



**BOARD OF SUPERVISORS
AGENDA LETTER**

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: General Services
Department No.: 063
For Agenda Of: June 06, 2023
Placement: Administrative
Estimated Time: N/A
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Kirk Lagerquist, Director General Services, 805-568-2626
Director(s)
Contact Info: Patrick Zuroske, Asst. Director General Services, 805-568-3096
SUBJECT: Americans with Disabilities Act (ADA) Transition Plan (Phase 2) – All Districts

DocuSigned by:
Kirk Lagerquist
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County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: Yes

Recommended Actions:

It is recommended that the Board of Supervisors:

- a) Receive and file the 2022 County of Santa Barbara American with Disabilities Act (ADA) Transition Plan (Phase II);
- b) Approve and record the transition of the ADA Coordinator duties to the County Executive Office, Compliance and Accountability Division; and
- c) Determine that the proposed actions do not constitute a “Project” within the meaning of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15378(b)(5) as they consist of organizational or administrative activities of government that will not result in direct or indirect changes in the environment; and that the proposed actions do not constitute “Approval” within the meaning of CEQA Guidelines §15352 as they do not commit the County to a definite course of action in regard to any project.

Summary Text:

On November 2, 2021, the County of Santa Barbara executed a contract with Sally Swanson Architects for services associated with Phase II of the County’s ADA Transition Plan to comply with Title II requirements of the Americans with Disabilities Act. This phase of the ADA Transition Plan included the assessment of fifteen (15) highly trafficked public facilities in various locations across the County.

The assessment identified 2,153 physical access barriers, an architectural feature which impedes or limits access, within the fifteen (15) facilities inspected. The assessment report provides barrier mitigation

recommendations and serves as the guiding approach to address physical barriers as part of the ADA Transition Program established within the yearly Capital Improvement Program. The recommended sequence to address identified barriers is based upon priority criteria developed in Phase I that first focuses on Path of Travel improvements for ingress and egress associated with County facilities. The Phase II document shall expand the database of assessed buildings and identified barriers that Phase I of the ADA Transition Plan established. The FY 2022-23 budget allocated \$500,000 towards design, construction and related services to support the ADA Transition Program, and another \$500,000 is included in the FY 2023-24 budget request to continue the County's pursuit to improve accessibility.

With the creation of the Compliance and Accountability Division under the County Executive Office, the County is requesting the transition and consolidation of the County's Accessibility Coordinator role to reside under this Division. The ADA addresses a broad-spectrum of procedural, communication, and physical barriers, and the Accessibility Coordinator shall, for all ADA grievances submitted to the County, act as the liaison between the complainant submitting the grievance and the County department(s) responsible for addressing the alleged barrier.

Background:

Title II of the ADA covers programs, services, and activities of public entities, such as Santa Barbara County. Under Title II, a public entity may not deny the benefits of its programs, services, and/or activities to individuals with disabilities by maintaining inaccessible facilities, which house these programs, services and activities. To comply with the Title II requirements for accessibility to County programs, services, and activities, a Transition Plan shall:

- Identify physical obstacles in the public entity's facilities that limit the accessibility of its programs or activities to individuals with disabilities;
- Assess the extent of architectural barriers to program accessibility in the public rights-of-way and within the buildings, parks and other facilities operated by the County;
- Describe in detail the methods that will be used to make the facilities accessible;
- Estimate costs for mitigation solutions;
- Specify the steps necessary to achieve compliance;
- Provide a schedule for barrier removal/mitigation;
- Sets priority for barrier elimination; and
- Indicate the official responsible for implementation of the plan.

In addition to identifying and modifying physical barriers, Title 28 CFR Part 35 (Code of Federal Regulations), Non Discrimination on the Basis of Disability in State and Local Government Services, requires that a public entity evaluate its policies, procedures and practices; and make the necessary modifications to those policies and practices that do not meet the programmatic requirements of Title II of the ADA through a Self-Evaluation process.

In 1994, Santa Barbara County developed a comprehensive ADA transition plan encompassing all of the County facilities at that time. Due to significant changes in building regulations and the County's building portfolio and technology to track barriers and mitigation efforts, the County sought services to replace the obsolete 1994 document with a new Transition Plan that fully complies with the requirements of the ADA

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of 1990, including changes made by the ADA Amendments Act of 2008. The County shall implement a multi-year phased approach to assess all county facilities.

In 2019, the County contracted with Sally Swanson Architects to develop Phase I of the ADA Transition Plan, in which eleven (11) County-owned buildings were evaluated, and 2448 accessibility barriers were documented. The Self-Evaluation process was included in Phase I to evaluate existing County-wide policies, procedures, and practices as they pertain to the County's programs, services, and activities.

In October 2020, the Board of Supervisors formally approved Phase I of the County's ADA Transition Plan and complete Self-Evaluation.

In FY 2021-22, General Services planned and executed Phase II of the ADA Transition Plan, which included the assessment of an additional fifteen (15) facilities. At completion of Phase II, a total of twenty-six (26) county owned facilities have been assessed. The County of Santa Barbara will continue a phased approach to the ADA Transition Plan endeavor of identifying and mitigating accessibility barriers at County facilities.

