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**SITE ASSESSMENT
FOR
ADA COMPLIANCE**

**Red Hill Sports Complex
Shaw Drive
San Anselmo**

January 18, 2022



2. In the parking area on the northwest side of the park on Sunny Hills Drive the van accessible parking stall's signage is non-compliant, update signage on this parking stall. Otherwise, the depth of the stalls, striping and slopes are all in compliance.



3. At the west end of the parking area on Sunny Hills Drive the retaining wall is failing. The subsequent subsidence has caused the cross slope of the pathway to become non-compliant. The cross slope at this point is 4%, a maximum cross slope of 2% is allowed, this section needs to be replaced.



4. At the west end of the parking area on Sunny Hills Drive there is a significant gap in the concrete that is a trip hazard and non-compliant. Any cracks or chips over $\frac{1}{4}$ " inch are not compliant with current ADA standards. This gap is at least 3" inches and needs to be fixed.



5. The entrance to the parking area is missing "tow away" signage regarding ADA parking stalls. Install a sign at the entrance to the parking area.



6. The top of the existing ramp at the west end of the athletic fields does not have a landing area. This section needs to be replaced to meet current standards. The downslope and cross-slope of the ramp are in compliance. The landing at the bottom of the ramp also is in compliance.



7. The proposed building was built without DSA permits and may need to be brought to current building codes.



8. The proposed basketball court was not built.



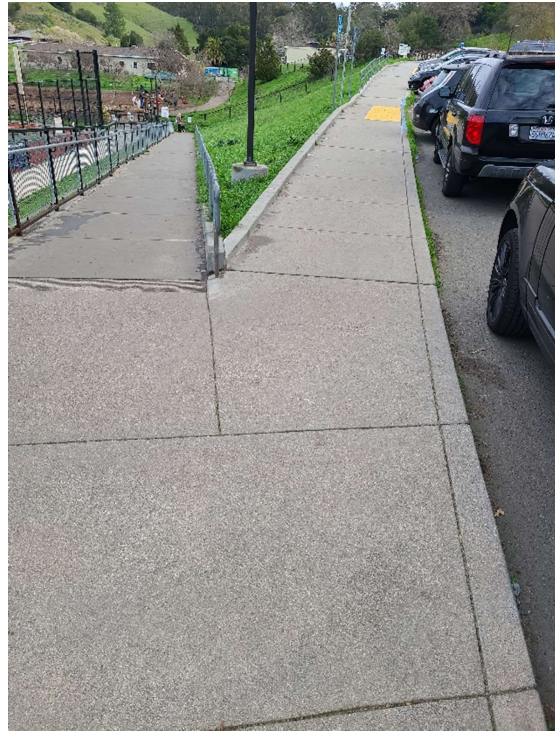
9. The path of travel on the northwest side of the athletic fields is generally in good repair. Check the walkway for cracks greater than 1/4" wide and fill with elastomeric crack sealer as needed.



10. At the northeast end of the park there is a dog park, we did not check the hardware or size of the gates for compliance nor did we check the surface material inside the dog park for compliance.



11. The path of travel at the northeast end of the athletic field is generally in good repair. Check the walkway for cracks greater than $\frac{1}{4}$ " wide and fill with elastomeric crack sealer as needed.



12. At the southeast end of the athletic fields there is a ramp up to the parking area on Shaw Drive. The downslope on a ramp with handrails can be no greater than 8.3%. This ramp has several areas where the downslope is greater than 8.3%, some areas are as much as 9.3%. The cross slope on the bottom landing and the first landing as you go up is greater than the allowable 2% maximum. When this ramp was installed the overall slope might have been in compliance but it appears some subsidence is occurring to change the ramp's slope. This ramp will need to be replaced to meet current standards.



