 1

Modify lift $0

Notes: An accessible route to the lift is not provided on ground level due to loose gravel surface for 8 linear feet. Slope is 21% for 15" on ramp into lift from rubber mat on the bottom. Bottom landing has rubber mat on irregular surface with slopes up to 8.7% (60" by 60" min landing with 2.0% max slope). Vertical change in level between lift surface and deck surface at the top is 3/8" (1/4" max or 1/2" with a bevel). At the bottom, pull side strike-edge clearance at lift door is 2" due to edge of ramp (18" min).

ADA: 303.2, 303.3, 410.2, 410.6

Other: ABA 302.3, CBC 11B-410.2, CBC 11B-410.6, CBC 11B-410.7

16 - 1	**Built-in Elements**	Category: 2

Provide an accessible counter or table $1,500

Notes: Accessible transaction counter is 27" wide to register (min 36" required).
50 linear feet of tasting table has heights between 36" and 41" and 4 linear feet of table is between 28" and 34" AFF (max 34" required).

ADA: -

Other: CBC 11B-904.4

Attachment 1

PULGAS RIDGE
PRESERVE



Midpeninsula Regional Open Space District
Pulgas Ridge

Preserve		
1 - 1	**Parking Area**	Category: 1
	Pulgas Ridge Parking Lot	

Provide or modify accessible spaces $2,945

Notes: Parking lot at the Cordilleras trailhead has 2 parking spaces. A van accessible parking space is not provided (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).

ADA: 208.2, 208.2.4

Other: CBC 11B-208.2, CBC 11B-208.2.4

Install reserved parking sign $1,375

Notes: Signs are mounted on posts 18" above the parking surface (60" min). An additional sign or language stating "Minimum Fine $250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: 502.6

Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Provide or modify accessible access aisles $210

Notes: Access aisle does not have a blue border.

ADA: -

Other: CBC 11B-502.3.3

Provide a pavement stencil $210

Notes: Ground marking ISAs are not aligned to the bottom of the parking spaces and are faded.

ADA: -

Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2

Regrade accessible parking space or access aisle $4,800

Notes: Slopes of parking spaces and access aisle are 3.1% to 3.5% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Provide adequate striping $300

Notes: Accessible parking spaces are 8' 3" wide (9' min). The words "No Parking" painted in the access aisle are faded and only 4" tall (min 12" required).

ADA: 502.2

Other: CBC 11B-502.2, CBC 11B-502.3.3

Midpeninsula Regional Open Space District
Pulgas Ridge

Preserve		
8 - 1	**Door/Gate**	Category: 1

Provide or modify door kick plate $225

Notes: A smooth and uninterrupted kick plate surface is not provided at restroom 20-1. A doorstop is located in the 10" space above the finished floor.

ADA: 404.2.10

Other: CBC 11B-404.2.10

Increase maneuvering space $1,000

Notes: Maneuvering clearance on pull side of door is 47-1/4" to edge of concrete (60" min).

ADA: 404.2.4.1

Other: CBC 11B-404.2.4.1

Adjust door closer $125

Notes: Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 6 lbs (5 lbs max).

ADA: 404.2.8.1, 404.2.9

Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

8 - 2	**Door/Gate**	Category: 1

Enlarge gate opening $1,650

Notes: Clear width at block stile gate is 23-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 33-3/4" AFF (4" max between 34" and 80").

ADA: 404.2.3

Other: ABA 1017.3, CBC 11B-404.2.3

Midpeninsula Regional Open Space District
Pulgas Ridge

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Provide an accessible route $0

Notes: An accessible route is not provided to the restroom due to 2" change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).

ADA: 206.2

Other: CBC 11B-206.2

Install restroom sign $250

Notes: Centerline of tactile and braille restroom sign is 5-1/2" from edge of door swing (18" by 18" min clear floor space required).

ADA: 703

Other: -

Replace or reposition fixtures $1,250

Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).

ADA: 604.2

Other: CBC 11B-604.2

Replace toilet or adjust toilet seat height $3,000

Notes: Water closet seat height is 19-1/2" (17" min to 19" max).

ADA: 604.4

Other: CBC 11B-604.4

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer dispenser is 43-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 14" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace urinal $3,000

Notes: Urinal rim projects 9" from the wall (13-1/2" min).

ADA: 605.2

Other: CBC 11B-605.2

Replace or modify grab bars $300

Notes: Rear grab bar extends from the centerline of the water closet 15-1/2" and 20-1/2" (36" long min, extends 12" and 24" min from centerline of water closet).

ADA: 604.5.2

Other: CBC 11B-604.5.2

Midpeninsula Regional Open Space District
Pulgas Ridge

Preserve		
47 - 1	**Trails**	Category: 1
	Cordilleras Trail	

Widen trail $ -

Notes: Cordilleras Easy Access Trail is up to 60 inches wide (typ), but clear width is reduced to 20 inches in sections due to drain ruts.

ADA: -

Other: ABA 1017.3

Regrade surface $ -

Notes: Connector trail from parking lot to Cordilleras Easy Access Trail has two sections exceeding limits allowed by Midpen Easy Access Trail and ABA Trail standards with a running slope up to 10% for 75 linear feet between resting intervals (10% max for 30 feet max) and up to 15.4% for 17 linear feet (12.5% max for 10 feet max). Drainage ruts throughout trail create cross slopes exceeding limits allowed by Midpen Easy Access Trail and ABA Trail standards (5% max for unpaved surfaces).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Provide a firm, stable and slip resistant surface $ -

Notes: Standing water observed on trail, which is not considered a firm and stable surface.

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Up to 1" change in level between trail and asphalt road and at transition between trail and boardwalk at two bridges (1/2" max).

ADA: -

Other: ABA 1017.5

Reduce or eliminate opening $ -

Notes: Openings in trail surface at small wildlife holes are 4" to 6" in diameter (1/2" max).

ADA: -

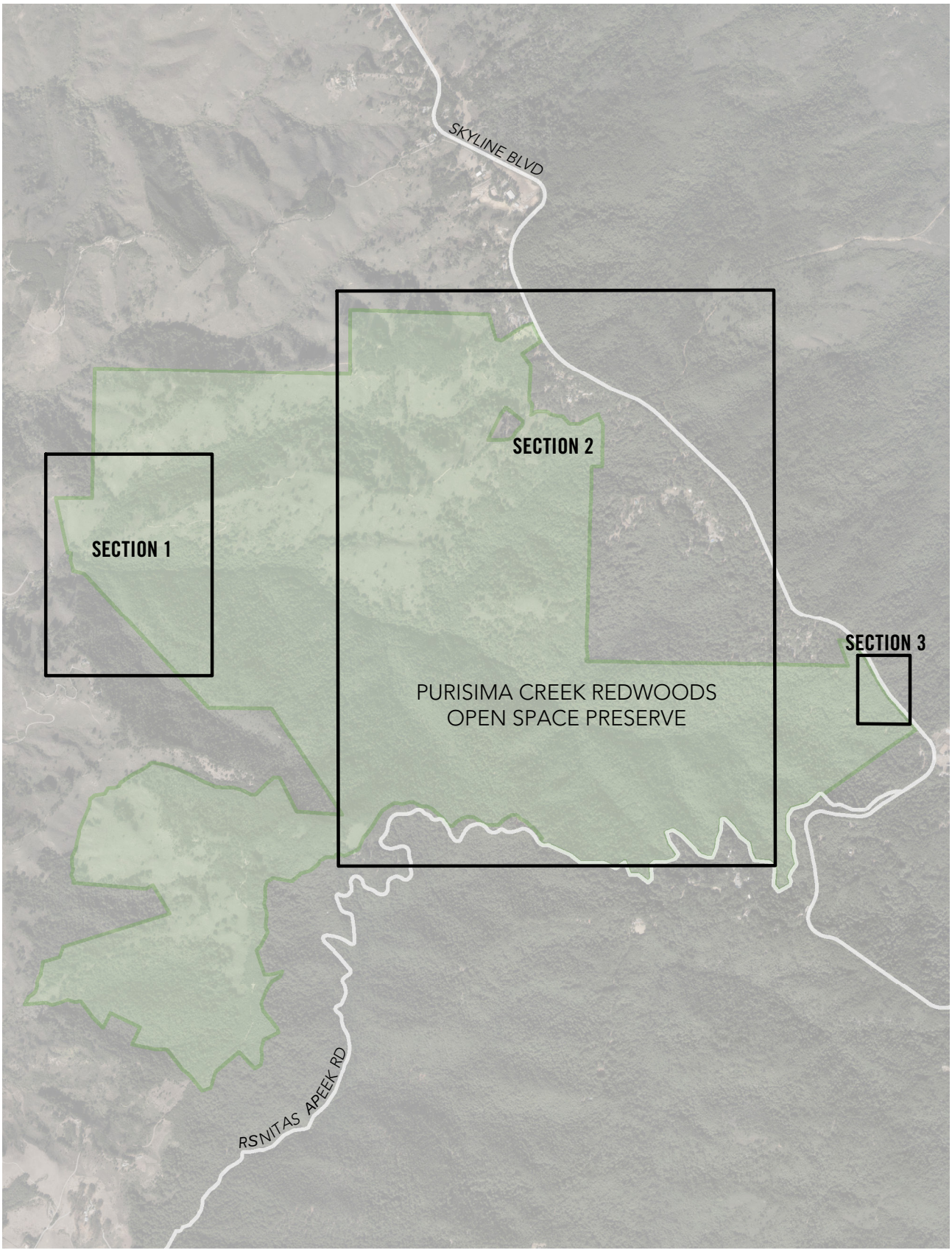
Other: ABA 1017.6, ABA 302.3

Attachment 1

PURISIMA CREEK REDWOODS

PRESERVE

MAP SECTIONS

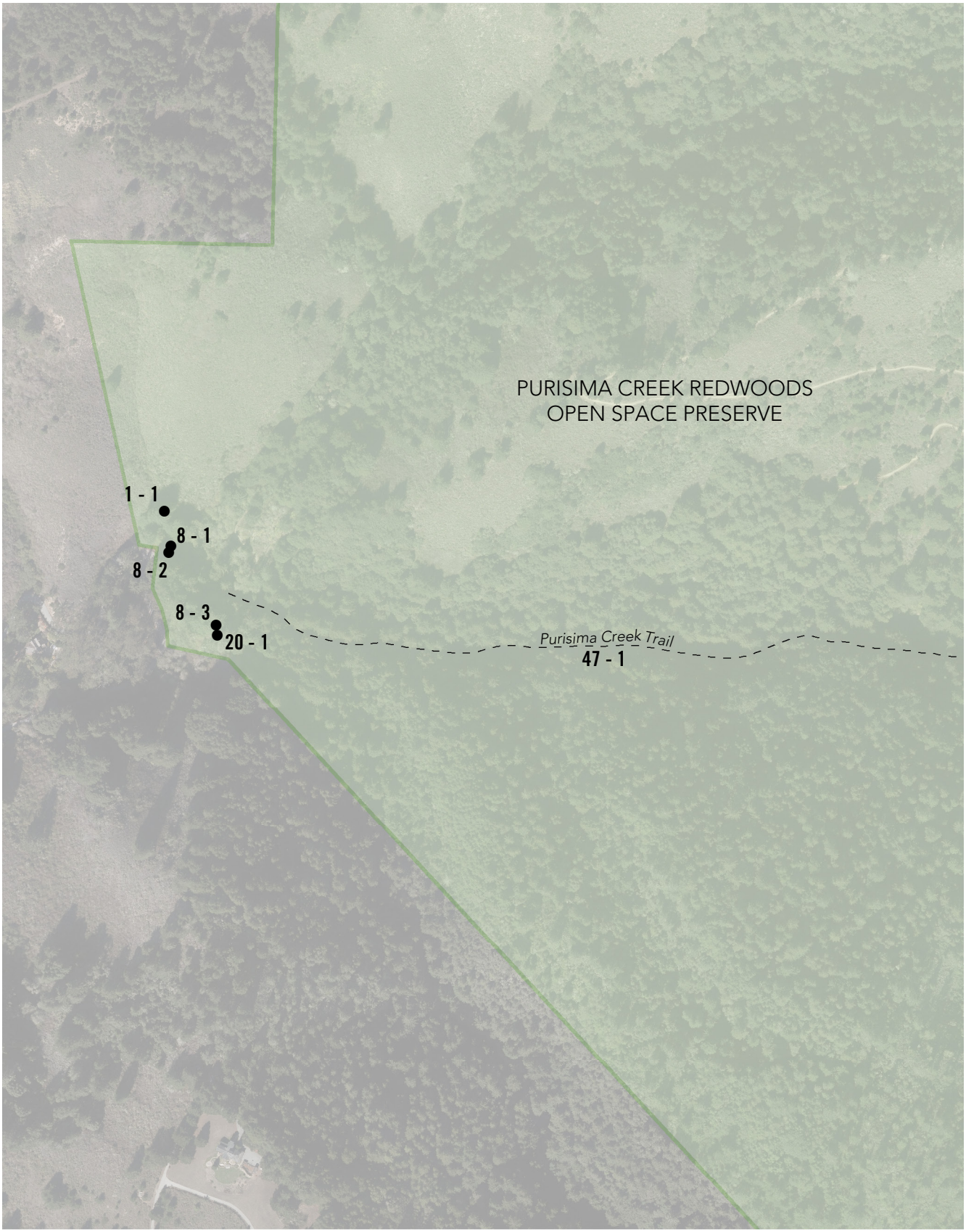


Attachment 1

PURISIMA CREEK REDWOODS

PRESERVE

SECTION 1

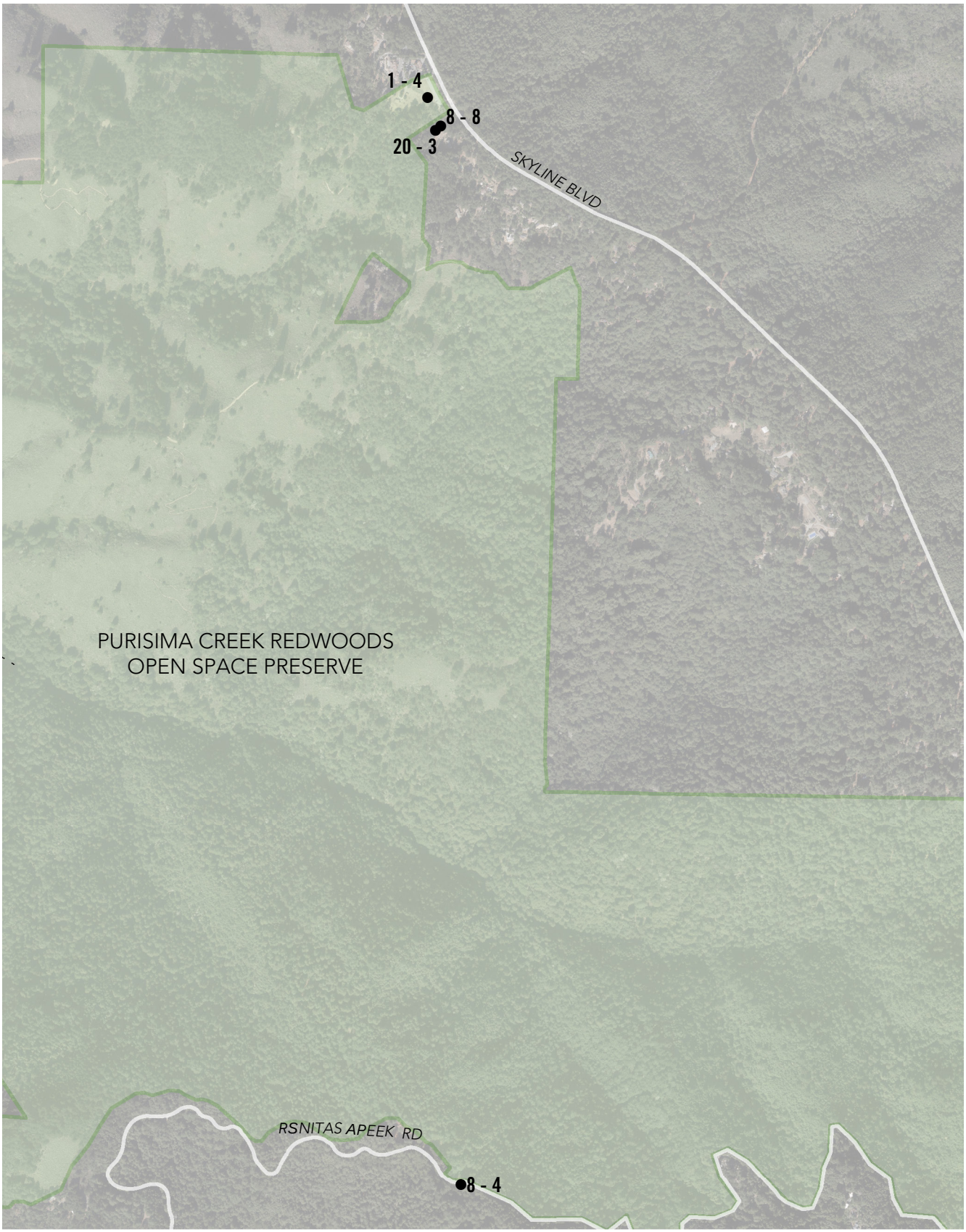


Attachment 1

PURISIMA CREEK REDWOODS

PRESERVE

SECTION 2

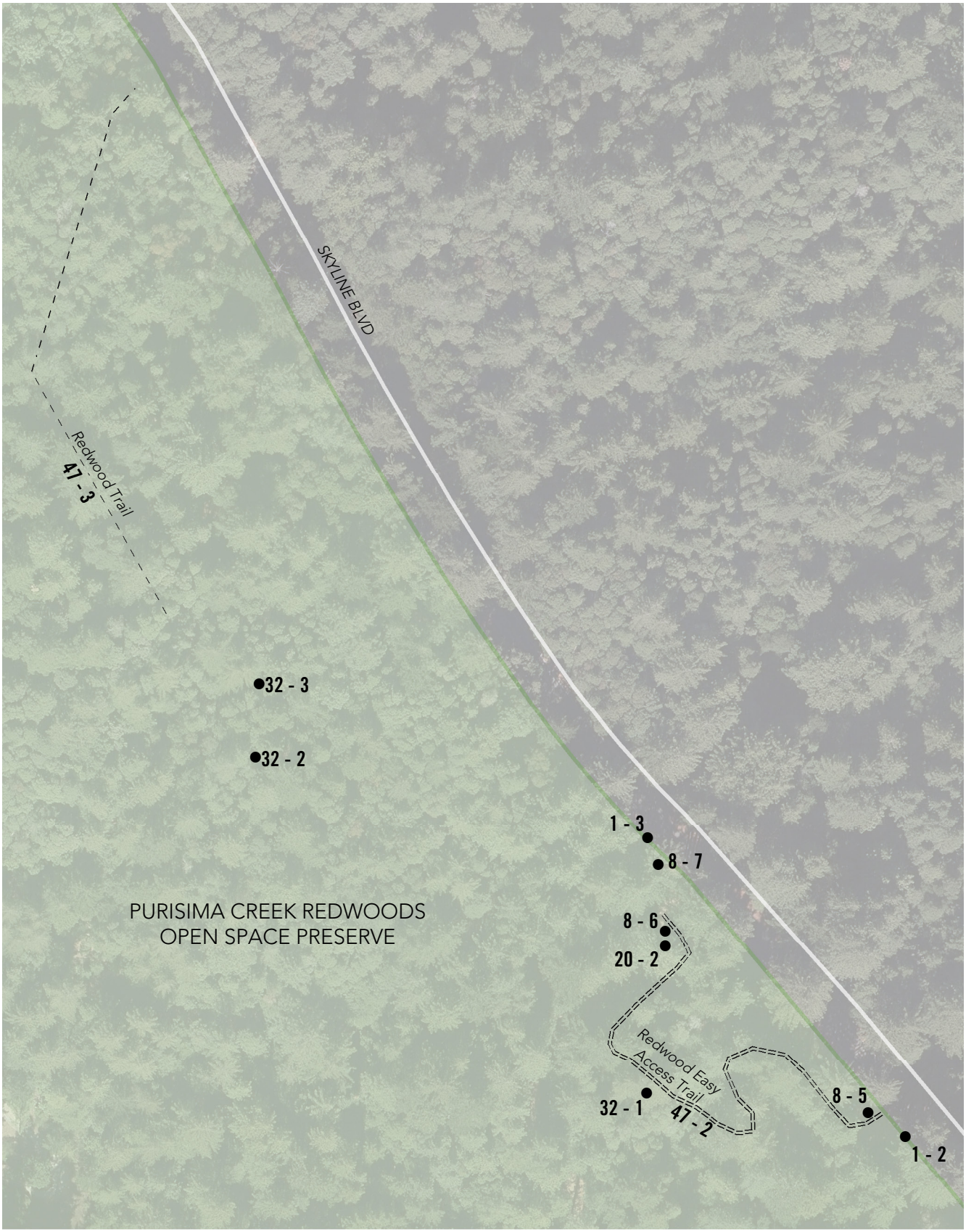


Attachment 1

PURISIMA CREEK REDWOODS

PRESERVE

SECTION 3



Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
1 - 1	**Parking Area**	Category: 1
	Purisima Creek Redwoods Higgins Canyon Parking	

Provide adequate striping $100

Notes: At the Purisima Creek trailhead at Higgins Road, the blue curb at the accessible parking space is 8 ft -10-1/2 inches wide (min 9-ft width for accessible parking space).

ADA: 502.2

Other: CBC 11B-502.2

Provide or modify accessible access aisles $210

Notes: Access aisle is not provided adjacent to accessible parking space (96" for an access aisle at van space).

ADA: 502.3

Other: CBC 11B-502.3

Provide or modify accessible spaces $2,945

Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).

ADA: 208.2, 208.2.4

Other: CBC 11B-208.2, CBC 11B-208.2.4

Install reserved parking sign $750

Notes: An additional sign or language stating "Minimum Fine $250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Regrade accessible parking space or access aisle $1,600

Notes: Slope of the parking space is 5.3% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
1 - 2	**Parking Area**	Category: 1
	Purisima Creek Redwoods Small Parking Lot	
Provide or modify accessible access aisles		$210
Notes:	At the Redwood trailhead at Skyline Blvd, the blue curb at 2 van spaces is 23 ft-4 inches wide (min 26 ft required). Shared access aisle is not located on passenger side of one van space and the van accessible sign should be relocated from the parking space to the right of access aisle.	
ADA:	502.2, 502.3.1, 502.3.4	
Other:	CBC 11B-502.2, CBC 11B-502.3.1, CBC 11B-502.3.4	
Install reserved parking sign		$750
Notes:	Signs are mounted on posts less than 60" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine $250" is not provided at either space.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slopes of parking spaces and access aisles are up to 6.7% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Provide an accessible route		$60
Notes:	An accessible route is not provided at one van space. Route requires individual to go behind parked cars.	
ADA:	206.2.1	
Other:	CBC 11B-206.2.1, CBC 11B-502.7.1	
1 - 3	**Parking Area**	Category: 4
	Location name unspecified	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked natural surface parking area could accommodate up to 3 parking spaces. An accessible space is not provided (min 1 van accessible space is required).	
ADA:	208.2	
Other:	CBC 11B-208.2	

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
1 - 4	**Parking Area**	Category: 1
	Purisima Creek Redwoods Main Parking Lot	
Provide or modify accessible spaces		$2,945
Notes:	An adequete number of accessible parking spaces is not provided at the north Ridge Trailhead at Skyline Blvd. Unmarked gravel parking lot provides 1 designated accessible space for approximately 50 total parking spaces (min 2 accessible spaces for 26 to 50 spaces required).	
ADA:	208.2	
Other:	CBC 11B-208.2	
Provide or modify accessible access aisles		$210
Notes:	Blue curb signifying van space and access aisle is 15' long (17' min for van space).	
ADA:	502.2, 502.3.1	
Other:	CBC 11B-502.2, CBC 11B-502.3.1	
Install reserved parking sign		$125
Notes:	Sign is mounted on post 52" above the parking surface (min 60"required).	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of parking space is 5.3% at bottom of space (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
8 - 1	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate is 22-5/8" (36" min. when located along trails or at trailheads). Post extensions protrude 5-7/8" at 40-3/4" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
Regrade surface		$2,500
Notes:	Slope on the exterior side of gate is 9.5% (2.0% max).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
8 - 2	**Door/Gate**	Category: 1
Regrade surface		$2,500
Notes:	Slope on both sides of gate is 13% (2.0% max).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
8 - 3	**Door/Gate**	Category: 1
Enlarge door opening		$1,650
Notes:	Door is 31-3/4" wide (32" min clear width). Height of clear opening is 79-1/2” AFF (80" min).	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
Adjust door closer		$125
Notes:	Door closer sweep time at restroom 20-1 is 3 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 4	**Door/Gate**	Category: 1 or 4
Provide an accessible route		$60
Notes:	No adjacent accessible parking at gate and no accessible path of travel at Grabtown Gulch trailhead at Tunitas Creek Road.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate is 22" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 38" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 5	**Door/Gate**	Category: 1
Enlarge door opening		$1,650
Notes:	Door is 31-3/4" wide (32" min clear width).	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 6	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided at the door at restroom 20-2. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.9	
Other:	CBC 11B-404.2.9	

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
8 - 7	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 22-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/4" at 37-1/4" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
Regrade surface		$2,500
Notes:	Slope on the exterior side of gate is 11.5% (2.0% max).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
8 - 8	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided at the door at restroom 20-3. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Provide an accessible route $0

Notes: An accessible route is not provided to the restroom at the north Purismia Creek trailhead at Higgins Road. Running slope of concrete pad is 5.6% for 3-1/2 linear feet (5.0% max).

ADA: 206.2

Other: CBC 11B-206.2

Install restroom sign $250

Notes: A federal tactile and braille restroom sign is not provided (required federal sign is to be mounted on the latch side of the door).

ADA: 703

Other: -

Replace or reposition fixtures $1,250

Notes: The water closet centerline is 16-1/2" from the wall (17" min to 18" max).

ADA: 604.2

Other: CBC 11B-604.2

Replace toilet or adjust toilet seat height $3,000

Notes: Water closet seat height is 19-1/4" (17" min to 19" max).

ADA: 604.4

Other: CBC 11B-604.4

Regrade surface $3,000

Notes: Slope of floor in front of water closet is up to 4.0% (2% max).

ADA: 305.2

Other: CBC 11B-403.2, CBC 11B-403.3

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerlines of the toilet paper roll dispenser are 9-1/2" and 29-1/2" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace or modify grab bars $600

Notes: Side grab bar extends 53" from rear wall (54" min). Toilet paper dispenser is located 1-1/4" below the side grab bar (1-1/2" min clear space below the bar).

ADA: 604.5.1, 609.3

Other: CBC 11B-604.5.1, CBC 11B-609.3

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
20 - 2	**Single User Restroom**	Category: 2

Provide an accessible route $0

Notes: An accessible route is not provided to the restroom due to 1" change in level between concrete pad and adjacent surface (1/4" max, 1/2" with a bevel).

ADA: 206.2

Other: CBC 11B-206.2

Install restroom sign $250

Notes: The centerline of the federal restroom sign is 5-1/2" from the edge/swing of door (18" by 18" min clear floor space outside the swing of the door).

ADA: 703

Other: -

Replace or modify grab bars $300

Notes: Side grab bar extends 53" from rear wall (54" min).

ADA: 604.5.1

Other: CBC 11B-604.5.1

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer is 47" AFF (40" max). Centerline of the toilet paper roll dispenser is 12-1/4" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace urinal $3,000

Notes: Urinal rim projects 10-1/2" from wall (13-1/2" max).

ADA: 605.2

Other: CBC 11B-605.2

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
20 - 3	**Single User Restroom**	Category: 2

Provide an accessible route $0

Notes: An accessible route is not provided to the restroom at the Redwood Trailhead at Skyline Blvd due to 1-1/2" level change between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).

ADA: 206.2

Other: CBC 11B-206.2

Install restroom sign $250

Notes: Visual letters on federal restroom sign do not provide adequate contrast. Centerline of sign is 5-1/2" from door swing (18" by 18" min clear floor space at sign outside of door swing).

ADA: 703

Other: -

Replace urinal $3,000

Notes: Urinal rim is 19-1/2" AFF (17" max) and projects 9" from the wall (13-1/2" min).

ADA: 605.2

Other: CBC 11B-605.2

Reposition clothing hooks $125

Notes: Coat hook is 48-1/2" AFF (48" max).

ADA: 308.1

Other: CBC 11B-603.4

Replace or reposition dispenser $125

Notes: Height to operating mechanism of hand sanitizer is 47-1/4" AFF (40" max).

ADA: -

Other: CBC 11B-603.5

Provide clear floor or turning space $3,000

Notes: A 60" min turning space unobstructed from the floor to a height of 27" min is not provided. Distance between front wall and water closet is 57-1/2".

ADA: 304.3.1, 306.3.1, 603.2.1

Other: CBC 11B-603.2.1, CBC 11B-604.3.2

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve

32 - 1 Picnic Area Category: 2

Provide an accessible picnic unit $3,200

Notes: The picnic table is not designed for accessibility. Top surface of picnic table is 27" above the ground (min 28" to max 34" above the ground is required). Knee clearance is 24" above the ground and extends 7-3/4" from the front face of the table top (min 27" knee clearance above the ground measured 8" horizontally from the front face of the table is required). Knee space at an accessible table has an area min 30" wide and 9" toe clearance above the ground extending 17" from the front face of the table.

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

32 - 2 Picnic Area Category: 2

Provide an accessible picnic unit $3,200

Notes: The picnic table is not designed for accessibility, with knee clearance at 26" above the ground at front approach and 24-3/4" at side approach due to surface buildup. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground.

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

Regrade surface $180

Notes: Slope of the clear floor space at wheelchair space is 6.7% for side approach (2.0% max or 5.0% max for natural surface).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

Increase or provide clear floor area $700

Notes: A 36" min clear space around the picnic table is not provided. Space narrows to 27" on far end of table.

ADA: -

Other: ABA 1011.2.1

Provide an accessible route $600

Notes: An accessible route to the picnic area is not provided. Cross slope of spur from main trail is 7.5% for 10 linear feet (5.0% max).

ADA: -

Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
32 - 3	**Picnic Area**	Category: 2

Regrade surface $180

Notes: Slope of the clear floor space at wheelchair space is 5.7% (2.0% max or 5.0% max for natural surface).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

Increase or provide clear floor area $700

Notes: A 36" min clear space around the picnic table is not provided.

ADA: -

Other: ABA 1011.2.1

47 - 1	**Trails**	Category: 4

Purisima Creek Trail

Provide a firm, stable and slip resistant surface $ -

Notes: Water flowing from adjacent hillside onto the Purisima Creek Trail has deposited erosion debris and standing water. The trail surface is not firm and stable.

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Advisory: exposed tree roots in trail create level changes up to 1-1/2" typ (max 2" required). Currently within limits of Easy Acces Trail, but could create a hazard in future without maintenance.

ADA: -

Other: ABA 1017.5

Regrade surface $ -

Notes: Purismia Creek Trail is mostly within limits of Midpen Easy Access Trail and ABA Trail standards for first 4500 feet but will require regrading of sections to fully meet standards. The last 750 linear feet of trail is largely inaccessible due to natural incline of terrain with running slopes up to 15% for extended portions.

Initial approach to trail has multiple 3 foot sections of up to 13% running slope. Two more sections near start of trail have up to 19% running slope for 50 linear feet. Cross slope is generally less than 5%, but does slope up to 8.5% for 45 linear feet where road drains to inlet set on uphill side of trail. Two sections of note: (A) at noticeable incline where the trail turns away from the creek, cross slope is up to 9% and running slope is up to 15% for 90 linear feet and (B) at Thomas and Geraldine Judson Memorial Groves, there are 8.5% to 15% running slopes for sections totalling 125 linear feet and cross slopes up to 7.2% for 35 linear feet.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
47 - 2	**Trails**	Category: 1
	Redwood Trail	

Provide a firm, stable and slip resistant surface $ -

Notes: Loose gravel surface at start of existing Redwood Easy Access trail is not firm and stable.

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Exposed tree roots in trail create vertical changes in level up to 2-1/2" (max 2" required).

ADA: -

Other: ABA 1017.5

Regrade surface $ -

Notes: Slopes at existing Redwood Easy Access Trail are generally within limits of Midpen Easy Access Trail and ABA Trail standards. Two sections have up to 12% running slopes for 30 linear feet between intervals (12.5% max for 10 linear feet). Five short sections of trail have cross slopes from 6% to 11%. Cross slopes up to 9% are typical where trees/roots are immediately adjacent to the uphill side of trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Midpeninsula Regional Open Space District
Purisima Creek Redwoods

Preserve		
47 - 3	**Trails**	Category: 4

Location name unspecified

Provide a firm, stable and slip resistant surface $ -

Notes: Surface of proposed extension of Redwood Easy Access Trail is not firm and stable due to accumulated tree debris.

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Downed log across trail creates 9" tread obstacle (min 2" required).

ADA: -

Other: ABA 1017.5

Remove overhanging or protruding objects $ -

Notes: Vegetation overhangs trail at less than 80" above the ground (min 80" clearance required).

ADA: -

Other: ABA 1017.9

Widen trail $ -

Notes: Clear width of trail is reduced to 24" due to overgrown vegetation (min 36" required).

ADA: -

Other: ABA 1017.3

Regrade surface $ -

Notes: Sections totaling about 30% of proposed extension of Redwood Easy Access Trail exceed limits for running slopes allowed by Midpen Easy Access Trail and ABA Trail standards. Cross slopes are generally within the limits of the standards but there is one 85 linear foot section with up to 12% cross slopes.

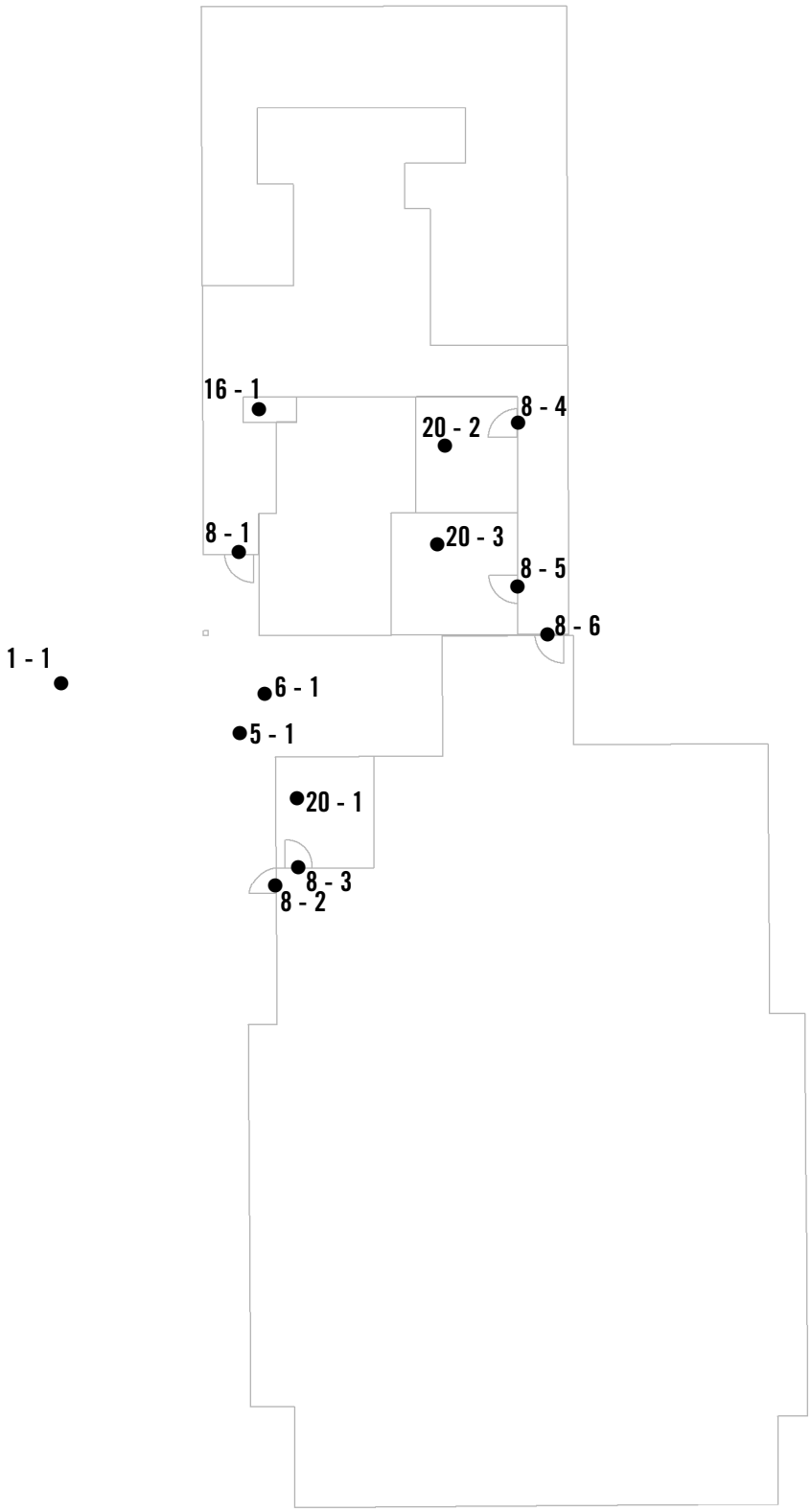
ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Attachment 1

RANCHO SAN ANTONIO FOOTHILLS FIELD OFFICE

BUILDING & EXTERIOR



Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building			
8 - 1	**Door/Gate**	Category: 1	
Attach loose mat to the floor surface			$125
Notes:	Door mat is not securely attached to ground surface.		
ADA:	302.2		
Other:	CBC 11B-302.2		
Install or modify sign			$250
Notes:	A tactile and braille EXIT sign is not provided.		
ADA:	216.4.1, 703.4.1		
Other:	CBC 1011.4		
Replace or modify door threshold			$125
Notes:	Door threshold has a vertical change of level of 3/4" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA:	404.2.5		
Other:	CBC 11B-404.2.5		
8 - 2	**Door/Gate**	Category: 2	
Modify door window or side light			$500
Notes:	Lower edge of door window is 52" AFF (43" max).		
ADA:	404.2.11		
Other:	CBC 11B-404.2.11		
Install or modify sign			$250
Notes:	A tactile and braille EXIT sign is not provided.		
ADA:	216.4.1, 703.4.1		
Other:	CBC 1011.4		
Adjust door closer			$125
Notes:	Door closer sweep time is 2-1/2 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).		
ADA:	404.2.8.1, 404.2.9		
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9		

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building		
8 - 3	**Door/Gate**	Category: 2

Provide or modify door kick plate $225

Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.

ADA: 404.2.10

Other: CBC 11B-404.2.10

Adjust door closer $125

Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).

ADA: 404.2.8.1, 404.2.9

Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

8 - 4	**Door/Gate**	Category: 2

Adjust door closer $125

Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).

ADA: 404.2.8.1, 404.2.9

Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

8 - 5	**Door/Gate**	Category: 2

Provide strike edge clearance $2,500

Notes: Strike-edge clearance on the pull side of the door is not provided due to boots shelf (18" min).

ADA: 404.2.4.1

Other: CBC 11B-404.2.4.1

Adjust door closer $125

Notes: Door closer sweep time is 3 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).

ADA: 404.2.8.1, 404.2.9

Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building			
8 - 6	**Door/Gate**	Category: 1	
Install or modify sign			$250
Notes: A tactile and braille EXIT sign is not provided.			
ADA: 216.4.1, 703.4.1			
Other: CBC 1011.4			
Adjust door closer			$125
Notes: Door opening force is 13 lbs (5 lbs max).			
ADA: 404.2.9			
Other: CBC 11B-404.2.9			
Modify door window or side light			$500
Notes: Lower edge of door window is 54" AFF (43" max).			
ADA: 404.2.11			
Other: CBC 11B-404.2.11			
Attach loose mat to the floor surface			$125
Notes: Door mat is not securely attached to ground surface.			
ADA: 302.2			
Other: CBC 11B-302.2			
Regrade surface			$2,500
Notes: Slope on the push side of the door is 3.9% (2.0% max).			
ADA: 404.2.4.4			
Other: CBC 11B-404.2.4.4			
Provide strike edge clearance			$2,500
Notes: Push side strike-edge clearance at front approach door with a closer is 9-3/8" (12" min).			
ADA: 404.2.4.1			
Other: CBC 11B-404.2.4.1			
16 - 1	**Built-in Elements**	Category: 2	
Provide an accessible counter or table			$1,500
Notes: Reception counter is 45-1/4" AFF (34" max for accessible counter).			
ADA: 904.4.1			
Other: CBC 11B-904.4			

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building		
20 - 1	**Single User Restroom**	Category: 2

Replace or reposition dispenser $375

Notes: Height to operating mechanism of soap dispenser is 41-1/2" AFF (40" max). A 30" by 48" clear floor space in front of seat cover dispenser is not provided. The seat cover dispenser is located behind the front of the toilet fixture. Centerline of the toilet paper roll dispenser is 6" in front of the water closet (7" min to 9" max).

ADA: 305.3, 604.7

Other: CBC 11B-305.3, CBC 11B-603.5, CBC 11B-604.7

Install restroom sign $250

Notes: A federal tactile and braille restroom sign is not provided (required federal sign is to be mounted on the latch side of the door).

ADA: 703

Other: -

Replace or modify grab bars $300

Notes: Rear grab bar extends from the centerline of the water closet 14-1/4" and 21-3/4" (36" long min, extends 12" and 24" min from centerline of water closet). Seat cover dispenser is located 3-3/4" above the rear grab bar (12" min clear space above the bar).

ADA: 604.5.2, 609.3

Other: CBC 11B-604.5.2, CBC 11B-609.3

Replace or reposition fixtures $1,250

Notes: The water closet centerline is 18-1/4" from the wall (17" min to 18" max).

ADA: 604.2

Other: CBC 11B-604.2

Modify stall partition and install new stall door $750

Notes: Restroom door swings into clear floor space of water closet.

ADA: 603.2.3

Other: CBC 11B-603.2.3

Provide clear floor or turning space $3,000

Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided.

ADA: 304.3.1, 306.3.1, 603.2.1

Other: CBC 11B-603.2.1, CBC 11B-604.3.2

Increase water closet clear width or depth $500

Notes: Clear width over the water closet is 43-1/2" between side wall and lavatory (60" min).

ADA: 604.8.1.1

Other: CBC 11B-604.8.1.1.1

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building		
20 - 1	**Single User Restroom**	Category: 2
Reposition controls and outlets		$200
Notes:	Electrical outlet is 49-1/4" AFF (15" min to 48" max).	
ADA:	308.2.1, 308.2.2	
Other:	CBC 11B-308.2.1, CBC 11B-308.2.2	
Replace or reposition mirror		$150
Notes:	Bottom of the mirror's reflecting surface above the lavatory is 44-3/4" AFF (40" max).	
ADA:	603.3	
Other:	CBC 11B-603.3	
Modify operating mechanism		$250
Notes:	Pull handle for baby changing table is located at 53-3/4" AFF (48" max).	
ADA:	309.1	
Other:	CBC 11B-226.4, CBC 11B-309.1	
Reposition clothing hooks		$125
Notes:	Coat hook is 72-7/8" AFF (48" max).	
ADA:	308.1	
Other:	CBC 11B-603.4	

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building		
20 - 2	**Single User Restroom**	Category: 2

Install restroom sign $500

Notes: The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Tactile and braille sign is mounted on the door (required federal sign is to be mounted on the latch side of the door) and tactile characters are serif.

ADA: 703

Other: CBC 11B-216.8, CBC 11B-703.7.2.6

Modify lavatory or counter clearances $1,500

Notes: Lavatory counter is 34-1/2" AFF (34" max).

ADA: 606.3

Other: CBC 11B-606.3

Replace or reposition dispenser $250

Notes: Height to operating mechanism of soap dispenser is 47-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 1-1/4" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace or reposition mirror $150

Notes: Bottom of the mirror's reflecting surface above the lavatory is 41-3/8" AFF (40" max).

ADA: 603.3

Other: CBC 11B-603.3

Provide or replace compartment door hardware $175

Notes: Compartment door does not have handles an interior handle and is not self-closing.

ADA: 604.8.1.2

Other: CBC 11B-604.8.1.2

Increase water closet clear width or depth $500

Notes: Clear width over the water closet is 58" from wall to partition (60" min).

ADA: 604.8.1.1

Other: CBC 11B-604.8.1.1.1

Replace or reposition fixtures $1,250

Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).

ADA: 604.2

Other: CBC 11B-604.2

Replace or modify grab bars $300

Notes: Side grab bar starts 14-3/4" from rear wall (12" max).

ADA: 604.5.1

Other: CBC 11B-604.5.1

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building		
20 - 2	**Single User Restroom**	Category: 2
Modify stall partition and install new stall door		$750
Notes:	Water closet is 45-1/2" from front partition (48" min).	
ADA:	604.8.1.1, 604.8.1.2	
Other:	-	

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building		
20 - 3	**Single User Restroom**	Category: 2

Install restroom sign $500

Notes: The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Tactile and braille sign is mounted on the door (required federal sign is to be mounted on the latch side of the door) and tactile characters are serif.

ADA: 703

Other: CBC 11B-216.8, CBC 11B-703.7.2.6

Insulate water lines $125

Notes: The lavatory drain pipes are not insulated.

ADA: 606.5

Other: CBC 11B-606.5

Modify lavatory or counter clearances $1,500

Notes: Knee space under lavatory is obstructed by storage.

ADA: 306.3.1, 306.3.3

Other: CBC 11B-306.3.3

Replace or reposition dispenser $250

Notes: Height to operating mechanism of soap dispenser is 47-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 2-1/2" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace urinal $3,000

Notes: Urinal rim is 18" AFF (17" max).

ADA: 605.2

Other: CBC 11B-605.2

Provide or replace compartment door hardware $175

Notes: Compartment door does not have an interior handle and is not self-closing.

ADA: 604.8.1.2

Other: CBC 11B-604.8.1.2

Increase water closet clear width or depth $500

Notes: Compartment is 59-3/8" wide (60" min).

ADA: 604.8.1.1

Other: CBC 11B-604.8.1.1.1

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Building		
20 - 3	**Single User Restroom**	Category: 2

Modify stall partition and install new stall door	$750
Notes: Compartment door opens in front of the water closet (should be in front of the clear floor space, diagonal to the water closet). Water closet is 47-1/2" from front partition (48" min).	
ADA: 604.8.1.1, 604.8.1.2	
Other: CBC 11B-604.8.1.2	
Replace or reposition fixtures	$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).	
ADA: 604.2	
Other: CBC 11B-604.2	
Modify grab bars	$200
Notes: Side grab bar is 36-1/4" AFF (33" min to 36" max).	
ADA: 609.4	
Other: CBC 11B-609.4	
Replace or modify grab bars	$300
Notes: Side grab bar starts 12-3/8" from rear wall (12" max).	
ADA: 604.5.1	
Other: CBC 11B-604.5.1	

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Exterior

1 - 1 Parking Area — Category: 1

Location name unspecified

Install reserved parking sign — $750

Notes: An additional sign or language stating "Minimum Fine $250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Provide or modify accessible spaces — $2,945

Notes: Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).