The following twenty-six (26) County facilities have been reviewed:

Phase I Building List
F01004 Engineering Bldg - 123 E Anapamu St
F01005 Administration Bldg - 105 E Anapamu St
F02002-02004 Santa Barbara Courthouse - 1100 Anacapa St
J02014 PHD Health Clinic Building 4 - 345 Camino Del Remedio Rd
J02016 PHD Psych/Health Building 3 - 315 Camino Del Remedio Rd
J02028 Social Services Main Office Bldg - 234 Camino Del Remedio Rd
P07001 Lompoc Community Health Bldg - 301 N R St
P07003 Lompoc Social Services Bldg - 1100 W Laurel Ave
T02001 Betteravia Bldg B, Santa Maria Public Health Bldg - 2115 Centerpoint Parkway
T02005 Betteravia Bldg C, Social Services Bldg - 2125 Centerpoint Parkway
T02006 Betteravia Bldg. A, Probation Bldg - 2125 Centerpoint Parkway

Phase II Building List
A01004 Carpinteria Health Clinic - 941 Walnut Ave, Carpinteria, 93013
A02001 Montecito Hall & Library - 1469 East Valley Road, Montecito, 93108
F05001 IV Medical Clinic - 970 Embarcadero Del Mar, Isla Vista, 93117
F05002 IV Community Center - 976 Embarcadero Del Mar, Isla Vista, 93117
H01001-01009 SB AHR Shelter Main Office and auxiliary structures - 5473 Overpass Road, Goleta, 93111
J02001 Casa Del Mural Bldg #6 - 4570 Calle Real, Santa Barbara, 93110
P03001 Lompoc Courts Old Complex - 115 Civic Center Plaza, Lompoc, 93436
P03003 Lompoc Admin. Bldg. - 401 E. Cypress Street, Lompoc, 93436
P07004 Lompoc Wellness Center - 1109 W. Chestnut Ave., Lompoc, 93436

T03006 North County Technical Service - 624 C & E West Foster Road, Santa Maria , 93455
T03010 Public Works Building (SM Service Center) - 620 W. Foster Rd, Santa Maria, 93455
T03011 SM Animal Services Shelter
T04004 SM Court Complex Bldg C-D - 548 W. Foster Rd., Santa Maria, 93455
T04006 SM Court Complex Bldg A-B - 312a E. Cook Street, Santa Maria, 93454
T05003 Santa Maria Cares Building - 212 W. Carmen Lane, Santa Maria, 93458

Fiscal and Facilities Impacts: Below are the current cost estimates to implement Phase I and Phase II of the Long Term ADA Transition Plan, for the facilities reviewed to date. There are recurring annual General Fund dollars budgeted in the Capital Outlay Fund 0030 to address the identified mitigations necessary for compliance.

20 Year Long Term ADA Transition Plan Fiscal Impact

Phase II Buildings	# of barriers observed	Estimated Barrier Mitigation Cost
A01004 Carpinteria Health Clinic	123	294,690.00
A02001 Montecito Hall & Library	39	336,750.00
F05001 IV Medical Clinic	165	762,615.00
F05002 IV Community Center	34	46,947.00
H01001-01009 SB AHR Shelter Main Office and auxiliary structures	202	681,135.00
J02001 Casa Del Mural Bldg #6	89	342,990.00
P03001 Lompoc Courts Old Complex	327	1,128,678.00
P03003 Lompoc Admin. Bldg.	176	531,090.00
P07004 Lompoc Wellness Center	132	497,427.00
T03006 North County Technical Service	66	160,608.00
T03010 Public Works Building (SM Service Center)	99	229,641.00
T03011 SM Animal Services Shelter	140	357,381.00
T04004 SM Court Complex Bldg C-D	319	1,561,482.00
T04006 SM Court Complex Bldg A-B	89	917,730.00
T05003 SM Cares Building	153	338,730.00
Phase II Total	2,153	8,188,077.00

Additional Expenses	# of Facilities	Total Cost
ADA Transition Plan Phase I	11	\$12,703,422.00
Additional Transition Plan Phases	~365 facilities remain to survey	TBD
Barrier Mitigation Costs for additional Phases		TBD

Performance Measure:

A database of identified barriers has been created to track priority projects and barrier removal progress. A task list shall be established on a yearly basis to address barriers as identified in the Transition Plan, and the database shall be updated to record progress.

Key Risk Factors:

It is the responsibility of the County to put a program in place to address ADA barriers, physical and programmatic, on an ongoing basis to show a good faith effort for compliance with State and Federal accessibility regulations. Establishing the ADA Transition Plan provides some protections from future lawsuits if the County continues to make a good faith effort towards compliance. The inability of the County to address ADA barriers as outlined in the Transition Plan may result in potential future lawsuits.

Special Instructions:

None

Attachments:

1. Attachment 1 – County of Santa Barbara ADA Transition Plan (Phase II) Report
2. Attachment 2 – Barrier Database: County of Santa Barbara ADA Transition Plan (Phase II)
3. Attachment 3 – Notice of Exemption

Authored by:

Ashton Ellis, Project Manager – Capital Projects Division, General Services