

SAN DIEGO COUNTRY PARKS  
AMERICANS WITH DISABILITIES ACT  
**AUDIT & TRANSITION PLAN**  
**PHASE 3**



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# **THE COUNTY OF SAN DIEGO ADA AUDIT AND TRANSITION PLAN PHASE 3**

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# TABLE OF CONTENTS

1.0	INTRODUCTION .....	6
	EXECUTIVE SUMMARY	
2.0	PARKS, FACILITIES, AND PROGRAMS .....	7
	2.1 SOUTH COUNTY PARKS	
	2.2 CENTRAL COUNTY PARKS	
	2.3 NORTH COUNTY PARKS	
	2.4 PROGRAMS	
3.0	TRANSITION PLAN .....	9
	3.1 TRANSITION PLAN FOR FACILITIES	
	3.2 CATEGORIES FOR BARRIER REMOVAL WITHIN FACILITIES	
	3.3 PHASING SCHEDULE FOR FACILITIES	
4.0	DEFINITIONS .....	15
5.0	ACCESSIBILITY RESOURCES .....	20
6.0	COUNTY PARKS ASSESSMENT .....	21
	6.1 4S COMMUNITY PARK	
	6.2 4S SPORTS PARK	
	6.3 BANCROFT HOUSE	
	6.4 BARNETT RANCH PRESERVE	
	6.5 CAMPO STONE STORE	
	6.6 COTTONWOOD PARK	
	6.7 DAMON LANE PARK	
	6.8 DEL DIOS STAGING AREA	
	6.9 EL CAPITAN PRESERVE	
	6.10 EL MONTE STAGING AREA	
	6.11 HELLHOLE CANYON PRESERVE	
	6.12 LONNY BREWER PARK	
	6.13 OAKOASIS PRESERVE	
	6.14 OLD IRONSIDES PARK	
	6.15 RAMONA GRASSLAND PRESERVE	
	6.16 SANTA MARGARITA PRESERVE	
	6.17 SANTA YSABEL EAST	
	6.18 SANTA YSABEL WEST	
	6.19 SOUTH LANE PARK	
	6.20 SPRING VALLEY GYM & TEEN CENTER	
	6.21 WHALEY HOUSE	
	6.22 WHITAKER HOUSE	
	6.23 WILDERNESS GARDENS	
	6.24 WOODHAVEN PARK	



7.0 APPENDIX A: COMMON SITE ISSUES AND ACTIONS

7.1 APPENDIX B: STANDARD DRAWINGS & SPECS

7.2 APPENDIX C: COMMON ARCHITECTURAL ISSUES

7.3 APPENDIX D: ESTIMATED ARCHITECTURAL COSTS

7.4 APPENDIX E: COST APPROACH & RATIONALES

7.5 APPENDIX F: ESTIMATED SITE COSTS PER PARK





## 1.0 INTRODUCTION

### EXECUTIVE SUMMARY

The County of San Diego has a strong commitment and history of providing accessible services to the community, including the removal of architectural barriers in County buildings and parks. Maintenance of existing accessible features has been and will continue to be a priority in County of San Diego facilities.

This ADA Transition Plan is being prepared to partially fulfill the requirements set forth in Title II of the Americans with Disabilities Act. This Plan will assist the County of San Diego in identifying barriers to accessibility and to develop barrier removal solutions that will facilitate the opportunity of access to all individuals.

When it is not feasible to provide accessible County programs, activities and services by relocating activities to accessible facilities or providing auxiliary aids and services, the ADA requires that the County complete a Transition Plan describing the physical modifications to facilities that will support accessible programs. The Transition Plan described in this report is the result of a detailed evaluation of 24 County of San Diego park sites & facilities where programs, activities and services are available to the public. County park & facilities include 19 parks, 1 community center and 4 historical sites.

The facility evaluations were conducted using the 2010 Department of Justice (DOJ) ADA Standards for Accessible Design. (**ASASAD**) and 2016 California Building Code (**CBC**) California Code of Regulations (CCR), Title 24 Part 2 and 2013 US Access Board (ABA) Accessibility Guidelines for Outdoor Developed Areas, 36 CFR Part 1191 (**AGODA**). The resulting facility reports for parks & facilities can be found in this report. Each park & 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. This ADA Transition Plan is intended to provide a flexible framework for the continuous improvement of County facilities for people with disabilities. Barriers in County facilities will be removed systematically, County-wide, based on established program priorities.

Many of the identified barriers are associated with park & recreation that currently have some accessibility features such as designated parking, accessible restrooms, access ramps, accessible door hardware and other code compliant and usable features.



## **2.0 PARKS, FACILITIES, AND PROGRAMS**

The County of San Diego ADA Assessment & Transition Plan intends to ensure that all programs and facilities are available to the public and are accessible for the use and enjoyment of persons with disabilities. This assessment covers the following parks and their facilities:

### **2.1 SOUTH COUNTY PARKS**

SOUTH LANE PARK  
DAMON LANE PARK  
BANCROFT HOUSE  
OLD IRONSIDES PARK  
WHALEY HOUSE  
COTTONWOOD PARK  
SPRING VALLEY GYM & TEEN CENTER  
WOODHAVEN PARK  
CAMPO STONE STORE  
LONNY BREWER PARK

### **2.2 CENTRAL COUNTY PARKS**

4S SPORTS PARK  
4S COMMUNITY PARK  
BARNETT RANCH PRESERVE  
EL CAPITAN PRESERVE  
OAKOASIS PRESERVE  
WHITAKER HOUSE  
EL MONTE STAGING AREA

### **2.3 NORTH COUNTY PARKS**

SANTA MARGARITA PRESERVE  
WILDERNESS GARDENS  
HELLHOLE CANYON PRESERVE  
SANTA YSABEL EAST  
SANTA YSABEL WEST  
RAMONA GRASSLAND PRESERVE  
DEL DIOS STAGING AREA



## 2.4 PROGRAMS

- Amphitheaters & Gathering Places
- Drinking Fountains
- Equestrian Facilities
- Fishing
- Food and Dining
- Entrance Stations
- Historic Sites and Facilities
- Information Stations
- Museums
- Kiosks
- Parking
- Picnicking Areas
- Play Areas
- Public Transportation
- Restrooms & Bathing Facilities
- Shops and Stores
- Telephones
- Visitor Centers



### **3.0 TRANSITION PLAN**

Title II of the ADA requires that public entities having responsibility for or authority over facilities, sidewalks, parking areas, and/or other areas meant for public use to develop a Transition Plan to make their facilities meet the standards for accessibility.

The specific architectural and site modifications required to make programs accessible are listed in Section 6 of this report.

Each subsection in Section 6 of the report contains a complete list of architectural and site barriers and barrier removal actions found within a specified county park. Not all barriers must be removed in order to provide program access. The first priority is to remove Category 1 barriers that completely limit access to programs and facilities. Refer to Section 2.2 for the list of priorities organized by category.

This Transition Plan addresses facilities including buildings, parks, and their related grounds. In compliance with the requirements of the ADA, the County will maintain in working order equipment and features that are required to provide access to individuals with disabilities.

#### **3.1 TRANSITION PLAN FOR FACILITIES**

According to Title II-8.3000 of the American Disabilities Act, a successful Transition Plan should contain at a minimum:

1. List of the physical barriers in a public entity's facilities that limit the accessibility of its programs, activities, or services to individuals with disabilities
2. Detailed outline of the methods to be utilized to remove these barriers and make the facilities accessible
3. Schedule for barrier removal
4. The name of the official responsible for the plan's implementation.

The facility reports appended to this document provide the identification of barriers and the specific barrier removal actions. The County will accomplish barrier removals based on two strategies: policy and procedure modifications to remove programmatic barriers; and construction projects to remove architectural barriers.

The responsibility for ensuring barrier removal will reside with the County of San Diego.

## **3.2 CATEGORIES FOR BARRIER REMOVAL WITHIN FACILITIES**

Each identified physical barrier in Section 6 will be assigned a category based on a category system approved by the County of San Diego. The categories, ranked in order of importance, are as follows:

Category 1 – Barriers that prohibit accessibility at the main entrance of a facility or path of travel to a portion of the facility where program activities take place.

Category 2 – Facility elements that include barriers that do not completely prohibit access to program use areas yet modifications can be made to improve or enhance access

Category 3 – Facility elements that improve access to amenities serving program areas.

Category 4 – Areas or features of the park that have barriers but are not required to be modified because there are no public programs located in the facility or portion of the facility, or because there are other locations that provide access to the program

## **3.3 PHASING SCHEDULE FOR FACILITIES**

The phasing schedule reflects the ADA requirement that programs, activities and services drive the development of the Transition Plan schedule. As described above, 4 categories on programmatic access were applied to each assessed feature of the report. The phasing schedule also reflects the current approved Capital Improvement Plan budget of \$500,000 per year to address non-compliance issues.

The County plans to allocate \$100,000 per year to assessment the remaining parks under County control, and annual consulting design services.

It is the intent of the County to address and remove barriers to accessibility in public buildings and parks based upon on the immediate necessity of programmatic access, degree of complexity, and overall cost.

The County of San Diego reserves the right to modify barrier removal priorities in order to allow flexibility in accommodating community requests, petitions for reasonable modifications from persons with disabilities, changes in County programs, and funding opportunities and constraints. It is the goal of this Transition Plan to provide access to the programs, activities, and services provided by the County.

Interim measures will be explored and implemented in order to provide programmatic access to the public pending the implementation of physical barrier removal projects. The following table describes the priorities and schedule for barrier removal in public facilities owned by the County of San Diego. This tentative schedule represents a 6 year plan for barrier removal from all park buildings and Site Category 1 barriers for the 24 parks assessed in this report. An additional 3 years are needed to remove site barriers in Categories 2-4. It is the County's intent to review all barriers during the first year of the implementation of this plan and address those barriers that can be resolved through programmatic modifications.

### 3.3.1 PHASING SCHEDULE TABLE : YEAR BY YEAR

YEAR	ISSUES ADDRESSED	TOTAL COSTS	TOTAL BUDGET	SURPLUS/DEFICIT
2034	Buildings, Site 1 Category	\$ 357,750.00	\$ 400,000.00	\$ 42,250.00
2035	Buildings, Site 1 Category	\$ 418,375.00	\$ 400,000.00	\$ (18,375.00)
2036	Buildings, Site 1 Category	\$ 422,750.00	\$ 400,000.00	\$ (22,750.00)
2037	Buildings, Site 1 Category	\$ 385,600.00	\$ 400,000.00	\$ 14,400.00
2038	Buildings, Site 1 Category	\$ 422,150.00	\$ 400,000.00	\$ (22,150.00)
2039	Site 1 Category	\$ 25,100.00	\$ 400,000.00	\$ 374,900.00
*** MILESTONE - TO HAVE ALL BUILDINGS AND ALL CATEGORY 1 SITE NON-COMPLIANCE ISSUES ADDRESSED BY 2039***				
2047	Site Category 2, 3	\$ 395,475.00	\$ 400,000.00	\$ 4,525.00
2048	Site 3 Category	\$ 264,000.00	\$ 400,000.00	\$ 136,000.00
2049	Site 4 Category	\$ 286,000.00	\$ 400,000.00	\$ 114,000.00
SUMMARY		\$ 2,952,100.00	\$ 3,200,000.00	\$ 247,900.00

### 3.3.2 PHASING SCHEDULE TABLE FOR ARCHITECTURAL BARRIER REMOVAL

PARK	BUILDING	COST	YEAR
4S Ranch Sports Park	Restroom - Concession	\$ 8,250.00	2034
4S Ranch Sports Park	Office - Maintenance	\$ 11,700.00	2034
Spring Valley Gym & Teen Center	Gym & Teen Center	\$ 18,000.00	2034
Whaley House	Museum	\$ 13,500.00	2034
Old Ironsides Park	Restroom	\$ 6,325.00	2035
Old Ironsides Park	Community Center	\$ 4,300.00	2035
Bancroft House	Museum	\$ 750.00	2035
Wilderness Gardens Preserve	Ranger Station	\$ 16,100.00	2036
Wilderness Gardens Preserve	Restrooms	\$ 50,000.00	2036
Hellhole Canyon Preserve	Restroom	\$ 25,000.00	2037
Oak Oasis Preserve	Restroom #1	\$ 2,150.00	2037
Oak Oasis Preserve	Restroom #2	\$ 25,000.00	2037
Oak Oasis Preserve	Cabin	\$ 3,750.00	2037
Barnett Ranch Preserve	Restroom	\$ 25,000.00	2037
Santa Margarita Preserve	Restroom	\$ 25,000.00	2037
El Capitan Preserve	Restroom	\$ 250.00	2038
Santa Ysabel East	Restroom	\$ 25,000.00	2038
Santa Ysabel West	Restroom	\$ 25,000.00	2038
Campo Stone Store	Museum	\$ 110,750.00	2038
Whitaker House	House	\$ 37,500.00	2038



### 3.3.3 PHASING SCHEDULE TABLE FOR SITE CATEGORY BARRIER REMOVALS

PARK	CATEGORY	TOTAL COSTS	YEAR
4S Ranch Sports Park	1	\$ 118,600.00	2034
4S Ranch Community Park	1	\$ 110,400.00	2034
Spring Valley Gym & Teen Center	1	\$ 52,100.00	2034
Whaley House	1	\$ 25,200.00	2034
Cottonwood Park	1	\$ 241,500.00	2035
Old Ironsides Park	1	\$ 48,800.00	2035
Bancroft House	1	\$ 38,500.00	2035
Woodhaven Park	1	\$ 37,900.00	2035
Lonny Brewer Park	1	\$ 40,300.00	2035
South Lane Park	1	\$ 304,850.00	2036
Wilderness Gardens Preserve	1	\$ 36,900.00	2036
Hellhole Canyon Preserve	1	\$ 14,900.00	2036
Ramona Grasslands Preserve	1	\$ 29,800.00	2037
Oak Oasis Preserve	1	\$ 120,200.00	2037
Barnett Ranch Preserve	1	\$ 77,300.00	2037
Santa Margarita Preserve	1	\$ 17,100.00	2037
Del Dios Staging Area	1	\$ 35,300.00	2037
El Monte Staging Area	1	\$ 43,600.00	2038
El Capitan Preserve	1	\$ -	2038
Santa Ysabel East	1	\$ 63,300.00	2038
Santa Ysabel West	1	\$ 60,100.00	2038
Campo Stone Store	1	\$ 43,200.00	2038
Whitaker House	1	\$ 13,450.00	2038
Damon Lane Park	1	\$ 25,100.00	2039
4S Ranch Sports Park	2	\$ 56,750.00	2047
4S Ranch Community Park	2	\$ 9,700.00	2047
Spring Valley Gym & Teen Center	2	\$ 21,050.00	2047
Whaley House	2	\$ 13,000.00	2047
Cottonwood Park	2	\$ 2,000.00	2047
Old Ironsides Park	2	\$ 56,275.00	2047
Bancroft House	2	\$ 5,250.00	2047
Woodhaven Park	2	\$ 16,700.00	2047
South Lane Park	2	\$ 10,750.00	2047
Wilderness Gardens Preserve	2	\$ 7,900.00	2047
Hellhole Canyon Preserve	2	\$ 3,200.00	2047
Ramona Grasslands Preserve	2	\$ 4,200.00	2047
Oak Oasis Preserve	2	\$ 24,800.00	2047
Barnett Ranch Preserve	2	\$ 12,800.00	2047
Santa Margarita Preserve	2	\$ 9,600.00	2047
El Monte Staging Area	2	\$ 6,300.00	2047
El Capitan Preserve	2	\$ 8,300.00	2047
Campo Stone Store	2	\$ 33,900.00	2047
Whitaker House	2	\$ 21,700.00	2047
Damon Lane Park	2	\$ 3,300.00	2047

### 3.3.3 PHASING SCHEDULE TABLE FOR SITE CATEGORY BARRIER REMOVALS (CONTINUED)

4S Ranch Sports Park	3	\$ 18,050.00	2047
4S Ranch Community Park	3	\$ 17,650.00	2047
Spring Valley Gym & Teen Center	3	\$ 23,700.00	2047
Whaley House	3	\$ 3,050.00	2047
Cottonwood Park	3	\$ 5,550.00	2047
Old Ironsides Park	3	\$ 37,000.00	2048
Bancroft House	3	\$ 11,800.00	2048
Woodhaven Park	3	\$ 60,100.00	2048
Lonny Brewer Park	3	\$ 8,100.00	2048
South Lane Park	3	\$ 11,650.00	2048
Wilderness Gardens Preserve	3	\$ 16,850.00	2048
Hellhole Canyon Preserve	3	\$ 24,500.00	2048
Ramona Grasslands Preserve	3	\$ 10,400.00	2048
Oak Oasis Preserve	3	\$ 10,650.00	2048
Barnett Ranch Preserve	3	\$ 2,250.00	2048
Santa Margarita Preserve	3	\$ 16,800.00	2048
Del Dios Staging Area	3	\$ 13,800.00	2048
El Monte Staging Area	3	\$ 7,700.00	2048
El Capitan Preserve	3	\$ 4,900.00	2048
Santa Ysabel East	3	\$ 7,950.00	2048
Santa Ysabel West	3	\$ 4,850.00	2048
Campo Stone Store	3	\$ 11,000.00	2048
Damon Lane Park	3	\$ 3,700.00	2048
El Capitan Preserve	4	\$ 286,000.00	2049



## **4.0 DEFINITIONS**

The following is a summary of many definitions found in the ADA. Please refer to the Americans with Disabilities Act for the full text of definitions and explanations (<http://www.ada.gov/>)

### **Accessibility Guidelines for Outdoor Developed Areas (AGODA):**

Provides sleeping and technical specifications for outdoor recreation facilities including camping facilities, picnic facilities, viewing areas, trails, restrooms, beach access routes, and outdoor constructed features.

### **Americans with Disabilities Act of 1990 (ADA)**

Federal law that prohibits discrimination against people with disabilities and assures full and equal participation and benefit from the State's programs, services, and activities.

### **Assembly Areas**

A building or facility, or portion thereof, used for the purpose of entertainment, educational or civic gatherings, or similar purposes. For the purposes of these guidelines, assembly areas include, but are not limited to, classrooms, lecture halls, public meeting rooms, campfire centers, visitor centers, auditoriums, theaters, centers for performing arts, amphitheaters, arenas, stadiums, grandstands, or convention centers.

### **Barrier Removal**

Removal, rearrangement, or modification of objects or built elements that impede access.

### **California Building Code (CBC)**

Provides scoping and technical specifications for accessibility to new construction and alterations undertaken by State and Local entities. Parallels the ADASAD and provides additional technical specifications in certain applications.

### **Clear Tread Width**

The width of the useable surface measured perpendicular to the direction of travel.

### **Cross Slope**

The slope measured perpendicular to the direction of travel.

### **Detectable Warnings Tiles (DWT)**

A standardized surface feature built in or applied to walking surfaces or other elements to

warn of hazards on a route of travel.

### **Disability**

An individual is defined as having a disability when one or more of the following conditions apply:

- (1) A physical or mental impairment that limits one or more of the major life activities of an individual, or
- (2) A record of such an impairment, or
- (3) Being regarded as having such impairment.

### **Egress, Means of**

A continuous and unobstructed way of exit travel from any point in a building or facility to a public way. An accessible means of egress is one that complies with these guidelines and does not include stairs, steps, or escalators.,

### **Element**

An architectural or mechanical component of a building facility, space, or site (e.g., telephone, curb ramp, door, drinking fountain, seating, etc.).

### **Exterior Route of Travel (ERT)**

An outdoor,route of travel connecting major components of facilities (i.e., parking lot to a building).

### **Facility**

All or any portion of buildings, structures, site improvements, elements, and pedestrian routes or vehicular ways located on a site.

### **Firm Surface**

A surface which resists deformation by either indentations or particles moving on its surface.

### **Grade**

A reference plane representing the average floor or ground level.

### **International Symbol of Accessibility (ISA)**

The symbol adopted by Rehabilitation International's 11th World Congress for the purpose of indicating that buildings and facilities are accessible to persons with disabilities.

### **Landing**

A platform between elevation changes in a route of travel (often used when stairs change direction).

**Lavatory**

A fixed bowl or basin with running water and drainpipe, as in a toilet or bathing facility, for washing or bathing purposes.

**Level Area**

A surface that does not have a slope in any direction exceeding 2% (1:50) gradient.

**Obstacle**

An object that protrudes into the circulation route, limits the vertical passage space, or reduces the clearance width of a pathway. On trails, obstacles can include objects such as boulders and tree branches, or tread obstacles such as tree roots or rocks.

**Outdoor Constructed Features**

Picnic tables, fire rings, grills, fireplaces, wood stoves, trash and recycling receptacles, water hydrants, utility and sewage hookups, outdoor rinsing showers, benches, and viewing scopes provided at outdoor recreation facilities.

**Outdoor Recreation Access Route (ORAR)**

A continuous, unobstructed path that is intended for pedestrian use that connects accessible elements, spaces, and facilities within camping and picnic facilities and at viewing areas and trailheads.

**Protruding Object**

Any object that juts out or projects into an accessible route, outdoor recreation access route, or trail that may cause injury or block access.

**Qualified Historic Building or Facility**

A building or facility that is listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate State or local law. See California Code of Regulations Title 24, Part 8.

**Ramp**

A walking surface that has a running slope steeper than 5% (1:20).

**Reach Ranges**

The maximum and minimum height that a person in a wheelchair can reach from either a forward or side approach.

**Rest or Resting Interval**

A level portion of a trail that is wide enough to provide wheelchair users and others a place to rest and gain relief from the prevailing grade and cross slope demands of the path.

**Riser**

The vertical portion of a step in a staircase that connects the top of a tread to the next higher tread.

**Route 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 “route of travel” also includes the toilet and bathing facilities, telephones, drinking fountains, and signs serving the area of work.

### **Running Slope**

The slope that is parallel to the direction of travel.

### **Slip-resistant Surface**

A surface that provides sufficient frictional counter force to the forces exerted in walking to permit safe ambulation.

### **Stable Surface**

A surface that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition.

### **Strike Edge Clearance**

The clearance from the strike edge of a door to the first protrusion or obstruction.

### **Tactile**

An object that can be perceived using the sense of touch.

### **Title II of the Americans with Disabilities Act of 1990**

The section of the Americans with Disabilities Act of 1990 which prohibits state and local governments from discriminating against people with disabilities in programs, services, and activities.

### **Title 24**

A section of the California Code of Regulations, also known as the California Building Code, that, in part, addresses accessibility in buildings and facilities.

### **Trail**

A pedestrian route that is designed, designated, or constructed primarily for outdoor recreational purposes. A pedestrian route developed primarily to connect elements, spaces, or facilities within a site is not a trail.

### **Trailhead**

An outdoor, space that is designated by an entity responsible for administering or maintaining a trail to serve as an access point to the trail. The junction of two or more trails or the undeveloped junction of a trail and a road is not a trailhead.

### **Transient Lodging**

A building or facility containing one or more guest room(s) for sleeping that provides accommodations that are primarily short-term in nature. This does not include residential

dwelling units intended to be used as a residence, or private buildings or facilities that contain no more than five rooms for rent or hire and that are actually occupied by the proprietor as the residence of such proprietor.

**Tread**

The horizontal part of a step. Also, used to describe the surface of an Outdoor Recreation Access Route.

**Unloading Aisle**

The zone adjacent to an accessible parking stall for passenger loading and unloading.

**Vehicular Way**

A route provided for vehicular traffic, such as in a street, driveway, or parking facility.

**Viewing Area**

An outdoor space developed for viewing landscapes, wildlife, or other points of interest.



## **5.0 ACCESSIBILITY RESOURCES**

The San Diego County ADA Assessment & Transition Report references and summarizes accessibility regulations set forth by the Americans with Disabilities Act and California Title 24 building codes. If any questions or clarifications are required beyond this document, refer to the primary source documents listed below:

### **PRIMARY SOURCES**

2013 California Building Code (CBC) California Code of Regulations (CCR), Title 24 Part 2.

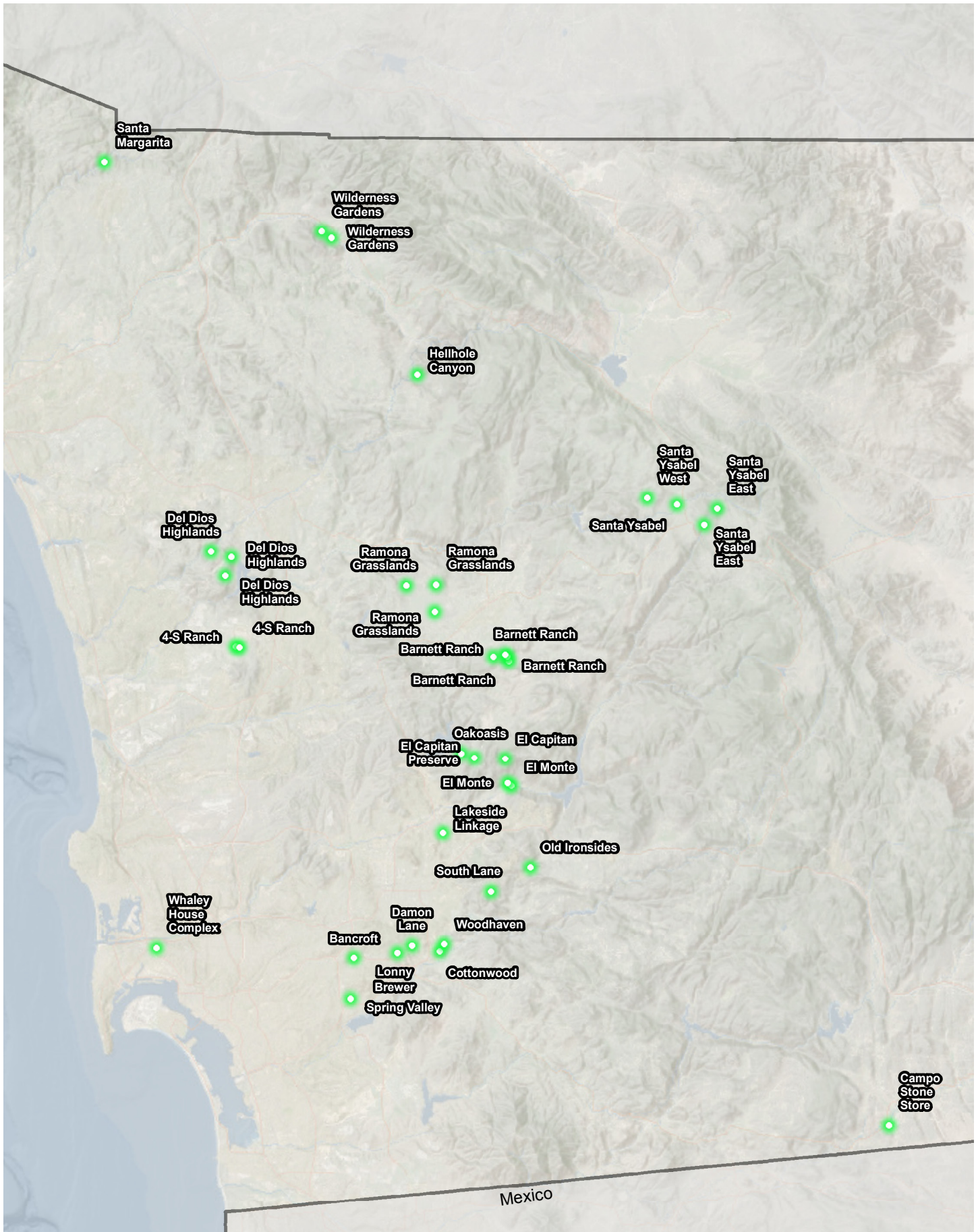
2010 Department of Justice (DOJ) ADA Standards for Accessible Design. (ASASAD)

2013 US Access Board (ABA) Accessibility Guidelines for Outdoor Developed Areas, 36 CFR Part 1191 (AGODA)

### **OTHER SOURCES**

California State Parks Accessibility Guidelines 2015 Edition

## 6.0 COUNTY PARKS ASSESSMENT





## 6.1 4S RANCH COMMUNITY PARK



16118 4S RANCH PARKWAY  
SAN DIEGO, CA 92127

DATE OF ASSESSMENT: 6/18/2018

### Description:

The 3-acre 4S Ranch Community Park sits next to 4S Sports Park and the Boys & Girls Club, offering shade and special event spaces to groups of all sizes. Onsite are a gazebo, playground, picnic areas and two bocce courts.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **SITE ASSESSMENT**

#### 4-7 Walk

Category: 1

**Issue:** Cross slope at 2.7%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$3,100**

Qty: 20

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-1 Walk

Category: 1

**Issue:** Surface slope of turning space is 3.5%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

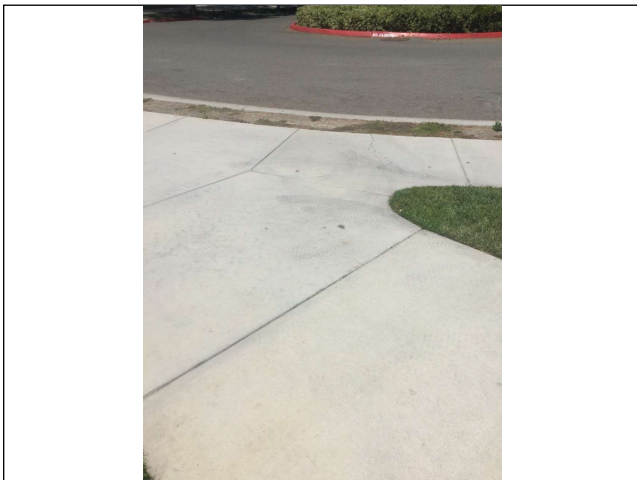
**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

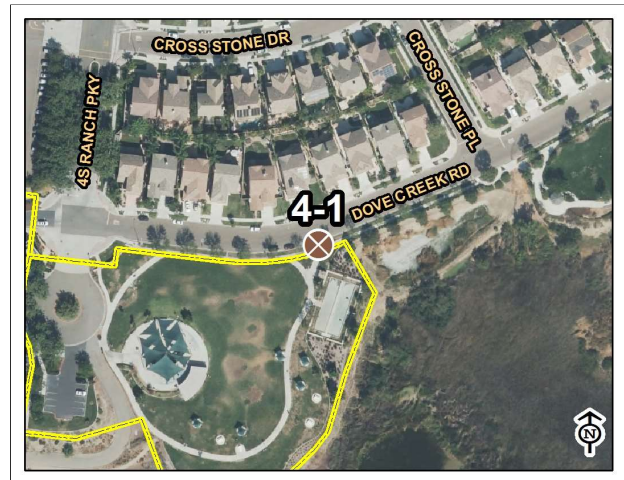
Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-3 Walk

Category: 1

**Issue:** Walkway running slope is 6%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-5 Walk

Category: 1

**Issue:** Surface slope of turning space is 3.5%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:



#### 4-8 Walk

Category: 1

**Issue:** Surface slope of turning space is 3.5%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-12 Walk

Category: 1

**Issue:** Surface slope of turning space is 3%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

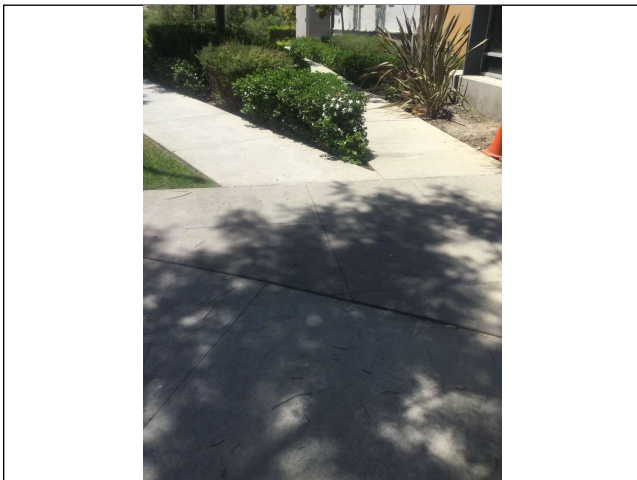
**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

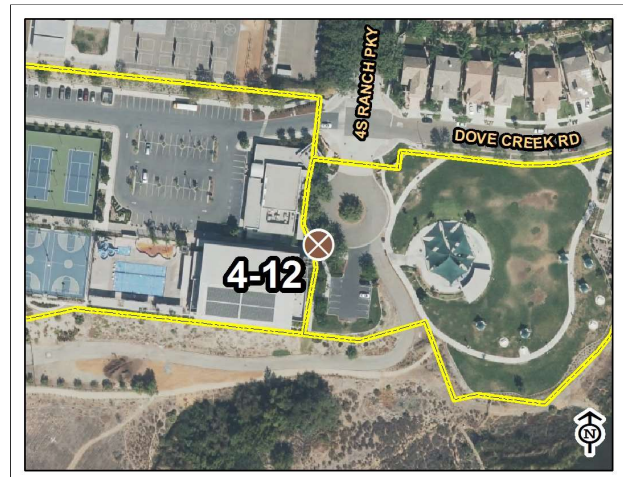
Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-15 Walk

Category: 1

**Issue:** Surface slope of turning space is 3.5%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

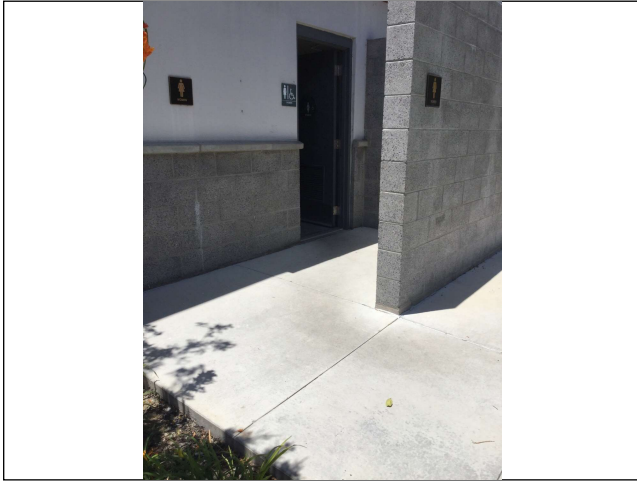
**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$3,400**

Qty: 20

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 3-2 Curb Ramps

Category: 1

**Issue:** Curb ramp flare at 13%. No detectable warnings provided.

**Action:** Replace curb ramp.

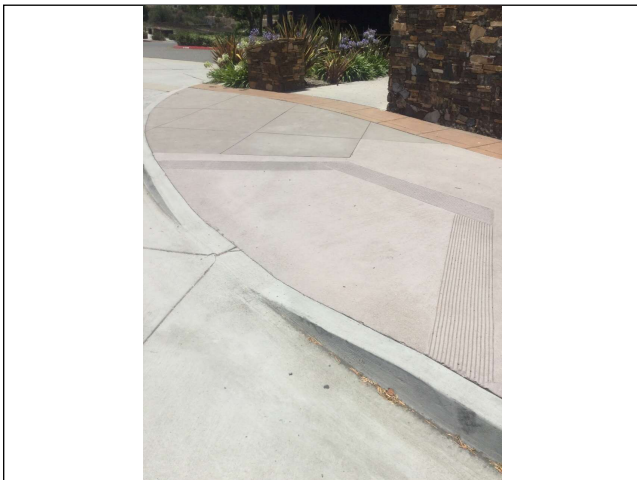
**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

Cost Per: \$2,700

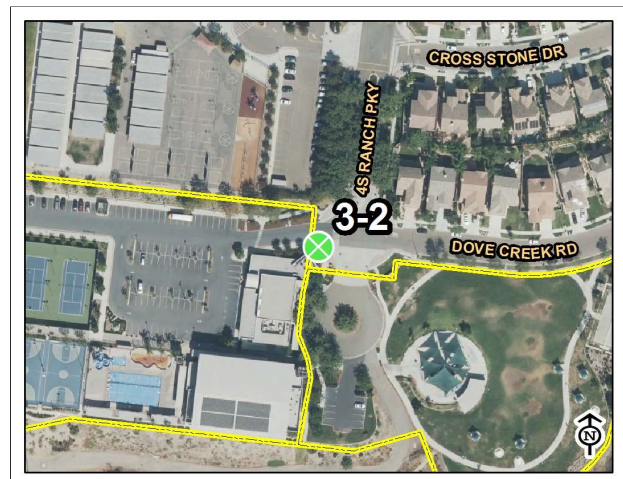
Total Cost: **\$4,100**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:



### 3-3 Curb Ramps

Category: 1

**Issue:** Curb ramp flares at 14% and 16%. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

**Total Cost:** \$4,100

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Community Park

Map: Grid:

### 4-6 Walk

Category: 1

**Issue:** Walkway running slope is 6%.

**Action:** Regrade walkway and replace concrete.

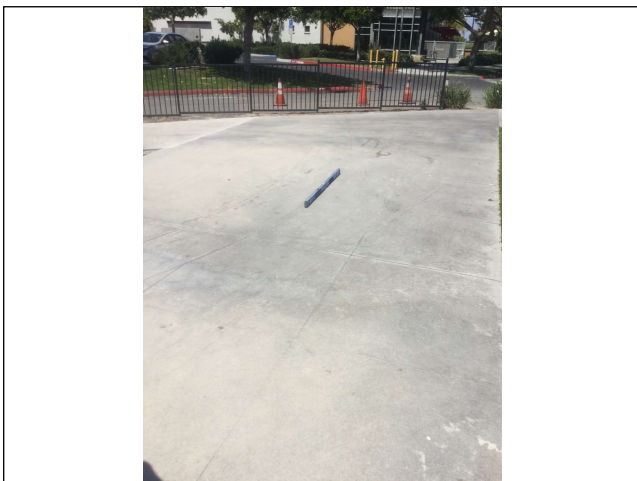
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

**Cost Per:** \$100

**Total Cost:** \$4,400

**Qty:** 30

**Unit:** Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-14 Walk

Category: 1

**Issue:** Cross slope at 3%.

**Action:** Regrade walkway and replace concrete.

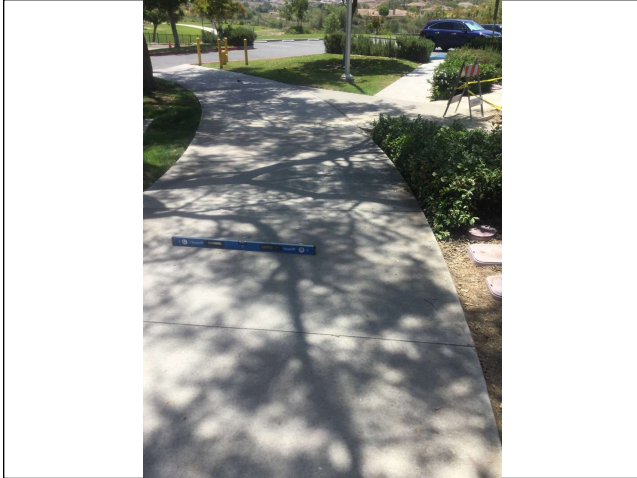
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

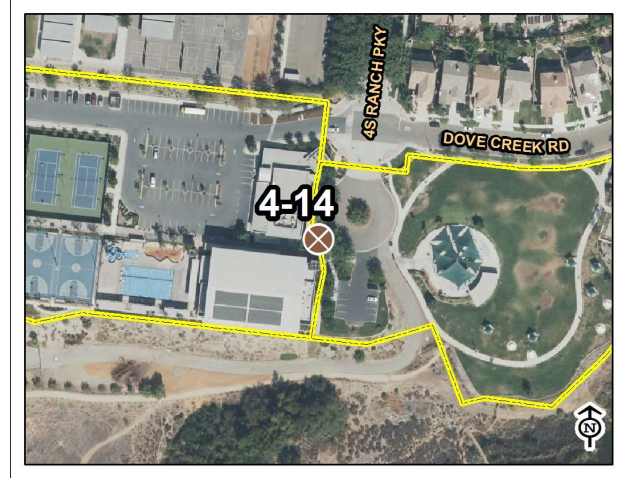
Total Cost: **\$5,400**

Qty: 40

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-11 Walk

Category: 1

**Issue:** No level landing provided. No detectable warnings provided.

**Action:** Regrade ramp and replace concrete. Install detectable warning tile.

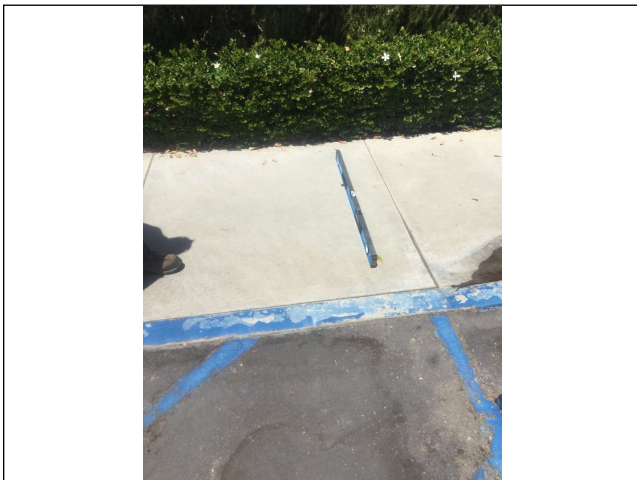
**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$4,300

Total Cost: **\$5,700**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:



## 1-2 Parking Area

Category: 1

**Issue:** Parking stalls are 17'.

**Action:** Remove 1' of existing sidewalk, replace with AC paving, and restripe parking stalls. This will allow for 18' parking stall length, 24' drive width for parking lot, and for adjacent sidewalk to be 4' wide.

**CBC:** 11B-502.2 - Car and van parking spaces shall be 18' minimum.

**Cost Per:** \$9,000

**Total Cost:** \$10,400

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Community Park

Map: Grid:

## 4-13 Walk

Category: 1

**Issue:** No accessible route to park from parking lot.

**Action:** Provide level crosswalk while also keeping drainage in mind.

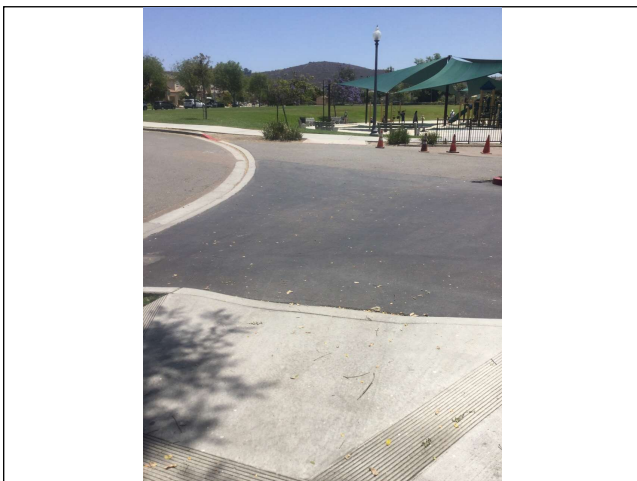
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**Cost Per:** \$23,000

**Total Cost:** \$24,400

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Community Park

Map: Grid:

## 29-1 Game and Sports Area

Category: 1

**Issue:** No accessible route to bocce ball courts.

**Action:** Provide 48" wide minimum accessible path to bocce ball courts.

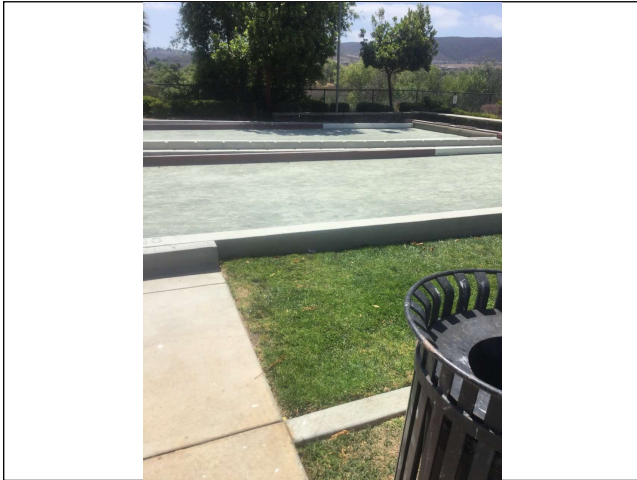
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

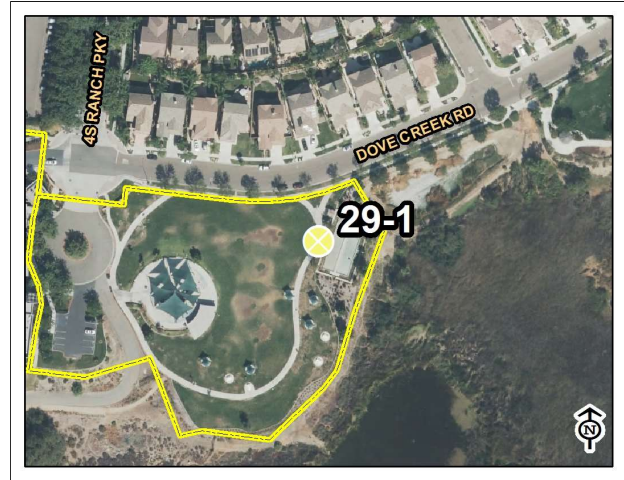
Total Cost: **\$28,400**

Qty: 270

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

## 4-9 Walk

Category: 2

**Issue:** Vertical changes in walkway exceed 1/2".

**Action:** Grind and patch concrete.

**CBC:** 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

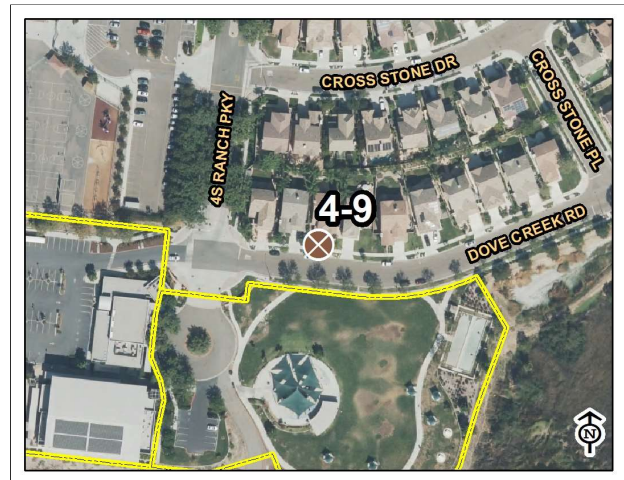
Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:



#### 4-10 Walk

Category: 2

**Issue:** Vertical changes in walkway exceed 1/2".

**Action:** Grind and patch concrete.

**CBC:** 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-2 Walk

Category: 2

**Issue:** Walkway has an uneven surface.

**Action:** Grind and patch concrete.

**CBC:** 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$300

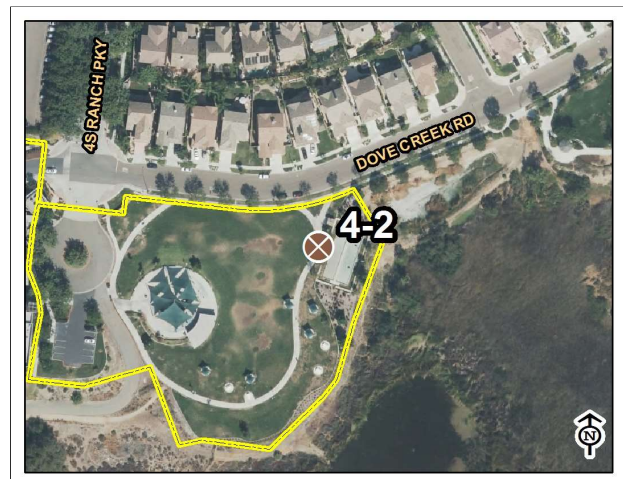
Total Cost: **\$300**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

#### 4-16 Walk

Category: 2

**Issue:** Vertical changes in walkway exceed 1/2".

**Action:** Grind and patch concrete.

**CBC:** 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

**Cost Per:** \$500

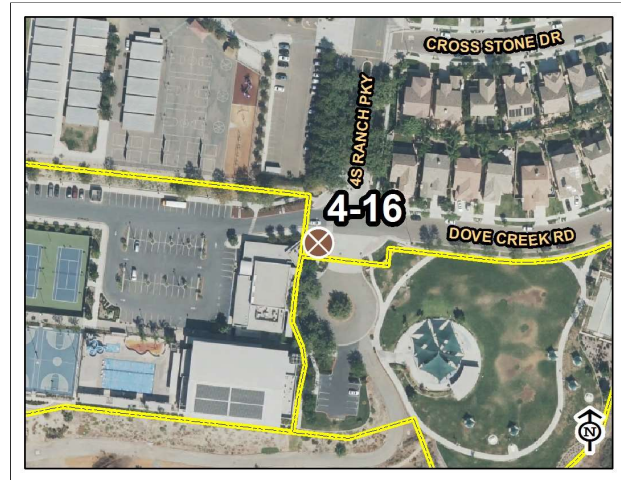
**Total Cost:** \$500

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Community Park

Map: Grid:

#### 34-3 Play Equipment Area

Category: 2

**Issue:** Abrupt 4" or more vertical change.

**Action:** Regrade adjacent play area surface.

**CBC:** 11B-303.5 - Vertical falls greater than 4" require warning curb.

**Cost Per:** \$50

**Total Cost:** \$1,900

**Qty:** 25

**Unit:** Feet



Site Photo



4S Ranch Community Park

Map: Grid:



### 3-4 Curb Ramps

Category: 2

**Issue:** No level landing provided.

**Action:** Regrade and replace concrete of landing.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$100

**Total Cost:** \$2,400

**Qty:** 10

**Unit:** Feet



Site Photo



4S Ranch Community Park

Map: Grid:

### 1-3 Parking Area

Category: 2

**Issue:** No accessible loading zone provided.

**Action:** Demolish sidewalk and provide curb ramp for access via loading zone.

**CBC:** 11B-206.2.1 - At least one accessible route shall be provided from parking spaces and the public streets.

**Cost Per:** \$2,700

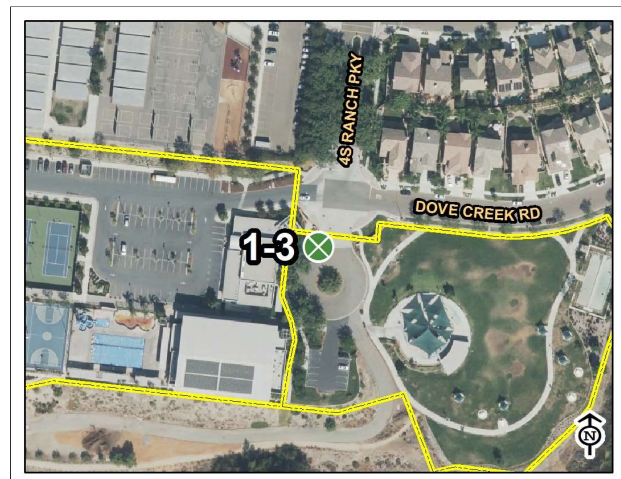
**Total Cost:** \$4,100

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Community Park

Map: Grid:



### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 52" above finished floor.

**Action:** Adjust height of dog bag dispenser.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

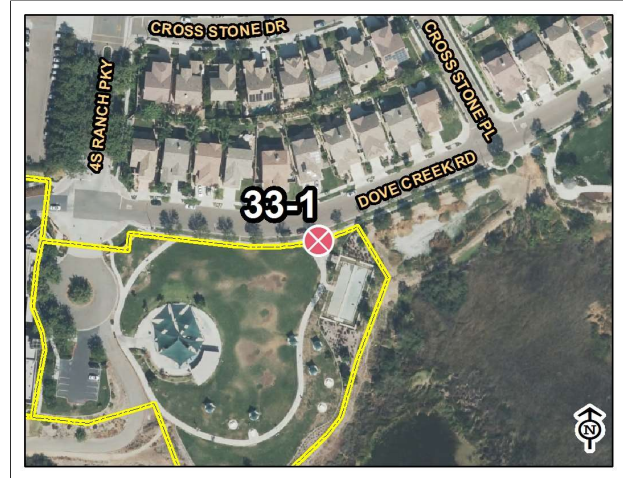
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 63" above finished floor.

**Action:** Adjust height of dog bag dispenser.

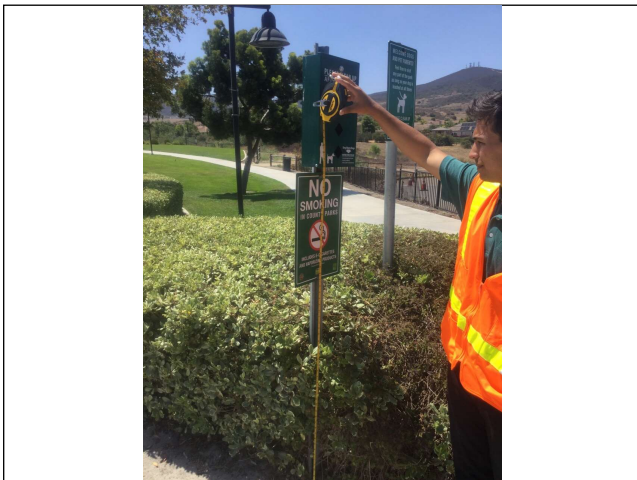
**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

### 32-1 Picnic Area

Category: 3

**Issue:** Sufficient accessible tables provided. One should have a shade structure.

**Action:** Provide accessible picnic table in shaded area.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

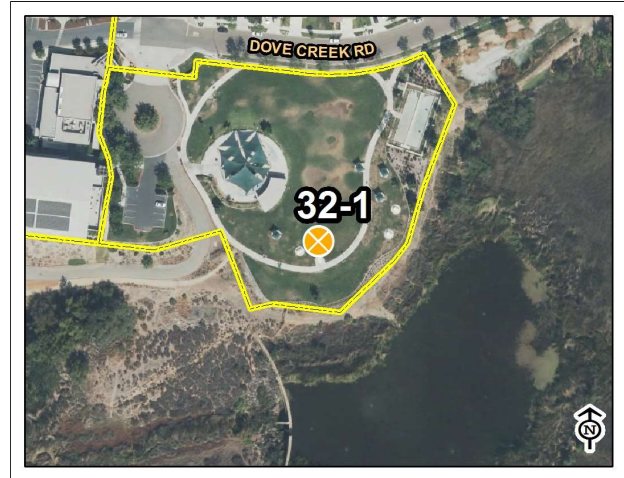
Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

### 32-4 Picnic Area

Category: 3

**Issue:** No accessible tables in covered picnic area.

**Action:** Provide accessible picnic table in shaded area.

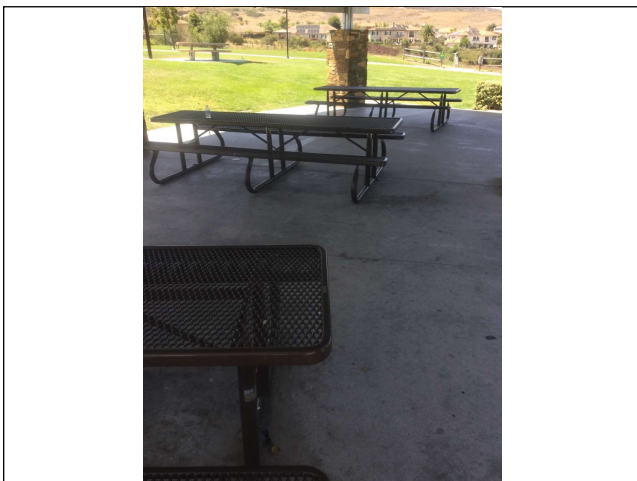
**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:



### 32-3 Picnic Area

Category: 3

**Issue:** No accessible route to grill.

**Action:** Rotate grill and add accessible concrete pad.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$1,000

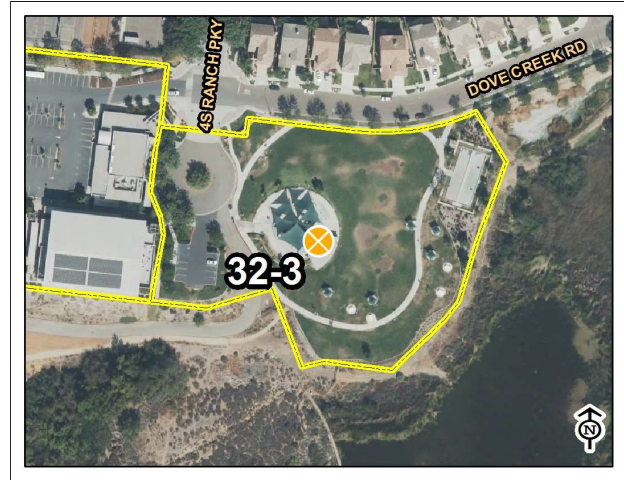
Total Cost: **\$1,700**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

### 26-1 Trails

Category: 3

**Issue:** No accessible route to trail.

**Action:** Provide 48" wide minimum transition from walkway to trail.

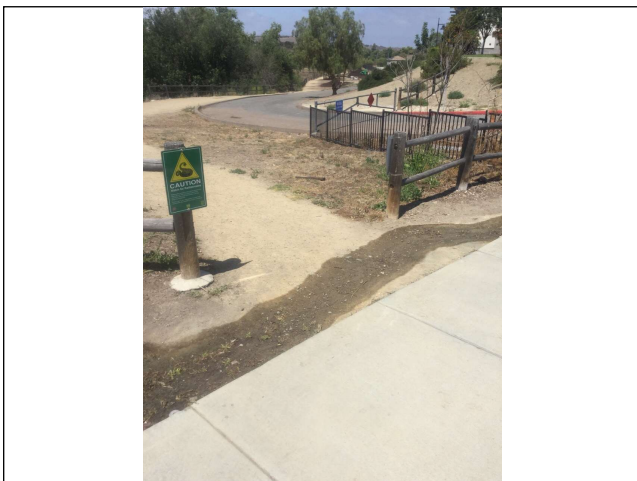
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$2,150**

Qty: 10

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:

### 27-1 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$2,400**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

### 10-2 Drinking Fountain

Category: 3

**Issue:** No High-Low fountain provided.

**Action:** Replace drinking fountain.

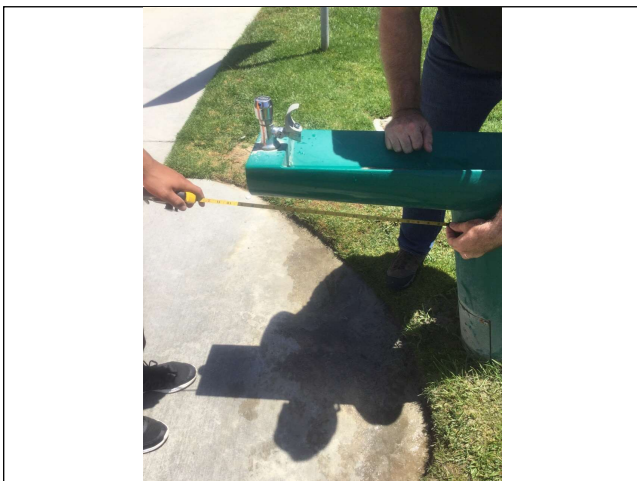
**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

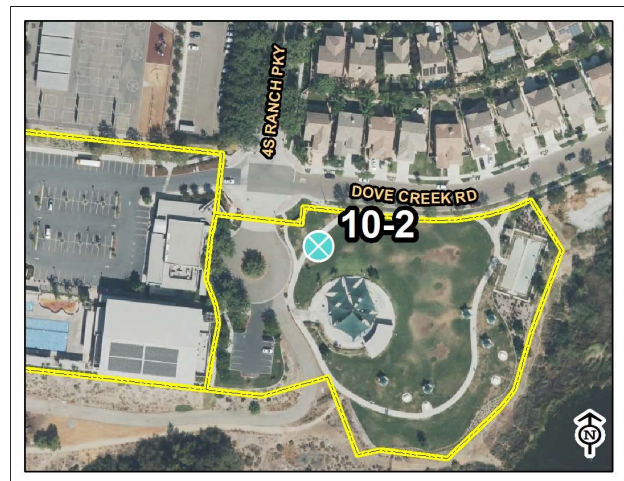
Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



4S Ranch Community Park

Map: Grid:

### 32-2 Picnic Area

Category: 3

**Issue:** No accessible route to grills.

**Action:** Provide 48" wide minimum accessible path to grill nearest to accessible table.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

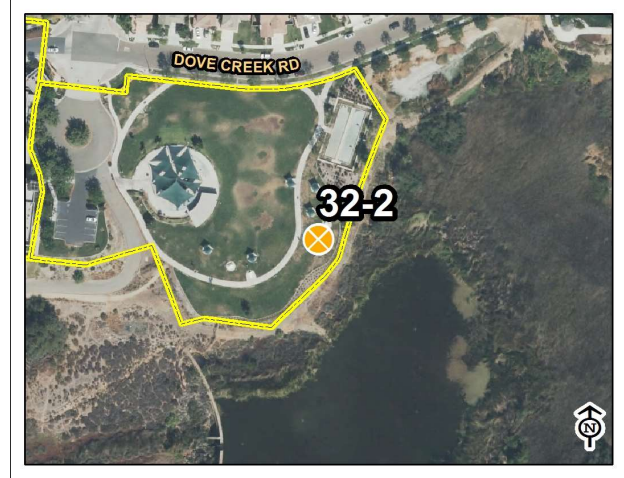
Total Cost: **\$4,400**

Qty: 40

Unit: Feet



Site Photo



4S Ranch Community Park

Map: Grid:



## 6.2 4S RANCH SPORTS PARK



16118D 4S RANCH PARKWAY  
SAN DIEGO, CA 92127

DATE OF ASSESSMENT: 6/18/2018

### Description:

4S Ranch Sports Park is a popular outdoor athletic facility with five baseball/softball fields, six soccer/multipurpose fields, two tennis courts, two basketball courts, and a roller-hockey rink.