ADA: 208.2, 208.2.4

Other: CBC 11B-208.2, CBC 11B-208.2.4

Provide a pavement stencil — $210

Notes: Pavement ISA is not aligned to the bottom of the space and is oriented backwards.

ADA: -

Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2

Provide or modify accessible access aisles — $210

Notes: Space and potential access aisle are 13' wide combined (17' min for van space). Access aisle does not have a blue border or diagonal striping.

ADA: 502.2, 502.3.1

Other: CBC 11B-502.2, CBC 11B-502.3.1, CBC 11B-502.3.3

Provide adequate striping — $100

Notes: The words "No Parking" are not painted in the access aisle.

ADA: -

Other: CBC 11B-502.3.3

Midpeninsula Regional Open Space District
Rancho San Antonio Foothills Field Office

Exterior

5 - 1 Ramp — Category: 1

Provide a level landing — $225

Notes: Slope of the top landing is 3.5% (2.0% max).
ADA: 305.1, 405.7.1
Other: CBC 11B-405.7.1

Regrade or replace ramp — $5,950

Notes: Slopes of ramp are inconsistent, bottom 3' has up to 11% running slope and top of ramp has up to 8.6% (8.33% max with no grade break).
ADA: 405.2
Other: CBC 11B-405.2

Install a handrail — $4,000

Notes: Handrails are not provided on either side of the ramp (handrails with continuous gripping surfaces are provided on both sides of ramp).
ADA: 405.8, 505.10.1
Other: CBC 11B-505.10.1, CBC 11B-505.2

Grind or patch vertical change of grade — $250

Notes: Surface level change is 1/4" at back of curb (changes in level are not permitted on ramps and landings).
ADA: 405.4
Other: CBC 11B-405.4

6 - 1 Stairway — Category: 2

Install a handrail — $1,250

Notes: Handrails are not provided on either side of the stairway (handrails on both sides req).
ADA: 505.10.2, 505.10.3, 505.3
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3

Replace stairs — $600

Notes: One riser is 5-1/2" and the other 6" (uniform heights req).
ADA: 504.2
Other: CBC 11B-504.2

Install tread striping — $30

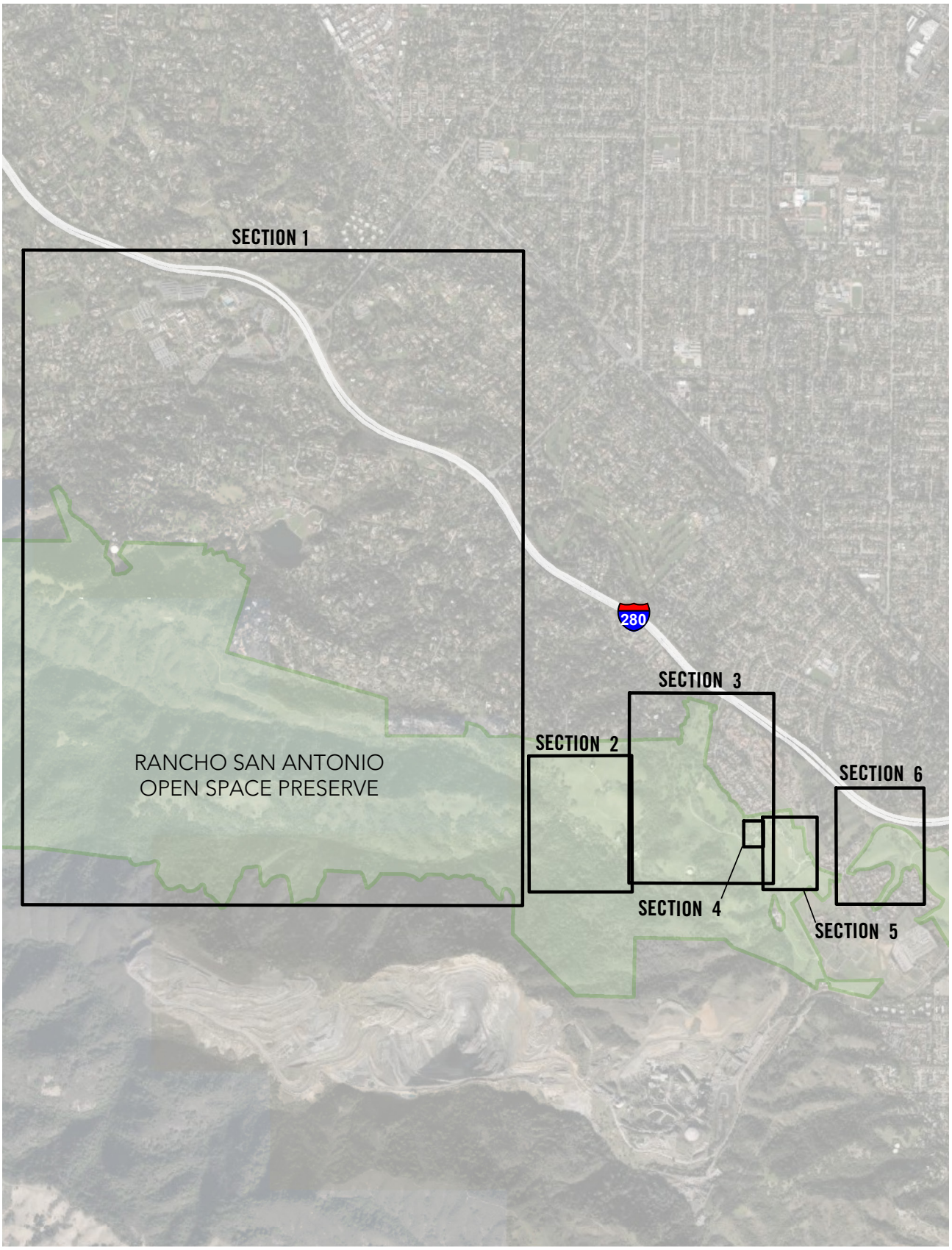
Notes: No tread striping provided (required for all treads on an exterior stairway).
ADA: -
Other: CBC 11B-504.4.1

Attachment 1

RANCHO SAN ANTONIO

PRESERVE

MAP SECTIONS



Attachment 1

RANCHO SAN ANTONIO

PRESERVE

SECTION 1

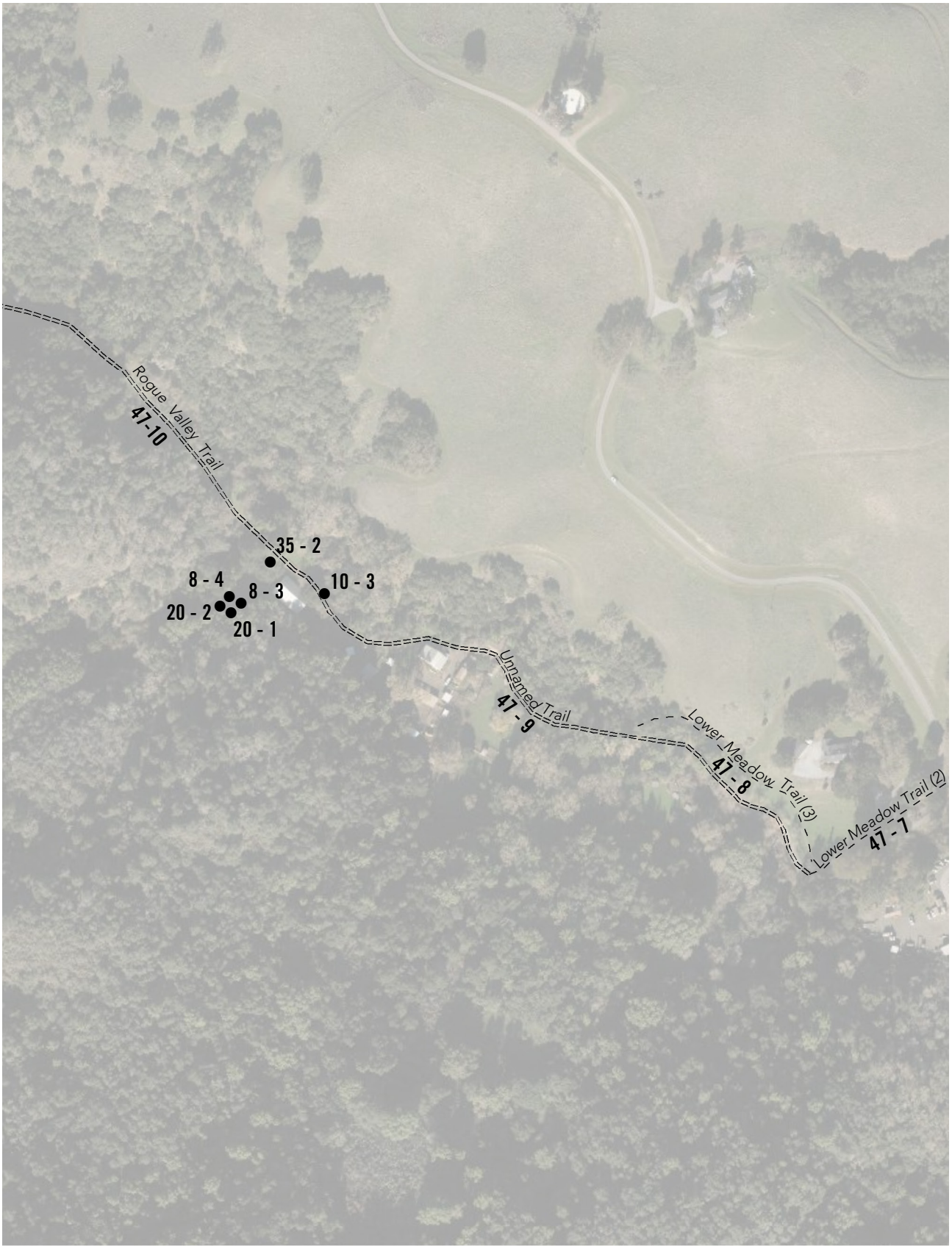


Attachment 1

RANCHO SAN ANTONIO

PRESERVE

SECTION 2

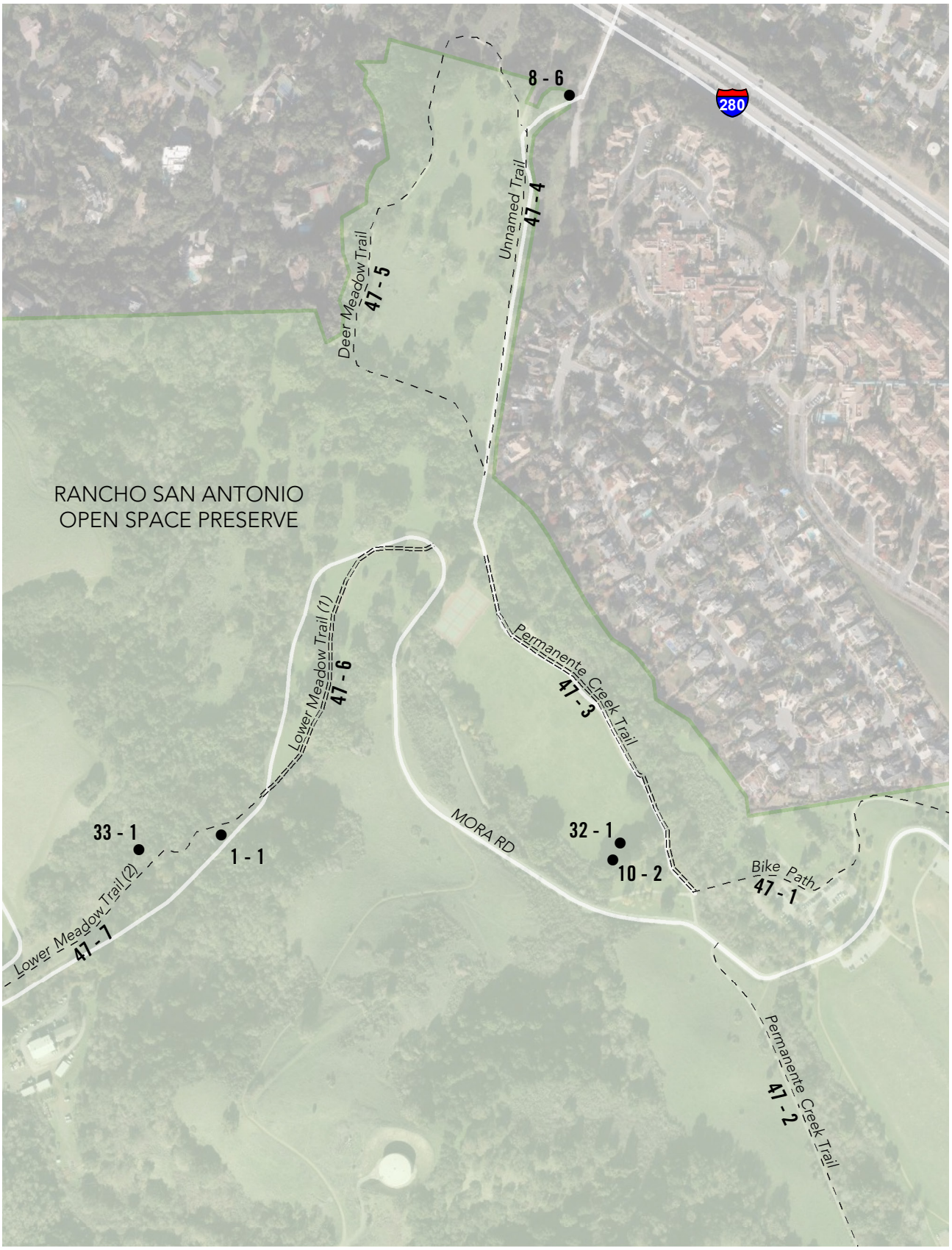


Attachment 1

RANCHO SAN ANTONIO

PRESERVE

SECTION 3



Attachment 1

RANCHO SAN ANTONIO

PRESERVE

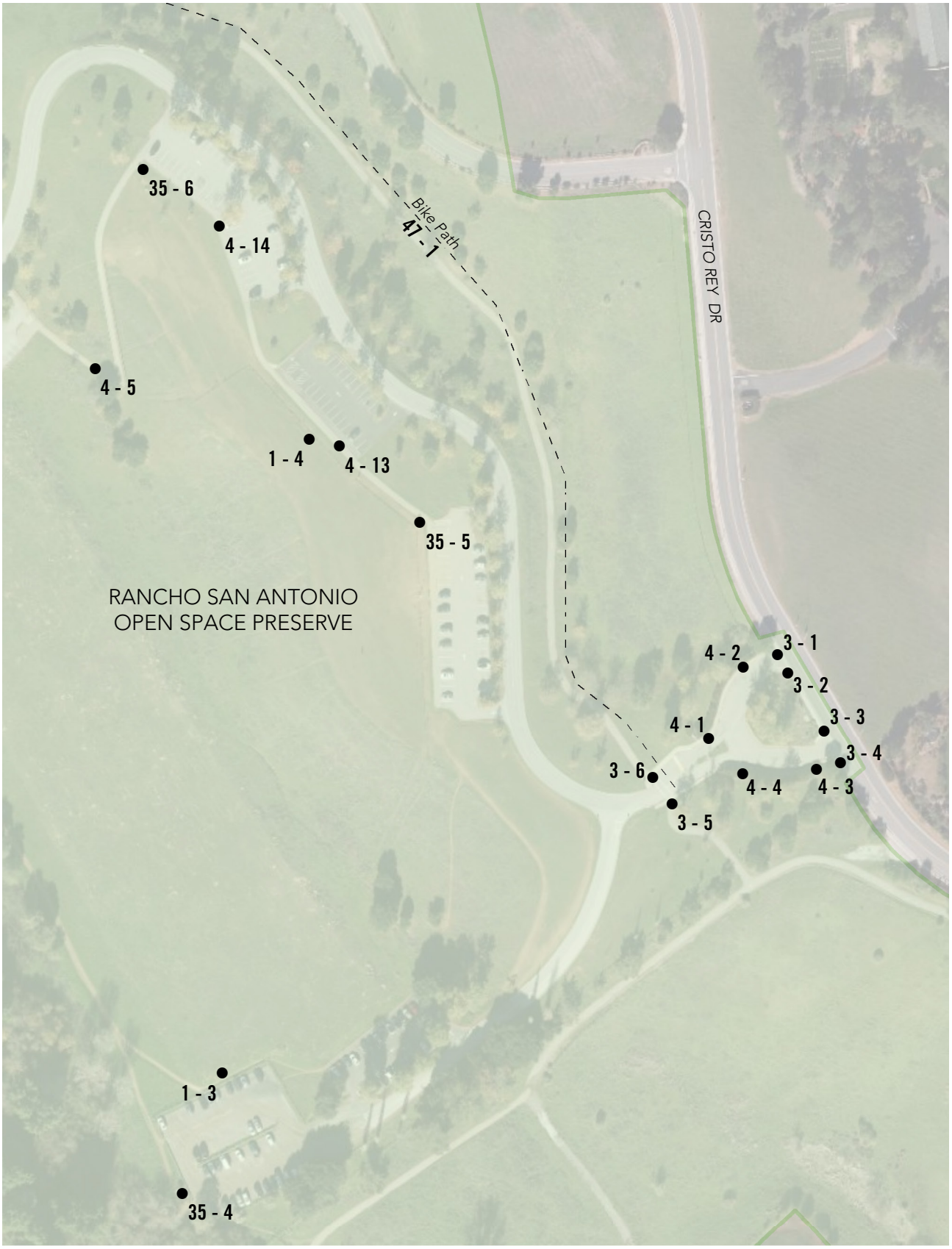
SECTION 4



Attachment 1

RANCHO SAN ANTONIO

PRESERVE
SECTION 5



Attachment 1

RANCHO SAN ANTONIO

PRESERVE

SECTION 6



Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
1 - 1	**Parking Area**	Category: 1
	Rancho San Antonio Permit Lot at FFO	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked natural surface permit parking area at Lower Meadow Trail (permit-only) does not provide an accessible parking space (min 1 van space required).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
1 - 2	**Parking Area**	Category: 1
	Location name unspecified	

Install reserved parking sign $375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Provide an accessible route $0

Notes: Three access aisles do not align with curb ramps. Two of the corresponding accessible parking spaces can use other shared access aisle, while one space requires passing behind parked cars.

ADA: 206.2.1

Other: CBC 11B-206.2.1, CBC 11B-502.7.1

Provide adequate striping $500

Notes: The words "No Parking" are 4" tall in each of five access aisles (12" min).

ADA: -

Other: CBC 11B-502.3.3

Provide or modify accessible access aisles $1,050

Notes: Access aisles do not have a blue border.

ADA: -

Other: CBC 11B-502.3.3

Provide or modify accessible spaces $2,945

Notes: None of five designated accessible spaces are van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).

ADA: 208.2, 208.2.4

Other: CBC 11B-208.2, CBC 11B-208.2.4

Provide a pavement stencil $210

Notes: At accessible parking space north of restroom, newer pavement ISA is not aligned to the bottom of the space.

ADA: -

Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2

Repair surface $250

Notes: Drain grate in one access aisle south of restrooms has openings greater than 2" (1/2" max).

ADA: 502.4

Other: ABA 302.3, CBC 11B-302.3, CBC 11B-502.4

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
1 - 2	**Parking Area**	Category: 1
	Location name unspecified	
Regrade accessible parking space or access aisle		$16,000
Notes:	Slopes of parking spaces and access aisles are 2.5% to 3.7% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
1 - 3	**Parking Area**	Category: 1
	Location name unspecified	
Provide adequate striping		$400
Notes:	All four accessible parking spaces are 15-1/2' to wheelstop (18' min long space, 16' min to wheelstop).	
ADA:	-	
Other:	CBC 11B-502.2	
Install reserved parking sign		$375
Notes:	A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	-	
Other:	CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$11,200
Notes:	Slopes of four parking spaces and three access aisles are 2.5% to 2.7% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
1 - 4	**Parking Area**	Category: 1
	Location name unspecified	

Provide or modify accessible spaces $2,945

Notes: An adequate number of accessible parking spaces is not provided. Three upper parking lots provide 122 total spaces, 3 of which are accessible (5 min for 101 to 150). A van accessible parking space is not provided (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).

ADA: 208.2, 208.2.4

Other: CBC 11B-208.2, CBC 11B-208.2.4

Install reserved parking sign $375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Regrade accessible parking space or access aisle $3,200

Notes: Slopes of parking space and access aisle in southernmost lot are 3.7% to 4.7% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Provide or modify accessible access aisles $210

Notes: Access aisle in southernmost parking lot does not have a blue border.

ADA: -

Other: CBC 11B-502.3.3

Provide adequate striping $100

Notes: In southernmost lot, the words "No Parking" painted in the access aisle are 4" tall (12" min).

ADA: -

Other: CBC 11B-502.3.3

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
1 - 5	**Parking Area**	Category: 4
	Rancho San Antonio Lot on Rhus Ridge Road	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked gravel parking area has room for 10 cars and does not provide an accessible parking space (1 van space min).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope in possible parallel parking space is 4.5% (2.0% max). Slope in head-in parking space is 12.9%. Perpindicular space closest to entrance does not provide adequate length (18' min) and would impede fire lane. This parking area does not connect to an accessible feature.	
ADA:	502.4	
Other:	CBC 11B-502.4	
2 - 1	**Passenger Loading Zone**	Category: 1
Stripe an access aisle		$210
Notes:	No marked access aisle is provided. Width of loading zone is 9' to 10' wide (13' min. for space and access aisle).	
ADA:	503.3, 503.3.1	
Other:	CBC 11B-503.3, CBC 11B-503.3.1	
Regrade surface		$1,600
Notes:	Slopes in the pull-up space are 2.2% to 3.4% (2% max in any direction). Change in level is 6" at curb; no curb ramp in immediate area without having to enter driving lane.	
ADA:	503.4	
Other:	CBC 11B-503.4	

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
3 - 1	**Curb Ramp**	Category: 1

Provide a level landing $240

Notes: The turning space at the bottom of the parallel curb ramp has a slope of 4.6% (2.0% max).

ADA: -

Other: CBC 11B-406.1.2, CBC 11B-406.3.2

Provide detectable warnings $1,000

Notes: Detectable warnings are not provided.

ADA: -

Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

Provide a level landing $2,500

Notes: Counter slope at gutter is 8.6% (5.0% max).

ADA: 406.2

Other: CBC 11B-406.5.8

Grind or patch vertical change of grade $250

Notes: There is a 1/4" change in level at the bottom of the curb ramp (flush and free of surface level changes).

ADA: 405.4

Other: CBC 11B-405.4, CBC 11B-406.5.4

3 - 2	**Curb Ramp**	Category: 1

Provide a level landing $240

Notes: A level landing is not provided at the top of the ramp (48" x 48" min, 2.0% max slope).

ADA: 406.4, 406.7

Other: CBC 11B-406.5.3

Install, replace or modify curb ramp $4,000

Notes: Curb ramp has a running slope of up to 9.5% (8.33% max). Flared side has slope up to 18.8% (10% max).

ADA: 405.2, 406.1, 406.3

Other: CBC 11B-406.2.1, CBC 11B-406.2.2

Provide detectable warnings $1,000

Notes: Detectable warnings are not provided.

ADA: -

Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

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Preserve		
3 - 3	**Curb Ramp**	Category: 1

Provide detectable warnings $1,000

Notes: Detectable warnings are not provided.
ADA: -
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

Provide a level landing $240

Notes: A level landing is not provided at the top of the ramp (48" x 48" min, 2.0% max slope).
ADA: 406.4, 406.7
Other: CBC 11B-406.5.3

Provide a level landing $2,500

Notes: Counter slope at gutter is 7.9% (5.0% max).
ADA: 406.2
Other: CBC 11B-406.5.8

Grind or patch vertical change of grade $250

Notes: There is a 1/4" change in level at the bottom of the curb ramp (flush and free of surface level changes).
ADA: 405.4
Other: CBC 11B-405.4, CBC 11B-406.5.4

Install, replace or modify curb ramp $4,000

Notes: Curb ramp has a running slope of up to 8.8% (8.33% max).
ADA: 405.2, 406.1
Other: CBC 11B-406.2.1

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Preserve		
3 - 4	**Curb Ramp**	Category: 1

Provide detectable warnings $1,000

Notes: Detectable warnings are not provided.
ADA: -
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

Provide a level landing $240

Notes: The turning space at the bottom of the parallel curb ramp has a slope of 8.7% (2.0% max).
ADA: -
Other: CBC 11B-406.1.2, CBC 11B-406.3.2

Grind or patch vertical change of grade $250

Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).
ADA: 405.4
Other: CBC 11B-405.4, CBC 11B-406.5.4

Install, replace or modify curb ramp $4,000

Notes: One of the runs on parallel curb ramp has a running slope of 16.4% (8.33% max).
ADA: 406.4
Other: CBC 11B-406.1.2, CBC 11B-406.3.1

3 - 5	**Curb Ramp**	Category: 1

Provide detectable warnings $1,000

Notes: Detectable warnings are not provided.
ADA: -
Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

Grind or patch vertical change of grade $250

Notes: There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).
ADA: 405.4
Other: CBC 11B-405.4, CBC 11B-406.5.4

Install, replace or modify curb ramp $4,000

Notes: Curb ramp has a running slope of up to 11.5% (8.33% max). Flared side has slope up to 14.5% (10% max).
ADA: 405.2, 406.1, 406.3
Other: CBC 11B-406.2.1, CBC 11B-406.2.2

Provide a level landing $240

Notes: The top landing has a slope of 4.6% (2.0% max).
ADA: 406.4, 406.7
Other: CBC 11B-406.5.3

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Preserve		
3 - 6	**Curb Ramp**	Category: 1
Provide a level landing		$240
Notes:	The top landing has a slope of 3.9% (2.0% max).	
ADA:	406.4, 406.7	
Other:	CBC 11B-406.5.3	
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Grind or patch vertical change of grade		$250
Notes:	There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA:	405.4	
Other:	CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp		$4,000
Notes:	Curb ramp has a running slope of up to 9.6% (8.33% max). Flared sides have slopes of 13% and 18% (10% max).	
ADA:	405.2, 406.1, 406.3	
Other:	CBC 11B-406.2.1, CBC 11B-406.2.2	
3 - 7	**Curb Ramp**	Category: 1
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Install, replace or modify curb ramp		$4,000
Notes:	Curb ramp has a running slope of up to 8.6% (8.33% max). Flared sides have slopes of 12.5% and 12.6%. (10% max.)	
ADA:	405.2, 406.1, 406.3	
Other:	CBC 11B-406.2.1, CBC 11B-406.2.2	
Grind or patch vertical change of grade		$250
Notes:	There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA:	405.4	
Other:	CBC 11B-405.4, CBC 11B-406.5.4	

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Preserve		
3 - 8	**Curb Ramp**	Category: 1
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Grind or patch vertical change of grade		$250
Notes:	There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA:	405.4	
Other:	CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp		$4,000
Notes:	Flared sides have slopes 12.3% and 14.3% (10% max).	
ADA:	406.3	
Other:	CBC 11B-406.2.2	
3 - 9	**Curb Ramp**	Category: 1
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Provide a level landing		$0
Notes:	The top landing has a slope of 3.8% (2.0% max); see walk 4-6.	
ADA:	406.4, 406.7	
Other:	CBC 11B-406.5.3	
Install, replace or modify curb ramp		$4,000
Notes:	Curb ramp has a running slope of up to 10.5% (8.33% max). Flared sides have slopes of 15.1% and 11.9% (10% max).	
ADA:	405.2, 406.1, 406.3	
Other:	CBC 11B-406.2.1, CBC 11B-406.2.2	

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Preserve		
3 - 10	**Curb Ramp**	Category: 1
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Provide or relocate crossing or curb markings		$250
Notes:	No corresponding curb ramp on other side of crossing.	
ADA:	303.4, 402.2, 406.1	
Other:	CBC 11B-303.4, CBC 11B-402.2, CBC 11B-406.1	
Grind or patch vertical change of grade		$250
Notes:	There is a 1/2" change in level at the top of the curb ramp (flush and free of surface level changes).	
ADA:	405.4	
Other:	CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp		$4,000
Notes:	Curb ramp has a running slope of up to 10.0% (8.33% max). Flared sides have slopes of 17.6% and 13.9%. (10% max).	
ADA:	405.2, 406.1, 406.3	
Other:	CBC 11B-406.2.1, CBC 11B-406.2.2	
3 - 11	**Curb Ramp**	Category: 1
Install, replace or modify curb ramp		$4,000
Notes:	Curb ramp has a running slope of up to 10.3% (8.33% max). Flared side has slope up to 12.1% (10% max).	
ADA:	405.2, 406.1, 406.3	
Other:	CBC 11B-406.2.1, CBC 11B-406.2.2	
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Provide a level landing		$240
Notes:	The top landing has a slope of 3.6% (2.0% max).	
ADA:	406.4, 406.7	
Other:	CBC 11B-406.5.3	

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Preserve		
3 - 12	**Curb Ramp**	Category: 1
Grind or patch vertical change of grade		$250
Notes:	There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA:	405.4	
Other:	CBC 11B-405.4, CBC 11B-406.5.4	
Install, replace or modify curb ramp		$4,000
Notes:	Curb ramp has a running slope of up to 10.11% (8.33% max). Flared sides have slopes 11.3% and 16.3% (10% max).	
ADA:	405.2, 406.1, 406.3	
Other:	CBC 11B-406.2.1, CBC 11B-406.2.2	
Provide a level landing		$240
Notes:	The top landing has a slope of 3.6% (2.0% max).	
ADA:	406.4, 406.7	
Other:	CBC 11B-406.5.3	
3 - 13	**Curb Ramp**	Category: 1
Provide a level landing		$240
Notes:	A level landing is not provided at the top of the ramp (48" x 48" min, 2.0% max slope).	
ADA:	406.4, 406.7	
Other:	CBC 11B-406.5.3	
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Install, replace or modify curb ramp		$4,000
Notes:	Curb ramp has a running slope of up to 10.7% (8.33% max). Flared sides have slopes 12.9% and 16.2% (10% max).	
ADA:	405.2, 406.1, 406.3	
Other:	CBC 11B-406.2.1, CBC 11B-406.2.2	

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Preserve		
3 - 14	**Curb Ramp**	Category: 1
Provide detectable warnings		$1,000
Notes:	Detectable warnings are not provided.	
ADA:	-	
Other:	CBC 11B-247.1.2.2, CBC 11B-705.1.2.2	
Install, replace or modify curb ramp		$4,000
Notes:	Flared sides have slopes of 14.7% and 11.8%. (10% max).	
ADA:	406.3	
Other:	CBC 11B-406.2.2	
Grind or patch vertical change of grade		$250
Notes:	There is a 1/2" change in level at the bottom of the curb ramp (flush and free of surface level changes).	
ADA:	405.4	
Other:	CBC 11B-405.4, CBC 11B-406.5.4	
Provide a level landing		$240
Notes:	Level landing at top of the ramp is 34" deep to edge of curb (48" x 48" min, 2.0% max slope).	
ADA:	406.4, 406.7	
Other:	CBC 11B-406.5.3	
4 - 1	**Walk**	Category: 2
Regrade surface		$5,700
Notes:	Cross slope of sidewalk is up to 4.3% for 95 linear feet (2.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	
4 - 2	**Walk**	Category: 2
Regrade surface		$4,320
Notes:	Cross slope of sidewalk is up to 3.5% for 72 linear feet (2.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	
4 - 3	**Walk**	Category: 2 or 4
Regrade surface		$5,730
Notes:	Cross slope of sidewalk is up to 2.9% for 95-1/2 linear feet (2.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	

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Preserve		
4 - 4	**Walk**	Category: 2
Regrade surface		$4,950
Notes:	Cross slope of sidewalk is up to 3.6% for 82-1/2 linear feet (2.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	
4 - 5	**Walk**	Category: 2
Regrade surface		$12,000
Notes:	Running slope of asphalt path between lower and upper parking areas is up to 19% (5.0% max) and cross slope is up to 7.5% (2.0% max) for 400 linear feet.	
ADA:	403.3	
Other:	CBC 11B-403.3	
Provide a level landing		$375
Notes:	Slope in turning area is 5% (2.0% max).	
ADA:	-	
Other:	CBC 11B-403.7	
Reduce or eliminate opening		$250
Notes:	Grate has openings up to 2" (1/2" max).	
ADA:	-	
Other:	ABA 302.3, CBC 11B-302.3	
4 - 6	**Walk**	Category: 2
Regrade surface		$8,100
Notes:	Cross slope of concrete path is up to 4.6% for 135 linear feet (2.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	
4 - 7	**Walk**	Category: 2
Regrade surface		$3,420
Notes:	Cross slope of concrete path is up to 6.2% for 57 linear feet (2.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	
Grind or patch vertical change of grade		$500
Notes:	Vertical change in level is 1/2" at concrete joint and broken concrete (1/4" max or 1/2" max with a 1:2 bevel).	
ADA:	303.2, 303.3, 403.4	
Other:	CBC 11B-303.2, CBC 11B-403.4	

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Preserve			
4 - 8	**Walk**	Category: 2	
Regrade surface			$4,500
Notes:	Cross slope of concrete path is up to 4.2% for 75 linear feet (2.0% max).		
ADA:	403.3		
Other:	CBC 11B-403.3		
4 - 9	**Walk**	Category: 2	
Regrade surface			$4,320
Notes:	Cross slope of concrete path is up to 7.3% for 72 linear feet (2.0% max).		
ADA:	403.3		
Other:	CBC 11B-403.3		
4 - 10	**Walk**	Category: 2	
Regrade surface			$4,080
Notes:	Running slope of concrete path is up to 10.7% for 25 linear feet (5.0% max) and cross slope is up to 5.8% for an additional 43 linear feet (2.0% max).		
ADA:	403.3		
Other:	CBC 11B-403.3		
4 - 11	**Walk**	Category: 2	
Grind or patch vertical change of grade			$0
Notes:	Vertical changes in level are up to 3/4" between pavers in area surrounding restrooms (1/4" max or 1/2" max with a 1:2 bevel).		
ADA:	303.2, 303.3, 403.4		
Other:	CBC 11B-303.2, CBC 11B-403.4		
Regrade surface			$18,750
Notes:	Irregular paver surface has typical cross slope of 3.6% (2.0% max) for approximately 1250 square feet.		
ADA:	403.3		
Other:	CBC 11B-403.3		
4 - 12	**Walk**	Category: 2	
Regrade surface			$2,100
Notes:	Cross slope of concrete path is up to 2.8% for 35 linear feet (2.0% max).		
ADA:	403.3		
Other:	CBC 11B-403.3		
Grind or patch vertical change of grade			$250
Notes:	Vertical change in level is 1/2" between concrete and asphalt (1/4" max or 1/2" max with a 1:2 bevel).		
ADA:	303.2, 303.3, 403.4		
Other:	CBC 11B-303.2, CBC 11B-403.4		

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Preserve		
4 - 13	**Walk**	Category: 2
Regrade surface		$11,280
Notes:	Cross slope of asphalt path is up to 4.6% for 360 linear feet. Running slope is up to 12% for an additional 16 linear feet as path descends to northernmost of three upper lots (5.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	
4 - 14	**Walk**	Category: 2
Regrade surface		$60
Notes:	Cross slope of asphalt path in front of northernmost upper parking lot is 3.0% for 108 linear feet beginning at the 10th parking space from the exit.	
ADA:	403.3	
Other:	CBC 11B-403.3	
4 - 15	**Walk**	Category: 2
Regrade surface		$2,580
Notes:	Cross slope of concrete path is up to 4.8% for 43 linear feet (2.0% max).	
ADA:	403.3	
Other:	CBC 11B-403.3	
Repair surface		$250
Notes:	There is a 3/4" wide gap at the concrete joint (1/2" max).	
ADA:	302.3	
Other:	CBC 11B-302.3	
8 - 1	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided in the 10" space above the finished floor due to wire mesh grate.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door opening force is 7 lbs (5 lbs max).	
ADA:	404.2.9	
Other:	CBC 11B-404.2.9	

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Preserve		
8 - 2	**Door/Gate**	Category: 1
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided in the 10" space above the finished floor due to wire mesh grate.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door opening force is 8 lbs (5 lbs max).	
ADA:	404.2.9	
Other:	CBC 11B-404.2.9	
8 - 3	**Door/Gate**	Category: 1
Increase maneuvering space		$1,000
Notes:	Maneuvering clearance on the pull side of door at restroom 20-1 is 52-3/4" to edge of concrete (60" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
Adjust door closer		$125
Notes:	Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 4	**Door/Gate**	Category: 1
Adjust door closer		$125
Notes:	Door closer sweep time at restroom 20-2 is 4 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 5	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 28-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 39-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	

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Preserve		
8 - 6	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 37" AFF on block stile gate (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 7	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is 26" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 39-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 8	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 35" AFF on block stile gate (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
10 - 1	**Drinking Fountain**	Category: 3
Replace or adjust water controls		$125
Notes:	Operating effort of control is 11 lbs on wheelchair fountain, 10 lbs on standing person fountain, and 12 lbs on bottle fill station (5 lbs max).	
ADA:	309.1	
Other:	CBC 11B-309.1	
10 - 2	**Drinking Fountain**	Category: 3
Install an additional high or low fountain		$3,000
Notes:	A wheelchair accessible fountain is not provided.	
ADA:	211.2	
Other:	CBC 11B-211.2	
Adjust the water stream height or direction		$125
Notes:	The flow of the water is 3-1/2" high (4" high min).	
ADA:	602.6	
Other:	CBC 11B-602.6	
Replace or adjust water controls		$125
Notes:	Operating effort of control is 10 lbs (5 lbs max).	
ADA:	309.1	
Other:	CBC 11B-309.1	

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Preserve			
10 - 3	**Drinking Fountain**	Category: 3	
Install an additional high or low fountain			$3,000
Notes:	A wheelchair accessible fountain is not provided.		
ADA:	211.2		
Other:	CBC 11B-211.2		
Replace fountain			$3,000
Notes:	Bubbler height on the post-mounted fountain is 36" above the ground (38" min to 43" max for standing person fountain).		
ADA:	602.7		
Other:	CBC 11B-602.7		
11 - 1	**Telephone**	Category: 3	
Reposition phone equipment			$500
Notes:	Coin slot is 55-1/2" AFF and top two rows of numbers are above 48" (max "48 required).		
ADA:	308.3.1, 308.3.2		
Other:	CBC 11B-308.3.1, CBC 11B-308.3.2		

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Preserve		
19 - 1	**Multiple User Restroom**	Category: 2

Install restroom sign	$500
Notes:	The state restroom sign is centered 54-1/2" AFF (58" min to 60" max). A federal tactile and braille restroom sign is not provided.
ADA:	703
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6
Replace urinal	$3,000
Notes:	Urinal rim is 17-3/4" AFF (17" max).
ADA:	605.2
Other:	CBC 11B-605.2
Insulate water lines	$125
Notes:	Pipes under lavatory are not insulated.
ADA:	606.5
Other:	CBC 11B-606.5
Provide or replace compartment door hardware	$175
Notes:	Compartment door does not have handles on the inside or outside of door and is not self-closing.
ADA:	604.8.1.2
Other:	CBC 11B-604.8.1.2
Reposition clothing hooks	$125
Notes:	Coat hook in common area is 62" AFF and coat hook in stall is 52-1/2" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-308.1, CBC 11B-603.4
Replace toilet or adjust toilet seat height	$3,000
Notes:	Water closet seat height is 19-3/4" AFF (17" min to 19" max).
ADA:	604.4
Other:	CBC 11B-604.4
Modify grab bars	$250
Notes:	Rear grab bar extends from the centerline of the water closet 15" and 21" (36" long min, extends 12" and 24" min from centerline of water closet). The side grab bar extends 49-3/4" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).
ADA:	604.5.1, 604.5.2
Other:	CBC 11B-604.5.1, CBC 11B-604.5.2

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Preserve		
19 - 1	**Multiple User Restroom**	Category: 2

Replace or reposition dispenser	$125
Notes:	Centerlines of the toilet paper roll dispensers are 5" and 18" in front of the water closet (7" min to 9" max).
ADA:	604.7
Other:	CBC 11B-604.7
Replace or modify grab bars	$300
Notes:	Water closet fixture is located 1" below the rear grab bar (1-1/2" min clear space below the bar).
ADA:	609.3
Other:	CBC 11B-609.3
Modify lavatory or counter clearances	$1,500
Notes:	Clear space beneath the lavatory is 27-3/8" to front apron (29" min). Knee space measured at 8" deep from the front edge of the lavatory is 24" AFF (27" min).
ADA:	306.3.1, 306.3.3
Other:	CBC 11B-306.3.1, CBC 11B-306.3.3
Replace or adjust water controls	$500
Notes:	Water flows from the lavatory faucet for 5 seconds (10 seconds min).
ADA:	309.1, 606.4
Other:	CBC 11B-606.4

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Preserve		
19 - 2	**Multiple User Restroom**	Category: 2

Install restroom sign	$500
Notes:	The state restroom sign is centered 54" AFF (58" min to 60" max). A federal tactile and braille restroom sign is not provided.
ADA:	703
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6
Provide or replace compartment door hardware	$175
Notes:	Compartment door does not have a handle on the inside and is not self-closing.
ADA:	604.8.1.2
Other:	CBC 11B-604.8.1.2
Reposition clothing hooks	$125
Notes:	Coat hook is 53" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Modify stall partition and install new stall door	$750
Notes:	There is 40" in front of water closet to door swing.
ADA:	-
Other:	CBC 11B-604.8.1.1.2
Insulate water lines	$125
Notes:	Pipes under lavatory are not insulated.
ADA:	606.5
Other:	CBC 11B-606.5
Modify grab bars	$250
Notes:	Rear grab bar extends from the centerline of the water closet 13-1/4" and 22-3/4" (36" long min, extends 12" and 24" min from centerline of water closet). The side grab bar extends 50" from the rear wall (starts 12" max from wall and extends 54" min from the rear wall).
ADA:	604.5.1, 604.5.2
Other:	CBC 11B-604.5.1, CBC 11B-604.5.2
Modify lavatory or counter clearances	$1,500
Notes:	Clear space beneath the lavatory is 27-3/8" to front apron (29" min). Knee space measured at 8" deep from the front edge of the lavatory is 24" AFF (27" min).
ADA:	306.3.1, 306.3.3
Other:	CBC 11B-306.3.1, CBC 11B-306.3.3

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
19 - 2	**Multiple User Restroom**	Category: 2
Replace or reposition dispenser		$0
Notes:	Centerline of one toilet paper roll dispenser is 3" behind front of the water closet (7" min to 9" max in front of water closet).	
ADA:	604.7	
Other:	CBC 11B-604.7	

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Install restroom sign	$500
Notes:	The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Centerline of the tactile and braille sign is 5-1/2" from edge of door swing (18" by 18" min clear floor space).
ADA:	703
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6
Provide an accessible route	$0
Notes:	An accessible route is not provided to the restroom due to 3/4" change in level between concrete pad and adjacent gravel surface (1/4" min, 1/2" with a bevel).
ADA:	206.2
Other:	CBC 11B-206.2
Replace urinal	$3,000
Notes:	Urinal rim projets 9" from wall (13-1/2" min).
ADA:	605.2
Other:	CBC 11B-605.2
Provide clear floor or turning space	$3,000
Notes:	Urinal centerline is 12-1/2" from wall (30" by 48" min clear floor space).
ADA:	305.1, 305.5
Other:	CBC 11B-305.1
Reposition clothing hooks	$125
Notes:	Coat hook is 68" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Replace or reposition dispenser	$250
Notes:	Height to operating mechanism of hand sanitizer dispenser is 57-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 13-1/2" in front of the water closet (7" min to 9" max).
ADA:	604.7
Other:	CBC 11B-603.5, CBC 11B-604.7
Replace or reposition fixtures	$1,250
Notes:	The water closet centerline is 20-1/4" from the wall (17" min to 18" max).
ADA:	604.2
Other:	CBC 11B-604.2

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Increase water closet clear width or depth	$0
Notes:	There is moveable trash container in the clear space in front of the water closet (59" min clear for floor mounted fixtures).
ADA:	604.8.1.1
Other:	CBC 11B-604.8.1.1.1
Replace or modify grab bars	$300
Notes:	Rear grab bar extends from the centerline of the water closet 16" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).
ADA:	604.5.2
Other:	CBC 11B-604.5.2

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
20 - 2	**Single User Restroom**	Category: 2

Install restroom sign	$500
Notes:	The state restroom sign is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). Centerline of the tactile and braille sign is 5-1/2" from the edge of door swing (18" by 18" min clear floor space). Letters have faded and does not provide adequate contrast.
ADA:	703
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6
Provide an accessible route	$0
Notes:	An accessible route is not provided to the restroom due to 1" change in level between concrete pad and adjacent suface (1/4" max, 1/2" with a bevel).
ADA:	206.2
Other:	CBC 11B-206.2
Replace urinal	$3,000
Notes:	Urinal rim projects 9" from the wall (13-1/2" min).
ADA:	605.2
Other:	CBC 11B-605.2
Reposition clothing hooks	$125
Notes:	Coat hook is 67" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Replace or reposition fixtures	$1,250
Notes:	The water closet centerline is 20-1/4" from the wall (17" min to 18" max).
ADA:	604.2
Other:	CBC 11B-604.2
Increase water closet clear width or depth	$500
Notes:	There is a moveable trash container in the clear space in front of the water closet (59" min clear for floor mounted fixtures).
ADA:	604.8.1.1
Other:	CBC 11B-604.8.1.1.1
Replace or modify grab bars	$300
Notes:	Rear grab bar extends from the centerline of the water closet 16" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).
ADA:	604.5.2
Other:	CBC 11B-604.5.2

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
20 - 2	**Single User Restroom**	Category: 2

Replace or reposition dispenser $125

Notes: Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max). Height to operating mechanism of hand sanitizer dispenser is 54-1/2" AFF (40" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

32 - 1	**Picnic Area**	Category: 2

Provide an accessible picnic unit $6,400

Notes: Picnic area has 5 tables, none of which are designed for accessibility (20% minimum, but not less than two picnic units are required to be accessible). An accessible table has an area 30” min wide for knee space, 27” knee clearance above the ground measured 8” horizontally from the front face of the table, and 9” toe clearance above the ground extending 17” from the front face of the table. An accessible table top also has the dining surface 28” min to 34” max above the ground. Knee clearance extends 10" from front face of tabletob (19" min at 27" above the ground).