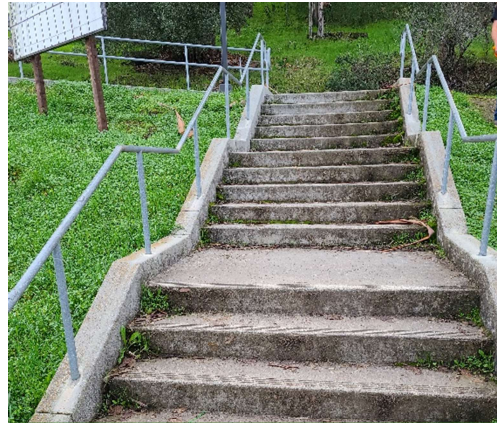
13. The path of travel in the parking area on Shaw Drive is generally in good repair. Check the walkway for cracks greater than 1/4" wide and fill with elastomeric crack sealer as needed.



14. In the parking area on the southeast side of the park on Shaw Drive the van accessible parking stall's signage is non-compliant, update signage on this parking stall. The back side of the van accessible stall has a cross slope greater than 2% and will need to be fixed. The "tow-away" sign at this area needs to be moved to the entrance of the parking area. The non-van stall is compliant with depth, striping and slopes but the wheel stop at the front is missing and needs to be replaced.



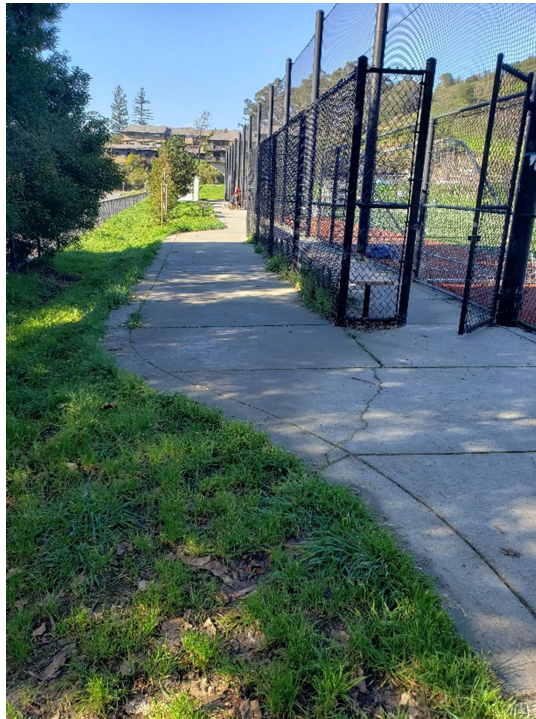
15. At the west end of the parking area on Shaw Drive there is an accessible ramp that looks to be unused that is non-compliant. There should also be a cross walk installed from that ramp to the path of travel entering the sports complex.



16. The curb ramp at the entrance to the parking area on Shaw Drive has a cross-slope of 3.6% which is non-compliant and should be replaced. The stairs leading down into the sports complex are in generally good repair and are in compliance.



17. The path of travel on the southeast side of the athletic fields is generally in good repair. Check the walkway for cracks greater than 1/4" wide and fill with elastomeric crack sealer as needed.



18. The path of travel on the southwest side of the athletic fields from the dugout toward Sunny Hills Drive has experienced some subsidence which has caused the cross-slope of the path to become non-compliant, some areas reaching as much as 2.7%. This section of walkway should be replaced to meet current standards.



19. The compliance is unknown on the two (2) portable buildings located on the concrete pad at the west end of the athletic fields.