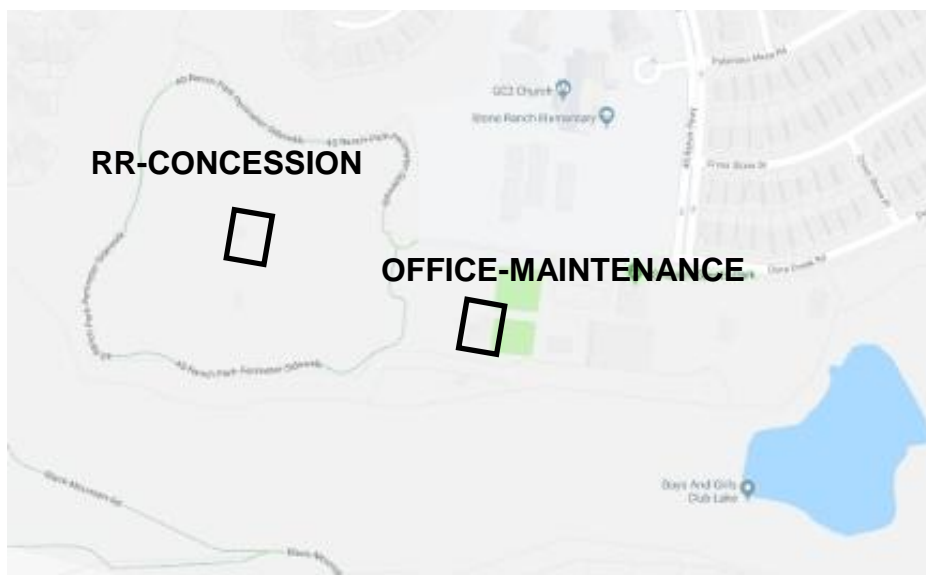


- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **BUILDING ASSESSMENT**



## 4S SPORTS PARK



## RESTROOM-CONCESSION



**Estimated Cost: \$8,250**

### **18-1 Room (Concession)**

#### **Replace or reposition Plumbing fixtures**

The Handwash height is <34" aff ( 34" max).

CBC 11B-606.3 / ADA 606

#### **Reposition Equipment**

T-Stats, 1<sup>st</sup> Aid, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

### **19-1 Multi User Restroom**

#### **Replace or modify Grab Bars**

Side GB extends <54" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

#### **Replace or reposition Accessory Equipment**

Toilet Seat Dispenser is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

## 19-2 Multi User Restroom

### **Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is outside the 17" to 18" range.

CBC 11B-604.2 / ADA 604

### **Adjust Lav Flow duration**

Stream is less than 10 sec. (10 sec. min).

CBC: 11B-606.4 / ADA 606

### **Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

### **Replace or modify Grab Bars**

Side GB extends <54" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

### **Replace or reposition Dispenser**

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

## OFFICE-MAINTENANCE



**Estimated Cost: \$11,700**

### 18-1 Room

#### **Reposition Equipment**

T-Stats, 1<sup>st</sup> Aid, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

#### **Replace or reposition Accessory Equipment**

Paper Towel Dispenser is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

### 20-1 SingleUser Restroom- Unisex

#### **Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

#### **Replace or modify Grab Bars**

Side GB extends <54" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

**Replace or reposition Dispenser**

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

<b>20-2 SingleUser Restroom- Unisex</b>
---

**Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is outside the 17" to 18" range.

CBC 11B-604.2 / ADA 604

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or modify Grab Bars**

Side GB extends <54" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

**Replace or reposition Dispenser**

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

**Accessible Shower**

The Shower is 42" x 48" (30" x 60" min).

CBC: 11B-608.1 / ADA 608

**Relocate or Add Shower Grab Bars**

Grab Bars are prohibited behind the seat.

CBC: 11B-6108.3.2 / ADA 608



# **SITE ASSESSMENT**

#### 4-6 Walk

Category: 1

**Issue:** Walkway running slope is 7%.

**Action:** Install handrails on both sides of walkway.

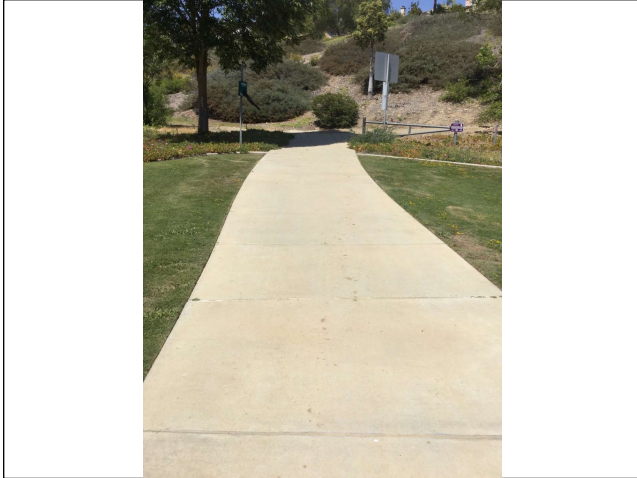
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$2,600**

Qty: 40

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 4-7 Walk

Category: 1

**Issue:** Cross slope at 3.7%.

**Action:** Regrade walkway and replace concrete.

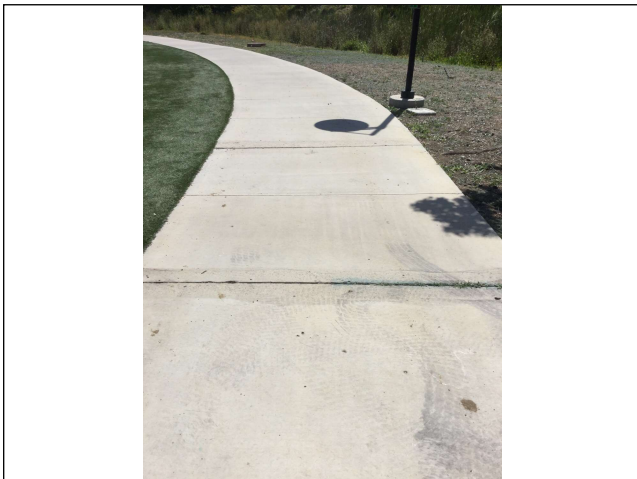
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$2,800**

Qty: 15

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 4-8 Walk

Category: 1

**Issue:** Cross slope at 4%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$2,800**

Qty: 15

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 4-5 Walk

Category: 1

**Issue:** Width of sidewalk clearance is 30".

**Action:** Add concrete panel.

**CBC:** 11B-403.5.3 - Designated accessible walks shall not be less than 3'.

Cost Per: \$75

Total Cost: **\$3,200**

Qty: 25

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:



**32-1 Picnic Area****Category: 1**

**Issue:** No accessible route to picnic table. No accessible tables in picnic area.

**Action:** Provide 48" wide minimum accessible path to picnic area. Provide accessible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$2,300

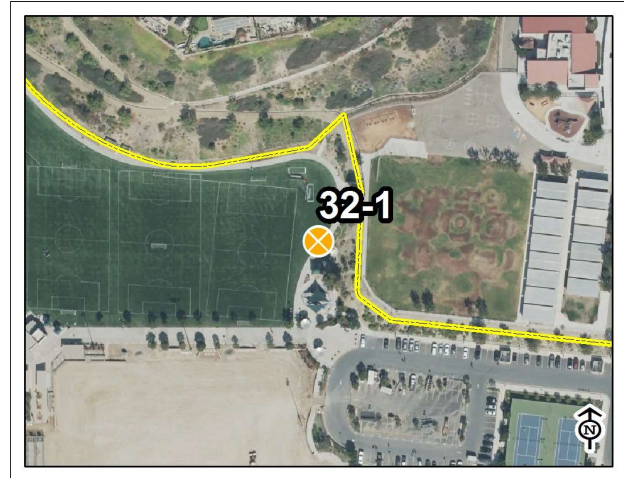
Total Cost: **\$3,600**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

**32-2 Picnic Area****Category: 1**

**Issue:** No accessible route to picnic area with grill.

**Action:** Provide 48" wide minimum accessible path to picnic area.

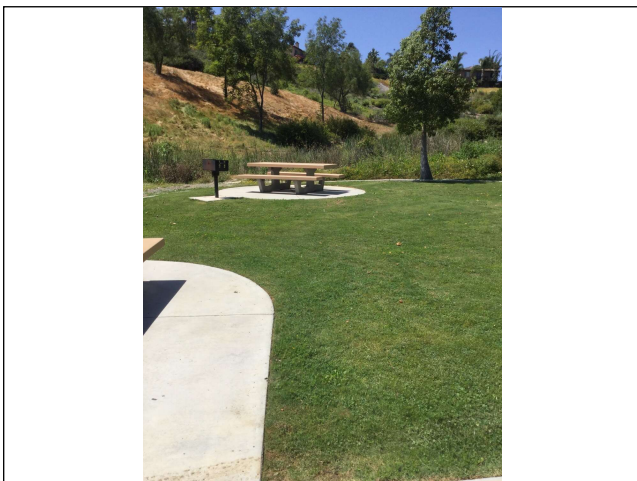
**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$3,800**

Qty: 25

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 4-9 Walk

Category: 1

**Issue:** Cross slope at 3%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$3,800**

Qty: 25

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 3-2 Curb Ramps

Category: 1

**Issue:** No level landing provided. No detectable warnings provided.

**Action:** Regrade and replace concrete of landing. Install detectable warning tile.

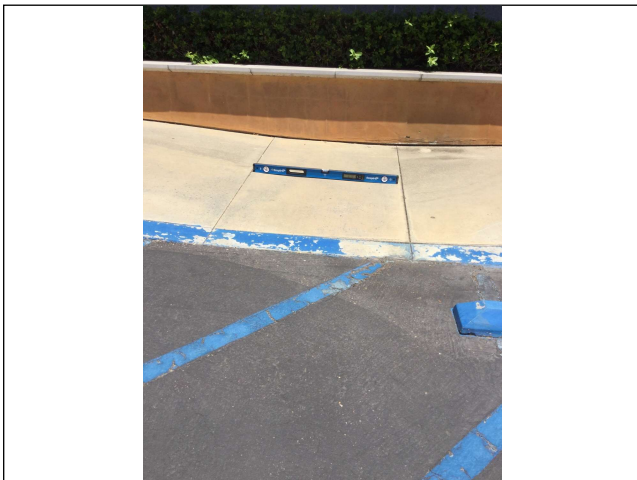
**CBC:** 11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

Cost Per: \$2,700

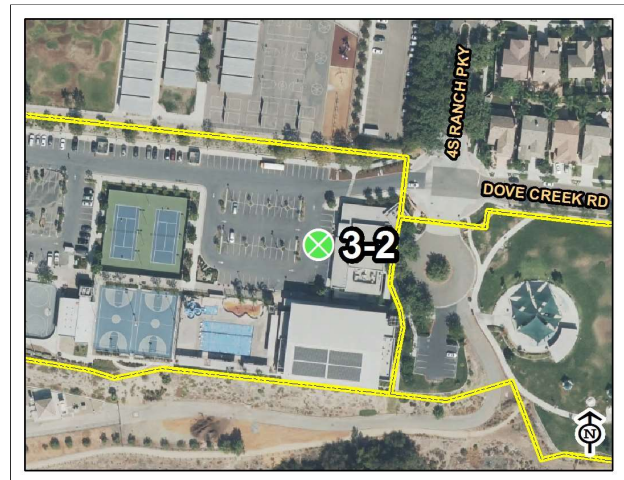
Total Cost: **\$4,000**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:



### 3-3 Curb Ramps

Category: 1

**Issue:** No level landing provided. No detectable warnings provided.

**Action:** Regrade and replace concrete of landing. Install detectable warning tile.

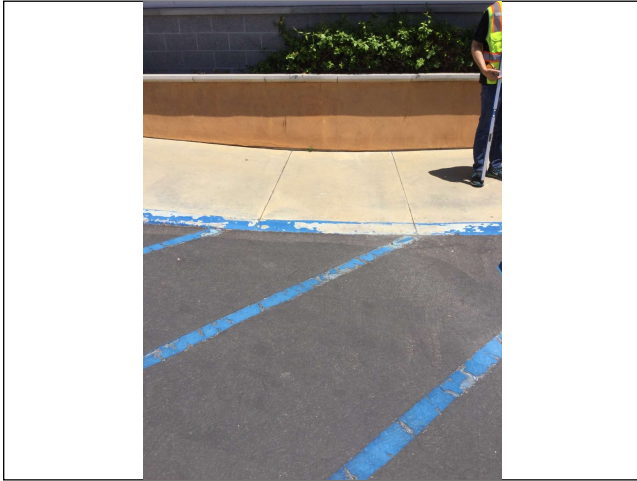
CBC: 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$2,700

Total Cost: **\$4,000**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 3-3 Curb Ramps

Category: 1

**Issue:** Flare slopes 15%. No detectable warnings provided.

**Action:** Replace curb ramp.

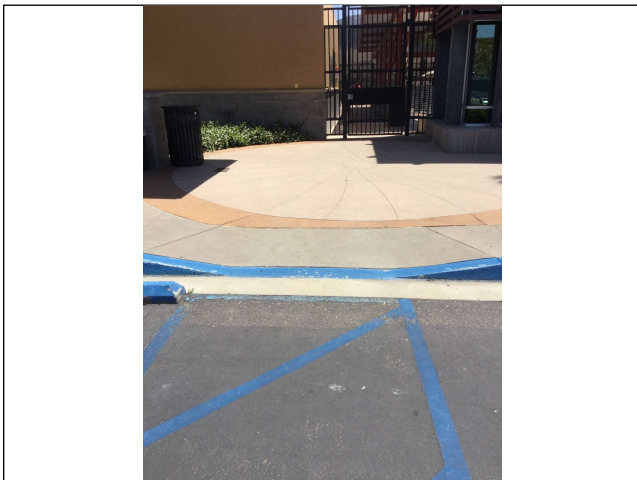
CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

Cost Per: \$2,700

Total Cost: **\$4,000**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 3-4 Curb Ramps

Category: 1

**Issue:** Flare slopes 17%. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

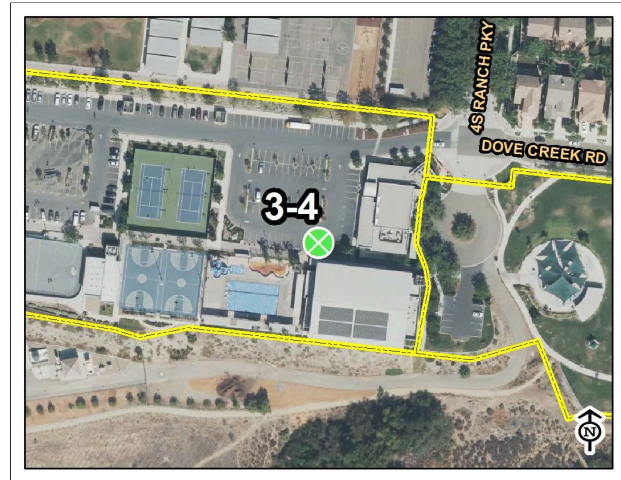
**Total Cost:** \$4,000

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 3-5 Curb Ramps

Category: 1

**Issue:** No 4'x4' landing provided. No detectable warnings provided.

**Action:** Regrade and replace concrete of landing. Install detectable warning tile.

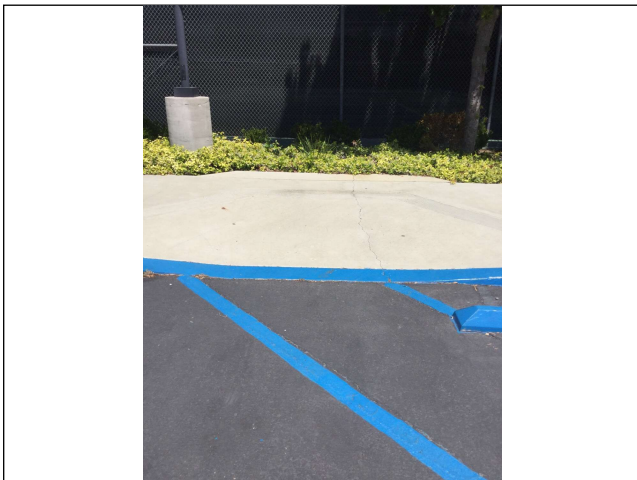
**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$2,700

**Total Cost:** \$4,000

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:



### 3-6 Curb Ramps

Category: 1

**Issue:** No 4'x4' landing provided. No detectable warnings provided.

**Action:** Regrade and replace concrete of landing. Install detectable warning tile.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$2,700

**Total Cost:** \$4,000

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 4-2 Walk

Category: 1

**Issue:** Walkway running slope of 6.3%.

**Action:** Regrade walkway and replace concrete.

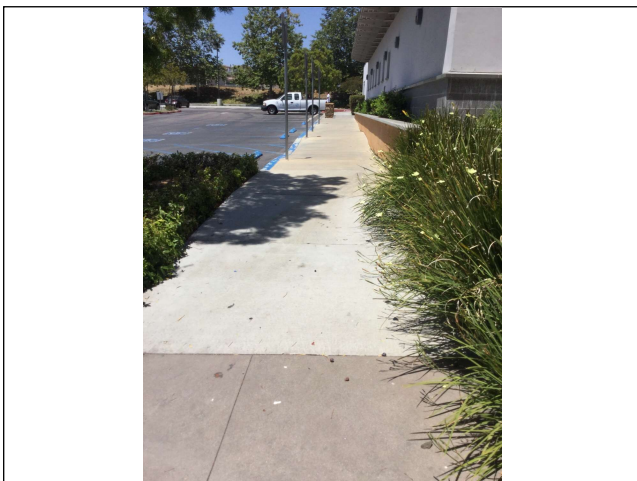
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

**Cost Per:** \$100

**Total Cost:** \$4,300

**Qty:** 30

**Unit:** Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 4-1 Walk

Category: 1

**Issue:** Cross slope at 3.7%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$6,300**

Qty: 50

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 4-3 Walk

Category: 1

**Issue:** Cross slope at 3.5%.

**Action:** Regrade walkway and replace concrete.

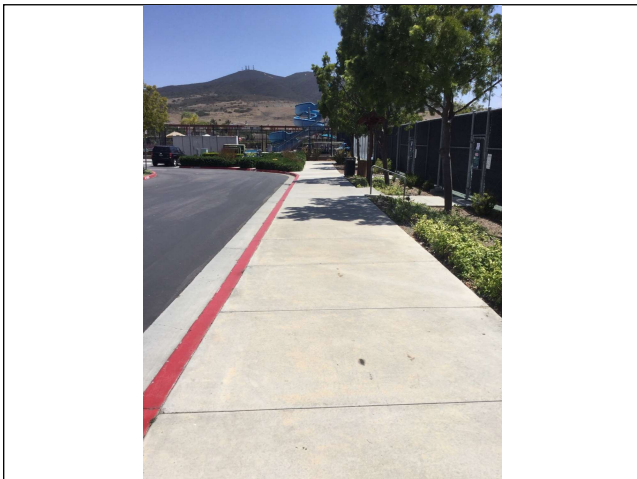
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$6,300**

Qty: 50

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:



### 1-4 Parking Area

Category: 1

**Issue:** Surface slope is 3%.

**Action:** Regrade parking stalls, replace AC pavement, and restripe.

**CBC:** 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

**Cost Per:** \$8,200

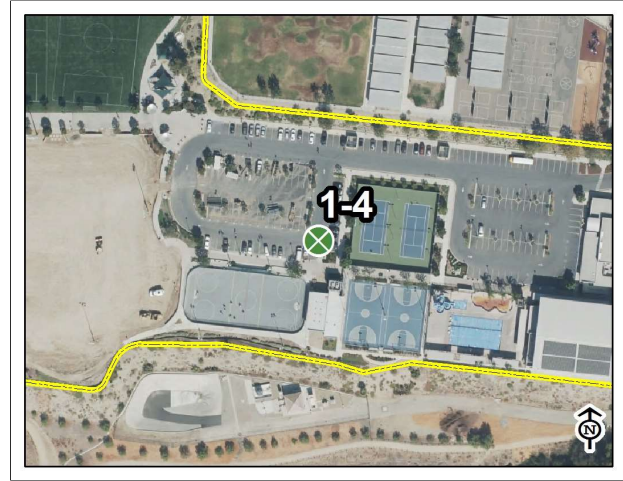
**Total Cost:** \$9,500

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 32-3 Picnic Area

Category: 1

**Issue:** Picnic area slopes 3.3%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

**Cost Per:** \$25

**Total Cost:** \$11,300

**Qty:** 400

**Unit:** Square Feet



Site Photo



4S Ranch Sports Park

Map: Grid:



### 1-1 Parking Area

Category: 1

**Issue:** Surface slope is 2.5%.

**Action:** Regrade parking stalls, replace AC pavement, and restripe.

**CBC:** 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

**Cost Per:** \$33,000

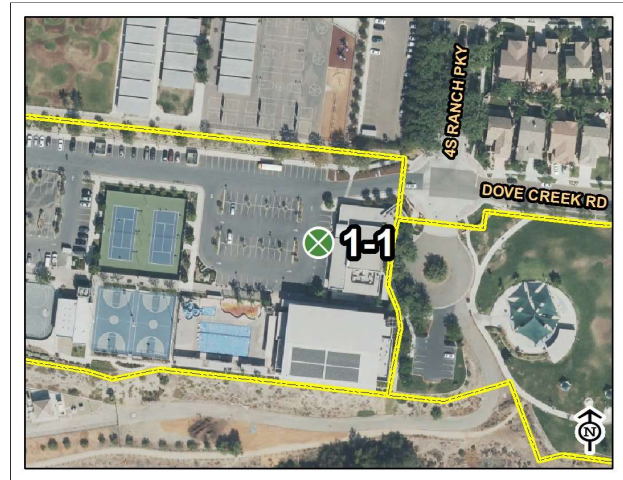
**Total Cost:** **\$34,300**

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 7-2 Hazard

Category: 2

**Issue:** Vertical changes in walkway exceed 1/2".

**Action:** Grind or patch concrete.

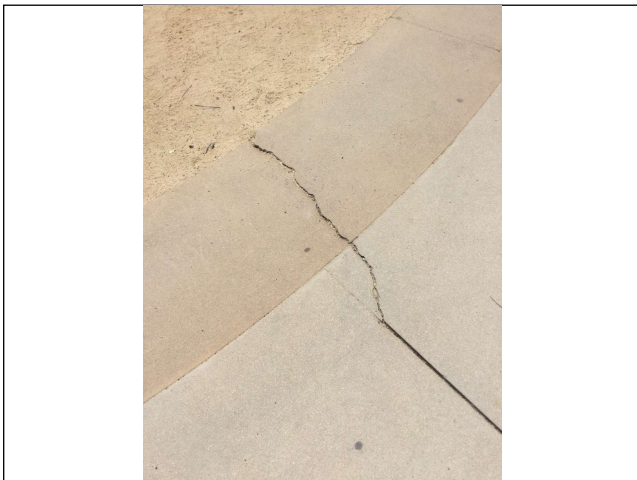
**CBC:** 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

**Cost Per:** \$250

**Total Cost:** **\$250**

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:

**7-3 Hazard****Category: 2****Issue:** 3/4" gap in concrete.**Action:** Add sealant to fill gap.

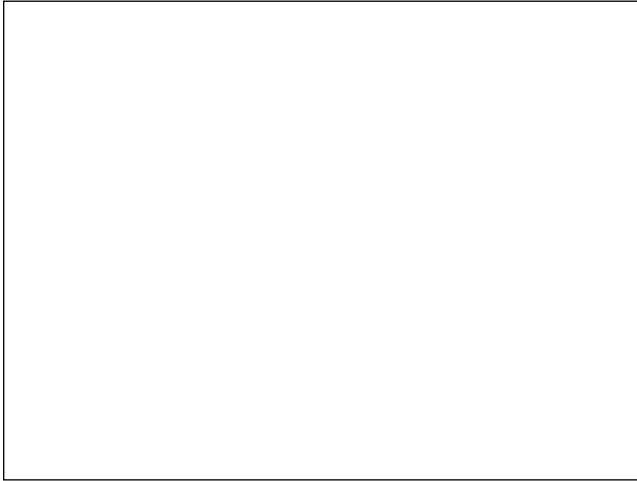
CBC: 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

Cost Per: \$250

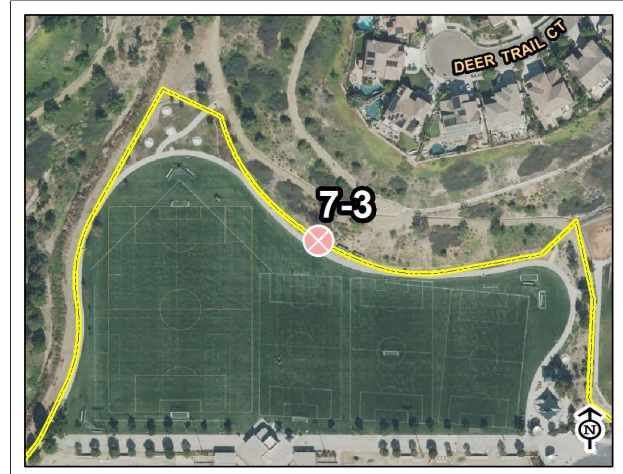
Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

**4-4 Walk****Category: 2****Issue:** Vertical changes in walkway exceed 1/2".**Action:** Grind or patch concrete.

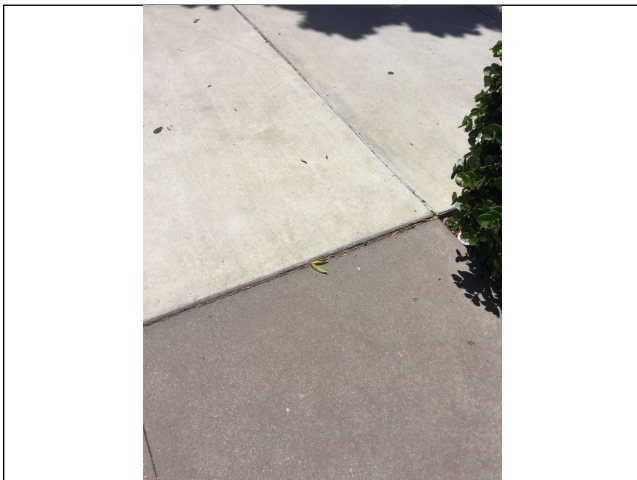
CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:



**7-1 Hazard****Category: 2****Issue:** Abrupt 4" or more vertical change and adjacent steep slope.**Action:** Install warning curb.

CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$100

Total Cost: **\$1,100**

Qty: 5

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

**29-1 Game and Sports Area****Category: 2****Issue:** Gate hardware is not accessible. No ADA signage posted.**Action:** Replace or modify gate and provide ADA access sign.

CBC: 11B-404.2.7 - Accessible door and gate hardware must be provided.

Cost Per: \$1,000

Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 29-2 Game and Sports Area

Category: 2

**Issue:** Gate hardware is not accessible. No ADA signage posted.

**Action:** Replace or modify gate and provide ADA access sign.

**CBC:** 11B-404.2.7 - Accessible door and gate hardware must be provided.

Cost Per: \$1,000

Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 1-5 Parking Area

Category: 2

**Issue:** Missing ISA signs.

**Action:** Install proper ADA parking stall signage.

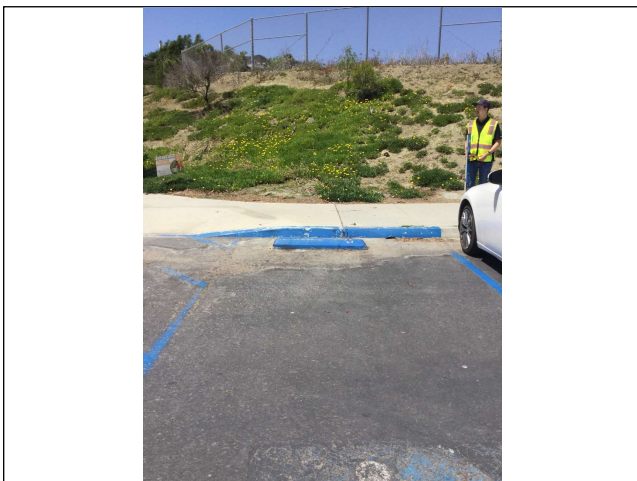
**CBC:** 11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$1,200

Total Cost: **\$1,800**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:



#### 4-10 Walk

Category: 2

**Issue:** Vegetation encroachment into walkway makes walkway less than 3'.

**Action:** Maintain vegetation throughout walkway.

**CBC:** 11B-403.5.3 - Designated accessible walks shall not be less than 3'.

Cost Per: \$1,500

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 7-4 Hazard

Category: 2

**Issue:** Vertical changes in walkway exceed 1/2".

**Action:** Regrade and replace concrete panels.

**CBC:** 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$100

Total Cost: **\$2,300**

Qty: 10

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

### 1-2 Parking Area

Category: 2

**Issue:** Parking stalls are 15.5'.

**Action:** Restripe parking stalls to be 18' minimum.

**CBC:** 11B-502.2 - Car and van parking spaces shall be 18' minimum.

**Cost Per:** \$4,300

**Total Cost:** \$4,900

**Qty:** 1

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 4-12 Walk

Category: 2

**Issue:** Surface slope of turning space is 3%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

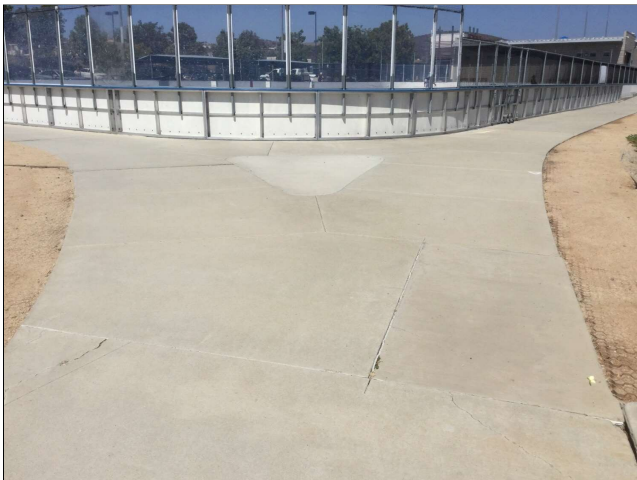
**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

**Cost Per:** \$100

**Total Cost:** \$5,300

**Qty:** 40

**Unit:** Feet



Site Photo



4S Ranch Sports Park

Map: Grid:



### 3-1 Curb Ramps

Category: 2

**Issue:** No curb ramps provided at the ends of crosswalk.

**Action:** Install curb ramps at both ends of crosswalk.

**CBC:** 11B-406.5.4 - Floor or ground surfaces of curb ramps and blended transitions shall be smooth and not have changes in level other than running slope and cross slope.

**Cost Per:** \$2,700

**Total Cost:** \$6,700

**Qty:** 2

**Unit:** Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 34-1 Play Equipment Area

Category: 2

**Issue:** Play surface at 3.5%.

**Action:** Regrade play area and replace rubberized surface.

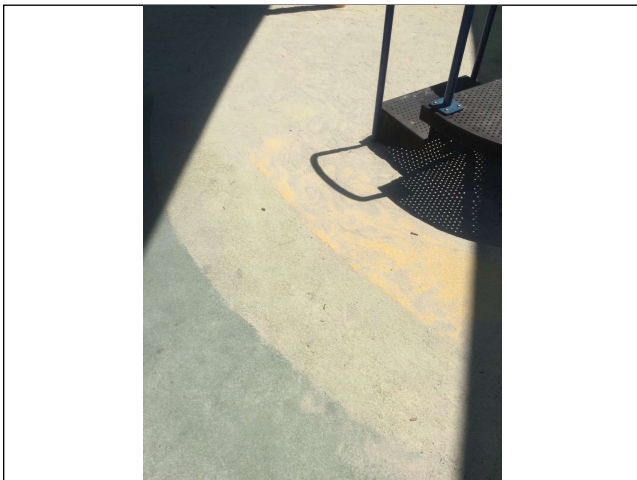
**CBC:** 11B-206.2.17 - Play areas shall provide level and accessible routes.

**Cost Per:** \$15

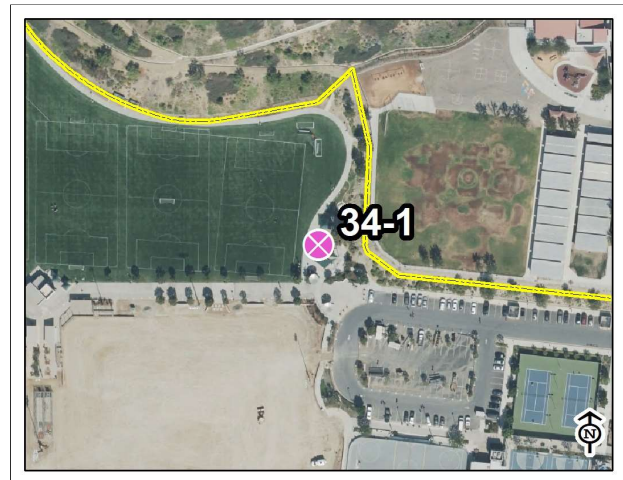
**Total Cost:** \$7,300

**Qty:** 400

**Unit:** Square Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 4-11 Walk

Category: 2

**Issue:** Cross slope at 3%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$21,300**

Qty: 200

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

#### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 54" above finished floor.

**Action:** Adjust height of dog bag dispenser.

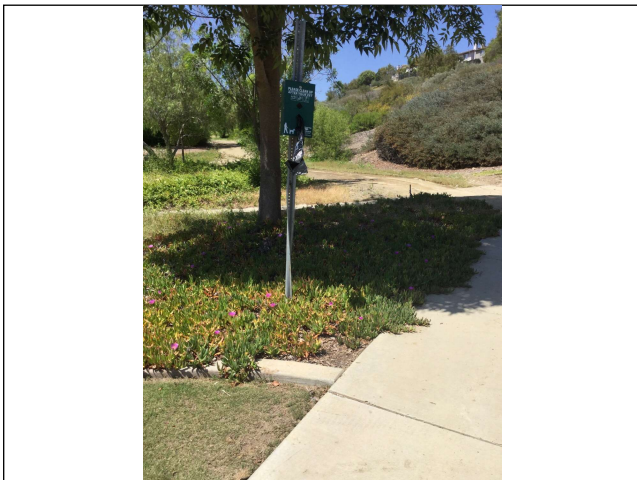
**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:



### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 54" above finished floor. Side reach is 24" from accessible walkway.

**Action:** Adjust height and relocate to be 10" maximum from accessible walkway.

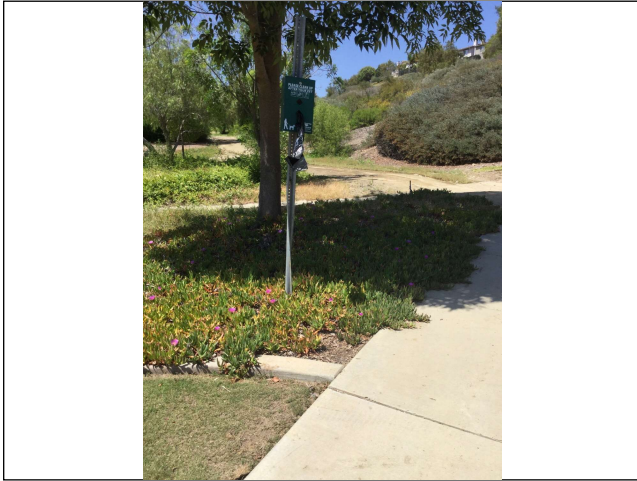
**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$750

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 27-1 Assembly Area

Category: 3

**Issue:** No companion seating provided at benches.

**Action:** Provide 36"x48" clear floor area for companion seating.

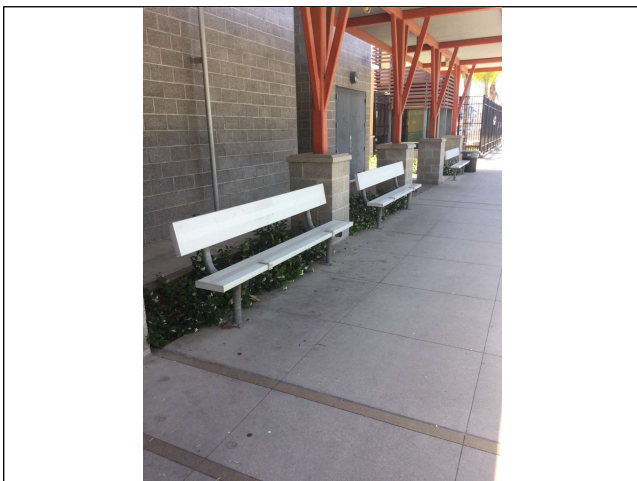
**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 27-2 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 27-3 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

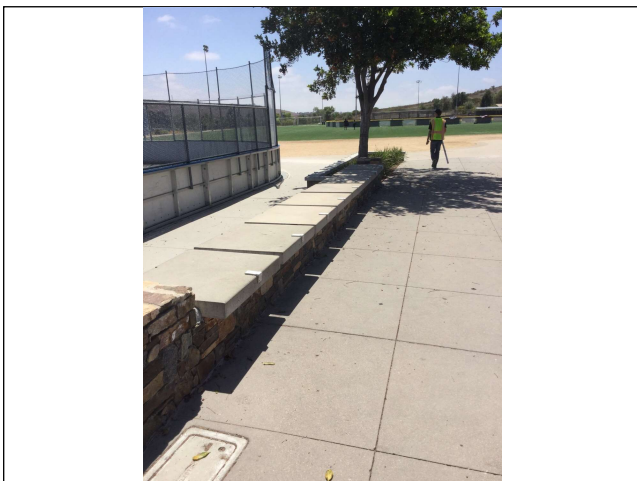
**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

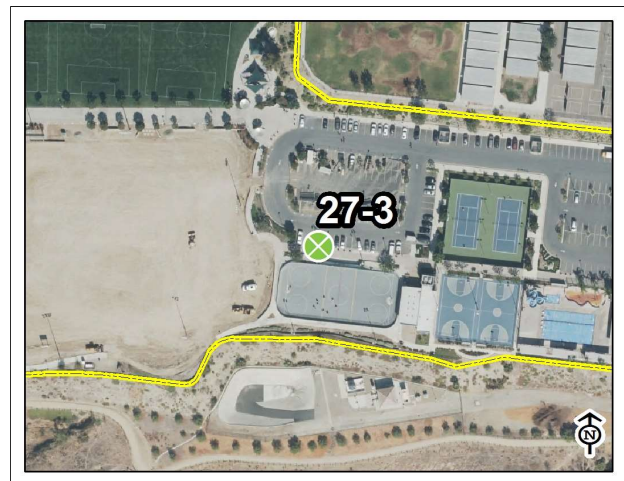
Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:



### 27-4 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$2,300**

Qty: 1

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:

### 27-6 Assembly Area

Category: 3

**Issue:** Companion seating area slopes 2.7%.

**Action:** Regrade companion seating area and replace concrete.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$100

Total Cost: **\$2,300**

Qty: 10

Unit: Feet



Site Photo



4S Ranch Sports Park

Map: Grid:

## 27-5 Assembly Area

Category: 3

**Issue:** No companion seating provided at the 3 benches around walkway.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$4,300**

Qty: 3

Unit: Each



Site Photo



4S Ranch Sports Park

Map: Grid:



## 6.3 BANCROFT HOUSE



3554 JAMES CIRCLE  
SPRING VALLEY, CA 91977

DATE OF ASSESSMENT: 6/27/18

### Description:

Located in Spring Valley, Bancroft Park is a 4.37-acre park that features a historic rock house. The Bancroft Rock House is named for Hubert Howe Bancroft – a wealthy writer, editor and publisher of history books upon whose land the house was built between 1885 and 1888. The structure saw use as a school house, a guest house, and a fire-safe storage area. Restored in 2010, the house gives a glimpse of what life was like for San Diego pioneers in the 1800s.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **BUILDING ASSESSMENT**

## BANCROFT HOUSE MUSEUM





## MUSEUM



This Report does not make any assumptions about the status or specifics of the Historical Designation of the Museum and/or Property. The California Historical Building Code is the reference document for alterations to Historical Properties.

Relevant Code sections:

CHBC: 8-603.5, CBC: 1101B.1

**Estimated Cost: \$750**

### **8-1 Door**

#### **Add ISA Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 216

#### **Install or Modify Permanent Room Signage**

Install Latch side signage and/or door signage

CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703

# **SITE ASSESSMENT**

### 33-2 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to gated area. No ADA parking stall provided.

**Action:** Install leveled concrete or AC pavement pad near trailhead with appropriate signage. All stalls shall comply with CBC 11B-502. Provide 48" minimum accessible path to gated area.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$8,500

Total Cost: **\$8,500**

Qty: 1

Unit: Each



Site Photo



Bancroft County Park & Rock House

Map: Grid:

### 33-5 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to park from the street.

**Action:** Provide 48" wide minimum accessible path from street.

**CBC:** 11B-206.2.1 - At least one accessible route shall be provided from parking spaces and the public streets.

Cost Per: \$100

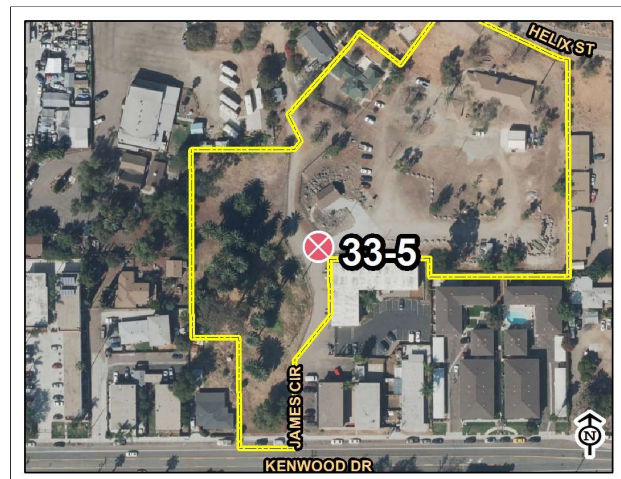
Total Cost: **\$30,000**

Qty: 300

Unit: Feet



Site Photo



Bancroft County Park & Rock House

Map: Grid:



### 6-1 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

**CBC:** 11B-505.10.3 - Handrail gripping surfaces shall extend 1' beyond stair.

**Cost Per:** \$50

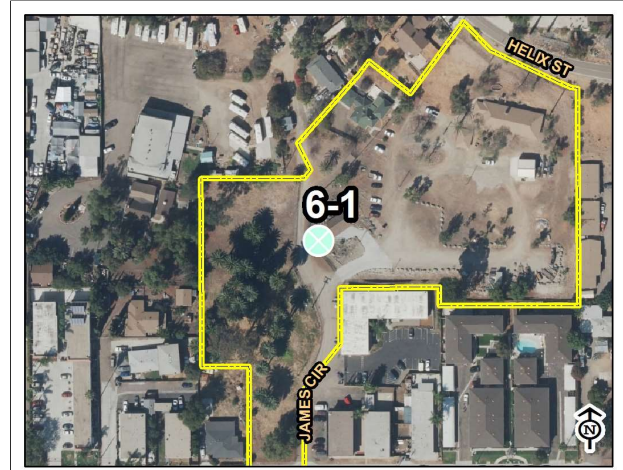
**Total Cost:** \$650

**Qty:** 13

**Unit:** Each



Site Photo



Bancroft County Park & Rock House

Map: Grid:

### 1-1 Parking Area

Category: 2

**Issue:** Van access aisle 7'8" wide.

**Action:** Restripe access aisle.

**CBC:** 11B-502.3 - Access aisles shall be provided, adjoin an accessible route, be painted appropriately, and marked for no parking.

**Cost Per:** \$1,000

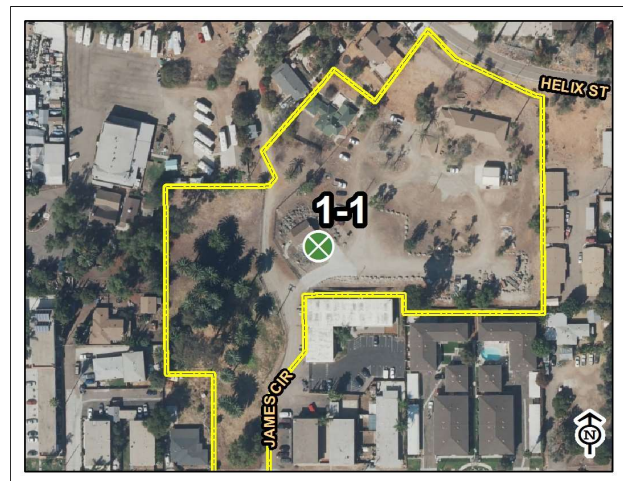
**Total Cost:** \$1,000

**Qty:** 1

**Unit:** Each



Site Photo



Bancroft County Park & Rock House

Map: Grid:

#### 4-1 Walk

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tile.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

Total Cost: **\$1,200**

Qty: 1

Unit: Each



Site Photo



Bancroft County Park & Rock House

Map: Grid:

#### 1-2 Parking Area

Category: 2

**Issue:** No "Minimum Fine" sign posted at parking stall.

**Action:** Install "Minimum Fine" and van parking signs on existing pole.

CBC: 11B-502.6.2 - Additional language or an additional sign shall state "Minimum Fine \$250"

Cost Per: \$1,200

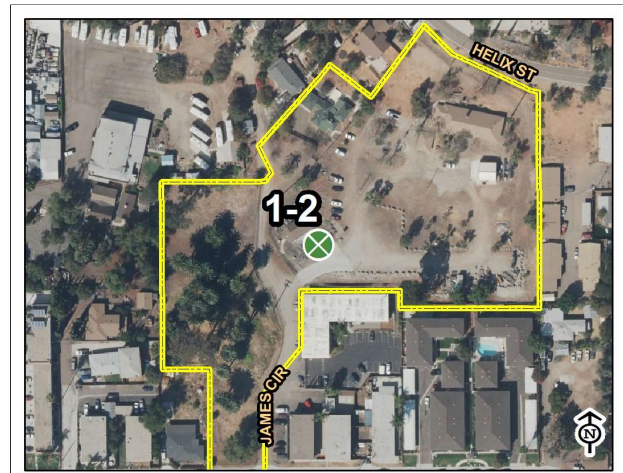
Total Cost: **\$2,400**

Qty: 2

Unit: Each



Site Photo



Bancroft County Park & Rock House

Map: Grid:



### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to park feature.

**Action:** Provide 48" wide minimum accessible path to park feature.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$1,500**

Qty: 20

Unit: Feet



Site Photo



Bancroft County Park & Rock House

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to park feature.

**Action:** Relocate feature to be near accessible path.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$1,500

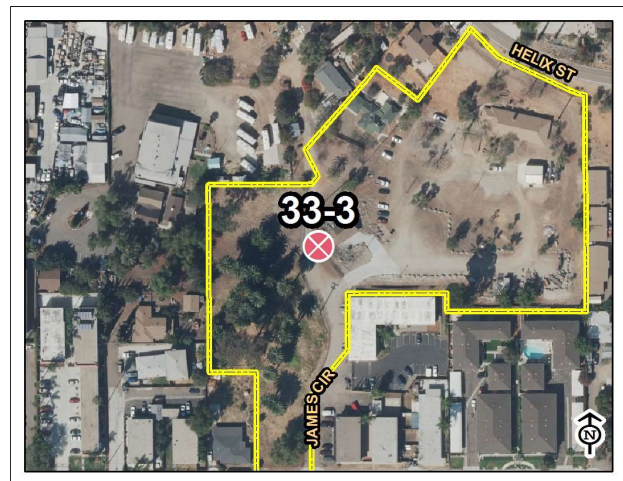
Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



Bancroft County Park & Rock House

Map: Grid:



### 33-4 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk.

**Action:** Provide 48" wide minimum accessible path to kiosk.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$2,000**

Qty: 20

Unit: Feet



Site Photo



Bancroft County Park & Rock House

Map: Grid:

### 32-1 Picnic Area

Category: 3

**Issue:** No accessible picnic area provided.

**Action:** Provide accessible concrete pad with a picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$6,800

Total Cost: **\$6,800**

Qty: 1

Unit: Each



Site Photo



Bancroft County Park & Rock House

Map: Grid:



## 6.4 BARNETT RANCH PRESERVE

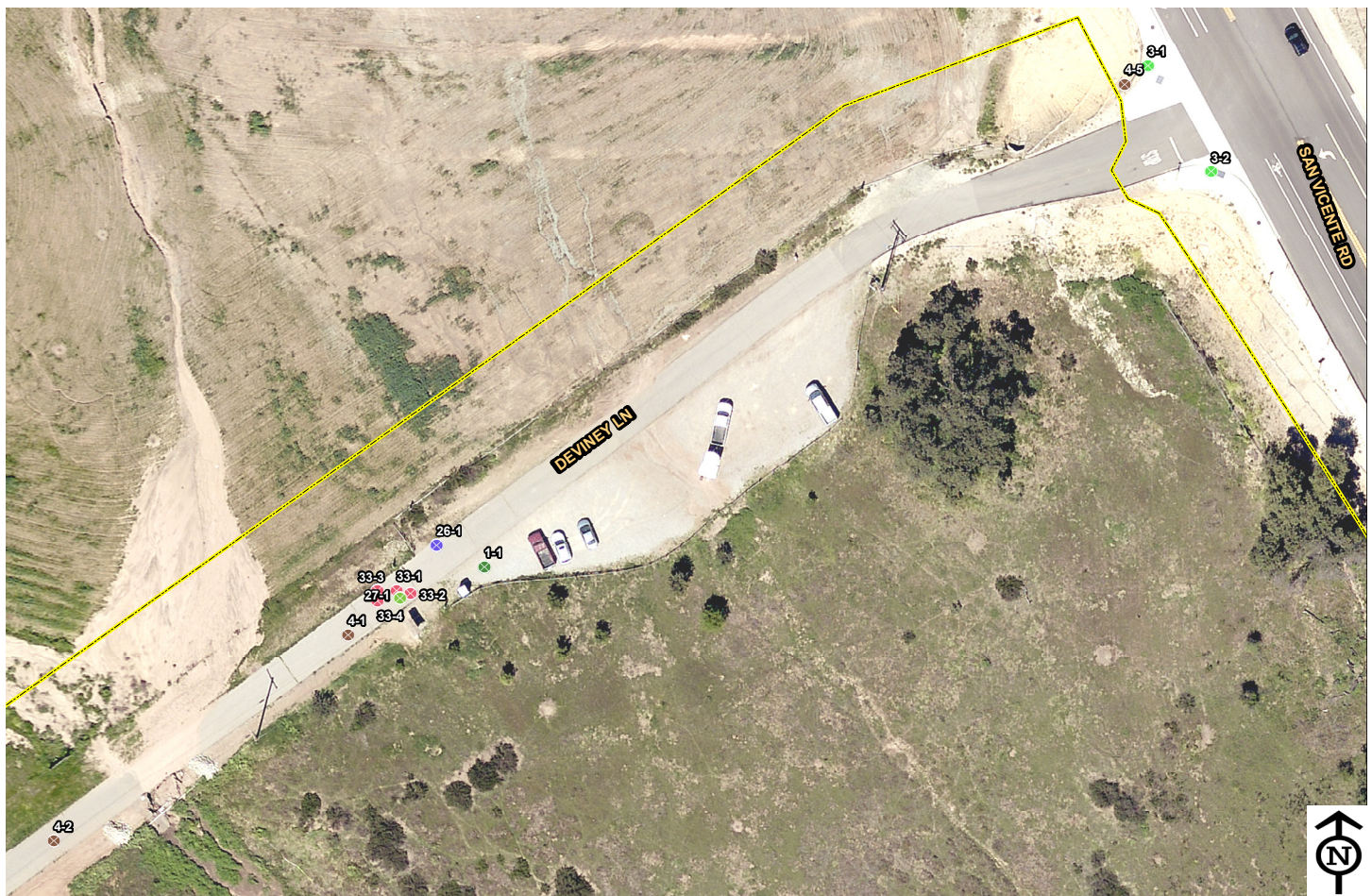


1500 DEVINEY LANE/SAN VICENTE ROAD  
RAMONA, CA 92065

DATE OF ASSESSMENT: 6/19/18

### Description:

The 728-acre Barnett Ranch Preserve is located in central San Diego County, in the Ramona Community Planning Area. Four miles of multi-use trails (link to trails map) include a 2.5-mile loop for walking, running, biking and horseback-riding. Picnic tables and rest areas.

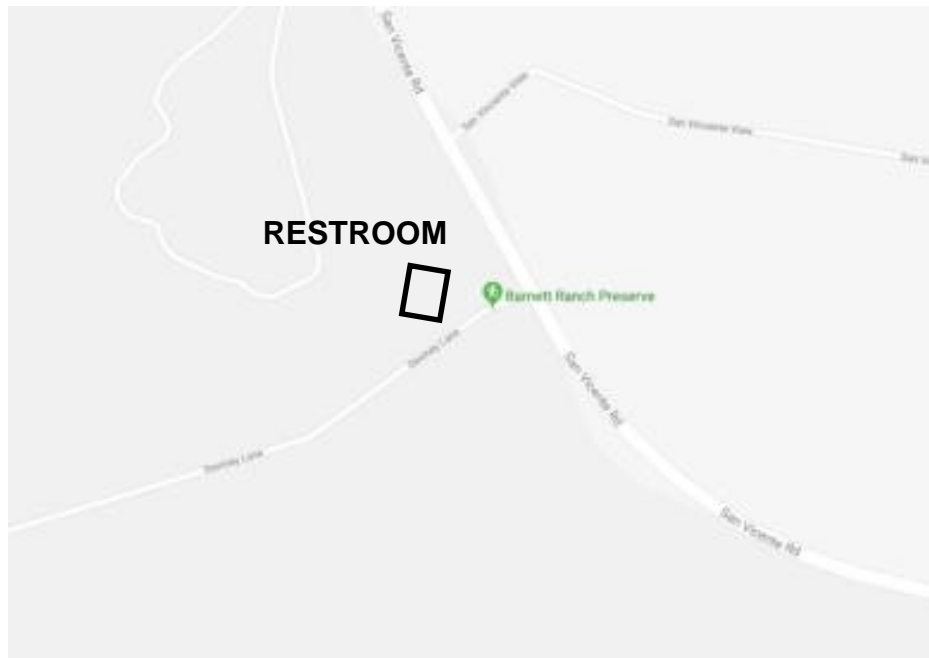


- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **BUILDING ASSESSMENT**



## BARNETT PRESERVE



## RESTROOM



Estimated Cost: \$25,000

<b>20-1 Unisex Restroom</b>
-----------------------------

**100% Non-Compliant.**

It is suggested to replace this unit with a Prefabricated Restroom, compliant with California Accessibility standards.

# **SITE ASSESSMENT**



### 26-1 Trails

Category: 1

**Issue:** No accessible route to trailhead.

**Action:** Replace or modify gate and provide ADA access sign.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$1,000

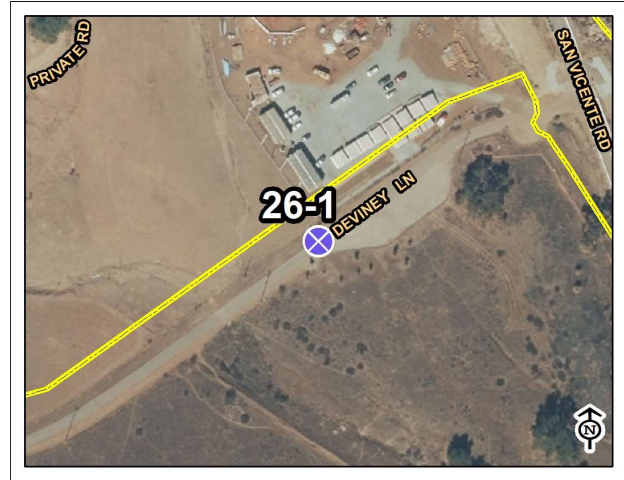
Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Barnett Ranch Preserve

Map: Grid:

### 33-4 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to trailhead features.

**Action:** Regrade and provide 48" wide minimum accessible path to the trailhead features.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$4,900**

Qty: 30

Unit: Feet



Site Photo



Barnett Ranch Preserve

Map: Grid:

### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided at park.