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

Regrade surface $15

Notes: Slope of the clear floor space at end of picnic table is 15% (5% max for natural surface). Slope of the clear floor space at 5 grills is up to 7% (5% max).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

33 - 1	**Outdoor Constructed Features**	Category: 2

Increase or provide clear floor area $500

Notes: Slope of the clear floor space for companion seating adjacent to bench is 8.5% (5% max for natural surface).

ADA: -

Other: ABA 1011.2.1

35 - 1	**Other**	Category: 2

Increase or provide maneuvering or clear floor area $500

Notes: Slope of the clear floor space at map board is 7.8% (5% max for natural surface).

ADA: 305.3, 305.5

Other: CBC 11B-305.5

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve			
35 - 2	**Other**	Category: 2	
Increase or provide maneuvering or clear floor area			$500
Notes:	Slope of the clear floor space at brochure box is 3.1% (2.0% max).		
ADA:	305.3, 305.5		
Other:	CBC 11B-305.5		
35 - 3	**Other**	Category: 2	
Increase or provide maneuvering or clear floor area			$0
Notes:	Slope of the clear floor space at trash container is 3.1% (2.0% max); see walk 4-6.		
ADA:	305.3, 305.5		
Other:	CBC 11B-305.5		
35 - 4	**Other**	Category: 2	
Provide an accessible route			$250
Notes:	An accessible route to the trash container is not provided due to 1" change in level betweeen wood header and adjacent surface (1/4" max, 1/2" with a bevel).		
ADA:	206.2		
Other:	CBC 11B-206.2		
35 - 5	**Other**	Category: 2	
Increase or provide maneuvering or clear floor area			$500
Notes:	Slope of the clear floor space at trash container is 4.1% (2.0% max).		
ADA:	305.3, 305.5		
Other:	CBC 11B-305.5		
35 - 6	**Other**	Category: 2	
Increase or provide maneuvering or clear floor area			$500
Notes:	Slope of the clear floor space at trash container is 3.7% (2.0% max).		
ADA:	305.3, 305.5		
Other:	CBC 11B-305.5		
35 - 7	**Other**	Category: 2	
Increase or provide maneuvering or clear floor area			$500
Notes:	Slope of the clear floor space at brochure box is 6.9% (2.0% max).		
ADA:	305.3, 305.5		
Other:	CBC 11B-305.5		

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
47 - 1	**Trails**	Category: 1

Rancho San Antonio Bike Path

Regrade surface $ -

Notes: Cross slope of asphalt RSA Bike Path varies along trail. Starting from the entrance drive, it is up to 5% for 60 linear feet (2.0% max). As path loops around parking area, cross slope is up to 3.4% for 120 linear feet (2.0% max). Running slope is up to 9.1% for 175 linear feet between resting intervals to crest of hill (10% max for 30 feet max) and up to 12.2% for 285 linear feet as path descends to main parking area (12.5% max for 10 feet max). Section of bike path after bridge has a cross slope up to 8.9% immediately and up to 13.1% near bay trees, as well as a section of running slope between 9.2% and 14.7% for 80 linear feet.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Provide a firm, stable and slip resistant surface $ -

Notes: Loose material from accumulated erosion debris on uphill side of path is not a firm and stable surface.

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Vertical change in level is 1/2" between asphalt and bridge on both sides and 1" at broken asphalt (1/2" max).

ADA: -

Other: ABA 1017.5

Reduce or eliminate opening $ -

Notes: Openings in trail surface are 1" wide at gaps in asphalt and parallel to path of travel (1/2" max, perpendicular to path of travel). Gaps are 3" wide at spalled asphalt.

ADA: -

Other: ABA 1017.6, ABA 302.3

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
47 - 2	**Trails**	Category: 4
	Permanente Creek Trail	

Provide a firm, stable and slip resistant surface $ -

Notes: Trail surface has a 1/4" to 1/2" layer of loose gravel on top of compacted gravel surface for 1375'. Loose material is even thicker in drain ruts.

ADA: -

Other: ABA 1017.2

Regrade surface $ -

Notes: Slopes at Service Road Trail are mostly within limits of Midpen Easy Access Trail and ABA Trail standards. One section has running slope up to 10% for 140 linear feet between resting intervals (10% max for 30 feet max).

ADA: -

Other: ABA 1017.7.1

Provide an accessible route $ -

Notes: On approach to trail from south end, asphalt path has a cross slope up to 5.4% for 18 linear feet (2.0% max).

ADA: -

Other: ABA F206.2

Reduce or eliminate opening $ -

Notes: Gaps between planks on bridge are 3/4" wide (1/2" max). Hole in one of the planks is 2" in diameter (1/2" max).

ADA: -

Other: ABA 1017.6, ABA 302.3

47 - 3	**Trails**	Category: 1
	Permanente Creek Trail	

Provide a firm, stable and slip resistant surface $ -

Notes: Standing water on Permanente Creek Easy Access Trail creates a surface that is not firm, stable, and slip resistant.

ADA: -

Other: ABA 1017.2

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
47 - 4	**Trails**	Category: 4
	St. Josephs Ave	
Reduce or eliminate opening		$ -
Notes:	Gaps between bridge boards are 1" wide (1/2" max).	
ADA:	-	
Other:	ABA 1017.6, ABA 302.3	
Remove tread obstacle		$ -
Notes:	Vertical change in level between asphalt trail surface and bridge is 1" (1/2" max).	
ADA:	-	
Other:	ABA 1017.5	
Regrade surface		$ -
Notes:	Running slope of compacted gravel and deteriorated asphalt trail surface is up to 9.4% for 90 linear feet (10% max for 30 feet max).	
ADA:	-	
Other:	ABA 1017.7.1	
47 - 5	**Trails**	Category: 4
	Deer Meadow Trail	
Regrade surface		$ -
Notes:	Slopes of Deer Meadow Trail are generally within limits of Midpen Easy Access Trail and ABA Trail standards. Where trail loops around two eucalyptus trees, cross slope is up to 8.3% for 30 linear feet. South of that, cross slope is up to 6.5% and running slope is up to 10.5% for 45 linear feet (12.5% max for 10 feet max) and one other section has running slope up to 10% for 50 linear feet between resting intervals (10% max for 30 feet max).	
ADA:	-	
Other:	ABA 1017.7.1, ABA 1017.7.2	
Reduce or eliminate opening		$ -
Notes:	Small wildlife holes create openings up to 1-1/2" in diameter in trail surface (1/2" max).	
ADA:	-	
Other:	ABA 1017.6, ABA 302.3	

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
47 - 6	**Trails**	Category: 1

Lower Meadow Trail

Provide a firm, stable and slip resistant surface $ -

Notes: Natural compacted surface of Lower Meadow Trail is generally firm and stable except where tree debris accumulates. Standing water on trail also observed.

ADA: -

Other: ABA 1017.2

Remove overhanging or protruding objects $ -

Notes: Large oak branch overhangs trail at 75" above trail surface (80" min).

ADA: -

Other: ABA 1017.9

Regrade surface $ -

Notes: Slopes are generally within the limits of Midpen Easy Access Trail and ABA Trail standards for the first section of the Lower Meadow Trail. Approaching road intersection, cross slope is 8.8% (5% max) and running slope is up to 12.6% for 9 linear feet (12.5% max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Remove tread obstacle $ -

Notes: At road crossing, vertical change in level between asphalt and trail surface is 2-1/2" (1/2" max). At bridge crossing, level chang is 1" between bridge and trail surface (1/2" max).

ADA: -

Other: ABA 1017.5

Reduce or eliminate opening $ -

Notes: Pothole creates opening in trail surface 5" in diameter (1/2" max). Gaps between bridge planks are 5/8" (1/2" max).

ADA: -

Other: ABA 1017.6, ABA 302.3

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve

47 - 7 **Trails** Category: 1

Lower Meadow Trail

Regrade surface $ -

Notes: The second section of the Lower Meadow Trail from the permit lot to the intersection with the drive has slopes that exceed the limits of Midpen Easy Access Trail and ABA Trail standards. Approaching bridge, running slope is 12.1% to 16.6% for 41 linear feet between resting intervals (12.5% max for 10 feet max). On other side of bridge, running slope is up to 17.4% for 68 linear feet. Adjacent vehicular drive is designated the Easy Access Trail but does not provide an equivalent experience to pedestrian trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

47 - 8 **Trails** Category: 1

Lower Meadow Trail

Regrade surface $ -

Notes: The third section of the Lower Meadow Trail has slopes that exceed the limits of Midpen Easy Access Trail and ABA Trail standards. At obvious uphill turn, running slope is up to 18.3% for 52 linear feet. After that, cross slope is up to 10.6% for 30 linear feet. As trail returns to road, running slope is up to 22% for 90 linear feet between resting intervals. Adjacent vehicular drive is designated the Easy Access Trail but does not provide an equivalent experience to pedestrian trail.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

47 - 9 **Trails** Category: 1

St. Joseph Ave

Provide a firm, stable and slip resistant surface $ -

Notes: Trail has compacted dirt/gravel surface of road, and later asphalt surfaces, which are generally firm and stable. Standing water observed at many spots along road.

ADA: -

Other: ABA 1017.2

Regrade surface $ -

Notes: Running slopes at unnamed trail are mostly within limits of Midpen Easy Access Trail and ABA Trail standards. One section has a running slope up to 10.9% for 40 linear feet (10% max for 30 linear feet max or 12.5% max for 10 linear feet max). Cross slope varies with several extended sections up 5% to 7% (2% max for asphalt surface).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Midpeninsula Regional Open Space District
Rancho San Antonio

Preserve		
47 - 10	**Trails**	Category: 1
	Rogue Valley Trail	

Provide a firm, stable and slip resistant surface $ -

Notes: Natural surface of trail was largely firm and stable though standing water was observed along trail.

ADA: -

Other: ABA 1017.2

Regrade surface $ -

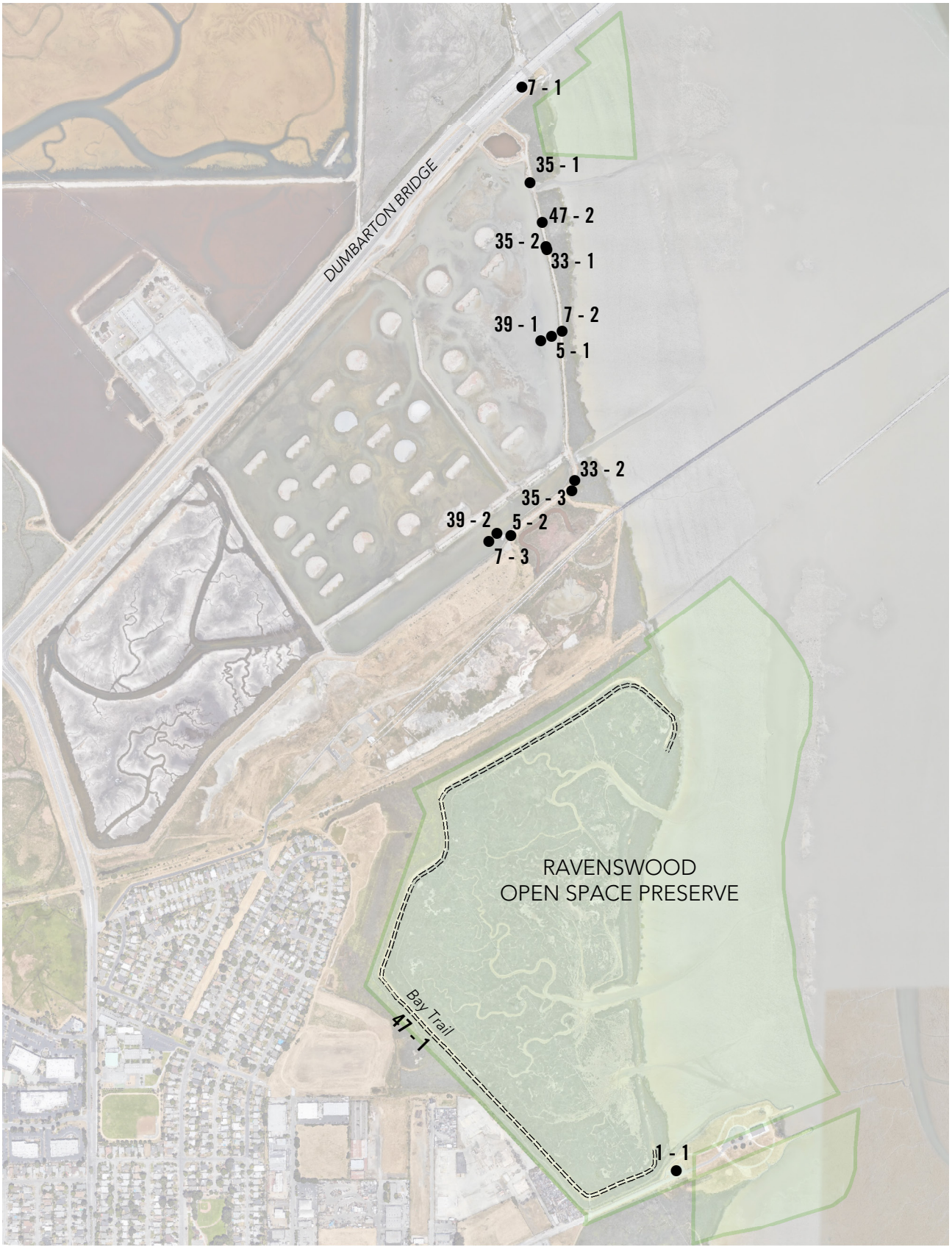
Notes: Rogue Valley Trail is within the limits of Midpen Easy Access Trail and ABA Trail standards except for a few brief sections with up to 5.8% cross slope.

ADA: -

Other: ABA 1017.7.2

Attachment 1

RAVENSWOOD
PRESERVE



Midpeninsula Regional Open Space District
Ravenswood

Preserve		
1 - 1	**Parking Area**	Category: 1
	Ravenswood Parking Lot	
Provide adequate striping		$100
Notes:	At the south parking lot (Ravenswood Easy Access trailhead at Bay Road), the accessible parking space is 15'-3" long to wheelstop (min 18' for total space required).	
ADA:	-	
Other:	CBC 11B-502.2	
Install reserved parking sign		$375
Notes:	A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	-	
Other:	CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
5 - 1	**Ramp**	Category: 2
Regrade or replace ramp		$425
Notes:	Running slope of ramp onto the northern viewing platform at Ravenswood Trail Part II is 8.8% on bottom run (8.33% max).	
ADA:	405.2	
Other:	CBC 11B-405.2	
Install a handrail		$500
Notes:	At intermediate landing, parallel extension at the bottom of the handrail is 10" before turning and parallel extension at the top of the handrail is 6" before turning (min 12" required). At the bottom of the ramp, a parallel extension is not provided on one side, and a parallel extension of 6" is provided on the other side (min 12" required).	
ADA:	505.10.1	
Other:	CBC 11B-505.10.1	
5 - 2	**Ramp**	Category: 2
Install a handrail		$500
Notes:	At intermediate landing of ramp at the southern view platform at Ravenswood Trail Part II, parallel extension at the bottom of the handrail is 10-1/2" before turning and parallel extension at the top of the handrail is 6" before turning (min 12" required). At the bottom of the ramp, a parallel extensions of 3" and 6" are provided (min 12" required).	
ADA:	505.10.1	
Other:	CBC 11B-505.10.1	

Midpeninsula Regional Open Space District
Ravenswood

Preserve		
7 - 1	**Hazard**	Category: 2

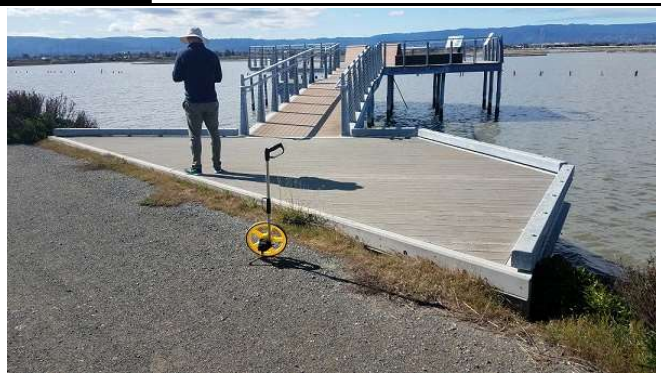
Remove overhanging or protruding objects $125

Notes: Sign board at Ravenswood Trail Part II trailhead protrudes 12" from itself at 40" AFF (max 4" between 27" and 80" AFF required).

ADA: 204.1, 307.2

Other: CBC 11B-204.1, CBC 11B-307.2

7 - 2	**Hazard**	Category: 2



Reduce or eliminate opening $250

Notes: Openings in grate on the northern viewing platform at Ravenswood Trail Part II are 7/8" by 3-3/4" (max 1/2" in one direction required).

ADA: -

Other: ABA 302.3, CBC 11B-302.3

Install curb, barrier, or guardrail $25

Notes: A guardrail is not provided on bottom deck of viewing platform. Drop-off is is 27-1/4" on one side and 28" on the other where the platform is over land, and 60" where platform is over the water. 36 linear feet of guardrail is recommended (min 18 feet required).

ADA: -

Other: CBC 11B-303.5

7 - 3	**Hazard**	Category: 2

Reduce or eliminate opening $250

Notes: Openings in grate on the southern viewing platform at Ravenswood Trail Part II are 7/8" by 3-3/4" (max 1/2" in one direction required).

ADA: -

Other: ABA 302.3, CBC 11B-302.3

Midpeninsula Regional Open Space District
Ravenswood

Preserve		
33 - 1	**Outdoor Constructed Features**	Category: 2
Increase or provide clear floor area		$500
Notes:	Slope of the clear floor space for companion seating adjacent to bench at the Ravenswood Trail Part II is 12.9% (5% max for natural surface).	
ADA:	-	
Other:	ABA 1011.2.1	
33 - 2	**Outdoor Constructed Features**	Category: 2
Increase or provide clear floor area		$500
Notes:	Slope of the clear floor space for companion seating adjacent to the bench at Ravenswood Trail Part II is 6% to 8% (5% max for natural surface).	
ADA:	-	
Other:	ABA 1011.2.1	
35 - 1	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at interpretive signs at the Ravenswood Trail Part II is 6.8% (5% max for natural surface) and is partially obstructed by grass.	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
35 - 2	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at interpretive sign at Ravenswood Trail Part II is 7.8% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
35 - 3	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at interpretive board at Ravenswood Trail Part II is 6.3% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
39 - 1	**View Area**	Category: 2
Provide an accessible route		$0
Notes:	An accessible route to the northern viewing platform at Ravenswood Trail Part II is not provided due to 3" vertical change in level between decking and adjacent trail surface (1/4" max or 1/2" max with a 1:2 bevel).	
ADA:	206.2	
Other:	CBC 11B-206.2	

Midpeninsula Regional Open Space District
Ravenswood

Preserve		
39 - 2	**View Area**	Category: 2

Provide an accessible route $0

Notes: An accessible route to the southern viewing platform at Ravenswood Trail Part II is not provided due to 1/2" to 2" vertical change in level between decking and adjacent trail surface (1/4" max or 1/2" max with a 1:2 bevel).

ADA: 206.2

Other: CBC 11B-206.2

47 - 1	**Trails**	Category: 1

Bay Trail

Remove tread obstacle $ -

Notes: Vertical change in level is 1/2" to 2" between Ravenswood Easy Access Trail surface and viewing platform at southeastern end of trail (max 1/2" required).

ADA: -

Other: ABA 1017.5

Reduce or eliminate opening $ -

Notes: Small wildlife holes create openings in trail surface up to 8" in diameter (max 1/2" required).

ADA: -

Other: ABA 1017.6, ABA 302.3

Widen trail $ -

Notes: Near approach to platform at southeastern edge of Ravenswood Easy Access Trail, clear tread width is less than 36" where asphalt is deteriorated and vegetation overgrown. Northern section of trail has multiple sections where usable tread width is reduced to 18" due to crown of road and overgrown vegetation, for distances of 350 and 750 linear feet. (min 36" clear tread width required).

ADA: -

Other: ABA 1017.3

Regrade surface $ -

Notes: Running slope of Ravenswood Easy Access Trail is within limits of Midpen Easy Access Trail and ABA Trail standards. Cross slope is generally within limits with few exceptions. Where trail heads northwest away from Bay Road, cross slope on asphalt is up to 4.0% for 120 linear feet (2.0% max). Farther north on the trail, surface is stabilized gravel. Cross slope is up to 6.3% around the areas where clear width is reduced due to crown of road (5% max).

ADA: -

Other: ABA 1017.7.2

Midpeninsula Regional Open Space District
Ravenswood

Preserve		
47 - 2	**Trails**	Category: 4

Provide a firm, stable and slip resistant surface $ -

Notes: Loose gravel on approach from road at beginning of Ravenswood Trail Part II is not a firm and stable surface for 420 linear feet.

ADA: -

Other: ABA 1017.2

Reduce or eliminate opening $ -

Notes: Various depressions in trail surface are 3" by 6" (max 1/2" in one direction required).

ADA: -

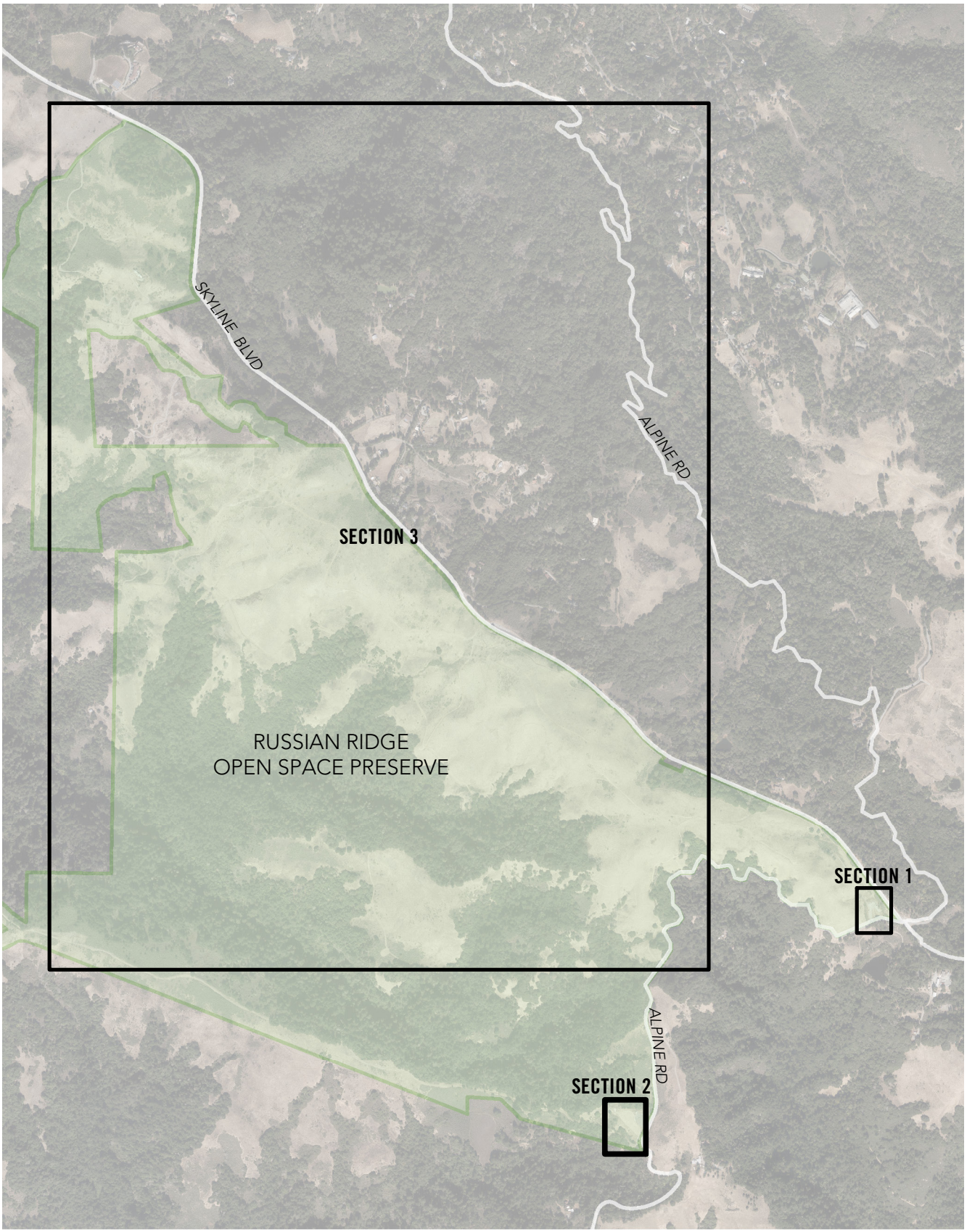
Other: ABA 1017.6, ABA 302.3

Attachment 1

RUSSIAN RIDGE

PRESERVE

MAP SECTIONS

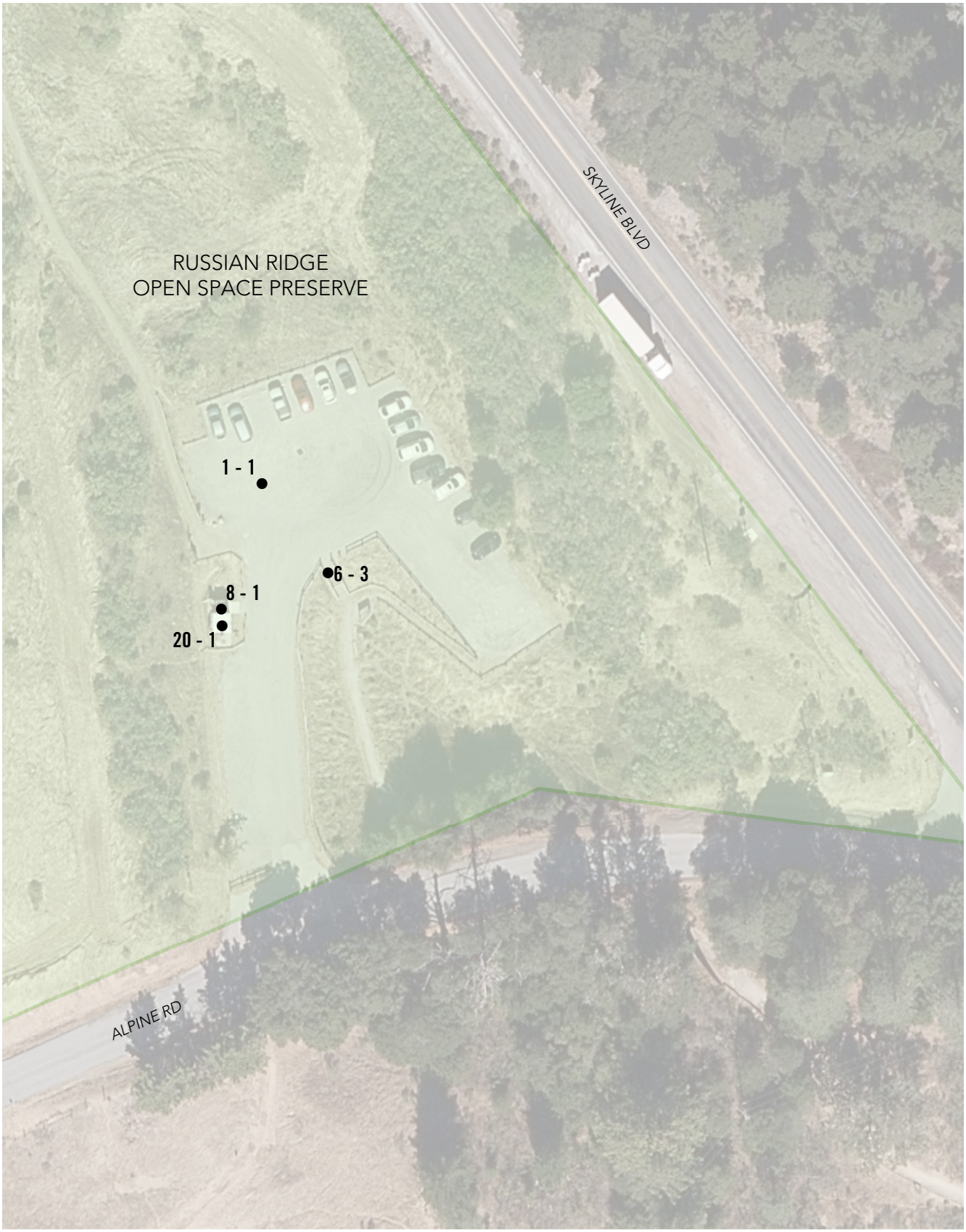


Attachment 1

RUSSIAN RIDGE

PRESERVE

SECTION 1

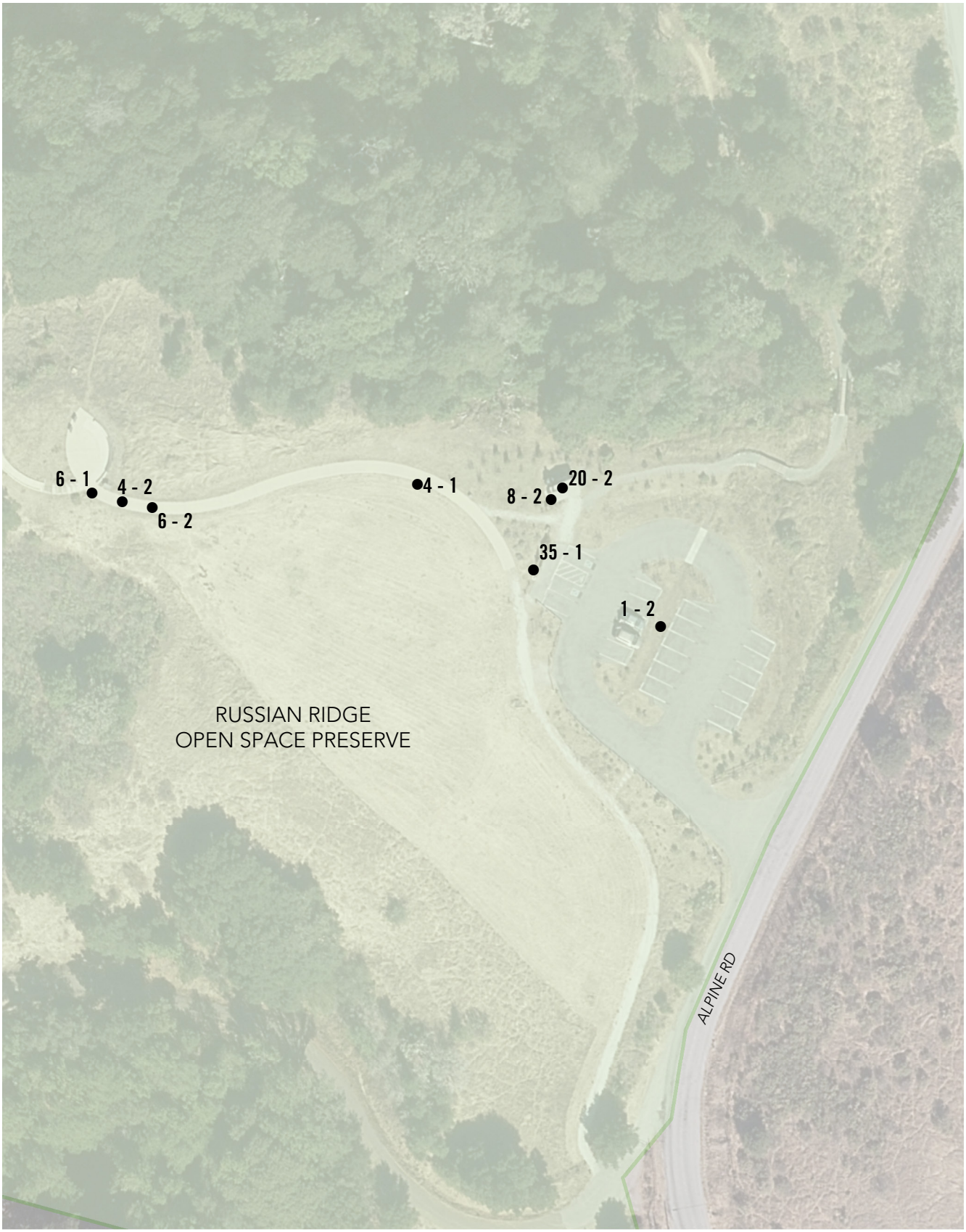


Attachment 1

RUSSIAN RIDGE

PRESERVE

SECTION 2

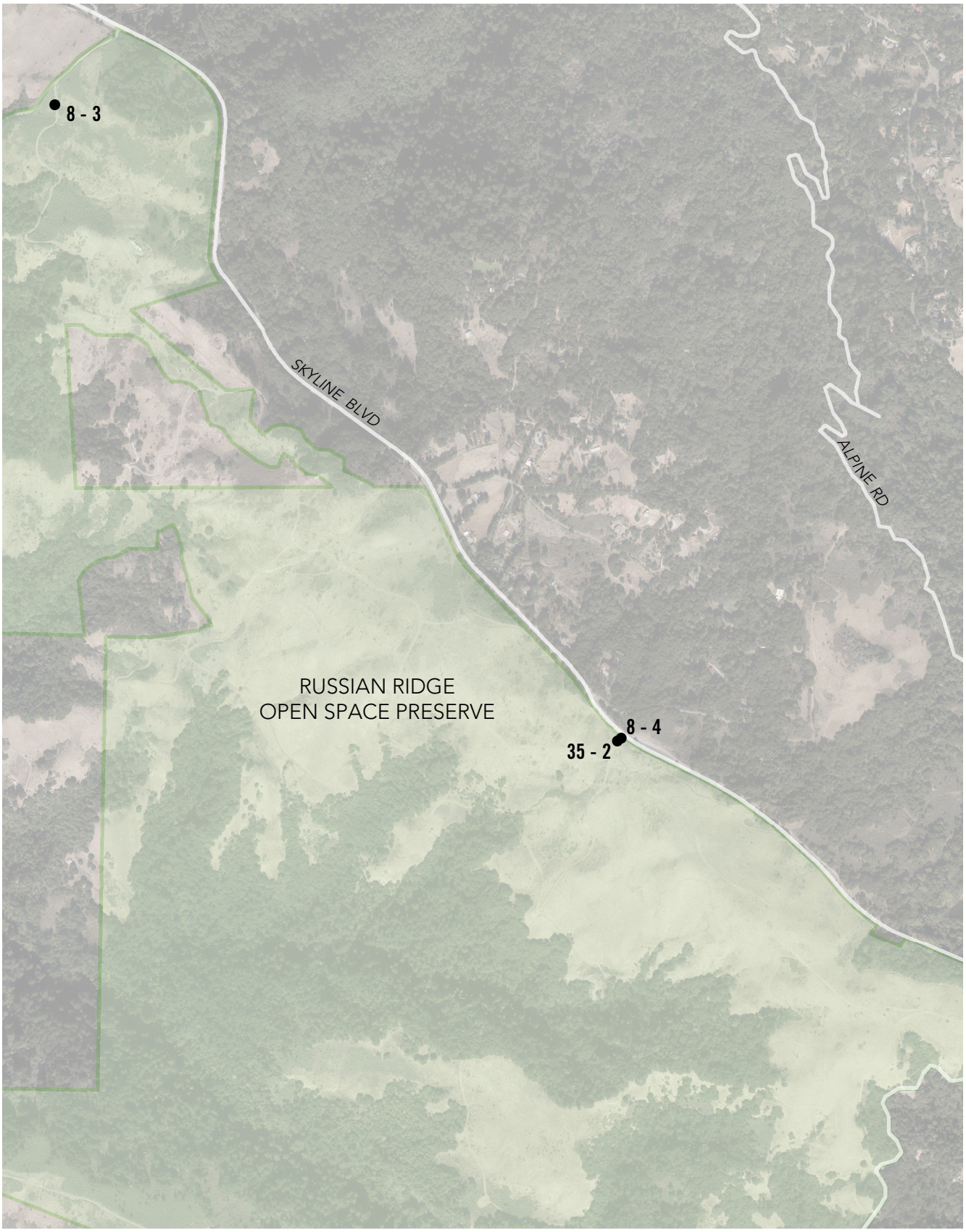


Attachment 1

RUSSIAN RIDGE

PRESERVE

SECTION 3



Midpeninsula Regional Open Space District
Russian Ridge

Preserve		
1 - 1	**Parking Area**	Category: 1
	Russian Ridge Parking Lot	

Install reserved parking sign $1,875

Notes: At the parking lot at the Russian Ridge trailhead near the intersection of Alpine Road & Skyline Blvd, signs are mounted on posts 52-1/2" and 58" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine $250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: 502.6

Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Regrade accessible parking space or access aisle $3,200

Notes: Slope of van space is 4.3% and slope of second accessible space is 5.6% (max 2.0% required). Loose gravel is present in both spaces (firm and stable surface is required).

ADA: 502.4

Other: CBC 11B-502.4

Provide or modify accessible access aisles $420

Notes: Combined van space and access aisle is 15' wide (min 17' required). An access aisle is not provided adjacent to second accessible parking space.

ADA: 502.2, 502.3, 502.3.1

Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1

Provide or modify accessible spaces $2,945

Notes: Designated space is not the parking space located closest to the accessible route to the Daniel's Nature Center underpass.

ADA: 208.3.1

Other: CBC 11B-208.3.1

Midpeninsula Regional Open Space District
Russian Ridge

Preserve		
1 - 2	**Parking Area**	Category: 1
	Russian Ridge Parking at Mindego Gateway	
Install reserved parking sign		$750
Notes:	At the Mindego Gateway parking lot, an additional sign or language stating "Minimum Fine $250" is not provided at either accessible space.	
ADA:	-	
Other:	CBC 11B-502.6.2	
Provide or modify accessible access aisles		$210
Notes:	Access aisle does not have a blue border.	
ADA:	-	
Other:	CBC 11B-502.3.3	
Regrade accessible parking space or access aisle		$3,200
Notes:	Slope of access aisle and west accessible parking space are 3.0% (max 2.0% required).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Provide adequate striping		$100
Notes:	The words "No Parking" in the access aisle are faded and need repainting.	
ADA:	-	
Other:	CBC 11B-502.3.3	
Install van accessible sign		$375
Notes:	A "Van Accessible" sign is not provided. Required: A "Van Accessible" sign is posted at stalls striped and designated to be van accessible.	
ADA:	208.2.4	
Other:	CBC 11B-502.6	
4 - 1	**Walk**	Category: 2
	At Mindego Gateway	
Regrade surface		$300
Notes:	Running slope of concrete path at Audrey Rust Easy Access Trail is up to 5.9% for 5 linear feet (max 5.0% required).	
ADA:	403.3	
Other:	CBC 11B-403.3	

Midpeninsula Regional Open Space District
Russian Ridge

Preserve		
4 - 2	**Walk**	Category: 2
	At Mindego Gateway	
Install curb, barrier, or guardrail		$750
Notes:	At the Audrey Rust Easy Access Trail, a warning curb is not provided at an abrupt drop-off exceeding 4" for 30 linear feet (6" warning curb required).	
ADA:	-	
Other:	CBC 11B-303.5	
6 - 1	**Stairway**	Category: 2
	At Mindego Gateway	
Install tread striping		$15
Notes:	No tread striping provided on any of three risers at the Audrey Rust Easy Access Trail (required for all treads on an exterior stairway).	
ADA:	-	
Other:	CBC 11B-504.4.1	
6 - 2	**Stairway**	Category: 2
	At Mindego Gateway	
Install tread striping		$0
Notes:	No tread striping provided on six risers at a stairway at the Audrey Rust Easy Access Trail (required for all treads on an exterior stairway).	
ADA:	-	
Other:	CBC 11B-504.4.1	
Replace stairs		$300
Notes:	Bottom tread of stairway at Audrey Rust Easy Access Trail has two 2" by 1" holes.	
ADA:	504.4	
Other:	CBC 11B-504.4	
Install a handrail		$0
Notes:	Parallel top extension on one side extends 9-3/4" (12" min).	
ADA:	505.10.2	
Other:	CBC 11B-505.10.2	

Midpeninsula Regional Open Space District
Russian Ridge

Preserve		
6 - 3	**Stairway**	Category: 2

Install a handrail $3,750

Notes: An extension at the top of the stairway is not provided (at least 12" and parallel to the ground surface required).
An extension at the bottom of the stairway is not provided (one tread width sloped and an additional 12" parallel to the ground required).

ADA: 505.10.2, 505.10.3

Other: CBC 11B-505.10.2, CBC 11B-505.10.3

Install tread striping $150

Notes: No tread striping provided (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

Repair stair nosing $125

Notes: One timber riser is deteriorated.

ADA: 504.5

Other: CBC 11B-504.5

8 - 1	**Door/Gate**	Category: 2

Adjust door closer $125

Notes: At the restroom at the Ridge trailhead, door closer sweep time is 2-1/2 seconds (min 5 seconds required). Door opening force is 7 lbs (max 5 lbs required).

ADA: 404.2.8.1, 404.2.9

Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

Raise or lower existing hardware $125

Notes: Lock hardware is 50-1/4" above the ground (34" min to 44" max).

ADA: 404.2.7

Other: CBC 11B-404.2.7

Enlarge door opening $1,650

Notes: Clear width of door opening is 31" (min 32" clear width required). Height of clear opening is 79-1/8” AFF and 76-3/4" to closer hardware (min 80" required).

ADA: 404.2.3

Other: CBC 11B-404.2.3

Midpeninsula Regional Open Space District
Russian Ridge

Preserve		
8 - 2	**Door/Gate**	Category: 2
	Restroom door at Mindego Gateway	
Provide or modify door kick plate		$225
Notes:	The restroom door at the Mindego Gateway does not have a smooth and uninterrupted kick plate surface. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door closer sweep time is 2 seconds (5 seconds min).	
ADA:	404.2.8.1	
Other:	CBC 11B-404.2.8.1	
8 - 3	**Door/Gate**	Category: 4
Provide an accessible route		$60
Notes:	An accessible route to the gate is not provided. There is no parking near the gate, and running slope is 12.6% for 7 linear feet on the approach. This gate does not connect to an accessible trail feature.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
8 - 4	**Door/Gate**	Category: 2
Regrade surface		$2,500
Notes:	Slope through the gate is 11.9% (2.0% max) and vertical change in level is 2" at drain rut (free of level changes is required).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	

Midpeninsula Regional Open Space District
Russian Ridge

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Install restroom sign	$500
Notes:	At the Russian Ridge restroom, the state restroom sign on the door is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). A clear floor space is not provided at federal restroom sign (18" by 18" min).
ADA:	703
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6
Provide an accessible route	$0
Notes:	Running slope of concrete approaching restroom is 5.8% for 4 linear feet (5.0% max).
ADA:	206.2
Other:	CBC 11B-206.2
Replace or reposition fixtures	$1,250
Notes:	The water closet centerline is 28-1/2" from the wall (17" min to 18" max).
ADA:	604.2
Other:	CBC 11B-604.2
Provide clear floor or turning space	$3,000
Notes:	Clear space in front of the urinal is 26-1/2" wide (30" by 48" min).
ADA:	305.1, 305.5
Other:	CBC 11B-305.1
Replace urinal	$3,000
Notes:	Urinal rim is 19" AFF (17" max).
ADA:	605.2
Other:	CBC 11B-605.2
Reposition clothing hooks	$125
Notes:	Coat hook is 48-1/2" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Replace or reposition dispenser	$125
Notes:	Height to operating mechanism of hand sanitizer is 46-1/2" AFF (40" max).
ADA:	-
Other:	CBC 11B-603.5
Replace or modify grab bars	$300
Notes:	Side grab bar extends 52" from rear wall (54" min).
ADA:	604.5.1
Other:	CBC 11B-604.5.1

Midpeninsula Regional Open Space District
Russian Ridge

Preserve		
20 - 2	**Single User Restroom**	Category: 2
	Restroom at Mindego Gateway	
Replace or reposition dispenser		$250
Notes:	At the Mindego Gateway restroom, the height to operating mechanism of hand sanitizer is 47" AFF (40" max). Centerline of the toilet paper roll dispenser is 12-1/2" in front of the water closet (7" min to 9" max).	
ADA:	604.7	
Other:	CBC 11B-603.5, CBC 11B-604.7	
Install restroom sign		$500
Notes:	The state restroom sign is centered 61" AFF (58" min to 60" max). Depth of tactile lettering is less than 1/32" (min 1/4" required).	
ADA:	703	
Other:	CBC 11B-216.8, CBC 11B-703.7.2.6	
35 - 1	**Other**	Category: 3
	CFS brochure box at Mindego Gateway	
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at the Mindego Gateway is 2.3% (max 2.0% required).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
35 - 2	**Other**	Category: 3
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box is 5.8% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	

Attachment 1

SARATOGA GAP
PRESERVE



Midpeninsula Regional Open Space District
Saratoga Gap

Preserve		
8 - 1	**Door/Gate**	Category: 4

Enlarge gate opening $1,650

Notes: Clear width of block stile gate is 19" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 40" AFF (4" max between 34" and 80").

ADA: 404.2.3

Other: ABA 1017.3, CBC 11B-404.2.3

Regrade surface $2,500

Notes: Slope through gate is 11.9% (5% max for natural surface).

