



**TRANSITION PLAN FOR COMPLIANCE
WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND
SECTION 504 OF THE REHABILITATION ACT OF 1973**

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INTRODUCTION

The Americans with Disabilities Act (ADA) provides comprehensive civil rights protection to individuals in the area of employment, public accommodations, state and local government services, and telecommunications. A primary focus of the ADA is the equal participation of individuals with disabilities in the "mainstream" of American society. Title II of the Act took effect on January 26, 1992 and covers programs, activities and services of public entities, including the City of Pleasanton. Most requirements of Title II are based on Section 504 of the Rehabilitation Act of 1973, which prohibits discrimination on the basis of disabilities in federally assisted/funded programs and activities. However, the ADA and Title II, extend Section 504 non-discrimination requirements to all activities of public entities, not just those that receive Federal financial assistance as is the case with Section 504.

The primary focus of this Transition Plan is to address the elements associated with the physical environment of City buildings and facilities to assure compliance with the ADA. Prior to preparing this Transition Plan, the City completed a physical accessibility survey and evaluation of all its buildings and facilities. The result of this survey, which acts as the foundation for this Transition Plan, is the Accessibility Evaluation Report (Appendix A). Separate from this Transition Plan, the City has conducted a Self-Evaluation and in order to develop ADA/Section 504 policies and procedures to ensure City Services, programs and activities, and City infrastructure such as roadways and sidewalks are also accessible to individuals with disabilities.

Although the Transition Plan has been prepared to comply with the ADA, the Plan addresses the requirements for compliance with Section 504 of the Rehabilitation Act. Whenever there is a reference for compliance with the ADA, the reference also applies to Section 504 compliance.



ADA REQUIREMENTS

In accordance with Title II of the ADA, a public entity may not deny the benefits of its programs, activities, or services to individuals with disabilities, except where to do so would result in a fundamental alteration in the nature of the program or undue financial and administrative burdens. This standard, known as "program accessibility" applies to all existing facilities of a public entity. Under this standard, the City of Pleasanton is not required to make all its facilities or every part of a single facility accessible.

Notwithstanding this, the City has consistently pursued full accessibility of its buildings and facilities and will continue to address facility modifications as effectively and timely as possible.

Program accessibility may be achieved by a number of methods, including but not limited to alteration of existing facilities by removing architectural barriers; relocation of activities or services from an inaccessible location or building; redesign of equipment; assignment of aides to beneficiaries, and the delivery of services at alternate accessible sites. The selected method of providing program access will be prioritized to maximize benefit to the largest number of individuals with disabilities and to assure interaction among all users, including individuals with disabilities.

Consistent with ADA requirements this Plan includes:

1. A listing the physical barriers in a public facility that limits the accessibility of its programs, activities, or services to individuals with disabilities. (Appendix A)
2. A description of the priorities that will be used to remove the barriers. (Page 10)
3. The schedule for taking the necessary steps to comply with Title II of the ADA and the interim steps that will be taken until such time as full compliance can be achieved. (Page 11)
4. Identification of the official responsible for implementing the Transition Plan. (Page 9)
5. Identification of the persons or groups who were provided opportunity to comment on the Plan. (Appendix B)

The removal of all barriers in the Plan will be completed as expeditiously as possible. In addition, the City will conduct a public hearing so that interested persons, including individuals with disabilities or organizations representing individuals with disabilities, are provided with the opportunity to comment on the Transition Plan. Thereafter, the Plan will be made available for public inspection.



APPLICABLE CODES AND REGULATIONS

The State has amended and adopted the 1997 Uniform Building Code (UBC) to create the 2007 California Building Code (CBC), which is Part 2 of Title 24. The Initial survey of the City building was completed while the 1998 CBC was the applicable code. The list of state codes applicable to this project includes the following:

- California Building Code (CBC), Title 24, Part 2
- California Electrical Code (CEC), Title 24, Part 3
- California Mechanical Code (CMC), Title 24, Part 4
- California Plumbing Code (CPC), Title 24, Part 5
- California Energy Code (CC), Title 24, Part 6
- State Elevator Safety Regulations, Title 24, Part 7
- California Fire Code (CFC), Title 24, Part 9
- State References and Standards, Title 24, Part 12

The City of Pleasanton is required by State law to adopt and enforce the current edition of the CBC, or to adopt their own codes, which are required to be equal or more restrictive than the state codes.