**Action:** Install leveled concrete or AC pavement pad near trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

**Cost Per:** \$7,500

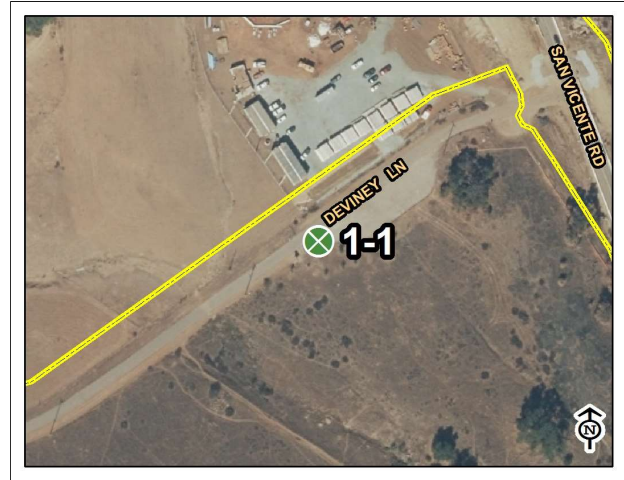
**Total Cost:** \$10,100

**Qty:** 1

**Unit:** Each



Site Photo



Barnett Ranch Preserve

Map: Grid:

### 4-1 Walk

Category: 1

**Issue:** Cross slope at 7%.

**Action:** Regrade and provide 48" wide minimum accessible path.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

**Cost Per:** \$100

**Total Cost:** \$22,600

**Qty:** 200

**Unit:** Feet



Site Photo



Barnett Ranch Preserve

Map: Grid:



#### 4-5 Walk

Category: 1

**Issue:** No accessible route to park from the street.

**Action:** Regrade and provide 48" wide minimum accessible path to the park.

**CBC:** 11B-206.2.1 - At least one accessible route shall be provided from parking spaces and the public streets.

**Cost Per:** \$100

**Total Cost:** **\$37,600**

**Qty:** 350

**Unit:** Feet



Site Photo



Barnett Ranch Preserve

Map: Grid:

#### 3-1 Curb Ramps

Category: 2

**Issue:** No 4'x4' landing provided on curb ramp.

**Action:** Regrade and replace concrete of landing.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$100

**Total Cost:** **\$3,600**

**Qty:** 10

**Unit:** Feet



Site Photo



Barnett Ranch Preserve

Map: Grid:



### 3-2 Curb Ramps

Category: 2

**Issue:** No 4'x4' landing provided on curb ramp.

**Action:** Regrade and replace concrete of landing.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$100

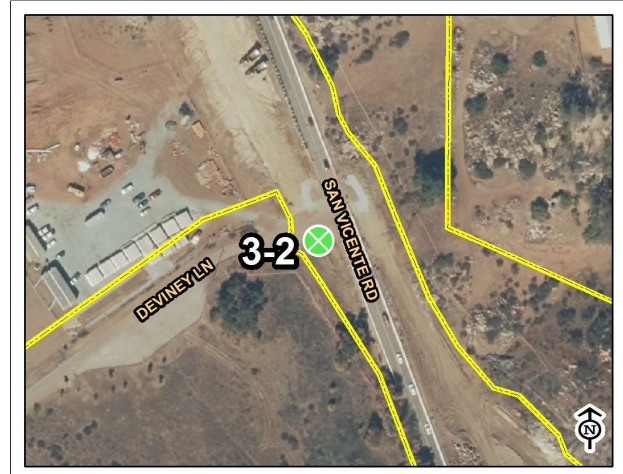
**Total Cost:** \$3,600

**Qty:** 10

**Unit:** Feet



Site Photo



Barnett Ranch Preserve

Map: Grid:

### 4-2 Walk

Category: 2

**Issue:** Surface slope of turning space is 7%.

**Action:** Provide level surface at point of turning. Regrade and replace path.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

**Cost Per:** \$100

**Total Cost:** \$5,600

**Qty:** 30

**Unit:** Feet



Site Photo



Barnett Ranch Preserve

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Area around kiosk slopes 4%.

**Action:** Regrade area around kiosk. Cost provided in 33-4.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$0

Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Barnett Ranch Preserve

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Area around kiosk slopes 4%.

**Action:** Regrade area around kiosk. Cost provided in 33-4.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$0

Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Barnett Ranch Preserve

Map: Grid:



### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 53" above finished floor.

**Action:** Adjust height of dog bag dispenser.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Barnett Ranch Preserve

Map: Grid:

### 27-1 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

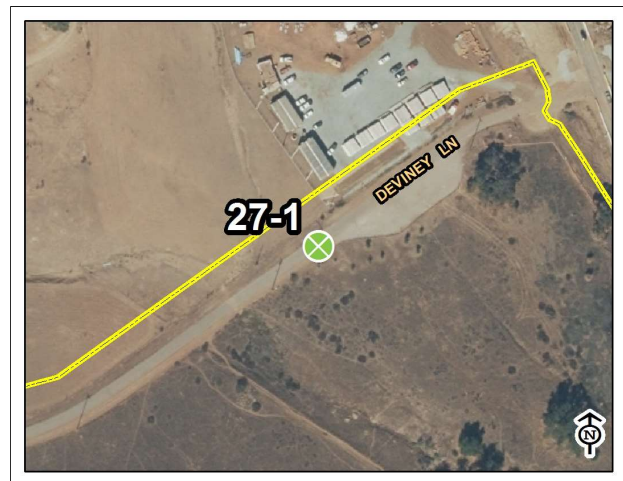
Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Barnett Ranch Preserve

Map: Grid:



## 6.5 CAMPO STONE STORE



31130 STATE HIGHWAY 94  
CAMPO, CA 92006

DATE OF ASSESSMENT: 7/4/18

### Description:

Housed in a sturdy stone structure built in 1885, the Campo Stone Store Museum takes you back to an adventurous, pioneering time when this area 50 miles east of San Diego was a hotspot of commerce, travel and ranching. An official California Historic Landmark, the stone building was erected after a furious raid of the town's main store by border bandits in 1875. Seeking more security, the store was rebuilt with much sturdier stone. People from both sides of the border relied on the store, which also served as a bank, post office and community social center.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **BUILDING ASSESSMENT**

CAMPO STORE





## MUSEUM



This Report does not make any assumptions about the status or specifics of the Historical Designation of the Museum and/or Property. The California Historical Building Code is the reference document for alterations to Historical Properties.

Relevant Code sections:

CHBC: 8-603.5, CBC: 11B-202.5

**Estimated Cost: \$110,750**

### 8-1 Door (Main Entry)

#### **Add ISA Entry Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 703

#### **Replace Door Hardware**

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

#### **Door Maneuvering Clearance**

<18" clear Maneuvering Clearance on pull side (18" min.)

CBC 11B-404.2.4.1 / ADA 404

### 18-1 Store (1<sup>st</sup> Floor)

#### **Clear Path of Travel**

Staff Area behind Display Counter is less than 36" clear open (36" min)

CBC 11B-403.5.1 (with exceptions) / ADA 403

**Clear Path of Travel**

Passageway to Root Cellar is <80" clear height.  
CBC 11B-307.4 / ADA 307

**Clear Path of Travel**

Path to Root Cellar is less than 36" clear open (36" min)

**18-2 Museum (2<sup>nd</sup> Floor)****Access**

Not Accessible, only by non-compliant Exterior Stairs, no Ramp, no Elevator.

**20-1 SingleUser Restroom (2<sup>nd</sup> Floor)**

The Fixtures in the Room are not accessible.

Options:

- A. Leave as-is and add Unisex facilities to the Building or
- B. Size allowing, renovate the (2) existing restrooms into (1) Unisex.
- C. Remove existing restrooms, if allowed by Use & Occupancy.

**20-2 SingleUser Restroom (2<sup>nd</sup> Floor)**

The Fixtures in the Room are not accessible.

Options:

- A. Leave as-is and add Unisex facilities to the Building or
- B. Size allowing, renovate the (2) existing restrooms into (1) Unisex.
- C. Remove existing restrooms, if allowed by Use & Occupancy.

# **SITE ASSESSMENT**



### 33-1 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to park features.

**Action:** Provide 48" wide minimum accessible path to park features. Cost provided in 33-4.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

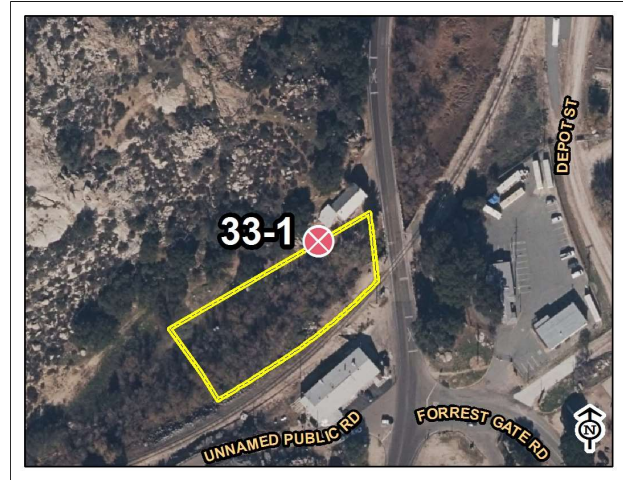
Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to park feature.

**Action:** Provide 48" wide minimum accessible path to park feature. Cost provided in 33-4.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

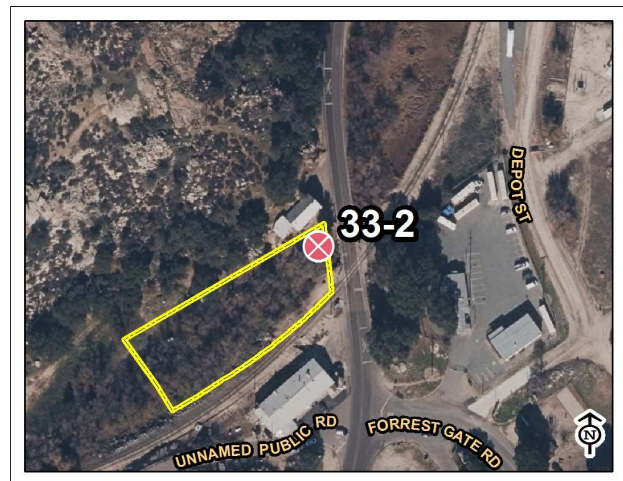
Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to park signs.

**Action:** Provide 48" wide minimum accessible path to park signs. Cost provided in 33-4.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 4-1 Walk

Category: 1

**Issue:** Entrance of building contains uneven surface.

**Action:** Regrade entrance and replace concrete.

**CBC:** 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$100

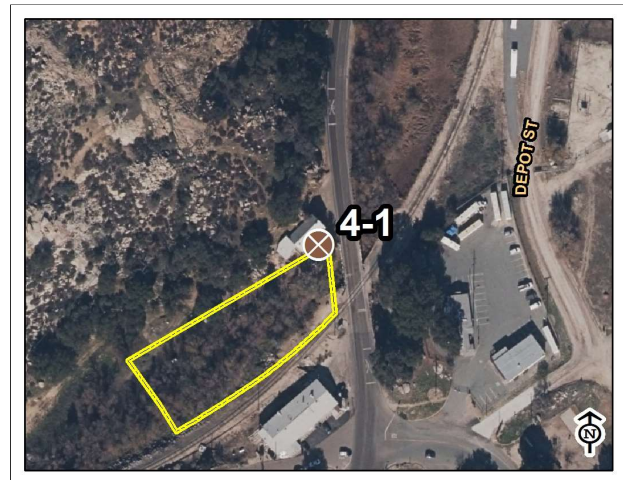
Total Cost: \$3,000

Qty: 10

Unit: Feet



Site Photo



Campo Stone Store

Map: Grid:



#### 4-2 Walk

Category: 1

**Issue:** No accessible route to building entrance.

**Action:** Provide 48" wide minimum accessible path from parking to store.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

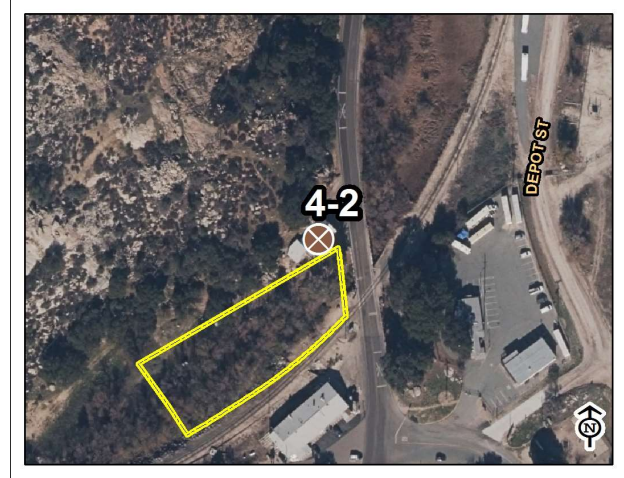
Total Cost: **\$4,200**

Qty: 30

Unit: Feet



Site Photo



Campo Stone Store

Map: Grid:

#### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install leveled concrete or AC pavement pad near trail head with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,000

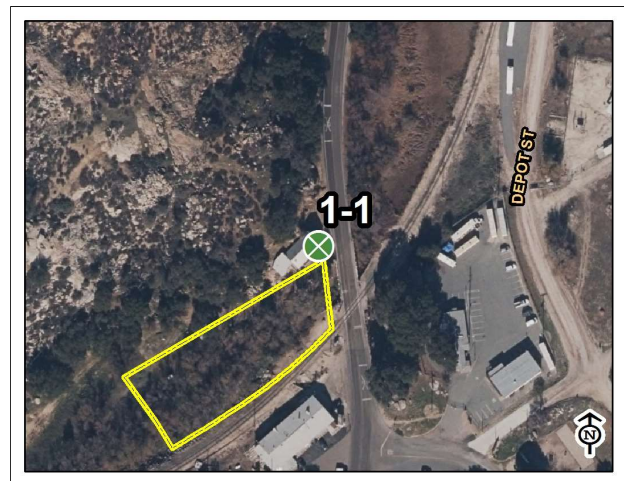
Total Cost: **\$9,000**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:



### 33-4 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to park features.

**Action:** Provide 48" wide minimum accessible path to park features.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$25

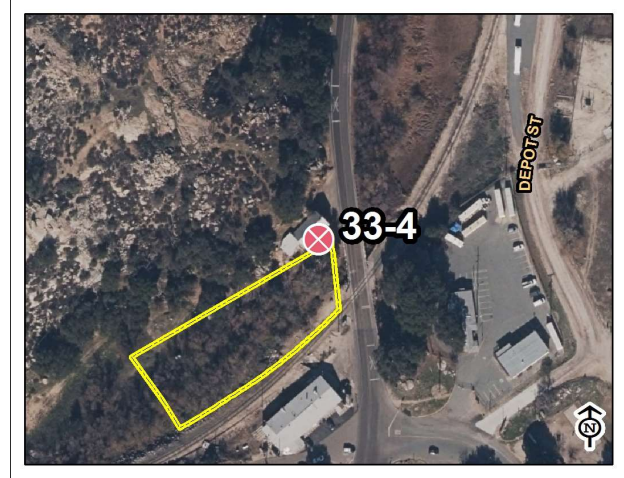
Total Cost: **\$27,000**

Qty: 1000

Unit: Square Feet



Site Photo



Campo Stone Store

Map: Grid:

### 6-2 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

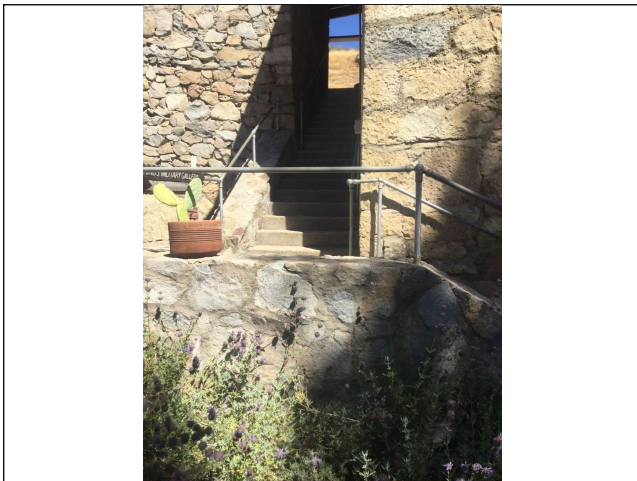
**CBC:** 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

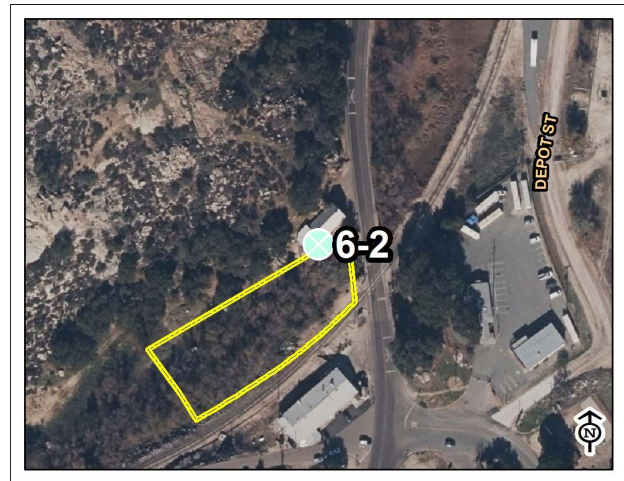
Total Cost: **\$1,800**

Qty: 24

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 6-1 Stairway

Category: 2

**Issue:** No handrails provided. No contrasting stripes on treads.

**Action:** Install handrails. Install warning stripes on steps.

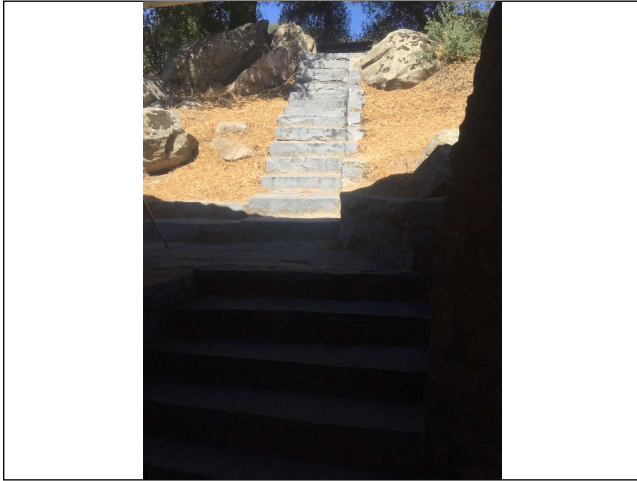
**CBC:** 11B-504.6 - Handrails are required on both sides of stairs.

Cost Per: \$2,500

Total Cost: **\$3,100**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 20-1 Single User Bathroom

Category: 2

**Issue:** No accessible route to restroom.

**Action:** Provide accessible portable restroom in an accessible area.

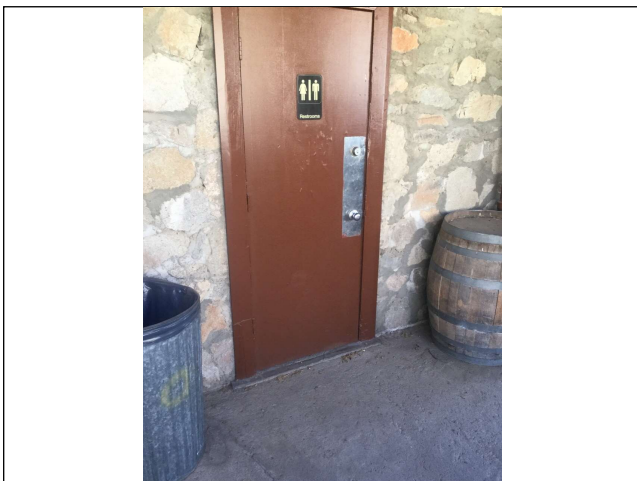
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$25,000

Total Cost: **\$29,000**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:



### 32-2 Picnic Area

Category: 3

**Issue:** No accessible route to picnic area. No accessible tables in picnic area.

**Action:** Provide accessible picnic table.

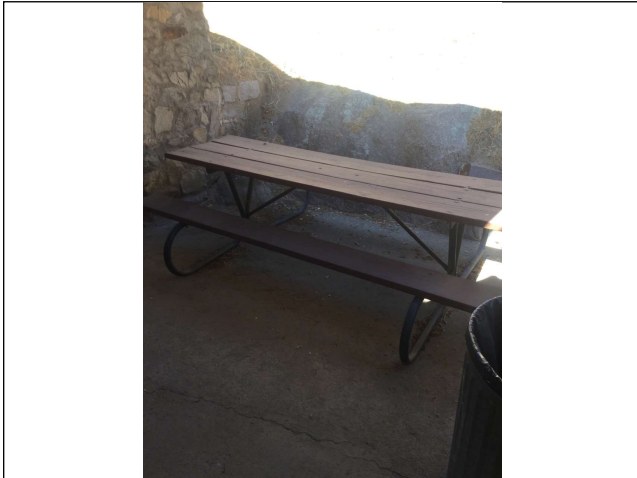
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$800

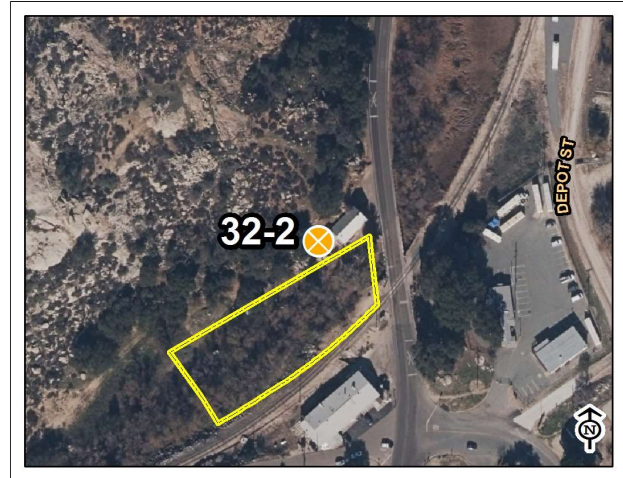
Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 32-3 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible picnic table.

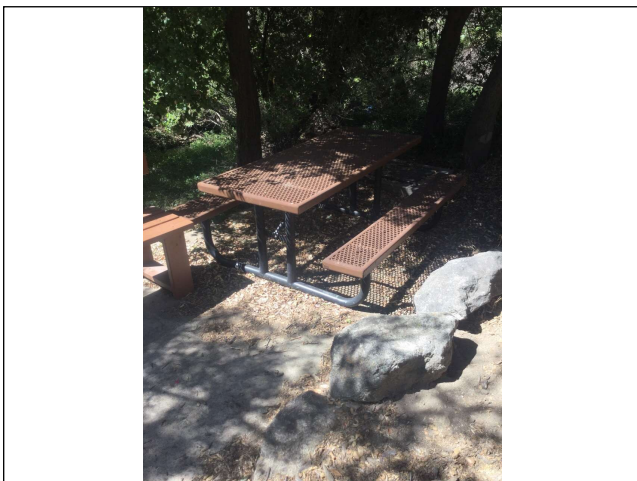
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$800

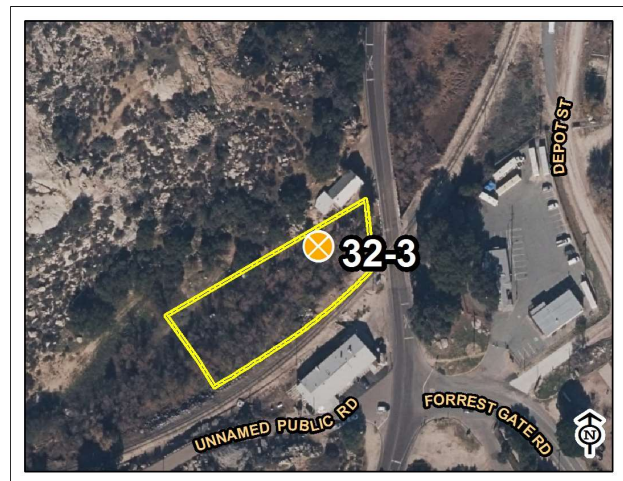
Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:



### 27-1 Assembly Area

Category: 3

**Issue:** Companion seating area slopes 4%.

**Action:** Provide 36"x48" clear floor area for companion seating.

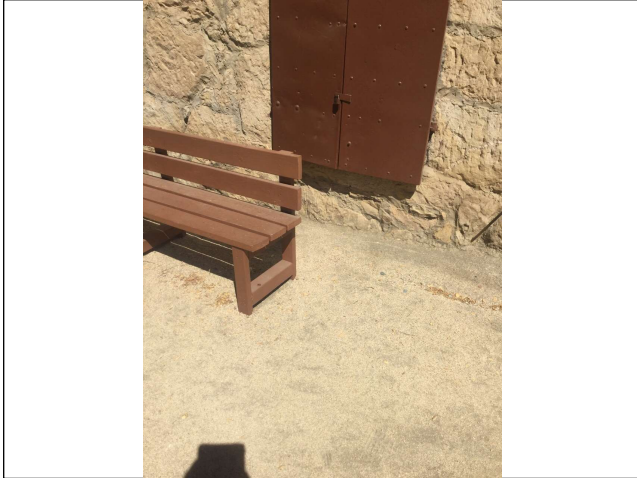
**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

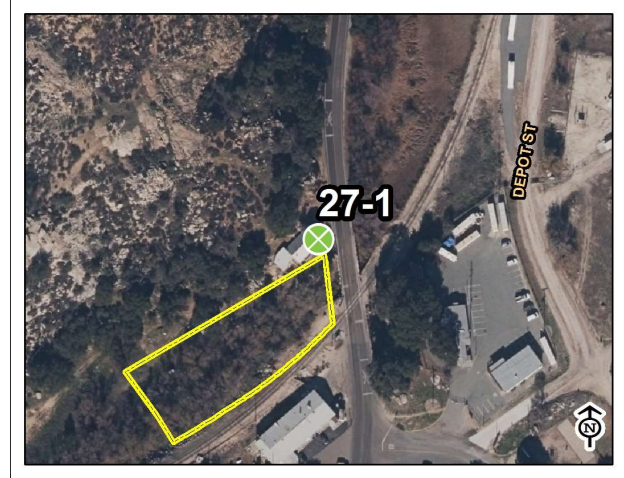
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 27-2 Assembly Area

Category: 3

**Issue:** No accessible route to bench. No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$1,000

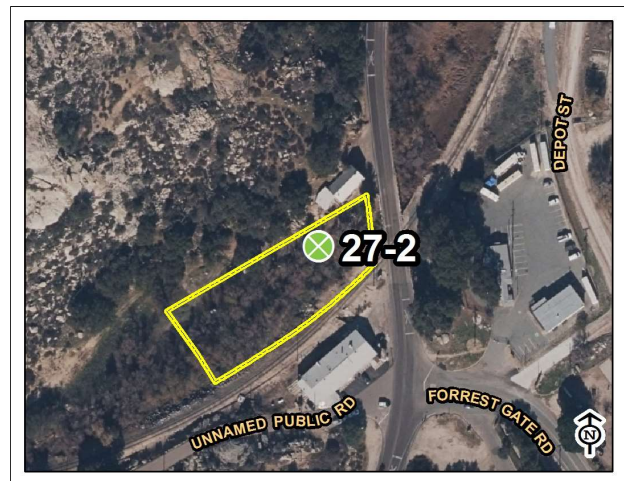
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:

### 10-1 Drinking Fountain

Category: 3

**Issue:** No High-Low fountain provided.

**Action:** Install High-Low fountain in an accessible area.

**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

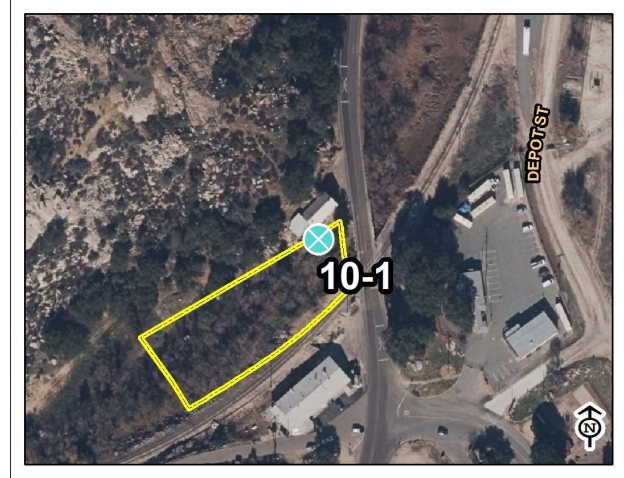
Total Cost: **\$5,000**

Qty: 1

Unit: Each



Site Photo



Campo Stone Store

Map: Grid:



## 6.6 COTTONWOOD PARK

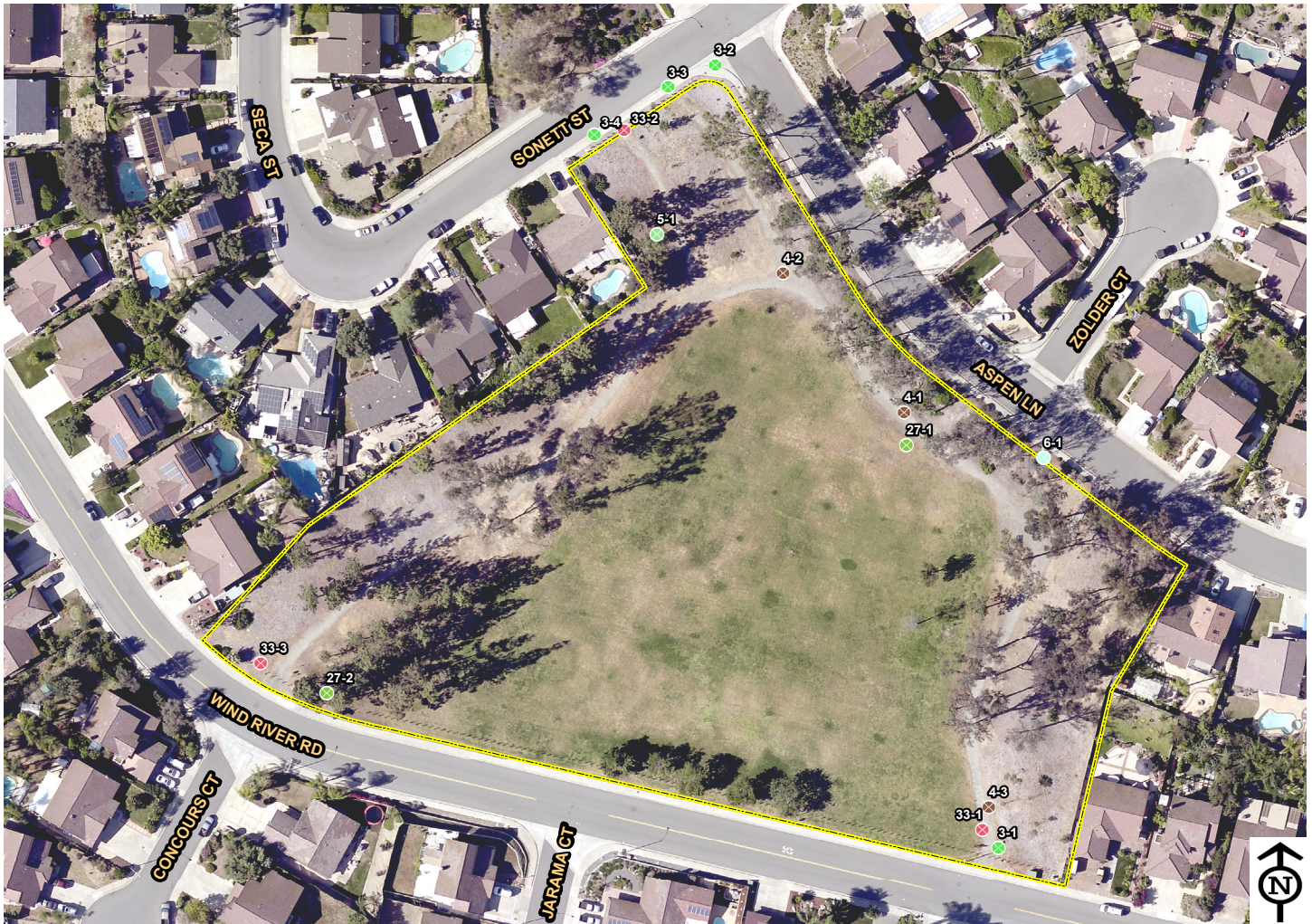


2139 WINDRIVER ROAD  
EL CAJON, CA 92019

DATE OF ASSESSMENT: 6/27/18

### Description:

Located in El Cajon, the 5.4-acre Cottonwood Park features mature shade trees, benches and a paved walkway surrounding a large, sunny grass area.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **SITE ASSESSMENT**

### 3-1 Curb Ramps

Category: 1

**Issue:** Flare slopes 13%. Running slope is 10%. No landing provided. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

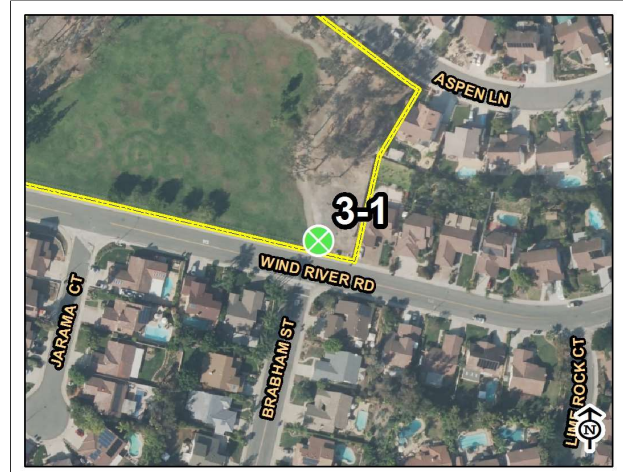
**Total Cost:** **\$3,800**

**Qty:** 1

**Unit:** Each



Site Photo



Cottonwood County Park

Map: Grid:

### 3-2 Curb Ramps

Category: 1

**Issue:** Flare slopes 21%. Running slope is 11%. No level landing provided. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

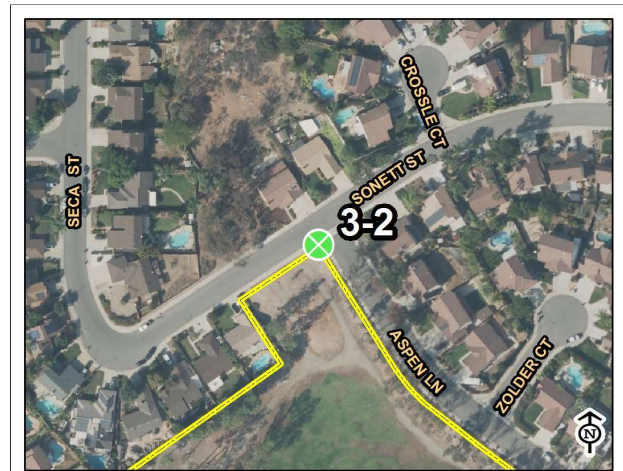
**Total Cost:** **\$3,800**

**Qty:** 1

**Unit:** Each



Site Photo



Cottonwood County Park

Map: Grid:

### 3-3 Curb Ramps

Category: 1

**Issue:** No landing provided for driveway apron.

**Action:** Replace driveway apron per SDRSD G-14A.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$3,000

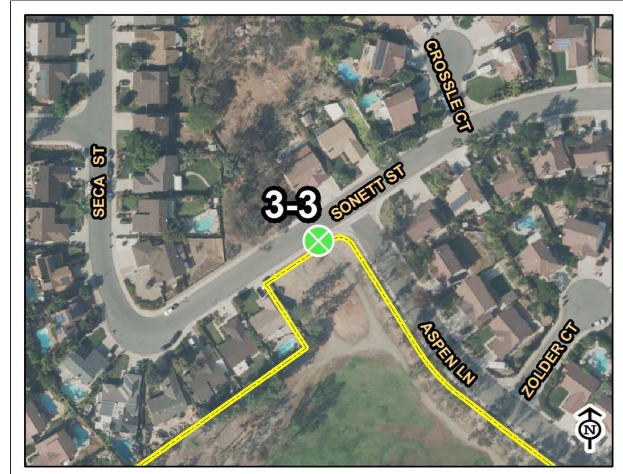
**Total Cost:** **\$4,100**

**Qty:** 1

**Unit:** Each



Site Photo



Cottonwood County Park

Map: Grid:

### 3-4 Curb Ramps

Category: 1

**Issue:** No landing provided for driveway apron.

**Action:** Replace driveway apron per SDRSD G-14A.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$3,000

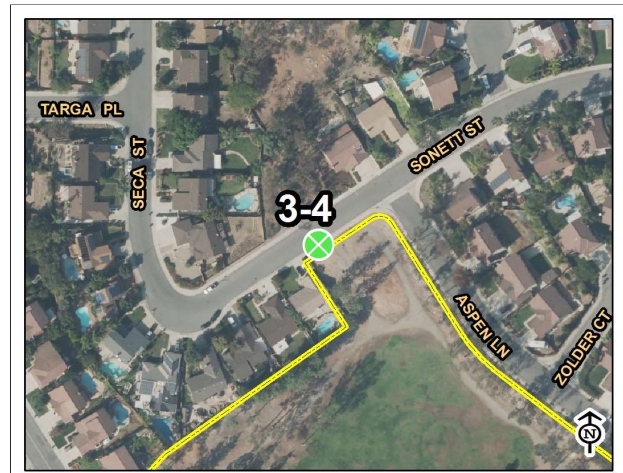
**Total Cost:** **\$4,100**

**Qty:** 1

**Unit:** Each



Site Photo



Cottonwood County Park

Map: Grid:



#### 4-2 Walk

Category: 1

**Issue:** Surface slope of turning space is 9%.

**Action:** Provide level surface at point of turning. Regrade and provide path.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

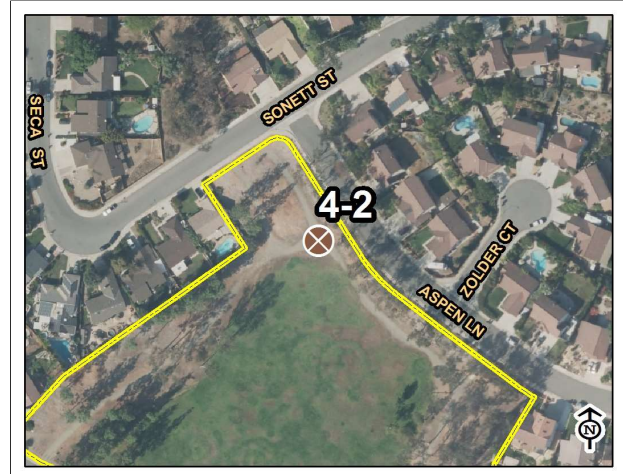
Total Cost: **\$5,100**

Qty: 40

Unit: Feet



Site Photo



Cottonwood County Park

Map: Grid:

#### 4-1 Walk

Category: 1

**Issue:** Walkway running slope is 8%.

**Action:** Install handrails on both sides of walkway.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$5,500**

Qty: 100

Unit: Feet



Site Photo



Cottonwood County Park

Map: Grid:

### 5-1 Ramp

Category: 1

**Issue:** Walkway running slope is 10%.

**Action:** Regrade and provide 48" minimum accessible path with handrails.

**CBC:** 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

**Cost Per:** \$100

**Total Cost:** \$7,100

**Qty:** 60

**Unit:** Feet



Site Photo



Cottonwood County Park

Map: Grid:

### 4-3 Walk

Category: 1

**Issue:** No accessible route to park features. Cross slopes up to 14% throughout walkway.

**Action:** Regrade and provide 48" wide minimum accessible path around park.

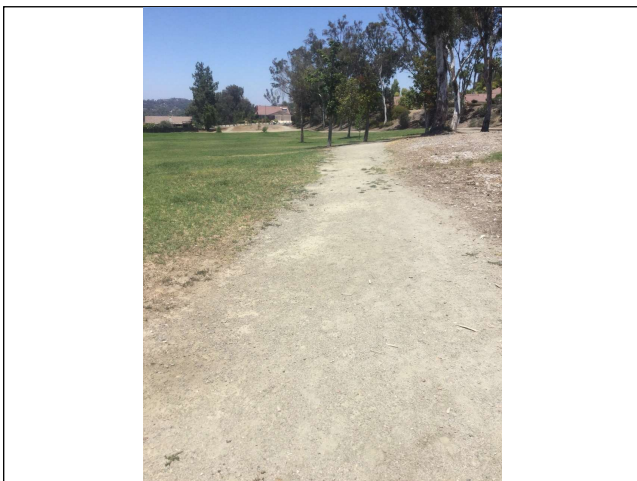
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**Cost Per:** \$100

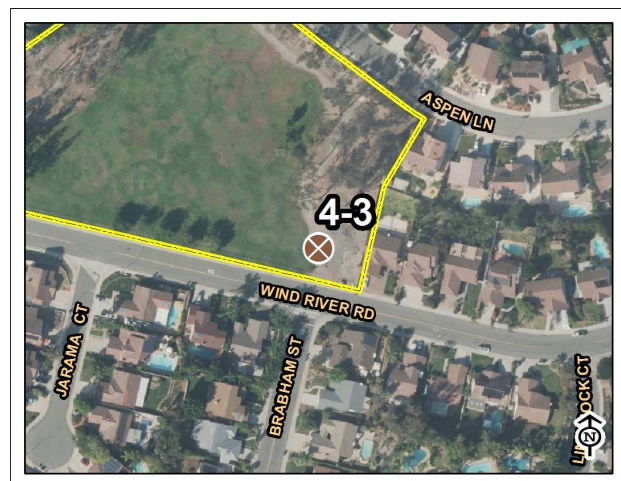
**Total Cost:** \$208,000

**Qty:** 1600

**Unit:** Feet



Site Photo



Cottonwood County Park

Map: Grid:



## 6-1 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

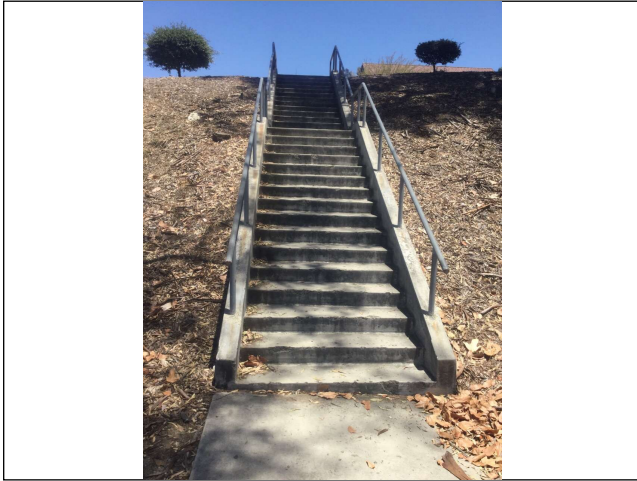
CBC: 11B-505.10.3 - Handrail gripping surfaces shall extend 1' beyond stair.

Cost Per: \$50

Total Cost: **\$2,000**

Qty: 29

Unit: Each



Site Photo



Cottonwood County Park

Map: Grid:

## 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 54" above finished floor.

**Action:** Adjust height of dog bag dispenser.

CBC: 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

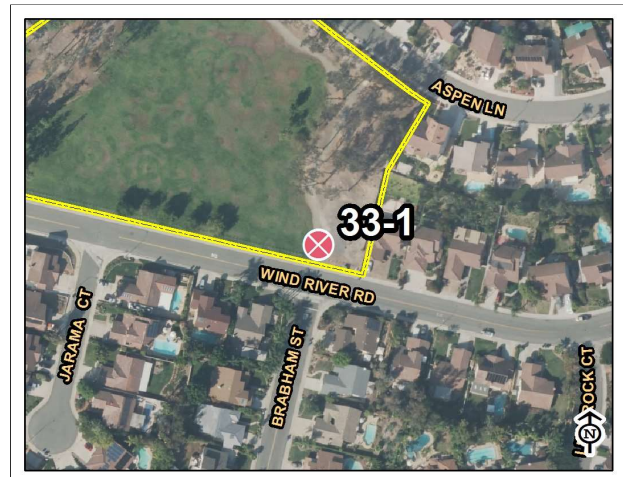
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Cottonwood County Park

Map: Grid:



### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 52" above finished floor.

**Action:** Adjust height of dog bag dispenser.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

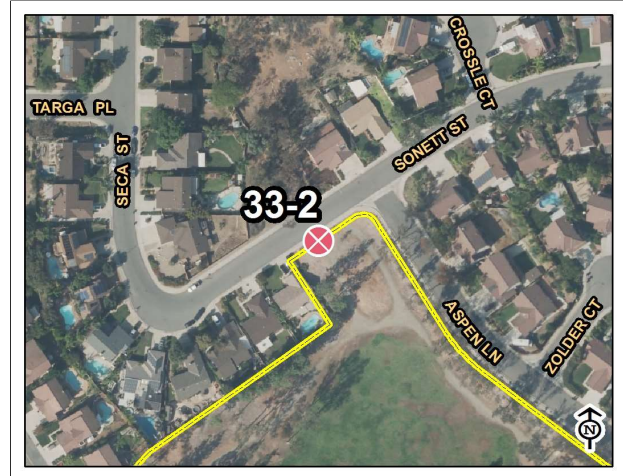
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Cottonwood County Park

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 52" above finished floor.

**Action:** Adjust height of dog bag dispenser.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

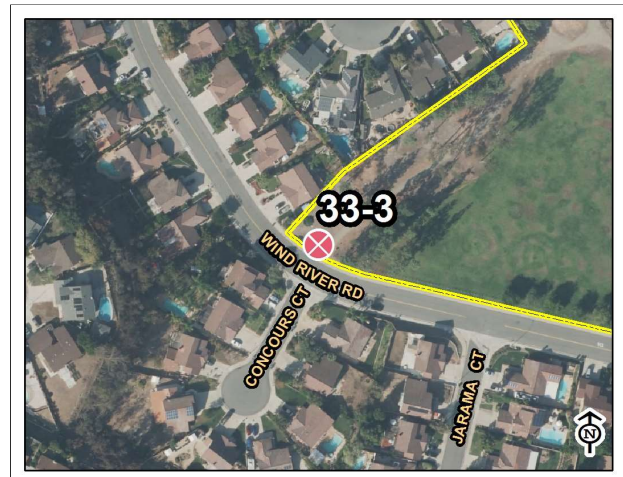
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Cottonwood County Park

Map: Grid:

### 27-1 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$1,500**

Qty: 1

Unit: Each



Site Photo



Cottonwood County Park

Map: Grid:

### 27-2 Assembly Area

Category: 3

**Issue:** No accessible route to bench. No companion seating provided at bench.

**Action:** Provide 48" wide minimum accessible path to bench. Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$2,500

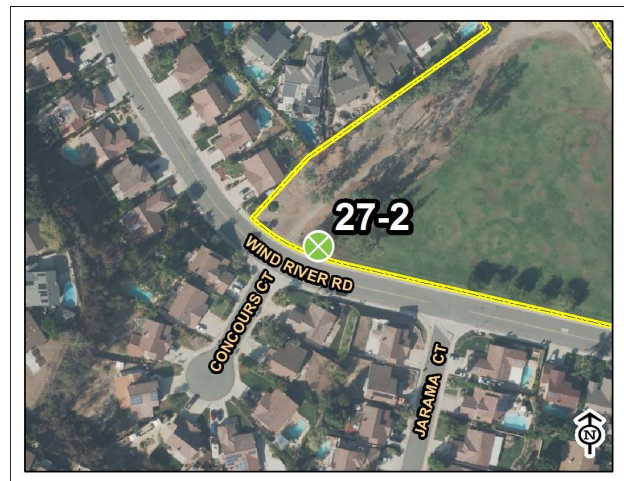
Total Cost: **\$3,600**

Qty: 1

Unit: Each



Site Photo



Cottonwood County Park

Map: Grid:



## 6.7 DAMON LANE PARK



11502 CALLE ALBARA  
EL CAJON, CA 92019

DATE OF ASSESSMENT: 7/2/18

### Description:

Damon Lane Park is a 29-acre park hidden between Mt. Helix and Rancho San Diego in the City of El Cajon. The park features a creek, grassy open space, and thick groves of trees along well marked trails ready for hiking, biking, walking a dog or riding a horse.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# SITE ASSESSMENT

### 33-3 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to kiosk, trash cans, and dog bag dispenser. Slope is 13%.

**Action:** Regrade and provide 48" wide minimum accessible path from sidewalk to park features.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

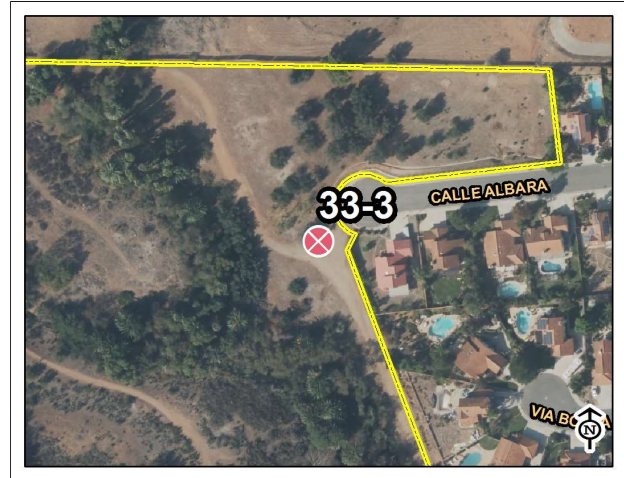
Total Cost: **\$3,700**

Qty: 20

Unit: Feet



Site Photo



Damon Lane County Park

Map: Grid:

### 4-1 Walk

Category: 1

**Issue:** No accessible route into park.

**Action:** Provide 48" wide minimum accessible path from parking into park.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$4,700**

Qty: 30

Unit: Feet



Site Photo



Damon Lane County Park

Map: Grid:

### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install two leveled concrete or AC pavement pads by the trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

**Cost Per:** \$7,500

**Total Cost:** \$16,700

**Qty:** 2

**Unit:** Each



Site Photo



Damon Lane County Park

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Side reach is 18" because of trash can.

**Action:** Relocate trash can to make for accessible side reach.

**CBC:** 11B-308.3 - Side reach must be within 10 inches maximum.

**Cost Per:** \$0

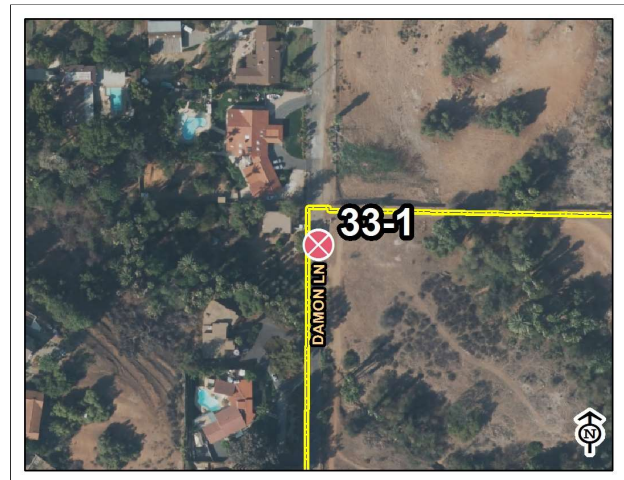
**Total Cost:** \$0

**Qty:** 1

**Unit:** Each



Site Photo



Damon Lane County Park

Map: Grid:



### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Area around sign slopes 6%.

**Action:** Regrade and provide 48" wide minimum accessible path to park sign.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$3,700**

Qty: 20

Unit: Feet



Site Photo



Damon Lane County Park

Map: Grid:

## 6.8 DEL DIOS STAGING AREA



9860 DEL DIOS HIGHWAY  
ESCONDIDO, CA 92025

DATE OF ASSESSMENT: 6/14/18

### Description:

The Del Dios Preserve includes habitats of coastal sage scrub and mixed chaparral, providing a welcoming habitat to various mammals and reptiles. Birds of prey are a common site, often appearing overhead or perched in the park's trees. The preserve includes a QR Fit exercise trail and 1.5 miles of multi-use non-motorized trail open for hiking, mountain biking and horseback riding.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **SITE ASSESSMENT**



#### 4-1 Walk

Category: 1

**Issue:** Surface slope of turning space is 15%.

**Action:** Provide level surface at point of turning.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

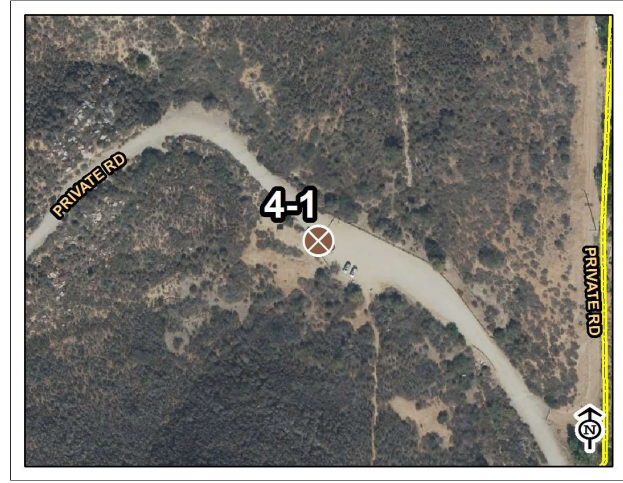
Total Cost: **\$4,600**

Qty: 30

Unit: Feet



Site Photo



Del Dios Highlands Preserve

Map: Grid:

#### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided at park.

**Action:** Install leveled concrete or AC pavement pad near trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

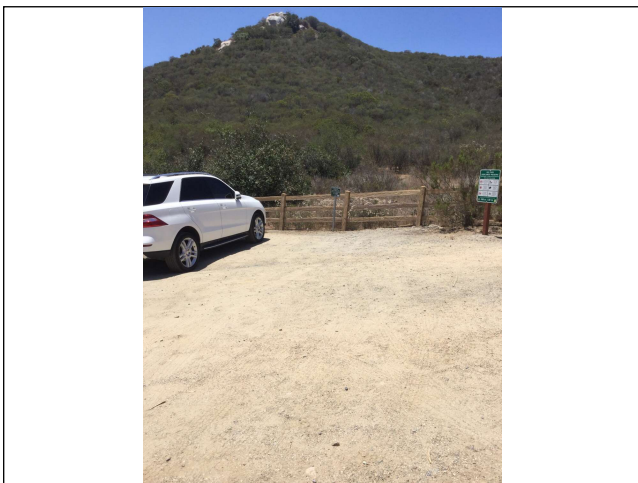
**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

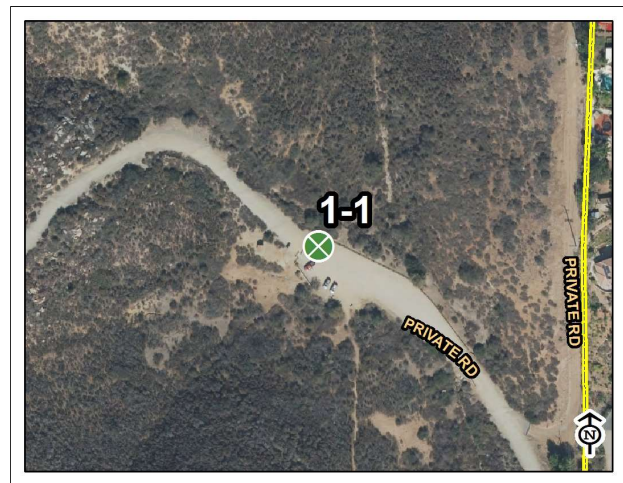
Total Cost: **\$9,100**

Qty: 1

Unit: Each



Site Photo



Del Dios Highlands Preserve

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to picnic table. Running slope is 17%.

**Action:** Regrade and provide 48" wide minimum accessible path to the picnic table. Provide landings and switchbacks.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$200

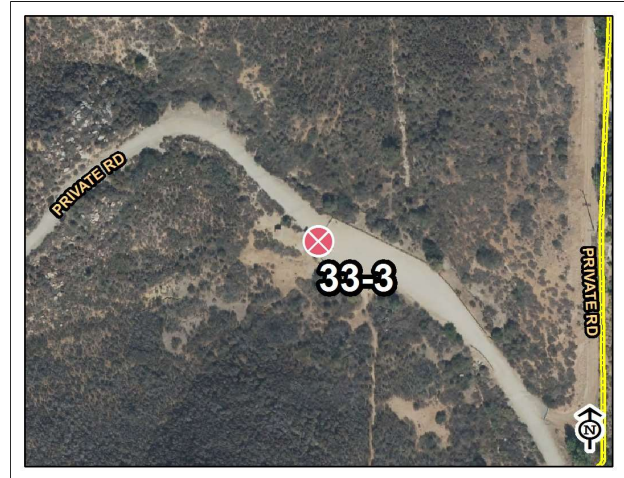
Total Cost: **\$21,600**

Qty: 100

Unit: Feet



Site Photo



Del Dios Highlands Preserve

Map: Grid:

### 33-5 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trash cans.

**Action:** Relocate trash cans to be 10" maximum from accessible path.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$0

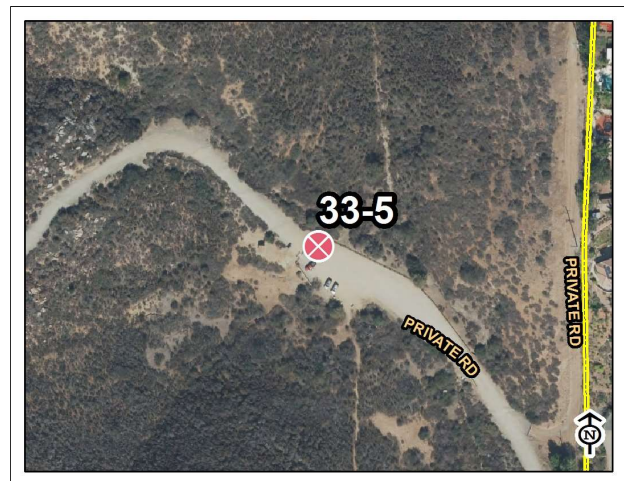
Total Cost: **\$0**

Qty: 2

Unit: Each



Site Photo



Del Dios Highlands Preserve

Map: Grid:



### 32-1 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

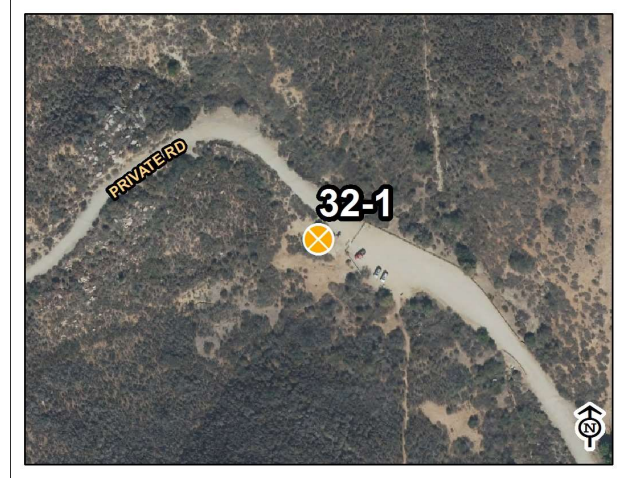
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Del Dios Highlands Preserve

Map: Grid:

### 33-4 Outdoor Constructed Features

Category: 3

**Issue:** Area around sign slopes 14%.

**Action:** Regrade area around sign.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$100

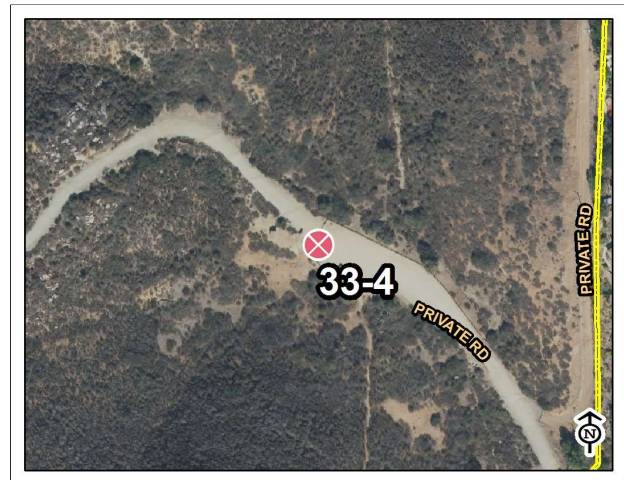
Total Cost: **\$1,800**

Qty: 10

Unit: Feet



Site Photo



Del Dios Highlands Preserve

Map: Grid:



### 20-1 Single User Bathroom

Category: 3

**Issue:** No ADA accessible restroom provided.

**Action:** Provide accessible portable restroom in an accessible area.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$2,500

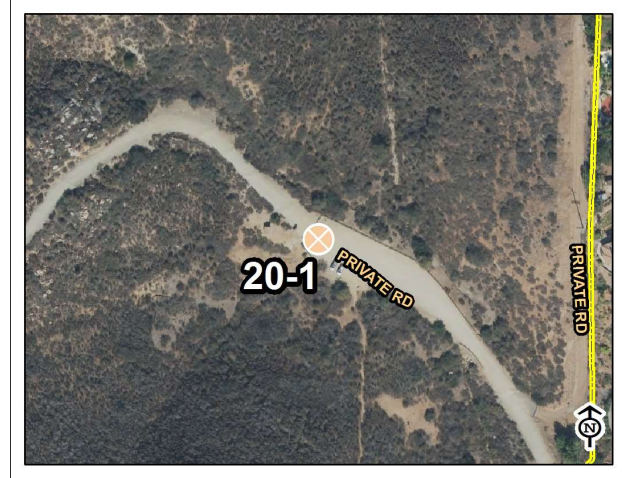
Total Cost: **\$3,200**

Qty: 1

Unit: Each



Site Photo



Del Dios Highlands Preserve

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Area around kiosk slopes 13%.