ADA: 404.2.4.4

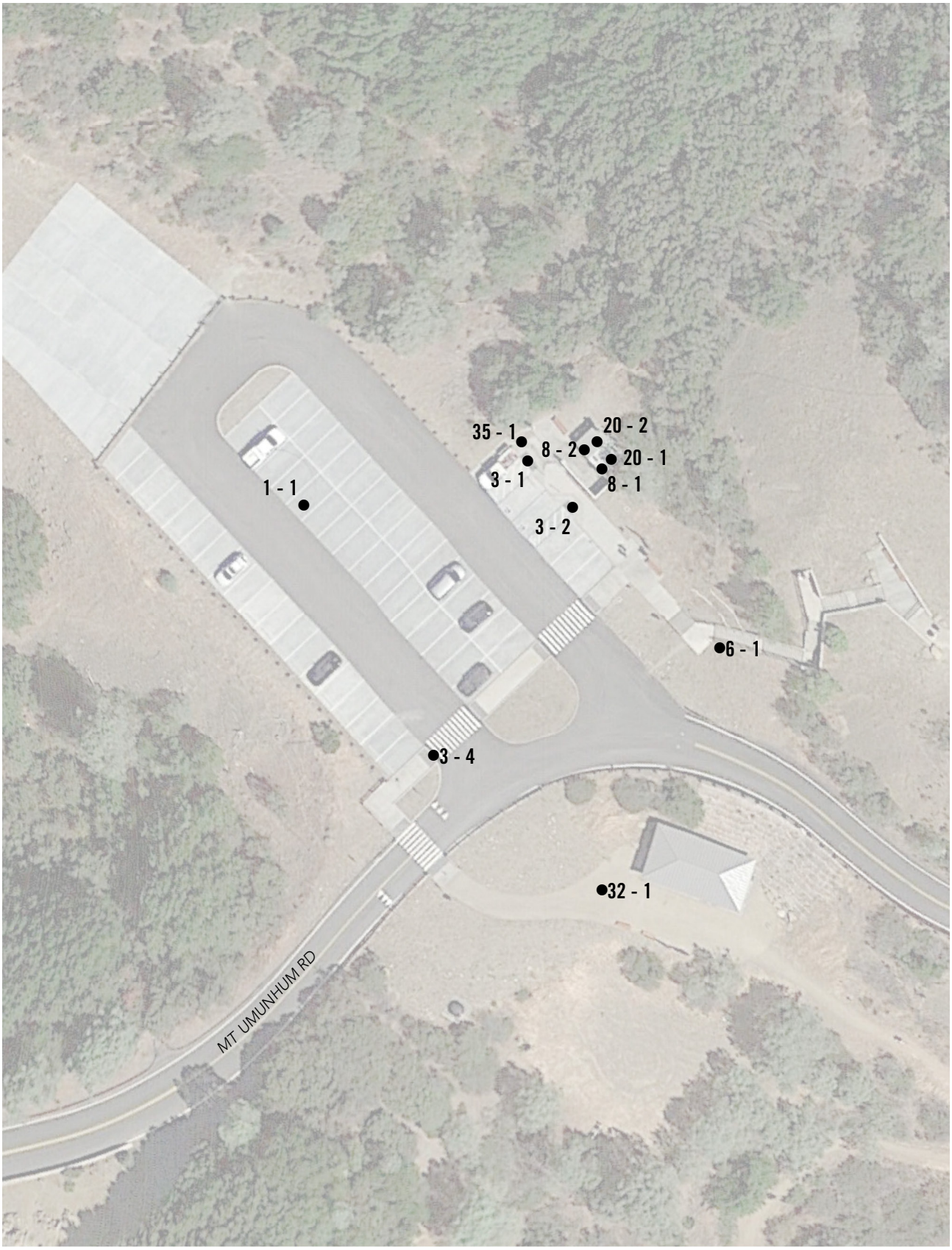
Other: CBC 11B-404.2.4.4

Attachment 1

SIERRA AZUL

MT UMUNHUM SUMMIT

SECTION 1

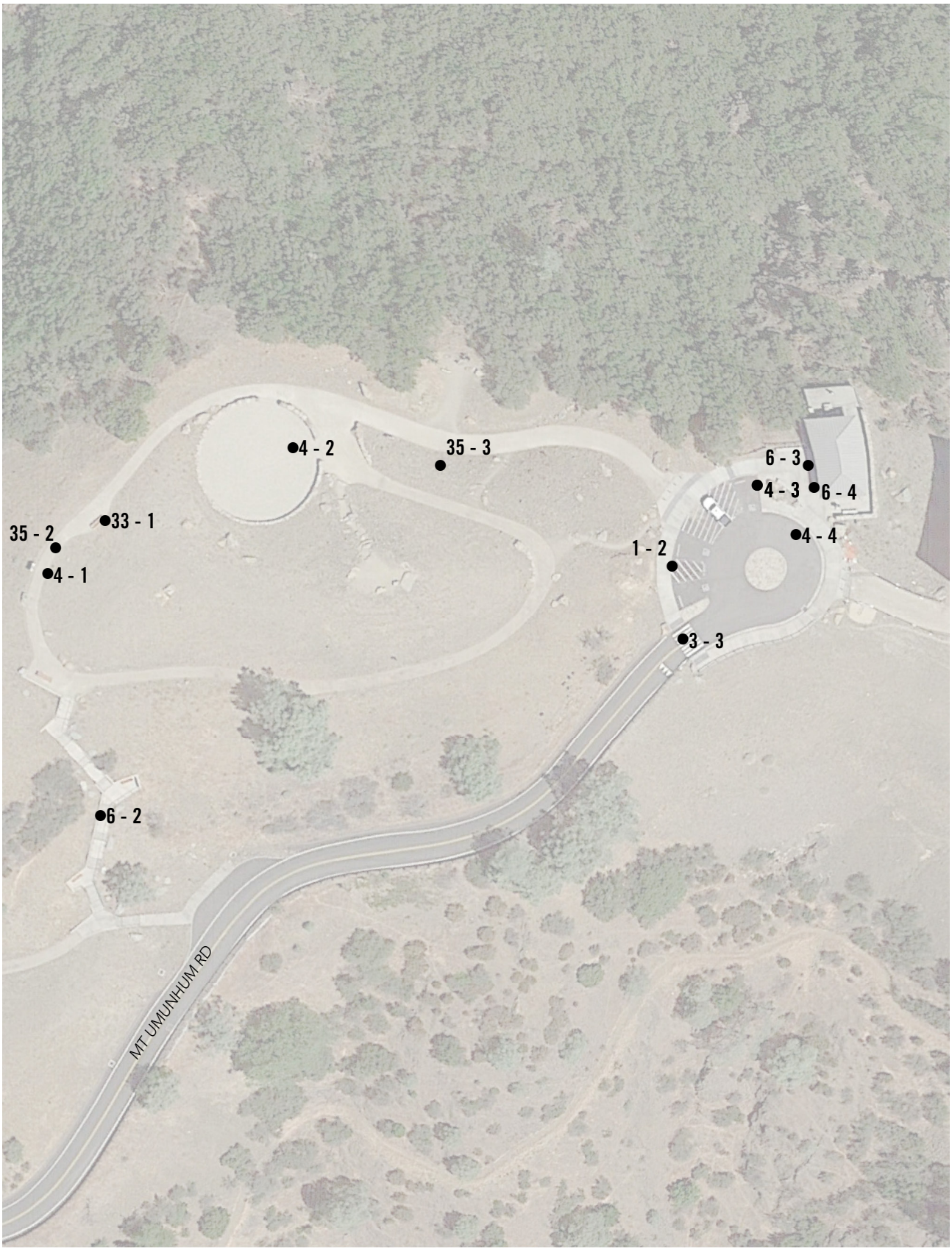


Attachment 1

SIERRA AZUL

MT UMUNHUM SUMMIT

SECTION 2



Midpeninsula Regional Open Space District
Sierra Azul

Preserve Mt Umunhum Summit

1 - 1 Parking Area — Category: 1

Sierra Azul Parking Lot at Mount Umunhum Summit Ar

Regrade accessible parking space or access aisle — $6,400

Notes: Slope of van space is compliant, but slopes of two other parking spaces and access aisles are 2.2% to 2.6% (max 2.0% required).

ADA: 502.4

Other: CBC 11B-502.4

Install reserved parking sign — $375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

1 - 2 Parking Area — Category: 1

Sierra Azul Accessible Lot at Mount Umunhum Summit

Regrade accessible parking space or access aisle — $1,600

Notes: Slope of van space is 2.4% (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

Provide adequate striping — $300

Notes: Van space is 15'-3" long to wheel stop and two car spaces are 15'-6" long to wheel stop (18' min for total length).

ADA: -

Other: CBC 11B-502.2

Install reserved parking sign — $375

Notes: A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: -

Other: CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Midpeninsula Regional Open Space District
Sierra Azul

Preserve Mt Umunhum Summit

3 - 1 Curb Ramp — Category: 1 or 4

Provide detectable warnings — $1,000

Notes: Detectable warning surface is not Federal Yellow.

ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.

ADA: -

Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2

Install, replace or modify curb ramp — $4,000

Notes: Curb ramp from van access aisle has a grade break. Slope is 8.5% on detectable warning and 6.8% on concrete. Running slope of 8.5% exceeds 8.33% max allowed.

ADA: 405.2, 406.1

Other: CBC 11B-406.2.1, CBC 11B-406.5.6

3 - 2 Curb Ramp — Category: 1 or 4

Provide detectable warnings — $1,000

Notes: Detectable warning surface is not Federal Yellow.

ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.

ADA: -

Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2

Install, replace or modify curb ramp — $4,000

Notes: Curb ramp has a running slope of up to 8.9% (8.33% max). Flared side has slope up to 10.4% (10% max).

ADA: 405.2, 406.1, 406.3

Other: CBC 11B-406.2.1, CBC 11B-406.2.2

Midpeninsula Regional Open Space District
Sierra Azul

Preserve Mt Umunhum Summit

3 - 3 Curb Ramp — Category: 1 or 4



Provide detectable warnings — $2,000

Notes: Detectable warning surfacse are not Federal Yellow at crosswalk at top parking area.

ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.

ADA: -

Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2

Provide detectable warnings — $1,000

Notes: Detectable warnings are not located in appropriate locations and currently contradict each other. There is a conflict where the detectable warning at the street crossing curb ramp indicates a person is in a pedestrian zone; however, the detectable warnings at the entrance to the summit trail and curb ramp up to interpretive shelter from the parking indicate that a person is in a vehicular zone.

ADA: -

Other: CBC 11B-247.1.2.2, CBC 11B-705.1.2.2

3 - 4 Curb Ramp — Category: 1 or 4

Provide detectable warnings — $1,000

Notes: Detectable warning surfaces are not Federal Yellow at six occasions at crosswalks in main parking area.

ADVISORY: It is currently up to the opinion of the local building officials whether a parking lot is considered a hazardous vehicular area warranting Federal Yellow detectable warnings.

ADA: -

Other: CBC 11B-705.1.1.3, CBC 11B-705.1.1.3.1, CBC 11B-705.1.1.3.2

4 - 1 Walk — Category: 2

Regrade surface — $300

Notes: Running slope of concrete path is up to 5.5% for 5 linear feet (max 5% required).

ADA: 403.3

Other: CBC 11B-403.3

Midpeninsula Regional Open Space District
Sierra Azul

Preserve Mt Umunhum Summit

4 - 2 Walk — Category: 2

Provide a firm, stable and slip resistant surface — $0

Notes: Advisory: Gravel surface in ceremonial circle is currently compliant but may require future maintenance.

ADA: 302.1

Other: CBC 11B-302.1

4 - 3 Walk — Category: 2

Regrade surface — $60

Notes: Cross slope of concrete path is up to 2.2% for 5 linear feet (2.0% max).

ADA: 403.3

Other: CBC 11B-403.3

4 - 4 Walk — Category: 2

Regrade surface — $300

Notes: Cross slope of concrete path is up to 2.5% for 5 linear feet (2.0% max).

ADA: 403.3

Other: CBC 11B-403.3

6 - 1 Stairway — Category: 2

Install tread striping — $1,395

Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

Install a handrail — $125

Notes: Some of the bottom handrail extensions turn 90 degrees and are not aligned with stair runs. For new construction, handrail extensions must be in line with the stair run and are not allowed to turn. The allowance for a 90 degree is an exception that is allowed at alterations of existing facilities where this condition would create a hazard. On other runs, slope extension of 9" or 10" are provided.

ADA: 505.10.3

Other: CBC 11B-505.10.3

Midpeninsula Regional Open Space District
Sierra Azul

Preserve Mt Umunhum Summit

6 - 2 Stairway — Category: 2



Install a handrail — $125

Notes: Some of the bottom handrail extensions turn 90 degrees and are not aligned with stair runs. For new construction, handrail extensions must be in line with the stair run and are not allowed to turn. The allowance for a 90 degree is an exception that is allowed at alterations of existing facilities where this condition would create a hazard. On other runs, slope extension of 10" or 10-1/2" are provided.

ADA: 505.10.3

Other: CBC 11B-505.10.3

Install tread striping — $990

Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

6 - 3 Stairway — Category: 2

Install tread striping — $60

Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

6 - 4 Stairway — Category: 2

Install tread striping — $15

Notes: Grooved nosing does not provided adequate contrast for tread striping. Painted striping is only provided on the top and bottom riser of each run (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

Midpeninsula Regional Open Space District
Sierra Azul

Preserve Mt Umunhum Summit			
8 - 1	**Door/Gate**	Category: 2	
Adjust door closer			$125
Notes:	Closer sweep time at door at restroom 20-1 is 2 seconds (5 seconds min).		
ADA:	404.2.8.1		
Other:	CBC 11B-404.2.8.1		
8 - 2	**Door/Gate**	Category: 2	
Adjust door closer			$125
Notes:	Closer sweep time at door at restroom 20-2 is 3 seconds (5 seconds min).		
ADA:	404.2.8.1		
Other:	CBC 11B-404.2.8.1		
20 - 1	**Single User Restroom**	Category: 2	
Replace or reposition dispenser			$125
Notes:	Centerline of the lower toilet paper roll dispenser is 23-1/2" in front of the water closet (7" min to 9" max).		
ADA:	604.7		
Other:	CBC 11B-604.7		
Install restroom sign			$250
Notes:	Tactile characters on federal restroom sign are raised less than 1/32" (min 1/4" required).		
ADA:	703		
Other:	-		
20 - 2	**Single User Restroom**	Category: 2	
Replace or modify grab bars			$300
Notes:	Higher toilet paper roll dispenser is located 9-1/2" above the side grab bar (12" min clear space above the bar).		
ADA:	609.3		
Other:	CBC 11B-609.3		
Replace or reposition dispenser			$125
Notes:	Centerline of the lower toilet paper roll dispenser is 20" in front of the water closet (7" min to 9" max).		
ADA:	604.7		
Other:	CBC 11B-604.7		

Midpeninsula Regional Open Space District
Sierra Azul

Preserve Mt Umunhum Summit

32 - 1 Picnic Area — Category: 2

Regrade surface — $15

Notes: Slope of the clear floor space at wheelchair space is 2.4% (2.0% max).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

Increase or provide clear floor area — $700

Notes: A 36" min clear space around the picnic tables is not provided. Tables are 33" and 35-3/4" from stone wall.

ADA: -

Other: ABA 1011.2.1

33 - 1 Outdoor Constructed Features — Category: 2

Increase or provide clear floor area — $500

Notes: Clear floor space for companion seating adjacent to the bench has a slope of 2.4% (2.0% max).

ADA: -

Other: ABA 1011.2.1

35 - 1 Other — Category: 2

Increase or provide maneuvering or clear floor area — $500

Notes: Vertical change in level is 3/4" between concrete and gravel in the clear floor space at the brochure box (free of level changes required).

ADA: 305.3, 305.5

Other: CBC 11B-305.5

35 - 2 Other — Category: 2

Increase or provide maneuvering or clear floor area — $500

Notes: Slope of the clear floor space at "Conservation Lands" informational board is 4.3% (max 2% required).

ADA: 305.3, 305.5

Other: CBC 11B-305.5

35 - 3 Other — Category: 2

Increase or provide maneuvering or clear floor area — $500

Notes: Slope of the clear floor space at "A Sacred Site" informational board is 4.3% (max 2% required).

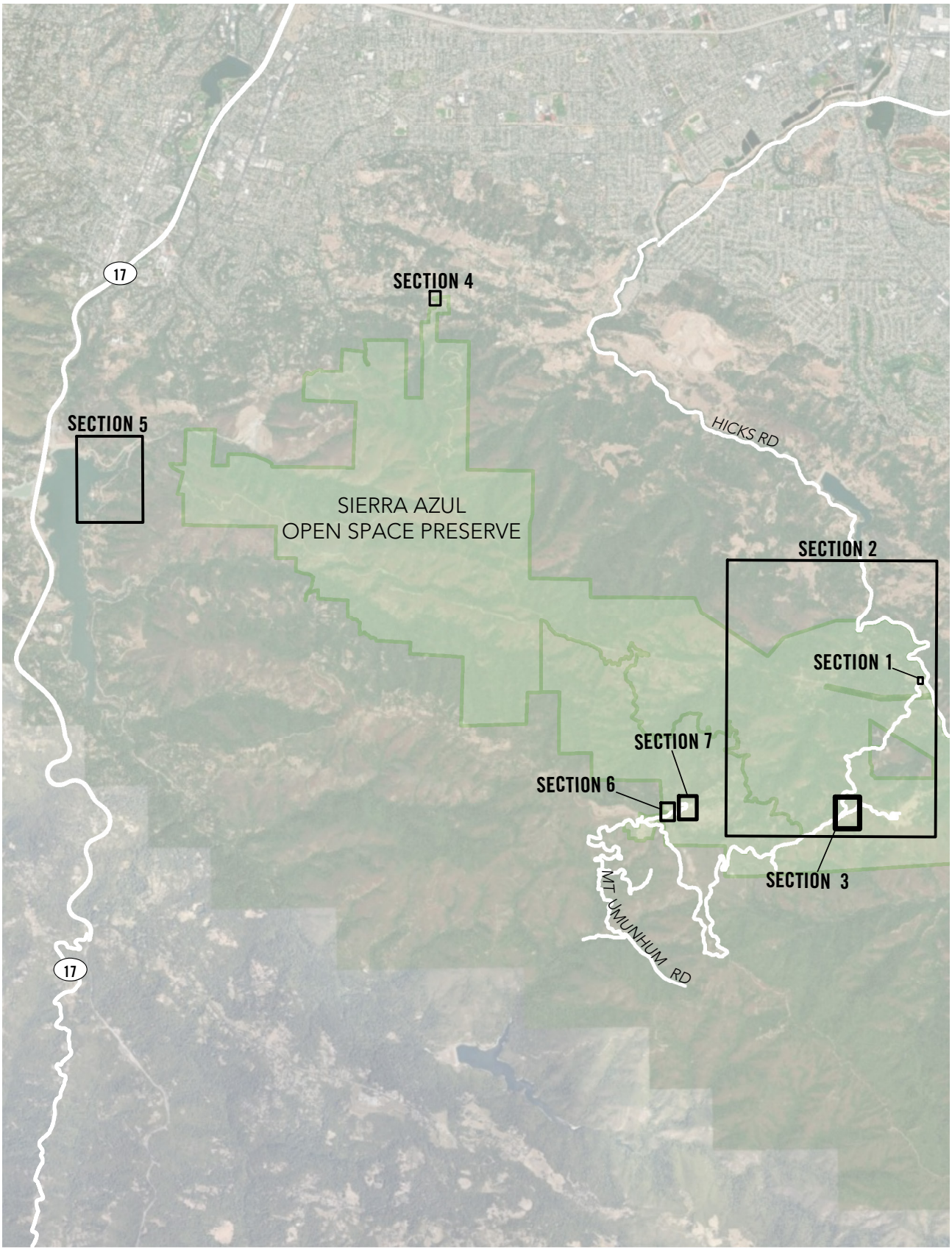
ADA: 305.3, 305.5

Other: CBC 11B-305.5

Attachment 1

SIERRA AZUL

PRESERVE & MT UMUNHUM SUMMIT
MAP SECTIONS



Attachment 1

SIERRA AZUL

PRESERVE

SECTION 1

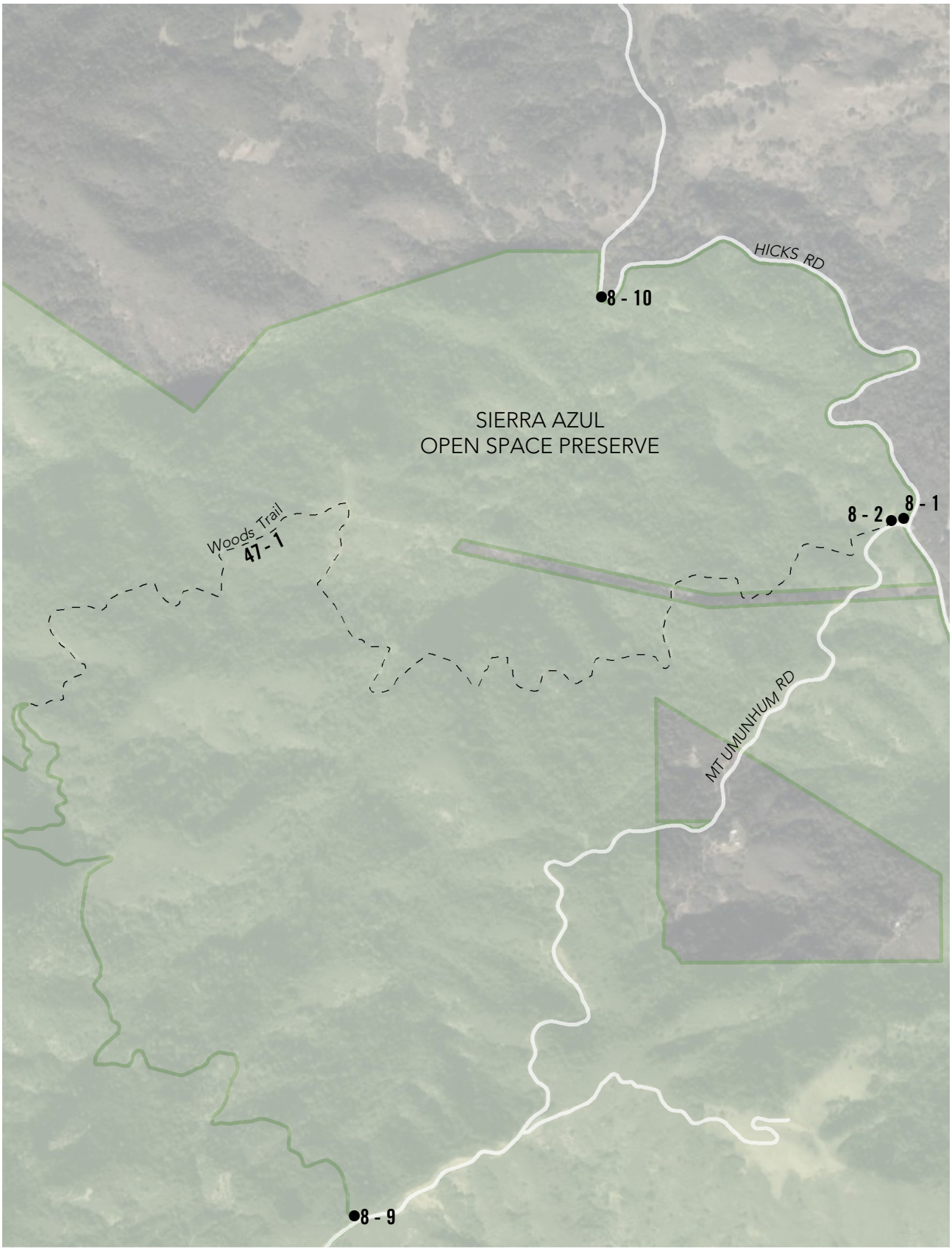


Attachment 1

SIERRA AZUL

PRESERVE

SECTION 2

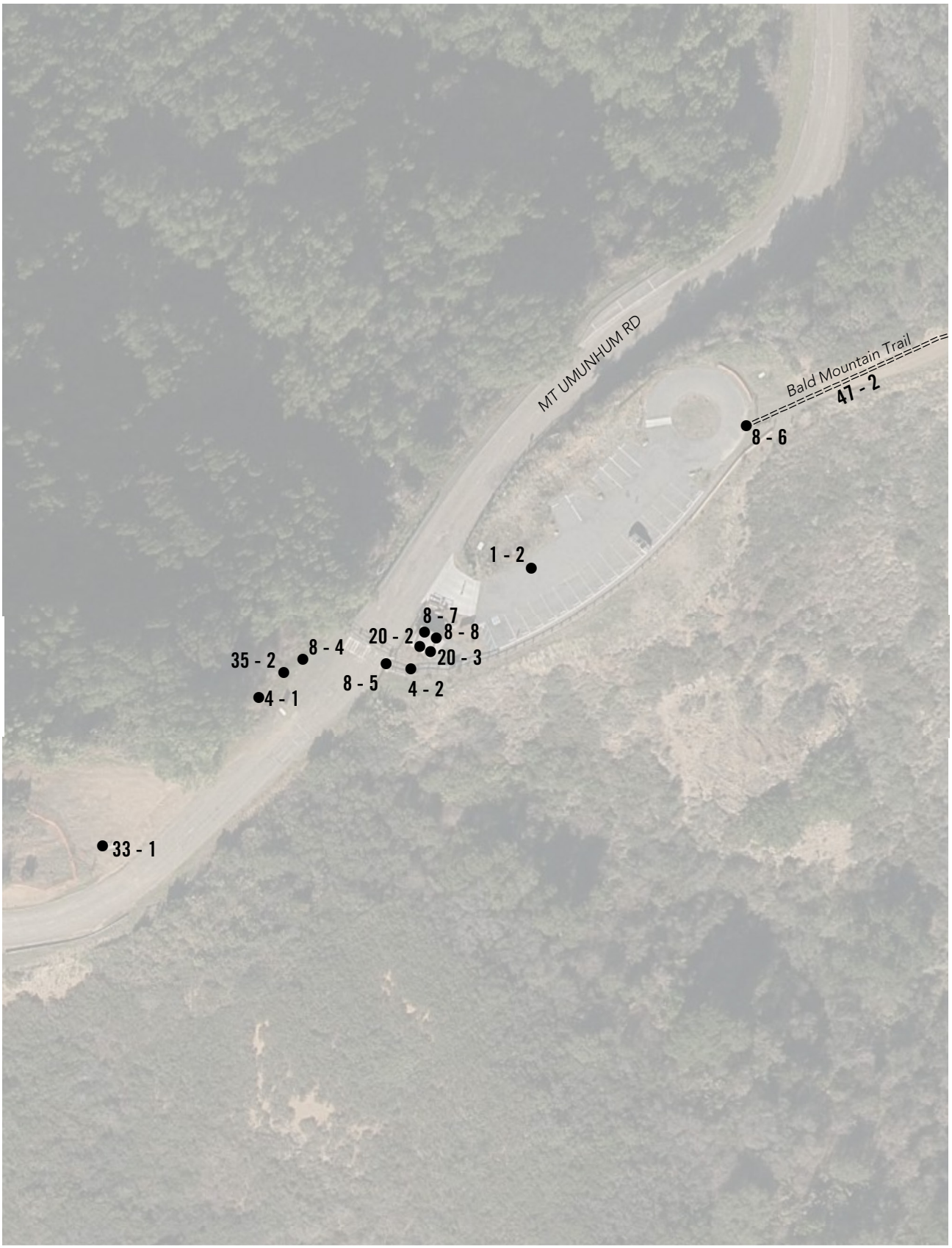


Attachment 1

SIERRA AZUL

PRESERVE

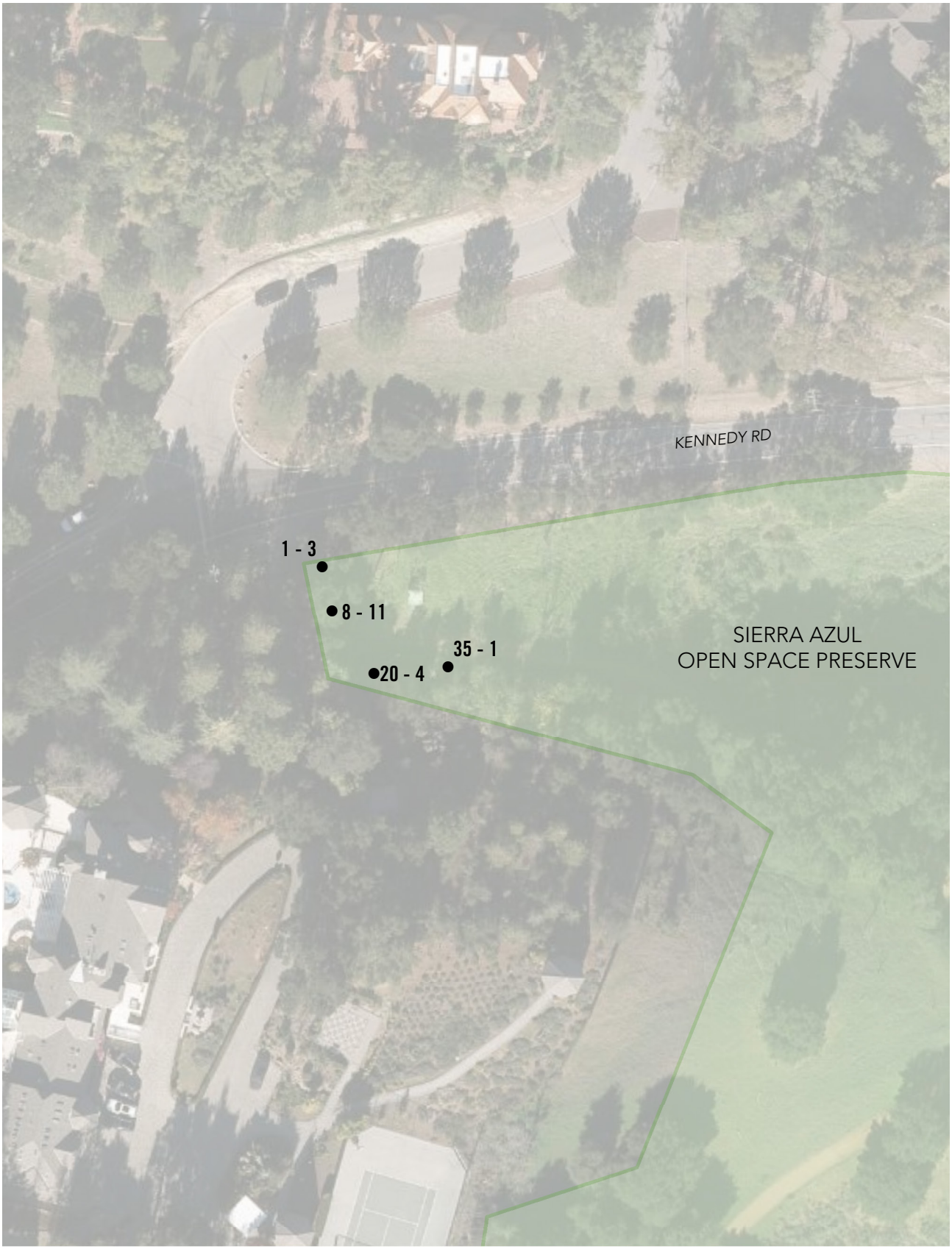
SECTION 3



Attachment 1

SIERRA AZUL

PRESERVE
SECTION 4

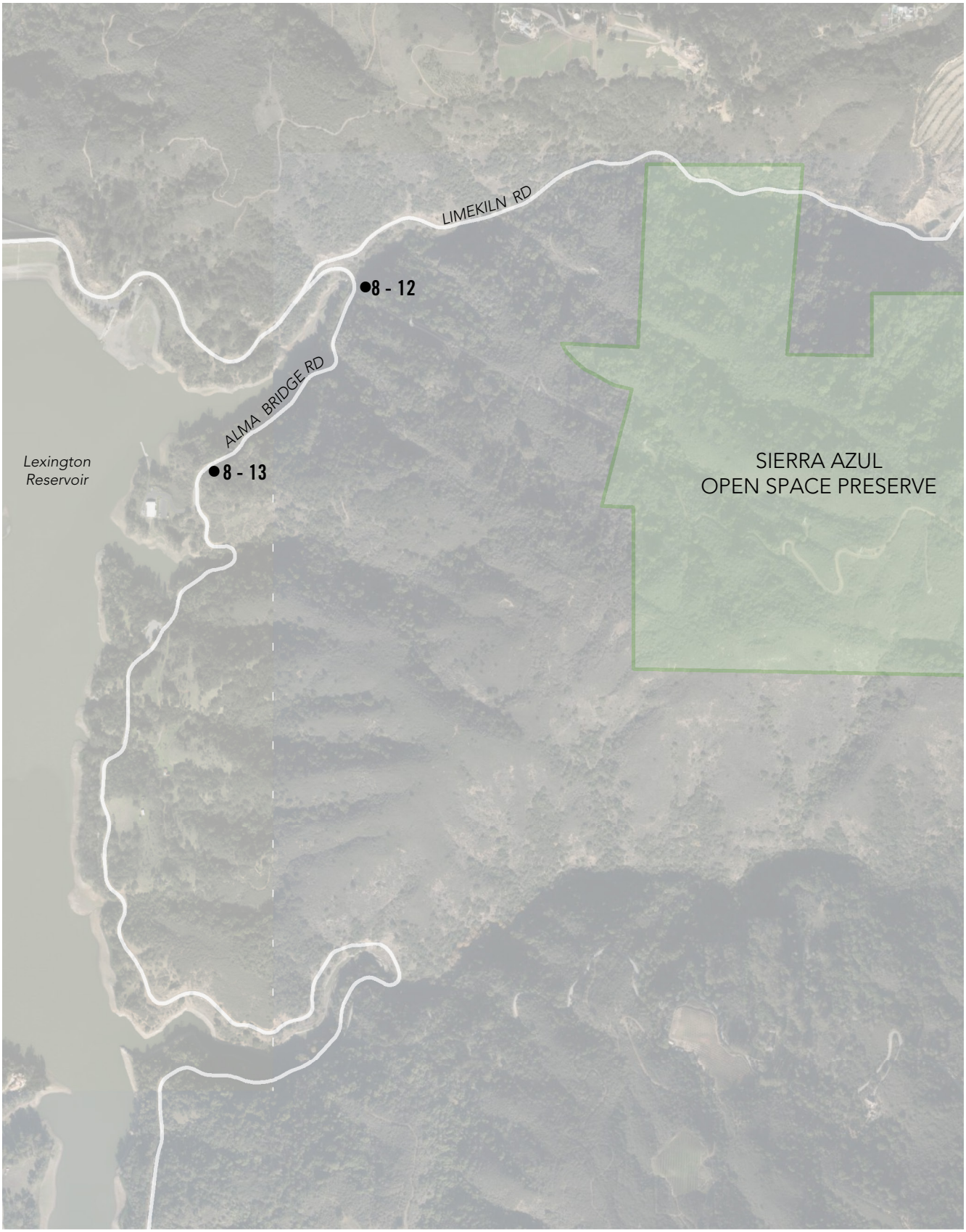


Attachment 1

SIERRA AZUL

PRESERVE

SECTION 5



Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
1 - 1	**Parking Area**	Category: 1
	Sierra Azul Parking Lot at Jacques Ridge	
Provide or modify accessible spaces		$2,945
Notes:	Designated accessible space at Woods Trail is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	An additional sign or language stating "Minimum Fine $250" is not provided.	
ADA:	-	
Other:	CBC 11B-502.6.2	
Provide adequate striping		$100
Notes:	Blue curb at accessible parking is 69" wide (17' min for van space and access aisle).	
ADA:	502.2	
Other:	CBC 11B-502.2	
Provide or modify accessible access aisles		$210
Notes:	An access aisle is not provided adjacent to accessible parking space.	
ADA:	502.3	
Other:	CBC 11B-502.3	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of parking space is 3% (2.0% max).	
ADA:	502.4	
Other:	CBC 11B-502.4	
1 - 2	**Parking Area**	Category: 1
	Sierra Azul Parking Lot at Bald Mountain	
Install reserved parking sign		$375
Notes:	A tow-away warning sign is not provided at the Bald Mountain trailhead or at the accessible parking space.	
ADA:	-	
Other:	CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	

Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
1 - 3	**Parking Area**	Category: 4
	Sierra Azul Roadside at Kennedy Road	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked gravel parking area at the Kennedy trailhead could accommodate 2 parking spaces. An accessible parking space is not provided (min 1 van space required). This parking area does not connect to an accessible feature.	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of parking area is 4.1% (max 2.0% required).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
4 - 1	**Walk**	Category: 1
Provide a firm, stable and slip resistant surface		$15
Notes:	The loose gravel surface is not firm and stable for 130 linear feet from valley gutter to crosswalk at the Bald Mountain trailhead.	
ADA:	302.1	
Other:	CBC 11B-302.1	
Regrade surface		$60
Notes:	Cross slope is 12% for 10 linear feet near gate control (max 2.0% required).	
ADA:	403.3	
Other:	CBC 11B-403.3	
4 - 2	**Walk**	Category: 1
Detectable warnings		$1,000
Notes:	Detectable warnings are not provided at preserve road crossing on either side of road.	
ADA:	-	
Other:	CBC 11B-705.1.2.2, CBC 11B-705.1.2.3, CBC 11B-705.1.2.5	

Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
8 - 1	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate at Woods trailhead is 25-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 31-3/4" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
Regrade surface		$2,500
Notes:	Loose gravel surface through gate is not firm and stable.	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
8 - 2	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is at Wood Trail is 27" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/4" at 30-1/4" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 3	**Door/Gate**	Category: 2
Adjust door closer		$125
Notes:	At Wood Trail restroom 20-1, door closer sweep time is 3 seconds (5 seconds min). Door opening force is 8-1/2 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Increase maneuvering space		$1,000
Notes:	Maneuvering clearance on the pull-side of the door is 45-3/4" to edge of concrete (60" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
Raise or lower existing hardware		$125
Notes:	Secondary lock on door is 57-1/2" AFF (34" min to 44" max).	
ADA:	404.2.7	
Other:	CBC 11B-404.2.7	

Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
8 - 4	**Door/Gate**	Category: 1
Provide an accessible route		$0
Notes:	An accessible route from the Bald Mountain trailhead to the gate is not provided due to 3" change in level between asphalt and adjacent surface (max 1/2" required).	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 30-3/4" AFF on block stile gate (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 5	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 36-3/4" AFF on block stile gate (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 6	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 35" AFF on block stile gate (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 7	**Door/Gate**	Category: 2
Adjust door closer		$125
Notes:	At Bald Mountain Trail restroom 20-3, door closer sweep time is 3 seconds (5 seconds min).	
ADA:	404.2.8.1	
Other:	CBC 11B-404.2.8.1	
8 - 8	**Door/Gate**	Category: 2
Adjust door closer		$125
Notes:	At Bald Mountain restroom 20-2, door closer sweep time is 4 seconds (5 seconds min).	
ADA:	404.2.8.1	
Other:	CBC 11B-404.2.8.1	

Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
8 - 9	**Door/Gate**	Category: 4
Provide an accessible route		$0
Notes:	An accessible route to the gate is not provided at "Fire lane with no parking" sign. This gate does not conntect to an accessible feature.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
Enlarge door opening		$250
Notes:	Post extensions protrude more than 4" on block stile gate (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 10	**Door/Gate**	Category: 4
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate is less than 32" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" (4" max between 34" and 80"). Note: this gate/entrance to preserveat Hicks Road (SA02) is currently closed and does not connect to an accessible feature.	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 11	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions protrude 5-1/2" at 38-3/4" AFF on block stile gate at Kennedy Trailhead (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 12	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate at the Lexington Reservoir entrance is 22-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 41" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
Replace or modify door threshold		$125
Notes:	Stepover gate has an 8" vertical change of level (max 1/2" required).	
ADA:	404.2.5	
Other:	CBC 11B-404.2.5	

Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
8 - 13	**Door/Gate**	Category: 1

Provide an accessible route $1,800

Notes: An accessible route to the gate is not provided. Route from parking area at the Lexington Reservoir entrance
requires crossing road.

ADA: 206.2.4, 404.1

Other: CBC 11B-206.2.4, CBC 11B-404.1

Enlarge gate opening $1,650

Notes: Clear width of block stile gate is 28-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 41-3/4" AFF (4" max between 34" and 80").

ADA: 404.2.3

Other: ABA 1017.3, CBC 11B-404.2.3

Midpeninsula Regional Open Space District
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Preserve		
20 - 1	**Single User Restroom**	Category: 2

Install restroom sign	$250
Notes:	Tactile and braille sign athe Woods Trail restroom is located on the door (required federal sign is to be mounted on the latch side of the door).
ADA:	703
Other:	-
Replace toilet or adjust toilet seat height	$3,000
Notes:	Water closet seat height is 19-1/2" (17" min to 19" max).
ADA:	604.4
Other:	CBC 11B-604.4
Replace or reposition dispenser	$375
Notes:	Height to operating mechanism of hand sanitizer dispenser is 40-1/4" AFF (40" max). Height to operating mechanism of toilet seat cover dispenser is 40-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 11-1/2" in front of the water closet (7" min to 9" max).
ADA:	604.7
Other:	CBC 11B-603.5, CBC 11B-604.7
Reposition clothing hooks	$125
Notes:	Coat hook is 73-1/2" AFF (48" max).
ADA:	308.1
Other:	CBC 11B-603.4
Replace or modify grab bars	$300
Notes:	Rear grab extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).
ADA:	604.5.2
Other:	CBC 11B-604.5.2
Replace urinal	$3,000
Notes:	Urinal rim is 19-1/2" AFF (17" max) and protrudes 12-1/2" from the wall (13" min).
ADA:	605.2
Other:	CBC 11B-605.2

Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
20 - 2	**Single User Restroom**	Category: 2

Provide or replace compartment door hardware $175

Notes: Bald Mountain Trail restroom door is not self-closing.
ADA: 604.8.1.2
Other: CBC 11B-604.8.1.2

Install restroom sign $250

Notes: Tactile characters on federal sign are raised less than 1/32". Braille characters do not have distinct edges.
ADA: 703
Other: -

Replace or reposition dispenser $250

Notes: At Bald Mountain restroom, height to operating mechanism of hand sanitizer dispenser is 41-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 14-1/2" in front of the water closet (7" min to 9" max).
ADA: 604.7
Other: CBC 11B-603.5, CBC 11B-604.7

20 - 3	**Single User Restroom**	Category: 2

Install restroom sign $250

Notes: At Bald Mountain Trail restroom, tactile characters on federal sign are raised less than 1/32". Braille characters do not have distinct edges.
ADA: 703
Other: -

Provide or replace compartment door hardware $175

Notes: Restroom door is not self-closing due to adjacent asphalt.
ADA: 604.8.1.2
Other: CBC 11B-604.8.1.2

Replace or reposition fixtures $1,250

Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).
ADA: 604.2
Other: CBC 11B-604.2

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer dispenser is 42-3/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 13" in front of the water closet (7" min to 9" max).
ADA: 604.7
Other: CBC 11B-603.5, CBC 11B-604.7

Midpeninsula Regional Open Space District
Sierra Azul

Preserve		
20 - 4	**Single User Restroom**	Category: 2
Provide an accessible route		$0
Notes:	An accessible route to the portable restroom at the Kennedy Trail is not provided due to 2-3/4" change in level between gravel and interior surface of unit.	
ADA:	206.2	
Other:	CBC 11B-206.2	
33 - 1	**Outdoor Constructed Features**	Category: 2
Provide a firm, stable and slip resistant surface		$700
Notes:	At a bench on on the Bald Mountain Trail, the rocky surface in potential companion seating area is not firm and stable.	
ADA:	-	
Other:	ABA 1011.2.2, CBC 11B-302.1	
35 - 1	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at the Kennedy Trail is 24% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
35 - 2	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at the Bald Mountain Trail is 16.2% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
Provide an accessible route		$60
Notes:	An accessible route to the brochure box at Bald Mountain Trail is not provided due to loose gravel surface for 22 feet.	
ADA:	206.2	
Other:	CBC 11B-206.2	

Midpeninsula Regional Open Space District
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Preserve		
47 - 1	**Trails**	Category: 4
	Bald Mountain Trail	

Remove tread obstacle $ -

Notes: Exposed rocks on Woods Trail create tread obstacles of up to 3" (max 2"required) for approximately 190 linear feet from start of trail.

ADA: -

Other: ABA 1017.5

Regrade surface $ -

Notes: Running slope of Woods Trail is generally within limits of Midpen Easy Access Trail and ABA Trail standards before approach to vista area. There is one section of up to 9.2% for 100 linear feet between resting intervals. There is a 75 linear foot section near the start of the trail with up to 8.2% cross slope. Cross slopes of up to 8% are typical along trail where trail uses a superelevation and drains toward inside of curves (max 5% required).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

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Preserve		
47 - 2	**Trails**	Category: 4
	Woods Trail	

Provide a firm, stable and slip resistant surface $ -

Notes: Sections of Bald Mountain Trail have standing water, although trail width provides adequate clearance around puddles. Toward end of trail, compacted road gravel with 1" to 4" particle size is not a firm and stable surface.

ADA: -

Other: ABA 1017.2

Remove tread obstacle $ -

Notes: Old cow grate across trail creates tread obstacle 6" high (max 2"required).

ADA: -

Other: ABA 1017.5

Regrade surface $ -

Notes: Multiple extended segments of Bald Mountain Ttrail exceed either the cross slope or running slope limits defined by Midpen Easy Access Trail and ABA Trail standards. Cross slope is up to 10% where trail crosses drainage ravines and in many locations (max 5% required). Running slope is up to 10% for over 100 linear feet between resting intervals.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Reduce or eliminate opening $ -

Notes: Drain ruts create opening 8" to 10" wide (1/2" max).

