

# Build NCC

## Sound Wall Overview





- A 40-year comprehensive and sustainable solution for the region that integrates:
  - Express Lanes on I-5
  - Double tracking the coastal rail line
  - Integrated bike, pedestrian, and habitat improvements





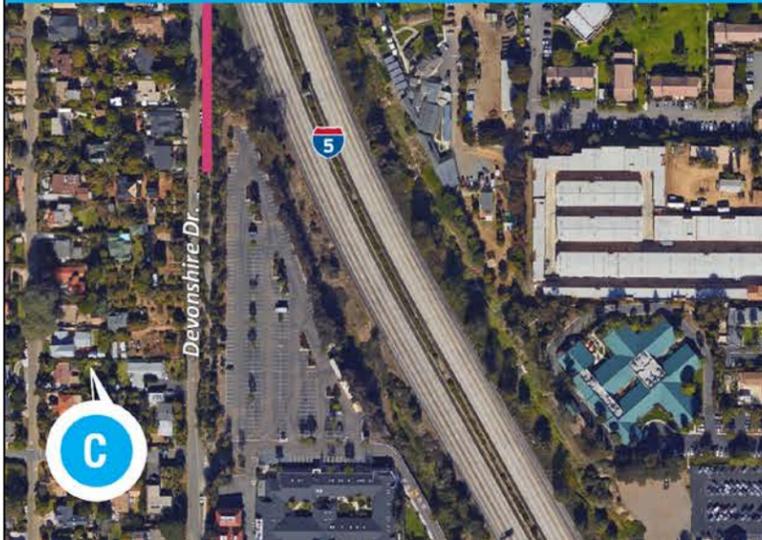
**HOV/Carpool Lanes from Lomas Santa Fe Dr. to La Costa Ave.**  
(Includes San Elijo Lagoon Bridge Replacement)



**San Elijo Lagoon Double Track**  
(Includes Lagoon Bridge Replacement)



**Devonshire Dr. Privacy Wall**



**Sound Walls**





Encinitas Blvd./Santa Fe Dr.  
Bike/Ped Enhancements



E

Manchester Ave. to Lagoon  
Visitor Center Bike Route



F

Environmental Enhancements



G

San Elijo Bike/Pedestrian Bridge



H





HOV/Carpool Lanes from Birmingham Dr. to SR 78  
(Includes Batiquitos Lagoon Bridge Replacement)

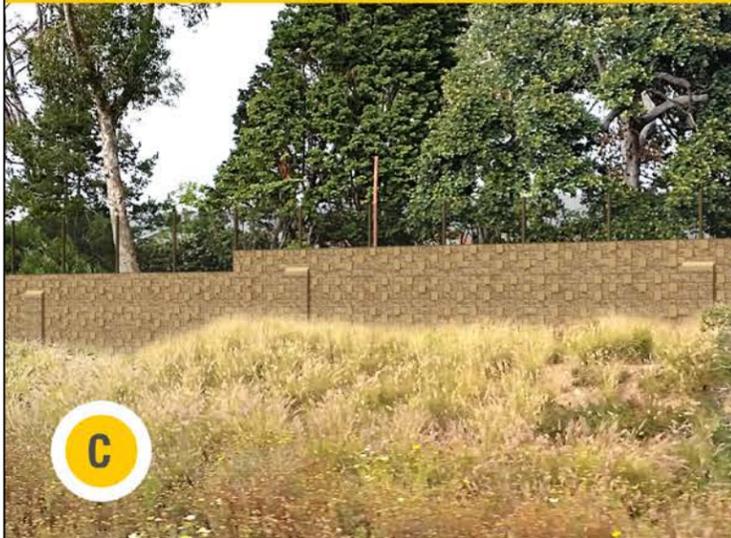


Batiquitos Lagoon Double Track  
(Includes Lagoon Bridge Replacement)