**Action:** Regrade area around kiosk.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$100

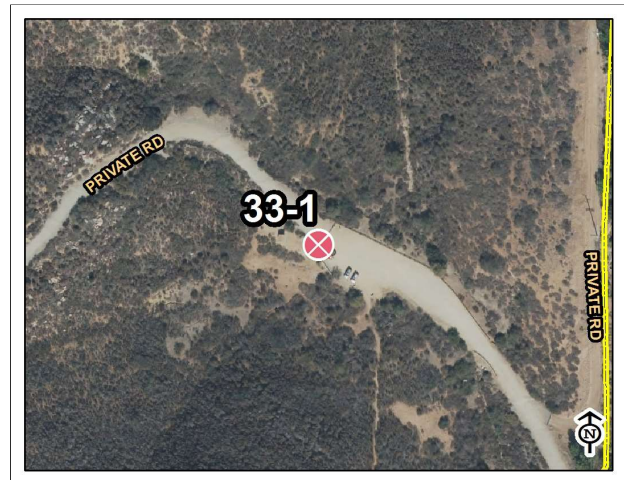
Total Cost: **\$3,600**

Qty: 20

Unit: Feet



Site Photo



Del Dios Highlands Preserve

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Area around sign slopes 14%.

**Action:** Regrade area around sign.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$100

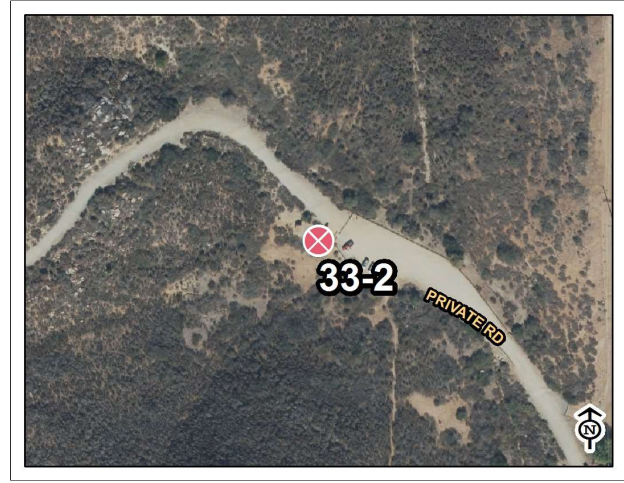
**Total Cost:** **\$3,600**

**Qty:** 20

**Unit:** Feet



Site Photo



Del Dios Highlands Preserve

Map: Grid:

## 6.9 EL CAPITAN PRESERVE



13775 BLUE SKY RANCH ROAD  
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 6/19/18

### Description:

The El Capitan Preserve's 2,619 acres of open space provide room to roam through woodland, coastal sage scrub and mixed chaparral. It includes 8.2 miles of non-motorized multi-use trails, viewpoints, a staging area and a restroom.

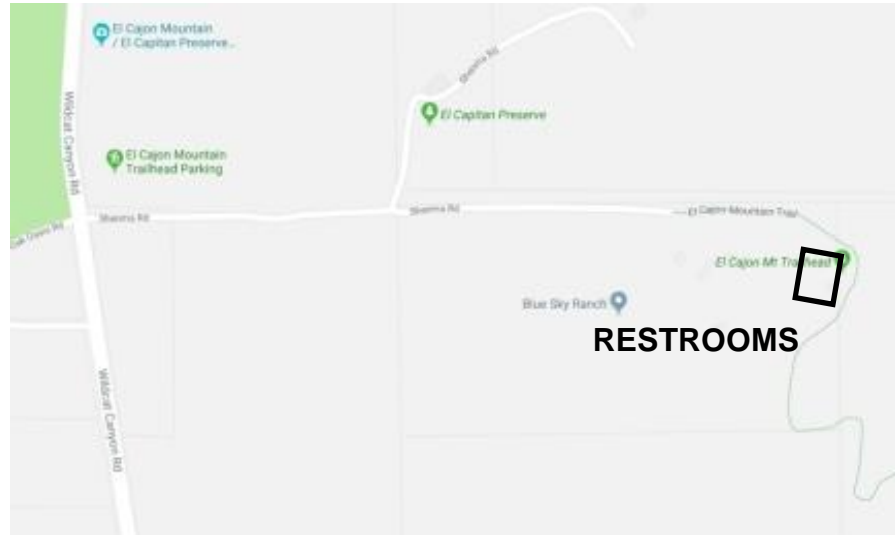


- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **BUILDING ASSESSMENT**

## EL CAPITAN PRESERVE



## RESTROOMS



**Estimated Cost: \$250**

<b>20-1 Unisex Restroom</b>
-----------------------------

**Replace or reposition Accessory Equipment**

Soap Dispenser is 42 1/2" aff (40" max)

CBC 11B- 603.5 / ADA 603

<b>20-2 Unisex Restroom</b>
-----------------------------

**Replace or reposition Accessory Equipment**

Soap Dispenser is 42 1/2" aff (40" max)

CBC 11B- 603.5 / ADA 603



# **SITE ASSESSMENT**

### 1-1 Parking Area

Category: 2

**Issue:** "No Parking" not painted on the access aisle.

**Action:** Restripe parking stalls and access aisles.

**CBC:** 11B-502.3.3 - Access aisle shall be painted with hatches of contrasting color and with the words "No Parking".

Cost Per: \$2,300

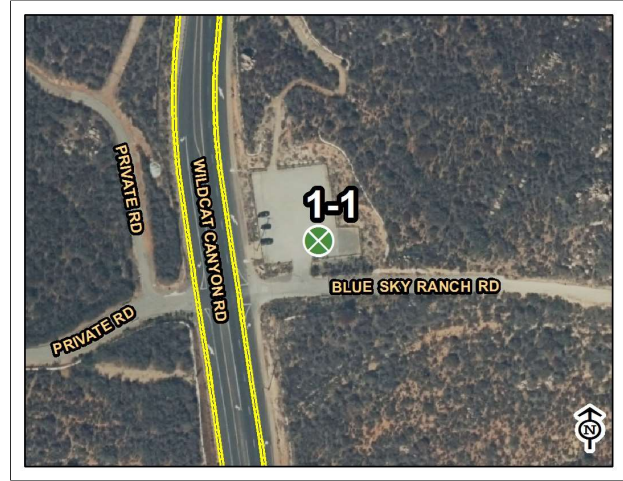
Total Cost: **\$2,900**

Qty: 1

Unit: Each



Site Photo



El Capitan Preserve

Map: Grid:

### 1-2 Parking Area

Category: 2

**Issue:** Missing ISA signs for both spaces.

**Action:** Install ISA signs at both parking stalls.

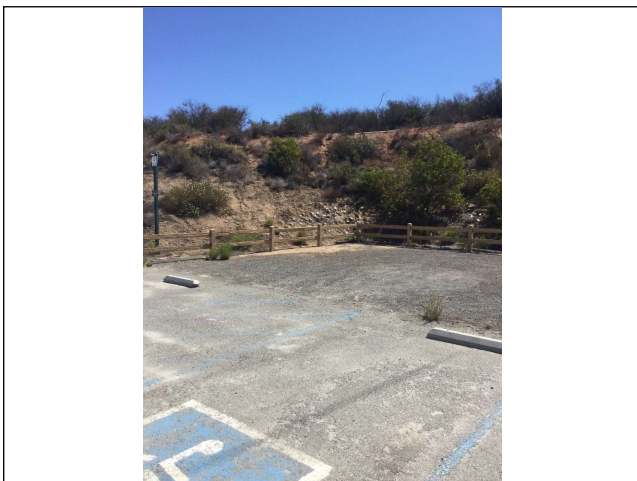
**CBC:** 11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$2,400

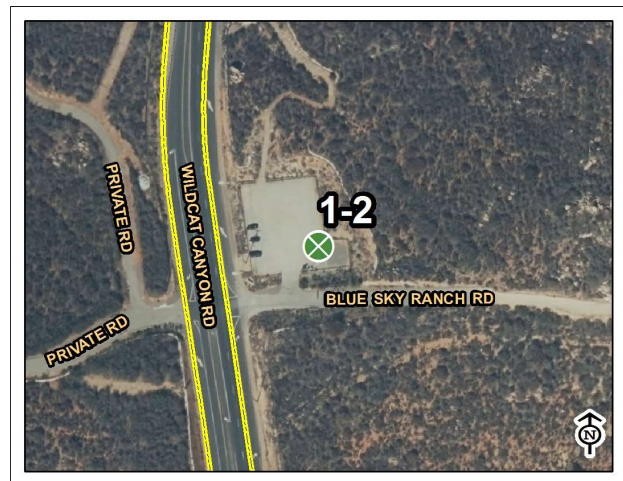
Total Cost: **\$5,400**

Qty: 2

Unit: Each



Site Photo



El Capitan Preserve

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk and trash cans.

**Action:** Provide 48" wide minimum accessible path to the kiosk and trash cans.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

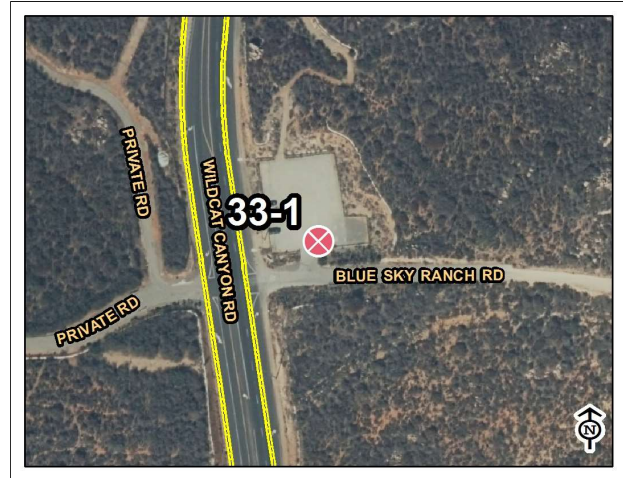
Total Cost: **\$4,900**

Qty: 35

Unit: Feet



Site Photo



El Capitan Preserve

Map: Grid:

### 26-1 Trails

Category: 4

**Issue:** No accessible route to other park features. Running slope is 15%.

**Action:** Recommend: Provide 48" wide minimum accessible path to the remainder of park features.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

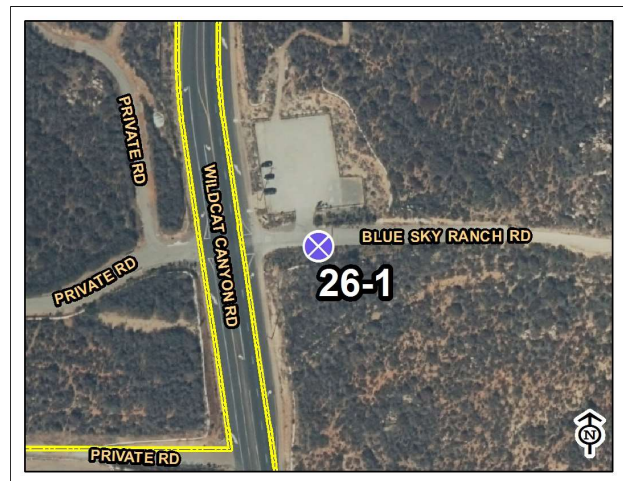
Total Cost: **\$286,000**

Qty: 2200

Unit: Feet



Site Photo



El Capitan Preserve

Map: Grid:



## 6.10 EL MONTE STAGING AREA



15805 EL MONTE ROAD  
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 6/21/18

### Description:

Covering 88-acres, El Monte Park features hiking, playgrounds, picnic tables, covered pavilions, a ball field, wedding and special event venues and restrooms.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **SITE ASSESSMENT**



## 26-2 Trails

Category: 1

**Issue:** No accessible route to trail start.

**Action:** Provide 48" wide minimum accessible path to the start of the trail.

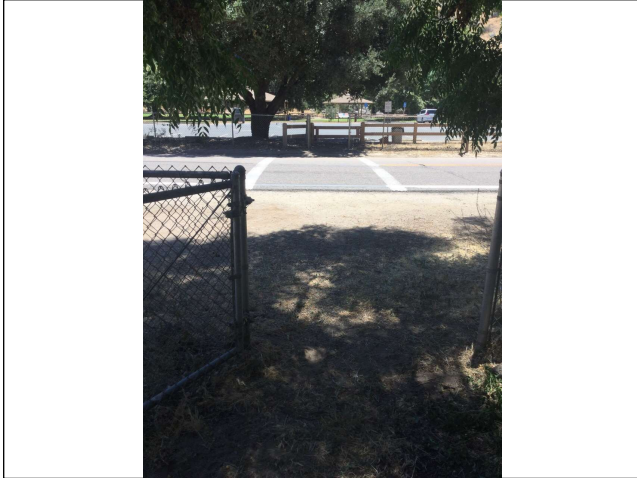
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$3,800**

Qty: 30

Unit: Feet



Site Photo



El Monte County Park

Map: Grid:

## 33-4 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to trailhead features.

**Action:** Provide 48" wide minimum accessible path to the trailhead features.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$3,800**

Qty: 30

Unit: Feet



Site Photo



El Monte County Park

Map: Grid:



### 1-1 Parking Area

Category: 1

**Issue:** Surface slope is 5%. No van parking sign. No painted parking space or access aisle. No minimum fine posted on parking stall.

**Action:** Install leveled concrete or AC pavement pad near trail head with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$7,500

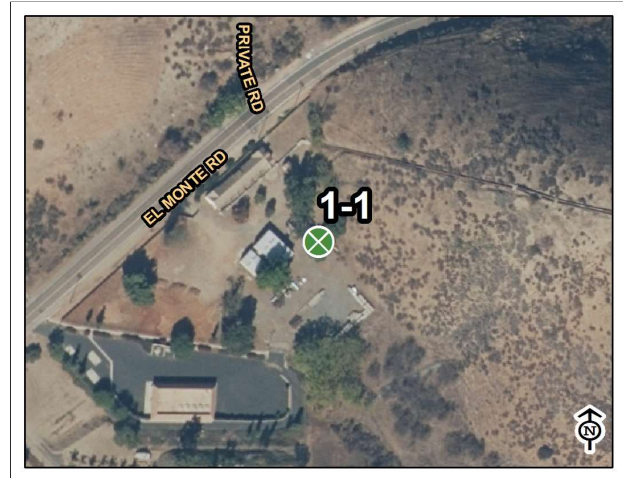
Total Cost: **\$9,000**

Qty: 1

Unit: Each



Site Photo



El Monte County Park

Map: Grid:

### 1-2 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install leveled concrete or AC pavement pad near trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

Total Cost: **\$9,000**

Qty: 1

Unit: Each



Site Photo



El Monte County Park

Map: Grid:

### 26-3 Trails

Category: 1

**Issue:** No accessible route to trailhead features.

**Action:** Provide 48" wide minimum accessible path to the trailhead features.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$9,000**

Qty: 100

Unit: Feet



Site Photo



El Monte County Park

Map: Grid:

### 1-3 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install leveled concrete or AC pavement pad near trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

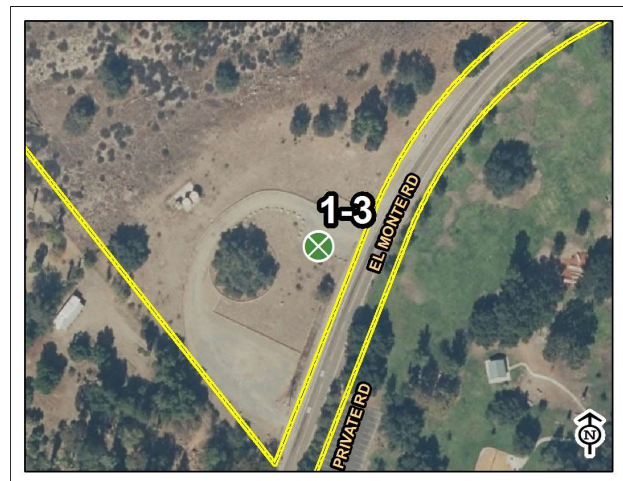
Total Cost: **\$9,000**

Qty: 1

Unit: Each



Site Photo



El Monte County Park

Map: Grid:



#### 4-1 Walk

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tiles on both sides of crosswalk.

**CBC:** 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

**Cost Per:** \$1,200

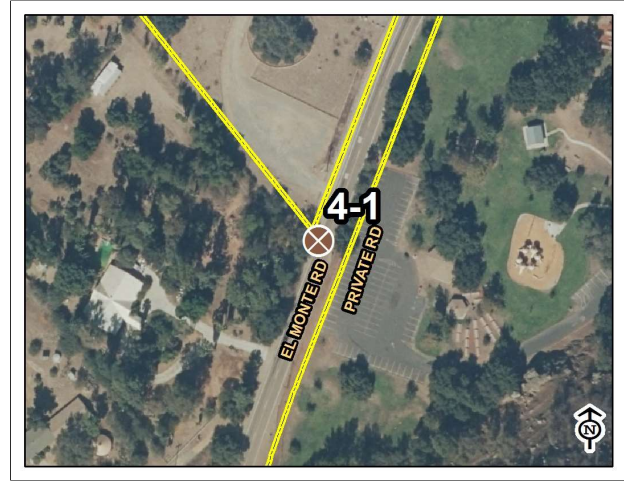
**Total Cost:** **\$3,100**

**Qty:** 2

**Unit:** Each



Site Photo



El Monte County Park

Map: Grid:

#### 20-1 Single User Restroom

Category: 2

**Issue:** No ADA accessible restroom provided.

**Action:** Provide accessible portable restroom in an accessible area.

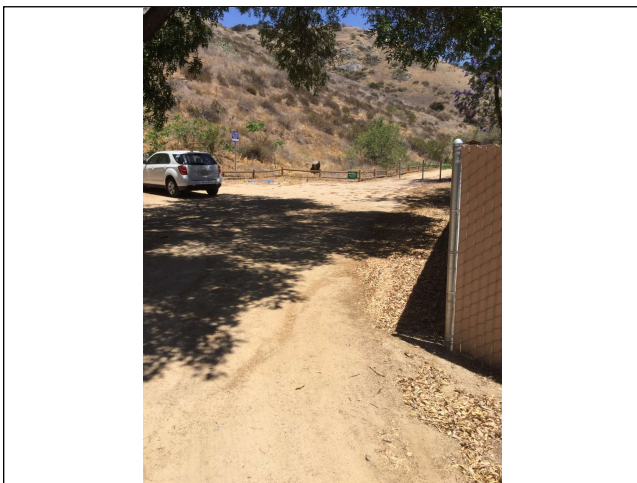
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**Cost Per:** \$2,500

**Total Cost:** **\$3,200**

**Qty:** 1

**Unit:** Each



Site Photo



El Monte County Park

Map: Grid:



### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trash can and dog bag dispenser.

**Action:** Relocate trash can and dog bag dispenser to other side of fence.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



El Monte County Park

Map: Grid:

### 33-5 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trash can.

**Action:** Relocate trash cans to be 10" maximum from accessible path.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

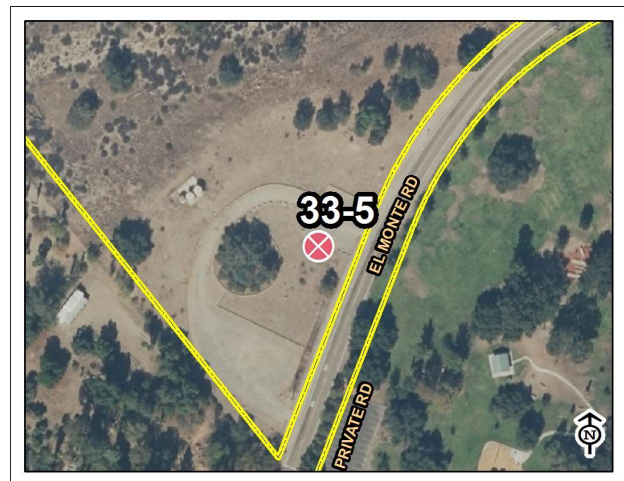
Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



El Monte County Park

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to park sign.

**Action:** Relocate sign to accessible location.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$1,500

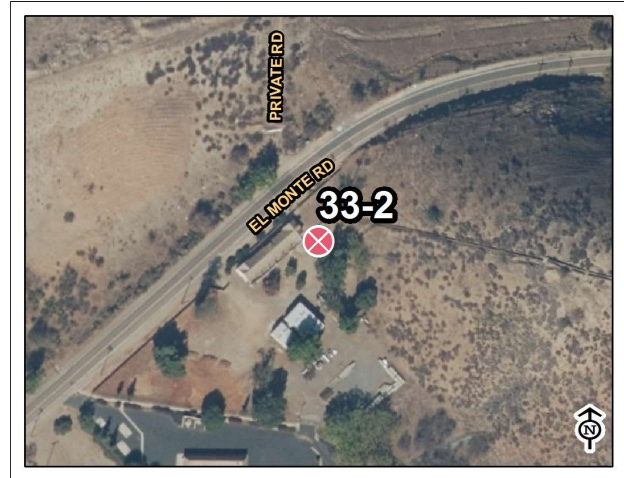
Total Cost: **\$2,200**

Qty: 1

Unit: Each



Site Photo



El Monte County Park

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trailhead features. Areas in front of features slope 6%.

**Action:** Regrade area and provide 48" wide minimum accessible path to trailhead features.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$5,500**

Qty: 40

Unit: Feet



Site Photo



El Monte County Park

Map: Grid:



## 6.11 HELLHOLE CANYON PRESERVE



19324 SANTEE LANE  
VALLEY CENTER, CA 92082

DATE OF ASSESSMENT: 6/12/18

### Description:

Hellhole Canyon County Preserve is a 1,907-acre preserve that offers 13.5 miles of moderate-to-advanced trail opportunities. An equestrian-friendly staging area has ample trailer parking, vault restrooms, potable water, a look-out point and an amphitheater.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **BUILDING ASSESSMENT**

## HELLHOLE CANYON PRESERVE



## RESTROOMS



**Estimated Cost: \$25,000**

### **20-1 Unisex Restroom**

#### **Non-Compliant Pre-Fabricated Restroom**

It is suggested to add a Prefabricated Restroom, compliant with California Accessibility standards.

#### **Add Door Hardware**

Door Closer missing.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

#### **Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

#### **Replace or modify Grab Bars**

36" Side GB (42" min./ 48" recommended)

CBC: 11B-604.5.1 / ADA 604

#### **Replace or modify Grab Bars**

Side GB extends <54" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604



**Replace or reposition Plumbing fixtures**

<60" clear from WC side wall and <48" clear to front wall (60" min)

CBC 11B-604.3.1 / ADA 604

# **SITE ASSESSMENT**

## 27-2 Assembly Area

Category: 1

**Issue:** No accessible route to amphitheater seating. No companion seating provided at benches.

**Action:** Provide 48" wide minimum accessible path of travel to amphitheater. Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

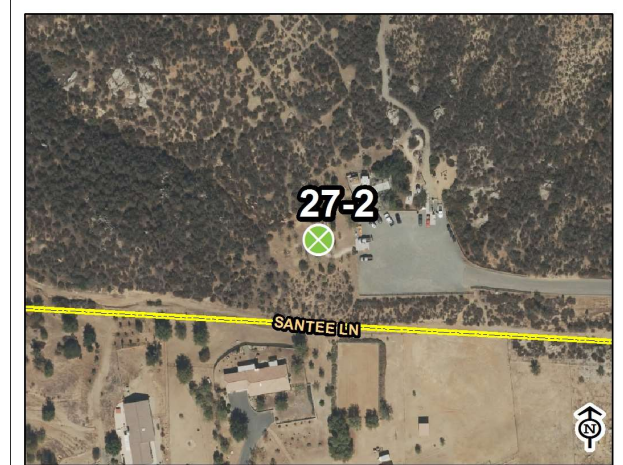
Total Cost: **\$1,800**

Qty: 1

Unit: Each



Site Photo



Hellhole Canyon Preserve

Map: Grid:

## 4-1 Walk

Category: 1

**Issue:** Cross slope at 8%.

**Action:** Regrade walkway and replace DG.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$4,300**

Qty: 35

Unit: Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:



#### 4-2 Walk

Category: 1

**Issue:** Cross slope at 3%. Walkway has uneven surface.

**Action:** Regrade walkway and replace DG.

CBC: 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$100

Total Cost: **\$8,800**

Qty: 80

Unit: Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:

#### 1-2 Parking Area

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tile.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

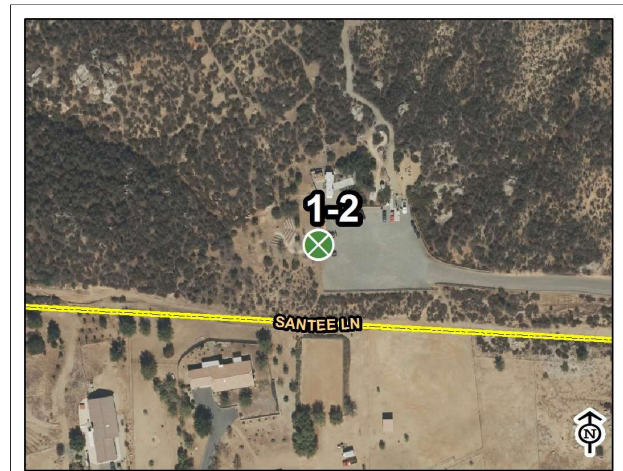
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Hellhole Canyon Preserve

Map: Grid:

### 1-4 Parking Area

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tile.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

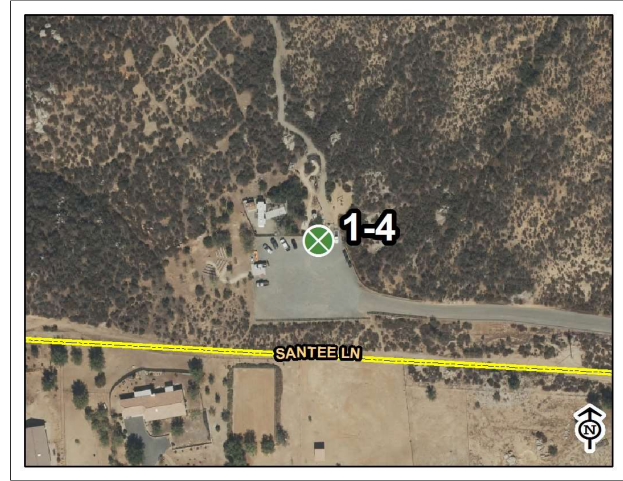
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Hellhole Canyon Preserve

Map: Grid:

### 33-6 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trash can.

**Action:** Relocate trash can to be 10" maximum from accessible path.

CBC: 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$300

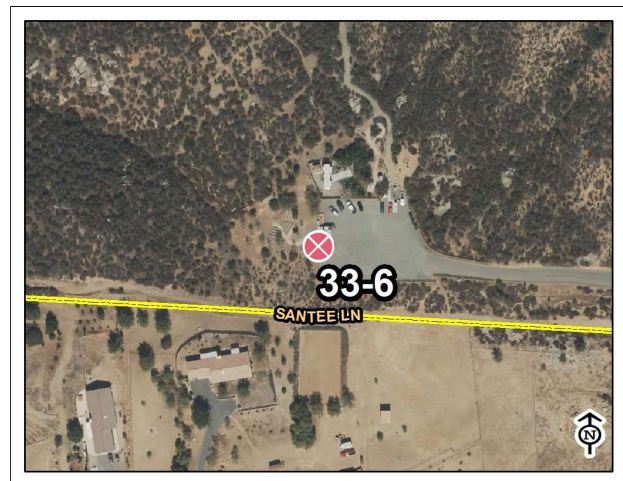
Total Cost: **\$300**

Qty: 1

Unit: Each



Site Photo



Hellhole Canyon Preserve

Map: Grid:



### 27-1 Assembly Area

Category: 3

**Issue:** No accessible route to bench. Companion seating area slopes 7%.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

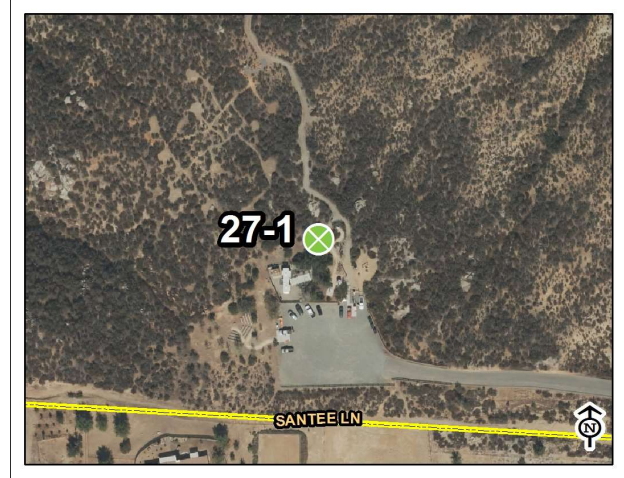
Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Hellhole Canyon Preserve

Map: Grid:

### 1-3 Parking Area

Category: 3

**Issue:** No van parking sign.

**Action:** Install "Van Parking" sign on existing pole.

**CBC:** 11B-502.3 - Access aisles shall be provided, adjoin an accessible route, be painted appropriately, and marked for no parking.

Cost Per: \$1,200

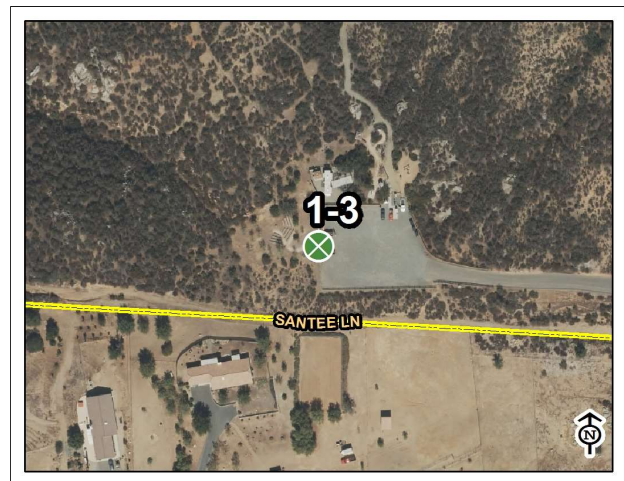
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Hellhole Canyon Preserve

Map: Grid:



### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** Area in front of sign slopes 5%.

**Action:** Regrade area in front of sign.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$100

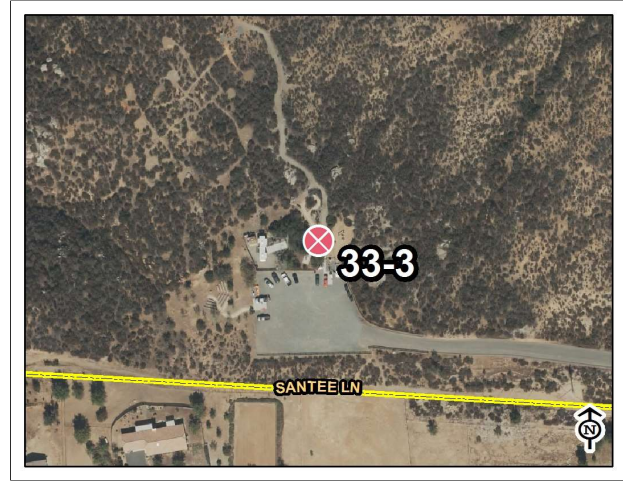
**Total Cost:** **\$1,800**

**Qty:** 10

**Unit:** Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:

### 33-5 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to this side of the kiosk.

**Action:** Provide 48" wide minimum accessible path of travel to kiosk.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**Cost Per:** \$100

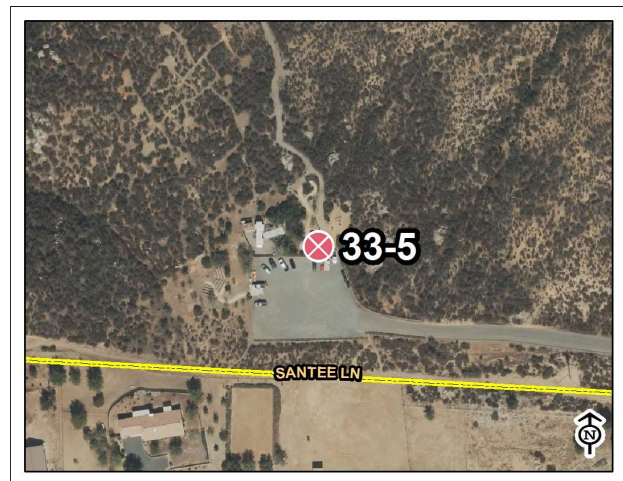
**Total Cost:** **\$1,800**

**Qty:** 10

**Unit:** Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Area in front of kiosk slopes 5.2%.

**Action:** Regrade area in front of sign.

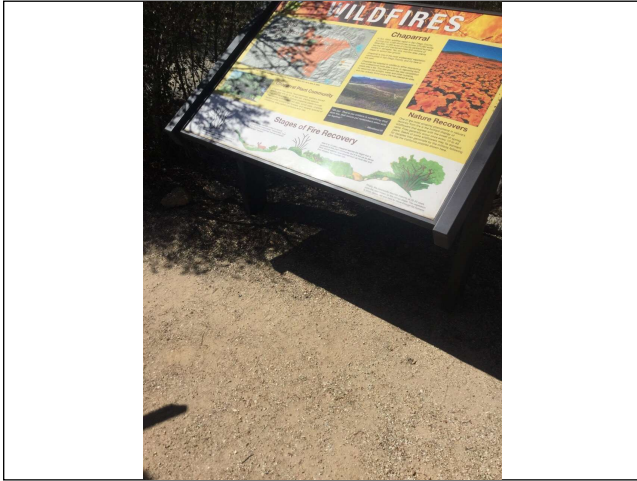
CBC: 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$100

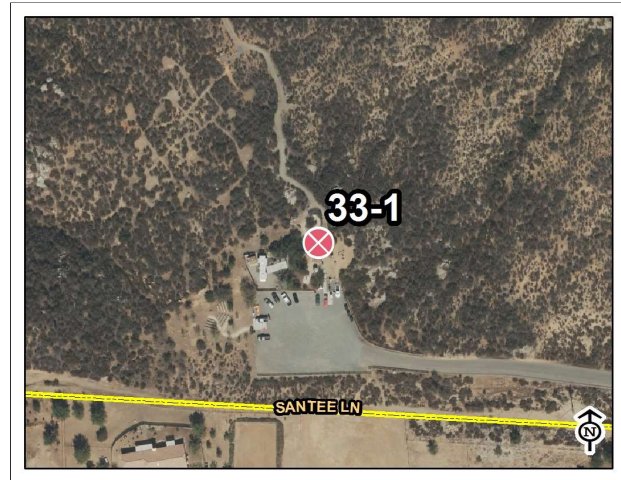
Total Cost: **\$2,800**

Qty: 20

Unit: Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk. Area in front of kiosk slopes 3%.

**Action:** Regrade area in front of sign.

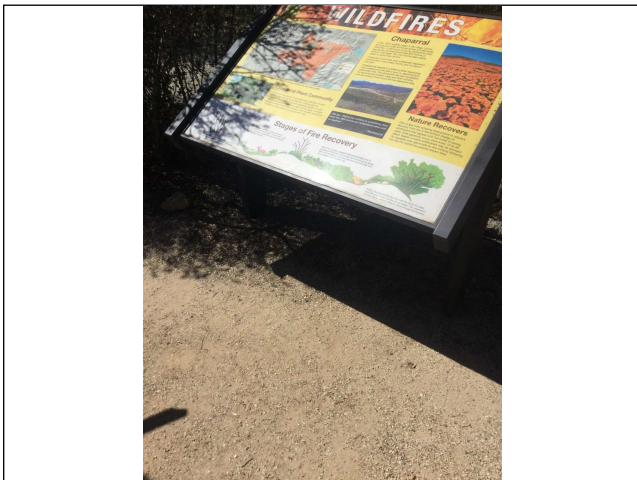
CBC: 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$100

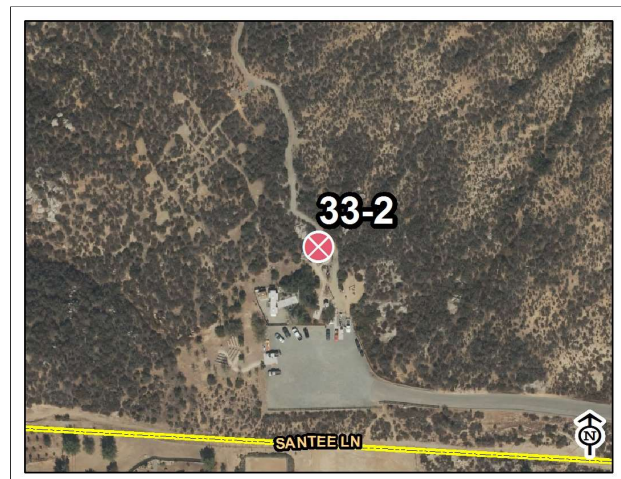
Total Cost: **\$2,800**

Qty: 20

Unit: Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:



### 33-4 Outdoor Constructed Features

Category: 3

**Issue:** Area in front of kiosk slopes 10%.

**Action:** Regrade area in front of kiosk.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$100

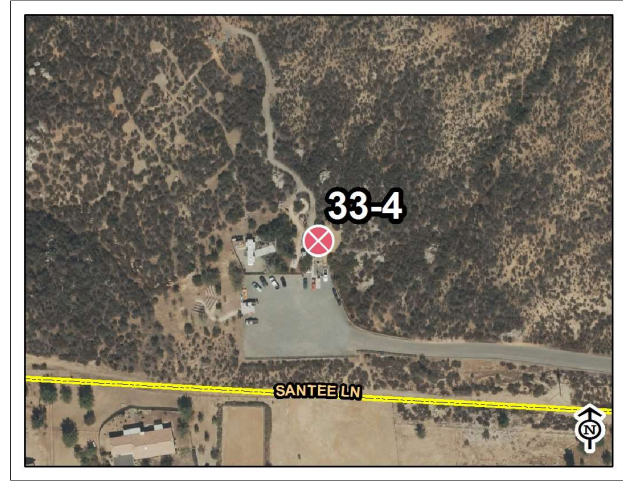
**Total Cost:** **\$2,800**

**Qty:** 20

**Unit:** Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:

### 10-1 Drinking Fountain

Category: 3

**Issue:** No accessible route to drinking fountain. No High-Low fountain provided.

**Action:** Replace drinking fountain.

**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

**Cost Per:** \$3,000

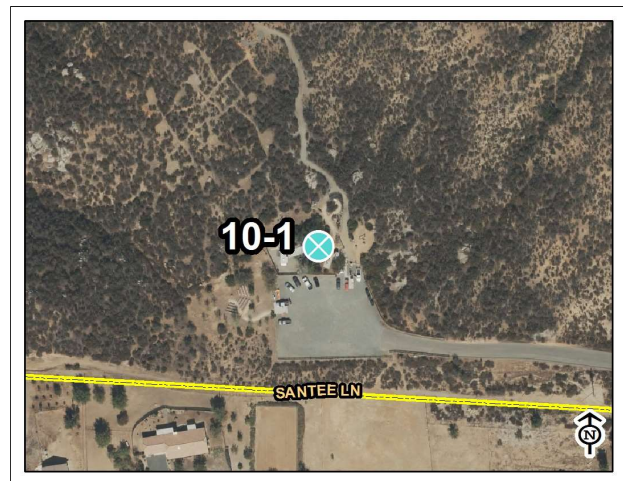
**Total Cost:** **\$3,400**

**Qty:** 1

**Unit:** Each



Site Photo



Hellhole Canyon Preserve

Map: Grid:



### 33-7 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to hitching posts.

**Action:** Provide 48" wide minimum accessible path of travel to nearest hitching post.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

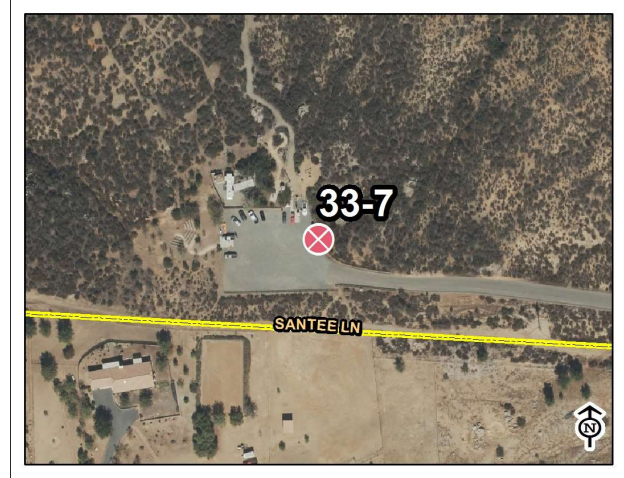
Total Cost: **\$5,800**

Qty: 50

Unit: Feet



Site Photo



Hellhole Canyon Preserve

Map: Grid:

## 6.12 LONNY BREWER PARK

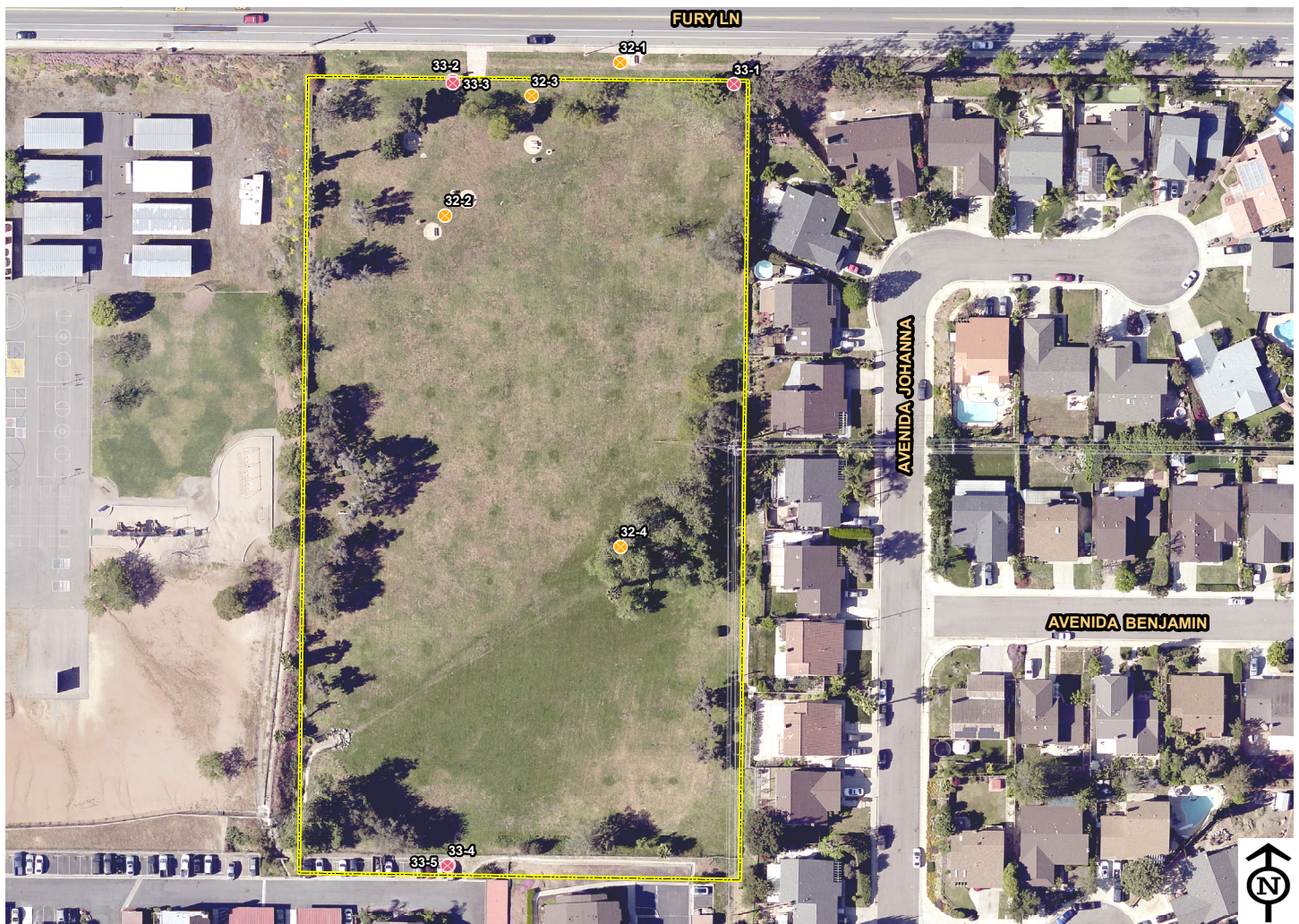


10925 FURY LANE  
EL CAJON, CA 92019

DATE OF ASSESSMENT: 7/3/18

### Description:

Lonny Brewer Park is 5-acres in area, featuring an extensive lawn area, picnic tables and barbecues.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

## **SITE ASSESSMENT**



### 33-2 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to kiosk, trash cans, or dog bag dispenser.

**Action:** Provide 48" wide minimum accessible path to kiosk, trash cans, and dog bag dispenser.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

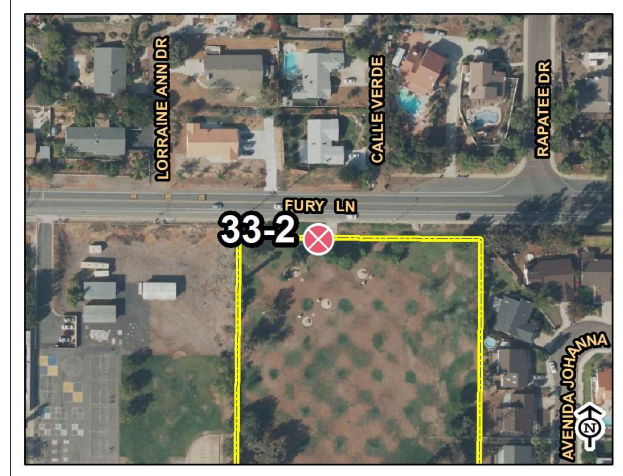
Total Cost: **\$2,000**

Qty: 20

Unit: Feet



Site Photo



Lonny Brewer County Park

Map: Grid:

### 33-4 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route from apartment complex.

**Action:** Provide 48" wide minimum accessible path from apartment parking lot.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

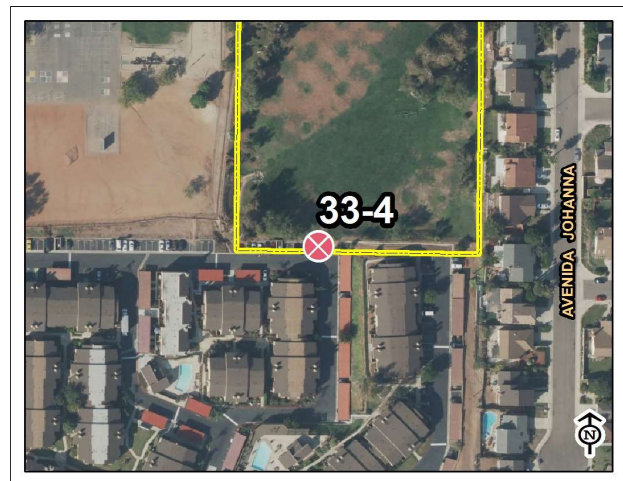
Total Cost: **\$2,000**

Qty: 20

Unit: Feet



Site Photo



Lonny Brewer County Park

Map: Grid:

### 32-3 Picnic Area

Category: 1

**Issue:** No accessible tables in picnic area. Closest picnic area to accessible walkway slopes 5%.

**Action:** Regrade picnic area and replace concrete. Provide accesible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$8,300

Total Cost: **\$8,300**

Qty: 1

Unit: Each



Site Photo



Lonny Brewer County Park

Map: Grid:

### 32-2 Picnic Area

Category: 1

**Issue:** No accessible route to picnic areas.

**Action:** Provide 48" wide minimum accessible path to nearest picnic area. Provide landings and switchbacks.

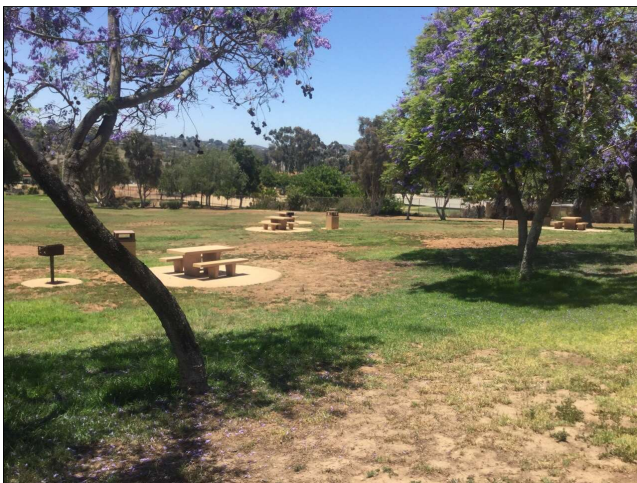
**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$200

Total Cost: **\$28,000**

Qty: 140

Unit: Feet



Site Photo



Lonny Brewer County Park

Map: Grid:



### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 56" above finished floor.

**Action:** Adjust height of dog bag dispenser.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

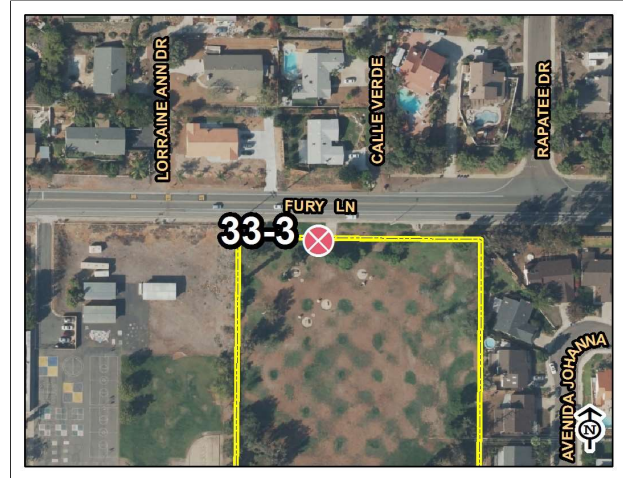
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Lonny Brewer County Park

Map: Grid:

### 33-5 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 51" above finished floor.

**Action:** Adjust height of dog bag dispenser.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

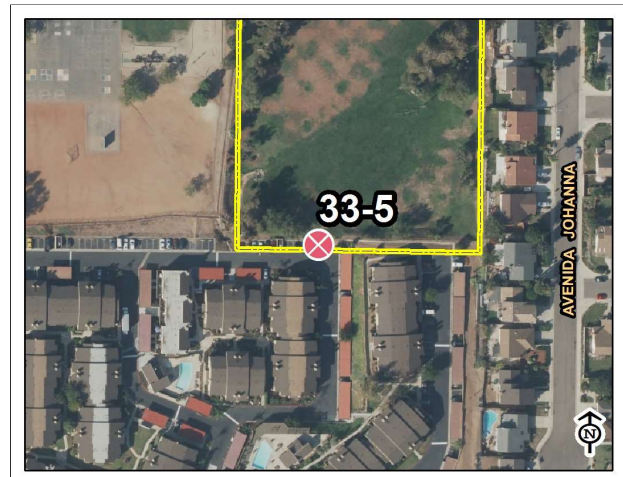
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Lonny Brewer County Park

Map: Grid:



### 32-1 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

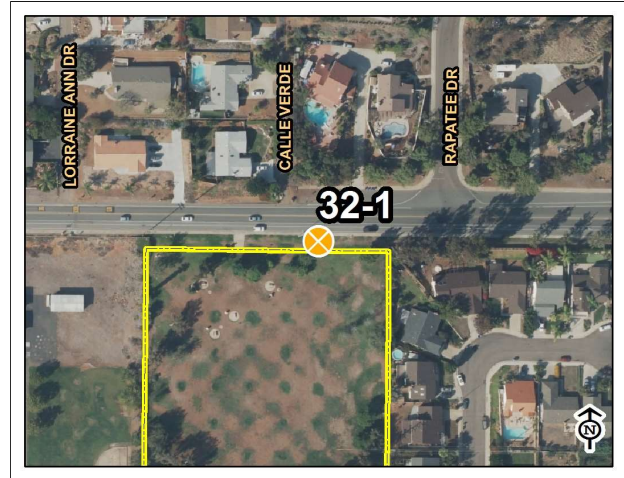
Total Cost: **\$800**

Qty: 1

Unit: Each



Site Photo



Lonny Brewer County Park

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to dog bag dispenser.

**Action:** Provide 48" wide minimum accessible path to dog bag dispenser.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

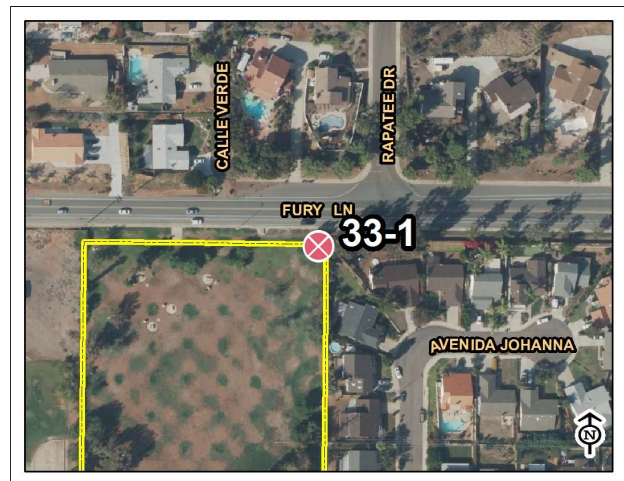
Total Cost: **\$2,000**

Qty: 20

Unit: Feet



Site Photo



Lonny Brewer County Park

Map: Grid:

### 32-4 Picnic Area

Category: 3

**Issue:** No accessible features in shaded area.

**Action:** Provide accessible concrete pad with a picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$5,000

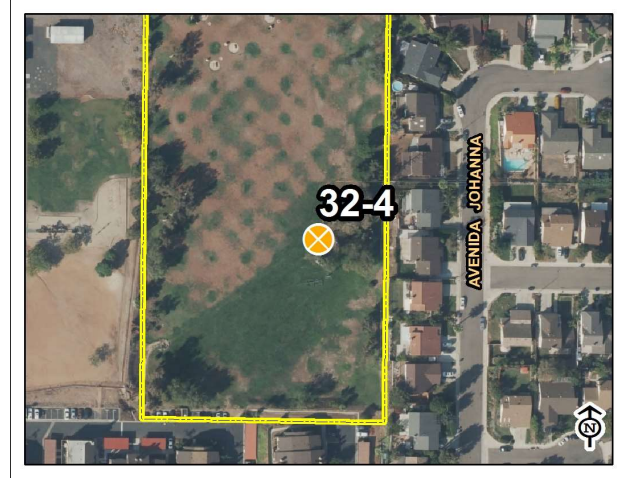
Total Cost: **\$5,000**

Qty: 1

Unit: Each



Site Photo



Lonny Brewer County Park

Map: Grid:



## 6.13 OAKOASIS PRESERVE

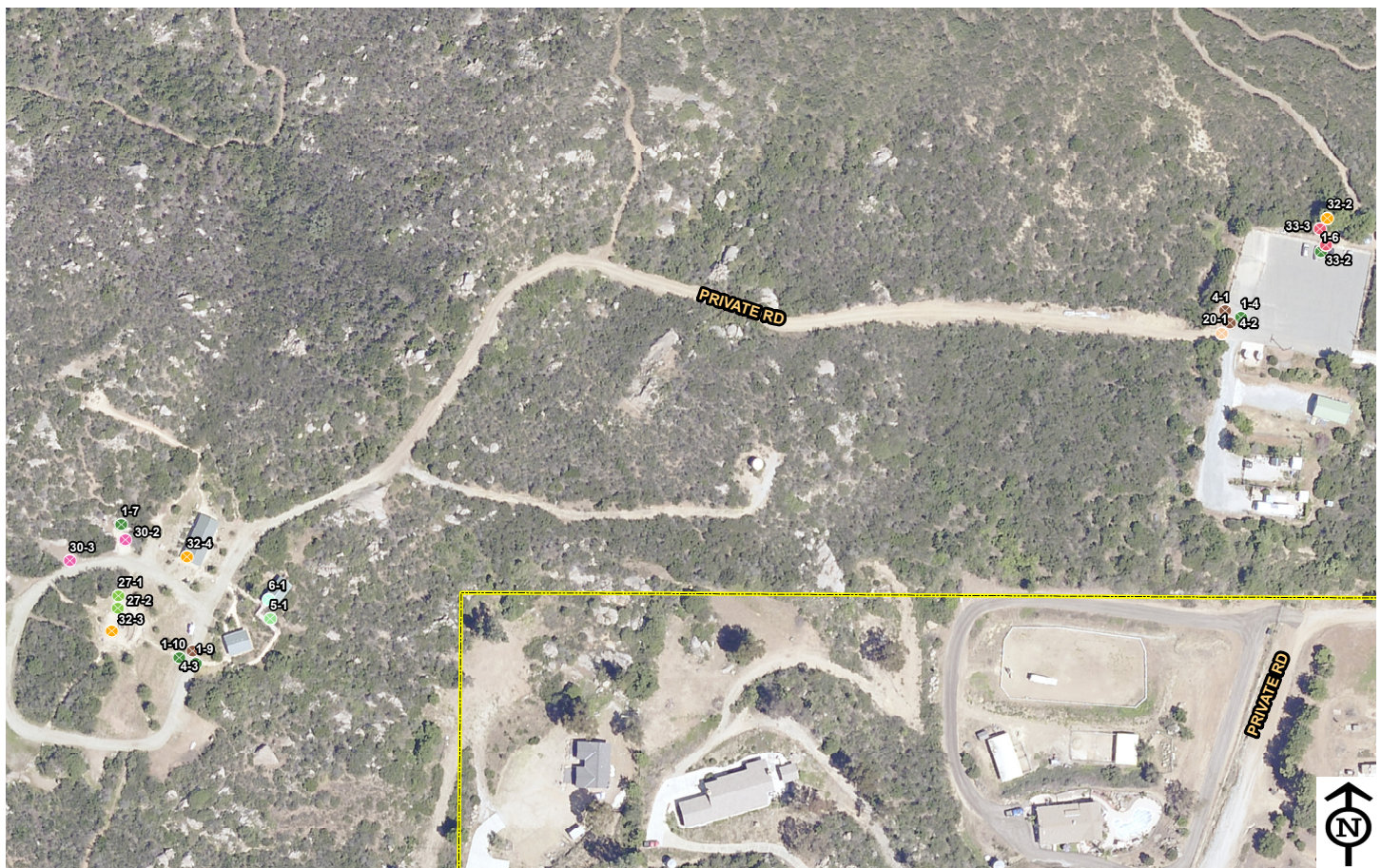


12620 WILDCAT CANYON ROAD  
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 6/20/18

### Description:

Oak oasis Preserve boasts nearly 400 acres of chaparral, manzanita, and woodlands. A 2.5-mile loop trail is well marked as part of the future Trans-County Trail system, which is planned to go from Torrey Pines State Reserve to Anza-Borrego Desert.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **BUILDING ASSESSMENT**

## OAK OASIS PRESERVE



## RESTROOMS



**Estimated Cost: \$2,150**

### 10-1 Drinking Fountain

**Adjust Water stream height**

Stream is less than 4" above outlet (4" min).