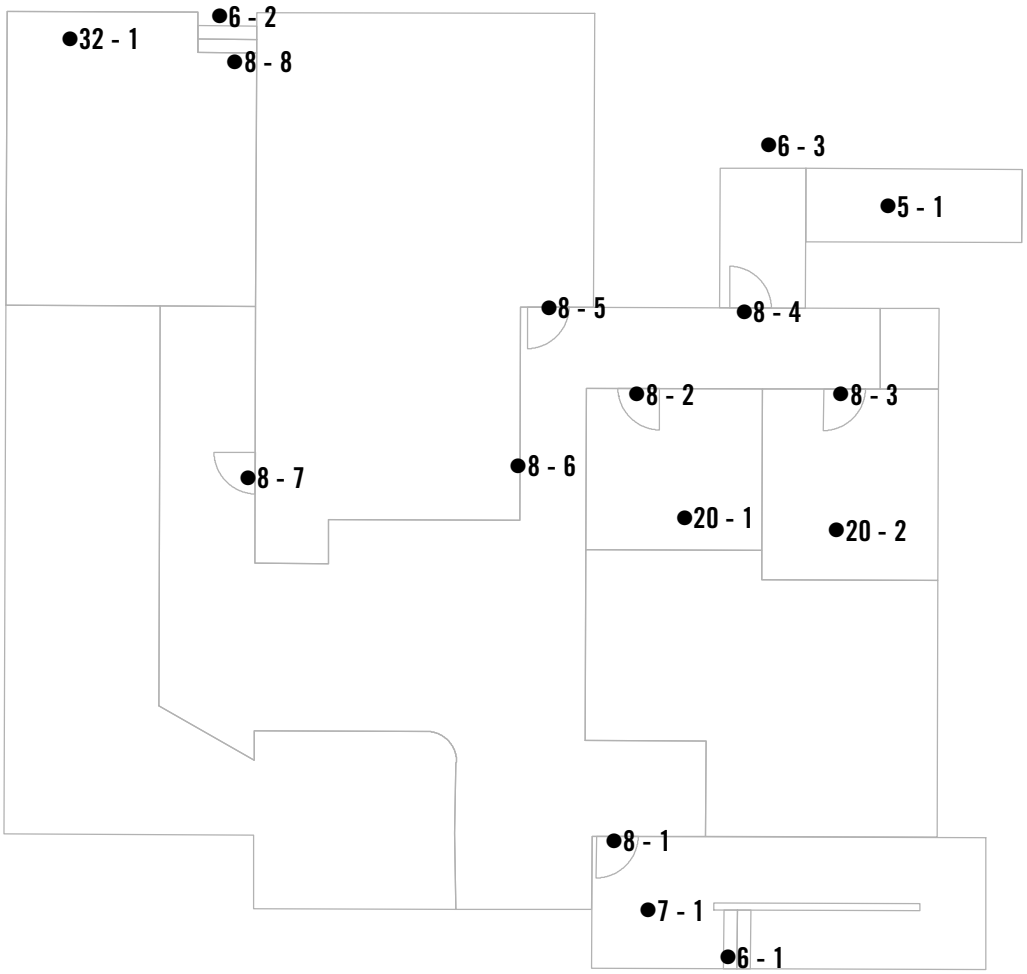
ADA: -

Other: ABA 1017.6, ABA 302.3

Attachment 1

SKYLINE FIELD OFFICE

BUILDING & EXTERIOR



1 - 1

Midpeninsula Regional Open Space District
Skyline Field Office

Building		
8 - 1	**Door/Gate**	Category: 1
Attach loose mat to the floor surface		$125
Notes: Door mats are not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Install or modify sign		$250
Notes: A tactile and braille EXIT sign is not provided.		
ADA: 216.4.1, 703.4.1		
Other: CBC 1011.4		
8 - 2	**Door/Gate**	Category: 1
Adjust door closer		$125
Notes: Door closer sweep time is 3-1/2 seconds (5 seconds min). Door opening force is 7 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 3	**Door/Gate**	Category: 2
Adjust door closer		$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 6 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 4	**Door/Gate**	Category: 2
Attach loose mat to the floor surface		$125
Notes: Door mats are not securely attached to ground surface.		
ADA: 302.2		
Other: CBC 11B-302.2		
Replace or modify door threshold		$125
Notes: Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 404.2.5		
Other: CBC 11B-404.2.5		
Replace door hardware		$425
Notes: Operable effort of door hardware exceeds 25 lbs (5 lbs max).		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		

Midpeninsula Regional Open Space District
Skyline Field Office

Building		
8 - 5	**Door/Gate**	Category: 2
Modify door window or side light		$500
Notes:	Lower edge of door window is 49-1/2" AFF (43" max).	
ADA:	404.2.11	
Other:	CBC 11B-404.2.11	
Adjust door closer		$125
Notes:	Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 7 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Replace door hardware		$425
Notes:	Operable effort of door hardware is 7 lbs (5 lbs max).	
ADA:	309.4	
Other:	CBC 11B-309.4, CBC 11B-404.2.7	
Provide strike edge clearance		$0
Notes:	Strike-edge clearance on the push side of the door with a closer is obstructed by whiteboards (12" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
8 - 6	**Door/Gate**	Category: 2
Modify door window or side light		$500
Notes:	Lower edge of door window is 49" AFF (43" max).	
ADA:	404.2.11	
Other:	CBC 11B-404.2.11	
Adjust door closer		$125
Notes:	Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 7 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Provide strike edge clearance		$0
Notes:	Strike-edge clearance on the pull side of the door is 15" to moveable workstation (18" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	

Midpeninsula Regional Open Space District
Skyline Field Office

Building		
8 - 7	**Door/Gate**	Category: 2
Modify door window or side light		$500
Notes:	Lower edge of door window is 49-1/2" AFF (43" max).	
ADA:	404.2.11	
Other:	CBC 11B-404.2.11	
Adjust door closer		$125
Notes:	Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 8 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Replace door hardware		$425
Notes:	Operable effort of door hardware is 8-1/2 lbs (5 lbs max).	
ADA:	309.4	
Other:	CBC 11B-309.4, CBC 11B-404.2.7	
Provide strike edge clearance		$2,500
Notes:	Pull side strike-edge clearance is 9-1/2" (18" min). Push side strike-edge clearance at front approach door with a closer is 3-1/2" (12" min).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
8 - 8	**Door/Gate**	Category: 2
Adjust door closer		$125
Notes:	Sliding door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.9	
Other:	CBC 11B-404.2.9	
Replace or modify door threshold		$125
Notes:	Threshold on sliding door has a vertical change in level of 2" (1/4" max or 1/2" max with a 1:2 bevel).	
ADA:	404.2.5	
Other:	CBC 11B-404.2.5	
Provide an accessible route		$0
Notes:	Door exits to stairs.	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	

Midpeninsula Regional Open Space District
Skyline Field Office

Building		
20 - 1	**Single User Restroom**	Category: 2

Install restroom sign $250

Notes: Centerline of the tactile and baille sign is 8-1/4" from the edge of the door swing (18" by 18" min clear floor space).
ADA: 703
Other: -

Reposition clothing hooks $125

Notes: Coat hook is located at 66-1/2" AFF (48" max).
ADA: 308.1
Other: CBC 11B-603.4

Replace or reposition dispenser $250

Notes: Height to operating mechanism of soap dispenser is 49" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).
ADA: 604.7
Other: CBC 11B-603.5, CBC 11B-604.7

Replace or reposition mirror $150

Notes: Bottom of the mirror's reflecting surface above the lavatory is 40-1/4" AFF (40" max).
ADA: 603.3
Other: CBC 11B-603.3

Provide or replace compartment door hardware $175

Notes: Compartment door does not have an interior handle.
ADA: 604.8.1.2
Other: CBC 11B-604.8.1.2

Modify lavatory or counter clearances $1,500

Notes: Clear space beneath the lavatory is 28-7/8" high to front apron (29" min).
ADA: -
Other: CBC 11B-306.3.1

Increase water closet clear width or depth $500

Notes: Width of clear space at water closet is 56-1/2" to fixed ladder storage (60" min).
ADA: 604.8.1.1
Other: CBC 11B-604.8.1.1.1

Replace or modify grab bars $600

Notes: Side grab bar starts 15" from the rear wall (12" max). Water closet fixture is located 1-1/4" below the rear grab bar (1-1/2" min clear space below the bar).
ADA: 604.5.1, 609.3
Other: CBC 11B-604.5.1, CBC 11B-609.3

Midpeninsula Regional Open Space District
Skyline Field Office

Building		
20 - 2	**Single User Restroom**	Category: 2

Remove overhanging or protruding objects	$125
Notes: Shelf overhangs toilet at 74" AFF (80" min).	
ADA: 307.2	
Other: CBC 11B-307.2	
Replace or reposition mirror	$150
Notes: Bottom of the mirror's reflecting surface above the lavatory is 40-1/4" AFF (40" max).	
ADA: 603.3	
Other: CBC 11B-603.3	
Replace or reposition dispenser	$250
Notes: Height to operating mechanism of soap dispenser is 48-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12-1/4" in front of the water closet (7" min to 9" max).	
ADA: 604.7	
Other: CBC 11B-603.5, CBC 11B-604.7	
Replace or modify grab bars	$600
Notes: Side grab bar starts 14-1/2" from rear wall (12" max). Water closet fixture is located 1-1/8" below the rear grab bar (1-1/2" min clear space below the bar).	
ADA: 604.5.1, 609.3	
Other: CBC 11B-604.5.1, CBC 11B-609.3	
Replace or reposition fixtures	$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).	
ADA: 604.2	
Other: CBC 11B-604.2	
Reposition clothing hooks	$125
Notes: Coat hook in compartment is 64-1/2" AFF (48" max).	
ADA: 308.1	
Other: CBC 11B-603.4	
Provide or replace compartment door hardware	$175
Notes: Compartment door does not have an interior handle and is not self-closing.	
ADA: 604.8.1.2	
Other: CBC 11B-604.8.1.2	
Replace urinal	$3,000
Notes: Urinal rim is 17-1/2" AFF (17" max).	
ADA: 605.2	
Other: CBC 11B-605.2	

Midpeninsula Regional Open Space District
Skyline Field Office

Building		
20 - 2	**Single User Restroom**	Category: 2
Increase water closet clear width or depth		$500
Notes:	Width of clear space at water closet is 56-1/2" to fixed ladder storage (60" min).	
ADA:	604.8.1.1	
Other:	CBC 11B-604.8.1.1.1	

Midpeninsula Regional Open Space District
Skyline Field Office

Exterior

1 - 1 Parking Area — Category: 1

Location name unspecified

Regrade accessible parking space or access aisle — $3,200

Notes: Slope is 3.2% at the bottom of the space on the driver's side and 7.6% at built-up curb ramp in access aise (2.0% max).

ADA: 502.4

Other: CBC 11B-502.4

5 - 1 Ramp — Category: 1

Provide a level landing — $225

Notes: Slope of the bottom landing is 8.1% (2.0% max).

ADA: 305.1, 405.7.1

Other: CBC 11B-405.7.1

Regrade or replace ramp — $6,375

Notes: Running slope of 15' ramp is 8.8% (8.33% max).

ADA: 405.2

Other: CBC 11B-405.2

Install a handrail — $4,250

Notes: Handrails are not provided on either side of the ramp (handrails with continuous gripping surfaces are provided on both sides of ramp).

ADA: 405.8

Other: CBC 11B-505.2

6 - 1 Stairway — Category: 2

Install a handrail — $375

Notes: A sloped extension is not provided at the bottom of the handrail on one side and a sloped extension of 11" is provided on the other side (one tread-width min, treads are 12-3/4"). Parallel extension at the bottom turns 90 degrees on one side.

ADA: 505.10.3

Other: CBC 11B-505.10.3

Install tread striping — $15

Notes: No tread striping provided (required for all treads on an exterior stairway).

ADA: -

Other: CBC 11B-504.4.1

Repair stair nosing — $125

Notes: Tread nosing projects 3/4" (radius of 1/2" max).

ADA: 504.5

Other: CBC 11B-504.5

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Exterior			
6 - 2	**Stairway**	Category: 2	
Repair stair nosing			$375
Notes:	Tread nosing overhangs 3/4" (radius of 1/2" max).		
ADA:	504.5		
Other:	CBC 11B-504.5		
Install tread striping			$45
Notes:	No tread striping provided on any of three risers (required for all treads on an exterior stairway).		
ADA:	-		
Other:	CBC 11B-504.4.1		
Install a handrail			$250
Notes:	The parallel extension at the bottom of the handrail is 11" long (12" min).		
ADA:	505.10.3		
Other:	CBC 11B-505.10.3		
6 - 3	**Stairway**	Category: 2	
Install a handrail			$750
Notes:	Handrails are not provided on either side of the single riser (handrails on both sides req).		
ADA:	505.10.2, 505.10.3, 505.3		
Other:	CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3		
Replace stairs			$300
Notes:	Grate on tread has 1" openings (solid risers req).		
ADA:	504.3, 504.4		
Other:	CBC 11B-504.3, CBC 11B-504.4		
7 - 1	**Hazard**	Category: 2	
Reduce or eliminate opening			$250
Notes:	Openings in grate are 1" in smallest direction (1/2" max).		
ADA:	-		
Other:	ABA 302.3, CBC 11B-302.3		
Remove overhanging or protruding objects			$125
Notes:	Mailbox protrudes 8-1/2" from the wall at 41-3/4" AFF (4" max between 27" and 80" AFF).		
ADA:	204.1, 307.2		
Other:	CBC 11B-204.1, CBC 11B-307.2		

Midpeninsula Regional Open Space District
Skyline Field Office

Exterior		
32 - 1	**Picnic Area**	Category: 2

Provide an accessible picnic unit $3,200

Notes: The picnic table is not designed for accessibility. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground. Knee clearance is 26-7/8" above the ground and extends 9-3/4" from the front face of the tabletop (27" min).

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

Attachment 1

DAVID C. DANIELS NATURE CENTER

BUILDING



Midpeninsula Regional Open Space District
Skyline Ridge

Building		
6 - 1	**Stairway**	Category: 1
Install tread striping		$75
Notes:	No tread striping provided at stairway at Nature Center (required for all treads on an exterior stairway).	
ADA:	-	
Other:	CBC 11B-504.4.1	
Install a handrail		$2,000
Notes:	Handrail provided on one side only of the stairway at the Nature Center, and that handrail is not compliant (handrails on both sides req). A sloped extension is not provided at the bottom of the handrail (one tread-width min). The parallel extension at the top of the handrail is 11" (12" min).	
ADA:	505.10.2, 505.10.3, 505.3	
Other:	CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3	
7 - 1	**Hazard**	Category: 2
Remove overhanging or protruding objects		$125
Notes:	AED box protrudes 7" from the wall at 33" AFF (4" max between 27" and 80" AFF).	
ADA:	204.1, 307.2	
Other:	CBC 11B-204.1, CBC 11B-307.2	
7 - 2	**Hazard**	Category: 2
Remove overhanging or protruding objects		$125
Notes:	Mobile overhanging room is 75" AFF (80" min).	
ADA:	307.4	
Other:	CBC 11B-307.4	

Midpeninsula Regional Open Space District
Skyline Ridge

Building		
8 - 1	**Door/Gate**	Category: 1

Attach loose mat to the floor surface	$125
Notes: Door mat at Nature Center is not securely attached to ground surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Install or modify sign	$250
Notes: A tactile and braille EXIT sign is not provided.	
ADA: 216.4.1, 703.4.1	
Other: CBC 1011.4	
Provide or modify door kick plate	$225
Notes: A smooth and uninterrupted kick plate surface is not provided on the door. A doorstop is located in the 10" space above the finished floor.	
ADA: 404.2.10	
Other: CBC 11B-404.2.10	
Enlarge door opening	$1,650
Notes: Height of clear opening is 79-1/8” AFF (80" min).	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
Provide strike edge clearance	$2,500
Notes: Strike-edge clearance on the pull side of the door is 14-1/2" (18" min).	
ADA: 404.2.4.1	
Other: CBC 11B-404.2.4.1	
Provide an accessible route	$0
Notes: Door exits to stairs.	
ADA: 206.2.4, 404.1	
Other: CBC 11B-206.2.4, CBC 11B-404.1	

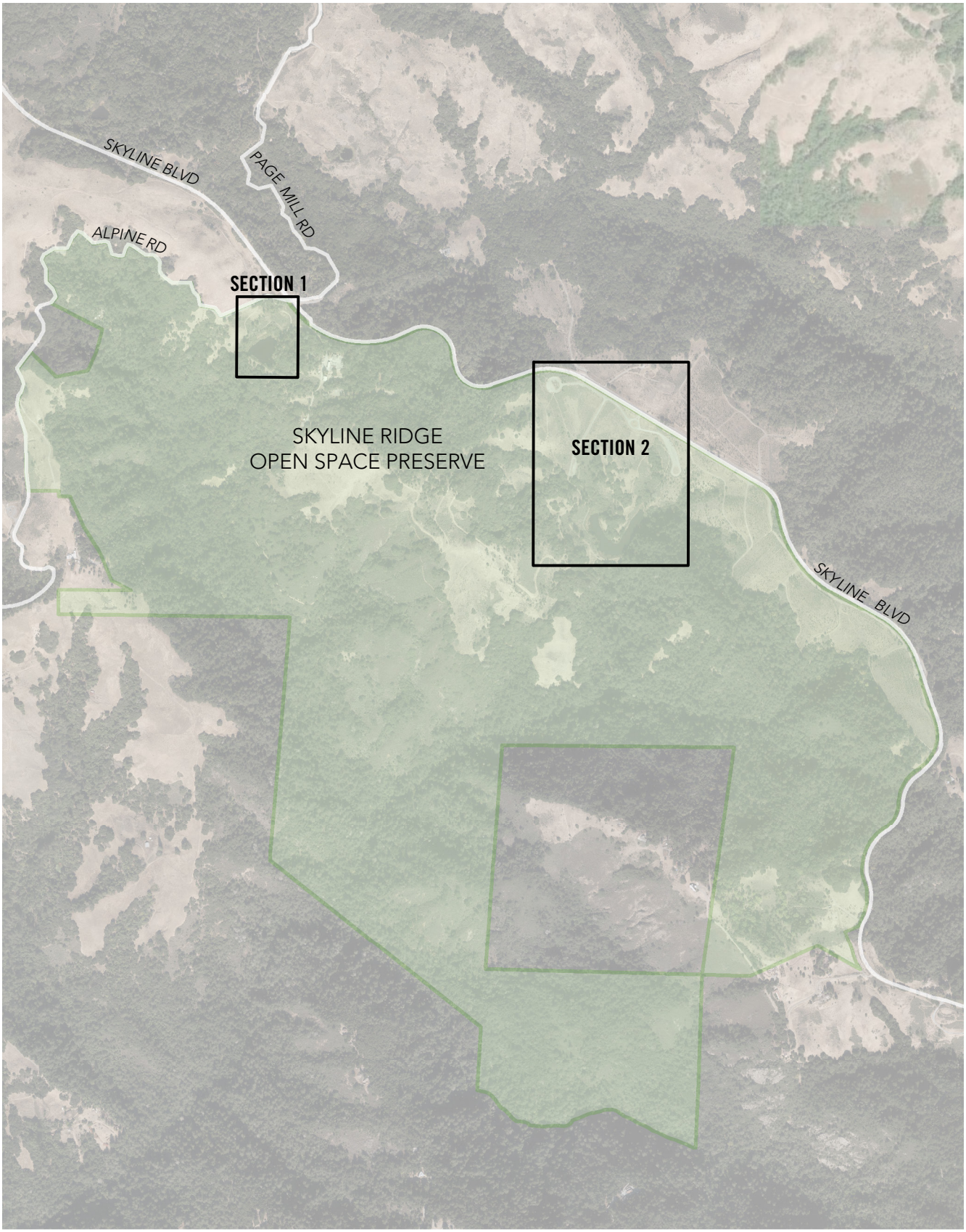
Midpeninsula Regional Open Space District
Skyline Ridge

Building		
8 - 2	**Door/Gate**	Category: 1

Enlarge door opening	$1,650
Notes: Height of clear opening at Nature Center door is 79-1/4” AFF (80" min).	
ADA: 404.2.3	
Other: CBC 11B-404.2.3	
Modify door window or side light	$500
Notes: Lower edge of opaque door window is 50-1/2" AFF (43" max).	
ADA: 404.2.11	
Other: CBC 11B-404.2.11	
Attach loose mat to the floor surface	$125
Notes: Door mat is not securely attached to ground surface.	
ADA: 302.2	
Other: CBC 11B-302.2	
Replace or modify door threshold	$125
Notes: Door threshold has a vertical change of level of 1" (1/4" max or 1/2" max with a 1:2 bevel).	
ADA: 404.2.5	
Other: CBC 11B-404.2.5	

Attachment 1

SKYLINE RIDGE
PRESERVE
MAP SECTIONS

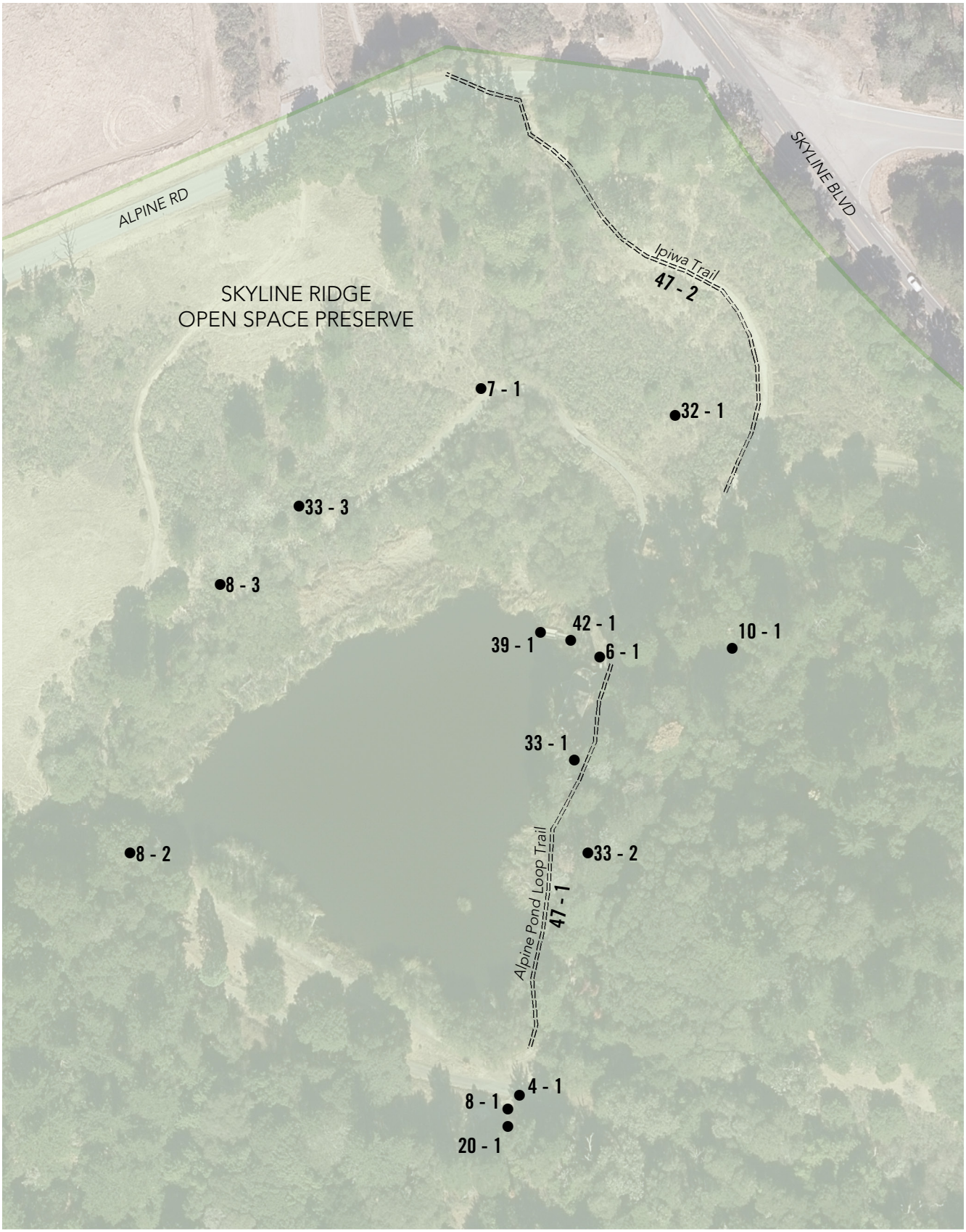


Attachment 1

SKYLINE RIDGE

PRESERVE

SECTION 1

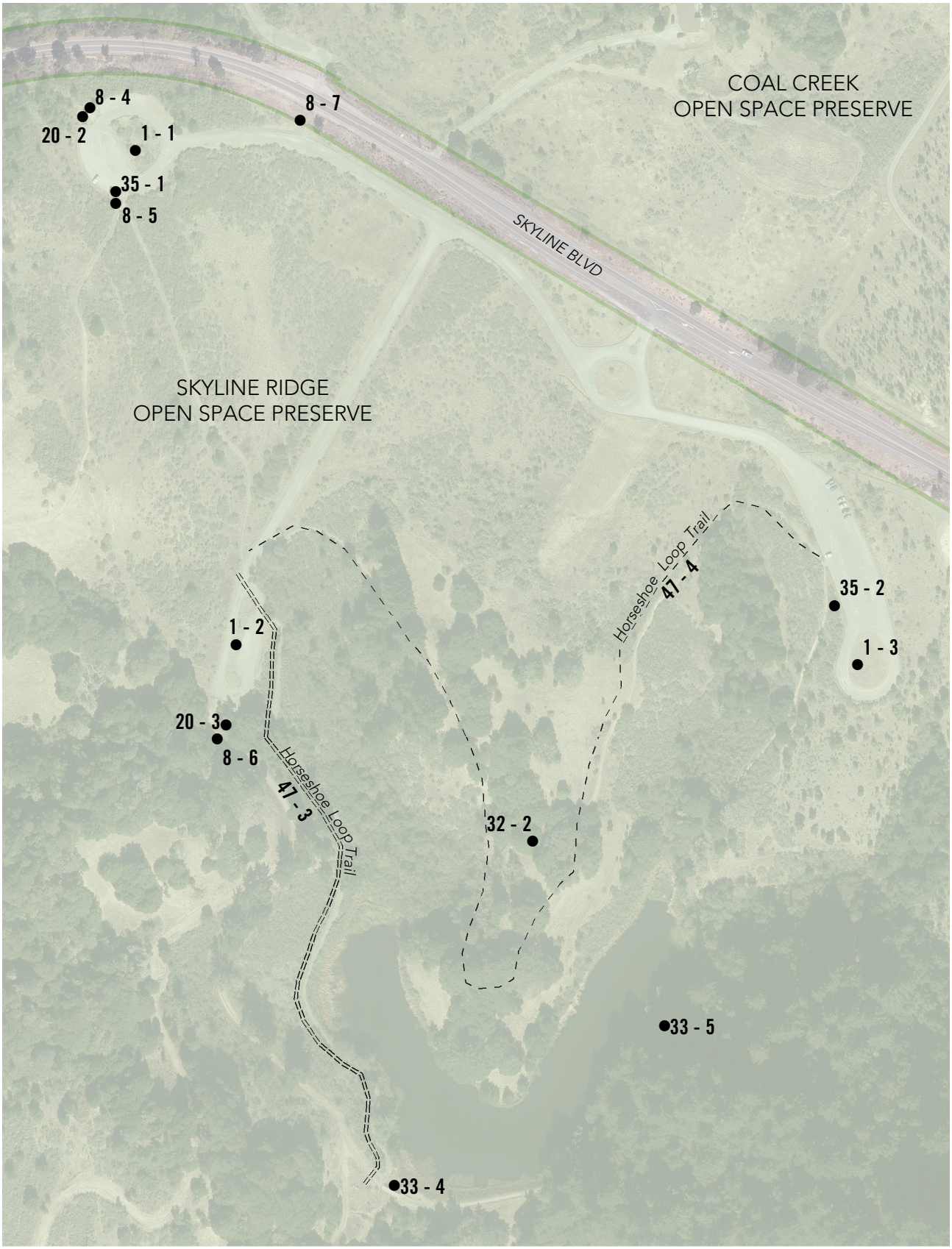


Attachment 1

SKYLINE RIDGE

PRESERVE

SECTION 2



Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
1 - 1	**Parking Area**	Category: 1
	Skyline Ridge Parking Lot	

Provide or modify accessible access aisles $210

Notes: At Skyline Ridge Parking Lot, blue curb at 2 van spaces is 24' long (26' min). Shared access aisle is not located on the passenger side of one van space. Relocate van accessible sign from space to right of access aisle.

ADA: 502.2, 502.3, 502.3.1, 502.3.4

Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1, CBC 11B-502.3.4

Install reserved parking sign $1,125

Notes: An additional sign or language stating "Minimum Fine $250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking spaces.

ADA: -

Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Regrade accessible parking space or access aisle $4,800

Notes: Slopes of parking spaces and access aisle are 4.4% (2.0% max). Compacted natural surface is not firm, stable, and slip-resistant due to vegetation and small animal holes create gaps greater than 1/2".

ADA: 502.4

Other: CBC 11B-502.4

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
1 - 2	**Parking Area**	Category: 1

Skyline Ridge Accessible Parking

Install van accessible sign $375

Notes: A "Van Accessible" sign is not provided at the Horseshoe Lake Accessible Parking Lot. Required: A "Van Accessible" sign is posted at stalls striped and designated to be van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).

ADA: 208.2.4

Other: CBC 11B-502.6

Install reserved parking sign $2,250

Notes: Signs are mounted on posts 36" above the parking surface (min 60" required). A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: 502.6

Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Regrade accessible parking space or access aisle $12,800

Notes: Slopes of five parking spaces and access aisles are up to 5.6% (2.0% max). Surface is not firm, stable, and slip-resistant due to overgrown vegetation. Small animal holes create gaps greater than 1/2" wide.

ADA: 502.4

Other: CBC 11B-502.4

Provide or modify accessible spaces $2,945

Notes: No parking spaces in the Horseshoe Lake Accessible Parking Lot are striped or signed. At least 1 accessible space must be striped and signed for every 25 spaces. If only one accessible space is required, it must be striped and signed as a van accessible space.

ADA: 208.2

Other: CBC 11B-208.2

Provide or modify accessible access aisles $210

Notes: There is no access aisle striped with a blue border adjacent to an accessible parking space.

ADA: 502.2, 502.3, 502.3.1, 502.3.2, 502.3.4

Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1, CBC 11B-502.3.2, CBC 11B-502.3.4

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
1 - 3	**Parking Area**	Category: 1
	Skyline Ridge Equestrian Parking	
Provide or modify accessible spaces		$2,945
Notes:	Unmarked gravel equestrian parking area at Horseshoe Lake does not provide an accessible space for cars or equestrian trailers.	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	Required signage is not provided.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
4 - 1	**Walk**	Category: 2
Regrade surface		$720
Notes:	Cross slope of paved walk at Alpine Pond is up to 4.2% for 24 linear feet (max 2% required).	
ADA:	403.3	
Other:	CBC 11B-403.3	
Grind or patch vertical change of grade		$500
Notes:	Vertical change in level is 3/4" between asphalt and adjacent natural surface and 3/4" at chipped asphalt approaching restroom (1/4" max or 1/2" max with a 1:2 bevel).	
ADA:	303.2, 303.3, 403.4	
Other:	CBC 11B-303.2, CBC 11B-403.4	
Provide a firm, stable and slip resistant surface		$200
Notes:	Loose material on top of asphalt surface is not stable and slip-resistant.	
ADA:	302.1	
Other:	CBC 11B-302.1	
6 - 1	**Stairway**	Category: 2
Install a handrail		$1,875
Notes:	Handrails are not provided on either side of the stairway (handrails on both sides req).	
ADA:	505.10.2, 505.10.3, 505.3	
Other:	CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3	
Install tread striping		$15
Notes:	No tread striping provided (required for all treads on an exterior stairway).	
ADA:	-	
Other:	CBC 11B-504.4.1	

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
7 - 1	**Hazard**	Category: 2
Reduce or eliminate opening		$250
Notes:	Gaps between boards on pedestrian bridge at Alpine Pond are up to 7/8" (1/2" max) and are oriented parallel to the path of travel.	
ADA:	-	
Other:	ABA 302.3, CBC 11B-302.3	
8 - 1	**Door/Gate**	Category: 2
Provide or modify door kick plate		$225
Notes:	At the Alpine Pond restroom 20-1, a smooth and uninterrupted kick plate surface is not provided at the door. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
Adjust door closer		$125
Notes:	Door opening force is 8 lbs (5 lbs max).	
ADA:	404.2.9	
Other:	CBC 11B-404.2.9	
8 - 2	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate at Alpine Pond is 31-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 38" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 3	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions at Alpine Pond block stile gate protrude 5-7/8" at 40-3/4" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
8 - 4	**Door/Gate**	Category: 2

Provide or modify door kick plate $225

Notes: At the Skyline Ridge restroom 20-2, a smooth and uninterrupted kick plate surface is not provided at the door. A doorstop is located in the 10" space above the finished floor.

ADA: 404.2.10

Other: CBC 11B-404.2.10

Increase maneuvering space $1,000

Notes: Front approach maneuvering clearance on the pull side of the door is 51" to edge of concrete (60" min).

ADA: 404.2.4.1

Other: CBC 11B-404.2.4.1

Adjust door closer $125

Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).

ADA: 404.2.8.1, 404.2.9

Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9

8 - 5	**Door/Gate**	Category: 1

Enlarge gate opening $1,650

Notes: Clear width at gate at Skyline Ridge is 31" (36" min. when located along trails or at trailheads).

ADA: -

Other: ABA 1017.3

8 - 6	**Door/Gate**	Category: 2

Replace door hardware $425

Notes: At the Horseshoe Lake restroom 20-3, the operating effort of door hardware is 10 lbs (5 lbs max).

ADA: 309.4

Other: CBC 11B-309.4, CBC 11B-404.2.7

Provide or modify door kick plate $225

Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.

ADA: 404.2.10

Other: CBC 11B-404.2.10

Adjust door closer $125

Notes: Door opening force is 10 lbs (5 lbs max).

ADA: 404.2.9

Other: CBC 11B-404.2.9

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
8 - 7	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of block stile gate at Skyline Ridge is 22" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 41-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
10 - 1	**Drinking Fountain**	Category: 3
Install an additional high or low fountain		$3,000
Notes:	A higher, standing person fountain is not provided at Alpine Pond.	
ADA:	211.2	
Other:	CBC 11B-211.2	
Raise or lower fountain		$1,500
Notes:	Space between ground and fountain is 26-1/4" due to soil buildup (27" min).	
ADA:	602.4	
Other:	CBC 11B-602.4	
Replace fountain		$3,000
Notes:	Bubbler height at wheelchair accessible fountain is 36-3/4" above the ground (36" max). The bubbler is 9" from the vertical support (15" min).	
ADA:	602.4, 602.5	
Other:	CBC 11B-602.4, CBC 11B-602.5	

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Install restroom sign	$250
Notes:	Federal restroom sign does not provide adequate contrast on letters at the Alpine Pond restroom.
ADA:	703
Other:	-
Replace or reposition fixtures	$1,250
Notes:	The water closet centerline is 18-1/2" from the wall (17" min to 18" max).
ADA:	604.2
Other:	CBC 11B-604.2
Replace or modify grab bars	$300
Notes:	Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).
ADA:	604.5.2
Other:	CBC 11B-604.5.2
Replace or reposition dispenser	$250
Notes:	Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 10" in front of the water closet (7" min to 9" max).
ADA:	604.7
Other:	CBC 11B-603.5, CBC 11B-604.7

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
20 - 2	**Single User Restroom**	Category: 2

Provide an accessible route $0

Notes: An accessible route is not provided to the Skyline Ridge restroom due to 2" vertical change in level between gravel and concrete pad (1/4" max, 1/2" with a bevel).

ADA: 206.2

Other: CBC 11B-206.2

Reposition clothing hooks $125

Notes: Usable portion of coat hook is 48-1/4" AFF (48" max).

ADA: 308.1

Other: CBC 11B-603.4

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Install restroom sign $250

Notes: Federal restroom sign does not provide adequate contrast on letters.

ADA: 703

Other: -

Replace or modify grab bars $600

Notes: Rear grab bar extends from the centerline of the water closet 15" and 21" (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar extends 53" from rear wall (54" min).

ADA: 604.5.1, 604.5.2

Other: CBC 11B-604.5.1, CBC 11B-604.5.2

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
20 - 3	**Single User Restroom**	Category: 2

Replace or reposition dispenser $125

Notes: At the Horseshoe Lake restroom, the height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace or modify grab bars $600

Notes: Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar extends 53" from rear wall (54" min).

ADA: 604.5.1, 604.5.2

Other: CBC 11B-604.5.1, CBC 11B-604.5.2

Install restroom sign $250

Notes: Federal restroom sign does not provide adequate contrast on letters.

ADA: 703

Other: -

32 - 1	**Picnic Area**	Category: 2

Provide an accessible route $0

Notes: An accessible route is not provided to one of the picnic tables at Alpine Pond.

ADA: -

Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2

Increase or provide clear floor area $700

Notes: A 36" min clear space around the table is not provided at either of the accessibly designed tables.

ADA: -

Other: ABA 1011.2.1

Regrade surface $15

Notes: Slope of the clear floor space on the downhill side approach to wheelchair space is 8.9% (2.0% max).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
32 - 2	**Picnic Area**	Category: 2

Provide an accessible route $0

Notes: An accessible route to one of the picnic tables at Horseshoe Lake is not provided due to 16% slope on hill approaching table.

ADA: -

Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2

Provide an accessible picnic unit $3,200

Notes: The picnic tables are not designed for accessibility. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground. At both tables, knee clearance extends 15-1/2" from front face of tabletop (19" min) and is 25-1/2" and 26-1/4" above the ground (27" min).

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

Increase or provide clear floor area $700

Notes: A 36" min clear space around the picnic tables is not provided.

ADA: -

Other: ABA 1011.2.1

Regrade surface $15

Notes: Slope of the clear floor space at the wheelchair space at one picnic table is 7.1% (max 2% required).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

33 - 1	**Outdoor Constructed Features**	Category: 2

Increase or provide clear floor area $500

Notes: Slope of the clear floor space at viewing scope at Alpine Lake is 9.6% (max 2% required).

ADA: -

Other: ABA 1011.2.1

33 - 2	**Outdoor Constructed Features**	Category: 2

Increase or provide clear floor area $500

Notes: A clear floor space for companion seating is not provided adjacent to a bench at Alpine Pond (36" by 48" min).

ADA: -

Other: ABA 1011.2.1

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
33 - 3	**Outdoor Constructed Features**	Category: 2
Increase or provide clear floor area		$500
Notes:	A clear floor space for companion seating is not provided adjacent to a bench on Alpine Pond Loop Trail (36" by 48" min).	
ADA:	-	
Other:	ABA 1011.2.1	
33 - 4	**Outdoor Constructed Features**	Category: 2
Increase or provide clear floor area		$500
Notes:	A clear floor space for companion seating is not provided adjacent to a bench at Horseshoe Lake (36" by 48" min).	
ADA:	-	
Other:	ABA 1011.2.1	
33 - 5	**Outdoor Constructed Features**	Category: 2
Increase or provide clear floor area		$500
Notes:	Clear floor space for companion seating is not provided adjacent to two benches at Horseshoe Lake (36" by 48" min).	
ADA:	-	
Other:	ABA 1011.2.1	
35 - 1	**Other**	Category: 2
Provide an accessible route		$60
Notes:	An accessible route to the brochure box near the Skyline Ridge parking area is not provided due to 1" vertical change in level at wood bridge (1/4" max, 1/2" with a bevel).	
ADA:	206.2	
Other:	CBC 11B-206.2	
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box is 6.4% and slope of clear ground space at informational board is 17% (5.0% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
35 - 2	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at Horseshoe Lake is 18.4% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
39 - 1	**View Area**	Category: 2

Provide an accessible route $2,000

Notes: An accessible route on to the deck surface of the Alpine Pond view area is not provided. Gap between gangway and deck surface is 1-3/4" (1/2" max). Vertical change in level is 3/4" between gangway and metal transition plate (1/2" max). Openings for bolts are 1-1/2" by 3-1/2" (1/2" max in one direction). Guard rail does not extend to deck surface, leaving 6-1/2" high opening and there is no deck overhang beyond guardrail. Provide curb or barrier to a height of 2 inches to protect mobility device wheels from entrapment.

ADA: 206.2

Other: CBC 11B-206.2

42 - 1	**Outdoor Recreation Access Route**	Category: 1

Regrade surface $ -

Notes: ORAR to view area at Alpine Pond has a total length of approximately 65 feet. On the bottom run cross slope is up to 15% and on the top run cross slope is up to 7.7% (5.0% max for unpaved surface).

ADA: -

Other: ABA 1016.7.2

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
47 - 1	**Trails**	Category: 1

Alpine Pond Loop Trail

Regrade surface $ -

Notes: Running slope of the Alpine Pond Loop trail is within limits of Midpen Easy Access Trail and ABA Trail standards for entire loop. There are multiple brief sections where cross slope exceeds limits. Between viewing scope and first interpretive sign, cross slope is 8.2% to 10% for 35 linear feet (5.0% max). Cross slope is up to 8.8% for 14 linear feet in front of bench (5.0% max). Cross slope is up to 9.1% for 30 linear feet and up to 8.4% for a separate but additional 15 feet near the northernmost point of the loop (5.0% max). Shortly east of that, cross slope is up to 8.0% for 23 linear feet (5.0% max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Reduce or eliminate opening $ -

Notes: Small wildlife holes in trail create openings up to 2” in diameter (max 1/2” required).

ADA: -

Other: ABA 1017.6, ABA 302.3

Provide a firm, stable and slip resistant surface $ -

Notes: The trail surface is not firm, stable, and slip-resistant due to accumulated plant debris on western part of trail after it turns north. Loose gravel surface near spur to pond is not firm, stable, and slip-resistant for 25 linear feet.

ADA: -

Other: ABA 1017.2

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
47 - 2	**Trails**	Category: 1
	Ipiwa Trail	

Provide a firm, stable and slip resistant surface $ -

Notes: At the Ipiwa Trail, loose material in drain ruts and on hardened trail surface near undercrossing is not firm and stable.

ADA: -

Other: ABA 1017.2

Reduce or eliminate opening $ -

Notes: Small wildlife holes in trail create openings up to 3” in diameter on pond side of underpass and up to 4" by 8" on parking area side of underpass (max 1/2” required).

ADA: -

Other: ABA 1017.6, ABA 302.3

Regrade surface $ -

Notes: Slopes at the Ipiwa Trail are mostly within limits of Midpen Easy Access Trail and ABA Trail standards. Two sections have cross slopes of up to 7.8% and 12% for 25 linear feet each. Near undercrossing, running slope is up to 12% and cross slope is up to 7.4% for 13 linear feet. At parking area side of underpass, cross slope is up to 8.1% for 8 linear feet leading to underpass and an additional 11 linear feet with 7.2% (5% max).

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
47 - 3	**Trails**	Category: 1

Horseshoe Loop Trail

Regrade surface $ -

Notes: Starting from parking area 1-2 and proceeding counter-clockwise around the lake, running slopes on the Horseshoe Lake Trail are generally within limits of Midpen Easy Access Trail and ABA Trail standards through and past the dam area at the lake. 47-1 represents that portion of the trail, up until the next pedestrian bridge where the trail turns back northwest, and barriers to accessibility are more severe.

On connector from parking area 1-2 to Horseshoe Loop Trail, cross slope is up to 7.2% for 24 linear feet (5.0% max). Approaching first small bridge, cross slope is up to 8.0% for 25 linear feet (5.0% max). For most of trail before dam area, cross slope is 3% to 4.5%, but a few spots are up to 7.0% (5.0% max). Approaching bridge at dam, running slope is up to 12.4% for 17 linear feet (12.5% max for 10 feet max). After earthen dam, near end of this trail segment, running slope is up to 19% and cross slope up to 9.3% for 54 linear feet. Cross slope is 7% to 14% for 25 linear feet, and running slope is 16% approaching bridge.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Provide a firm, stable and slip resistant surface $ -

Notes: On connector spur trail from parking area 1-2 to Horseshoe Loop Trail, the surface is not firm, stable, and slip-resistant due to loose gravel. After first small bridge, loose tree debris on trail creates same issue.

ADA: -

Other: ABA 1017.2

Reduce or eliminate opening $ -

Notes: On connector from parking area 1-2 to Horseshoe Loop Trail, small wildlife holes create openings greater than 1/2” in diameter.

ADA: -

Other: ABA 1017.6, ABA 302.3

Remove tread obstacle $ -

Notes: Vertical change in level is up to 3-1/2” between trail surface and bridge at dam (2” max for obstacles along trail but 1/2” max for constructed obstacles). Past the dam, exposed tree roots create obstacles greater than 2".

ADA: -

Other: ABA 1017.5

Midpeninsula Regional Open Space District
Skyline Ridge

Preserve		
47 - 4	**Trails**	Category: 4

Horseshoe Loop Trail

Regrade surface $ -

Notes: The Horsehoe Loop Trail exceeds the limits of Midpen Easy Access Trail and ABA Trail standards in many locations. From bridge crossing at easternmost part of Horseshoe Loop Trail, going counterclockwise, cross slope is 10% for 28 linear feet (5% max). Cross slope is 16% for 210 linear feet due to drainage gulleys in trail, and running slope is 15% at drain dips. From parking area 1-3 headed towards picnic area, cross slope is up to 12% for 510 linear feet, and running slope is 18% at drainage dips. Running slope is up to 12% for 40 linear feet (12.5% max for 10 feet max). Headed northwest from picnic area, cross slope is up to 9% for 550 linear feet.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Reduce or eliminate opening $ -

Notes: Gaps between planks on bridge are up to 3/4" (1/2" max). Gaps at drain ruts are up to 12" wide. Toward end of loop, gaps are 1" wide and parallel to path of travel at culvert crossing (perpendicular to path of travel required).

ADA: -

Other: ABA 1017.6, ABA 302.3

Widen trail $ -

Notes: Clear width of trail is reduced to 13" where drainage/erosion gulleys run down the middle of the trail (min 36" required). From parking area 1-3 heading southwest toward picnic area, width of trail is 18" to 24" for 476 linear feet. Toward end of loop, clear width is 12" due to overgrown grass.

ADA: -

Other: ABA 1017.3

Remove tread obstacle $ -

Notes: Drain ruts create tread obstacles with up to 8" vertical changes in level (2" max).