CURRENT STATE ACCESSIBILITY REQUIREMENTS

The State of California developed accessibility standards in the early 1980s. The current State regulations for accessibility are found in Chapter 11B of the 2007 California Building Code (CBC). In 1993, the State amended its code with the October 1, 1993 Supplement. The intent of the 1993 Supplement was to merge the State accessibility requirements with the requirements from the ADAAG to produce a single document that could be certified by the Department of Justice (DOJ) as complying with the ADA. The evaluations were based on the 2001 CBC.



PLAN DEVELOPMENT

This Transition Plan assesses the impact that interior and exterior architectural barriers have on program accessibility, describes barrier removal solutions, estimates costs and proposes funding sources for their correction. It also provides a schedule for their removal, and sets priorities to complete the work.

The effort to enhance accessibility is an on going process and includes the City's commitment to include ADA modifications as part of its major building renovations and annual improvements.

Many of the City's facilities were constructed prior to the enactment of accessibility codes and as such, they were not originally designed to provide access for individuals with disabilities. While facilities constructed in more recent years have differing degrees of accessibility, changes in current code provisions and standards warrant physical upgrades to be fully accessible. The City has required buildings and facilities constructed or renovated recently to fully comply with current standards. Notwithstanding the various conditions as noted above, the Accessibility Evaluation Report (Appendix A) indicates that there is a reasonable level of access to City facilities. The City is committed, however, to removing the remaining obstacles to program accessibility. Further, signage at the facilities needs to be modified and at a number of locations, fire alarm systems do not have visual warning devices (strobes).

The following are the overall objectives of the City and the basis for this Transition Plan for the facilities:

1. Identify the facilities to be surveyed. (Page 8)
2. Perform a visual survey of all aspects of disabled access for City facilities and create an Accessibility Evaluation Report. (Appendix A)
3. Develop a listing of corrective actions required to be in compliance with the ADA/Section 504. (Page 10 and Appendix A)
4. Prioritize and recommend a schedule for the necessary actions to implement accessibility compliance modifications. (Page 11)
5. Maintain an on going program to monitor and address implementation of this Transition Plan for disabled access. (Page 9)



ACCESS DEFINED

The Transition Plan includes a listing of the modifications required to attain program accessibility and the steps required to bring them about. In addition, the Transition Plan identifies the appropriate level of access to be obtained. The philosophy and rationale for identifying and defining access was predicated on a combination of factors including the elements identified as physical modifications essential to achieve program accessibility based on the degree to which they foster integration and encourage interaction among all users based on the priorities discussed earlier in the report. As a result, the appropriate level of access level has been defined as follows:

1. At least one accessible route from an accessible parking area and/or public transportation stop to the building.
2. At least one accessible entrance to the building.
3. At least one accessible elevator which reaches all floors containing distinct programs, activities, services or major administrative functions.
4. At least one pair of accessible toilet facilities in each building or floor.
5. At least one accessible telephone and drinking fountain in each building or floor.
6. Accessible key routes between buildings on a common campus/site.
7. Accessible graphics, including raised letters and Braille signage.



ACCESSIBILITY EVALUATION

The City of Pleasanton retained Rolf Jensen & Associates, Inc. to assist in performing an accessibility evaluation of City public facilities. The evaluation included a visual survey of the buildings and a review of the building layouts and resulted in the Accessibility Evaluation Report. The intent of the evaluation was to identify features in the buildings and sites which do not comply with the accessibility requirements of the Americans with Disabilities Act of 1990, and when applicable, the more stringent, California Building Code (CBC). This process began in early 2002, and is the basis for this Transition Plan and how the City will comply with the ADA/Section 504.