CBC: 11B-602.6 / ADA 602

### 20-1 Unisex Restroom

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Dispenser**

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

**Replace or reposition Accessory Equipment**

Paper Towel Dispenser is 58" aff (40" max)

CBC 11B- 603.5 / ADA 603



**Replace or reposition Accessory Equipment**

Soap Dispenser is 48" aff (40" max)

CBC 11B- 603.5 / ADA 603

<b>20-2 Unisex Restroom</b>
-----------------------------

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Dispenser**

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

**Replace or reposition Accessory Equipment**

Paper Towel Dispenser is 58" aff (40" max)

CBC 11B- 603.5 / ADA 603

**Replace or reposition Accessory Equipment**

Soap Dispenser is 48" aff (40" max)

CBC 11B- 603.5 / ADA 603

<b>20-3 Unisex Restroom</b>
-----------------------------

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Dispenser**

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

**Replace or reposition Accessory Equipment**

Paper Towel Dispenser is 58" aff (40" max)

CBC 11B- 603.5 / ADA 603

**Replace or reposition Accessory Equipment**

Soap Dispenser is 48" aff (40" max)

CBC 11B- 603.5 / ADA 603

## RESTROOMS



**Estimated Cost: \$25,000**

<b>20-1 Unisex Restroom</b>
-----------------------------

**Non-Compliant Pre-Fabricated Restroom**

It is suggested to add a Prefabricated Restroom, compliant with California Accessibility standards.

**Install or Modify Door Signage**

Signage at 65" aff to center (58" - 60" range)

CBC: 11B-703.7.2.6 / ADA 703

**Add Door Hardware**

Door Closer missing.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or modify Grab Bars**

36" Side GB (42" min./ 48" recommended)

CBC: 11B-604.5.1 / ADA 604

**Replace or modify Grab Bars**

Side GB extends <54" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

**Replace or reposition Plumbing fixtures**

<60" clear from WC side wall and <48" clear to front wall (60" min)

## CABIN



**Estimated Cost: \$3,750**

<b>18-1 Room</b>
------------------

**Add ISA Entry Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 703

**Replace Door Hardware**

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

**Clear Path of Travel**

Interior Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403



# SITE ASSESSMENT

#### 4-1 Walk

Category: 1

**Issue:** Walkway running slope is 9%. Paint delineating crosswalk is faded.

**Action:** Regrade crosswalk, replace AC pavement, and restripe.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

Total Cost: **\$6,200**

Qty: 40

Unit: Feet



Site Photo



Oakoasis Preserve

Map: Grid:

#### 33-2 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to kiosks, signs, trash cans, and picnic table.

**Action:** Provide 48" wide minimum accessible path to the kiosk, signs, trash cans, and picnic table.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

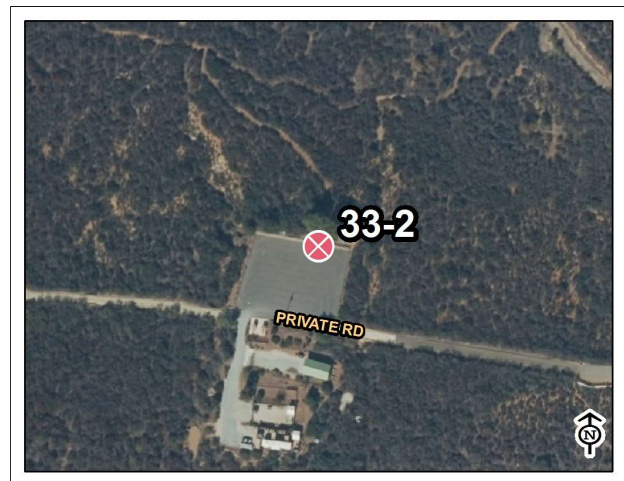
Total Cost: **\$6,200**

Qty: 40

Unit: Feet



Site Photo



Oakoasis Preserve

Map: Grid:

### 5-1 Ramp

Category: 1

**Issue:** Ramp running slope is 9%.

**Action:** Replace ramp.

**CBC:** 11B-405.2 - Ramps shall have running slope not steeper than 1:12.

Cost Per: \$250

Total Cost: **\$9,700**

Qty: 30

Unit: Feet



Site Photo



Oakoasis Preserve

Map: Grid:

### 1-7 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install leveled concrete or AC pavement pad by the trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

Cost Per: \$7,500

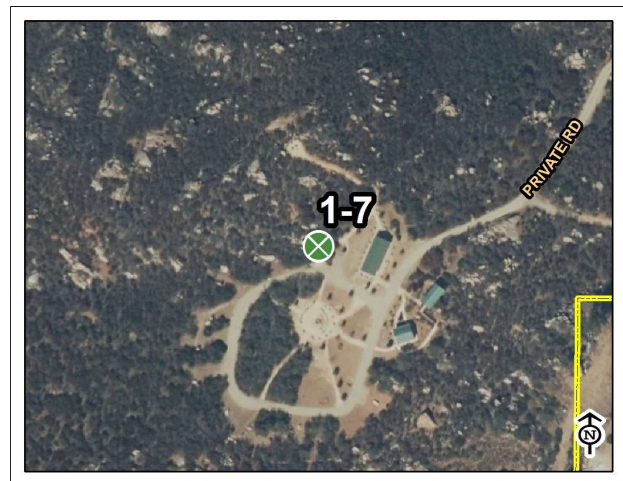
Total Cost: **\$9,700**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:



### 1-9 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install leveled concrete or AC pavement pad by the trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

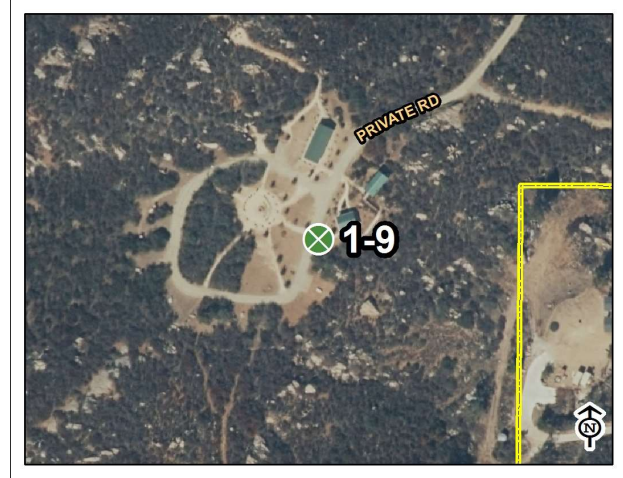
Total Cost: **\$9,700**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:

### 1-10 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install leveled concrete or AC pavement pad by the trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

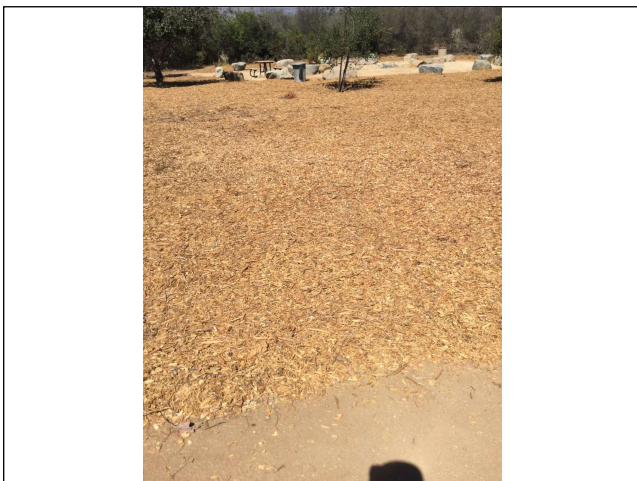
**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

Total Cost: **\$9,700**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:

### 1-4 Parking Area

Category: 1

**Issue:** Surface slope is at 11%.

**Action:** Regrade parking stall, replace AC pavement, and restripe.

**CBC:** 11B-502.4 - Surface slope of accessible parking spaces shall be 2% maximum for all directions.

**Cost Per:** \$8,200

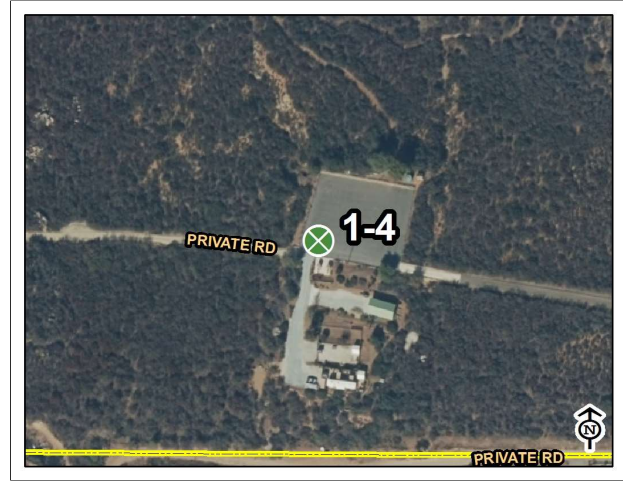
**Total Cost:** **\$10,400**

**Qty:** 1

**Unit:** Each



Site Photo



Oakoasis Preserve

Map: Grid:

### 1-6 Parking Area

Category: 1

**Issue:** No ADA parking stall provided for the trailhead. Surface slope is 7.5%.

**Action:** Regrade and replace AC pavement near trailhead, and provide ADA parking stall with appropriate signage. All stalls shall comply with CBC 11B-502.

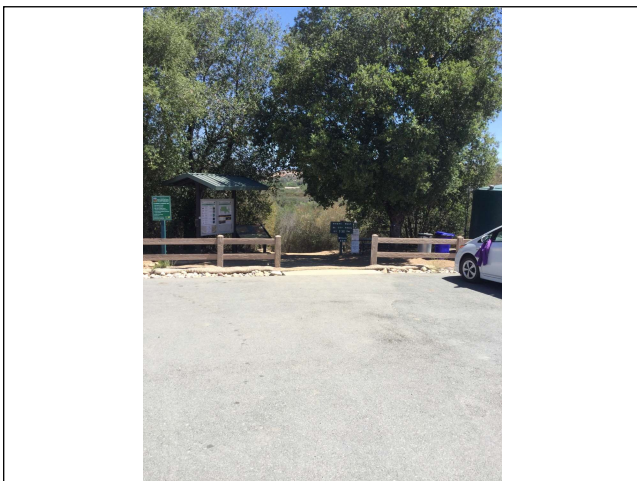
**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

**Cost Per:** \$9,000

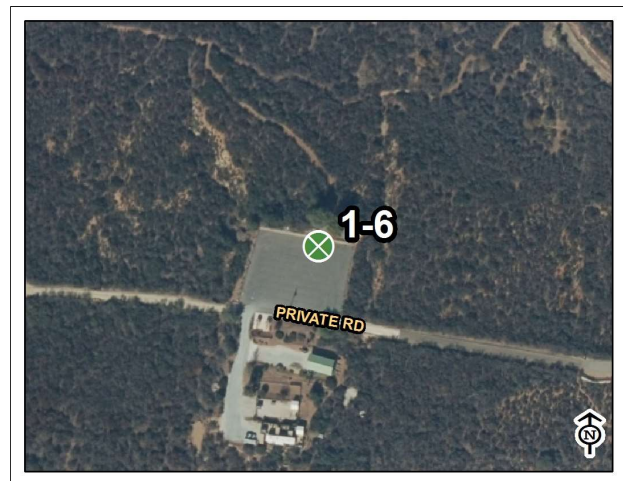
**Total Cost:** **\$11,200**

**Qty:** 1

**Unit:** Each



Site Photo



Oakoasis Preserve

Map: Grid:



### 32-4 Picnic Area

Category: 1

**Issue:** No accessible route to covered picnic area.

**Action:** Provide 48" wide minimum accessible path to the covered picnic area. Provide landings and switchbacks.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$200

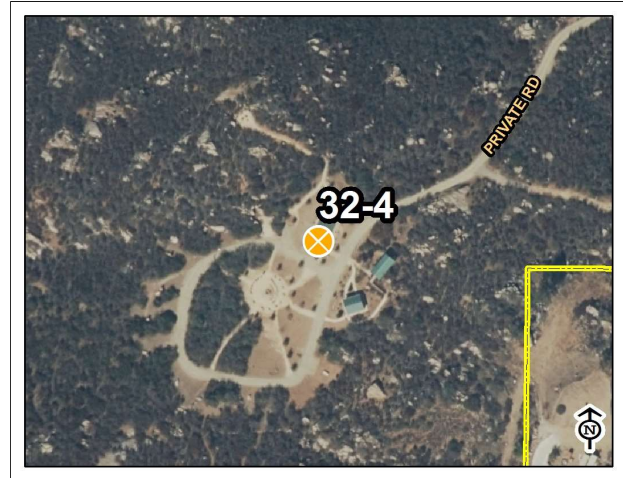
Total Cost: **\$14,200**

Qty: 60

Unit: Feet



Site Photo



Oakoasis Preserve

Map: Grid:

### 30-2 Campsite

Category: 1

**Issue:** No accessible route to campsite from accessible parking.

**Action:** Provide 48" wide minimum accessible path to the campsite. Regrade and stabilize campsite surface.

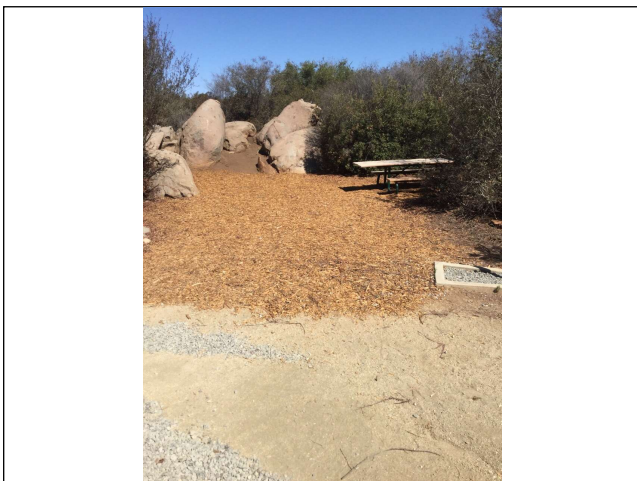
**CBC:** 11B-246.2 - Where campsites are provided, at least two need to be accessible and connected to sanitary facilities.  
Slopes shall not exceed 1:12

Cost Per: \$14,000

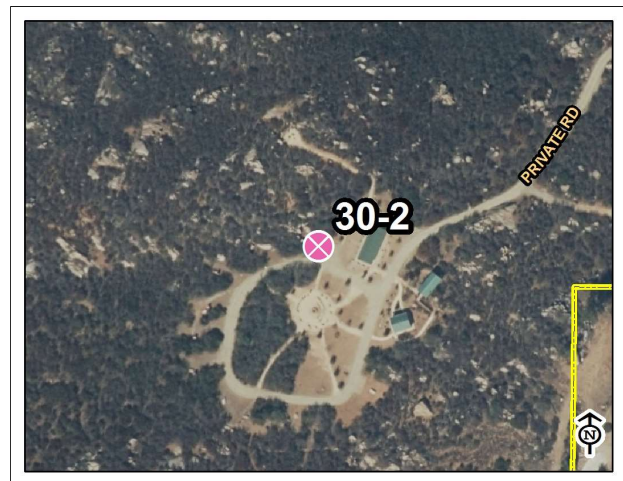
Total Cost: **\$16,200**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:



### 30-3 Campsite

Category: 1

**Issue:** No accessible route to campsite from accessible parking.

**Action:** Provide 48" wide minimum accessible path to the campsite. Regrade and stabilize campsite surface. Provide accessible picnic table.

**CBC:** 11B-246.2 - Where campsites are provided, at least two need to be accessible and connected to sanitary facilities. Slopes shall not exceed 1:12

Cost Per: \$14,800

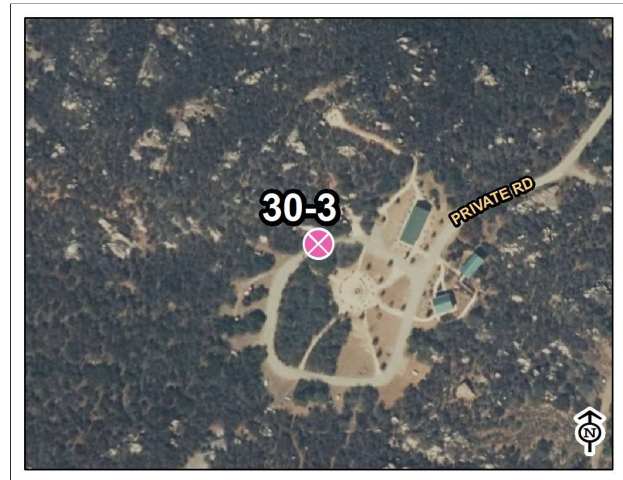
Total Cost: **\$17,000**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:

### 6-1 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

**CBC:** 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

Total Cost: **\$1,200**

Qty: 4

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:

#### 4-2 Walk

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tile.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

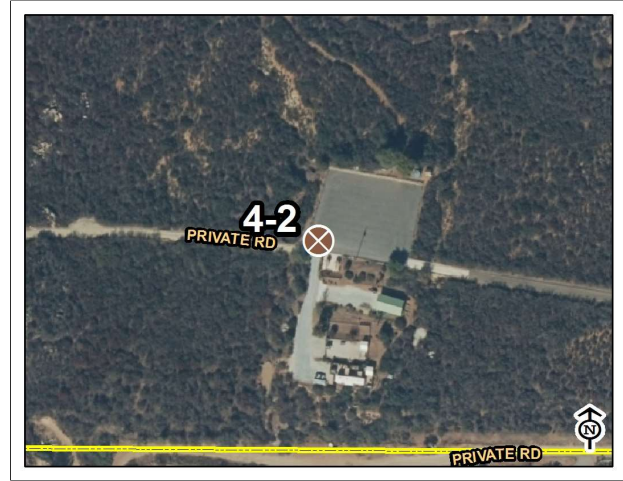
Total Cost: **\$2,200**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:

#### 4-3 Walk

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tiles on both sides.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

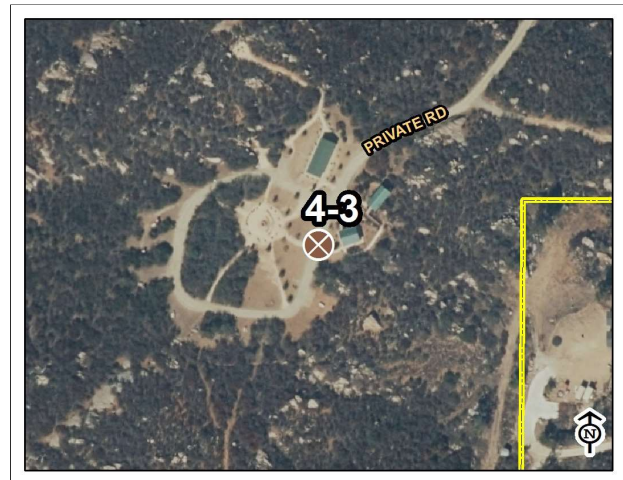
Total Cost: **\$3,400**

Qty: 2

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:



### 20-1 Single User Bathroom

Category: 2

**Issue:** Surface slopes are at 2.5% and 4.5% for the restrooms.

**Action:** Regrade area in front of one restroom and replace concrete.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$25

**Total Cost:** \$6,000

**Qty:** 150

**Unit:** Square Feet



Site Photo



Oakoasis Preserve

Map: Grid:

### 27-1 Assembly Area

Category: 2

**Issue:** No accessible route to assembly area from accessible parking.

**Action:** Provide 48" wide minimum accessible path to the assembly area.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**Cost Per:** \$75

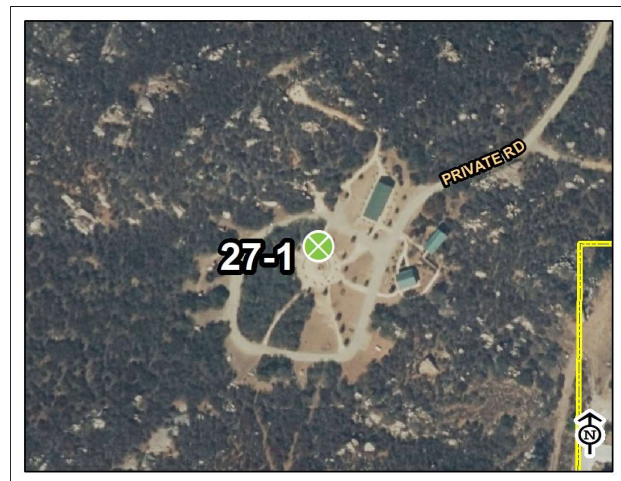
**Total Cost:** \$6,000

**Qty:** 50

**Unit:** Feet



Site Photo



Oakoasis Preserve

Map: Grid:



### 32-3 Picnic Area

Category: 2

**Issue:** No accessible route to picnic area. No accessible tables in picnic area.

**Action:** Provide accessible concrete pad with a picnic table.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$5,000

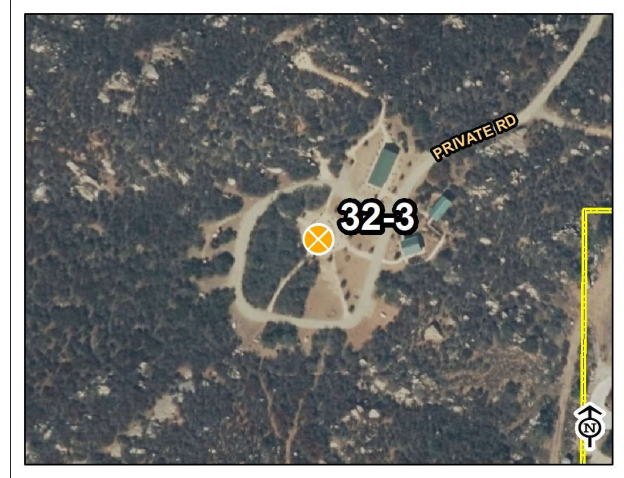
Total Cost: **\$6,000**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 56" above finished floor.

**Action:** Adjust height of map container.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

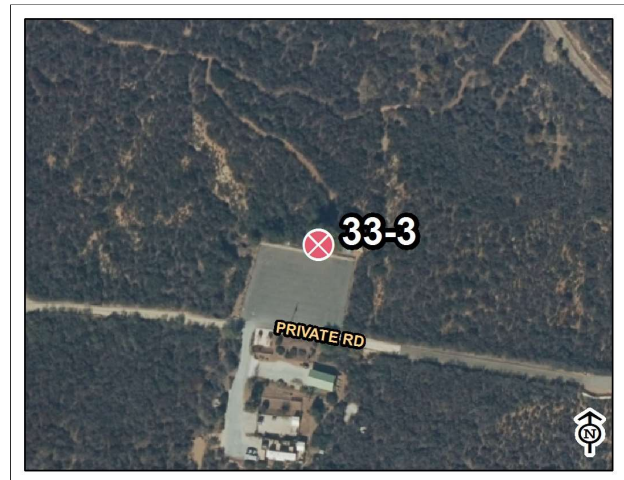
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:

### 27-2 Assembly Area

Category: 3

**Issue:** Companion seating area slopes 10%.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

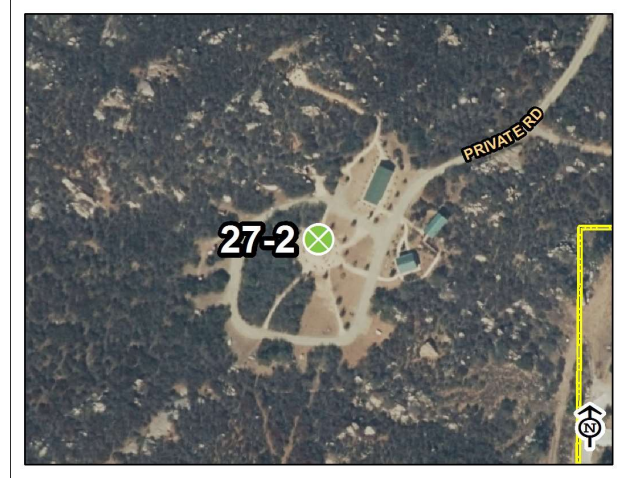
Total Cost: **\$2,000**

Qty: 1

Unit: Feet



Site Photo



Oakoasis Preserve

Map: Grid:

### 32-2 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible concrete pad with a picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$7,500

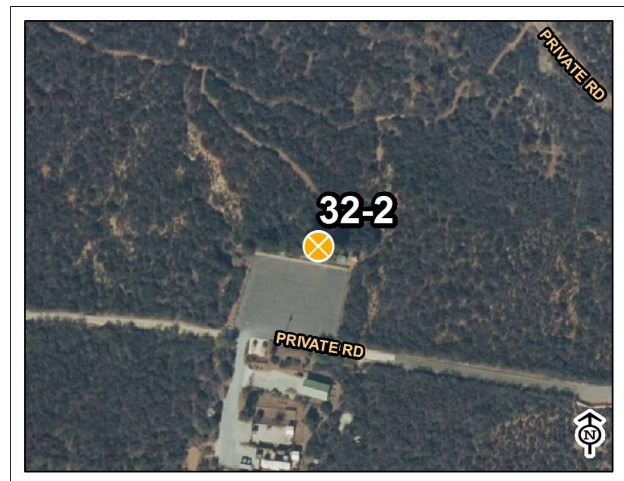
Total Cost: **\$8,500**

Qty: 1

Unit: Each



Site Photo



Oakoasis Preserve

Map: Grid:



## 6.14 OLD IRONSIDES PARK

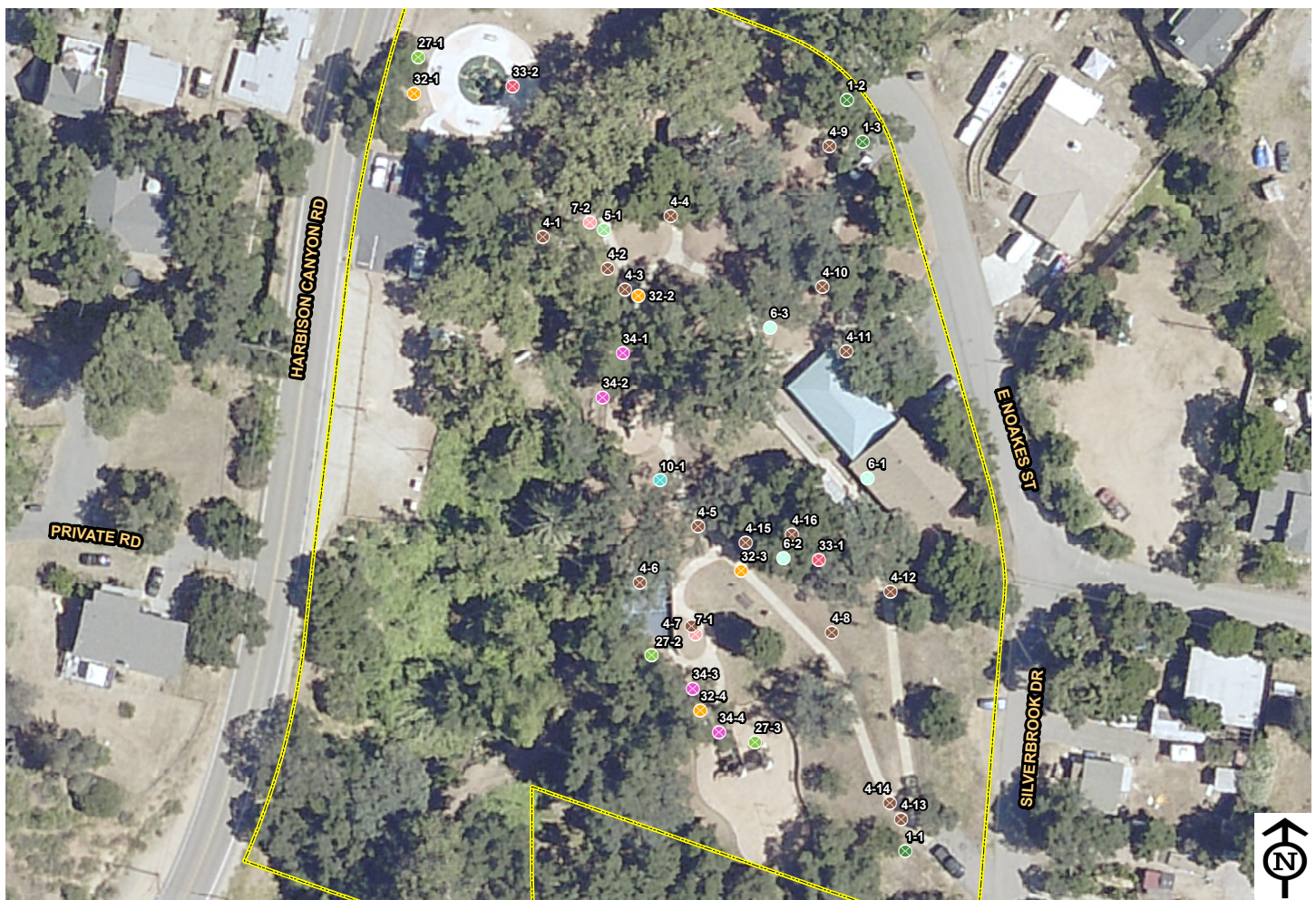


326 HARBISON CANYON ROAD  
EL CAJON, CA 92020

DATE OF ASSESSMENT: 6/25/18

### Description:

Old Ironsides is a 3.6-acre park in Harbison Canyon. With two playgrounds and a basketball court, this park features a community center and a multitude of shade trees to picnic under.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# BUILDING ASSESSMENT

## IRONSIDE PARK



## RESTROOMS



**Estimated Cost: \$6,325**

### **8-1 Door**

#### **Add ISA Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 216

#### **Install or Modify Permanent Room Signage**

Install Latch side signage and/or door signage

CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703

### **8-2 Door**

#### **Add ISA Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 216

#### **Install or Modify Permanent Room Signage**

Install Latch side signage and/or door signage

CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703



## **20-1 Single User Restroom**

### **Remove or Relocate Lav Mirrors**

Lower edge of reflecting surface is >40" aff (40 max).

### **Replace or reposition Plumbing fixtures**

The centerline of the WC to the side wall is outside the 17" to 18" allowable range.

CBC 11B-604.2, 11B-604.3.1 / ADA 604

### **Replace or modify Grab Bars**

Rear GB extends 22" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

### **Replace or modify Grab Bars**

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

## **20-2 Single User Restroom**

### **Remove or Relocate Lav Mirrors**

Lower edge of reflecting surface is >40" aff (40 max).

### **Replace or modify Grab Bars**

Rear GB extends 22" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

### **Replace or modify Grab Bars**

Side GB extends 53" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

### **Replace or reposition Dispenser**

Toilet Paper Dispenser is outside the 7"- 9" range.

CBC 11B- 604.7 / ADA 604

## COMMUNITY CENTER



**Estimated Cost: \$4,300**

### **8-1 Door**

#### **Add ISA Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 216

#### **Install or Modify Permanent Room Signage**

Install Latch side signage and/or door signage

CBC: 11B-216.2, 11B-703.4.1, 4.2, 11B 703.7.2.6 / ADA 703

### **16-1 Built-In Elements**

#### **Provide an Accessible Counter**

Kitchen Service Counter is 43" aff (29"-34" aff by min. 36" long for parallel approach).

CBC: 11B-904.4.1 / ADA 904

**Replace or reposition Plumbing fixtures**

The Kitchen counter height is +36" aff ( 34" max).  
CBC 11B-804.3 / ADA 804

The City of San Diego had an equivalency clause allowing a min. 36" long section of counter at 34" aff. The remainder of the Kitchen counter could be a conventional 36" tall to coordinate with industry standard 34" tall appliances. The CBC 2013 has no such equivalency. County to confirm requirements.

**Reposition Equipment**

Range Hood switch is outside the allowable 15"- 48" reach range.  
CBC: 11B-308.1.1 / ADA 308

**18-1 Room****Reposition Equipment**

Wall Outlets, T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.  
CBC: 11B-308.1.1 / ADA 308

**18-12 Room****Reposition Equipment**

Wall Outlets, T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.  
CBC: 11B-308.1.1 / ADA 308



# **SITE ASSESSMENT**

#### 4-11 Walk

Category: 1

**Issue:** Vertical changes in walkway exceed 1/2".

**Action:** Regrade walkway and replace concrete.

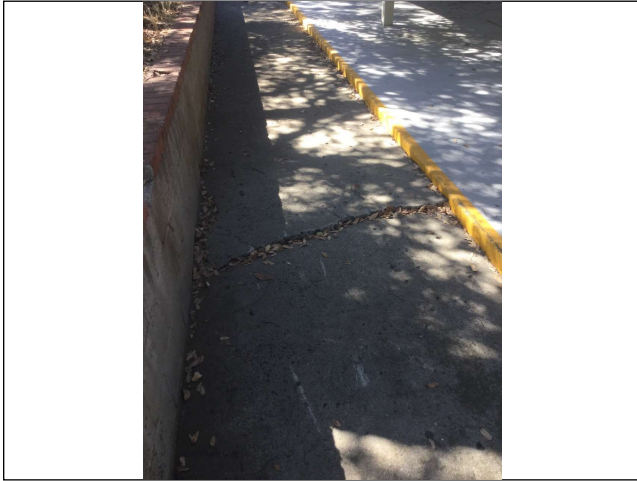
**CBC:** 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$100

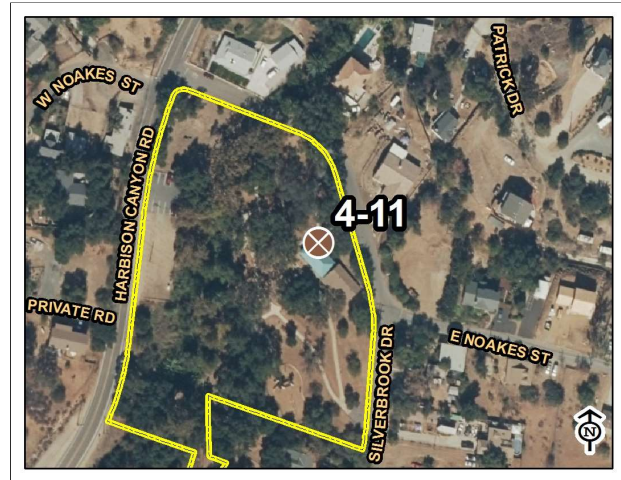
Total Cost: **\$2,100**

Qty: 10

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

#### 4-4 Walk

Category: 1

**Issue:** Walkway running slope is 6.2%.

**Action:** Install handrails on both sides of walkway.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

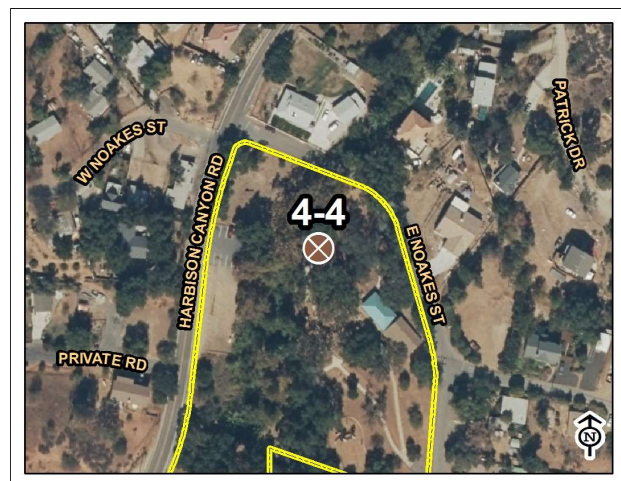
Total Cost: **\$2,500**

Qty: 40

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

#### 4-6 Walk

Category: 1

**Issue:** Walkway running slope is 6.2%.

**Action:** Install handrails.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$2,500**

Qty: 40

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

#### 4-2 Walk

Category: 1

**Issue:** Walkway running slope of 5.9%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$100

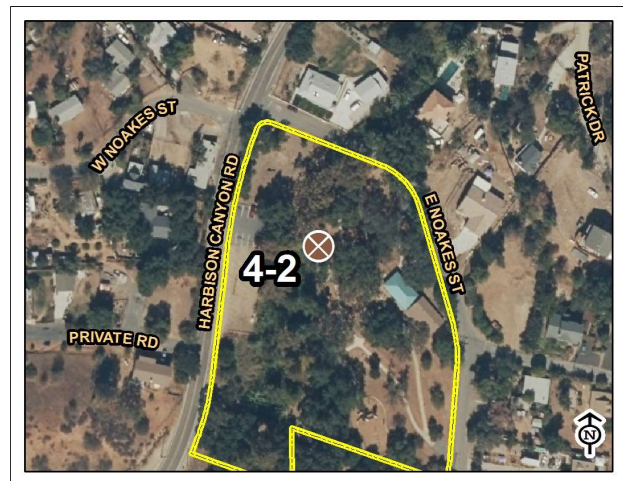
Total Cost: **\$3,100**

Qty: 20

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:



#### 4-3 Walk

Category: 1

**Issue:** Surface slope of turning space is 4%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$3,100**

Qty: 20

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

#### 4-7 Walk

Category: 1

**Issue:** Surface slope of turning space is 5%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

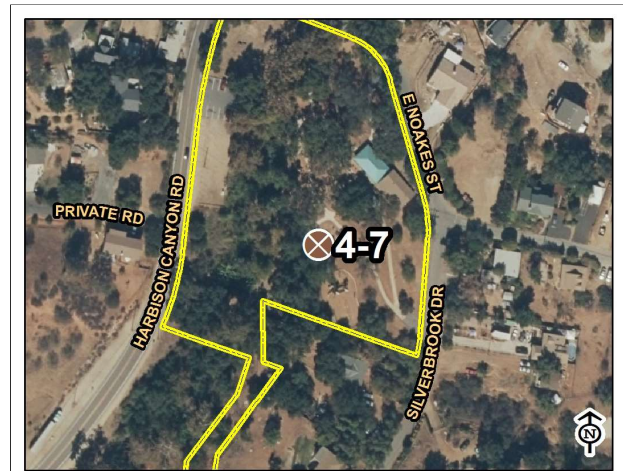
Total Cost: **\$3,100**

Qty: 20

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

#### 4-12 Walk

Category: 1

**Issue:** Surface slope of turning space is 4%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$3,100**

Qty: 20

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

#### 4-5 Walk

Category: 1

**Issue:** Surface slope of turning space is 4.2%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$3,600**

Qty: 25

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:



### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Restripe AC pavement and provide appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

**Cost Per:** \$2,700

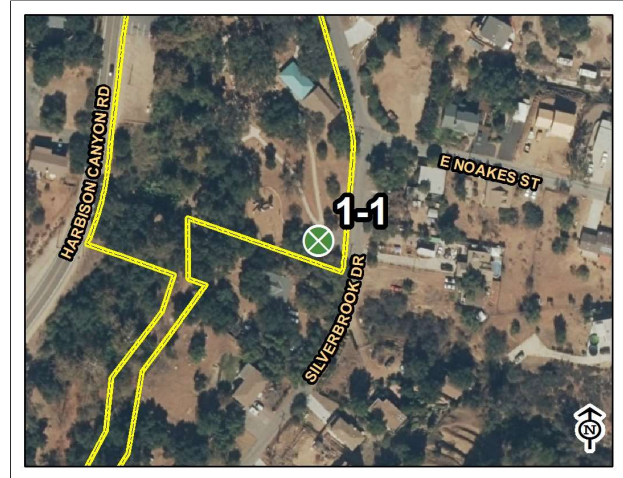
**Total Cost:** \$3,800

**Qty:** 1

**Unit:** Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 4-8 Walk

Category: 1

**Issue:** Cross slope at 3.3%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

**Cost Per:** \$100

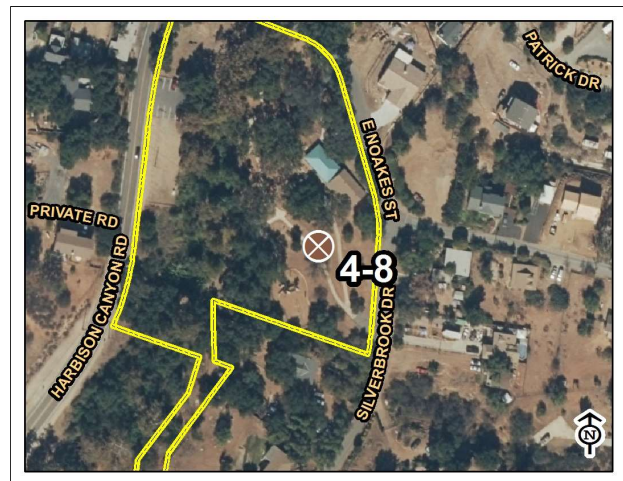
**Total Cost:** \$4,100

**Qty:** 30

**Unit:** Feet



Site Photo



Old Ironsides County Park

Map: Grid:



#### 4-13 Walk

Category: 1

**Issue:** Surface slope of turning space is 3%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

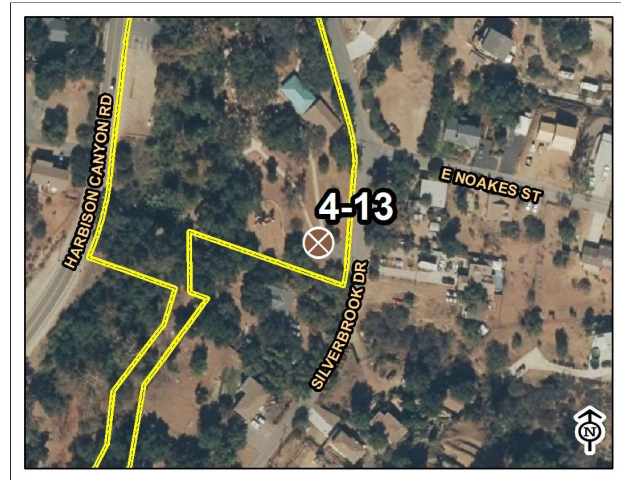
Total Cost: **\$4,600**

Qty: 35

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

#### 33-2 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to horseshoe pits.

**Action:** Provide 48" wide minimum accessible path to horseshoe pit.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$6,100**

Qty: 50

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

### 32-2 Picnic Area

Category: 1

**Issue:** No accessible route to table and grill. No accessible tables in picnic area.

**Action:** Provide accessible concrete pad with a picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$6,000

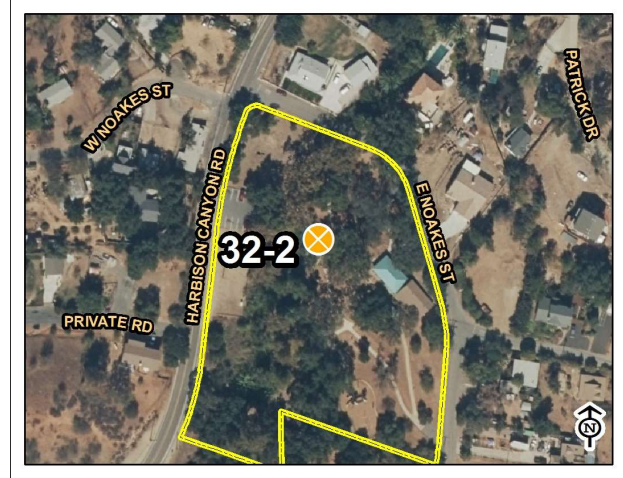
Total Cost: **\$7,100**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 4-1 Walk

Category: 2

**Issue:** 1/2" gap in concrete.

**Action:** Add sealant to fill gap.

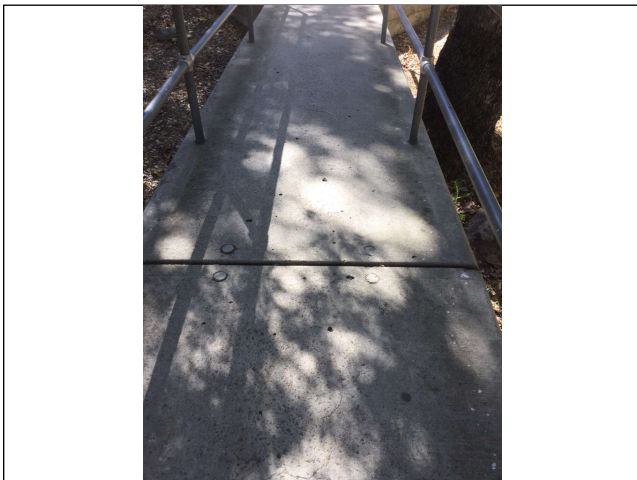
**CBC:** 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

Cost Per: \$250

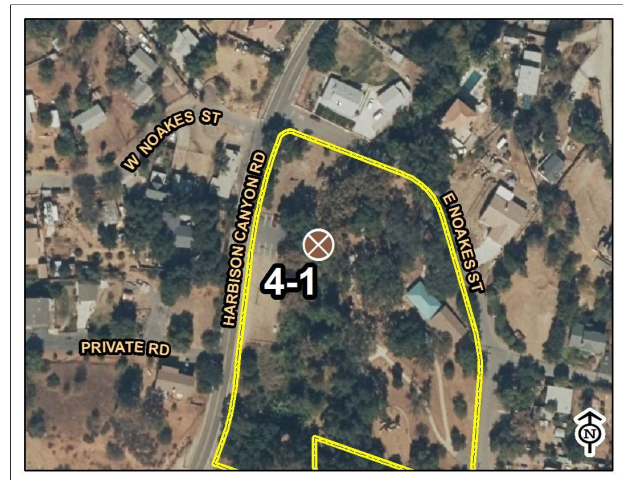
Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:



**7-1 Hazard****Category: 2****Issue:** Vertical changes in walkway exceed 1/2".**Action:** Grind or patch concrete.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

**4-15 Walk****Category: 2****Issue:** Vertical changes in walkway exceed 1/2".**Action:** Grind or patch concrete.

CBC: 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:



#### 4-16 Walk

Category: 2

**Issue:** 1" gap in concrete.

**Action:** Add sealant to fill gap.

**CBC:** 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch.

**Cost Per:** \$250

**Total Cost:** \$250

**Qty:** 1

**Unit:** Each



Site Photo



Old Ironsides County Park

Map: Grid:

#### 34-4 Play Equipment Area

Category: 2

**Issue:** Transfer platform is 20" from finished floor.

**Action:** Regrade surface adjacent to transfer platform.

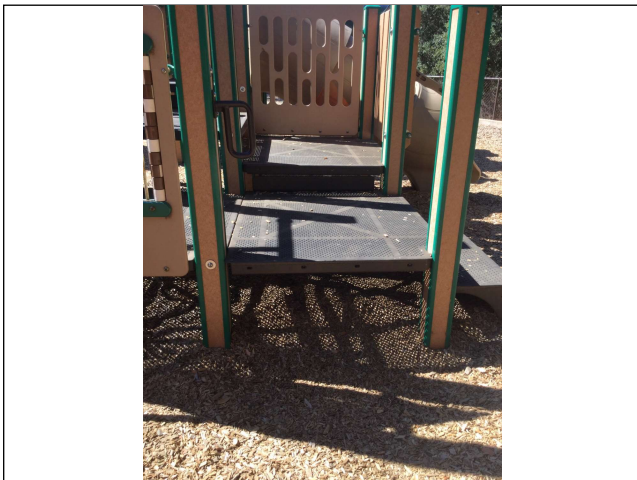
**CBC:** 11B-1008.3.1.2 - Transfer platform must be 11" min to 18".

**Cost Per:** \$10

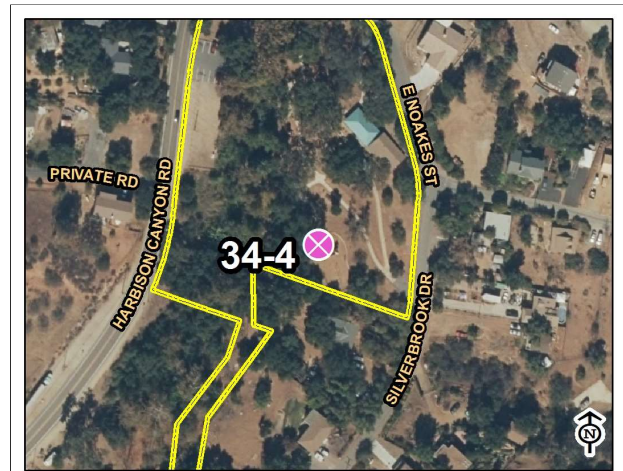
**Total Cost:** \$750

**Qty:** 25

**Unit:** Square Feet



Site Photo



Old Ironsides County Park

Map: Grid:

## 6-1 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

**CBC:** 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

Total Cost: **\$950**

Qty: 9

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

## 7-2 Hazard

Category: 2

**Issue:** Abrupt 4" or more vertical change.

**Action:** Regrade adjacent surface.

**CBC:** 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$25

Total Cost: **\$1,125**

Qty: 25

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:



### 34-2 Play Equipment Area

Category: 2

**Issue:** Transfer platform is 19" from finished floor.

**Action:** Modify transfer system.

**CBC:** 11B-1008.3.1.2 - Transfer platform must be 11" min to 18".

**Cost Per:** \$1,000

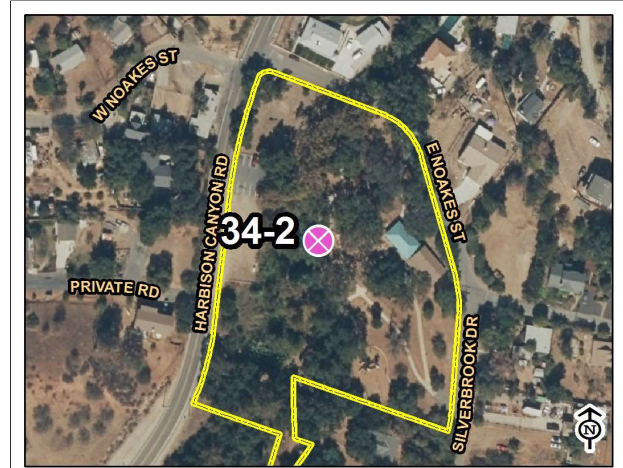
**Total Cost:** **\$1,500**

**Qty:** 1

**Unit:** Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 1-2 Parking Area

Category: 2

**Issue:** No "Minimum Fine" sign posted at parking stall.

**Action:** Install "Minimum Fine" sign on existing pole.

**CBC:** 11B-502.6.2 - Additional language or an additional sign shall state "Minimum Fine \$250"

**Cost Per:** \$1,200

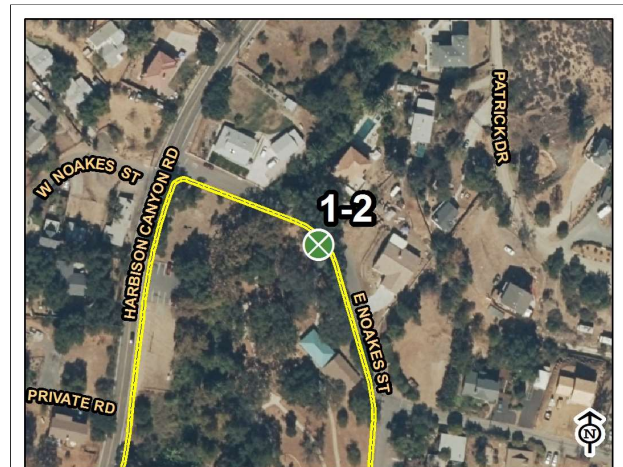
**Total Cost:** **\$1,700**

**Qty:** 1

**Unit:** Each



Site Photo



Old Ironsides County Park

Map: Grid:



#### 4-9 Walk

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tile.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

Total Cost: **\$1,700**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

#### 4-14 Walk

Category: 2

**Issue:** Abrupt 4" or more vertical change.

**Action:** Install handrails.

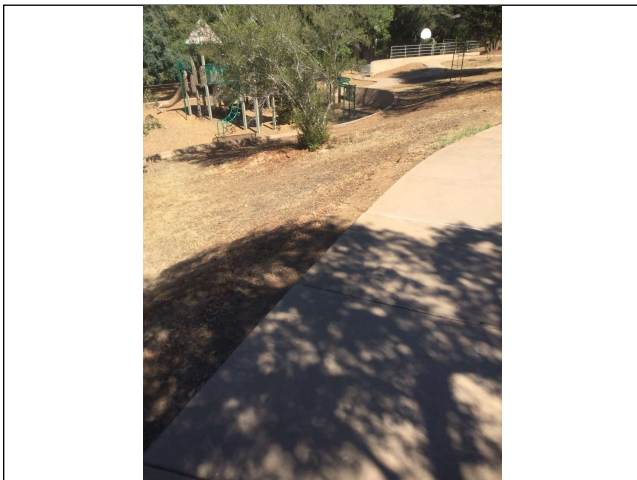
CBC: 11B-303.5 - Vertical falls greater than 4" require warning curb.

Cost Per: \$50

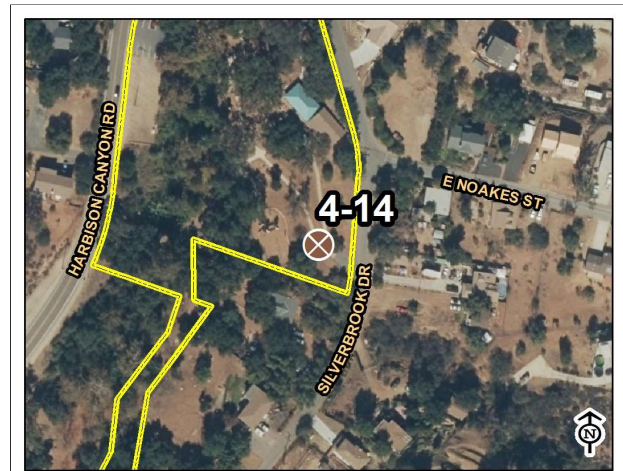
Total Cost: **\$1,750**

Qty: 25

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:

### 6-2 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

**CBC:** 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

Total Cost: **\$1,800**

Qty: 26

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 6-3 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

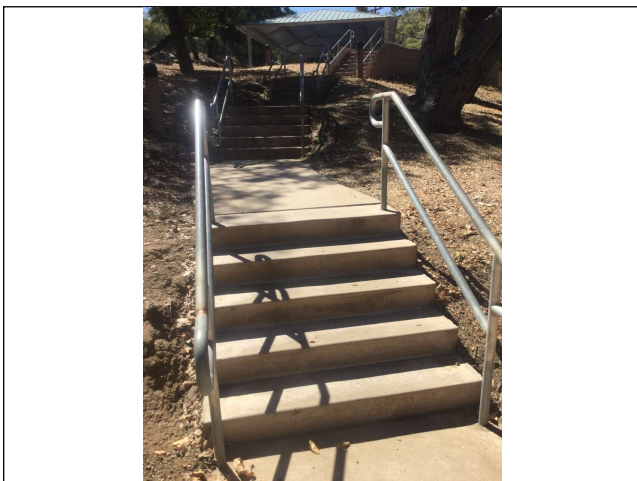
**CBC:** 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

Total Cost: **\$1,800**

Qty: 26

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:



### 1-3 Parking Area

Category: 2

**Issue:** Paint delineating parking stall is faded.

**Action:** Restripe parking stall.

**CBC:** 11B-502.3 - Access aisles shall be provided, adjoin an accessible route, be painted appropriately, and marked for no parking.