ADA: -

Other: ABA 1017.5

Attachment 1

ST JOSEPH'S HILL
PRESERVE



Midpeninsula Regional Open Space District
St Joseph's Hill

Preserve		
8 - 1	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate at southern Jones trailhead is 25-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 38" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 2	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	At northern Jones trailhead, the width of clear opening at right gate is 30" between concrete footings and the width of usable path at left gate is 26" due to excessive slope (36" min. when located along trails or at trailheads).	
ADA:	-	
Other:	ABA 1017.3	
Regrade surface		$2,500
Notes:	Slope in maneuvering area at left gate is 25% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
33 - 1	**Outdoor Constructed Features**	Category: 2
Increase or provide clear floor area		$500
Notes:	Slope of the clear floor space for companion seating adjacent to bench at northern Jones Trail is 10% (5% max for natural surface).	
ADA:	-	
Other:	ABA 1011.2.1	
35 - 1	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at northern Jones trailhead is 16.4% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	

Attachment 1

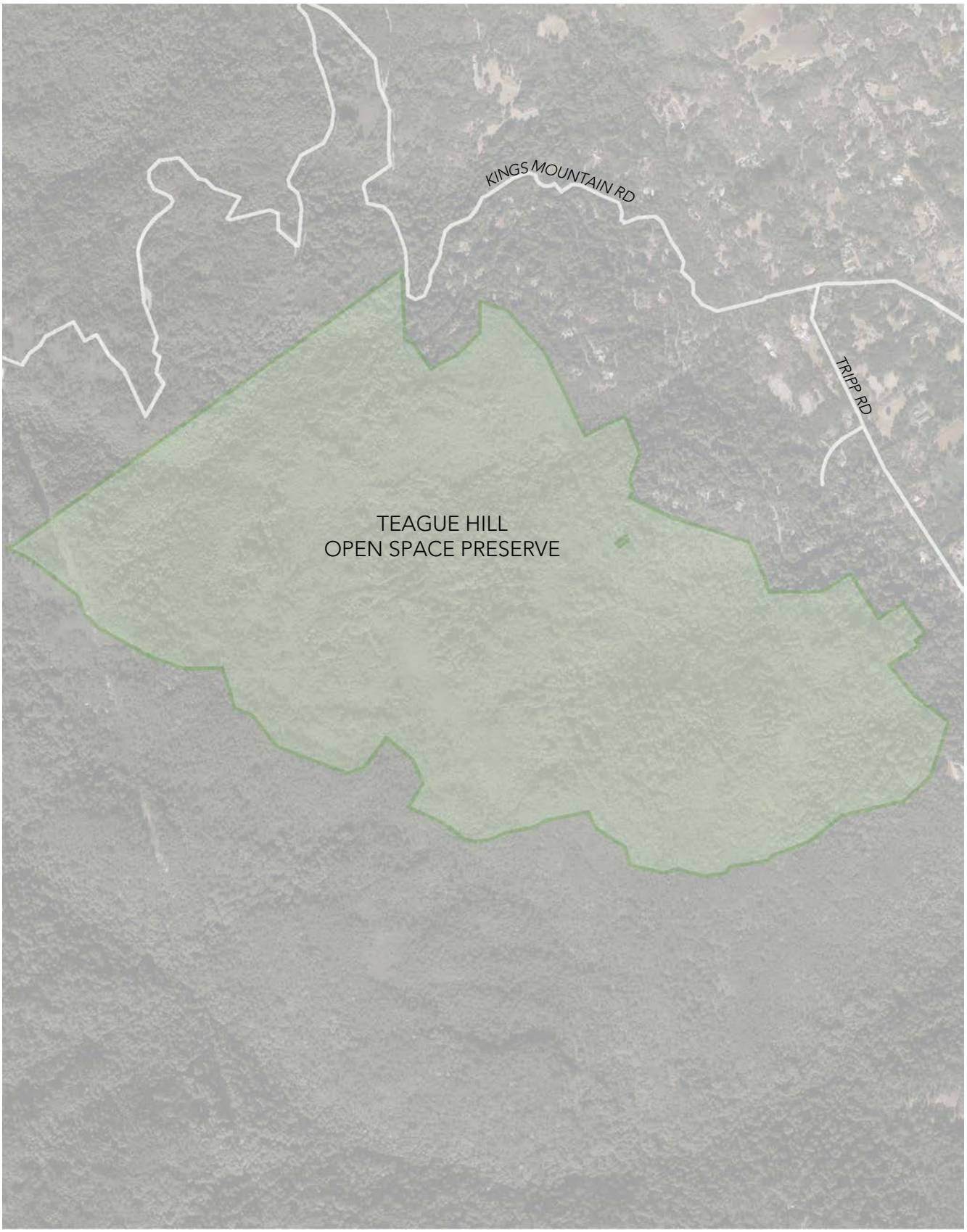
STEVENS CREEK
PRESERVE



No features were evaluated at Stevens Creek.

Attachment 1

TEAGUE HILL
PRESERVE



No features were evaluated at Teague Hill.

Attachment 1

THORNEWOOD
PRESERVE



Midpeninsula Regional Open Space District
Thornewood

Preserve		
1 - 1	**Parking Area**	Category: 1
	Thornewood Parking Lot	
Provide or modify accessible spaces		$2,945
Notes:	Designated accessible space is not van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA:	208.2, 208.2.4	
Other:	CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign		$375
Notes:	An additional sign or language stating "Minimum Fine $250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	-	
Other:	CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope of parking space is 11.1% (max 2.0% required).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Provide or modify accessible access aisles		$210
Notes:	Blue curb signifying accessible parking is 10' wide (min 17' for van space required).	
ADA:	502.2, 502.3, 502.3.1	
Other:	CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1	
35 - 1	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box is 7.6% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
Provide an accessible route		$60
Notes:	An accessible route to the brochure box is not provided due to 2" change in level between asphalt and adjacent surface (1/4" max, 1/2" with a bevel).	
ADA:	206.2	
Other:	CBC 11B-206.2	

Midpeninsula Regional Open Space District
Thornewood

Preserve		
47 - 1	**Trails**	Category: 4

Schilling Lake Trail

Provide a firm, stable and slip resistant surface $ -

Notes: Due to soil composition,the surface of Schilling Lake Trail is not slip resistant in wet conditions.

ADA: -

Other: ABA 1017.2

Widen trail $ -

Notes: Trail width is 36" to 48" typ, but reduced to 24" in sections due to drain ruts (min 36" required).

ADA: -

Other: ABA 1017.3

Remove tread obstacle $ -

Notes: Vertical changes in level up to 6" along length of trail are common and include tree roots, rocks, tree stumps, as well as a 1-1/2" change in level at boardwalk bridge and 4" change in level between asphalt road and trail surface on approach to trail (1/2" max bridge, 2" max for other trail surfaces).

ADA: -

Other: ABA 1017.5

Reduce or eliminate opening $ -

Notes: Openings in trail surface are up to 4" in diameter at depressions (max 1/2" required).

ADA: -

Other: ABA 1017.6, ABA 302.3

Regrade surface $ -

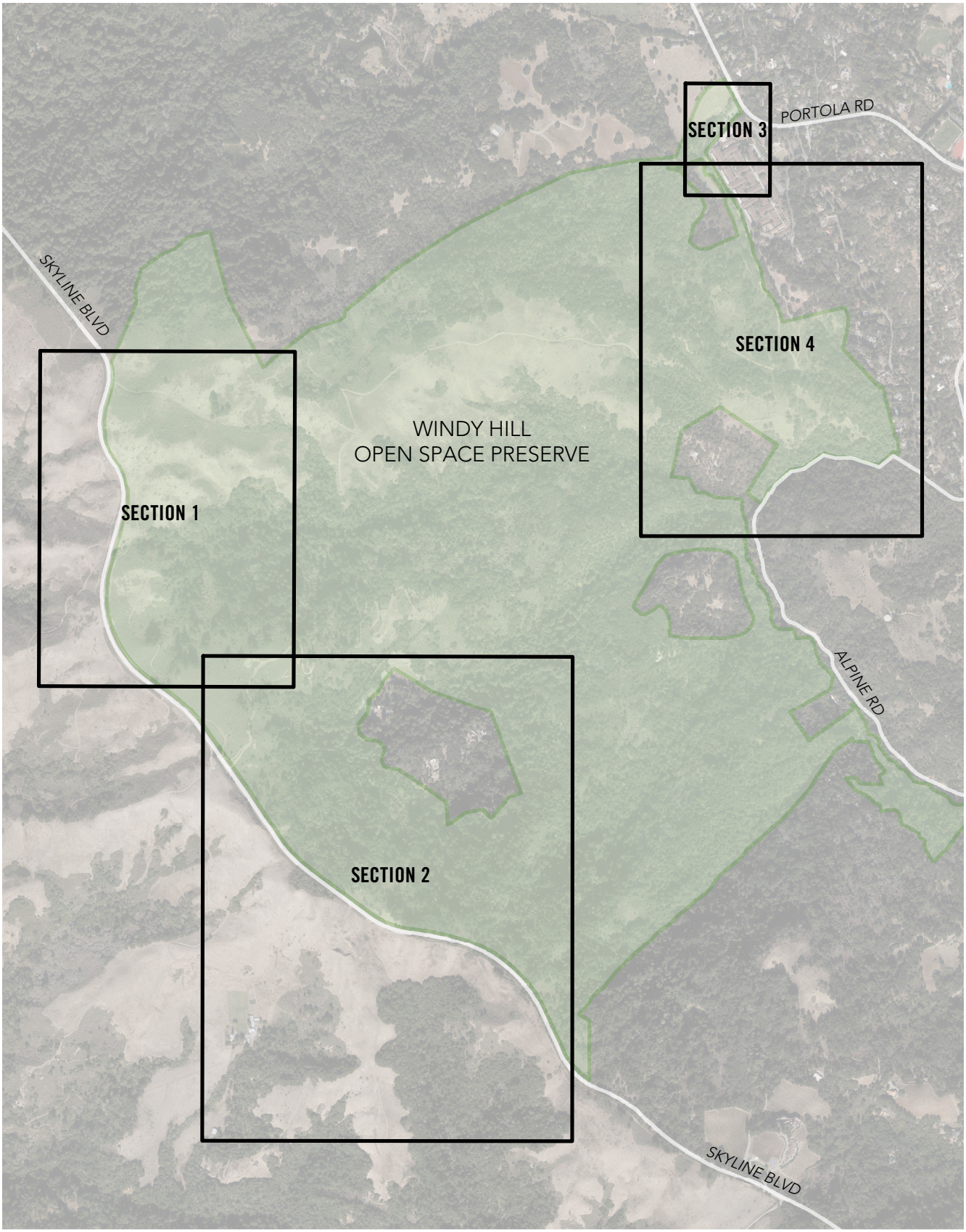
Notes: The Schilling Lake Tail has some fundamental barriers to accessibility. Running slope is within the limits of Midpen Easy Access Trail and ABA Trail standards for 410 linear feet before reaching a switchback with up to 25% running slope for 110 linear feet. Other sections of trail also exceed running slope limits. In general, cross slopes exceed the limits as the trail follows along the contour and theer are surface depressions due to slope failure.

ADA: -

Other: ABA 1017.7.1, ABA 1017.7.2

Attachment 1

WINDY HILL
PRESERVE
MAP SECTIONS

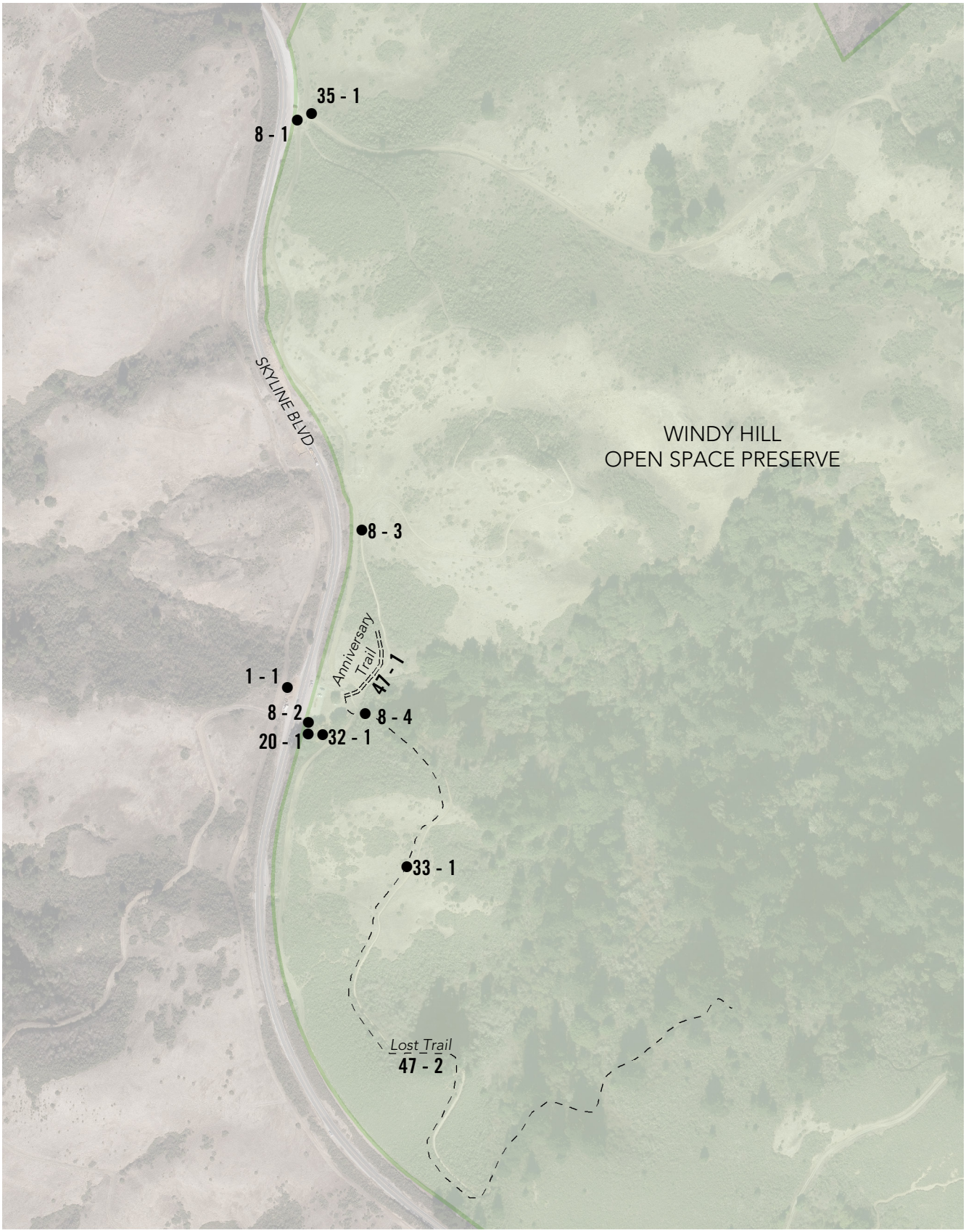


Attachment 1

WINDY HILL

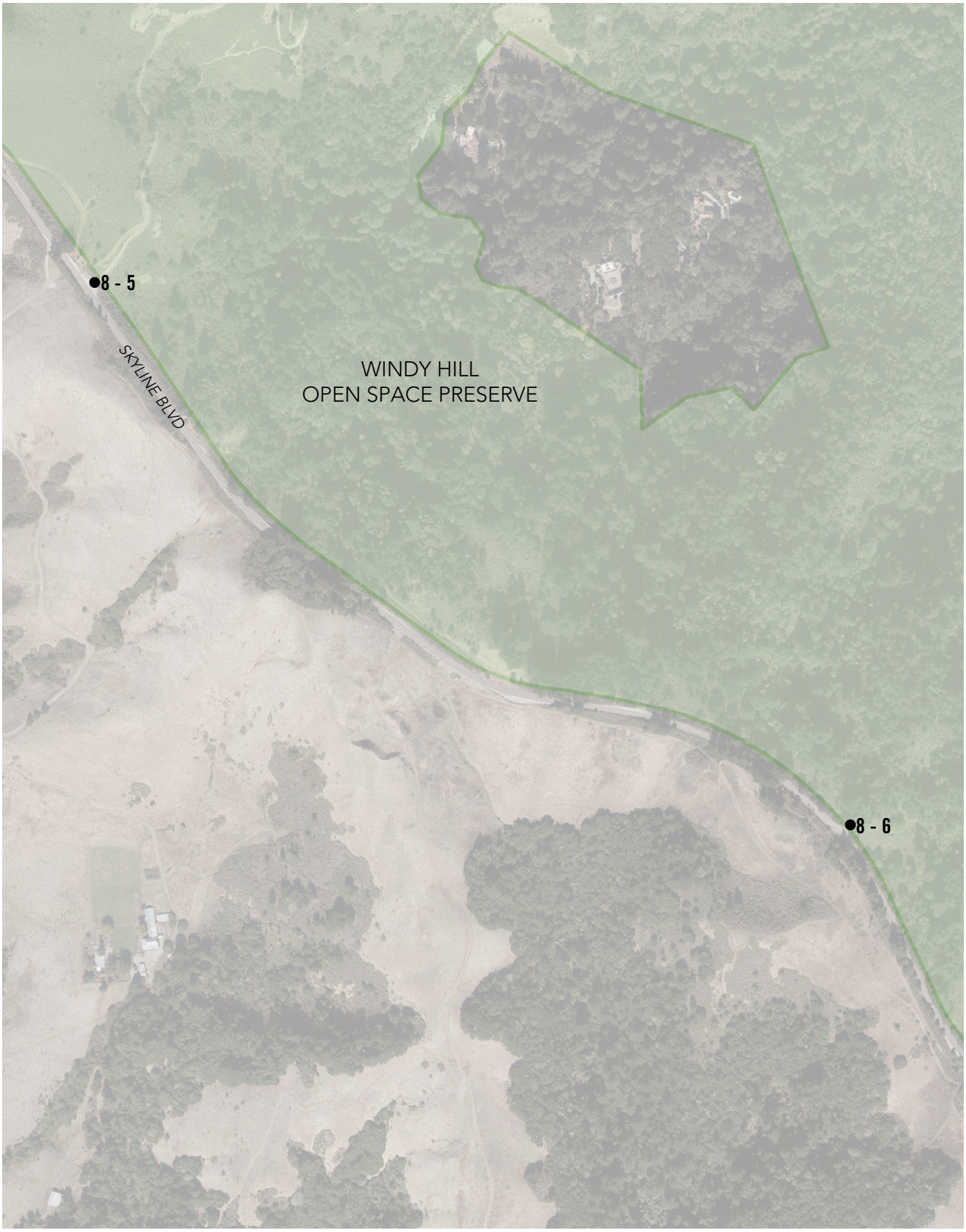
PRESERVE

SECTION 1



Attachment 1

WINDY HILL
PRESERVE
SECTION 2

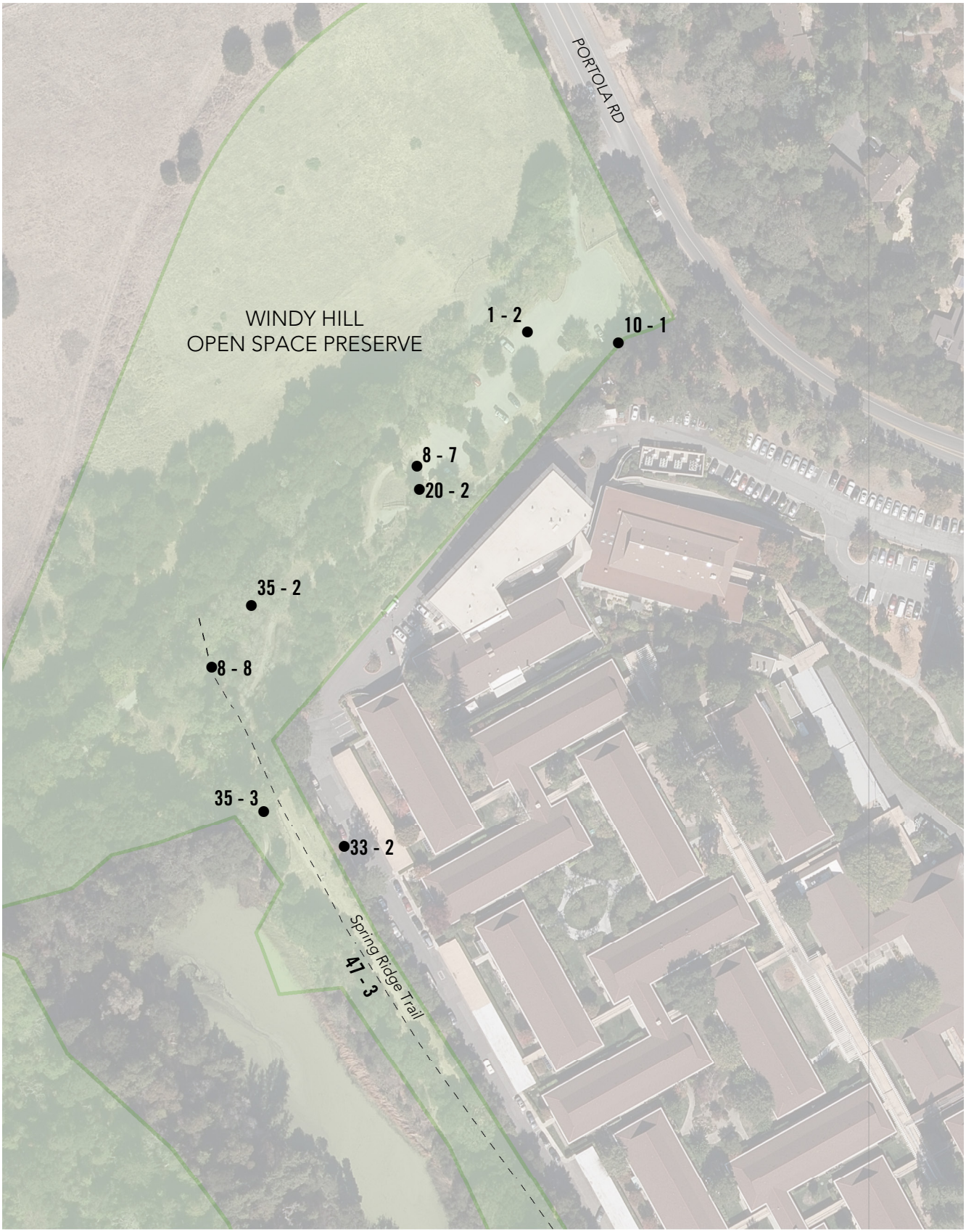


Attachment 1

WINDY HILL

PRESERVE

SECTION 3

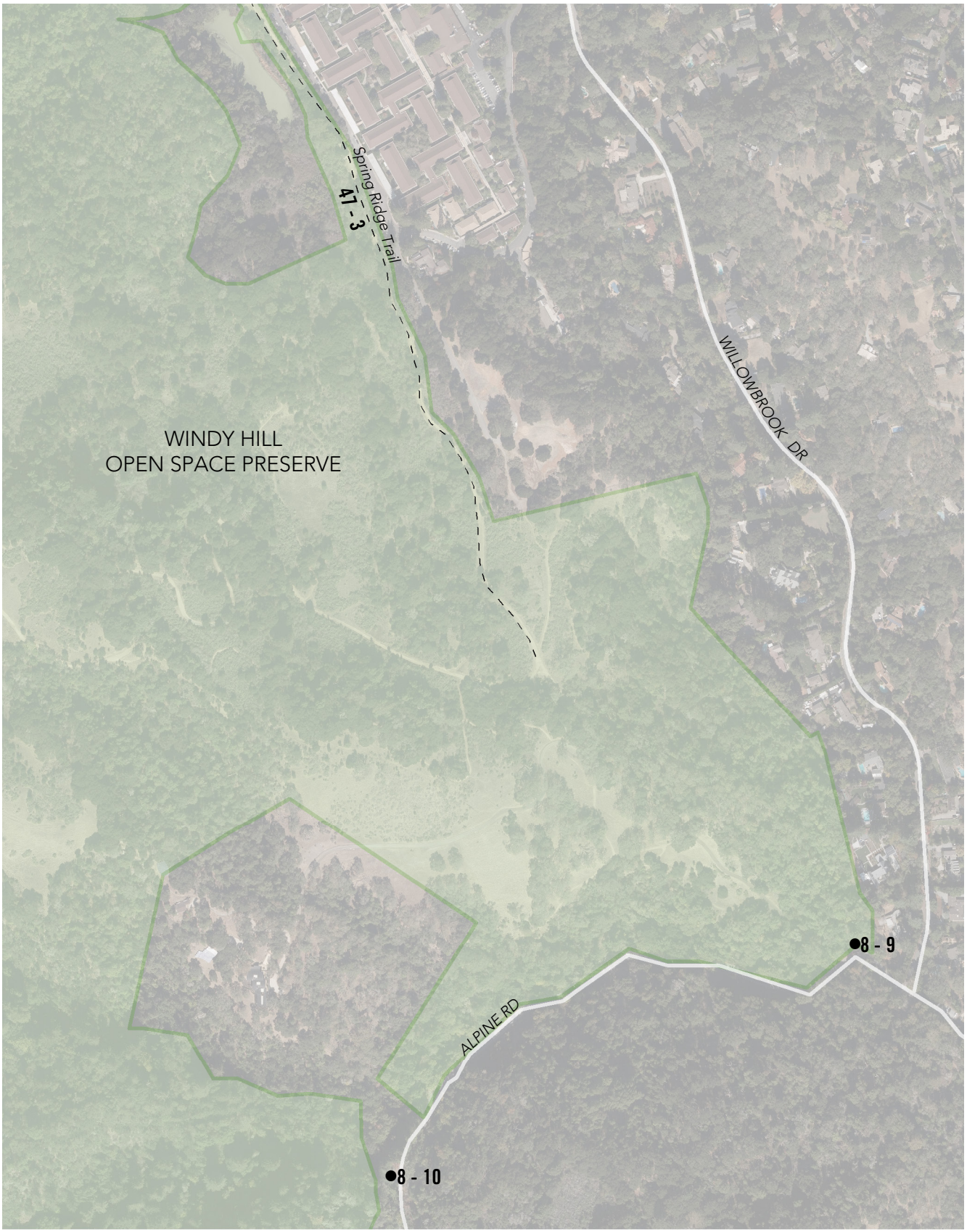


Attachment 1

WINDY HILL

PRESERVE

SECTION 4



Midpeninsula Regional Open Space District
Windy Hill

Preserve		
1 - 1	**Parking Area**	Category: 4
	Windy Hill Parking Lot at Anniversary Trail	

Provide an accessible route $0

Notes: An accessible route is not provided at the Anniversay Easy Access trailhead.When car is parked in the space adjacent to accessible space, path of travel is impeded by wheel stops.

ADA: 206.2.1

Other: CBC 11B-206.2.1, CBC 11B-502.7.1

Provide or modify accessible access aisles $210

Notes: Blue curb signifying accessible parking is 14-1/2' long (min 17" for van space required).

ADA: 502.2, 502.3.1

Other: CBC 11B-502.2, CBC 11B-502.3.1

Install reserved parking sign $1,000

Notes: Van sign is mounted on post 46" above the parking surface and ISA sign is 52-1/2" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine $250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.

ADA: 502.6

Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2

Regrade accessible parking space or access aisle $1,600

Notes: Slopes of parking space are up to 7% (max 2.0% required). Loose gravel surface in parking space is not firm and stable.

ADA: 502.4

Other: CBC 11B-502.4

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
1 - 2	**Parking Area**	Category: 1
	Windy Hill Parking Lot at Portola Road	
Provide an accessible route		$1,800
Notes:	An accessible route is not provided in the parking area at Portal Road. Route from one accessible space requires individual to go behind parked car.	
ADA:	206.2.1	
Other:	CBC 11B-206.2.1, CBC 11B-502.7.1	
Install reserved parking sign		$1,500
Notes:	Signs are mounted on posts 17" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine $250" is not provided at one of the spaces. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA:	502.6	
Other:	CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle		$1,600
Notes:	Slope at the top of the left van space is 3.6% (max 2.0% required).	
ADA:	502.4	
Other:	CBC 11B-502.4	
Provide or modify accessible access aisles		$210
Notes:	Blue curbs at 2 van spaces are 23'-6" long (min 26' required). Shared access aisle is not located on the passenger side of one van space. Relocate van accessible sign from the parking space to the right side of access aisle.	
ADA:	502.2, 502.3.1, 502.3.4	
Other:	CBC 11B-502.2, CBC 11B-502.3.1, CBC 11B-502.3.4	
8 - 1	**Door/Gate**	Category: 1
Provide an accessible route		$0
Notes:	An accessible route to the gate at the Spring Ridge trailhead is not provided due to running slopes up to 14% (max 5% required).	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
8 - 2	**Door/Gate**	Category: 2
Increase maneuvering space		$1,000
Notes:	At the single-user restroom at the Anniversary Easy Access trailhead, the maneuvering clearance on pull side of the door is 51-1/2" to edge of concrete (min 60" required).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
Adjust door closer		$125
Notes:	Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 10 lbs (5 lbs max).	
ADA:	404.2.8.1, 404.2.9	
Other:	CBC 11B-404.2.8.1, CBC 11B-404.2.9	
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
8 - 3	**Door/Gate**	Category: 1
Enlarge door opening		$250
Notes:	Post extensions at the block stile gate protrude 5-1/2" at 36" AFF (max 4" between 34" and 80"is required).	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
8 - 4	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Gates at the Anniversary Easy Access Trail have clear widths exceeding the minimum limits (36" min. when located along trails or at trailheads). The clear width at "hike only" gate is 24" and the clear width at equestrian gate is 24" due to built-up soil.	
ADA:	-	
Other:	ABA 1017.3	
Regrade surface		$2,500
Notes:	Slope through gate is 19% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
8 - 5	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate at Lost Trailhead parking area is 24-1/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 38-1/2" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
8 - 6	**Door/Gate**	Category: 1
Enlarge door opening		$1,650
Notes:	When equestian gate at Razorback Ridge Trail is closed, the clear width at pedestrian gate is reduced to 30-1/4" (min 32" required).	
ADA:	404.2.3	
Other:	CBC 11B-404.2.3	
Increase maneuvering space		$1,000
Notes:	Maneuvering area at gate is 42" by 40" (min 30" by 48" required).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
8 - 7	**Door/Gate**	Category: 2
Increase maneuvering space		$1,000
Notes:	At the single user restroom at the Windy Hill parking lot at Portola Road, the maneuvering clearance on pull side of door is 52" to edge of concrete (min 60" required).	
ADA:	404.2.4.1	
Other:	CBC 11B-404.2.4.1	
Provide or modify door kick plate		$225
Notes:	A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.	
ADA:	404.2.10	
Other:	CBC 11B-404.2.10	
8 - 8	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate at the Spring Ridge Trail is 20-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-3/4" at 30" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
8 - 9	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width at block stile gate at an eastern entrance to Hamms Gulch Trail is 20-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 38" AFF (4" max between 34" and 80").	
ADA:	404.2.3	
Other:	ABA 1017.3, CBC 11B-404.2.3	
Provide an accessible route		$0
Notes:	An accessible route to the gate is not provided. Vertical change in level is 3" between asphalt and dirt surface (1/4" max, 1/2" with a bevel).	
ADA:	206.2.4, 404.1	
Other:	CBC 11B-206.2.4, CBC 11B-404.1	
8 - 10	**Door/Gate**	Category: 1
Enlarge gate opening		$1,650
Notes:	Clear width of gate opening a western entrance to Hamms Gulch Trail is 25" (36" min. when located along trails or at trailheads).	
ADA:	-	
Other:	ABA 1017.3	
Regrade surface		$2,500
Notes:	Slope through gate is 24.5% (5% max for natural surface).	
ADA:	404.2.4.4	
Other:	CBC 11B-404.2.4.4	
10 - 1	**Drinking Fountain**	Category: 3
Increase or provide maneuvering or clear floor area		$1,000
Notes:	At the drinking fountain at the Windy Hill parking lot at Portola Road, there is a 1/2" change in level between wood header and gravel within the clear floor space at lower fountain (free of level changes required).	
ADA:	305.1, 305.3, 305.5, 306.1	
Other:	CBC 11B-305.1, CBC 11B-306.1, CBC 11B-306.2.1	

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
20 - 1	**Single User Restroom**	Category: 2

Provide an accessible route $0

Notes: An accessible route to the restroom at the Anniversary Easy Access trailhead is not provided due to 3/4" level change between concrete pad and adjacent surface (1/4" max, 1/2" with a bevel). Running slope of approach to restroom is up to 7% for 32-1/2 linear feet (max 5% required).

ADA: 206.2

Other: CBC 11B-206.2

Install restroom sign $500

Notes: State sign symbols are raised 1/8" (1/4" min). Centerline of tactile and braille sign is mounted 5-1/2" from edge of door swing (18" by 18" min clear floor space).

ADA: 703

Other: CBC 11B-216.8, CBC 11B-703.7.2.6

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer dispenser is 47-1/4" AFF (40" max). Centerline of the toilet paper roll dispenser is 13" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Replace urinal $3,000

Notes: Urinal rim is 20" above the floor (17" max) and projects 9" from the wall (13-1/2" min).

ADA: 605.2

Other: CBC 11B-605.2

Increase water closet clear width or depth $500

Notes: Urinal is 32" in front of the water closet (59" min clear for floor mounted fixtures).

ADA: 604.8.1.1

Other: CBC 11B-604.8.1.1.1

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
20 - 2	**Single User Restroom**	Category: 2

Provide an accessible route $60

Notes: An accessible route is not provided to the restroom at the Windy Hill parking lot at Portola Road due to 1-1/2" change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).

ADA: 206.2

Other: CBC 11B-206.2

Install restroom sign $500

Notes: State sign symbols are raised 1/8" (1/4" min). The centerline of the tactile and braille sign is mounted 5-1/2" from the edge of the door swing (18" by 18" min clear floor space).

ADA: -

Other: CBC 11B-216.8, CBC 11B-703.7.2.6

Replace or reposition dispenser $250

Notes: Height to operating mechanism of hand sanitizer dispenser is 47-1/2" AFF (40" max). Centerlines of the toilet paper roll dispenser are 1-1/4" and 22" in front of the water closet (7" min to 9" max).

ADA: 604.7

Other: CBC 11B-603.5, CBC 11B-604.7

Increase water closet clear width or depth $500

Notes: Urinal is 32" in front of water closet (59" min clear for floor mounted fixtures).

ADA: 604.8.1.1

Other: CBC 11B-604.8.1.1.1

Replace urinal $3,000

Notes: Urinal rim is 21-1/2" above the floor (17" max) and projects 9" from the wall (13-1/2" min).

ADA: 605.2

Other: CBC 11B-605.2

Replace or reposition fixtures $1,250

Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).

ADA: 604.2

Other: CBC 11B-604.2

Replace or modify grab bars $300

Notes: Rear grab extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet). Toilet paper dispenser is located 1-1/8" below the side grab bar (1-1/2" min clear space below the bar).

ADA: 604.5.2, 609.3

Other: CBC 11B-604.5.2, CBC 11B-609.3

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
32 - 1	**Picnic Area**	Category: 2

Provide an accessible picnic unit $3,200

Notes: Only one of four picnic tables at the Anniversary Easy Access trailhead is designed for accessibility (20% minimum, but not less than two picnic units are required to be accessible). An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground.

ADA: -

Other: ABA F245.2.1, CBC 11B-246.5

Regrade surface $15

Notes: Slope of the clear floor space at wheelchair space is up to 11.6% due to built-up soil (max 2.0% required).

ADA: -

Other: ABA 1011.2.3, CBC 11B-305.1

Increase or provide clear floor area $700

Notes: A 36" min clear space around the picnic table is not provided. On downhill side of table, space is 32" wide adjacent to irregular surface.

ADA: -

Other: ABA 1011.2.1

33 - 1	**Outdoor Constructed Features**	Category: 2

Increase or provide clear floor area $500

Notes: A clear floor space for companion seating is not provided adjacent to "Bob's Bench" on the Lost Trail (min 36" by 48" required).

ADA: -

Other: ABA 1011.2.1

33 - 2	**Outdoor Constructed Features**	Category: 2

Increase or provide clear floor area $500

Notes: Slope of the clear floor space for companion seating adjacent to bench at the Spring Ridge Trail is 9.1% (5% max for natural surface).

ADA: -

Other: ABA 1011.2.1

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
35 - 1	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at brochure box at Spring Ridge Trail is 12.3% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
Provide an accessible route		$60
Notes:	An accessible route to the brochure box is not provided due to running slopes up to 10.7% (max 5% required).	
ADA:	206.2	
Other:	CBC 11B-206.2	
35 - 2	**Other**	Category: 2
Provide an accessible route		$0
Notes:	An accessible route to the brochure box at Sausal Pond is not provided. Route has a running slope up to 14% (max 5% required) and cross slope up to 20% (max 2% required) for 90 linear feet.	
ADA:	206.2	
Other:	CBC 11B-206.2	
35 - 3	**Other**	Category: 2
Increase or provide maneuvering or clear floor area		$500
Notes:	Slope of the clear floor space at interpretive board at the Spring Ridge Trail is 9.5% (5% max for natural surface).	
ADA:	305.3, 305.5	
Other:	CBC 11B-305.5	
47 - 1	**Trails**	Category: 1
	Anniversary Trail	
Regrade surface		$ -
Notes:	Anniversary Easy Access Trail is mostly within limits of Midpen Easy Access Trail and ABA Trail standards. One section has up to 19.5% running slope for 24 linear feet. Two sections have cross slopes exceeding limits, one with up to 15.8% for 14 linear feet at drain ruts and an additional 14 linear foot section with up to 12% cross slope.	
ADA:	-	
Other:	ABA 1017.7.1, ABA 1017.7.2	

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
47 - 2	**Trails**	Category: 4
	Lost Trail	

Regrade surface $ -

Notes: Running slope of Lost Trail is within limits of Midpen Easy Access Trail and ABA Trail standards. There are sections of trail with cross slopes that are not within these limits (max 5% required). Along drain ruts on trail, cross slopes of up to 14% are typical and near end of trail where trail follows contour lines, cross slope is up to 15%.

ADA: -

Other: ABA 1017.7.2

Widen trail $ -

Notes: Split-level sections of trail reduce the usable width to 15" to 20" (min 36" required).

ADA: -

Other: ABA 1017.3

Reduce or eliminate opening $ -

Notes: Small wildlife holes create openings in trail surface up to 1-1/2" by 3" (max 1/2" required).

ADA: -

Other: ABA 1017.6, ABA 302.3

Remove tread obstacle $ -

Notes: At end of trail, changes in level at tree roots are up to 6" (max 2" required). Advisory: Tree roots along trail create vertical changes in level up to 2" that are currently compliant but could create an issue in the future.

ADA: -

Other: ABA 1017.5

Midpeninsula Regional Open Space District
Windy Hill

Preserve		
47 - 3	**Trails**	Category: 4

Spring Ridge Trail

Regrade surface $ -

Notes: Much of the Spring Ridge Trail has slopes exceeding the limits allowed by Midpen Easy Access Trail and ABA Trail standards. Approach to the trail has a running slope up to 9.1% for 40 linear feet between resting intervals (10% max for 30 feet max). Beginning of trail has a running slope up to 14% for 160 feet between resting intervals (12.5% max for 10 feet max). Other segments of the trail have running slopes up to 15% for 23 linear feet, 9.5% for 100 linear feet, 12.7% for 47 linear feet, 9.2% for 80 linear feet, 12% for 50 linear feet, 9% for 60 linear feet, 20% for 50 linear feet, and 14% for 80 linear feet between resting intervals.

ADA: -

Other: ABA 1017.7.1

Provide a firm, stable and slip resistant surface $ -

Notes: Standing water on trail creates a surface that is not firm and stable.

ADA: -

Other: ABA 1017.2

Reduce or eliminate opening $ -

Notes: Small wildlife holes create openings in trail surface up to 1-1/2" diameter (max 1/2" required).

ADA: -

Other: ABA 1017.6, ABA 302.3

Remove tread obstacle $ -

Notes: Drain ruts create surface level changes of up to 8" (2" max).

ADA: -

Other: ABA 1017.5

ADA Self-Evaluation and Transition Plan Update

Midpeninsula Regional Open Space District



Appendix C

Final Draft
May 2019

Cover image credits (clockwise from left): John Green, Jack Gescheidt, Deane Little, and Deane Little

Appendix C: Public Outreach

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Public Comment on the Draft ADA Self-Evaluation and Transition Plan

Members of the public were invited to comment on the District's Draft ADA Self-Evaluation and Transition Plan. The District collected comments throughout 2018 to understand the public's perspectives on providing accessible facilities and programs at District properties and program-level accessibility for projects and programs supported by the District. Comments from twenty individuals, including members of the ADA Compliance Committee of the San Mateo Commission on Disabilities, were received. A summary of all comments received during the public comment period follows.

Self-Evaluation of Policy and Programmatic Accessibility

Policies – Other Power-Driven Mobility Devices

- One commenter supported an increase in facilities that are accessible to mobility scooters and also allow dogs that do not necessarily qualify as service animals.
- One commenter requested clarification on how pedal assist bikes (a certain class of ebikes) are addressed by the ADA and the MROSD Self-Evaluation and Transition Plan and how the need for a power-driven mobility device can by verified.
- One commenter supported the District's policy of posting their Other Power-Driven Mobility Device Policy the website and including it in the Self-Evaluation and Transition Plan.

Policies – Service Animals

- One commenter supported the District's Service Animal Policy, which is posted on the website and referenced in the Self-Evaluation and Transition Plan.

Policies – Benches and Seating

- Several commenters expressed a desire for additional seating opportunities along Easy Access Trails.
- One commenters suggested providing a wheelchair-accessible picnic table and an improved route to the picnic area at **Rancho San Antonio**.

Access to Programs

- Several commenters expressed concern regarding the lack of public transit serving District open space preserves. One recommended prioritizing improvements at preserves that are served by public transit routes and suggested the San Mateo County ADA Compliance Committee could advocate for transit opportunities in the County (such as contacting the Paratransit Coordination Council) depending on demand. Along similar lines, another commenter suggested that the District facilitate hiking "meet-ups" or a shuttle service from convenient parking lots in the valley to trailheads at open space preserves.
- One commenter requested information on how to participate remotely in Board meetings.
- One commenter noted that the Easy Access trail at the **Rancho San Antonio Open Space Preserve** was extremely crowded on weekends, which demonstrated the d need for additional

longer distance accessible trails throughout the District. Along similar lines, another commenter suggested increasing the number of family-friendly, accessible trails that are two to four miles long closer to southern Santa Clara County.

ADA Coordinator

- One commenter requested information on the District ADA Coordinator position: is it a full-staff position and, if not, what percentage of time is dedicated to the role of ADA Coordinator? Along similar lines, several commenters noted the challenges faced by the many public agencies that do not a have full- or half-time ADA Coordinator positions and recommended that the District fund a full- or half-time position.

Public Outreach

- One commenter recommended that the District reach out to disability groups that actively use the District's open space preserves and ask them to provide feedback on their experiences. Along similar lines, the commenter also recommended that the District encourage more people with disabilities to visit and provide feedback.
- Most commenters responded positively to the District's invitation to be added to the ADA Plan email list.

Transition Plan

Facility Evaluations

- One commenter reported trail surface and erosion issues on the **Cordilleras Trail at Pulgas Ridge Open Space Preserve** and recommended that the District provide a notice for wheelchair users to use the adjacent road until the eroded area is repaired. The commenter also reported an issue with the height of the ISA parking signs at the accessible parking spaces.
- One commenter reported that it was necessary to travel behind parked cars from the accessible parking spaces to reach the trailhead at the **Alpine Pond parking area at Russian Ridge Preserve** (the accessible parking space is located next to the restroom).
- One commenter recently observed work to widen a fence opening at **Windy Hill** and expressed support for removing physical barriers to access at District open space preserves.
- Two commenters expressed pleasure with the accessibility of the **Deer Meadow** and **Deer Hollow Farm Trails** and restroom at **Rancho San Antonio**.

Maintenance

- One commenter noted the importance of annual maintenance for accessible trails and suggested it would be beneficial to have someone who uses a wheelchair help with the maintenance check of each accessible trail.
- One commenter expressed appreciation for the trail surface maintenance work at Overlook Trail in **El Sereno Preserve**.

Barrier Removal Scheduling and Funding

- One commenter requested information on the District's budget for barrier removal projects and the anticipated number of projects. Along similar lines, a commenter suggested that the District consider safe harbor exemptions when prioritizing barrier removal projects.

General

- Several commenters commended the District for taking a proactive approach for disability access planning and expressed how important access to open space is for people with disabilities.
- One commenter inquired about the extent of information available online for the inventory of Easy Access Trails and supported providing detailed trail information such as running and cross-slopes.
- Several commenters volunteered to assist the District in designing accessible trails and in evaluating and maintaining the accessibility of existing trails, particularly for hikers who use wheelchairs. One commenter questioned if the District had received input from environmental groups regarding conflicts between public access and habitat conservation.

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT



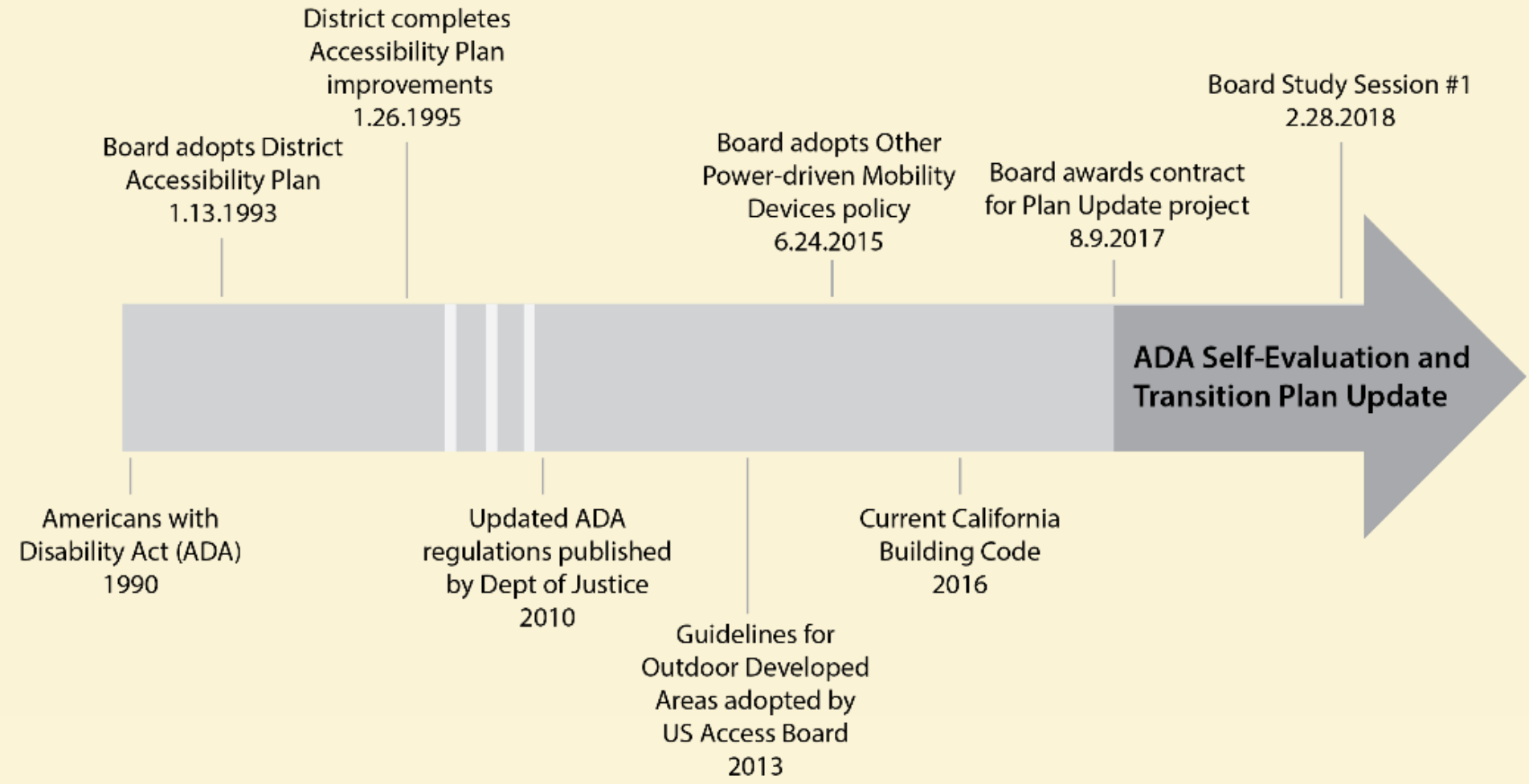
Introduction to the ADA Self-Evaluation and Transition Plan Update Process

Board Meeting
February 28, 2018

Project Purpose

- Update the District's existing Accessibility Plan to comply with federal accessibility guidelines
  - Evaluating preserves and facilities;
  - Evaluating programs and policies;
  - Preparing a project database that integrates with the District's Enterprise GIS;
  - Supporting a public information portal on the District website;
  - Developing the Self-Evaluation and Transition Plan;
  - Presenting draft ADA Self-Evaluation and Transition Plan to the Board and other groups; and
  - Conducting trainings for District staff and Board.