Since preparation of the Accessibility Evaluation, the City has made numerous facility improvements to address these issues and continues to fund accessibility improvements through its Facilities Renovation Fund and facility remodel and expansions.

The main portion of the Accessibility Evaluation Report contains information regarding requirements for new construction, alterations and additions, and information regarding the removal of barriers for existing buildings. The report includes a summary of the overall accessibility of each building, and a summary of the applicable codes.

In an effort to effectively meet ADA standards, the City, in evaluating and addressing the deficiencies, has created priorities for implementing improvements. The basis for the priorities is taken from the information relating to Title III/Public Accommodations. In conformance with Title III, public priorities have been developed to accommodate building areas that deal with, or provide goods and services to, the general public. Other parts of the building, such as those associated only with employee areas, have a lower priority in part because under Title II and III, these areas are not required to address the removal of barriers, but are required to comply with Title I/Employment requirements. The priorities also consider budgetary constraints and are intended to help the City evaluate and develop a program for compliance with the ADA.



PRIORITIES

Facility Types (Listed from the highest to the lowest priority)

1. High Public use with regular ongoing public programs.
2. Some public use with occasional public programs.
3. Limited public use.
4. Employee only access.

Barrier Removal (Listed from the highest to the lowest priority)

1. Access to the building, including public sidewalks, parking, or path of travel from public transportation.
2. Access to programs, services and activities.
3. Access to public toilet rooms.
4. Access to work areas and utility services (i.e. drinking fountains, light switches, fire extinguishers, etc.).

Cost Benefits (Listed from the highest to the lowest priority)

In addition to the above priorities, a second set of factors have been established to assist the City in evaluating the importance of each element. These factors take into consideration the cost benefits of providing the highest level of disabled access for the dollars required to implement change. The following is the legend for the letter/codes used in each appendix:

- A. High cost benefit.
- B. Medium high cost benefit.
- C. Medium cost benefit.
- D. Medium low cost benefit.
- E. Low cost benefit.

“High cost benefit” means the return on the investment provides a high level of disabled access.



BUILDING DESCRIPTIONS

The following is the list of buildings and facilities included in the survey, and the building addresses.

Civic Center Site – Site & Parking	Various
Civic Center Building	200 Old Bernal Road
Civic Center Annex	157 Main Street
Modular @ City Hall (IS Dept)	123 Main Street
Civic Center Annex-Park & Comm. Svc's	200 Old Bernal Road
Building Dept. Modular	200 Old Bernal Road
Fire Station #1	3590 Nevada
Fire Station #2	6300 Stoneridge Mall Road
Fire Station #3	3200 Santa Rita Road
Fire Station #5	Vineyard Avenue
Library	400 Old Bernal Avenue
Fire Training office	3301 Busch Road
OSC Administration	3333 Busch Road
OSC Parks Division	3333 Busch Road
OSC Sewer Division	3333 Busch Road
OSC Streets Division	3333 Busch Road
OSC Support Services Division	3333 Busch Road
OSC Water Division	3333 Busch Road
Police Department	4833 Bernal Avenue
Regalia House	4133 Regalia
Volunteer Center Alameda County	333 Division
Amador Recreation Center	4455 Black Avenue
Amador Theatre	1155 Santa Rita Road
Aquatic Center	4455 Black Avenue
Cultural Arts Building	4477 Black Avenue
Gingerbread Pre-school	4333 Black Avenue
Century House	2401 Santa Rita Road
Nature House	519 Kottinger
Senior Center	5353 Sunol Boulevard
Softball Complex-Sports Park	5800 Parkside Drive
Tennis & Community Park	5801 Parkside Drive
Veterans Hall	301 Main Street
Museum	603 Main Street
Group Picnic Area and Toilet Facilities	5800 Parkside Drive
Park Restrooms	Amador Valley Park
Park Restrooms	4701 Muirwood Drive
Park Restrooms	5665 W. Las Positas
Concession Stand	5001 Case Avenue



ACTION PLAN

While the City is utilizing available resources to comply with the requirements of the ADA and Section 504, it recognizes that compliance is an on going function of the City. Although for the most part, capital improvements since the enactment of the State accessibility requirements in 1982 and the ADA on January 1992 have intended to comply with the requirements at the time of installation, changes in the regulations and standard of care have created additional requirements. To assist with the task and as required by the ADA the City has identified the Assistant Director of Public Works/ Operations as the ADA Coordinator.