Cost Per: \$2,300

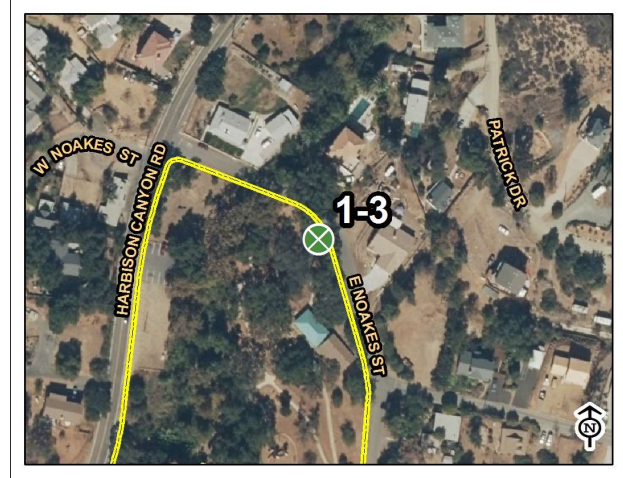
Total Cost: **\$2,800**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 4-10 Walk

Category: 2

**Issue:** Surface slope of turning space is 3%.

**Action:** Provide level surface at point of turning. Regrade and replace concrete.

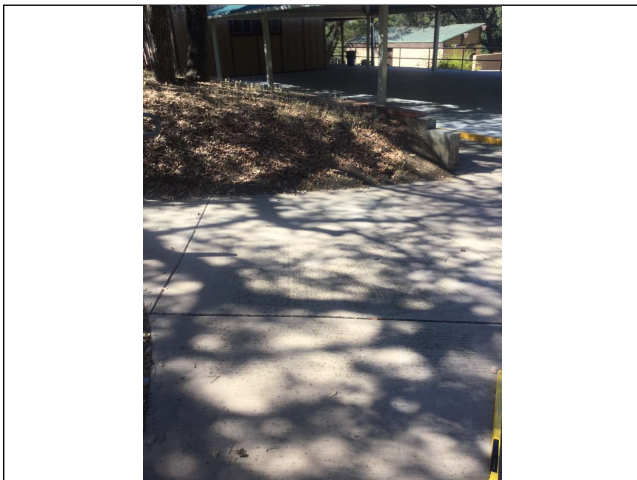
**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

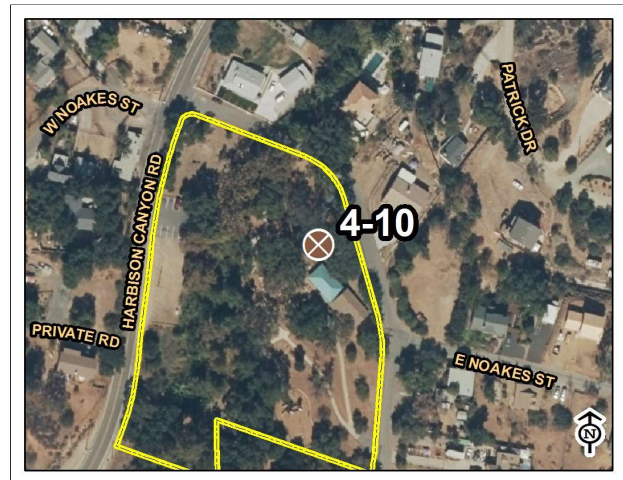
Total Cost: **\$3,100**

Qty: 20

Unit: Feet



Site Photo



Old Ironsides County Park

Map: Grid:



### 34-1 Play Equipment Area

Category: 2

**Issue:** No ground elements are accessible.

**Action:** Provide accessible rubberized surface to play structure.

**CBC:** 11B-206.2.17 - Play areas shall provide level and accessible routes.

**Cost Per:** \$15

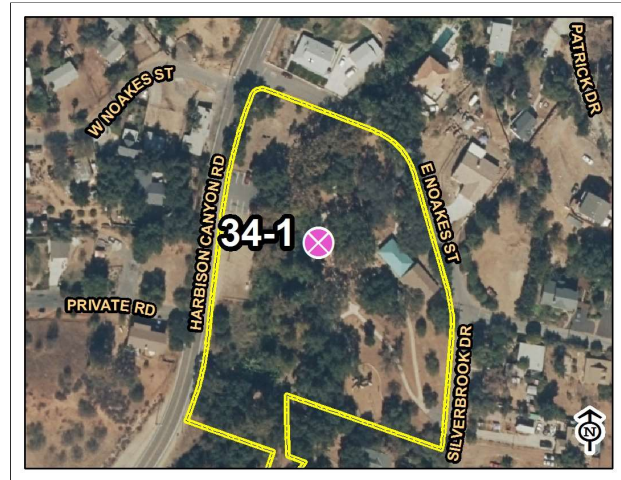
**Total Cost:** \$5,600

**Qty:** 300

**Unit:** Square Feet



Site Photo



Old Ironsides County Park

Map: Grid:

### 5-1 Ramp

Category: 2

**Issue:** Incorrect handrails provided.

**Action:** Reconstruct handrails.

**CBC:** 11B-505.4 - Top of gripping surfaces of handrails shall be between 34 inches and 38 inches from finished floor.

**Cost Per:** \$100

**Total Cost:** \$7,100

**Qty:** 60

**Unit:** Feet



Site Photo



Old Ironsides County Park

Map: Grid:

### 34-3 Play Equipment Area

Category: 2

**Issue:** No ground elements are accessible.

**Action:** Provide accessible rubberized surface to play structure.

**CBC:** 11B-206.2.17 - Play areas shall provide level and accessible routes.

Cost Per: \$15

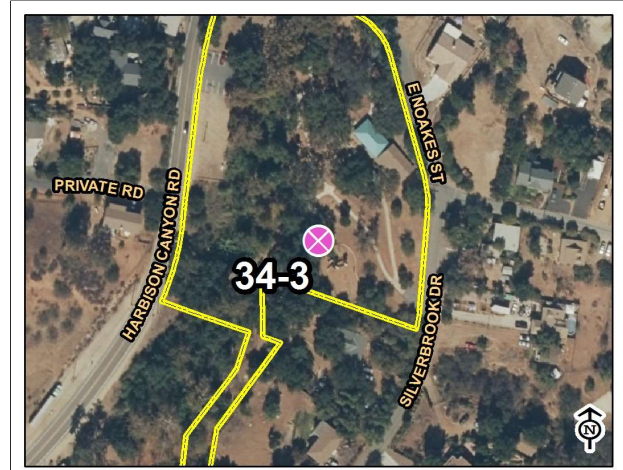
Total Cost: **\$23,600**

Qty: 1500

Unit: Square Feet



Site Photo



Old Ironsides County Park

Map: Grid:

### 32-1 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:



### 27-1 Assembly Area

Category: 3

**Issue:** No companion seating area provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 27-2 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

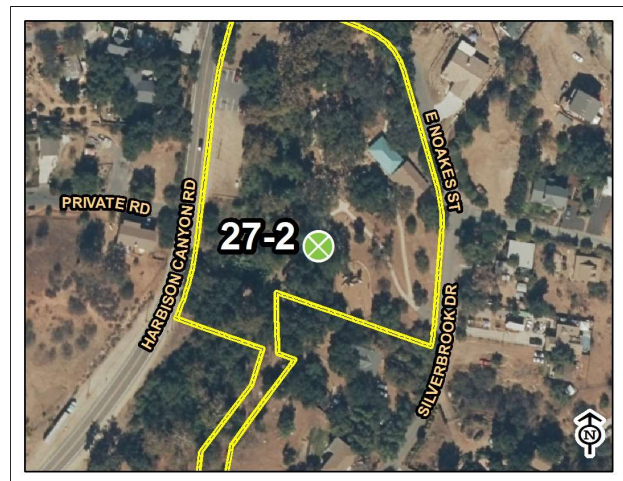
Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:



### 10-1 Drinking Fountain

Category: 3

**Issue:** No High-Low fountain provided.

**Action:** Replace drinking fountain.

**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

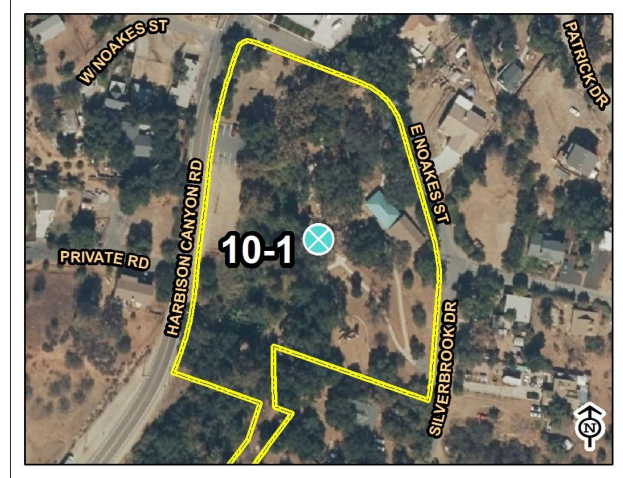
Total Cost: **\$3,500**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Side reach is 24" from accessible walkway.

**Action:** Provide accessible concrete pad around trash can.

**CBC:** 11B-308.3 - Side reach must be within 10 inches maximum.

Cost Per: \$25

Total Cost: **\$3,600**

Qty: 100

Unit: Square Feet



Site Photo



Old Ironsides County Park

Map: Grid:

### 32-3 Picnic Area

Category: 3

**Issue:** No accessible route to picnic table. No accessible tables in picnic area.

**Action:** Provide accessible concrete pad. Provide accessible picnic table.

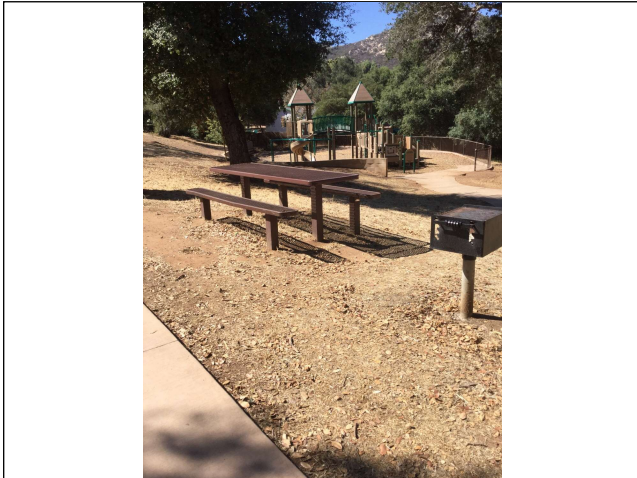
**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$6,800

Total Cost: **\$7,900**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:

### 32-4 Picnic Area

Category: 3

**Issue:** No accessible route to table and grill. No accessible tables in picnic area.

**Action:** Provide accessible concrete pad. Provide accessible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$6,800

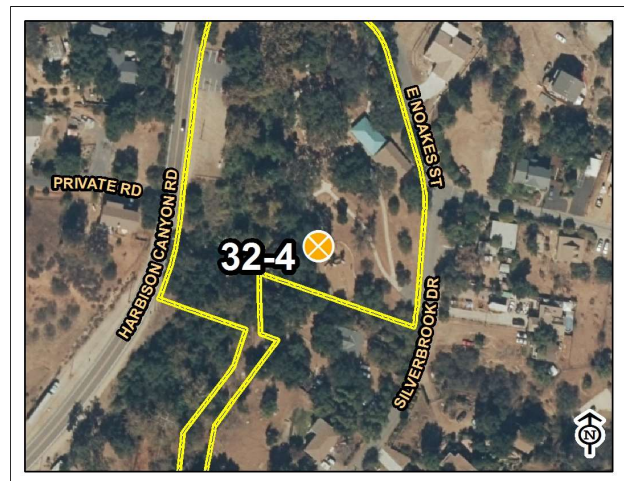
Total Cost: **\$7,900**

Qty: 1

Unit: Each



Site Photo



Old Ironsides County Park

Map: Grid:



### 27-3 Assembly Area

Category: 3

**Issue:** No accessible route to bench. No companion seating area provided at bench.

**Action:** Provide accessible rubberized surface to bench.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$15

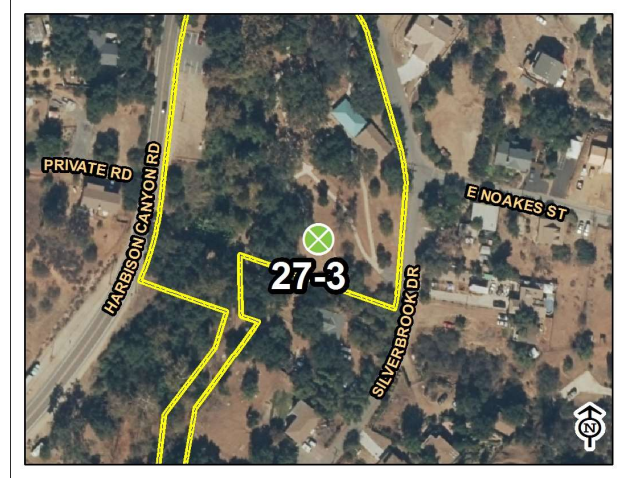
Total Cost: **\$8,600**

Qty: 500

Unit: Square Feet



Site Photo



Old Ironsides County Park

Map: Grid:



## 6.15 RAMONA GRASSLANDS PRESERVE



HIGHLAND VALLEY ROAD  
RAMONA, CA 92065

DATE OF ASSESSMENT: 6/14/28

### Description:

Ramona Grasslands Preserve features a staging area, picnic tables, and 4 miles of non-motorized multi-use trails that accommodate hiking, mountain biking and horseback riding. The preserve contains a significant section of Santa Maria Creek— supporting a mosaic of sensitive habitats including grasslands, wetlands, vernal pools, coastal sage scrub and oak woodlands, along with hundreds of unique plant and animal species.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **SITE ASSESSMENT**

## 26-1 Trails

Category: 1

**Issue:** No accessible route to trailhead.

**Action:** Replace or modify gate and provide ADA access sign.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$1,000

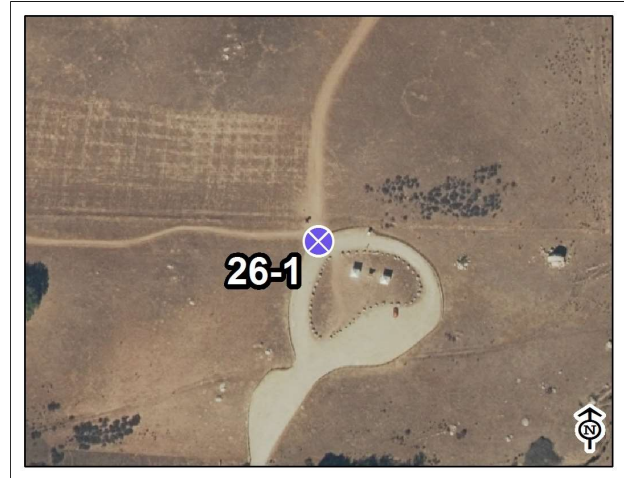
Total Cost: **\$1,600**

Qty: 1

Unit: Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:

## 32-1 Picnic Area

Category: 1

**Issue:** No accessible tables in picnic area.

**Action:** Provide 48" wide minimum accessible path to the picnic area. Provide ADA accessible picnic table.

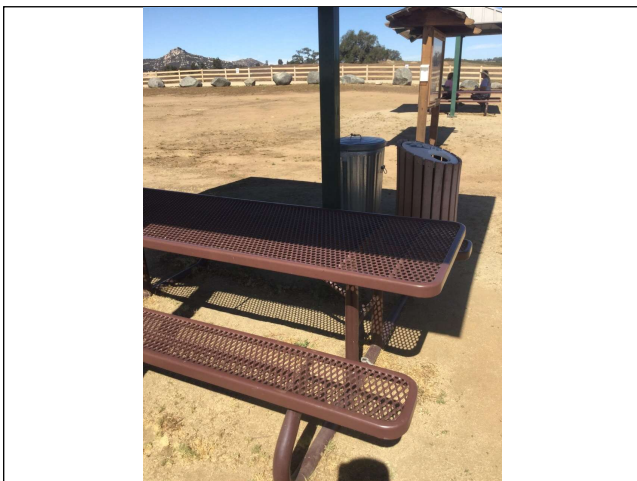
**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$7,500

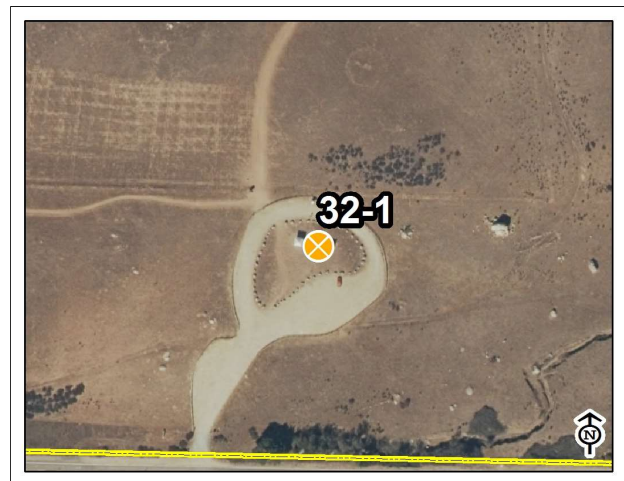
Total Cost: **\$8,900**

Qty: 1

Unit: Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:



### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided at park.

**Action:** Install leveled concrete or AC pavement pad near trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

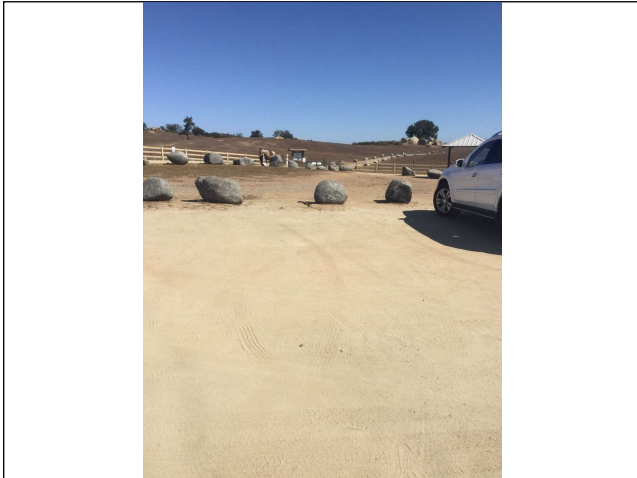
**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

**Cost Per:** \$7,500

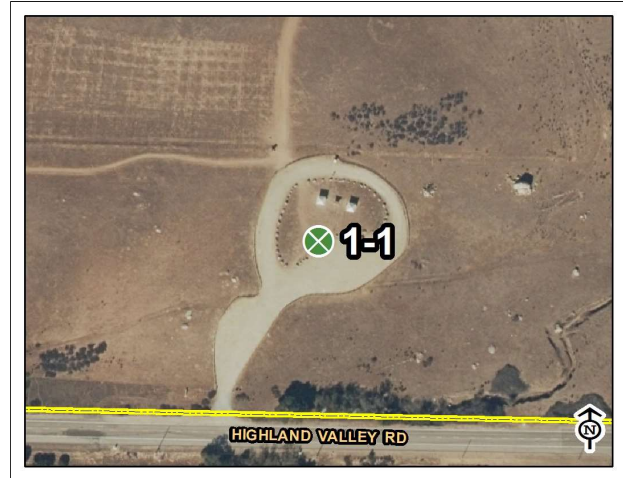
**Total Cost:** \$8,900

**Qty:** 1

**Unit:** Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:

### 4-1 Walk

Category: 1

**Issue:** No accessible route to trailhead from parking.

**Action:** Provide 48" wide minimum accessible path from parking to the trailhead.

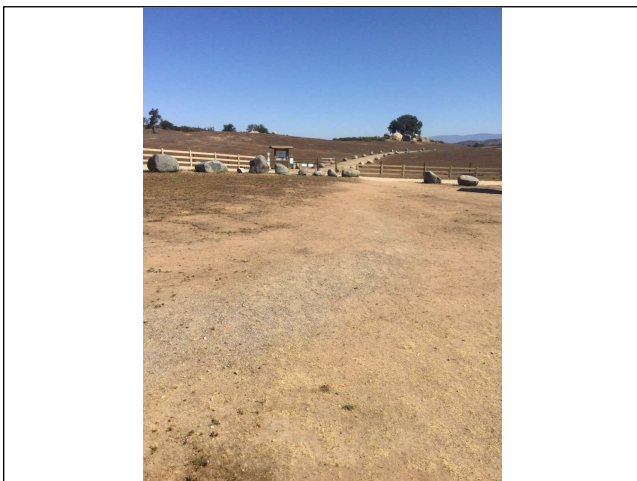
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**Cost Per:** \$75

**Total Cost:** \$10,400

**Qty:** 120

**Unit:** Feet



Site Photo



Ramona Grasslands Preserve

Map: Grid:

#### 4-3 Walk

Category: 2

**Issue:** No accessible route across vehicular area. No detectable warnings provided.

**Action:** Provide crosswalk across vehicular area. Install detectable warning tiles at both ends and by parking stall.

**CBC:** 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

Total Cost: **\$4,200**

Qty: 3

Unit: Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:

#### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trash can.

**Action:** Relocate trash can to be 10" maximum from accessible path.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

Total Cost: **\$0**

Qty: 1

Unit: Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:

### 33-5 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reaches are 53" and 56" above finished floor.

**Action:** Adjust height of map containers.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

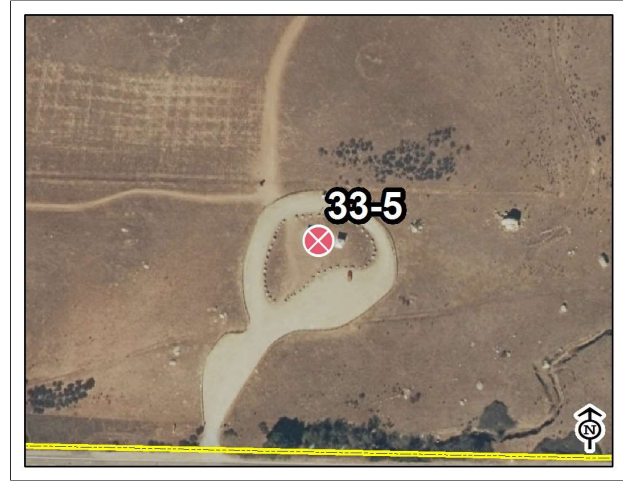
Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 51" above finished floor.

**Action:** Adjust height and relocate station to be 10" from accessible walkway.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$750

Total Cost: **\$1,350**

Qty: 1

Unit: Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:



### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Area around kiosk slopes 3.2%.

**Action:** Regrade and provide 48" wide minimum accessible path to the kiosk.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$75

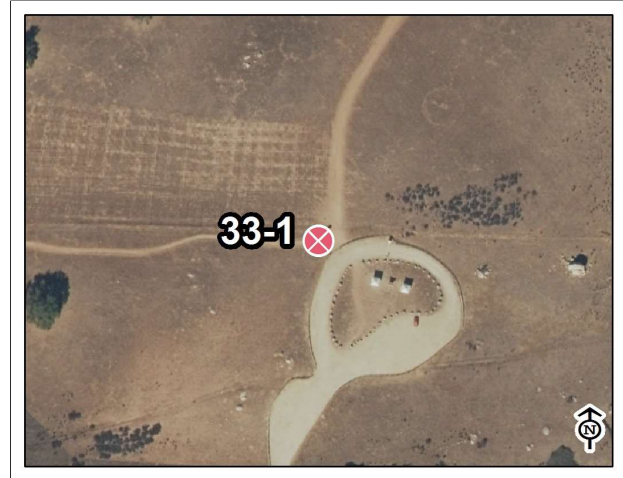
**Total Cost:** \$2,900

**Qty:** 20

**Unit:** Feet



Site Photo



Ramona Grasslands Preserve

Map: Grid:

### 33-4 Outdoor Constructed Features

Category: 3

**Issue:** Area around kiosk slopes 5%.

**Action:** Regrade and provide 48" wide minimum accessible path to the kiosk from picnic area.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$75

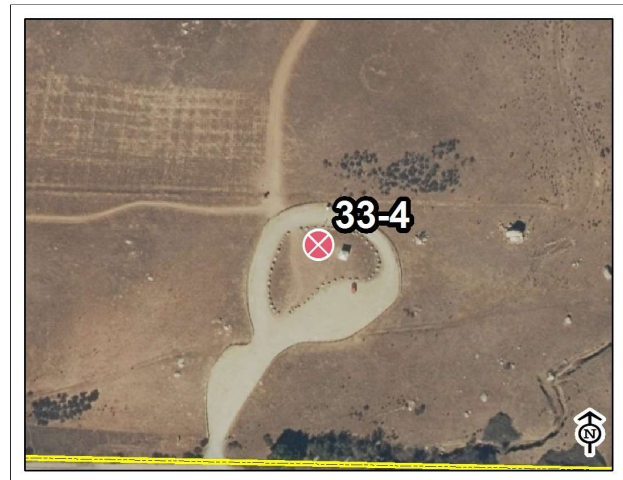
**Total Cost:** \$2,900

**Qty:** 20

**Unit:** Feet



Site Photo



Ramona Grasslands Preserve

Map: Grid:

## 20-1 Single User Bathroom

Category: 3

**Issue:** No accessible route to restroom. No ADA accessible restroom provided.

**Action:** Provide accessible portable restroom and relocate it to accessible area.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$2,500

Total Cost: **\$3,100**

Qty: 1

Unit: Each



Site Photo



Ramona Grasslands Preserve

Map: Grid:

## 6.16 SANTA MARGARITA PRESERVE



37385 DE LUZ ROAD  
FALLBROOK, CA 92028

DATE OF ASSESSMENT: 6/11/18

### Description:

Two miles of non-motorized multi-use trails are open to hikers, mountain bikers and horseback riders, with an equestrian staging area, horse corral and portable restroom. The 221-acre lush river corridor contains riparian and upland habitats.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **BUILDING ASSESSMENT**

## SANTA MARGARITA PRESERVE



## RESTROOM



Estimated Cost: \$25,000

<b>20-1 Unisex Restroom</b>
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**Non-Compliant Pre-Fabricated Restroom**

It is suggested to replace this unit with a Prefabricated Restroom, compliant with California Accessibility standards.



# **SITE ASSESSMENT**

### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided at park.

**Action:** Install 2 leveled concrete or AC pavement pads with appropriate signage. One near the trailhead and the other near the picnic area. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

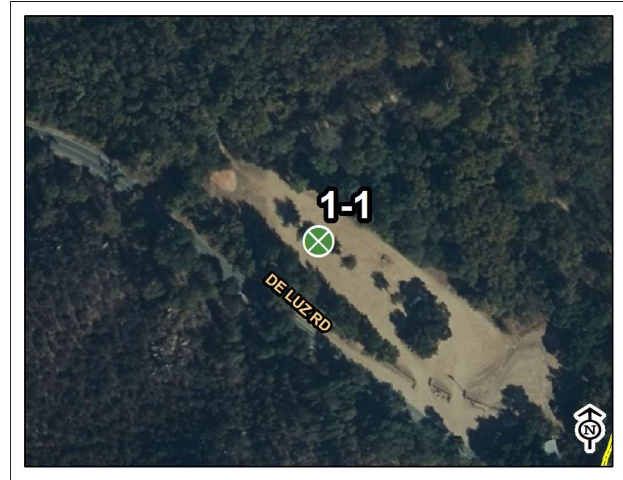
Total Cost: **\$17,100**

Qty: 2

Unit: Each



Site Photo



Santa Margarita Preserve

Map: Grid:

### 32-1 Picnic Area

Category: 2

**Issue:** No accessible route to picnic area. No accessible tables in picnic area.

**Action:** Install level concrete pad encompassing picnic area. Provide ADA accessible picnic table.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$7,500

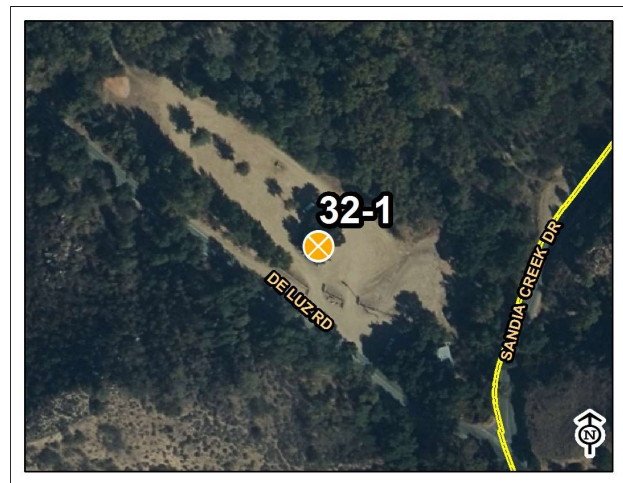
Total Cost: **\$9,600**

Qty: 1

Unit: Each



Site Photo



Santa Margarita Preserve

Map: Grid:



### 33-4 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trash cans.

**Action:** Relocate trash cans to be 10" maximum from accessible path.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$0

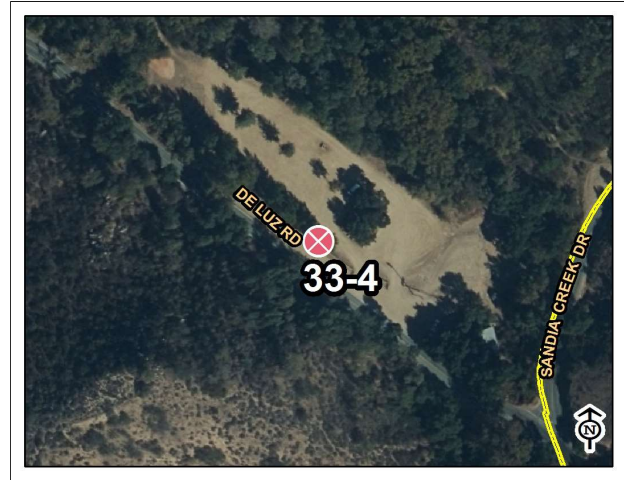
Total Cost: \$0

Qty: 2

Unit: Each



Site Photo



Santa Margarita Preserve

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to equestrian facilities.

**Action:** Provide 48" wide minimum accessible path to equestrian facilities.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

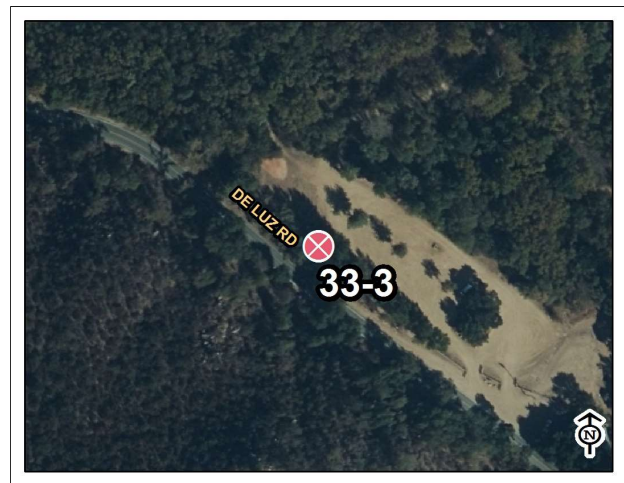
Total Cost: \$3,600

Qty: 20

Unit: Feet



Site Photo



Santa Margarita Preserve

Map: Grid:



### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk.

**Action:** Provide 48" wide minimum accessible path of travel to kiosk.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

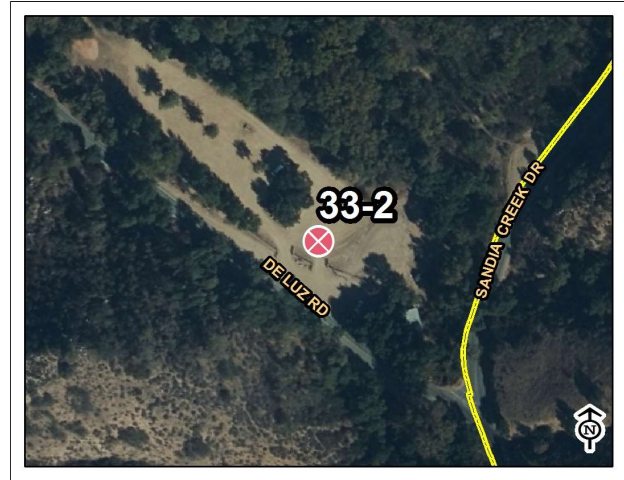
Total Cost: **\$5,850**

Qty: 50

Unit: Feet



Site Photo



Santa Margarita Preserve

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk and dog bag dispenser.

**Action:** Provide 48" wide minimum accessible path of travel to kiosk and dog bag dispenser.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

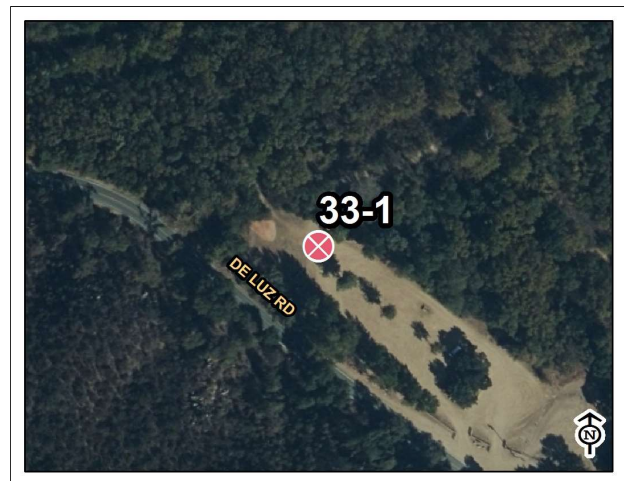
Total Cost: **\$7,350**

Qty: 70

Unit: Feet



Site Photo



Santa Margarita Preserve

Map: Grid:



## 6.17 SANTA YSABEL EAST



500 FARMER ROAD  
JULIAN, CA 92036

DATE OF ASSESSMENT: 6/13/18

### Description:

Santa Ysabel East features more than 11 miles of open trails, surrounded by oak woodlands, native grasslands and fields of wildflowers.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **BUILDING ASSESSMENT**



## SANTA YSABEL EAST PRESERVE



## RESTROOMS



**Estimated Cost: \$25,000**

<b>20-1 Unisex Restroom</b>
-----------------------------

**Non-Compliant Pre-Fabricated Restroom**

It is suggested to replace this unit with a Prefabricated Restroom, compliant with California Accessibility standards.

# **SITE ASSESSMENT**



### 26-3 Trails

Category: 1

**Issue:** No accessible route to trailhead. Gate hardware is not accessible.

**Action:** Provide 48" wide minimum accessible path to trailhead. Replace or modify gate and provide ADA access sign.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$4,750

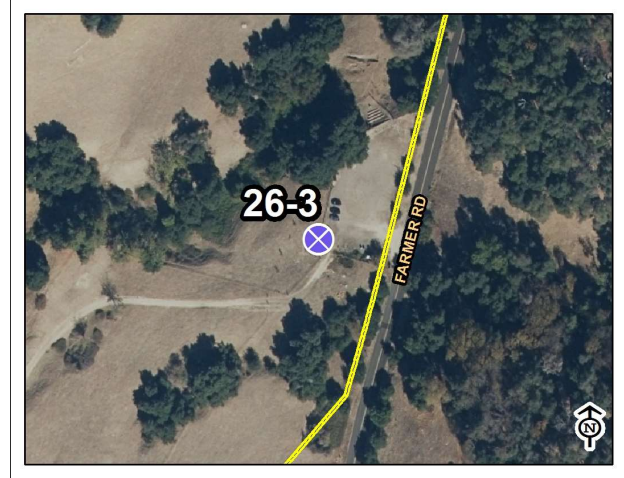
Total Cost: **\$6,750**

Qty: 1

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:

### 26-1 Trails

Category: 1

**Issue:** No accessible route to trailhead.

**Action:** Provide 48" wide minimum accessible path of travel to trailhead from parking.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$5,500

Total Cost: **\$7,500**

Qty: 1

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:

### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided at park.

**Action:** Install leveled concrete or AC pavement pad near trail head with appropriate signage. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

Total Cost: **\$9,500**

Qty: 1

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:

### 32-2 Picnic Area

Category: 1

**Issue:** No accessible route to picnic area. No accessible tables in picnic area.

**Action:** Provide 48" wide minimum accessible path to picnic area. Provide accessible picnic table.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$8,550

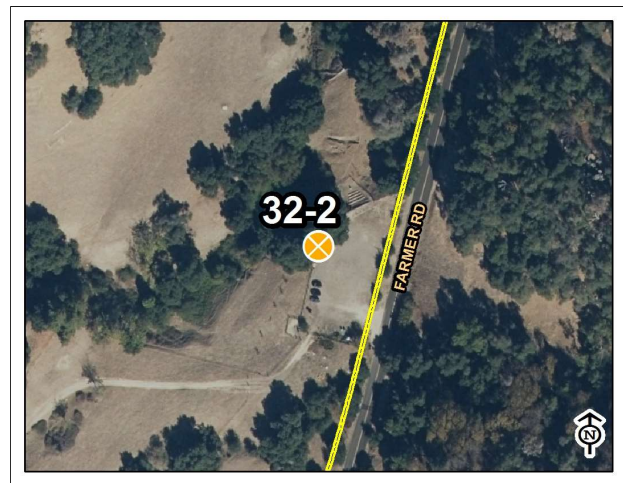
Total Cost: **\$10,550**

Qty: 1

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:



### 27-1 Assembly Area

Category: 1

**Issue:** No accessible route to assembly area.

**Action:** Provide 48" wide minimum accessible path to the assembly area. Provide landings and switchbacks.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$250

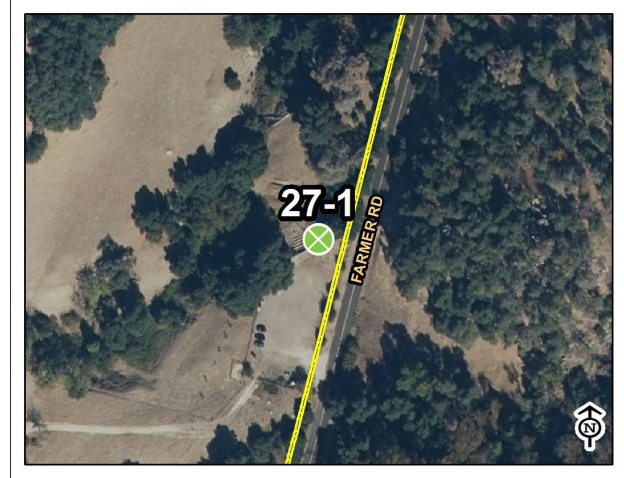
Total Cost: **\$12,000**

Qty: 40

Unit: Feet



Site Photo



Santa Ysabel Preserve East

Map: Grid:

### 1-2 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Regrade area and install 2 leveled concrete or AC pavement pads by the trailhead with appropriate signage. All stalls shall comply with CBC 11B-502.

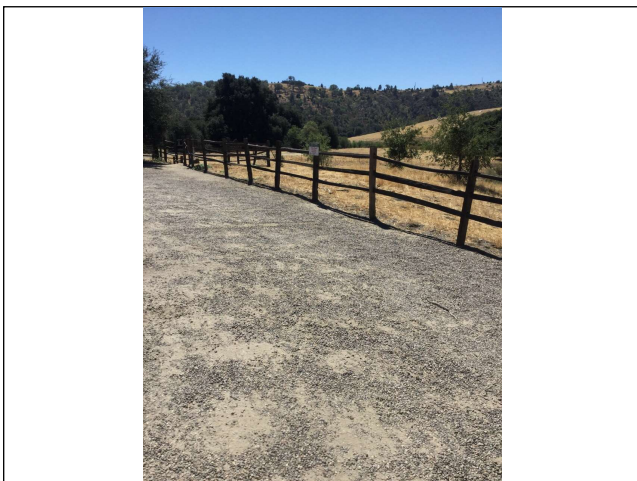
**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

Total Cost: **\$17,000**

Qty: 2

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:



### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 51" above finished floor.

**Action:** Adjust height of map container.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$150

Total Cost: **\$150**

Qty: 1

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to trash cans.

**Action:** Relocate trash cans to an accessible area.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$500

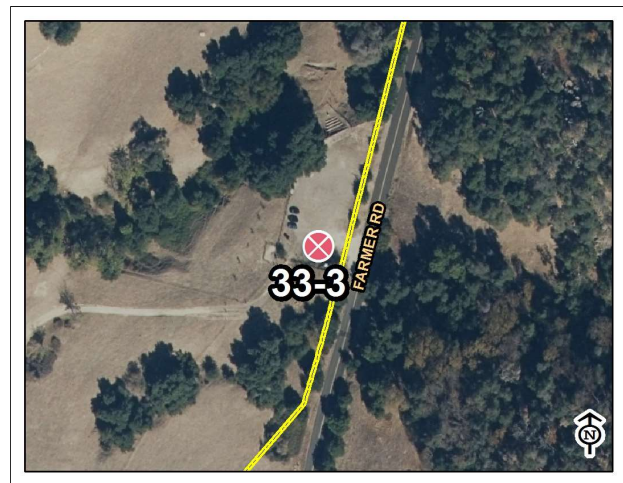
Total Cost: **\$1,900**

Qty: 2

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:

### 27-2 Assembly Area

Category: 3

**Issue:** No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor areas for companion seating.

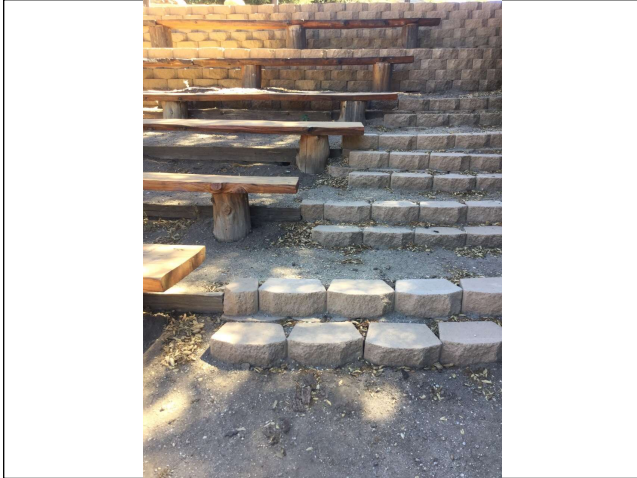
**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

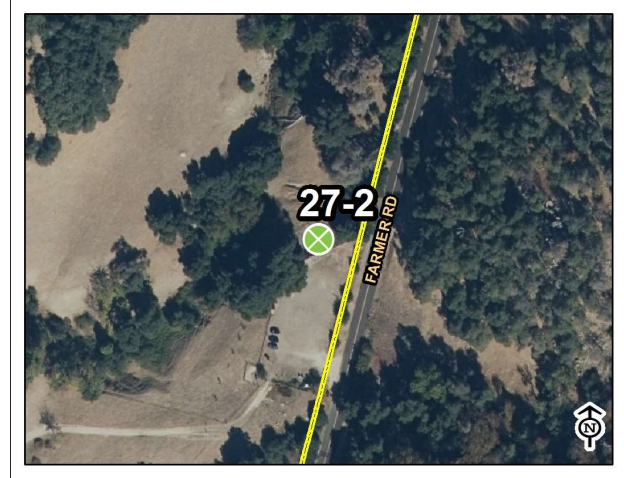
Total Cost: **\$2,900**

Qty: 2

Unit: Each



Site Photo



Santa Ysabel Preserve East

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Area around kiosk slopes 3%.

**Action:** Regrade and provide 48" wide minimum accessible path to park sign.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

Cost Per: \$100

Total Cost: **\$3,000**

Qty: 10

Unit: Feet



Site Photo



Santa Ysabel Preserve East

Map: Grid:



## 6.18 SANTA YSABEL WEST



29510 HWY. 78  
SANTA YSABEL, CA 92070

DATE OF ASSESSMENT: 6/13/18

### Description:

Santa Ysabel West features nearly 4 miles of open trails, surrounded by oak woodlands, native grasslands and fields of wildflowers.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **BUILDING ASSESSMENT**

## SANTA YSABEL WEST PRESERVE



## RESTROOMS



**Estimated Cost: \$25,000**

<b>20-1 Unisex Restroom</b>
-----------------------------

**Non-Compliant Pre-Fabricated Restroom**

It is suggested to add a Prefabricated Restroom, compliant with California Accessibility standards.



# SITE ASSESSMENT

#### 4-1 Walk

Category: 1

**Issue:** Surface slope of turning space is 7%.

**Action:** Provide level surface at point of turning. Regrade and replace DG.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$100

Total Cost: **\$4,800**

Qty: 25

Unit: Feet



Site Photo



Santa Ysabel Preserve West

Map: Grid:

#### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided at park.

**Action:** Install leveled concrete or AC pavement pad near trail head with appropriate signage. All stalls shall comply with CBC 11B-502.

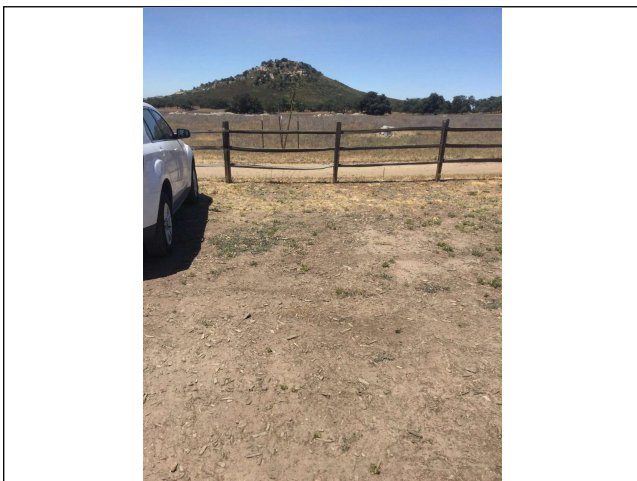
**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

Total Cost: **\$9,800**

Qty: 1

Unit: Each



Site Photo



Santa Ysabel Preserve West

Map: Grid:

## 26-1 Trails

Category: 1

**Issue:** No accessible route to trailhead.

**Action:** Provide 48" wide minimum accessible path of travel to trailhead from parking.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$9,800**

Qty: 75

Unit: Feet



Site Photo



Santa Ysabel Preserve West

Map: Grid:

## 4-3 Walk

Category: 1

**Issue:** No accessible route to picnic table.

**Action:** Regrade walkway and replace DG.

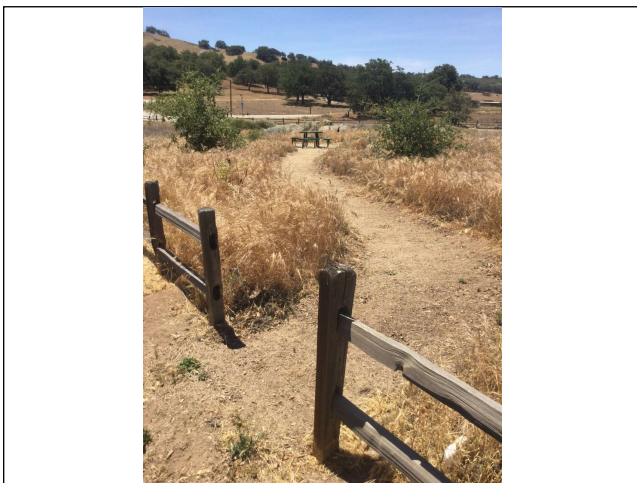
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$10,900**

Qty: 115

Unit: Feet



Site Photo



Santa Ysabel Preserve West

Map: Grid:



#### 4-2 Walk

Category: 1

**Issue:** Cross slope at 5% throughout walkway.

**Action:** Regrade walkway and replace DG.

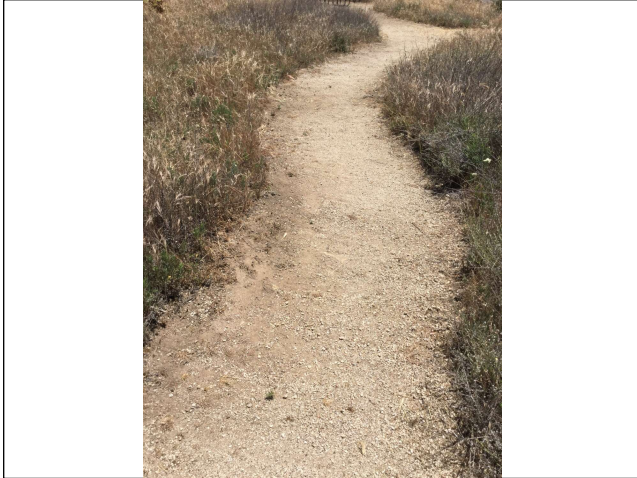
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$75

Total Cost: **\$24,800**

Qty: 300

Unit: Feet



Site Photo



Santa Ysabel Preserve West

Map: Grid:

#### 32-1 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

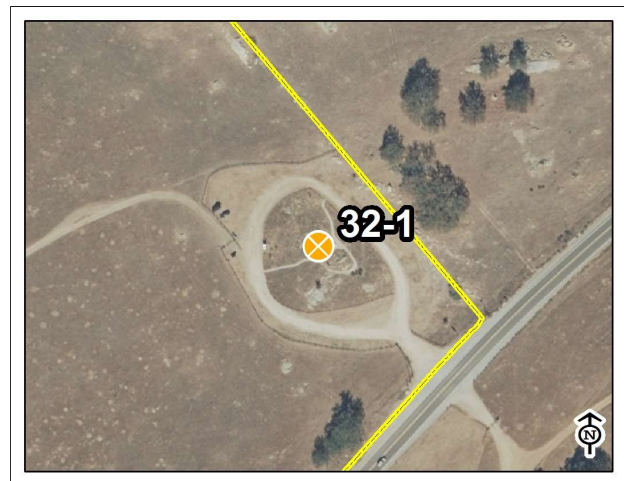
Total Cost: **\$1,800**

Qty: 1

Unit: Each



Site Photo



Santa Ysabel Preserve West

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk.

**Action:** Provide 48" wide minimum accessible path of travel to kiosk.

**CBC:** 11B-206.2.1 - At least one accessible route shall be provided from parking spaces and the public streets.

**Cost Per:** \$75

**Total Cost:** **\$3,050**

**Qty:** 10

**Unit:** Feet



Site Photo



Santa Ysabel Preserve West

Map: Grid:



## 6.19 SOUTH LANE PARK



218 SOUTH LANE  
EL CAJON, CA 92021

DATE OF ASSESSMENT: 7/2/18

### Description:

South Lane Park features a scenic hiking trail that cuts through a 10.45-acre, non-developed park in the community of Crest.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# SITE ASSESSMENT

### 27-1 Assembly Area

Category: 1

**Issue:** No accessible route to bleachers. No companion seating provided.

**Action:** Provide 48" wide minimum accessible path from parking to bleachers. Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$9,150

Total Cost: **\$11,750**

Qty: 1

Unit: Each



Site Photo



South Lane County Park

Map: Grid:

### 1-1 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install two leveled concrete or AC pavement pad with appropriate signage. One by the trailhead, and the other by the picnic area. All stalls shall comply with CBC 11B-502.

**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

Cost Per: \$7,500

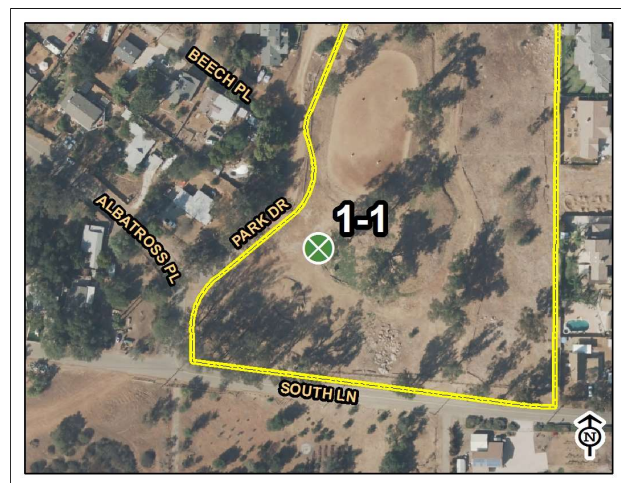
Total Cost: **\$17,600**

Qty: 2

Unit: Each



Site Photo



South Lane County Park

Map: Grid:

## 29-2 Game and Sports Area

Category: 1

**Issue:** No accessible route to northernmost arena.

**Action:** Provide 48" wide minimum accessible path to arena and also around it.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$75

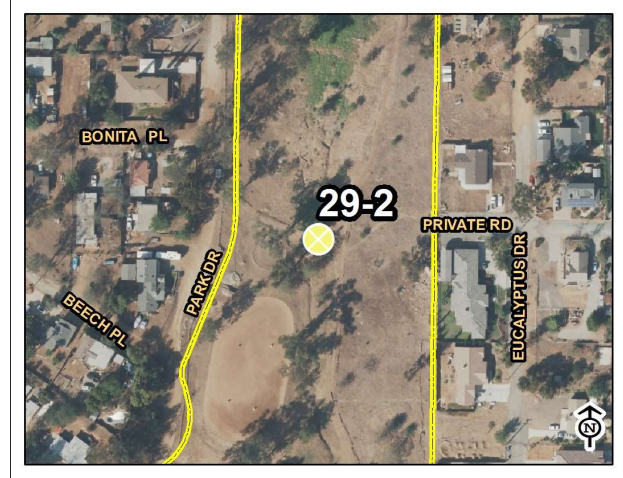
Total Cost: **\$21,350**

Qty: 250

Unit: Feet



Site Photo



South Lane County Park

Map: Grid:

## 29-1 Game and Sports Area

Category: 1

**Issue:** No accessible route to southernmost arena.

**Action:** Provide 48" wide minimum accessible path from parking to arena, and then around entire arena.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$75

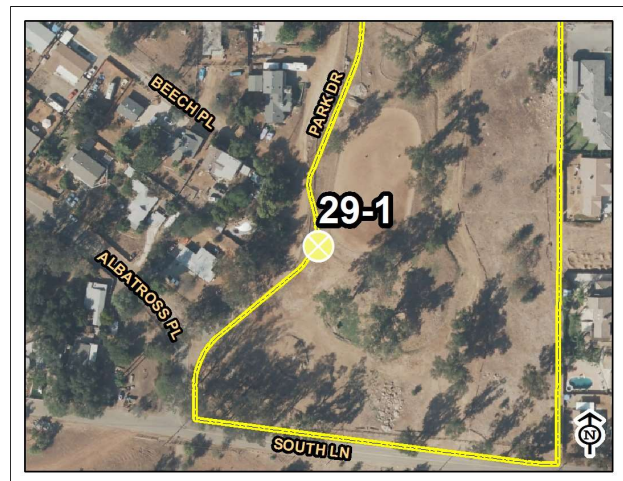
Total Cost: **\$68,250**

Qty: 700

Unit: Feet



Site Photo



South Lane County Park

Map: Grid:



### 26-1 Trails

Category: 1

**Issue:** No accessible route throughout entire park.

**Action:** Provide 48" wide minimum accessible path from one of the park to the other.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

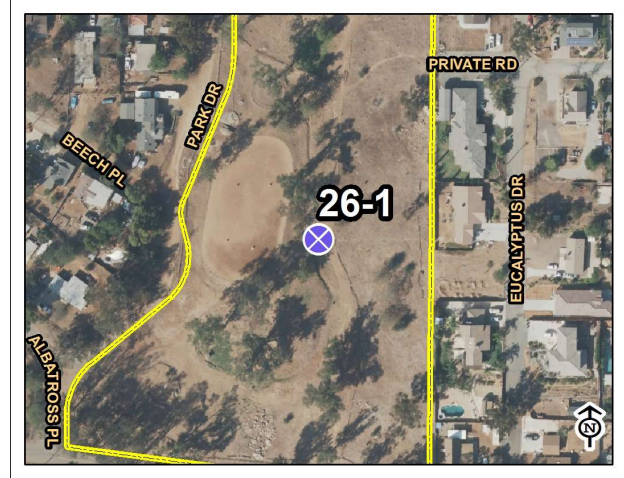
Total Cost: **\$185,900**

Qty: 1430

Unit: Feet



Site Photo



South Lane County Park

Map: Grid:

### 32-1 Picnic Area

Category: 2

**Issue:** No accessible route to picnic area.

**Action:** Provide 48" wide minimum accessible path to picnic tables. Provide accessible concrete pad for the picnic tables.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$8,150

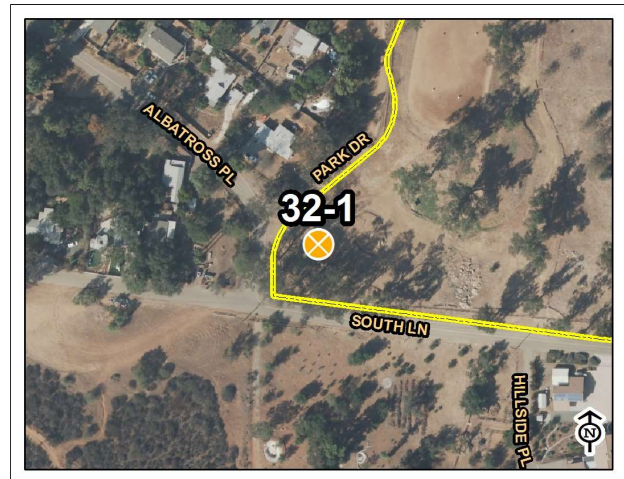
Total Cost: **\$10,750**

Qty: 1

Unit: Each



Site Photo



South Lane County Park

Map: Grid:

### 27-2 Assembly Area

Category: 3

**Issue:** No accessible route to bench. No companion seating provided at bench.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

Total Cost: **\$2,200**

Qty: 1

Unit: Each



Site Photo



South Lane County Park

Map: Grid:

### 29-3 Game and Sports Area

Category: 3

**Issue:** No accessible route to workout equipment.

**Action:** Provide 48" wide minimum accessible path from the path around the arena to the workout equipment.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$4,600**

Qty: 20

Unit: Feet



Site Photo



South Lane County Park

Map: Grid:



### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk.

**Action:** Provide 48" wide minimum accessible path to kiosk.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$4,850**

Qty: 30

Unit: Feet



Site Photo



South Lane County Park

Map: Grid:



## 6.20 SPRING VALLEY GYM & TEEN CENTER



838 KEMPTON STREET  
SPRING VALLEY, CA 91977

DATE OF ASSESSMENT: 6/28/18

### Description:

The Spring Valley Gymnasium spans 15,860-square-feet, and features a state-of-the-art basketball and volleyball facility, capable of hosting large tournaments, leagues, rentals, and open play.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# BUILDING ASSESSMENT

**SPRING VALLEY GYM & TEEN CENTER**





## GYM & TEEN CENTER



**Estimated Cost: \$18,000**

### 18-1 Room Gym

#### **Remove Overhanging or Protruding Objects**

Re-Install protective Wrap on Building Arch.

CBC: 11B-307.2 / ADA 307

### 18-2 Room Office

#### **Reposition Equipment**

Key Locker, 1<sup>st</sup> Aid, T-Stats, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

### 20-1 Single User Restroom (Teen Center)

#### **Replace or reposition Plumbing fixtures**

<60" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

#### **Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Accessory Equipment**

Hand Dryer Button is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

**20-2 Single User Restroom (Teen Center)****Replace or reposition Plumbing fixtures**

<60" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Accessory Equipment**

Hand Dryer Button is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

**20-3 Single User Restroom (Gym)****Replace or reposition Plumbing fixtures**

<60" clear from WC side wall to adjacent fixture or wall (60" min)

CBC 11B-604.3.1 / ADA 604

**Replace or modify Grab Bars**

Side GB extends <54" from rear wall (54" min).