History


District completes Accessibility Plan improvements 1.26.1995
Board adopts District Accessibility Plan 1.13.1993
Board adopts Other Power-driven Mobility Devices policy 6.24.2015
Board awards contract for Plan Update project 8.9.2017
Board Study Session #1 2.28.2018
ADA Self-Evaluation and Transition Plan Update
Americans with Disability Act (ADA) 1990
Updated ADA regulations published by Dept of Justice 2010
Guidelines for Outdoor Developed Areas adopted by US Access Board 2013
Current California Building Code 2016

MIG, Inc

Timothy A. Gilbert, CASp, ICC, ASLA
Principal

Ashley Tomerlin, CASp, RLA, ICC
Access Planner, Landscape Architect

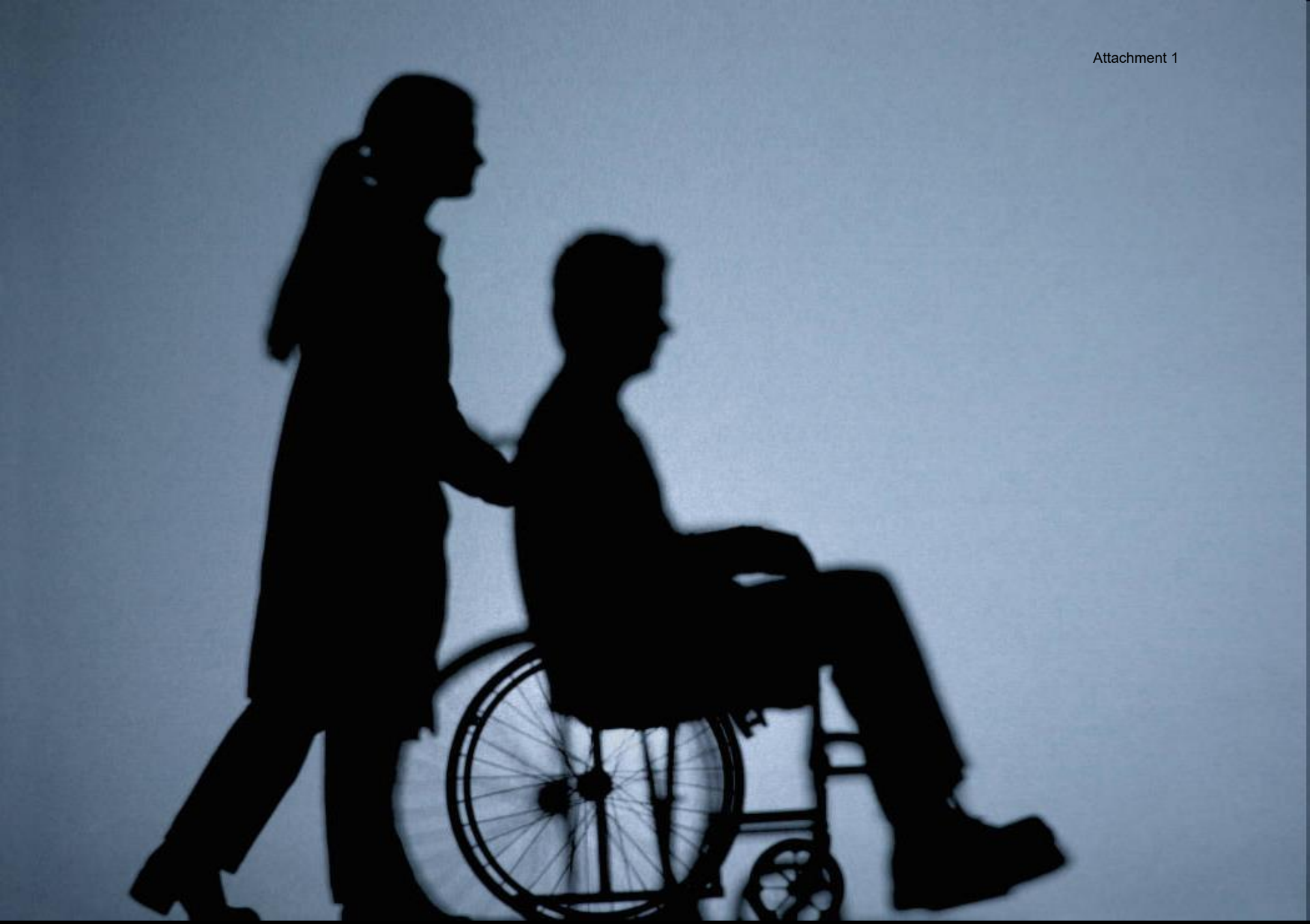
Question:

When you hear the word

"disability"

what image comes to mind?

Attachment 1



Midpen Board Workshop #1 – February 28, 2018

MIG

Visual



Hearing





Cognitive



Physical

Disability Statistics

- Number of persons with some disability: 54 million (20.6%)
- Number of persons with severe disability: 29 million (9.9%)

Of these numbers

- 1.8 million used wheelchairs
- **8.8 million had vision problems**
- **10.1 million had hearing problems**
- 1.6 million were blind
- 1 million were deaf

(Source: U.S. Dept of Commerce)

Disability Demographics



Aging:

- The largest and the fastest growing segment of the US population
- People are living longer with disabilities.
- Current estimates: by 2040 the number of disabled Americans will triple.
- People with disabilities demand access to recreational opportunities.

Disability vs. Handicap

There is a distinction between a Disability and a Handicap

- A *Disability* is a condition caused by an accident, trauma, genetics or disease which may limit a person's mobility, hearing, vision, speech or mental function. Some people with disabilities have one or more disabilities.

- A *Handicap* is a physical or attitudinal constraint that is imposed upon a person, regardless of whether that person has a disability. Webster's Ninth New Collegiate Dictionary defines handicap as to put at a disadvantage.

Disability Language

Using "Person-First" Language

People-First Language	Language to Avoid
Person with a disability	The disabled, handicapped, victim, defective, deformed
Person without a disability	Normal person, healthy person
Person with an intellectual, cognitive, or developmental disability	The mentally or developmentally disabled, retarded, moron, idiot
Person with an emotional or behavioral disability, person with a mental health or psychiatric disability	Afflicted or special person, insane, crazy, psycho, maniac, nuts
Person who is deaf	Deaf and dumb, deaf-mute
Persons who have hearing loss	Hearing impaired, hard of hearing
Person who is blind / visually impaired	Sight impaired
Persons with speech or language disorders	Speech impaired, mute
Person who uses a wheelchair	Confined or restricted to a wheelchair, wheelchair bound
Person with a physical disability	Invalid, cripple, lame
Person with limited literacy skills	Functionally illiterate
Accessible parking or restroom	Handicap or handicapped parking or restroom

The Americans with Disabilities Act

The Americans with Disabilities Act (ADA) is a **civil rights law** that mandates equal opportunity for individuals with disabilities.

The law is divided into different *titles*:

Title I: Employment

Title II: State and Local Government Services – *Midpeninsula Regional Open Space District*

Title III: Places of Public Accommodations

Title II Requirements

The primary responsibility of public agencies with regard to the ADA is to provide

EQUAL ACCESS TO PROGRAMS AND EXPERIENCES

Title II agencies are required to:

1. Complete a ***Self-Evaluation*** of policies and programs
2. Designate a person who is responsible for overseeing Title II compliance, *the* ***ADA Coordinator***
3. Develop a ***Transition Plan*** if the Self-Evaluation identifies any structural modifications necessary for compliance

Self-Evaluation

1. Identifies District policies, programs, activities and services; and
2. Recommendations for policies and practices that enable participation in District programs and services by individuals with disabilities

Providing Programs at Existing, Non-compliant Facilities

Options:

1. Make alterations to the facility
2. Provide the same service in another accessible location
3. Provide auxiliary aides or services to assist the individual

Transition Plan

1. Physical audit of District facilities open to the public for compliance with applicable building codes where programs, activities, and services take place
2. Develop a strategic plan and timeline for barrier removal where it impedes equal access to programs and experiences

Board Workshop #2 (Summer 2018) will go into further detail on Prioritization and the Transition Plan. There will be opportunity for input on criteria identified by staff for the prioritization process and to comment on developing the Draft Transition Plan.

Access Regulations & Building Codes

The purpose of building codes is to eliminate architectural barriers that limit physical access to programs, activities and services. Codes and regulations establish the minimum requirements to provide physical access.

Where federal and state standards differ you must use the most restrictive standard

Access Regulations & Building Codes

What applies to Midpen?

Required

- 2010 ADA Standards for Accessible Design
- 2016 California Building Code (CBC) Chapter 11B

Recommended (and used for the outdoor facility evaluations)

- 2015 Accessibility Guidelines for Outdoor Developed Areas contained in the Architectural Barriers Act (ABA) for federal agencies – *as an open space district, this provides guidance for elements and features in preserves that do not appear in the ADA or CBC.*

Access "Triggers"

When do you have to use the Access Regulations and Building Codes?

1. New facilities must be fully accessible
2. Alterations in existing facilities
   - The area of alteration, structural repair or addition must be made accessible
   - Path of travel to the area of alteration
   - Restrooms, drinking fountains and telephones serving the area of alteration

Exemptions: maintenance activities, cosmetic work, reroofing, some electrical & HVAC work, removal of accessibility barriers, locations where the Conditions for Exception apply

ABA Conditions for Exception

1. Compliance is not feasible due to terrain
2. Compliance cannot be accomplished with the prevailing construction practices
3. Compliance would fundamentally alter the function or purpose of the facility or setting
4. Where compliance is precluded by:
   - *Endangered Species Act*
   - *National Environmental Protection Act*
   - *National Historic Preservation Act*
   - *Wilderness Act*
   - *Other federal, state, or local laws that address environmental, cultural, historical, or archeological protections*

Building Blocks of Accessibility

Routes: walks, ramps, parking

Maneuvering spaces: clear floor space, strike edge clearance, knee and toe clearances

Hazards: overhanging or protruding objects, floor grates, drop-offs

Reach ranges, hardware, operating mechanisms: work surfaces, counters, controls

Surfaces: vertical changes of grade, carpeting, slip and fall, visual contrast

Communication: signs, telephones, assistive listening devices

Accessible Trail Standards

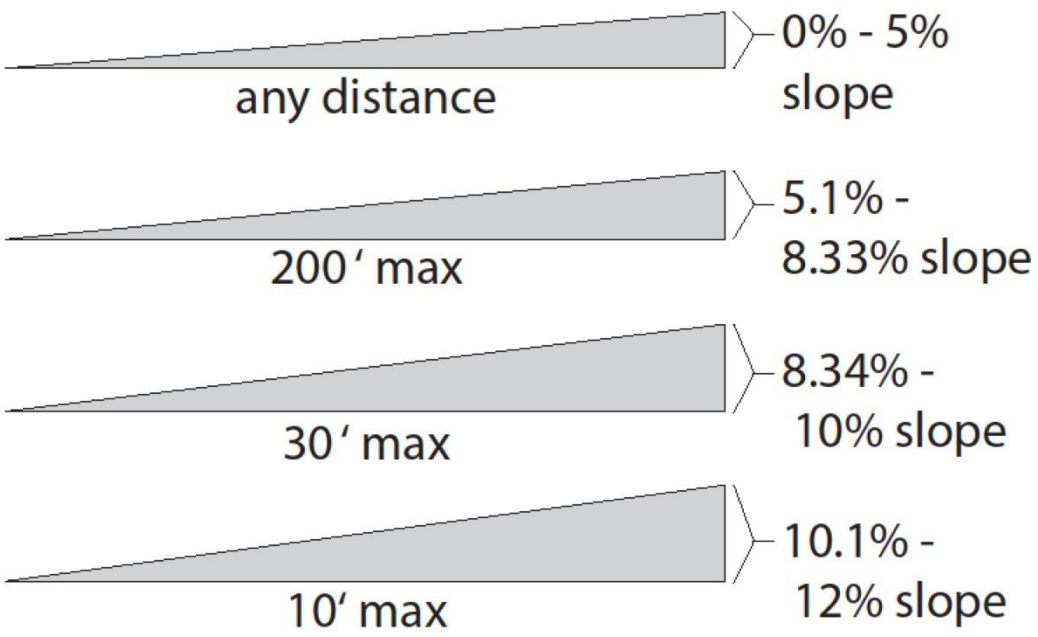
Midpen staff developed a set of guidelines for the Easy Access Trail program informed by the then Proposed Accessibility Guidelines for Outdoor Developed Areas.

The Midpen Guidelines define limits for:

- Running Slope
- Cross Slope
- Surface Condition
- Trail Width

Running Slope

grade of the trail parallel with the path of travel





- usability of a trail
- need for and distances between resting intervals



Cross Slope

grade of the trail perpendicular to the path of travel





- usability of a trail
- stability and balance of hikers and OPDMD users
- drainage across path of travel



Surface Condition

trail surfaces and obstacles in the path of travel





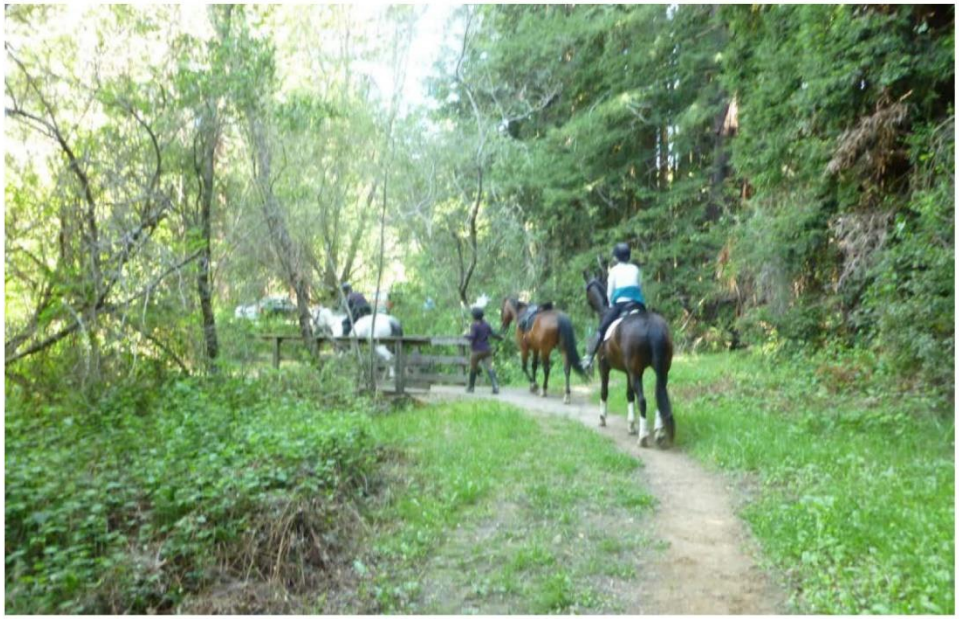


- firmness and stability
- drainage channels
- obstacles greater than 2” including tree roots and rocks



Trail Width

useable width of an accessible trail surface





- maneuvering clearances and passing spaces
- locations of resting intervals

Facility Accessibility Principles

- Accessible features are maintained
- New purchases are evaluated with accessibility in mind
- Alterations and new construction is done in accordance with the access requirements of the California Building Code and the Federal ADA

Initial Findings

Good

- Easy Access Trails
- Restrooms overall
- Buildings
- Information
- Variety of accessible or potentially accessible opportunities and experiences

Needs Improvement

- Parking
- Restroom accessories
- Gates and controlled entrances

Considerations for Built Environment

- When a public entity chooses to alter any of its facilities, the elements and spaces being altered must comply with the 2010 Standards.
- When a public entity builds a new facility, it must comply with the 2010 Standards.
- Safe harbor exception allows facilities that meet certain criteria to remain as-is until a public entity plans an alteration to the structural feature.

Considerations for Built Environment

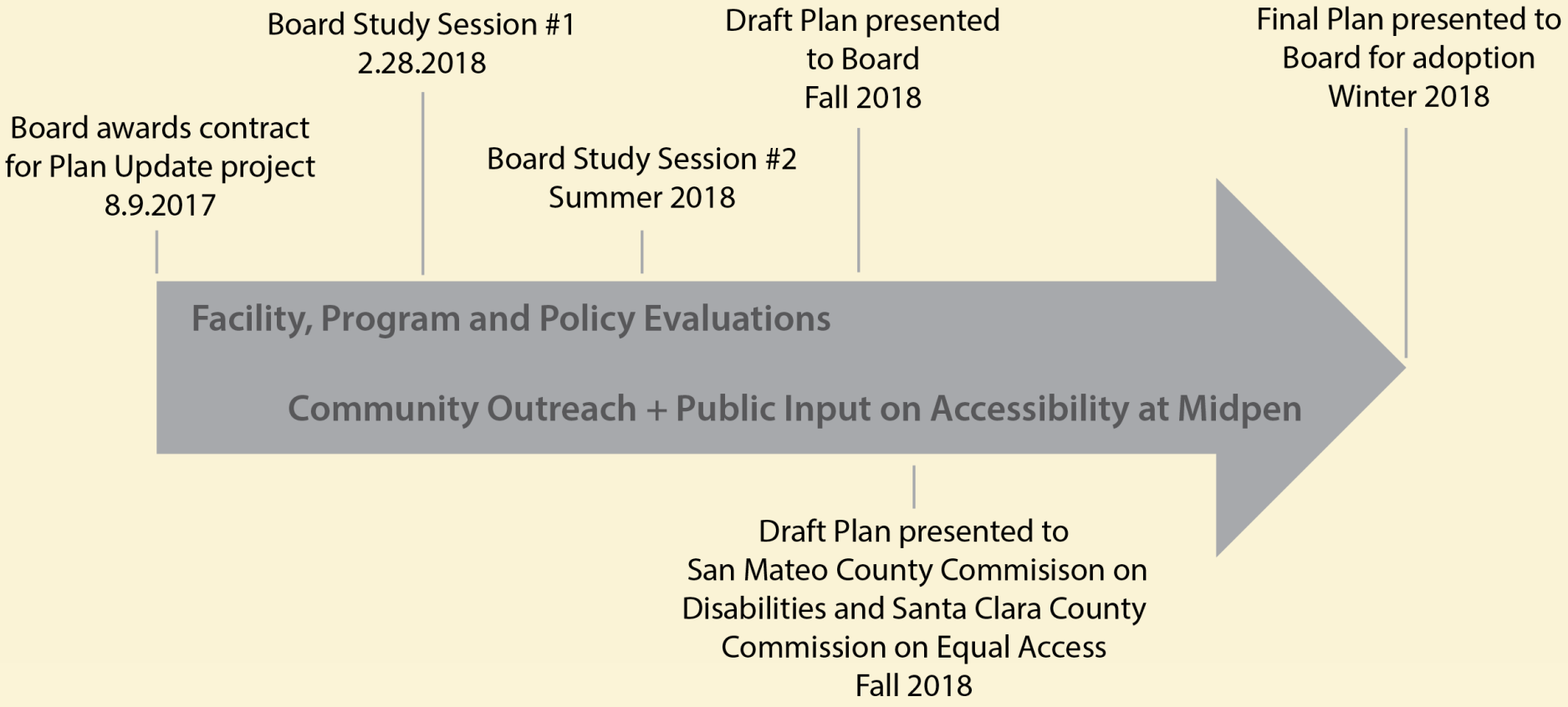
- Public programs and services, when viewed in their entirety, must be accessible to people with disabilities, yet
  - not all facilities must necessarily be made accessible
  - no change to facility required if it would threaten or destroy the historical significance of a historic property
  - no change to facility required if it would result in a fundamental alteration in the nature of a service, program or activity

- Public entities have an ongoing obligation to make programs and services accessible to people with disabilities.

Considerations for Outdoor Developed Areas

- Condition for Exception 1. Compliance is not practicable due to terrain.
- Condition for Exception 2. Compliance cannot be accomplished with the prevailing construction practices.
- Condition for Exception 3. Compliance would fundamentally alter the function or purpose of the facility or the setting.
- Condition for Exception 4. Compliance is limited or precluded by certain laws, such as ESA, NEPA, Wilderness Act, etc

Project Timeline



ADA Self-Evaluation and Transition Plan



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MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

Meeting will begin at 6pm

Board Study Session
August 22, 2018

Attachment 1

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT



Draft ADA Self-Evaluation and Transition Plan Update

Board Study Session
August 22, 2018

Agenda

Project goals

Self-evaluation

Transition plan update

- Prioritization criteria*

Implementation process*

* Seeking Board input and questions

Project Goals

- Assist the District in meeting its Outdoor Recreation and Healthy Living goals of **improving and expanding access to open space lands for a wide variety of visitors** of abilities, ages, ethnicities, and interests
- Assist the District in **meeting requirements of title II of the ADA** by identifying and evaluating all its policies, programs, activities, services, and physical barriers to accessibility at District facilities
- Clarify applicable laws, standards, and ordinances regarding accessibility

Project Scope

- Update the District's existing Accessibility Plan to comply with federal accessibility guidelines
  - Evaluate programs and policies *January 2018*
  - Evaluate preserves and facilities *May 2018*
  - Prepare a project database that integrates with the District's Enterprise GIS *June 2018*
  - Support a public information portal on the District website *in process*
  - Develop the draft Self-Evaluation and Transition Plan *July 2018*
  - **Present draft ADA Self-Evaluation and Transition Plan to the Board *Tonight***

Project Timeline

Board awards contract
Aug. 9, 2017

Board Study Session #1
ADA Plan Process
Feb. 28, 2018

Board Study Session #2
Draft ADA Plan
August 22, 2018

Final Plan presented to Board for adoption
Fall 2018 / Winter 2019

Public Comment

Facility, Program and Policy Evaluations

Community Outreach + Public Input on Accessibility at Midpen

Barrier Removal Prioritization Staff Workshop #1
May 22, 2018

Barrier Removal Prioritization Staff Workshop #2
July 11, 2018

Presentation to San Mateo County Commission on Disabilities
Fall 2018

MIG, Inc

Laurel Kelly, RLA
Access Planner, Landscape Architect

The Americans with Disabilities Act

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Title III: Places of Public Accommodations

Title II Requirements

EQUAL ACCESS TO PROGRAMS AND EXPERIENCES



Title II Requirements

1. Complete a ***Self-Evaluation*** of policies and programs
2. Designate a person who is responsible for overseeing title II compliance, *the* ***ADA Coordinator***
3. Develop a ***Transition Plan*** if the Self-Evaluation identifies any structural modifications necessary for compliance

Self-Evaluation

1. Identifies District policies, programs, activities, and services and
2. Recommends policies and practices that enable participation in District programs and services by individuals with disabilities



Process/Questionnaire

Midpen ADA Self-Evaluation and Transition Plan

General description of the programs

"Programs" refers to programs, activities, and services offered to the public.

Each division or program that provides direct public service should complete a questionnaire. For example, the Project Planning and Delivery departments would complete one survey for its Planning Department, one for its Real Property Department and another for its Engineering and Construction Department. Similarly, the Visitor Services and Land & Facilities departments would complete surveys for each division within the department.

*** 1. Name of Department/Division:**

*** 2. Name and title of person completing this questionnaire:**

Policy and Program Findings

Positive

- ADA coordinator
- Accessibility Web Page
  - Policy on Non-Discrimination on the Basis of Disability
  - Policies on OPDMDs and Service Animals
  - Notice of SETP preparation
- Accessible Open Space Web Page
- Easy Access Trails
- Accessibility Training

Needs Improvement

- Tracking and reporting the removal of barriers
- Update District's Emergency Operation Plan to address persons with disabilities
- Standard District templates for accessible documents and presentations

Transition Plan

1. Physical audit of District facilities open to the public for compliance with applicable building codes where programs, activities, and services take place.
2. Strategic plan and timeline for removing barriers where they impede equal access to programs and experiences



Facility Reports

Midpeninsula Regional Open Space District
Skyline Ridge

Building			
8 - 1	Door/Gate	Category: 1	
Attach loose mat to the floor surface			$125
Notes: Door mat at Nature Center is not securely attached to ground surface.			
ADA: 302.2			
Other: 2015 CBC 11B-302.2			
Install or modify sign			$250
Notes: A tactile and braille EXIT sign is not provided.			
ADA: 216.4.1, 703.4.1			
Other: 2015 CBC 1011.4			
Provide or modify door kick plate			$225
Notes: A smooth and uninterrupted kick plate surface is not provided on the door. A doorstop is located in the 10" space above the finished floor.			
ADA: 404.2.10			
Other: 2015 CBC 11B-404.2.10			
Enlarge door opening			$1,650
Notes: Height of clear opening is 79-1/8" AFF (80" min).			
ADA: 404.2.3			
Other: 2015 CBC 11B-404.2.3			
Provide strike edge clearance			$2,500
Notes: Strike-edge clearance on the pull side of the door is 14-1/2" (18" min).			
ADA: 404.2.4.1			
Other: 2015 CBC 11B-404.2.4.1			

Access Regulations and Building Codes

What applies to Midpen?

Required

- 2010 ADA Standards for Accessible Design
- 2016 California Building Code (CBC) Chapter 11B

Recommended (and used for the outdoor facility evaluations)

- 2015 Architectural Barriers Act (ABA) Standards for Outdoor Developed Areas (federal agencies)

Accessible Trail Technical Requirements



A trail is a route that is designed, designated, or constructed for recreational pedestrian use, including multi-use trails specifically designed for use by hikers or pedestrians.

Easy Access Trails

Midpen staff developed a set of guidelines for the Easy Access Trail program informed by the then *Proposed Accessibility Guidelines for Outdoor Developed Areas*.

- Running Slope
- Cross Slope
- Trail Width
- Surface Condition



Trailhead Signs

enable people of all abilities to decide whether to hike a trail



- Length
- Running Slope
- Cross Slope
- Tread Width
- Surface Type

Findings and Recommendations

Positive

- Easy Access Trails
- Restrooms overall
- Buildings
- Information
- Variety of accessible or potentially accessible opportunities and experiences

Needs Improvement

- Parking
- Restroom accessories
- Gates and controlled entrances
- Trailhead signs

Transition Plan

2. Strategic plan and timeline for removing barriers where they impede equal access to programs and experiences



Access 'Triggers'

When is Midpen required to implement the Access Regulations and Building Codes?

1. New facilities must be fully accessible
2. Alterations in existing facilities
   - The area of alteration, structural repair, or addition must be made accessible
   - Path of travel to the area of alteration
   - Restrooms, drinking fountains, and telephones serving the area of alteration

Providing Programs at Existing, Non-Compliant Facilities

Options:

- Make alterations to the facility,
- Provide the same service in another accessible location, or
- Provide auxiliary aids or services to assist the individual



Considerations for Outdoor Developed Areas

- Compliance is not feasible due to **terrain**
- Compliance cannot be accomplished with the **prevailing construction practices**
- Compliance would fundamentally **alter the function** or purpose of the facility or setting
- Where **compliance is precluded** by federal, state, or local laws that address environmental, cultural, historical, or archeological protections

Proposed Prioritization Criteria



- Geographic distribution
- Unique experiences and environments
- Usage level
- Public feedback and requests
- Other District-defined criteria
  - Existing capital improvement projects
  - **Consistency with Measure AA, the Vision Plan, and Strategic Plan**
  - Visitor and public safety

Other Considerations

- Type of barrier removal and timeframe guidelines

Barrier Removal Type	Timeframe Guideline	Description	Notes
Interim Solutions	1 to 5 years	Interim measures in place pending implementation of major barrier removal projects	Example: relocating programs to accessible facilities
Maintenance Improvements	1 to 5 years	Completed in-house; examples: new signage, relocating hand dryers, regrading trailheads; <$5,000 each	Where possible, group with other planned projects and work items
Small Capital Improvements	1 to 10 years	Completed in-house or by contractor; <$50,000 each	
Large Capital Improvements	1 to 15 years	Completed by contractor; >$50,000 each	

- Sensitive resource stewardship considerations
- Safe Harbor

Transition Plan Schedule (draft)

Attachment 1

Facility	Years 1-5	Years 1-10	Years 1-15	N/A
Bear Creek Redwoods	x			
Coal Creek			x	
El Corte de Madera		x		
El Sereno			x	
Foothills			x	
Fremont Older		x		
La Honda Creek		x		
Long Ridge			x	
Los Trancos		x		
Monte Bello		x		
Picchetti Ranch		x		
Pulgas Ridge		x		
Purisima Creek Redwoods	x			
Rancho San Antonio	x			
Ravenswood	x			
Russian Ridge	x			
Russian Ridge (Mindego Hill)			x	

Example: Ravenswood Open Space Preserve

Attachment 1



Example: Ravenswood Open Space Preserve

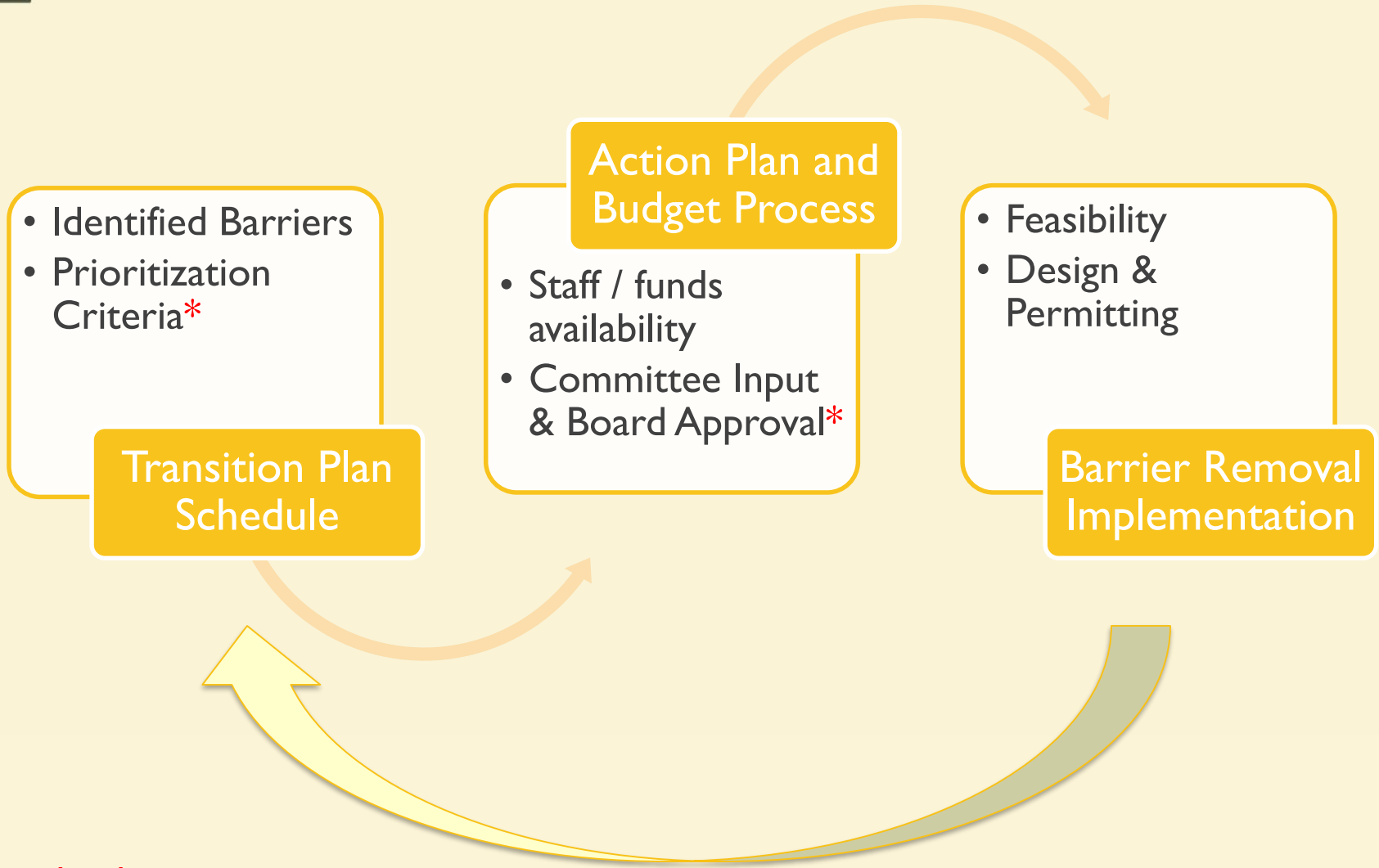
Criteria	
Geographic distribution	Baylands
Unique experiences and environments	Marshlands, migrating wildlife, San Francisco Bay Trail, transportation/commute benefits
Usage levels	High visitor use, proximity to urban area, diverse and underserved population
Public feedback and requests	High public interest
Other considerations: • Ongoing CIAP projects • Consistency with Measure AA, the Vision Plan, and Strategic Plan • Sensitive resource stewardship • Public and visitor safety	• Ravenswood Bay Trail Project • **MAA 2**: Bayfront Habitat Protection and Public Access Partnerships; **Vision Plan**: bridging gaps in Bay Trail and potential partnerships with East Palo Alto, Bay Trail, etc. • Restoration included in Ravenswood Bay Trail Project; CEQA completed in 2016

Transition Plan Schedule (under development)

Attachment 1

Facility	Years 1 5	Years 1 10	Years 1 15	N/A
Administrative Offices at 330 Distel Circle				
Maintenance Improvements	X			
Small Capital Improvements				X
Large Capital Improvements				X
Purisima Creek Redwood OSP				
Maintenance Improvements				X
Small Capital Improvements				X
Large Capital Improvements	X			

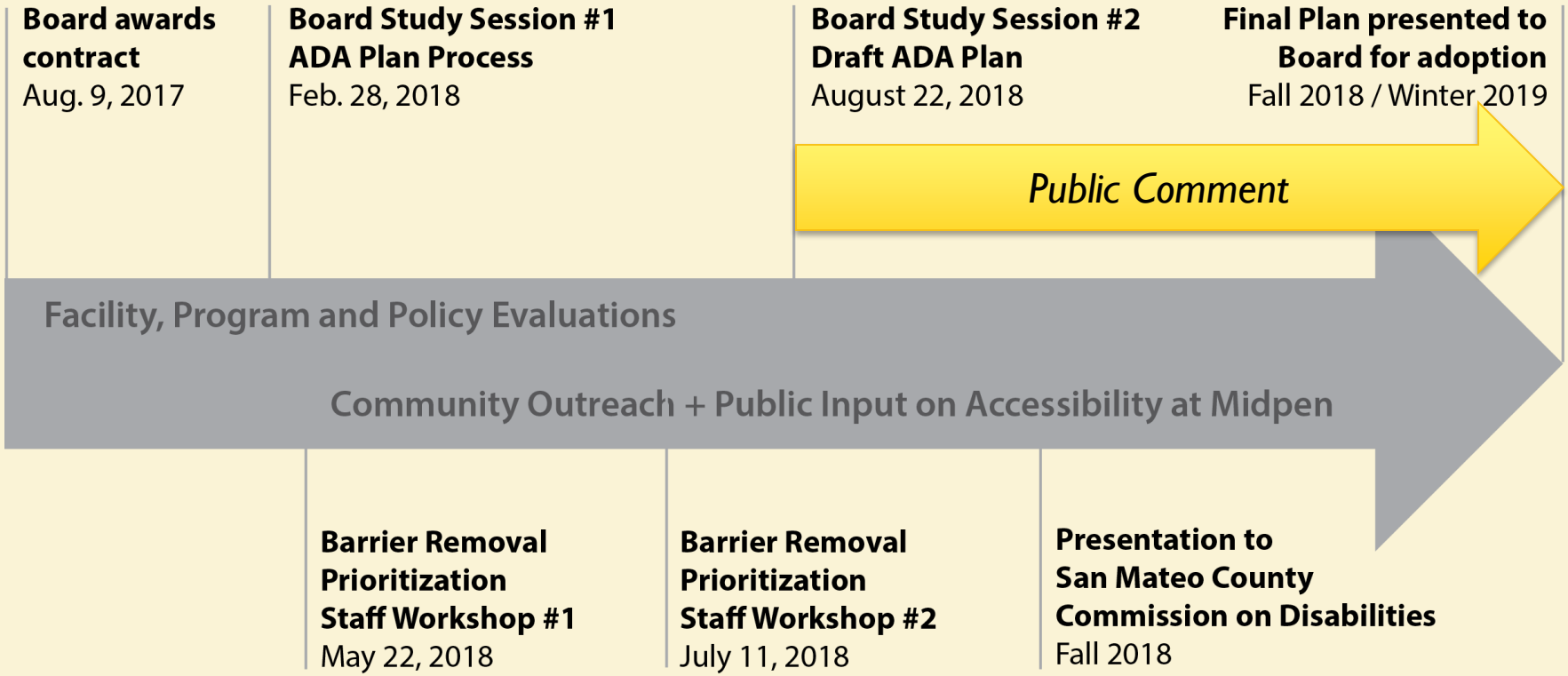
Budget & Implementation Process



* Board policy input

Project Timeline and Next Steps

Attachment 1



Questions and Discussion

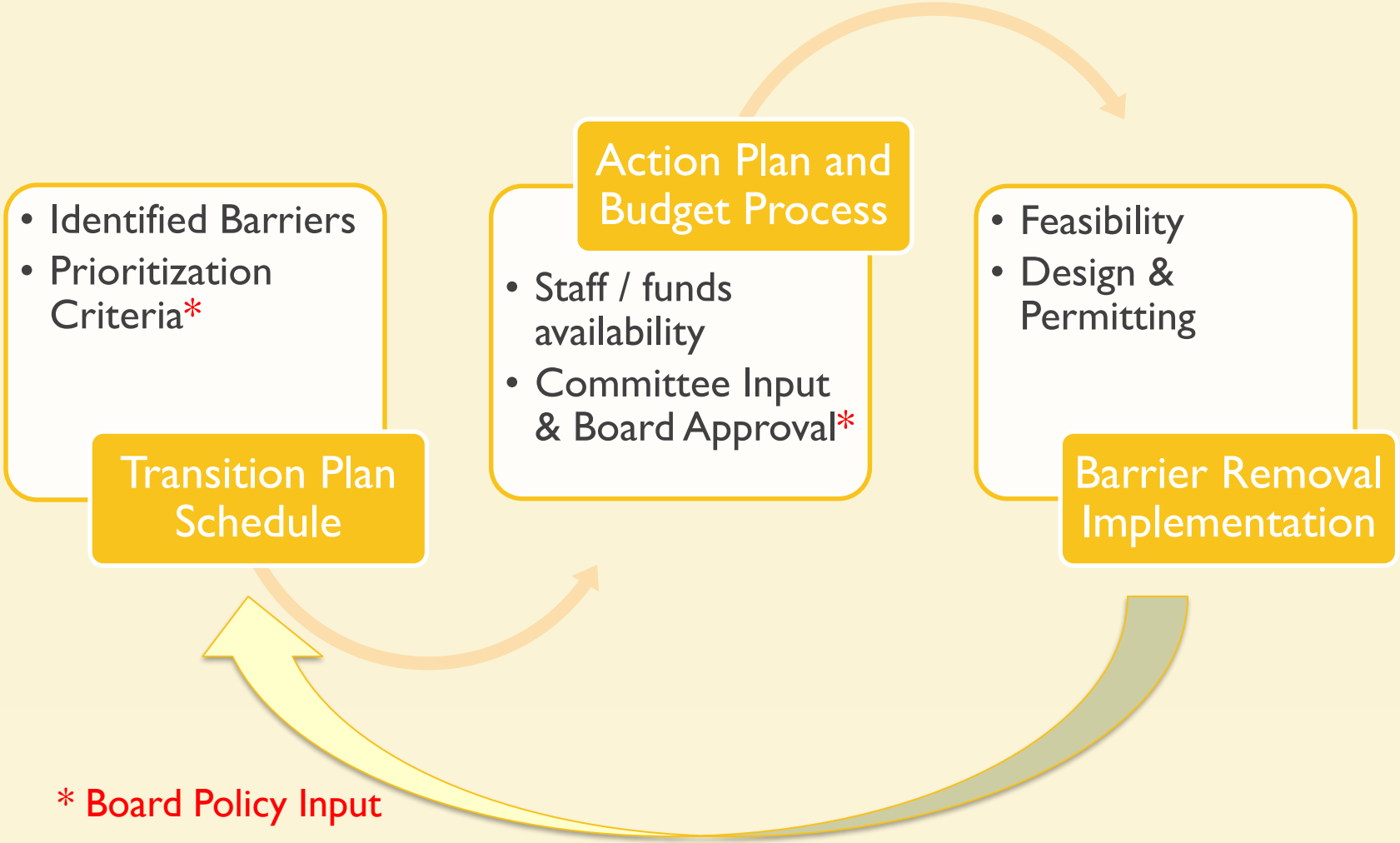
- Have we included appropriate prioritization criteria?
- Are there other items that should be considered during prioritization?
- What are your questions about the implementation process?
- Do you have any other comments or suggestions?