Seal



Consultants

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Project

Redhill Community Park

Client:
Redhill Community Park Joint
Powers Authority

Project Site Address:
100 Shaw Drive
San Anselmo,
California, 94960

Drawing Title

PARK CONSTRUCTION PHASING/ LIMIT OF WORK PLAN

Date: January 26, 2007

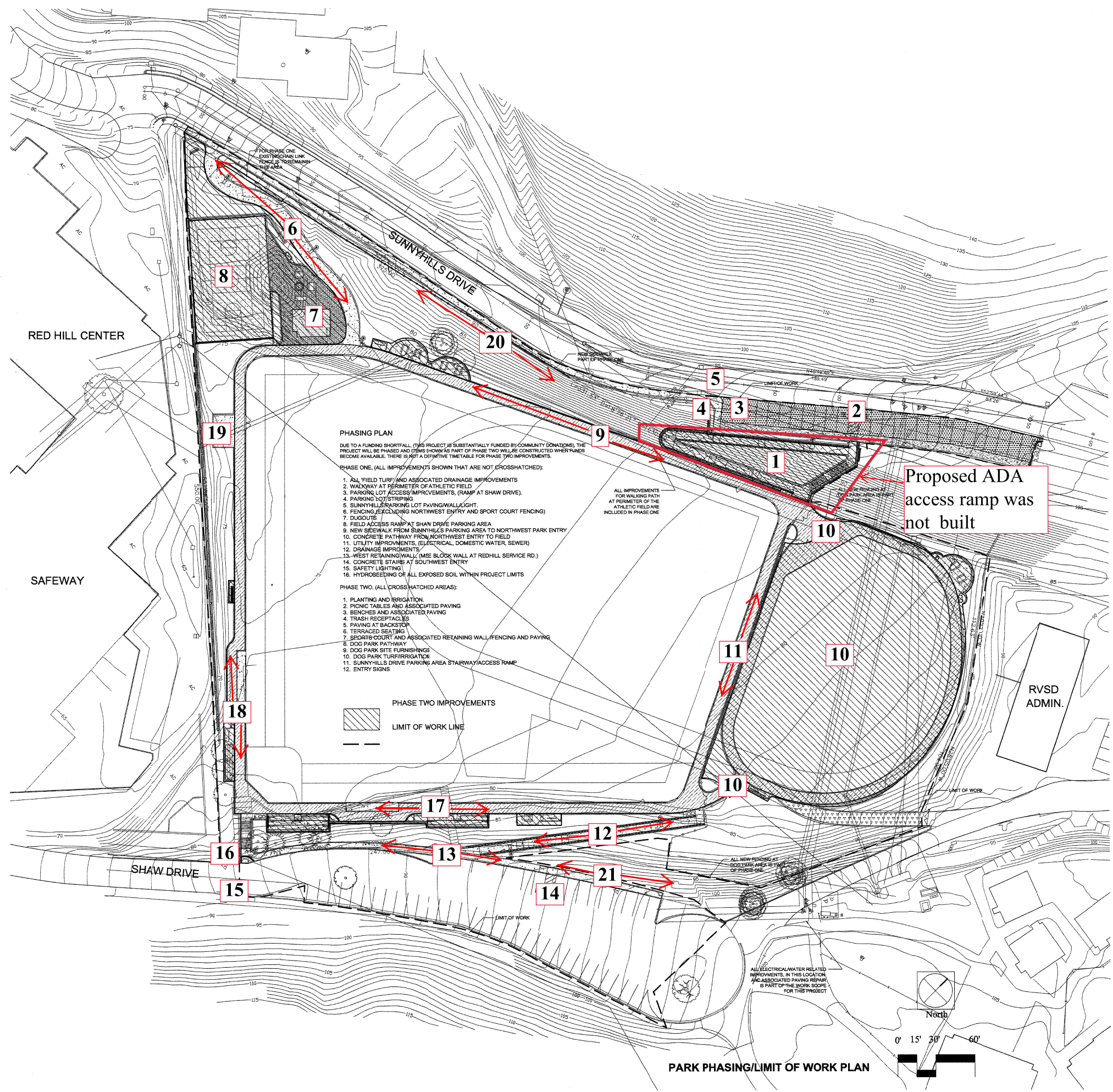
Abey Arnold Job # 0415A
Consultant Job #

Revisions

Sheet Number

PH1.1

4 Of 26 Sheets



PHASING PLAN

DUE TO A FUNDING SHORTFALL, THIS PROJECT IS SUBSTANTIALLY FUNDED BY COMMUNITY DONATIONS. THE PROJECT WILL BE PHASED AND THIS SHOWS PART OF PHASE TWO WILL BE CONSTRUCTED WHEN FUNDS BECOME AVAILABLE. THERE IS NOT A DEFINITIVE TIMETABLE FOR PHASE TWO IMPROVEMENTS.