CBC: 11B-604.5.1 / ADA 604

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Accessory Equipment**

Hand Dryer Button is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

**Replace or reposition Accessory Equipment**

Toilet Seat Dispenser is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

**19-1 Multi User Restroom (Men)****Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Accessory Equipment**

Toilet Seat Dispenser is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

**Replace or reposition Accessory Equipment**

Hand Dryer Button is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

**Replace or reposition Plumbing fixtures**

The urinal height measured to front lip is >17" aff ( 17" max).

CBC 11B-605.2 / ADA 605

<b>19-1 Multi User Restroom (Women)</b>
---

**Replace or modify Grab Bars**

Rear GB extends <24" past center of WC (24" min).

CBC: 11B-604.5 / ADA 604

**Replace or reposition Accessory Equipment**

Toilet Seat Dispenser is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603

**Replace or reposition Accessory Equipment**

Hand Dryer Button is >40" aff (40" max)

CBC 11B- 603.5 / ADA 603



# **SITE ASSESSMENT**

### 1-4 Parking Area

Category: 1

**Issue:** Loading zone less than 5' wide.

**Action:** Restripe loading zone to not include the gutter.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$700

**Total Cost:** **\$1,500**

**Qty:** 1

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 3-1 Curb Ramps

Category: 1

**Issue:** Flares slope 14%. No level landing provided.

**Action:** Replace curb ramp.

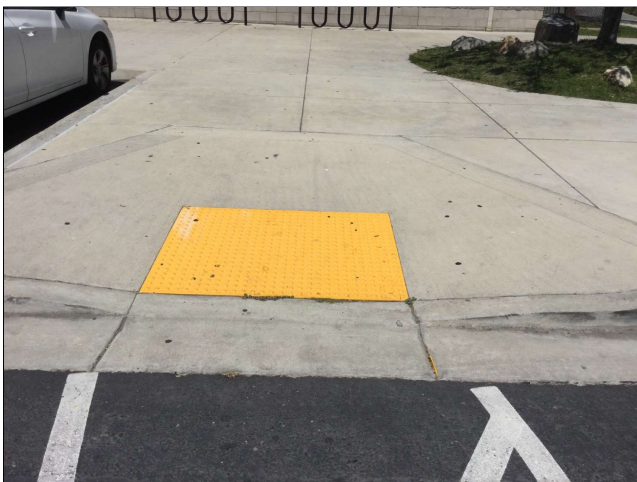
**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

**Total Cost:** **\$4,400**

**Qty:** 1

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 3-2 Curb Ramps

Category: 1

**Issue:** Flares slope 14%. No level landing provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

**Total Cost:** **\$4,400**

**Qty:** 1

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 3-3 Curb Ramps

Category: 1

**Issue:** Flare slopes 14%. No detectable warnings provided.

**Action:** Replace curb ramp.

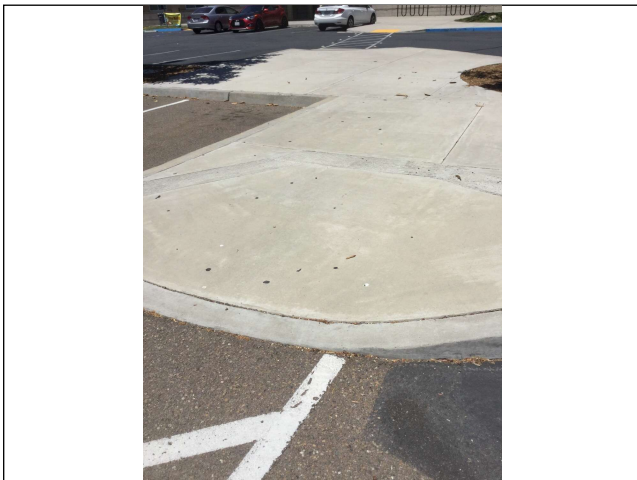
**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

**Total Cost:** **\$4,400**

**Qty:** 1

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:



### 3-4 Curb Ramps

Category: 1

**Issue:** Flare slopes 21%. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

**Total Cost:** \$4,400

**Qty:** 1

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 3-5 Curb Ramps

Category: 1

**Issue:** Flare slopes 13%.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

**Total Cost:** \$4,400

**Qty:** 1

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 3-6 Curb Ramps

Category: 1

**Issue:** Flare slopes 18%.

**Action:** Replace curb ramp.

CBC: 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

Cost Per: \$2,700

Total Cost: **\$4,400**

Qty: 1

Unit: Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 1-1 Parking Area

Category: 1

**Issue:** Surface slope is 3.5%.

**Action:** Regrade parking stall, replace AC pavement, and restripe.

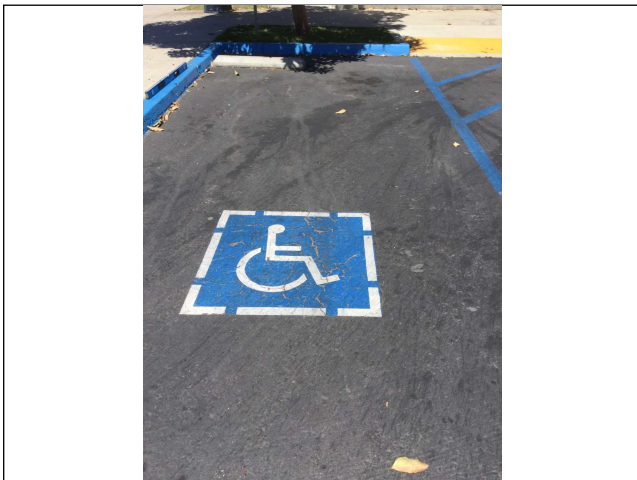
CBC: 11B-502.6.4 - The surface of each accessible paved parking space shall have a surface identification.

Cost Per: \$3,300

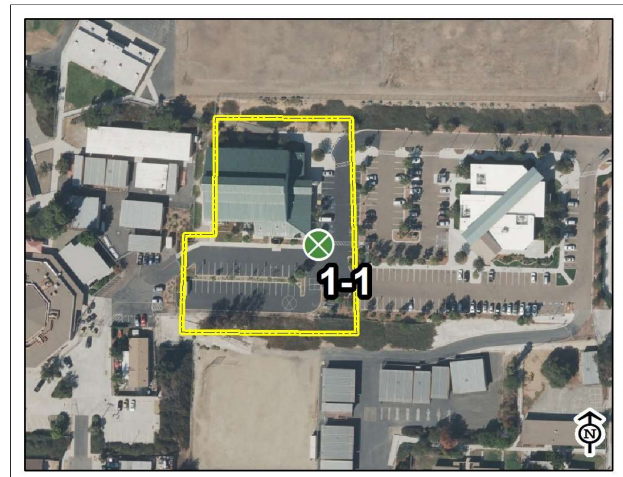
Total Cost: **\$5,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:



#### 4-1 Walk

Category: 1

**Issue:** Cross slope at 3%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$25

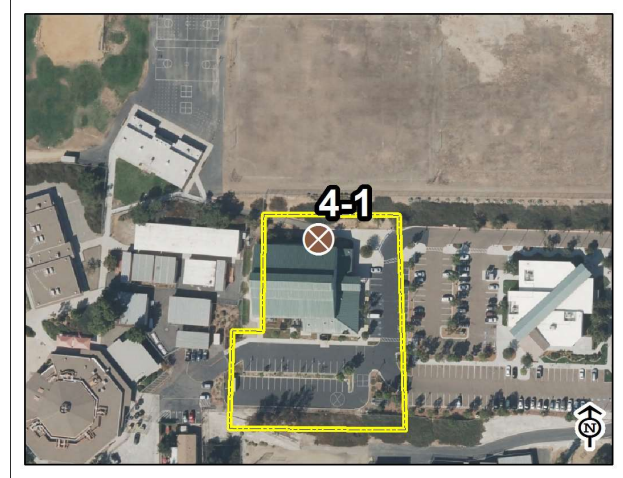
Total Cost: **\$19,200**

Qty: 700

Unit: Square Feet



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

#### 7-1 Hazard

Category: 2

**Issue:** Vertical changes in walkway exceed 1/2".

**Action:** Grind or patch concrete.

**CBC:** 11B-303.2 - Vertical changes must be 1/4" max, up to 1/2" with a bevel.

Cost Per: \$250

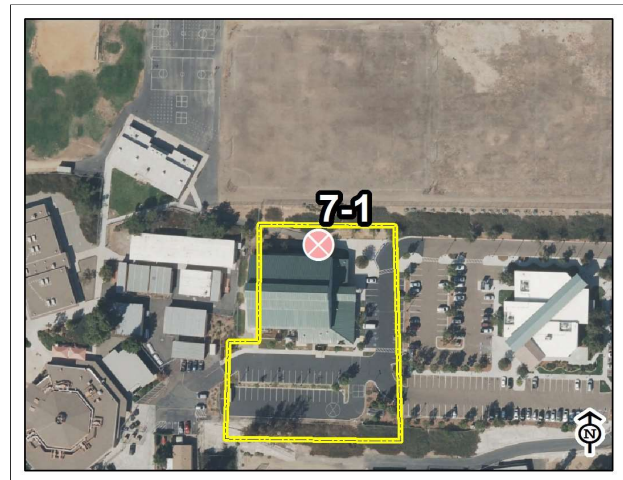
Total Cost: **\$250**

Qty: 1

Unit: Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:



### 1-2 Parking Area

Category: 2

**Issue:** Tree is blocking ADA parking signage.

**Action:** Relocate sign or remove tree.

**CBC:** 11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$500

Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 1-3 Parking Area

Category: 2

**Issue:** Parking stalls are 17'8". Some access aisles are below minimum width.

**Action:** Paint wheel stops and restripe stalls to achieve minimum widths.

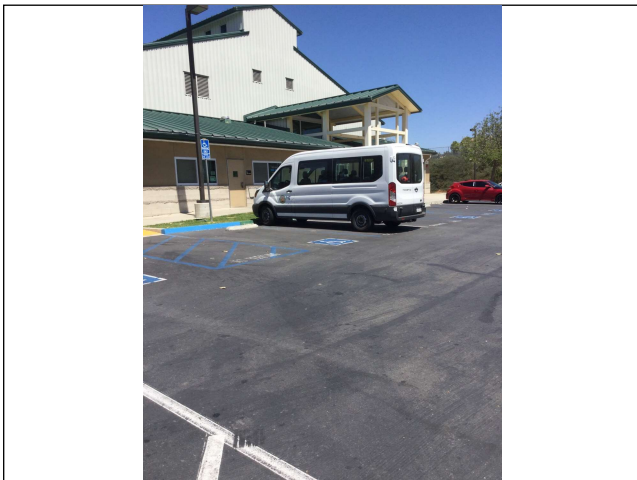
**CBC:** 11B-502.2 - Car and van parking spaces shall be 18' minimum.

Cost Per: \$2,000

Total Cost: **\$2,800**

Qty: 1

Unit: Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 3-7 Curb Ramps

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tiles.

**CBC:** 11B-247.1.2.2 - Detectable warnings shall be provided on all curb ramps.

**Cost Per:** \$1,200

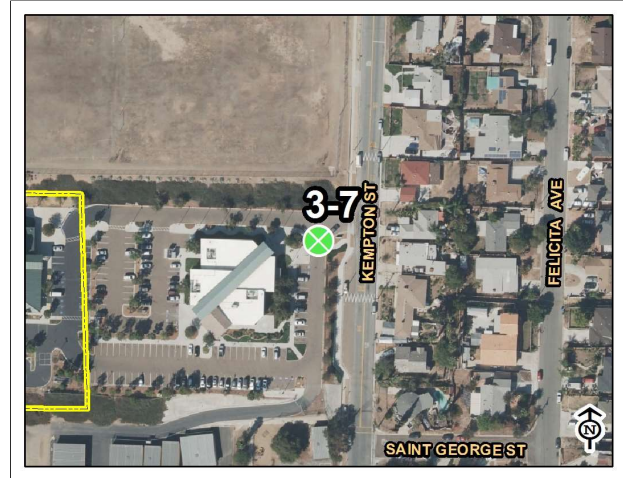
**Total Cost:** **\$4,100**

**Qty:** 2

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 3-8 Curb Ramps

Category: 2

**Issue:** No level landings provided. No detectable warnings provided.

**Action:** Regrade landing areas and replace concrete. Install detectable warning tiles.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$10,900

**Total Cost:** **\$12,600**

**Qty:** 1

**Unit:** Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:



### 32-1 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible concrete pad with a picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$5,300

Total Cost: **\$7,000**

Qty: 1

Unit: Each



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:

### 4-2 Walk

Category: 3

**Issue:** No accessible route to upper sports fields. Walkway running slope is 12%.

**Action:** Regrade walkway and replace AC pavement.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$150

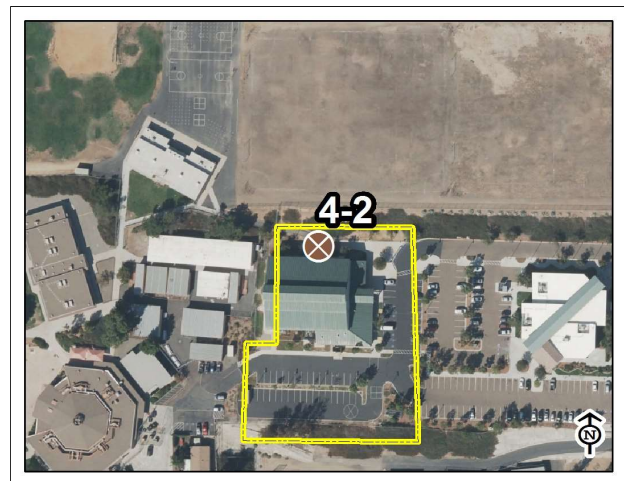
Total Cost: **\$16,700**

Qty: 100

Unit: Feet



Site Photo



Spring Valley Gymnasium & Teen Center

Map: Grid:



## 6.21 WHALEY HOUSE

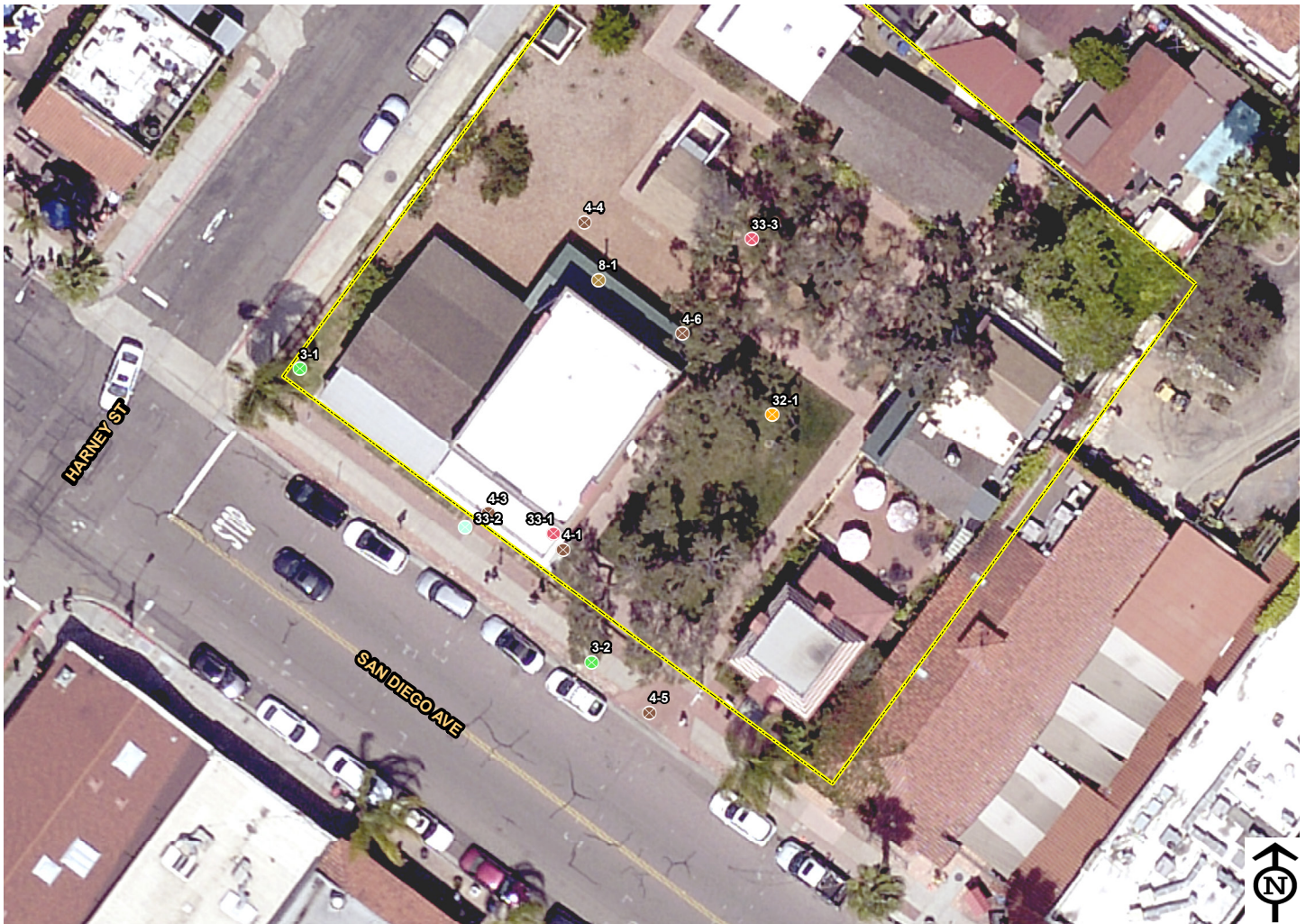


2476 SAN DIEGO AVENUE  
SAN DIEGO, CA 92110

DATE OF ASSESSMENT: 6/26/18

### Description:

The Whaley House is a historic house museum featuring mid-nineteenth century Greek Revival architecture.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **BUILDING ASSESSMENT**

## WHALEY HOUSE





## MUSEUM



This Report does not make any assumptions about the status or specifics of the Historical Designation of the Museum and/or Property. The California Historical Building Code is the reference document for alterations to Historical Properties.

Relevant Code sections:

CHBC: 8-603.5, CBC: 1101B.1

**Estimated Cost: \$13,500**

<b>18-1 Room</b>
------------------

**Add ISA Entry Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 703

**Replace Door Hardware**

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

**Replace Door Threshold**

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

**Door Opening Width**

Door opening is <32" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34  
CBC: 11B-404.2.3 / ADA 404

**Clear Path of Travel**

Interior Passageway is less than 32" wide. (32" min for <24" of travel).  
CBC 11B-403.5.1 / ADA 403

**Maneuvering Clearance**

Provide min. 60" dia. or 36" x 60" Tee Clearance at Dedicated Viewing Alcoves.  
CBC: 11B-304.3 / ADA 304

# **SITE ASSESSMENT**



#### 4-6 Walk

Category: 1

**Issue:** Walkway running slope is 7%.

**Action:** Install handrails on both sides of walkway.

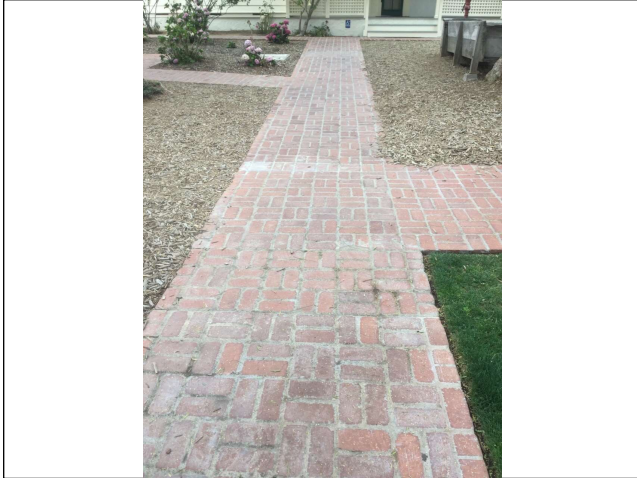
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

Total Cost: **\$3,000**

Qty: 50

Unit: Feet



Site Photo



Whaley House

Map: Grid:

#### 33-1 Outdoor Constructed Features

Category: 1

**Issue:** No accessible route to the front of Whaley House.

**Action:** Provide 48" wide minimum accessible ramp up to porch area.

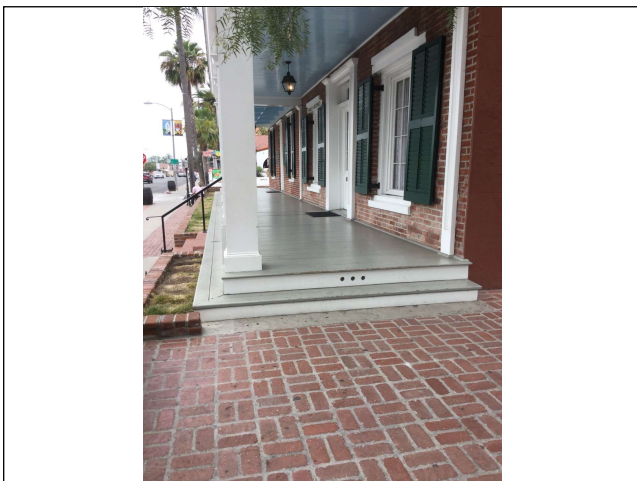
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$250

Total Cost: **\$3,500**

Qty: 10

Unit: Feet



Site Photo



Whaley House

Map: Grid:

### 3-1 Curb Ramps

Category: 1

**Issue:** Flare slopes 14%. No landing provided. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

**Cost Per:** \$2,700

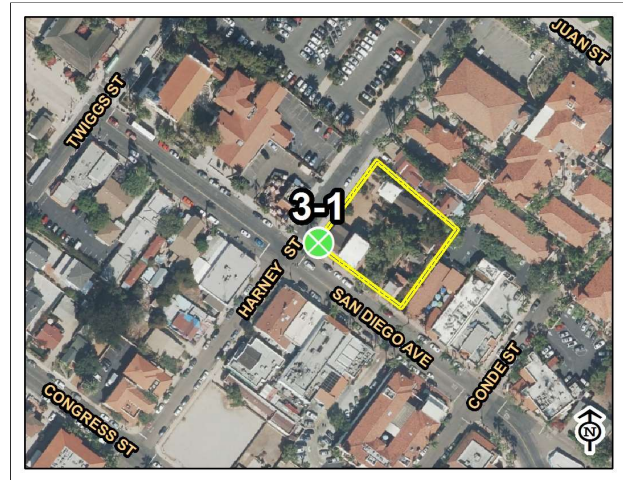
**Total Cost:** **\$3,700**

**Qty:** 1

**Unit:** Each



Site Photo



Whaley House

Map: Grid:

### 8-1 Door/Gate

Category: 1

**Issue:** No accessible route to back patio area.

**Action:** Provide 48" wide minimum accessible path to the back patio area.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

**Cost Per:** \$75

**Total Cost:** **\$4,000**

**Qty:** 40

**Unit:** Feet



Site Photo



Whaley House

Map: Grid:



#### 4-1 Walk

Category: 1

**Issue:** Surface slope of turning space is 9.5%.

**Action:** Provide level surface at point of turning. Regrade and replace brick pavers.

**CBC:** 11B-304.2 - Surface slope of turning space shall be 2% maximum for all directions.

Cost Per: \$150

Total Cost: **\$5,500**

Qty: 30

Unit: Feet



Site Photo



Whaley House

Map: Grid:

#### 3-2 Curb Ramps

Category: 1

**Issue:** Driveway contains uneven surface.

**Action:** Replace driveway apron.

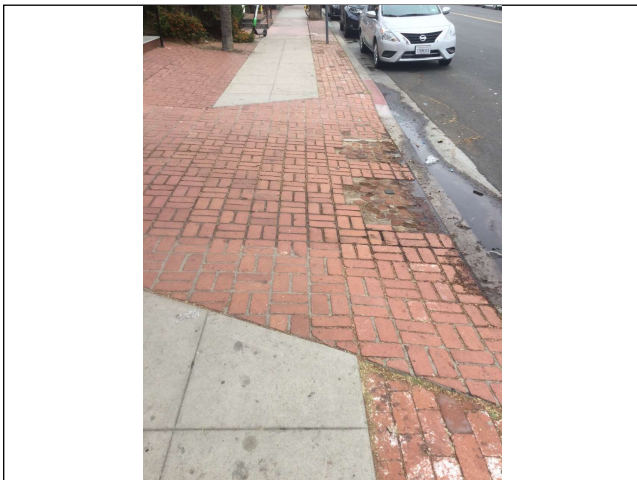
**CBC:** 11B-406.2.2 - Curb ramp flares shall not be steeper than 1:10.

Cost Per: \$4,500

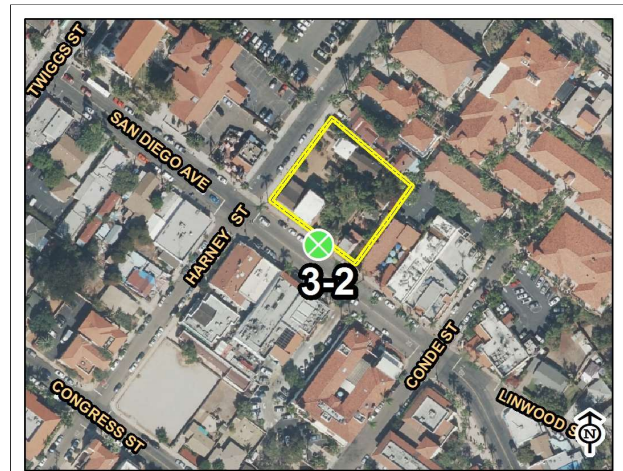
Total Cost: **\$5,500**

Qty: 1

Unit: Each



Site Photo



Whaley House

Map: Grid:



#### 4-5 Walk

Category: 2

**Issue:** 1/2" gaps in stretch of concrete.

**Action:** Add sealant to fill gaps.

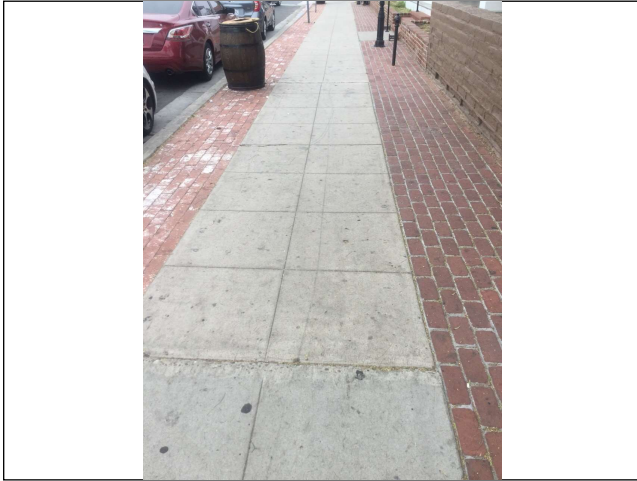
**CBC:** 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

**Cost Per:** \$250

**Total Cost:** \$750

**Qty:** 3

**Unit:** Each



Site Photo



Whale House

Map: Grid:

#### 6-2 Stairway

Category: 2

**Issue:** No compliant handrails provided. No contrasting stripes on treads.

**Action:** Install handrails and warning stripes on steps.

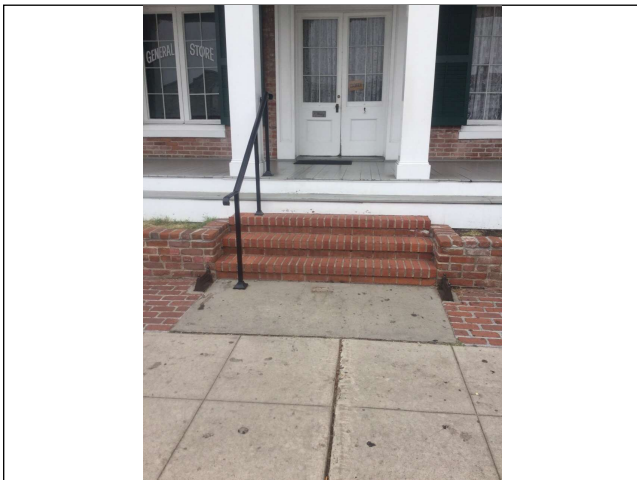
**CBC:** 11B-504.6 - Handrails are required on both sides of stairs.

**Cost Per:** \$1,250

**Total Cost:** \$1,750

**Qty:** 1

**Unit:** Each



Site Photo



Whale House

Map: Grid:

#### 4-4 Walk

Category: 2

**Issue:** Vertical changes in patio area exceed 1/2". 3/4" gap in concrete.

**Action:** Regrade patio and replace concrete.

**CBC:** 11B-302.3 - Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch.

**Cost Per:** \$100

**Total Cost:** \$5,000

**Qty:** 40

**Unit:** Feet



Site Photo



Whale House

Map: Grid:

#### 4-3 Walk

Category: 2

**Issue:** Abrupt 4" or more vertical change throughout front of the house.

**Action:** Install handrails around perimeter of porch.

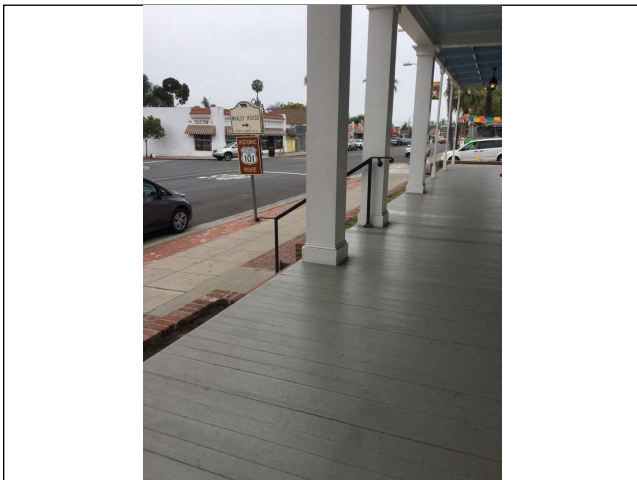
**CBC:** 11B-303.5 - Vertical falls greater than 4" require warning curb.

**Cost Per:** \$50

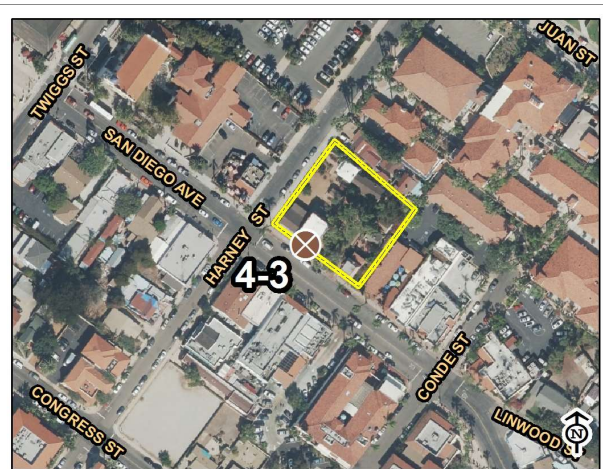
**Total Cost:** \$5,500

**Qty:** 100

**Unit:** Feet



Site Photo



Whale House

Map: Grid:



### 32-1 Picnic Area

Category: 3

**Issue:** No accessible tables in picnic area.

**Action:** Provide accessible picnic table.

**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

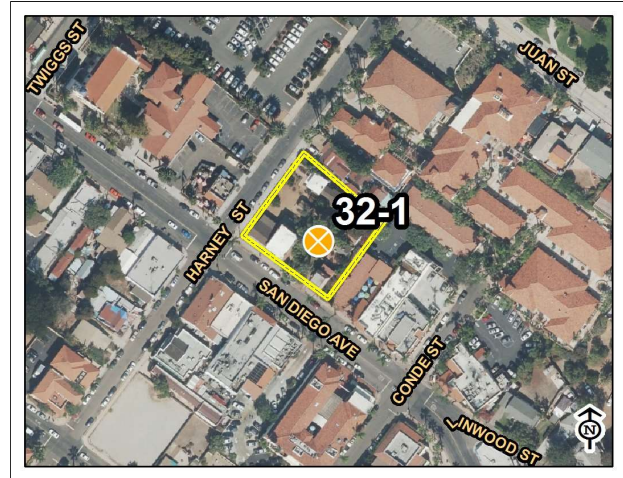
Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Whale House

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to outdoor feature.

**Action:** Provide 48" wide minimum accessible path to outdoor feature.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$1,750**

Qty: 10

Unit: Feet



Site Photo



Whale House

Map: Grid:



## 6.22 WHITAKER HOUSE



LAKESIDE LINKAGE TRAIL  
LAKESIDE, CA 92040

DATE OF ASSESSMENT: 6/20/18

### Description:

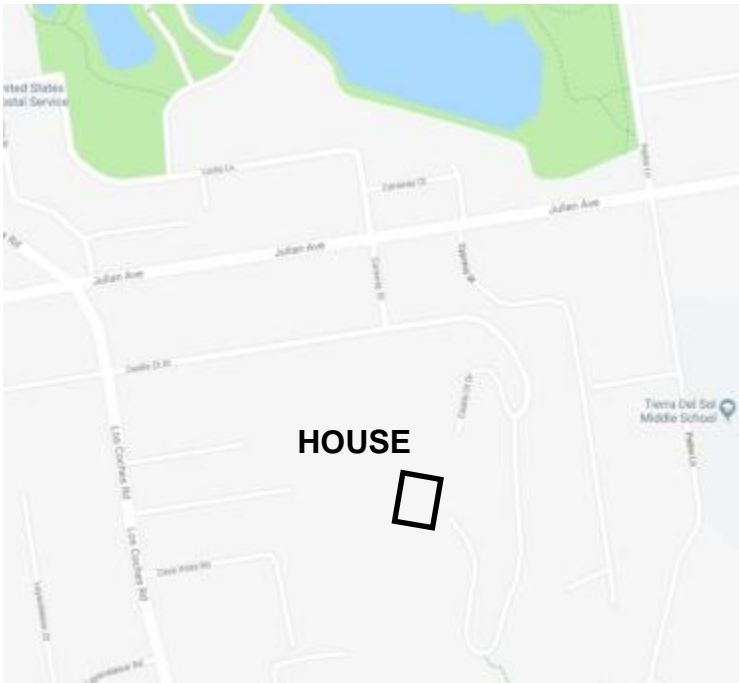
The Whitaker House is a historic building located at the end of a 1.3-mile trail within the Lakeside Linkage Preserve.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |

# **BUILDING ASSESSMENT**

WHITAKER HOUSE





## HOUSE



**Estimated Cost: \$37,500**

### 8-1 Doors

#### **Add ISA Entry Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 703

#### **Replace Door Hardware**

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

#### **Replace Door Threshold**

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

#### **Door Opening Width**

Door opening is <32" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

### 18-1 Rooms

#### **Clear Path of Travel**

Interior Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403

**Replace or reposition Plumbing fixtures**

The Kitchen Sink/ Counter height is 36" aff ( 34" max).

CBC 11B-606.3, 11B-902.3 / ADA 606, 902

**Wall Outlet Heights**

Lower edge of wall outlets are less than 15" aff (complied when built)

CBC: 11B-308.1.1 / ADA 308

<b>20-1 SingleUser Restrooms</b>
----------------------------------

The Restroom Fixtures in House are original and are not accessible.

Suggested to provide Accessible Unisex facilities somewhere on the property with Informational/ Directional signage installed at the Entry.

# **SITE ASSESSMENT**



## 1-2 Parking Area

Category: 1

**Issue:** No ADA parking stall provided.

**Action:** Install parking stall on existing AC pavement with appropriate signage. All stalls shall comply with CBC 11B-502.

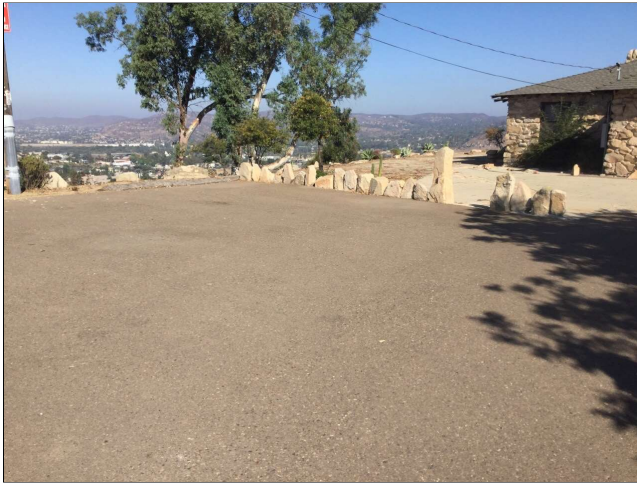
**CBC:** 11B-208.3.1 - Accessible parking spaces shall be provided to areas near facilities.

**Cost Per:** \$2,700

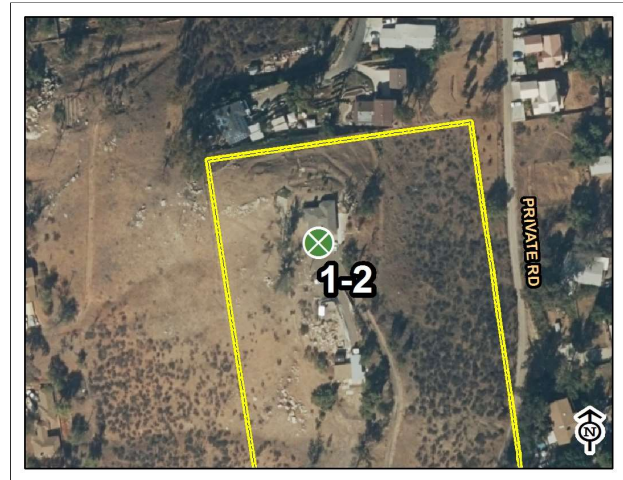
**Total Cost:** \$3,700

**Qty:** 1

**Unit:** Each



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:

## 4-1 Walk

Category: 1

**Issue:** No accessible route to house doorway.

**Action:** Provide 48" wide minimum accessible ramp up to the doorway.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

**Cost Per:** \$250

**Total Cost:** \$4,750

**Qty:** 15

**Unit:** Feet



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:

#### 4-1 Walk

Category: 1

**Issue:** No accessible route to house.

**Action:** Provide 48" wide minimum accessible path to the house.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

Total Cost: **\$5,000**

Qty: 40

Unit: Feet



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:

#### 4-7 Walk

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tile.

**CBC:** 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

Total Cost: **\$1,700**

Qty: 1

Unit: Each



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:



#### 4-6 Walk

Category: 2

**Issue:** Walkway to house entrance contains uneven surface.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

**Cost Per:** \$100

**Total Cost:** \$2,000

**Qty:** 10

**Unit:** Feet



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:

#### 4-2 Walk

Category: 2

**Issue:** Cross slope at 2.5%.

**Action:** Regrade walkway and replace concrete.

**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

**Cost Per:** \$100

**Total Cost:** \$4,000

**Qty:** 30

**Unit:** Feet



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:



#### 4-3 Walk

Category: 2

**Issue:** Walkway to house entrance contains uneven surface.

**Action:** Regrade walkway and replace concrete.

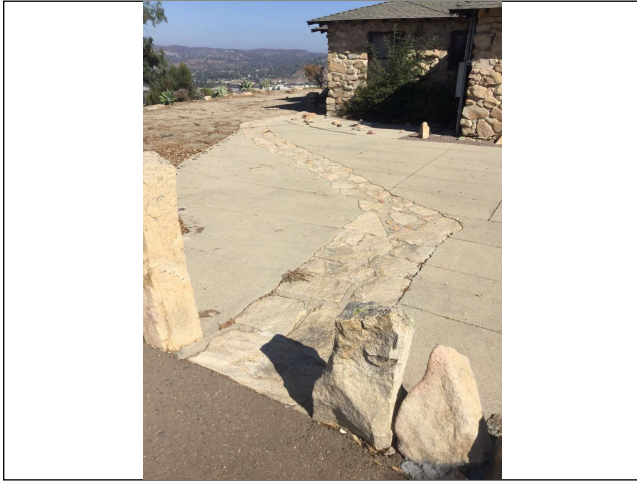
**CBC:** 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$100

Total Cost: **\$4,000**

Qty: 30

Unit: Feet



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:

#### 4-5 Walk

Category: 2

**Issue:** No accessible route to the backyard of the house.

**Action:** Provide 48" wide minimum accessible path to the backyard.

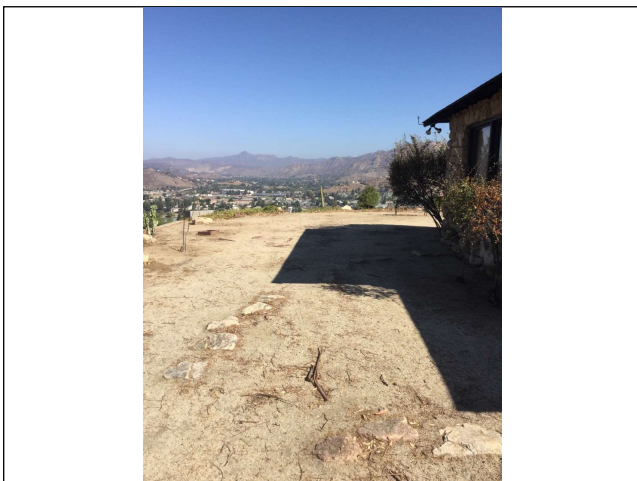
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

Total Cost: **\$4,000**

Qty: 40

Unit: Feet



Site Photo



Whitaker House & Lakeside Linkage Preserve

Map: Grid:

#### 4-4 Walk

Category: 2

**Issue:** No accessible route to house doorway.

**Action:** Provide 48" wide minimum accessible ramp up to the doorway.

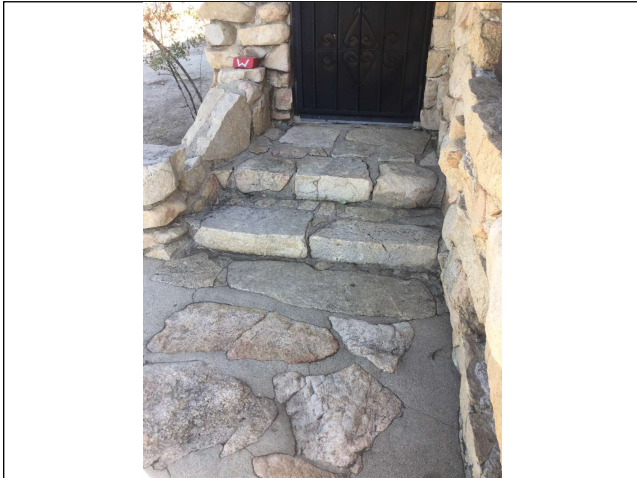
**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$250

Total Cost: **\$6,000**

Qty: 20

Unit: Feet



Site Photo



Whitaker House & Lakeside Linkage  
Preserve

Map: Grid:



## 6.23 WILDERNESS GARDENS



14209 HWY 76  
PALA, CA 92059

DATE OF ASSESSMENT: 6/11/18

### Description:

The 737-acre preserve offers more than 4 miles of easy to moderate hiking trails, a pond, a staging area, restrooms, and the Historic Grist Mill.

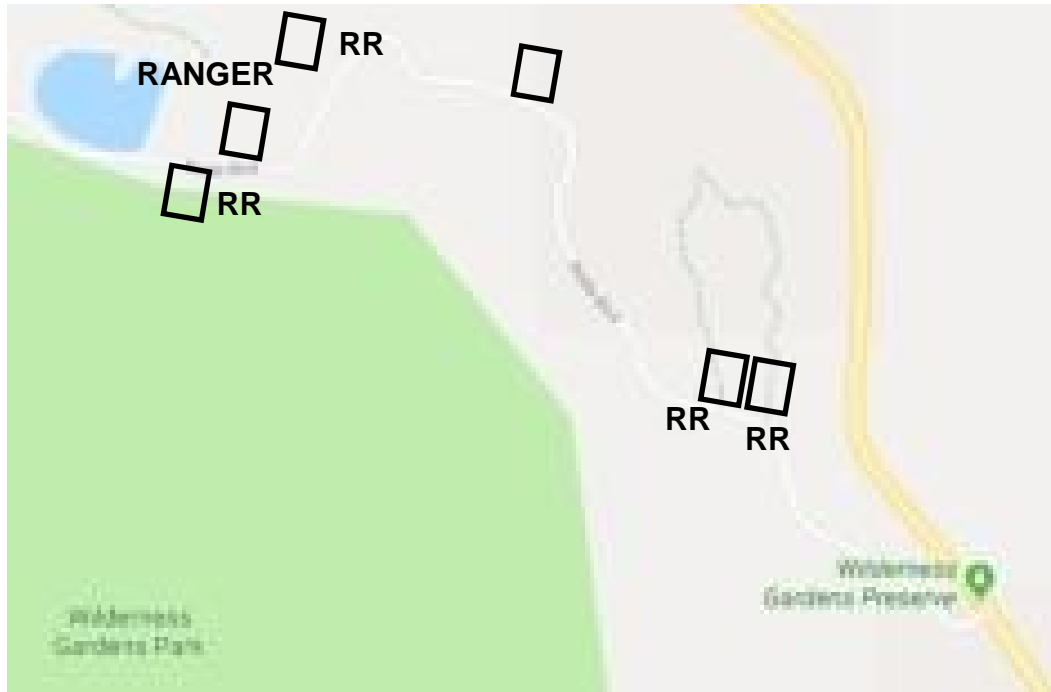


- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# **BUILDING ASSESSMENT**

## WILDERNESS GARDENS



## RANGER STATION



This Report does not make any assumptions about the status or specifics of the Historical Designation of the Museum and/or Property. The California Historical Building Code is the reference document for alterations to Historical Properties.

Relevant Code sections:

CHBC: 8-603.5, CBC: 11B-202.5

**Estimated Cost: \$16,100**

### 8-1 Door (Main Entry)

#### **Add ISA Entry Signage**

ISA Signage is missing from Entry

CBC: 11B-216.6 / ADA 703

#### **Replace Door Hardware**

Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

#### **Replace Door Threshold**

Door Threshold exceeds 1/2" (1/2" max with beveled edge)

CBC: 11B-303.3 / ADA 303

#### **Door Maneuvering Clearance**

<18" clear Maneuvering Clearance on pull side (18" min.)

CBC 11B-404.2.4.1 / ADA 404



## 8-2 Door (Interior Doors)

### Door Opening Width

Interior Door openings are <32" (32" min).

32 Clear Min Opng below 34 aff/ 4in lever protrusion OK above 34

CBC: 11B-404.2.3 / ADA 404

### Replace Door Hardware

Interior Door Knobs are not allowed.

CBC: 11B-309.4, 11-B 404.2.7 / ADA 309, 404

### Door Maneuvering Clearance

4" clear Maneuvering Clearance on push side (12" min.)

CBC 11B-404.2.4.1 / ADA 404

### Door Maneuvering Clearance

8" clear Maneuvering Clearance on pull side (18" min.)

CBC 11B-404.2.4.1 / ADA 404

## 18-1

### Clear Path of Travel

Passageway is less than 32" wide. (32" min for <24" of travel).

CBC 11B-403.5.1 / ADA 403

### Replace or reposition Plumbing fixtures

The Kitchen Sink/ Counter height is 36" aff ( 34" max).

CBC 11B-606.3, 11B-902.3 / ADA 606, 902

### Reposition Equipment

T-Stats, 1<sup>st</sup> Aid, Key Locker, Security Panel, Alarm Pulls and/or Fire Extinguishers are outside the allowable 15"- 48" reach range. Fire Extinguishers are measured from the floor to the wall hanger.

CBC: 11B-308.1.1 / ADA 308

## 20-1 SingleUser Restrooms

The Fixtures in the Rooms (circa 1930) are not accessible.

Options:

A. Leave as-is and add Unisex facilities to the Building or

B. Renovate to Enlarge

## PORTABLE RESTROOMS (5)



**Estimated Cost: \$50,000**

<b>20-1 Unisex Restrooms</b>
------------------------------

**100% Non-Compliant.**

It is suggested to replace at least (2) units with Prefabricated Restrooms, compliant with California Accessibility standards.

# SITE ASSESSMENT



#### 4-3 Walk

Category: 1

**Issue:** Walkway has rocky and uneven surface.

**Action:** Clear and regrade path and provide 48" wide accessible path of travel. Costs provided in 27-1.

**CBC:** 11B-302.1 - Accessible floor and ground surfaces are stable, firm and slip resistant.

Cost Per: \$0

Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Wilderness Gardens Preserve

Map: Grid:

#### 27-2 Assembly Area

Category: 1

**Issue:** No accessible route to assembly area from parking.

**Action:** Clear and regrade path and provide 48" wide accessible path of travel.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$100

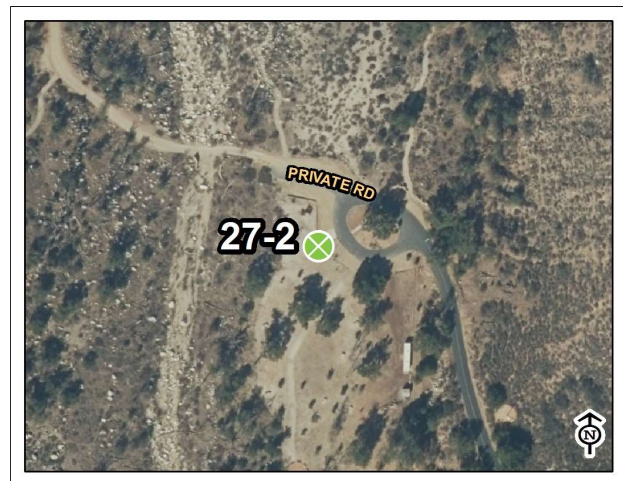
Total Cost: \$36,900

Qty: 340

Unit: Feet



Site Photo



Wilderness Gardens Preserve

Map: Grid:

### 1-1 Parking Area

Category: 2

**Issue:** No van parking sign.

**Action:** Install van parking sign on existing pole.

**CBC:** 11B-502.6 - Parking space identification signs shall include the International Symbol of Accessibility and be a minimum of 80 inches high.

Cost Per: \$1,200

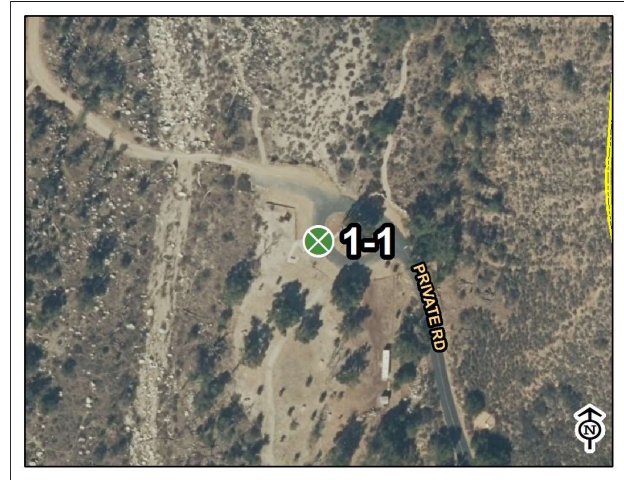
Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Wilderness Gardens Preserve

Map: Grid:

### 1-2 Parking Area

Category: 2

**Issue:** No detectable warnings provided.

**Action:** Install detectable warning tile.

**CBC:** 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$1,200

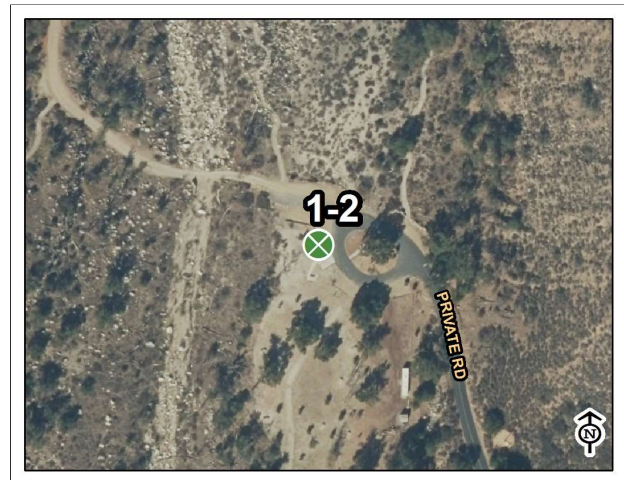
Total Cost: **\$2,100**

Qty: 1

Unit: Each



Site Photo



Wilderness Gardens Preserve

Map: Grid:



#### 4-1 Walk

Category: 2

**Issue:** No detectable warnings or crosswalk provided.

**Action:** Provide a painted crosswalk. Install a detectable warning tile on both sides.

CBC: 11B-406.5.12 - Detectable warnings shall be provided before vehicular traffic areas.

Cost Per: \$2,900

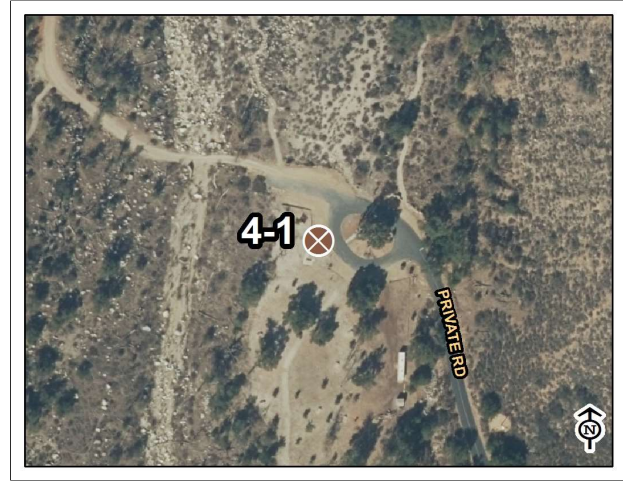
Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Wilderness Gardens Preserve

Map: Grid:

#### 33-4 Outdoor Constructed Features

Category: 3

**Issue:** Side reach is 18" from accessible walkway.

**Action:** Relocate dog bag dispenser 10" maximum from accessible path.

CBC: 11B-308.3 - Side reach must be within 10 inches maximum.

Cost Per: \$750

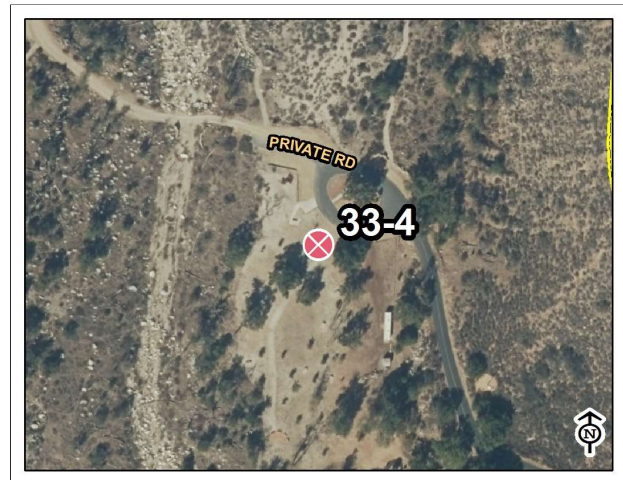
Total Cost: **\$1,650**

Qty: 1

Unit: Each



Site Photo



Wilderness Gardens Preserve

Map: Grid:



### 27-1 Assembly Area

Category: 3

**Issue:** No companion seating provided at benches.

**Action:** Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-802.3 - Companion seating shall be provided, be aligned appropriately, and be of the same type as what is provided at the park.

Cost Per: \$1,000

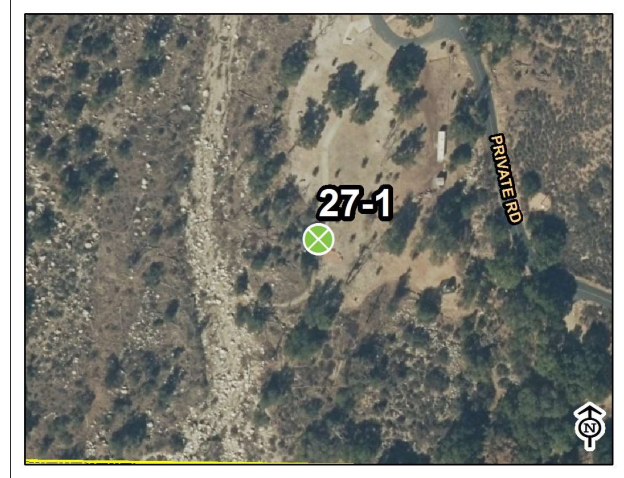
Total Cost: **\$1,900**

Qty: 1

Unit: Each



Site Photo



Wilderness Gardens Preserve

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to park signs.

**Action:** Provide 48" wide minimum accessible path of travel to park signs.

**CBC:** 11B-206.2.2 - At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Cost Per: \$75

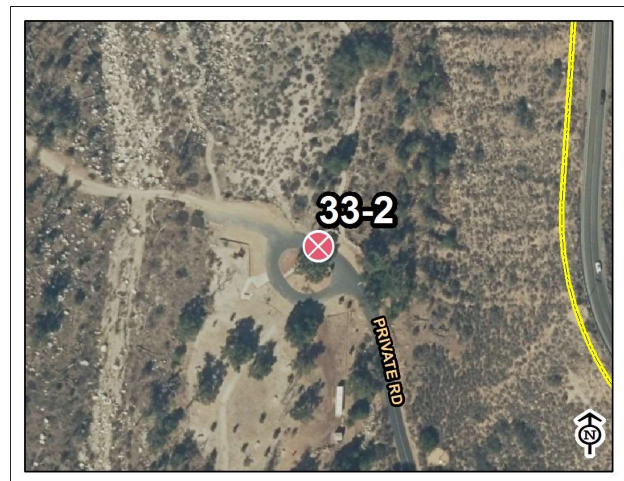
Total Cost: **\$5,900**

Qty: 40

Unit: Feet



Site Photo



Wilderness Gardens Preserve

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** No accessible route to kiosk. Area around kiosk slopes 7%.

**Action:** Provide 48" wide minimum accessible path of travel to kiosk.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$75

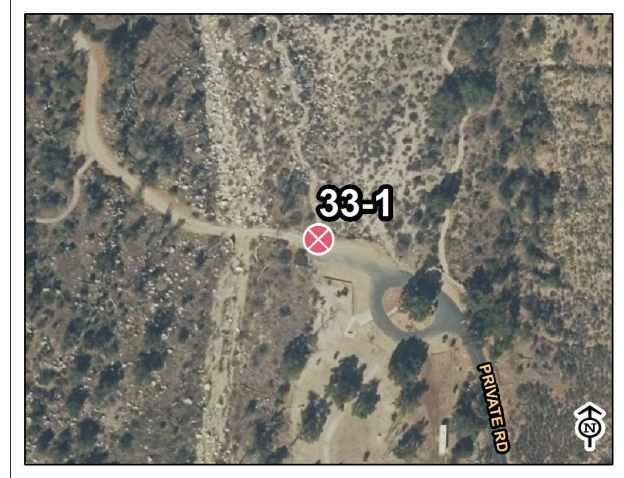
Total Cost: **\$7,400**

Qty: 60

Unit: Feet



Site Photo



Wilderness Gardens Preserve

Map: Grid:



## 6.24 WOODHAVEN PARK



1995 DONAHUE DRIVE  
EL CAJON, CA 92019

DATE OF ASSESSMENT: 7/3/18

### Description:

This 8-acre park features a lawn area, shade trees, a picnic area and a barbeque.