To assure timely implementation of barrier removal, the City annually budgets funds for this work. The improvements will be made based on the priorities discussed previously. The projects listed below are examples of the kinds of projects that were identified in the accessibility evaluation prepared by Rolf Jensen & Associates. Completed Projects have been highlighted.



IDENTIFIED IMPROVEMENTS

Location	Barrier Removal #1	Barrier Removal #2	Barrier Removal #3	Barrier Removal #4
Library	Curb ramps extend into accessible parking spaces.	Main service counters are 39" high, counters should be 36".	Toilet stall doors swing into stall, required to swing out.	Emergency exit door from the meeting room has a threshold of greater than 1/2".
Amador Recreation Center	Entrance on North side has 30" wide leaf and 28" clear opening. Req 32" clear.	Outdoor seating does not have integrated wheelchair position.	Neither toilet facilities are accessible by the disable.	Pass through window and counter in kitchen are 40" above floor. Req 36" max.
Amador Theatre	Accessible ramp is to the North of main entrance and is not obvious and visible.	No accessible route of travel to the balcony for the disable.	In the men's restroom the coat hook in the accessible stall is mounted 66" above the floor.	Drinking fountain onset wing is not accessible. ADAAG requires hi/low fountain.
Aquatic Center	Strike/pull side clearance to employee locker room is 11", req. 18".	Showers in both restrooms have designated accessible location but no bench or hand held sprayers.	Baby changing tables in men and women restrooms are 41" above floor req. to be 36" max.	Snack bar counter is 38" above ground req. to be 36" max.
Gingerbread Pre-school	Walkway to main entrance has slope greater than 8.33%. There are no disabled accessible parking spaces identified.	Outdoor play area requires a level ground area and accessible path.	Children's unisex toilet room has no disable accessible stalls.	Drinking fountains required to be located within an alcove.
Century House		The doors within the building include hardware which requires grasping and turning.	The door to men's restroom has a width of 30".	The building has only one exit that is disabled accessible.
Senior Center	The curb ramp outside the main entrance has a 10.2% slope.	There are 3 outdoor seating tables with attached chairs, there is no accessible seating locations provided.	In the restrooms, the accessible stall door hardware requires grasping and turning.	The building only has one drinking fountain and it is not a high/low type.
Tennis & Community Park	The parking lot only has 4 disabled accessible parking spaces, 5 are required for that size lot.	The umbrellas in the tables project beyond the table and are less than 80" above the ground.	Mirrors and dispensers in all restrooms were mounted too high.	
Veterans Hall	The front entrance ramp is only 39" wide and the landing area is less than the required 72". (Completed)	Many of the doors hardware is not accessible, requiring grasping or twisting.	Neither the men's nor women's restroom off the lobby is accessible or useable by the disabled. (Completed)	Drinking fountain requires high/low unit because there is only a single location.
Pleasanton Historical Museum	The entrance ramp at the front has a slope that exceeds the maximum 8.33%.	Some of the doors require 10 pounds of push to open.	Both restrooms have limited accessible features. The entrance door has 27" clear opening.	Signs that provide information and direction are required to have raised letters and Braille symbols.