PHASE ONE, (ALL IMPROVEMENTS SHOWN THAT ARE NOT CROSSHATCHED):

1. ALL FIELD TURF AND ASSOCIATED DRAINAGE IMPROVEMENTS
2. WALKWAY AT PERIMETER OF ATHLETIC FIELD
3. PARKING LOT ACCESS/IMPROVEMENTS, (RAMP AT SHAW DRIVE)
4. PARKING LOT STRIPING
5. SUNNYHILLS PARKING LOT PAVING/WALKWAY
6. FENCING, (EXCLUDING NORTHWEST ENTRY AND SPORT COURT FENCING)
7. DUGOUTS
8. FIELD ACCESS RAMP AT SHAW DRIVE PARKING AREA
9. NEW SIDEWALK FROM SUNNYHILLS PARKING AREA TO NORTHWEST PARK ENTRY
10. CONCRETE PATHWAY FROM NORTHWEST ENTRY TO FIELD
11. UTILITY IMPROVEMENTS, (ELECTRICAL, DOMESTIC WATER, SEWER)
12. DRAINAGE IMPROVEMENTS
13. WEST RETAINING WALL, (MSE BLOCK WALL AT REDHILL SERVICE RD.)
14. CONCRETE STAIRS AT SOUTHWEST ENTRY
15. SAFETY LIGHTING
16. HYDROSEEDING OF ALL EXPOSED SOIL WITHIN PROJECT LIMITS

PHASE TWO, (ALL CROSS HATCHED AREAS):

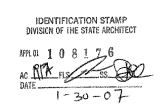
1. PLANTING AND IRRIGATION
2. PICKNIC TABLES AND ASSOCIATED PAVING
3. BENCHES AND ASSOCIATED PAVING
4. TRASH RECEPTACLES
5. PAVING AT BACKSTOP
6. TERRACED SEATING
7. SPORTS COURT AND ASSOCIATED RETAINING WALL/FENCING AND PAVING
8. DOG PARK PATHWAY
9. DOG PARK SITE FURNISHINGS
10. DOG PARK TURF/IRRIGATION
11. SUNNYHILLS DRIVE PARKING AREA STAIRWAY/ACCESS RAMP
12. ENTRY SIGNS

PHASE TWO IMPROVEMENTS

LIMIT OF WORK LINE

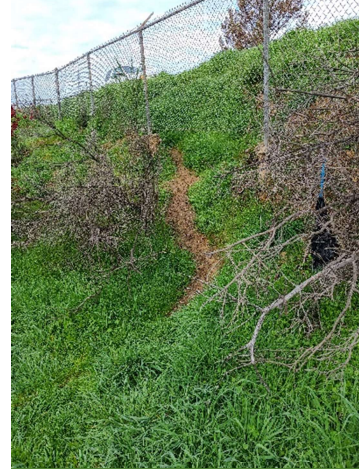
Proposed ADA
access ramp was
not built

PARK PHASING/LIMIT OF WORK PLAN





General Safety Concerns



20. On Sunny Hills Drive there are three areas where people are avoiding the paths and entering the park in an unsafe manner. One area people are turning just past the end of the fence and connecting with the path of travel. The second area is an open gate in the fence where people are walking down a steep washed out grade down into the park. The third and possibly most dangerous, people are coming under the fence.



21. On Shaw Drive there are three areas where people are avoiding the paths and entering the park in an unsafe manner. One area at the dog park end of the facility people are coming straight down the hill and jumping the handrail of the ADA ramp. The second area people are climbing the short wall and walking straight down the hill. The third area people are walking down the hill instead of the stairs.

Other concerns:

Construction of the parking area along Sunny Hills Drive was built on property not owned by Tamalpais Union High School District. This property is a private school for Oak Hill School. This property is not within DSA jurisdiction and could potentially require a county permit for any construction.

Construction of the parking area along Shaw Drive was also built on property not owned by Tamalpais Union High School District. This property is a school in the Ross Valley School District. This property is within DSA jurisdiction but there still could be some construction complications due to cross-district ownership.

The following exhibit shows the approximate property lines of the Red Hill Sports Complex lands owned by Tamalpais Union High School District shown in red. The Oak Hill School approximate property lines are shown in yellow. The parking area along Sunny Hills Drive is clearly within the property of Oak Hill School. The Ross Valley School District approximate property lines are shown in green. The parking area along Shaw Drive is clearly within the property of Ross Valley School District.