Prioritization Criteria



- Geographic distribution
- Unique experiences and environments
- Usage levels
- Public feedback and requests
- Other District-defined criteria
  - Existing capital improvement projects
  - **Consistency with Measure AA, the Vision Plan, and Strategic Plan**
  - Visitor and public safety

Budget & Implementation Process



* Board Policy Input



Discussion

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

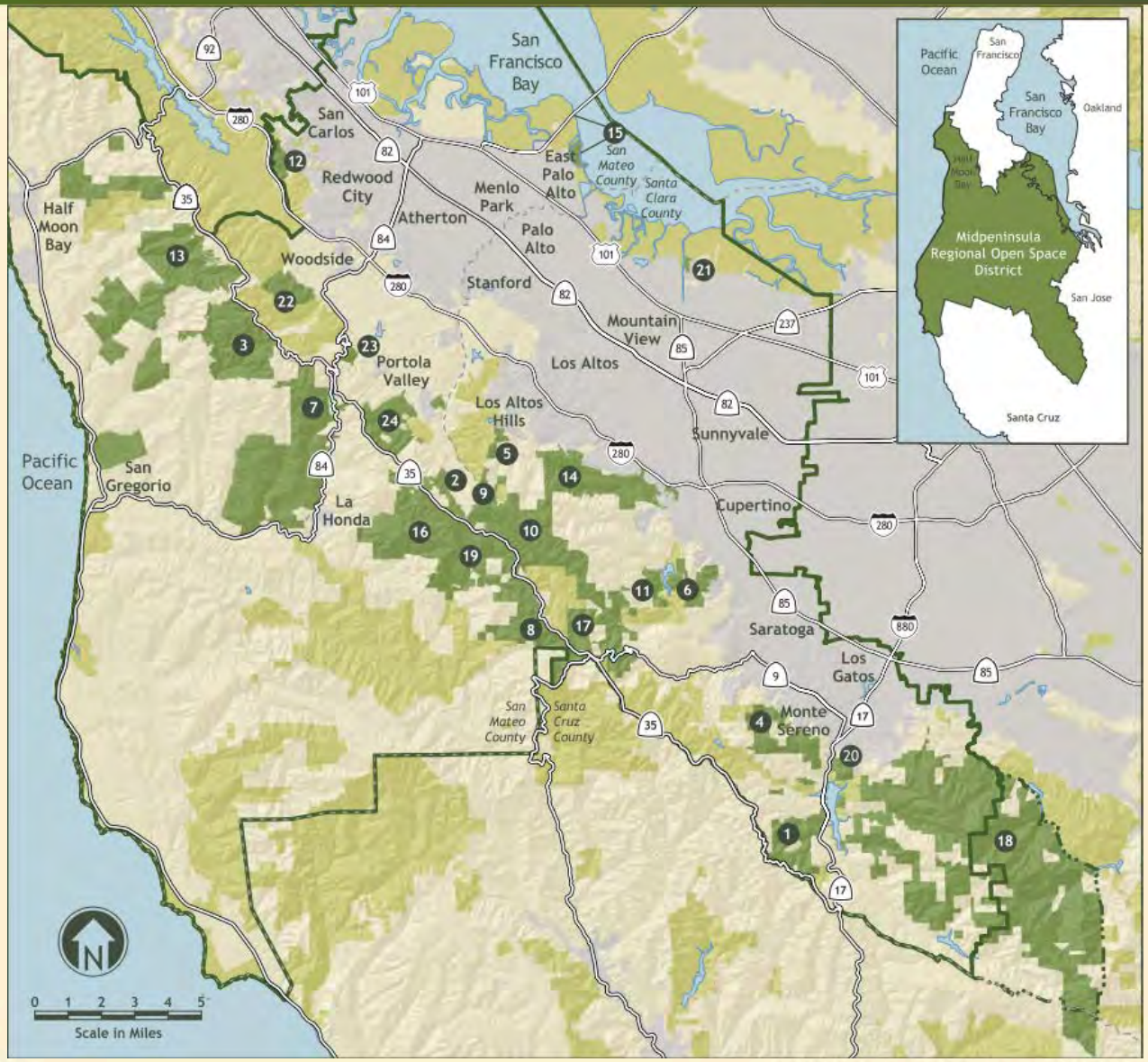
Draft ADA Self-Evaluation and Transition Plan Update

San Mateo County Commission on Disabilities Compliance Committee

October 4, 2018

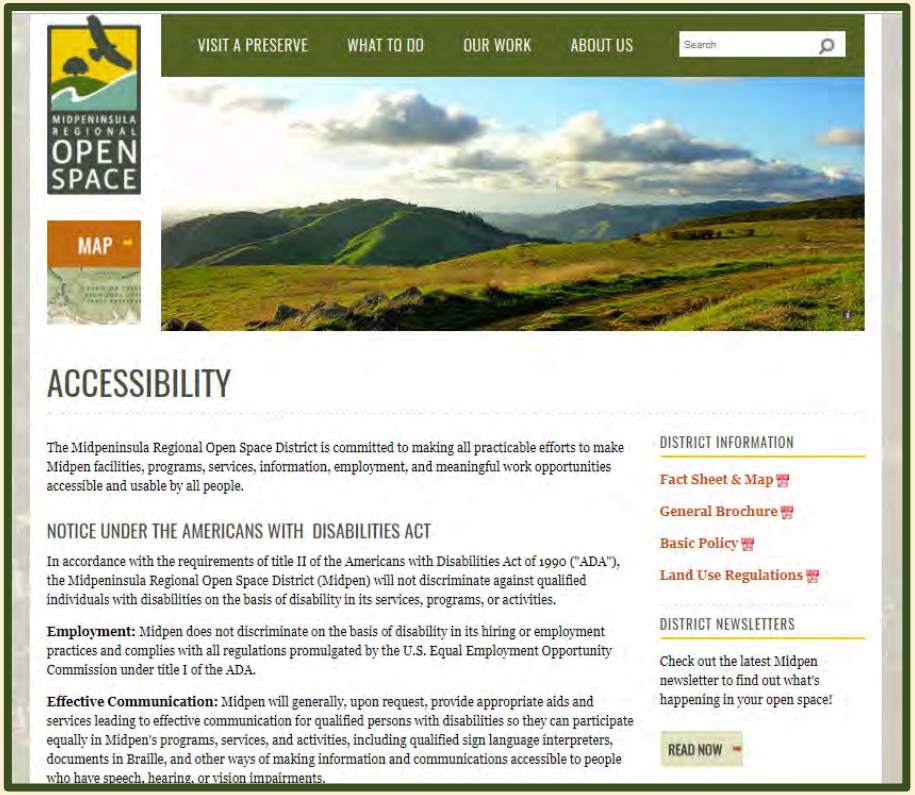
About Midpen

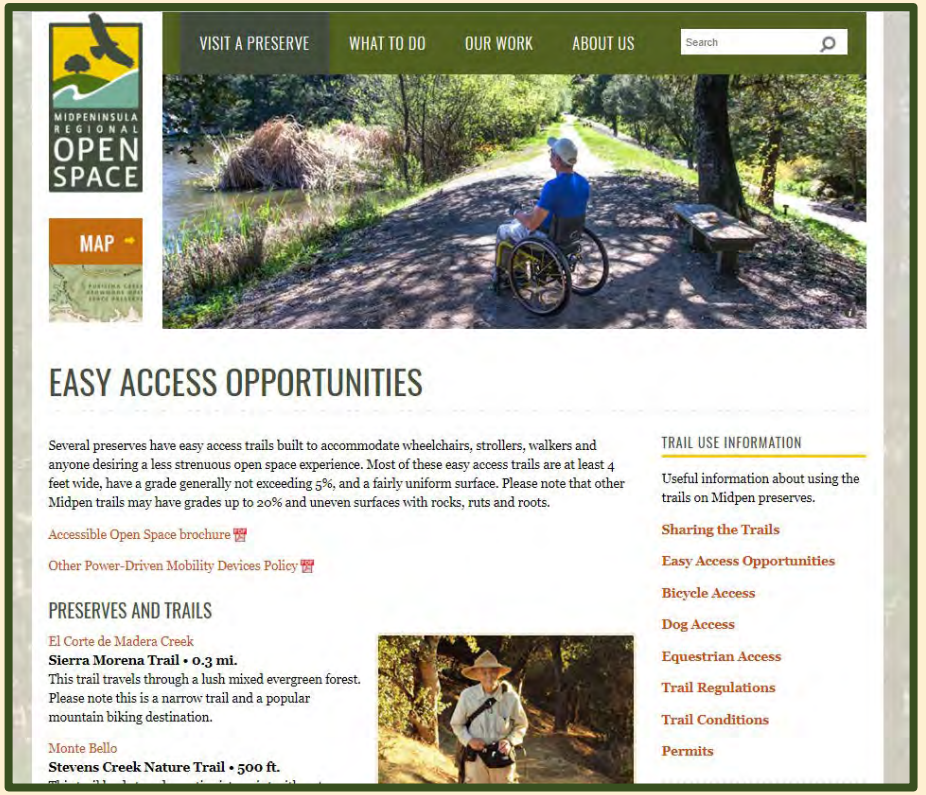
Attachment 1



Accessibility at the District

Attachment 1



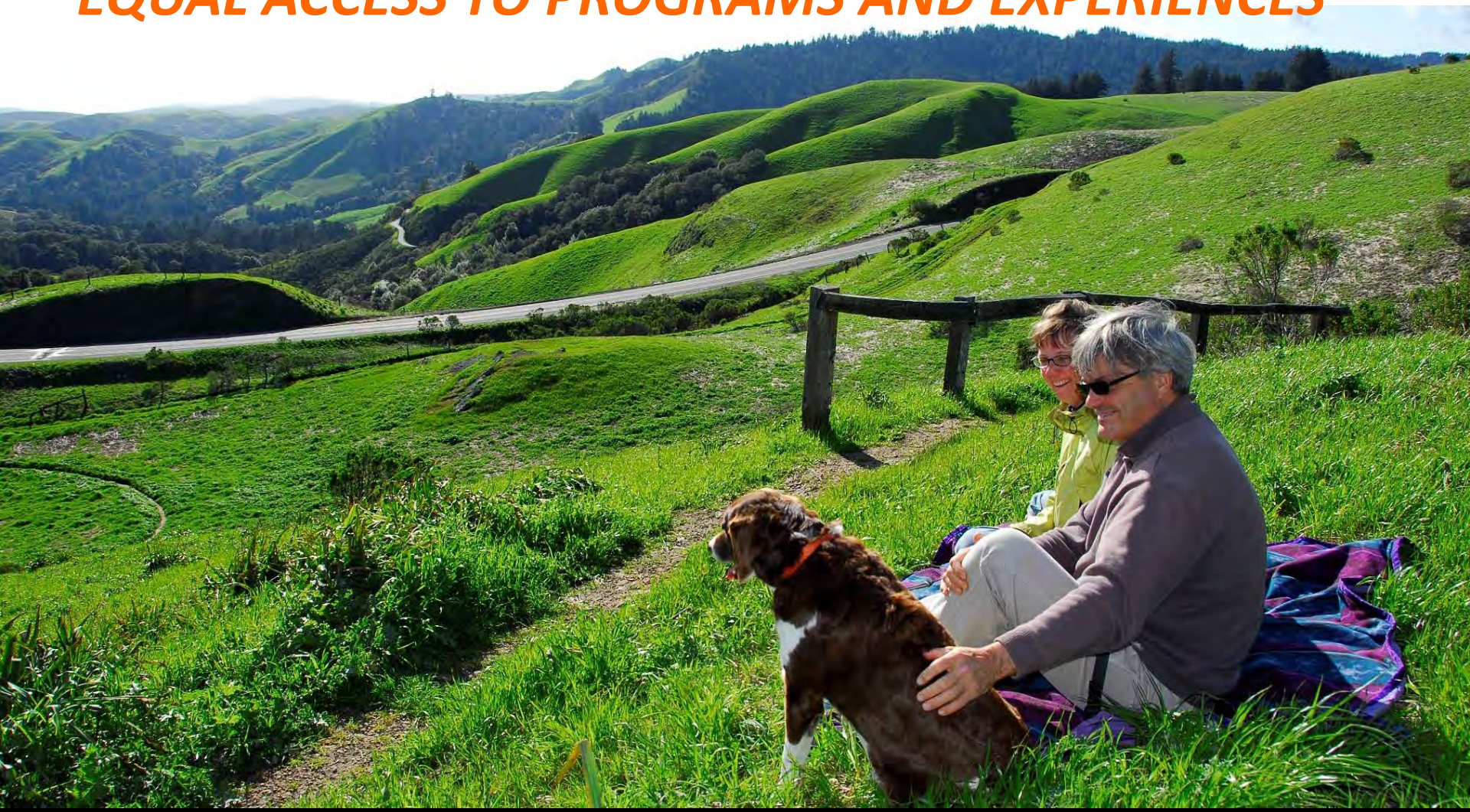


Project Goals

- Assist the District in meeting its Outdoor Recreation and Healthy Living goals of **improving and expanding access to open space lands for a wide variety of visitors** of abilities, ages, ethnicities, and interests
- Assist the District in **meeting requirements of title II of the ADA** by identifying and evaluating all its policies, programs, activities, services, and physical barriers to accessibility at District facilities
- Clarify applicable laws, standards, and ordinances regarding accessibility

ADA Title II Requirements

EQUAL ACCESS TO PROGRAMS AND EXPERIENCES



Title II Requirements

1. Complete a ***Self-Evaluation*** of policies and programs
2. Designate a person who is responsible for overseeing title II compliance, *the* ***ADA Coordinator***
3. Develop a ***Transition Plan*** if the Self-Evaluation identifies any structural modifications necessary for compliance

Self-Evaluation

1. ***Identify and review*** District policies, programs, activities, and services and
2. ***Findings and recommendations*** to policies and practices that enable participation in District programs and services by individuals with disabilities



Policy and Program Findings

Positive

- ADA coordinator
- Accessibility Web Page
  - Policy on Non-Discrimination on the Basis of Disability
  - Policies on OPDMDs and Service Animals
  - Notice of SETP preparation
- Accessible Open Space Web Page
- Easy Access Trails
- Accessibility Training

Needs Improvement

- Tracking and reporting the removal of barriers
- Update District's Emergency Operation Plan to address persons with disabilities
- Standard District templates for accessible documents and presentations

Transition Plan

1. ***Physical audit of District facilities*** open to the public for compliance with applicable building codes where programs, activities, and services take place.
2. ***Strategic plan and timeline*** for removing barriers where they impede equal access to programs and experiences



Access Regulations and Building Codes

Required

- 2010 ADA Standards for Accessible Design
- 2016 California Building Code (CBC) Chapter 11B

Recommended (and used for the outdoor facility evaluations)

- 2015 Architectural Barriers Act (ABA) Standards for Outdoor Developed Areas (federal agencies)

Accessible Trail Technical Requirements



A trail is a route that is designed, designated, or constructed for recreational pedestrian use, including multi-use trails specifically designed for use by hikers or pedestrians.

Easy Access Trails

Midpen staff developed a set of guidelines for the Easy Access Trail program informed by the then *Proposed Accessibility Guidelines for Outdoor Developed Areas*.

- Running Slope
- Cross Slope
- Trail Width
- Surface Condition



Trailhead Signs



- Length
- Running Slope
- Cross Slope
- Tread Width
- Surface Type

Providing information about actual trail conditions provides the necessary information for self-determining what is appropriate for the user.

Findings and Recommendations

Positive

- Easy Access Trails
- Restrooms overall
- Buildings
- Information
- Variety of accessible or potentially accessible opportunities and experiences

Needs Improvement

- Parking
- Restroom accessories
- Gates and controlled entrances
- Trailhead signs

Providing Programs at Existing, Non-Compliant Facilities

Options:

- Make alterations to the facility,
- Provide the same service in another accessible location, or
- Provide auxiliary aids or services to assist the individual



Considerations for Outdoor Developed Areas

- Compliance is not feasible due to **terrain**
- Compliance cannot be accomplished with the **prevailing construction practices**
- Compliance would fundamentally **alter the function** or purpose of the facility or setting
- Where **compliance is precluded** by federal, state, or local laws that address environmental, cultural, historical, or archeological protections

Proposed Prioritization Criteria



- Geographic distribution
- Unique experiences and environments
- Usage level
- Public feedback and requests
- Other District-defined criteria
  - Existing capital improvement projects
  - Consistency with Measure AA, the District's Vision Plan and Strategic Plan
  - Visitor and public safety

Project Timeline

Board awards contract
Aug. 9, 2017

Board Study Session #1
ADA Plan Process
Feb. 28, 2018

Board Study Session #2
Draft ADA Plan
August 22, 2018

Final Plan presented to Board for adoption
Fall 2018 / Winter 2019

Public Comment

Facility, Program and Policy Evaluations

Community Outreach + Public Input on Accessibility at Midpen

Barrier Removal Prioritization Staff Workshop #1
May 22, 2018

Barrier Removal Prioritization Staff Workshop #2
July 11, 2018

Presentation to San Mateo County Commission on Disabilities
Fall 2018

Comments/Questions?

ADAPlanUpdate@openspace.org

www.openspace.org/ADAPlanUpdate

David C. Daniels Nature Center

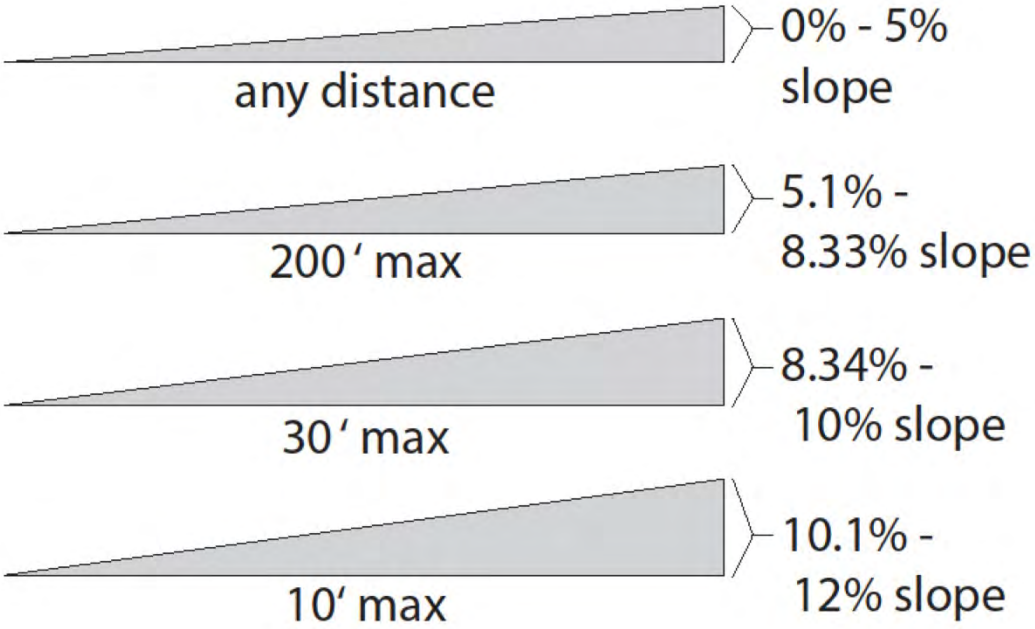
Attachment 1





Running Slope

grade of the trail parallel with the path of travel





- usability of a trail
- need for and distances between resting intervals



Cross Slope

grade of the trail perpendicular to the path of travel



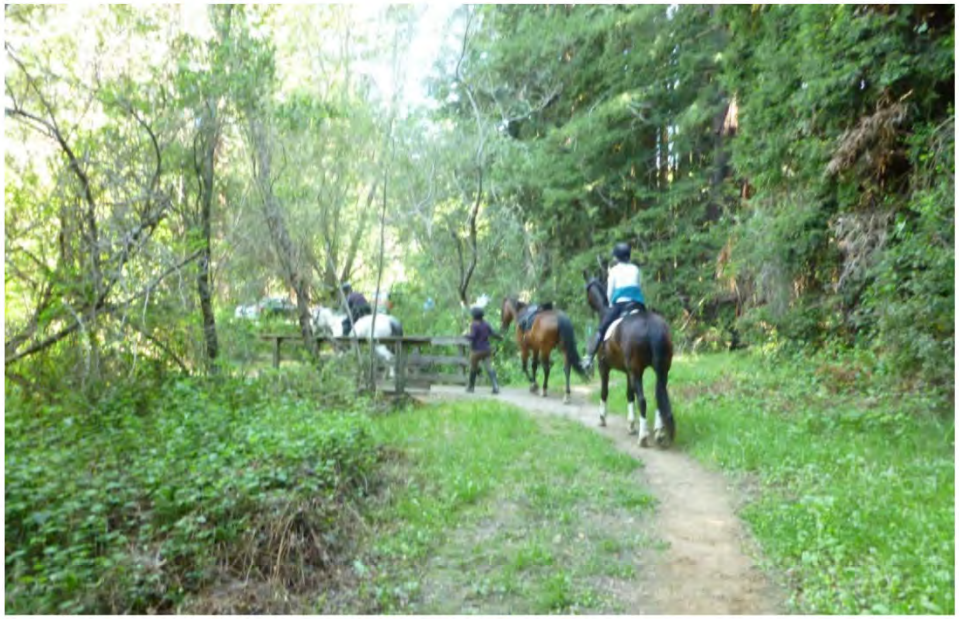


- usability of a trail
- stability and balance of hikers and OPDMD users
- drainage across path of travel



Trail Width

useable width of an accessible trail surface





- maneuvering clearances and passing spaces
- locations of resting intervals



Surface Condition

trail surfaces and obstacles in the path of travel



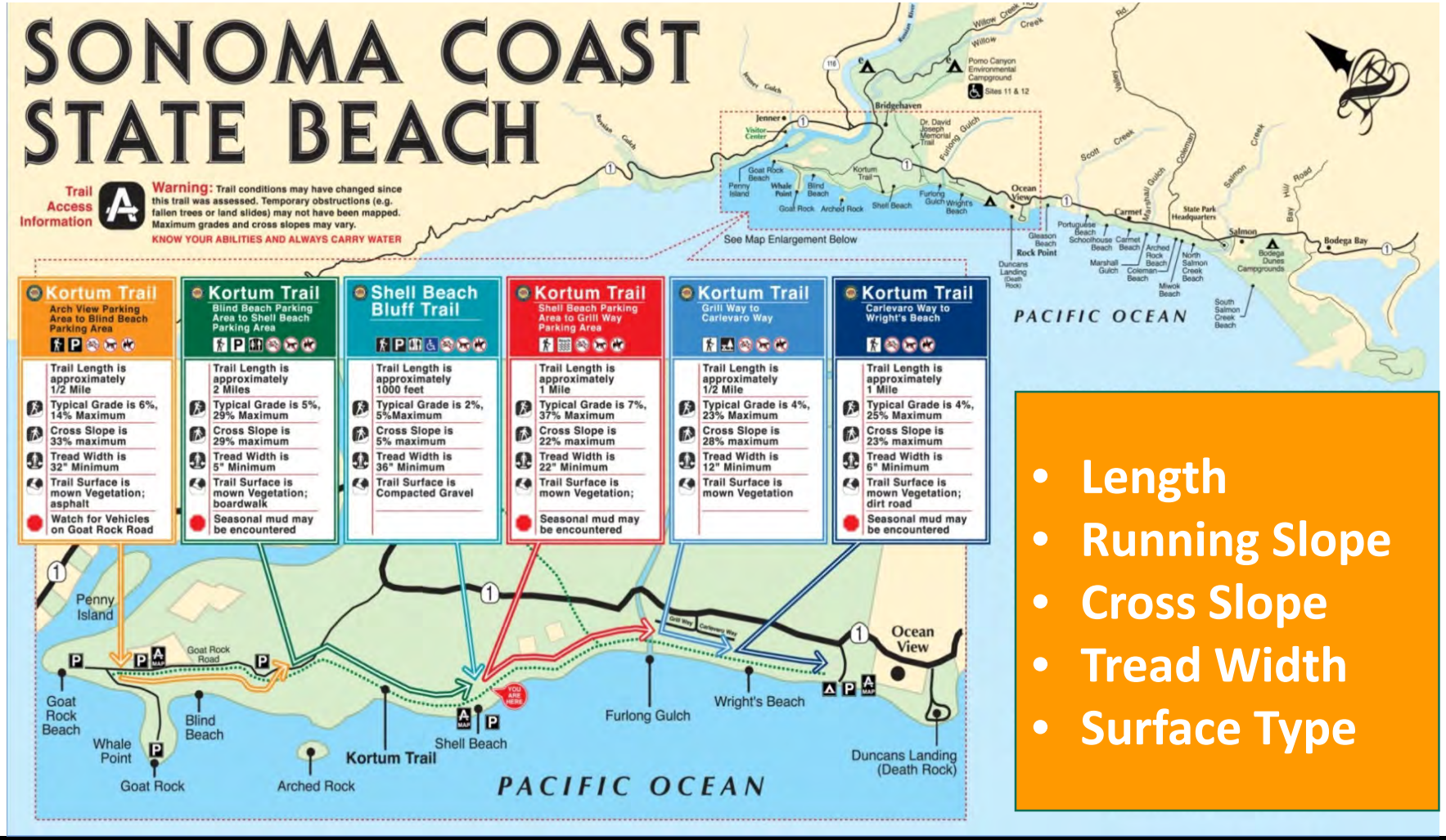




- firmness and stability
- drainage channels
- obstacles greater than 2” including tree roots and rocks

Trailhead Signs

enable individuals with disabilities to decide whether to hike a trail



- Length
- Running Slope
- Cross Slope
- Tread Width
- Surface Type

Other Considerations

- Type of barrier removal and timeframe guidelines

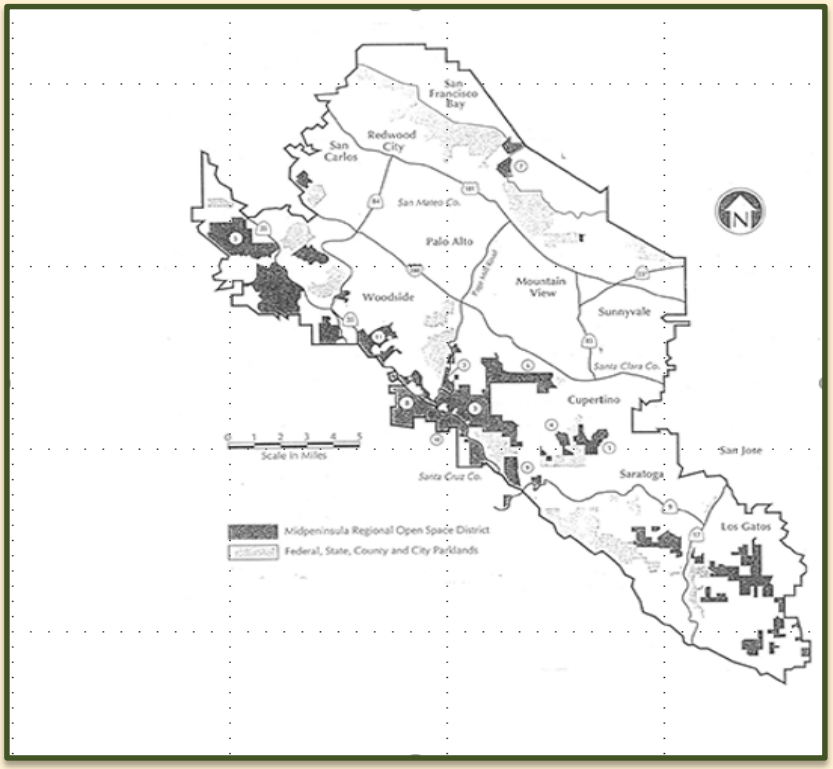
Barrier Removal Type	Timeframe Guideline	Description	Notes
Interim Solutions	1 to 5 years	Interim measures in place pending implementation of major barrier removal projects	Example: relocating programs to accessible facilities
Maintenance Improvements	1 to 5 years	Completed in-house; examples: new signage, relocating hand dryers, regrading trailheads; <$5,000 each	Where possible, group with other planned projects and work items
Small Capital Improvements	1 to 10 years	Completed in-house or by contractor; <$50,000 each	
Large Capital Improvements	1 to 15 years	Completed by contractor; >$50,000 each	

- Sensitive resource stewardship considerations
- Safe Harbor

Accessibility at the District

Attachment 1

1993



2017



Whitney Berry

From: Jane Mark
Sent: Wednesday, January 31, 2018 12:00 PM
To: Maria Soria; Ana Ruiz
Cc: Whitney Berry; Gretchen Laustsen
Subject: RE: Accessibility of MidPen

Follow Up Flag: Follow up
Flag Status: Completed

Hi Maria and Ana:

Thanks for sending this email from Ms. Twaddell about our accessibility evaluation. I think it would be great for us to outreach to her about our upcoming Board presentation on the Accessibility Plan Update.

I am asking Whitney to develop a response and send to Ms. Twaddell about our evaluations and upcoming presentation to the Board.

Thanks,

JANE F. MARK, AICP, Planning Manager
jmark@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 I F: (650) 691-0485
www.openspace.org | twitter: @mrosd

From: Maria Soria **On Behalf Of** Steve Abbors
Sent: Wednesday, January 31, 2018 11:36 AM
To: Ana Ruiz <aruiz@openspace.org>; Jane Mark <jmark@openspace.org>
Subject: FW: Accessibility of MidPen

Please see the email from Elizabeth Twaddell below regarding accessibility.

Thanks,
Maria

From: Elizabeth Twaddell [mailto:etwaddell@gmail.com]
Sent: Sunday, January 28, 2018 4:20 PM
To: Steve Abbors <sabbors@openspace.org>
Subject: Accessibility of MidPen

Hi,

I was looking through your website this weekend. It was so beautiful today that my husband and I wanted to go out for a nature walk. When I was researching the accessibility, I saw that you are in the process of evaluating it. Would be happy to help in any way. Always looking for ways to make this area more wheelchair-friendly!

Hope you are well!

Elizabeth Twaddell

Whitney Berry

From: Elizabeth Twaddell <etwaddell@gmail.com>
Sent: Monday, February 26, 2018 9:51 PM
To: Whitney Berry
Cc: Jane Mark; Gretchen Laustsen
Subject: Re: : Accessibility of MidPen

Thank you for the update and for passing on my feedback.

I went on the Overlook Trail yesterday with my kids. I hadn't gone for a long time because it had become so rutted from water run-off that I couldn't manage my wheelchair on it. Mid-Pen has done a lot of work on the trail to smooth it over. Thank you! And, thank you for taking down the condemned house at the end of the trail. I was concerned that it would become an "attractive nuisance." Mid-Pen has been a great neighbor to us and all of Montgomery Highlands.

Best,

Elizabeth

On Mon, Feb 26, 2018 at 1:56 PM Whitney Berry <wberry@openspace.org> wrote:

> Dear Ms. Twaddell,
>
> Thank you for your input and feedback on this project. Your comments have been shared with our Board of Directors.
>
> We will notify you of any other upcoming meetings about this project, and when the draft ADA Self-Evaluation and Transition Plan is available for public review. Your comments will be considered as the District prioritizes access improvements recommended in the Plan.
>
> Best,
>
> Whitney
>
> **From:** Elizabeth Twaddell [mailto:etwaddell@gmail.com]
> **Sent:** Friday, February 16, 2018 11:29 AM
> **To:** Whitney Berry <wberry@openspace.org>
> **Cc:** Jane Mark <jmark@openspace.org>; General Information <info@openspace.org>
> **Subject:** Re: : Accessibility of MidPen

Hi,

My major comment is that I would appreciate accessible trails that are longer.

While I use a wheelchair, I am in good shape and enjoy going on longer "walks." I am certain that parents with strollers, elderly people and less skilled bikers would also appreciate longer accessible trails.

Right now, the only one that I use regularly is at Rancho San Antonio.

We live across from the start of the Overlook trail. It is too rutted for me to use after the hill starts climbing. I understand that that trail gets little use so it may not be a good investment to improve that trail.

But, it would be wonderful to have more options. Rancho San Antonio is extremely crowded on the weekends. Those crowds speak to the need for more trails like the one there.

Thanks,

Elizabeth Twaddell

On Thu, Feb 15, 2018 at 1:52 PM Whitney Berry <wberry@openspace.org> wrote:

> Dear Ms Twaddell,
>
> Thank you for your interest in accessibility at Midpen. We are in the process of updating our ADA Transition Plan, and welcome your feedback about your experience of accessibility at the District. We want to hear your thoughts about what is working well, and how can we improve accessibility. Please send your feedback by email to: ADAPlanUpdate@openspace.org
>
> In addition, you can learn more about the overall project on our website: https://www.openspace.org/ADAPlanUpdate Here you can review the project timeline and FAQ, and sign up to receive email updates about this project.
>
> Please let us know if you have any additional questions we can help you with. Thank you again for contacting the District and enjoying the open space preserves!
>
> Sincerely,
>
> Jane Mark, AICP
>
> Planning Manager

ADA Coordinator

adacoordinator@openspace.org

650-691-1200

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Tuesday, January 30, 2018 10:49 AM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#5]

Name	Tom Fessler
Email *	fesslerthomas@sbcglobal.net
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Wednesday, January 31, 2018 11:14 AM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#6]

Follow Up Flag: Follow up
Flag Status: Completed

Tell us what you think is working well, and how we can improve accessibility in Midpen Preserves.	Will there be a way to participate remotely for the Feb 28 meeting?
Name	Bonnie Lewkowicz
Email *	bonnie@borp.org
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Whitney Berry
Sent: Thursday, February 15, 2018 1:58 PM
To: 'bonnie@borp.org'
Cc: 'adacoordinator@openspace.org'
Subject: RE: ADA Plan Project Feedback

Dear Ms Lewkowicz,

Thank you for your interest in accessibility at Midpen, and the update of our ADA Self-Evaluation and Transition Plan! You've been added to the mailing list for this project.

Unfortunately, we do not currently have a way for the community to participate remotely in our public meetings. Please feel free to submit comments ahead of the meeting, and we can provide a recording of the meeting afterward, if you would like.

Please let us know if you have any additional questions we can help you with. Thank you again for contacting the District and enjoying the open space preserves!

Best,
Whitney

Whitney Berry, Planner II
wberry@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485
www.openspace.org | twitter: @mrosd

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Thursday, February 15, 2018 11:31 AM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#7]

Tell us what you think is working well, and how we can improve accessibility in Midpen Preserves.	Rancho San Antonio could use an ADA picnic table and easy access to it. From my previous experience, it's a bumpy ride to a picnic table using a manual wheelchair. The Deer Meadow Trail is wheelchair accessible also. I plan on going to Pulgas Ridge Open Space Preserve soon and will be doing an accessibility assessment, review, and video for my blog. Will let you know if I find any wheelchair access issues.
Name	Mark Hehir
Email *	irishsea9@gmail.com
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Whitney Berry
Sent: Tuesday, February 27, 2018 2:22 PM
To: 'irishsea9@gmail.com'
Cc: 'adacoordinator@openspace.org'
Subject: Re: ADA Plan Project Feedback

Dear Mr. Hehir,

Thank you for your interest in accessibility at Midpen, and the update of our ADA Self-Evaluation and Transition Plan. We appreciate your feedback about access at Rancho San Antonio, and look forward to hearing about your experience at Pulgas Ridge Open Space Preserve.

You've been added to the mailing list for this project. Please let us know if you have any additional comments or questions that we can help you with. Thank you again for contacting the District and enjoying the open space preserves!

Sincerely,
Whitney

Whitney Berry, Planner II
wberry@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485
www.openspace.org | twitter: @mrosd

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Monday, February 26, 2018 4:39 PM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#8]

Tell us what you think is working well, and how we can improve accessibility in Midpen Preserves.	One of the questions that needs to be addressed is exactly how do pedal assist bikes (certain class of ebikes) fit into the ADA and the MROSD plan?. I think its not an easy question to answer but needs examination
Name	Mike Buncic
Email *	diskus@gmail.com
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Whitney Berry
Sent: Tuesday, February 27, 2018 2:30 PM
To: 'diskus@gmail.com'
Cc: 'adacoordinator@openspace.org'
Subject: Re: ADA Plan Project Feedback

Dear Mr. Buncic,

Thank you for your interest in accessibility at Midpen, and the update of our ADA Self-Evaluation and Transition Plan. We appreciate your feedback about examining pedal assist bikes, and how they may fit in the District's updated ADA Plan.

You've been added to the mailing list for this project. Please let us know if you have any additional comments or questions that we can help you with. Thank you again for contacting the District and enjoying the open space preserves!

Sincerely,
Whitney

Whitney Berry, Planner II
wberry@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485
www.openspace.org | twitter: @mrosd

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Tuesday, February 27, 2018 1:37 PM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#9]

Tell us what you think is working well, and how we can improve accessibility in Midpen Preserves.	I would like more accessible trails that are two to four miles in length close to the south Santa Clara County. I live in Morgan Hill, a drive to Los Altos for a short walk with my daughter in a manual wheelchair is not practical. We are a family of 6 and enjoy doing all our activities together as a family.
Name	Debbie Hernandez
Email *	jakeh01@gmail.com
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Whitney Berry
Sent: Tuesday, February 27, 2018 2:48 PM
To: 'jakeh01@gmail.com'
Cc: 'adacoordinator@openspace.org'
Subject: Re: ADA Plan Project Feedback

Dear Ms. Hernandez,

Thank you for your interest in accessibility at Midpen, and the update of our ADA Self-Evaluation and Transition Plan. We appreciate your feedback about increasing the number and length of accessible trails in the southern part of the District's jurisdiction, in Santa Clara County. Your comments will be shared with the District's Board of Directors, and will be considered during the development of our ADA Plan.

You've been added to the mailing list for this project. Please let us know if you have any additional comments or questions that we can help you with. Thank you again for contacting the District and enjoying the open space preserves!

Sincerely,
Whitney

Whitney Berry, Planner II
wberry@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485
www.openspace.org | twitter: @mrosd

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Wednesday, February 28, 2018 4:38 PM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#10]

Follow Up Flag: Follow up
Flag Status: Flagged

Name	Erica Freeman
Email *	erica@djbphoto.net
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: ADA Plan Update
Sent: Friday, March 9, 2018 1:31 PM
To: 'arnoldy carol'
Cc: ADA Plan Update; 'adacoordinator@openspace.org'
Subject: RE: accessibility at Midpen

Dear Ms. Arnoldy,

Thank you for your interest in accessibility at Midpen, and the Spring activity schedule. We appreciate your feedback about how challenging it can be to access our open space preserves when driving isn't an option. Your comments will be shared with our Board of Directors and Midpen's ADA Coordinator.

I will also check with our Docent and Volunteer Program Managers to find out whether we can connect you with any volunteers, hiking groups or community organizations that may be of interest to you, and may be able to support your access to Midpen open spaces or events.

You've been added to the mailing list to receive updates about Midpen's ADA Self-Evaluation and Transition Plan. Please let me know if you have any additional comments or questions that we can help you with.

Best,
Whitney

-----Original Message-----
From: arnoldy carol [mailto:carnoldy@att.net]
Sent: Wednesday, March 7, 2018 3:54 PM
To: ADA Plan Update <ADAPlanUpdate@openspace.org>
Subject: accessibility at Midpen

Just received the latest schedule of wonderful activities for Spring.

I probably won't be able to attend any of them because

I no longer am willing to drive freeways, hi way 9 or 84.

Have you ever realized that your parks are only accessible to people who drive? There's no public transportation, no shuttle, no meet-up places, etc.

It's very disconcerting because I can still hike.

Carol Arnoldy

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Thursday, April 12, 2018 10:09 AM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#11]

Name	Chet Miller
Email *	chetemiller@gmail.com
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Whitney Berry
Sent: Tuesday, April 17, 2018 11:39 AM
To: 'Mark Irishsea'
Cc: 'adacoordinator@openspace.org'; Gretchen Laustsen
Subject: RE: Wheelchair assessment of Pulgas Ridge Open Space Preserve

Hi Mark,

Thank you for your review and feedback on the wheelchair accessibility of the Cordilleras Trail at Pulgas Ridge. This is great information to have – it will inform our updated Transition Plan, and help us prioritize improvements. I have shared your comments with our ADA Coordinator, and will also share your comments with our Board of Directors at the next workshop about the Transition Plan update anticipated for this summer. We welcome you to attend this meeting and share your comments in person!

We will notify you of all upcoming workshops and meetings for our Transition Plan, and will certainly let you know when that section of trail is improved.

Sincerely,

Whitney Berry, AICP, Planner II
wberry@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485
www.openspace.org | twitter: @mrosd

From: Mark Irishsea <irishsea9@gmail.com>
Sent: Sunday, April 15, 2018 12:07 PM
To: Whitney Berry <wberry@openspace.org>
Subject: Wheelchair assessment of Pulgas Ridge Open Space Preserve

Hi Whitney,

This last Saturday, April 14th, I visited the Pulgas Ridge Open Space Preserve and did a wheelchair accessibility review of the Cordilleras Trail.

Most of the trail is wheelchair accessible, all the way to the bench at the very end. There is one section of the trail though, that is almost impassable for wheelchair users. The winter rains must have eroded away parts of the trail creating ruts and uneven areas. My powerchair is custom made for dirt trails yet I got stuck three times, one of which I needed assistance from my sister and two passing by hikers to free me. For now, it probably would be safer for wheelchair users to use the road to bypass that area. I'm attaching a couple photos of the broken up trail, though the photos don't completely capture how uneven the trail is.

I also did an ADA assessment of the restroom and the two accessible parking spots.
The restroom is accessible and I didn't see any issues for wheelchair users. The two ISA parking signs, however, don't meet California State or Federal guidelines (ADA 216.5, 502.6) which requires the signs be 60" high, measured from the bottom edge. The access aisle is wide enough that the ISA parking sign on the left can say "Van Accessible." I'm including a photo of this.

Please let me know if that section of the trail gets fixed and graded so that I can do a full review of the Cordilleras Trail and share it with my fellow wheelchair users, and also on my blog.

Sincerely,

Mark (ADA advisor and volunteer for Santa Clara County Parks)

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Tuesday, July 3, 2018 5:20 PM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#12]

Name	wendy kuehnl
Email *	wendy@abilitiesunited.org
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Tuesday, July 31, 2018 8:22 AM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#13]

Email *	laura@robichek.com
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Tuesday, July 31, 2018 11:52 AM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#14]

Tell us what you think is working well, and how we can improve accessibility in Midpen Preserves.	I think this is important. I had a sister and a niece who were wheel chair bound and and I had a hard time finding open space that was accessible. I now live in a senior community where very few people can utilize many of the open space areas and I'm approaching that point myself
Name	Trevor Rowland
Email *	rowlandtc32@gmail.com
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: Midpen <no-reply@wufoo.com>
Sent: Monday, August 13, 2018 9:45 AM
To: ADA Plan Update
Cc: web
Subject: ADA Plan Project Feedback [#15]

Tell us what you think is working well, and how we can improve accessibility in Midpen Preserves.	I saw staff widening a fence opening a few months ago at Windy Hill – this is great! Also, my family visited Rancho San Antonio yesterday with another family. I didn't realize they were going to bring their stroller, but I'm glad we both knew the trail to Deer Hollow Farm would be flat & suitable for the stroller (plus a restroom there if the kids needed it!). Thanks for all your hard work! – Jeanine at POST
Name	Jeanine Crider
Email *	jcrider@openspacetrust.org
Would you like to be added to our ADA Plan e-mail list?	Yes

Whitney Berry

From: arnoldy carol [redacted]
Sent: Saturday, August 18, 2018 1:35 PM
To: ADA Plan Update
Subject: update meeting

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for the response.

The issue that I have with your outstanding Mid Peninsula Open Space is this.

After many years of using the open space trails (even volunteered for a few years) I am no longer willing to drive to the areas when I have to use a freeway, highway 9 or Page Mill Rd. Even my hiking ability is limited now, but I can still navigate a few miles.

So, it would be a help if there was some kind of a “meet-up” arrangement at parking lots down here in the valley. Some of the Sierra Club hikers meet the hike leader at a designated site.

While your group is trying to attract “millennials" (necessarily so), you are losing your “baby boomers”

Carol Arnoldy

Whitney Berry

From: ADA Plan Update
Sent: Tuesday, August 21, 2018 2:14 PM
To: arnoldy carol
Cc: ADA Plan Update; Jane Mark
Subject: RE: update meeting

Dear Ms. Arnoldy,

Thank you for your interest in Midpen's ADA Plan Update, and for your feedback about accessing Midpen preserves when driving isn't an option. Your comments will be shared with our Board of Directors and Midpen's ADA Coordinator.

You are welcome to share your comments in person with Midpen's Board at their meeting this Wednesday, August 22, at the Midpen offices at 330 Distel Circle in Los Altos. A presentation about our ADA Plan Update will begin at 6pm, and public comment will be taken following this presentation. Here is a link to the board report for this item: https://www.openspace.org/sites/default/files/20180822_DraftADATransitionPlan_R-18-96.pdf .

Best,
Whitney

Whitney Berry

From: Mike B <diskus@gmail.com>
Sent: Saturday, September 15, 2018 10:18 AM
To: ADA Plan Update
Subject: RE: Wheelchairs, Mobility Aids, and Other Power-Driven Mobility Devices

Whitney

One thing that might need updating is clarity on what or how is a need for a mobility device verified. It may not always be obvious. May not even be a physical need.

On 15 Sep. 2018 6:15 am, "Mike B" <diskus@gmail.com> wrote:

> Thank you so much for the info. Seems very reasonable
>
> Mike
>
> On 14 Sep. 2018 5:04 pm, "ADA Plan Update" <ADAPlanUpdate@openspace.org> wrote:
>
>> Dear Mr. Buncic,
>>
>> Thank you for your interest in accessibility at Midpen, and the update of our ADA Self-Evaluation and Transition Plan. The District has an Other Power-Driven Mobility Devices (OPDMD) policy that outlines areas where OPDMDs within District preserves. Please let us know if you have any additional comments or questions on the District's OPDMD policy.
>>
>> Your comments will be shared with the District's Board of Directors, and we will notify you when we have a revised ADA Plan Update available.
>>
>> Sincerely,
>>
>> Whitney
>>
>> **From:** Mike B <diskus@gmail.com>
>> **Sent:** Friday, September 7, 2018 3:47 PM
>> **To:** ADA Plan Update <ADAPlanUpdate@openspace.org>
>> **Subject:** Wheelchairs, Mobility Aids, and Other Power-Driven Mobility Devices
>>
>> Please be certain to address power driven mobility aids with the preserves and suitable access for them

https://www.ada.gov/opdmd.htm

Mike Buncic

Whitney Berry

From: ADA Plan Update
Sent: Friday, September 14, 2018 4:58 PM
To: jmankinen@sbcglobal.net
Cc: ADA Plan Update
Subject: RE: Feedback on Draft ADA Plan Update [#16]

Hello,

Thank you for your interest in accessibility at Midpen, and the update of our ADA Self-Evaluation and Transition Plan. We appreciate your feedback about seeing more places that are both accessible by mobility scooter and allow dogs. Your comments will be shared with the District's Board of Directors, and will be considered as we update our ADA Plan.

You've been added to the mailing list for this project, and will be notified when we have a revised ADA Plan Update available. Please let us know if you have any additional comments or questions on our ADA Plan Update.

Sincerely,
Whitney

From: Midpen <no-reply@wufoo.com>
Sent: Friday, August 31, 2018 7:01 PM
To: ADA Plan Update <ADAPlanUpdate@openspace.org>
Cc: web <web@openspace.org>
Subject: Feedback on Draft ADA Plan Update [#16]

We want to hear from you! Tell us how we can improve accessibility in our preserves. Please share your comments and recommendations about Midpen's draft ADA Plan Update.	I would like to see many more places that are mobility scooter accessible and that allow dogs. There are practically no places that allow both. Being limited to using a scooter, or a wheelchair for that matter, shouldn't preclude one from enjoying the outdoors and the company of a canine companion.
Email *	jmankinen@sbcglobal.net

Whitney Berry

From: ADA Plan Update
Sent: Tuesday, October 9, 2018 9:52 AM
To: Mark Irishsea
Cc: ADA Plan Update; Jane Mark
Subject: RE: Recommendations for draft ADA Plan

Hi Mark,

Thank you for your recommendations for Midpen's Draft ADA Plan Update, and specifically for your review and feedback on the wheelchair accessibility of the Russian Ridge parking area, which provides the connection to Alpine Pond. Midpen's Draft ADA Plan Update prioritizes improvements to this parking area, and your comments underscore the need to prioritize the removal of barriers at this parking area. Your comments will be shared with our Board of Directors, and will be summarized and addressed in our Final ADA Plan Update.

Thank you for your offer to volunteer to provide maintenance checks of Midpen's Easy Access trails, which would provide valuable insight about the wheelchair user experience of these trails. We'd appreciate the opportunity to discuss this further with you, at a time of your convenience in the next couple of weeks. Please let me know what days/times work for you.

Our land and facilities crew anticipates fixing the ruts in the Cordilleras Trail over the next couple of weeks. We also plan to fix the ISA signage in the near term. We will let you know when these improvements have been completed.

I'm available by phone if you would like to discuss further – 650-691-1200.

Sincerely,
Whitney

Whitney Berry, AICP, Planner III
wberry@openspace.org
Midpeninsula Regional Open Space District
330 Distel Circle, Los Altos, CA 94022
P: (650) 691-1200 - F: (650) 691-0485
www.openspace.org | twitter: @mrosd

From: Mark Irishsea <irishsea9@gmail.com>
Sent: Saturday, September 29, 2018 3:49 PM
To: ADA Plan Update <ADAPlanUpdate@openspace.org>
Subject: Recommendations for draft ADA Plan

I have been wheelchair hiking in the Bay Area for over twenty three years and during that time I have experienced what works for accessible trails and where there were problems.

It is important to have annual maintenance for accessible trails. A wheelchair user has a better perspective and feel for an ADA rated trail than does an able-bodied person walking the same trail. A hiker walking a trail might not see or even noticed uneven ground or where the trail might have become too narrow for someone in a wheelchair due to overgrown brush.

Case in point, earlier this summer I tried to hike the Cordilleras Trail at Pulgas Ridge. Ahead of me on the trail were a few hikers walking it with no problems, but my wheelchair became stuck three times as I tried to navigate the uneven trail, one of which I needed assistance from a few hikers to get my wheelchair back onto level ground.

At the Alpine Pond parking area the accessible parking spot is next to the restroom and not near the entrance to the Ridge Trail. A wheelchair user needs to go over to the other side of the parking area in order to access that trail. As stated in the California State Parks Accessibility Guidelines, CBC 11B-502.7.1, "Accessible parking spaces shall be located so visitors do not have to travel behind parked cars other than their own."

It is understandable why an accessible parking spot would be next to a restroom, but the main reason for visitors being there is to go hiking, and not every hiker is going to use the restroom. Having an accessible parking spot near the trail entrance would make it safer for wheelchair users.

In summary, it would be beneficial to have someone who uses a wheelchair to help with the maintenance check of each accessible trail listed in Table 4-3: Easy Access Trails of the ADA Self-Evaluation and Transition Plan Update. A wheelchair user will be able to provide relevant information regarding any issues with a trail that might require maintenance. I would be willing to volunteer and help with this.

Sincerely,

Mark Hehir

San Mateo County – ADA Compliance Committee

Comments on Midpen Draft ADA Plan Update

October 4, 2018

1) Who is your ADA Coordinator, and what percent of their time is dedicated to this role? The committee discussed the common challenge for public agencies of not having full- or half-time positions for the role of ADA Coordinator. This role is so integral, they believe it is important to have a qualified individual who can dedicate at least 50% time to this role.
2) How many barrier removal projects are included in the Transition Plan, and what is your budget for this work? (This came from HR, who is actively managing the County's Transition Plan update)
3) Reaching out to disability groups that use our preserves is essential. Is ideal to invite people with disabilities to use our preserves/prgrams and provide feedback on their experiences.
4) Have we experienced any pushback from environmental groups, i.e., about conflicts between providing access and conserving habitat?
5) Consider safe harbor and existing noncompliant items under the CBC during prioritization
6) Will be useful to public to provide detailed trail information (slope, cross-slope, etc) for Easy Access trails.
7) Does Midpen provide more benches along Easy Access trails? Midpen may want to consider providing additional benches along these trails.