PLAN SCHEDULE AND BUDGET

Given the scope and variety of physical modifications contained in the Transition Plan, the completion schedule will be based on the availability of funds, the severity of the barrier and available resources. As an example, the City completed all of the ADA-related projects identified above with the recent renovation of the Veteran's Memorial building. By doing the ADA improvements at the time of the renovation, the City has been able to achieve the highest level of improvements in the most cost efficient and effective manner. Moreover, based on available funding, barriers that require little expenditures and bring the greatest amount of accessibility to the public will be addressed as soon as practical. The City intends to include annual funding for ADA improvements as part of its Facility Replacement Fund which has been established to meet the cost of needed facility improvements including the removal of physical barriers.

Since passage of ADA compliance guidelines, interim measures taken during the transition period will be in accordance with Section 35.150 of the ADA Title II, subtitle A, concerning implementing regulations. This could include, but is not limited to: reassignment of services to accessible facilities, redesign of equipment, assignment of aides to beneficiaries, delivery of services at alternate accessible sites, or use of accessible conveyances. In addition, the City may employ other methods that result in its services, programs and activities being readily accessible to and usable by individuals with disabilities. The City also intends to regularly update and assess options for removal of physical barriers. All improvements will be coordinated with various City departments including direct supervision by the City Support Services Superintendent.



CONCLUSION

The City will actively pursue the projects in this Transition Plan to eliminate all barriers. The City plans to develop projects especially tailored to the removal of barriers identified in this Transition Plan. When buildings are renovated or when buildings are replaced the City will ensure that the new construction is ADA/504 compliant. In either case, barrier removal project scope and design will be the applicable codes and regulations under the ADA, Section 504 and the CBC. The specific required code provisions will be determined on a project by project basis. It is the City's policy that all new construction will be in compliance with the requirements of the ADA/Section 504.

Agency	First Name	Last Name	Address	City	State	Zip
Allied Housing	Louis	Chicoine	40849 Fremont Blvd.	Fremont	CA	94538
Bay Area Community Services	Lisa	Elfand	7901 Oakport Street	Oakland	CA	94621
Community Resources for Independent Living	John	Quinn	439 A Street	Hayward	CA	94521
East Bay Innovations	Tom	Heinz	303 West Joaquin Avenue	San Leandro	CA	94577
Easter Seals Bay Area	Jenifer	Reeve	180 Grand Avenue, Suite 300	Oakland	CA	94612
H.O.U.S.E. Inc.	Polly	Mitchell	P.O. Box 5564	Pleasanton	CA	94566
Neighborhood Solutions	Victoria	Johnson	1762 Klier Dr.	Concord	CA	94518
Senior Support Program of the Tri-Valley	Marlene	Petersen	5353 Sunol Blvd.	Pleasanton	CA	94566
Tri-Valley Special Needs Fund	Tom	Morelli	PO BOX 215	Pleasanton	CA	94566
The Arc of Alameda County	Shannon	Jurich	2700A Merced St	San Leandro	CA	94577
Keystone Adult Learning Center	Toni	Dale	1241 Quarry Lane Ste 145	Pleasanton	CA	94566
Regional Center of the East Bay	Barbara	Scapellite	7677 Oakport Street #300	Oakland	CA	94621
Livermore Amador Valley Transit Authority	Joseph	Rye	1362 Rutan Court Ste 100	Livermore	CA	94551

City of Pleasanton ADA Transition Plan
Public Comment Summary
March 13, 2008
Pleasanton Senior Center

City Parks

- Removal of barriers to allow access to and on the Arroyo Trail at the Arroyo Del Valle between Main Street and Division Street
- Install accessible picnic tables in some parks
- Not all drinking fountains are accessible – consider additional

City Facilities

- Install automatic door openers at 123 Main and 200 Old Bernal
- Restrooms and access in the Museum on Main Street not accessible
- New public restrooms may meet ADA standards but are small with larger wheel chairs
- Consider more Braille signage in key buildings

Sidewalk Improvements

- Del Valle Park Way at Division Street – Poor overall access
- 1st and Neal slope at curb cuts is problematic
- Owens Drive (south side east of Hopyard at Shell Station) – tree root damage to sidewalk makes sidewalk inaccessible
- Slopes at Peters and West Angela are excessive