- |                 |                       |                          |                           |                         |
|-----------------|-----------------------|--------------------------|---------------------------|-------------------------|
| 1, Parking Area | 6, Stairway           | 19, Multi-User Restroom  | 28, Aquatic Activity Area | 32, Picnic Area         |
| 3, Curb Ramps   | 7, Hazard             | 20, Single User Restroom | 29, Game and Sports Area  | 33, Outdoor Constructed |
| 4, Walk         | 8, Door/Gate          | 26, Trails               | 30, Campsite              | 34, Play Equipment Area |
| 5, Ramp         | 10, Drinking Fountain | 27, Assembly Area        | 31, Swimming Pool         | Park Area               |



# SITE ASSESSMENT

#### 4-2 Walk

Category: 1

**Issue:** Walkway running slope is 7%.

**Action:** Install handrails on both sides of walkway.

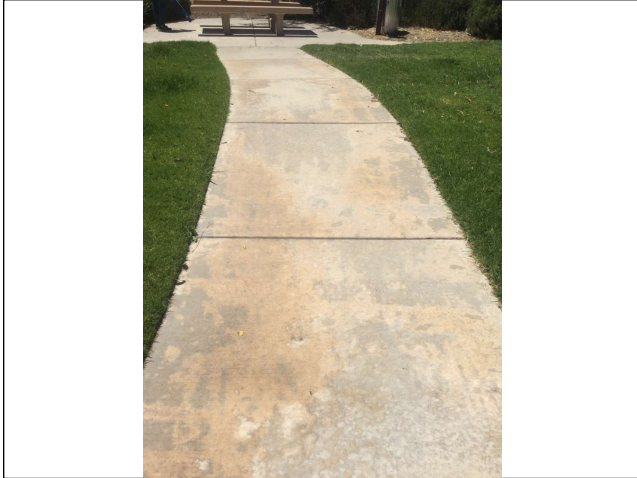
**CBC:** 11B-403.3 - The running slope of walking surface shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Cost Per: \$50

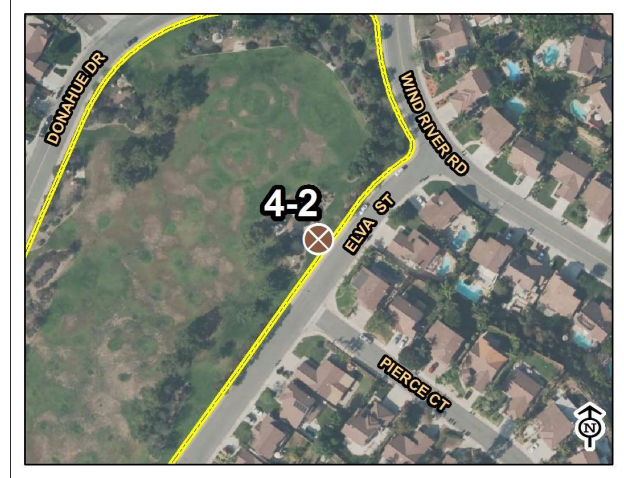
Total Cost: **\$2,100**

Qty: 30

Unit: Feet



Site Photo



Woodhaven County Park

Map: Grid:

#### 32-3 Picnic Area

Category: 1

**Issue:** No accessible route to picnic area.

**Action:** Provide 48" wide minimum accessible path to picnic area. Expand concrete pad to include nearest grill and trash can.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$2,300

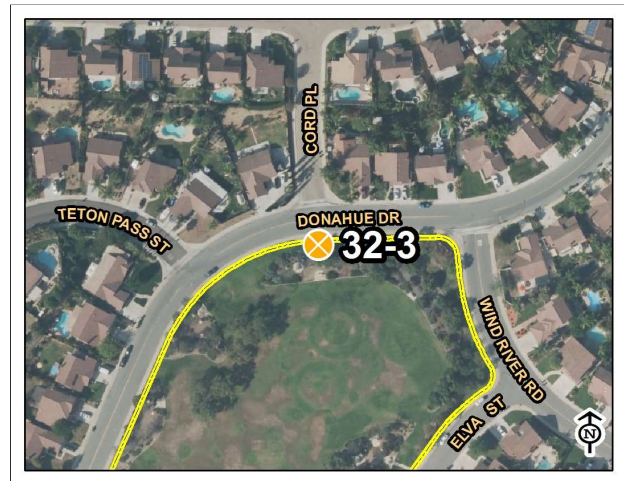
Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 3-1 Curb Ramps

Category: 1

**Issue:** Running slope is 10.5%. No level landing provided. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-406.3.1 - Curb ramp running slope shall not be steeper than 1:12.

**Cost Per:** \$2,700

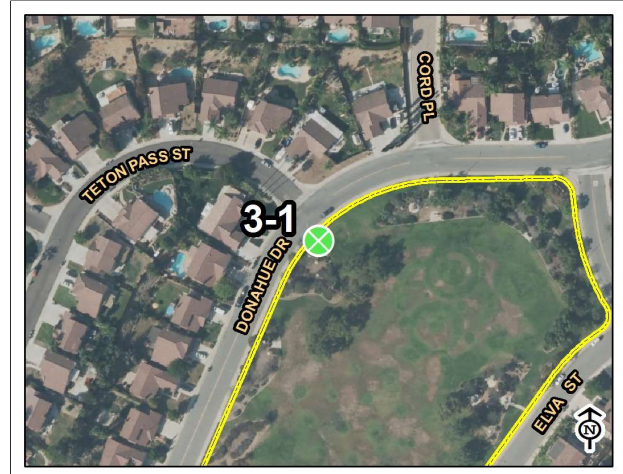
**Total Cost:** **\$4,100**

**Qty:** 1

**Unit:** Each



Site Photo



Woodhaven County Park

Map: Grid:

### 3-3 Curb Ramps

Category: 1

**Issue:** Running slope is 11%. No detectable warnings provided.

**Action:** Replace curb ramp.

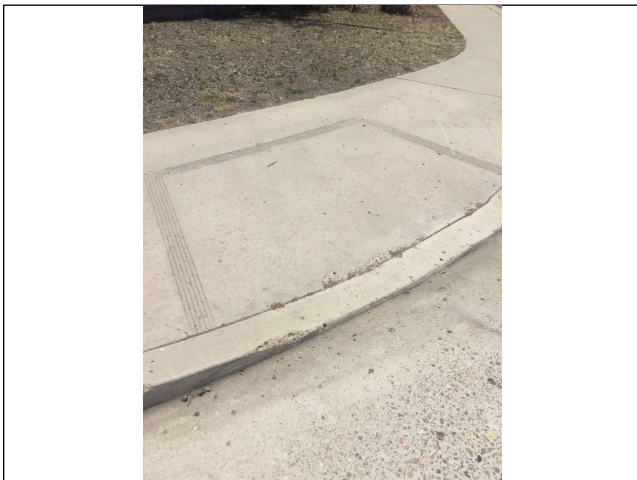
**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$2,700

**Total Cost:** **\$4,100**

**Qty:** 1

**Unit:** Each



Site Photo



Woodhaven County Park

Map: Grid:



### 32-5 Picnic Area

Category: 1

**Issue:** No accesible route to picnic area.

**Action:** Provide 48" wide minimum accessible path to picnic area. Provide accessible picnic table.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$25

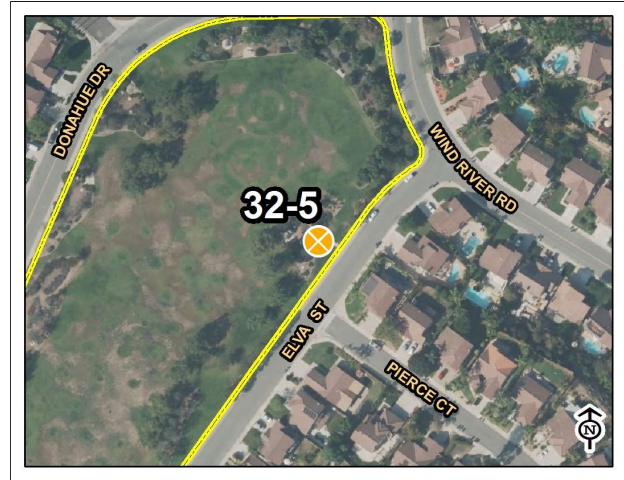
Total Cost: **\$23,900**

Qty: 900

Unit: Square Feet



Site Photo



Woodhaven County Park

Map: Grid:

### 6-1 Stairway

Category: 2

**Issue:** No contrasting stripes on treads.

**Action:** Install warning stripes on steps.

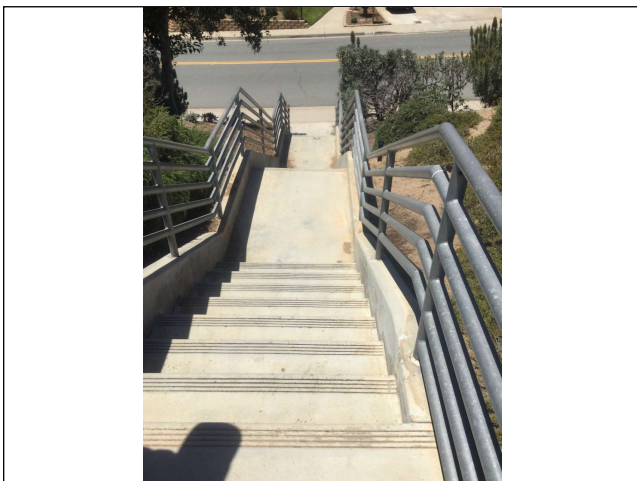
**CBC:** 11B-504.4.1 - Exterior stairs shall have all treads marked by a stripe provided clear visual contrast; Grooves shall not be used to satisfy this requirement.

Cost Per: \$50

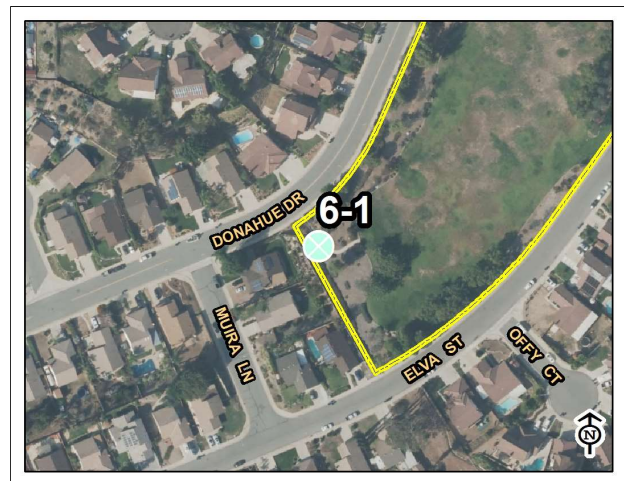
Total Cost: **\$1,800**

Qty: 25

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 3-4 Curbe Ramps

Category: 2

**Issue:** No level landing provided. No detectable warnings provided.

**Action:** Regrade and replace concrete of landing. Install detectable warning tile.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$2,200

Total Cost: **\$3,600**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 3-5 Curb Ramps

Category: 2

**Issue:** No landing provided. No detectable warnings provided.

**Action:** Regrade and replace concrete of landing. Install detectable warning tile.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

Cost Per: \$2,200

Total Cost: **\$3,600**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:



### 3-6 Curb Ramps

Category: 2

**Issue:** No landing provided. No detectable warnings provided.

**Action:** Regrade and replace concrete of landing. Install detectable warning tile.

**CBC:** 11B-406.5.3 - Slope of the landings of curb ramps shall be 2% maximum in all directions and be 4'x4'.

**Cost Per:** \$2,200

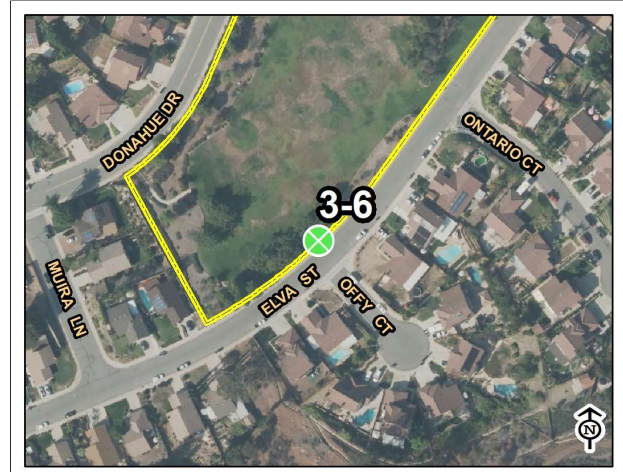
**Total Cost:** **\$3,600**

**Qty:** 1

**Unit:** Each



Site Photo



Woodhaven County Park

Map: Grid:

### 3-2 Curb Ramps

Category: 2

**Issue:** No level landing provided. No detectable warnings provided.

**Action:** Replace curb ramp.

**CBC:** 11B-405.7.1 - Ramp landings must be provided and must be 2% max.

**Cost Per:** \$2,700

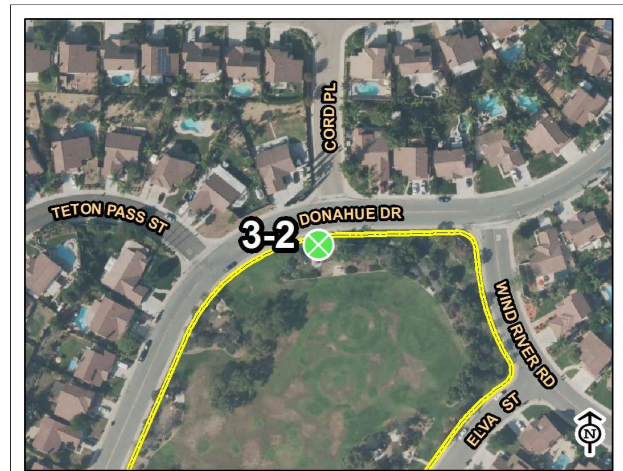
**Total Cost:** **\$4,100**

**Qty:** 1

**Unit:** Each



Site Photo



Woodhaven County Park

Map: Grid:



### 27-3 Assembly Area

Category: 3

**Issue:** No accessible route to bench. No companion seating provided at bench.

**Action:** Provide 48" wide minimum accessible path to bench. Provide 36"x48" clear floor area for companion seating. Cost provided in 27-2.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$0

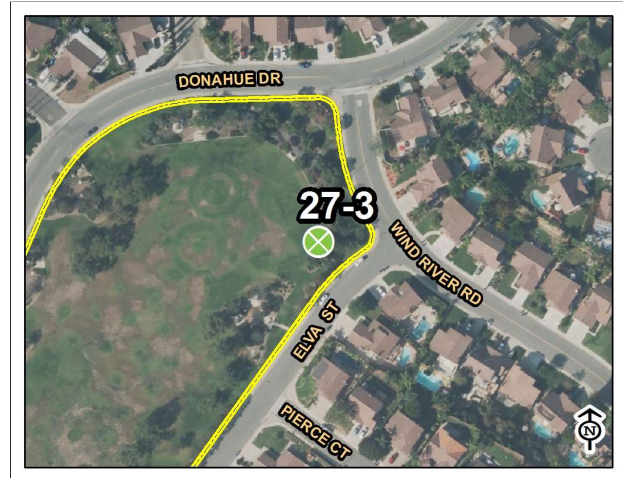
Total Cost: \$0

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 33-1 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 54" above finished floor. Side reach is 18" from accessible walkway.

**Action:** Adjust height and relocate station to be 10" from accessible walkway.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$750

Total Cost: \$1,300

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 33-2 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 54" above finished floor. Side reach is 18" from accessible walkway.

**Action:** Adjust height and relocate station to be 10" maximum from accessible walkway.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$750

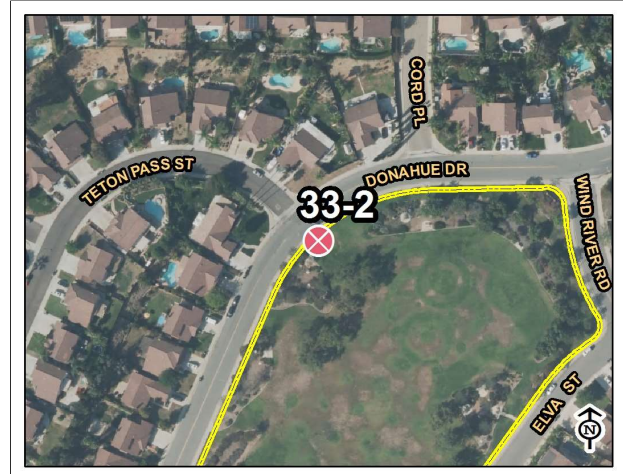
Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 33-3 Outdoor Constructed Features

Category: 3

**Issue:** Vertical reach is 53" above finished floor. Side reach is 15" from accessible walkway.

**Action:** Adjust height and relocate station to be 10" maximum from accessible walkway.

**CBC:** 11B-308.2.1 - Forward reach must be within 15" - 48" from finish floor.

Cost Per: \$750

Total Cost: **\$1,300**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:



**32-4 Picnic Area****Category: 3****Issue:** No accessible tables in picnic area.**Action:** Provide accessible picnic table.**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

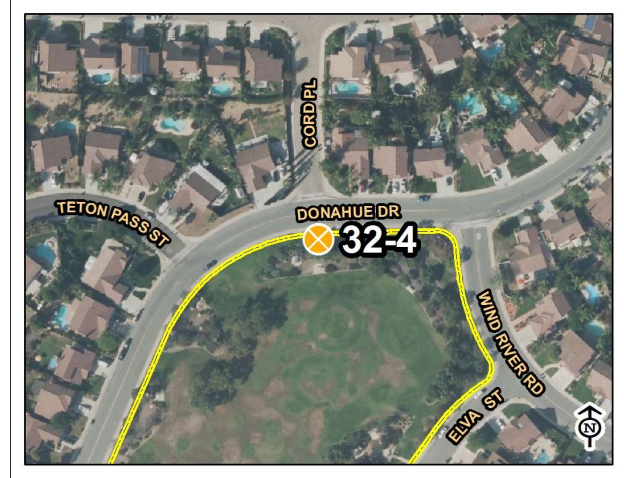
Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

**32-6 Picnic Area****Category: 3****Issue:** No accessible tables in picnic area.**Action:** Provide accessible picnic table.**CBC:** 11B-246.5 - Where picnic tables are provided, at least one picnic table, and one additional table for each 20 tables or fraction thereof, shall be accessible.

Cost Per: \$800

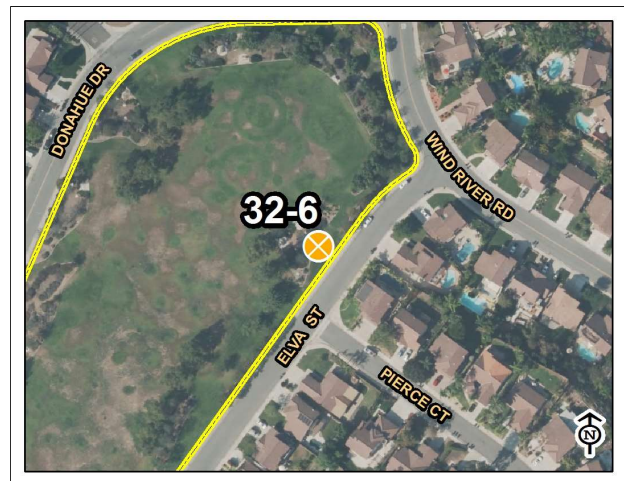
Total Cost: **\$1,400**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:



### 33-4 Outdoor Constructed Features

Category: 3

**Issue:** Area around kiosk slopes 4.5%.

**Action:** Regrade area around kiosk and replace concrete.

**CBC:** 11B-902.2 - A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided.

**Cost Per:** \$100

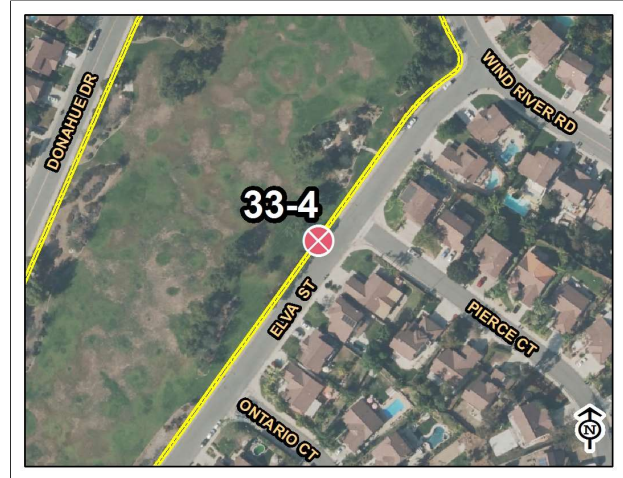
**Total Cost:** \$2,900

**Qty:** 15

**Unit:** Feet



Site Photo



Woodhaven County Park

Map: Grid:

### 10-1 Drinking Fountain

Category: 3

**Issue:** No High-Low fountain provided.

**Action:** Replace drinking fountain.

**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

**Cost Per:** \$3,000

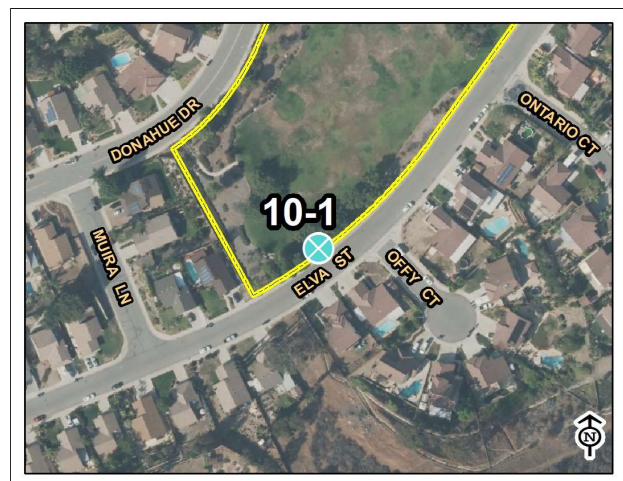
**Total Cost:** \$3,600

**Qty:** 1

**Unit:** Each



Site Photo



Woodhaven County Park

Map: Grid:

### 10-3 Drinking Fountain

Category: 3

**Issue:** No High-Low fountain provided.

**Action:** Replace drinking fountain.

**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,600**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 10-4 Drinking Fountain

Category: 3

**Issue:** No High-Low fountain provided.

**Action:** Replace drinking fountain.

**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$3,000

Total Cost: **\$3,600**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:



### 27-1 Assembly Area

Category: 3

**Issue:** No accessible route to bench and trash can.

**Action:** Provide 48" wide minimum accessible path to bench.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$75

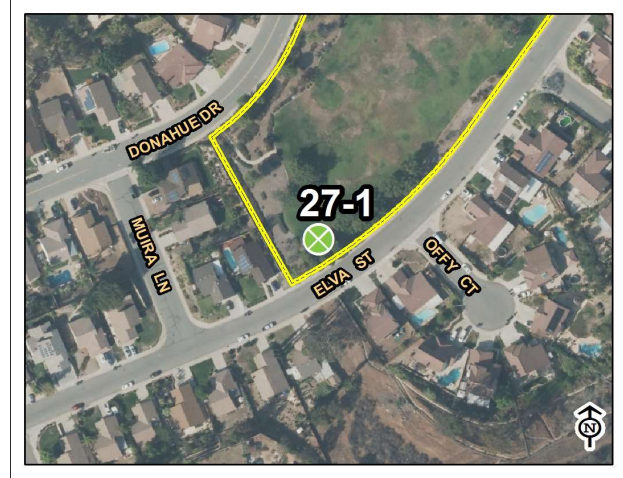
Total Cost: **\$3,700**

Qty: 30

Unit: Feet



Site Photo



Woodhaven County Park

Map: Grid:

### 32-2 Picnic Area

Category: 3

**Issue:** No accessible route to picnic area. No accessible picnic table provided.

**Action:** Provide 48" wide minimum accessible path to picnic area. Provide accessible picnic table.

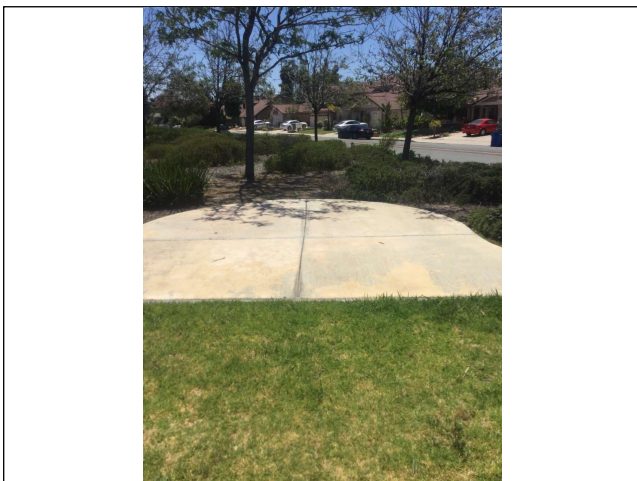
**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$2,300

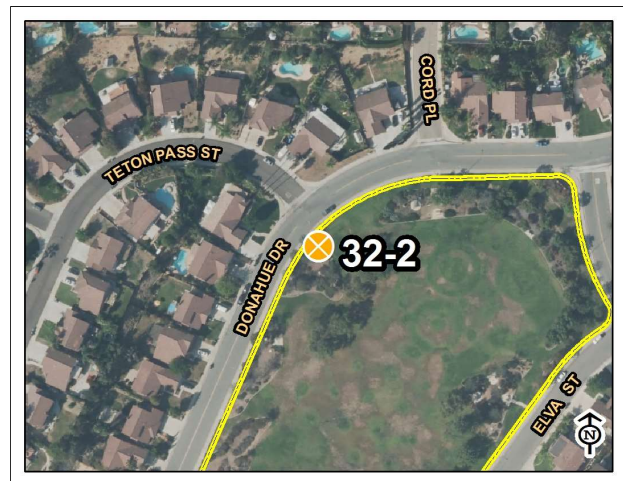
Total Cost: **\$3,700**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:



### 32-1 Picnic Area

Category: 3

**Issue:** No accessible route to picnic area. No accessible picnic table provided.

**Action:** Provide 48" wide minimum accessible path to picnic area. Provide accessible picnic table.

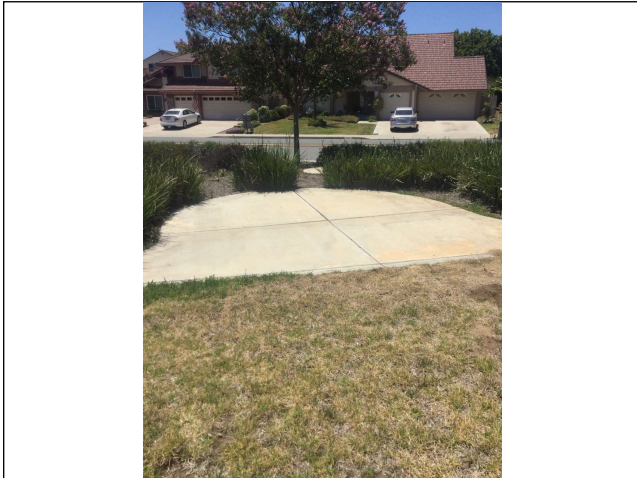
**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$3,800

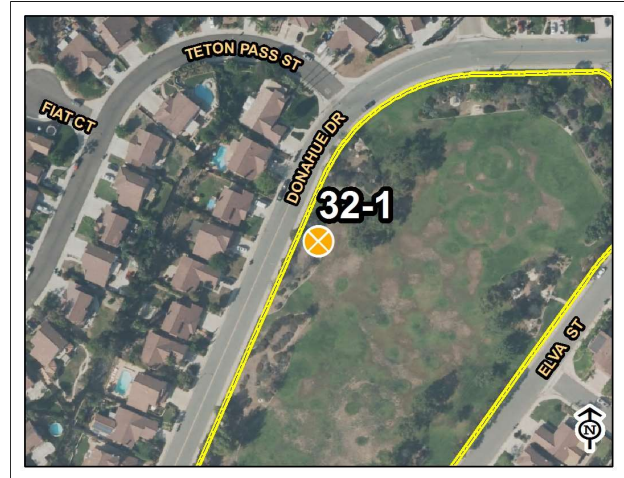
Total Cost: **\$5,200**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

### 10-2 Drinking Fountain

Category: 3

**Issue:** No High-Low fountain provided. Slope around drinking fountain is 3%.

**Action:** Regrade drinking fountain area and replace concrete and drinking fountain.

**CBC:** 11B-211.2 - Where a single drinking fountain complies with 11B-602.1 through 11B-602.6 and 11B-602.7, it shall be permitted to be substituted for two separate drinking fountains.

Cost Per: \$4,500

Total Cost: **\$5,900**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:

## 27-2 Assembly Area

Category: 3

**Issue:** No accessible route to bench. No companion seating provided at bench.

**Action:** Provide 48" wide minimum accessible path to bench. Provide 36"x48" clear floor area for companion seating.

**CBC:** 11B-202.4 - At least one accessible route shall connect accessible buildings, elements, and spaces that are on the same site.

Cost Per: \$19,800

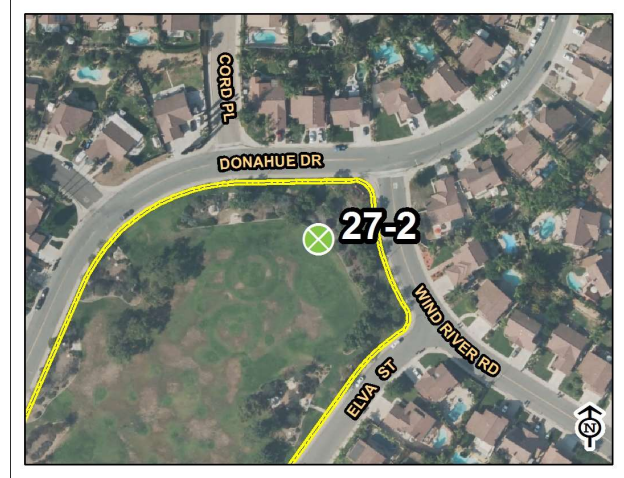
Total Cost: **\$21,200**

Qty: 1

Unit: Each



Site Photo



Woodhaven County Park

Map: Grid:



## 7.0 APPENDIX A: COMMON SITE ISSUES AND ACTIONS

### GRADE ISSUES AT SWINGS AND PLAY STRUCTURES



NON COMPLIANT

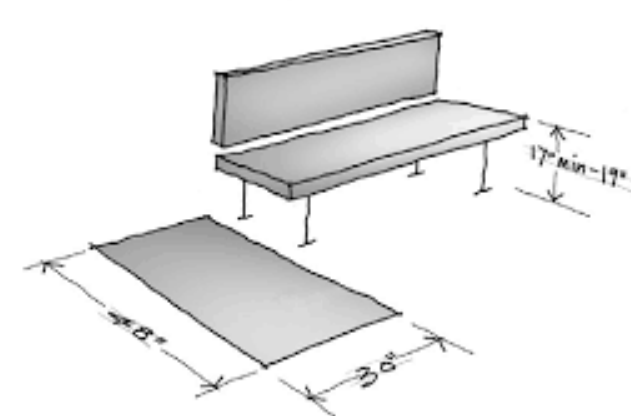


COMPLIANT

### NO COMPANION SEATING AT ADJACENT TO BENCHES



NON COMPLIANT



COMPLIANT

### LEVEL LANDINGS NOT PROVIDED AT DOORS, GATES, AND OTHER REQUIRED LOCATIONS



NON COMPLIANT - SLOPES EXCEEDING THE ALLOWABLE % PER CODE



COMPLIANT - SLOPES MEETING THE ALLOWABLE % PER CODE



## NO HIGH LOW WATER FEATURES/NO ACCESS TO WATER FOUNTAIN



NON COMPLIANT



COMPLIANT

## SLOPE ISSUES ON PARKING AND WALKING SURFACES



NON COMPLIANT



NON COMPLIANT

## NON-ACCESSIBLE PICNIC BENCHES



NON COMPLIANT

## Picnic tables

- Positioned for forward approach
- Knee and toe complying with 306
- 36 inches along all usable sides of the table



COMPLIANT





## GRADE CHANGES EXCEEDING 4" ALONG WALKWAYS REQUIRING WARNING CURB OR GRADE CHANGE



NON COMPLIANT



NON COMPLIANT

## GRADE CHANGES REQUIRING GUARDRAIL



NON COMPLIANT

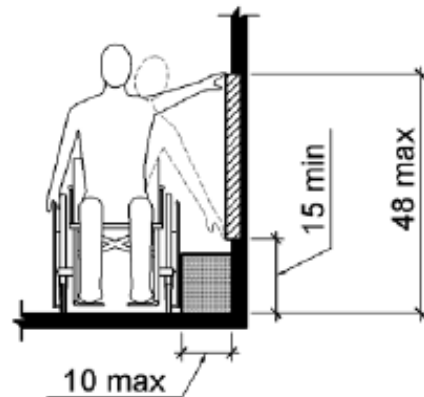


COMPLIANT

## DOG WASTE BAGS/EXHIBITS OUT OF REACH



NON COMPLIANT



COMPLIANT



## DOOR/GATE HARDWARE REQUIRING TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST



NON COMPLIANT

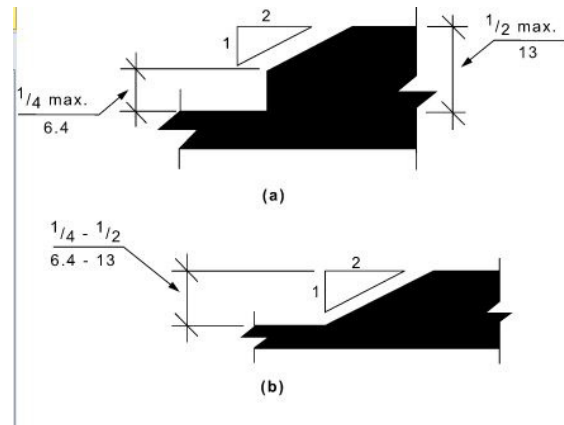


COMPLIANT

## VERTICAL CHANGES ON WALKING SURFACES



NON COMPLIANT

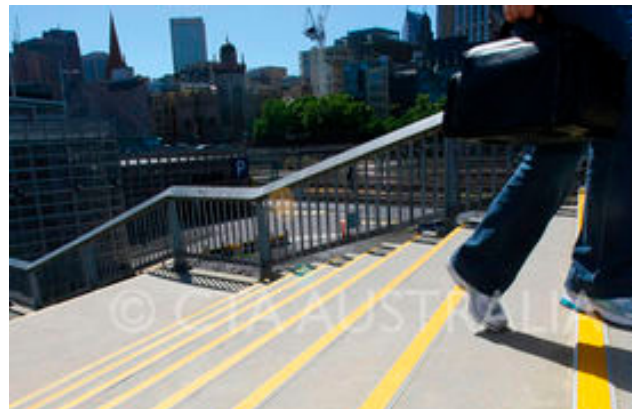


COMPLIANT

## NO HANDRAILS AND/OR VISUAL CONTRASTING STRIPES ON STAIRS



NON COMPLIANT



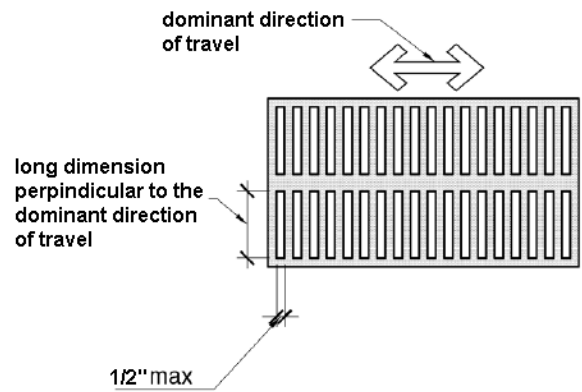
COMPLIANT



## GAPS IN CONCRETE EXCEED 1/2"



NON COMPLIANT



COMPLIANT

## ADA PARKING SIGNAGE MISSING, FADED, OR VISUALLY IMPAIRED



NON COMPLIANT



NON-COMPLIANT

## CURB RAMPS MISSING DETECTABLE WARNING STRIPS



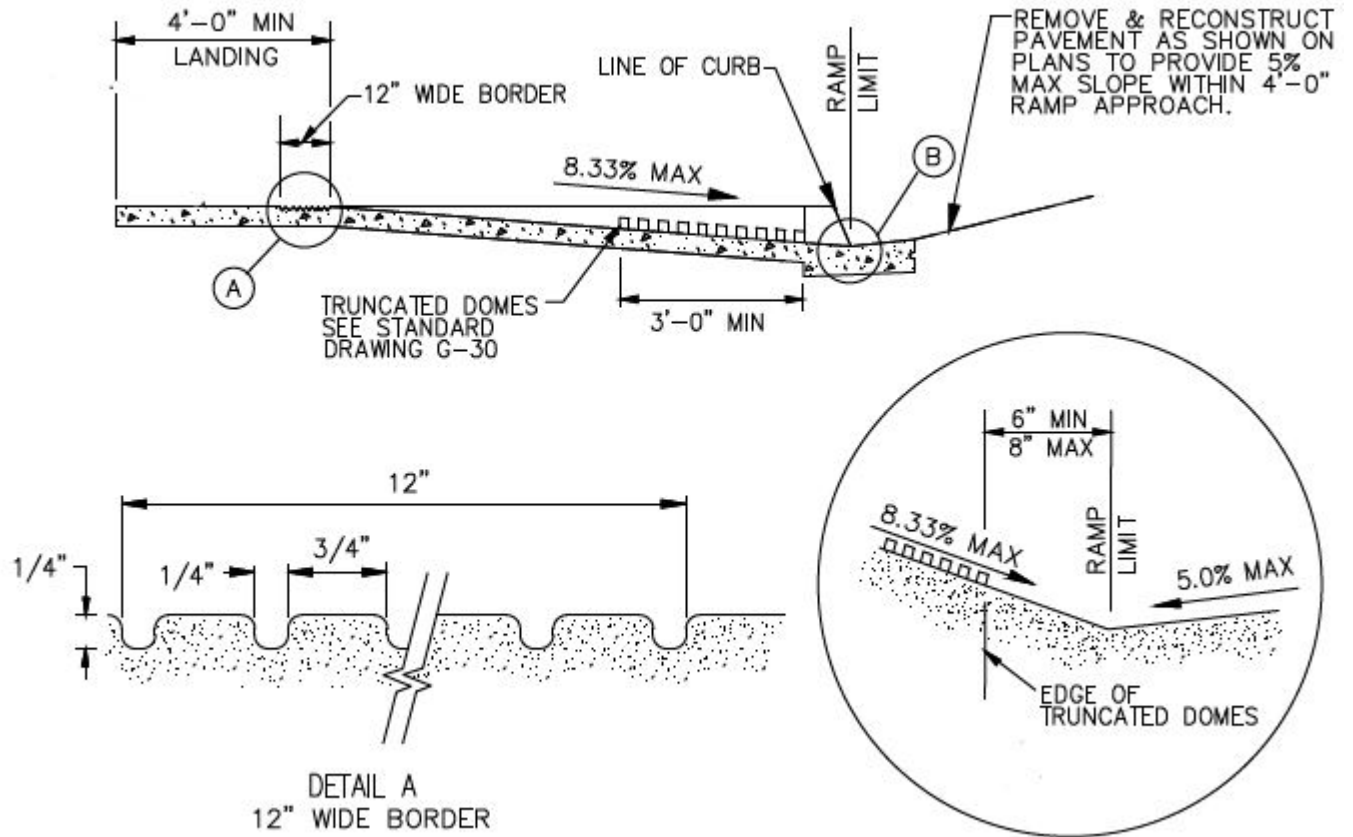
NON COMPLIANT



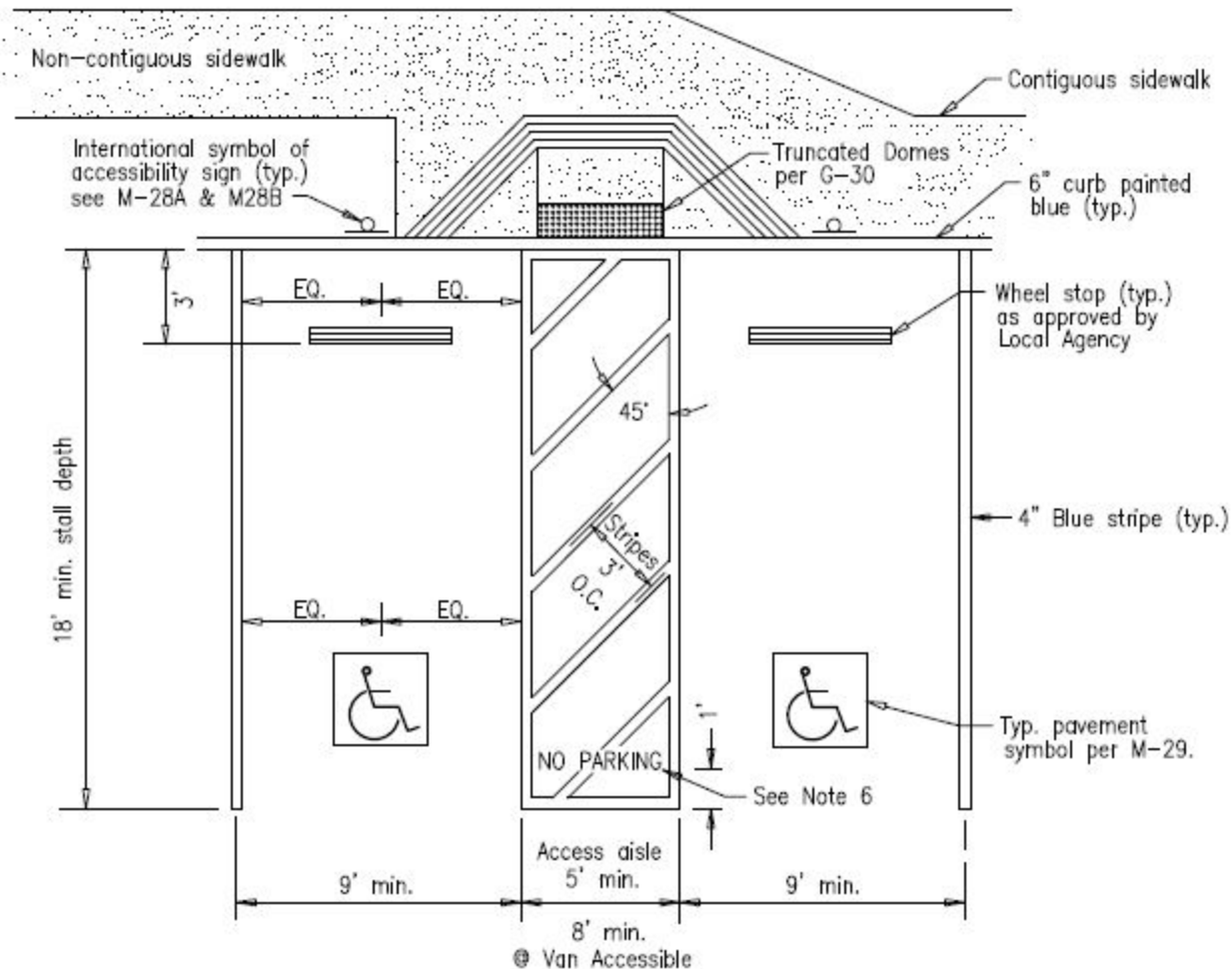
COMPLIANT

## 7.1 APPENDIX B: STANDARD DRAWINGS & SPECS

### STANDARD CURB RAMP PROFILE



## PERPENDICULAR PARKING

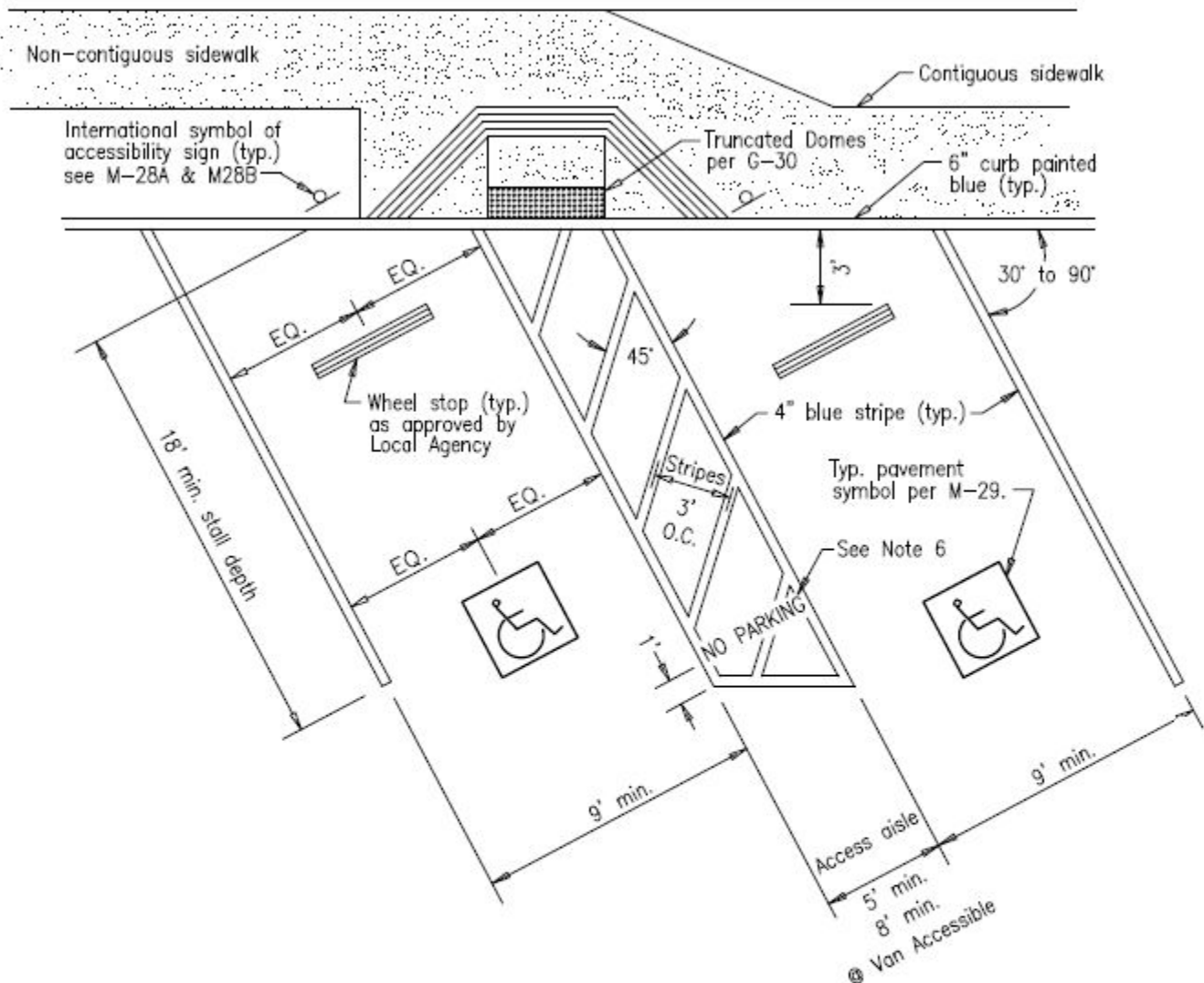


### NOTES:

1. Provide for adequate drainage.
2. For appropriate ramp alternate to conform to topographical conditions, see standard drawings G-27 through G-32B.
3. Blue color should match color No. 15090 in the Federal Standard 595a as specified in Section 522(b)2.
4. If only one accessible parking stall is going to be provided, the access aisle shall be 8' (van accessible) and located on the passenger side.
5. Sidewalk cross slope shall not exceed 2.0%.
6. "NO PARKING" 12" high stencil marking, reflective white over blue stripes.



## ANGLED PARKING



### NOTES:

1. Provide for adequate drainage.
2. For appropriate ramp alternate to conform to topographical conditions, see standard drawings G-27 through G-32B.
3. Blue color should match color No. 15090 in the Federal Standard 595a as specified in Section 522(b)2.
4. If only one accessible parking stall is going to be provided, the access aisle shall be 8' (van accessible) and located on the passenger side.
5. Sidewalk cross slope shall not exceed 2.0%.
6. "NO PARKING" 12" high stencil marking, reflective white over blue stripes.

## 7.2 APPENDIX C: COMMON ARCHITECTURAL NON-COMPLIANCE ISSUES AND SUMMARY

**The following is a summary of non-compliance in Buildings. Non-Compliance is typically a result of:**

- Changes to Codes, over time. Per direction from DPR we are asked to document non-compliance with the 2013 CBC and 2010 ADA, regardless whether those items were installed according to the Code in effect at the time of construction.
- Installation without regard to Codes.
- Product Substitutions during construction and /or sloppy installation.

**Many of the non-compliant items will require simple re-positioning or adjustment, while others will likely require more extensive construction and include re-work of rough plumbing.**

For example, if the WC (Toilet) centerline is outside the 17"-18" range and/or there is less than 60" clearance. DPR can provide guidance on the cost/benefit of the following mitigation options:

- Leave as-is without loss of WC and add Unisex facilities to the Building or
- Size allowing, renovate by reconfiguring (2) WC stalls to (1) Accessible or
- Change this room to Single-User and remove redundant Fixtures.

**The 2013 CBC is typically been more restrictive than the 2010 ADA, for example:**

- ADA allows a 16"-18" centerline of WC measured to an adjacent sidewall. The CBC is more restrictive at 17"-18".
- ADA requires 56"-59" clear from the WC back wall to a front wall, fixture or other obstruction. The CBC requires the same 56"-59" but also requires 48" clear from the WC front lip, which is more restrictive and requires a larger stall or room.
- ADA does not require a Shower Seat except in Hotels. CBC requires that all showers have seats, except in Dwellings.

Of the Buildings surveyed, the majority of non-compliance was in the Restrooms and Showers. Typical Items found include:

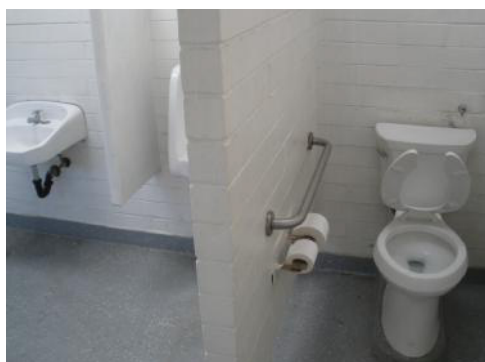


- **Signage Missing or Incorrect**  
ISA Entry Signage, Room or Door Signage, Directional/ Informational Signage.

- **Adjust Door Closer**  
Sweep time is < 5 sec. and/or opening force is > 5 lbs.

- **Door Threshold**  
Exceeds 1/2" (1/2" max with beveled edge)

- **WC Clearance**  
Centerline of WC rough plumbing is outside the 17-18" range.



- **WC Side approach**  
Less than 60" clear side approach from WC side wall to an opposite wall, fixture or other obstruction. Prior to 2010 CBC, this minimum equated to +/- 50" to 57" clear, depending on the type of WC.

- **WC Front approach**  
Less than 48" clear from WC front lip to an opposite wall, door, fixture or other obstruction.

- **Grab Bar Position**  
Rear Grab Bar extends less than 24" from centerline of WC and Sidewall Grab Bar extends less than 54" from WC back wall.



- **Accessory Equipment Positions**  
Toilet Paper Dispenser is outside the 7"- 9" range measured to WC front lip and/or Accessory Equipment, within any 3048 maneuvering space, protrudes +4" from wall between 27"-80" aff.





- **Pre-Shower Maneuvering Space**

Less than 36" x 60" maneuvering footprint adjacent to Shower Entry.

- **Shower Stall**

Less than 30" x 60" clear inside and with a completely open long side or, alternately, less than 36" x 60" clear with a minimum 36" opening on the long side.

- **Shower Seat**

'L' shaped seat is installed backwards or mounted on wrong wall or no seat installed.

- **Replace or reposition Plumbing fixtures**

Shower Controls are mounted outside the 19"-27" range measured from inside corner adjacent to seat.

- **Replace or reposition Plumbing fixtures**

Shower Control is more than 48" off and the centerline is outside the allowable 39"-41" range.

- **Floor Threshold**

More than 1/2" change in elevation entering the Shower Area.



Perfect, except the seat is installed backwards.

## 7.3 APPENDIX D: ESTIMATED ARCHITECTURAL COSTS PER PARK

4S RANCH COMMUNITY PARK	\$0.00
4S RANCH SPORTS PARK	\$19,950.00
BANCROFT HOUSE	\$750.00
BARNETT RANCH PRESERVE	\$25,000.00
CAMPO STONE STORE	\$110,750.00
COTTONWOOD PARK	\$0.00
DAMON LANE PARK	\$0.00
DEL DIOS HIGHLANDS PRESERVE	\$0.00
EL CAPITAN PRESERVE	\$250.00
EL MONTE STAGING AREA	\$0.00
HELLHOLE CANYON PRESERVE	\$25,000.00
LONNY BREWER PARK	\$0.00
OAKOASIS PRESERVE	\$30,900.00
OLD IRONSIDES PARK	\$10,625.00
RAMONA GRASSLANDS PRESERVE	\$0.00
SANTA MARGARITA PRESERVE	\$25,000.00
SANTA YSABEL EAST	\$25,000.00
SANTA YSABEL WEST	\$25,000.00
SOUTH LANE PARK	\$0.00
SPRING VALLEY GYM AND TEEN CENTER	\$18,000.00
WHALEY HOUSE	\$13,500.00
WHITAKER HOUSE	\$37,500.00
WILDERNESS GARDENS PRESERVE	\$66,100.00
WOODHAVEN PARK	\$0.00
<b>TOTAL</b>	<b>\$433,325.00</b>

## **7.4 APPENDIX E: COST APPROACH & RATIONALES FOR PARKING, CURB RAMPS, WALK, AND PICNIC AREA NON-COMPLIANCE ISSUES**

\*Total estimated costs for improvements include a 15% design cost and a 15% labor cost where applicable.

### **PARKING**

The cost estimate for parking is divided into 3 separate categories: Signage, Grading and the addition and/or relocation of new parking stalls. The cost for signage will always remain independent and shall not be considered as part of a cost to any other category. The grading for existing parking stalls' cost is based on the conditions of the existing surface surrounding the parking stall. These conditions are listed below:

1. Grading/AC Resurfacing
2. 6" Curb & Gutter
3. 6" Berm
4. Curb Ramps
5. Sidewalk
6. Striping

If a curb ramp needing to be replaced due to the regrading and is listed in the curb ramp section as non-compliant, the cost to improve the curb ramp will be accounted for in the parking stalls overall cost. This cost will not be accounted for in the curb ramp section. In addition, wherever a grading issue was encountered, the assumption was taken that with any accessible parking adjacent to the non-compliant stall will also need to be regraded. Therefore, their cost is also taken into account.

Similar parameters were used when proposing additional and/or the relocation of new parking stalls. An additional \$300 was added to the cost for the modification or the addition for a path of travel. Without knowing existing grades, it was difficult to determine if any grading would be needed. Therefore, the assumption was taken that grading will be needed for all new parking stalls. The cost for all parking solutions are per the County of San Diego Department of Public Works Unit Price List; 2013, with the addition of a 25% contingency for the cost of demolition.

### **CURB RAMPS**

The cost for all curb ramps are per the County of San Diego Department of Public Works Unit Price List; 2013, with the addition of a 25% contingency for the cost of demolition. The cost for curb ramps needing improvements or adjustments that abut an accessible parking space with grading issues, will be accounted for in the parking section of this report.



## WALKS AND PATHS OF TRAVEL

The cost estimate for non-compliance issues requiring the actions “Regrade walking surface” and “Provide an accessible path of travel to feature” were calculated based on the following summation of itemized prices in site preparation, construction, and material costs:

### Site Preparation

Erosion Control	s.f.	\$0.30	l.f.	\$1.20
Dust Control	s.f.	\$0.40	l.f.	\$1.50
Temporary Fencing(if req'd)			l.f.	\$6.00
Rough Grading	s.f.	\$1.50	l.f.	\$6.00
Finish Grading	s.f.	\$0.45	l.f.	\$1.80
Survey and Layout	s.f.	\$0.45	l.f.	\$1.80
Site Drainage	s.f.	\$0.70	l.f.	\$2.70
Adjustment to Adjacent Irrigation and Landscape			l.f.	\$18.00

### Construction/Material Costs:

4" Natural Grey Concrete	s.f.	\$7.50	l.f.	\$30.00
Total			l.f.	\$69.00
Contingency 10%			l.f.	\$75.00

## RAMPS

The cost estimate for non-compliance issues requiring the installations of ramps were calculated based on the price above for walks in addition to a linear foot price for handrails.

## PICNIC AREAS

Rough costs for non-compliant issues within Picnic Areas were included for certain areas and excluded for others. Rough costs were excluded if a picnic area was located a substantial distance away from compliant and established path of travel. This rationale is based on the opinion that it would be more cost-effective for the park's operators to either relocate the tables closer to a path of travel, or to remove the picnic area entirely.

## 7.5 APPENDIX F: ESTIMATED SITE COSTS PER PARK

4S RANCH COMMUNITY PARK	\$ 137,750.00
4S RANCH SPORTS PARK	\$ 193,400.00
BANCROFT HOUSE	\$ 55,550.00
BARNETT RANCH PRESERVE	\$ 92,350.00
CAMPO STONE STORE	\$ 88,100.00
COTTONWOOD PARK	\$ 249,050.00
DAMON LANE PARK	\$ 28,800.00
DEL DIOS HIGHLANDS PRESERVE	\$ 49,100.00
EL CAPITAN PRESERVE	\$ 299,200.00
EL MONTE STAGING AREA	\$ 57,600.00
HELLHOLE CANYON PRESERVE	\$ 42,600.00
LONNY BREWER PARK	\$ 48,400.00
OAKOASIS PRESERVE	\$ 155,650.00
OLD IRONSIDES PARK	\$ 142,075.00
RAMONA GRASSLANDS PRESERVE	\$ 44,400.00
SANTA MARGARITA PRESERVE	\$ 43,500.00
SANTA YSABEL EAST	\$ 71,250.00
SANTA YSABEL WEST	\$ 64,950.00
SOUTH LANE PARK	\$ 327,250.00
SPRING VALLEY GYM AND TEEN CENTER	\$ 96,850.00
WHALEY HOUSE	\$ 41,250.00
WHITAKER HOUSE	\$ 35,150.00
WILDERNESS GARDENS PRESERVE	\$ 61,650.00
WOODHAVEN PARK	\$ 114,700.00
<b>TOTAL</b>	<b>\$ 2,540,575.00</b>

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