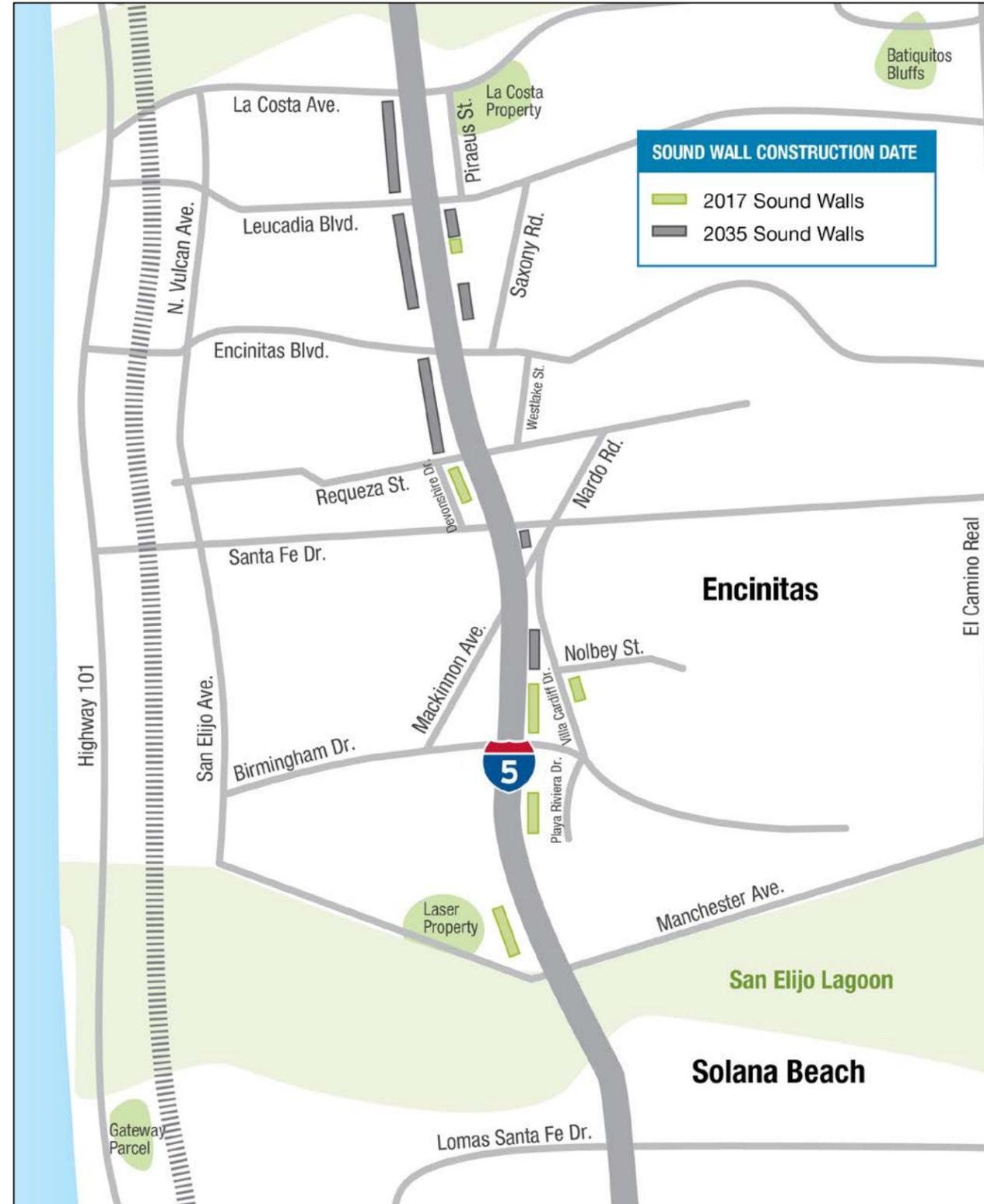


Sound Walls

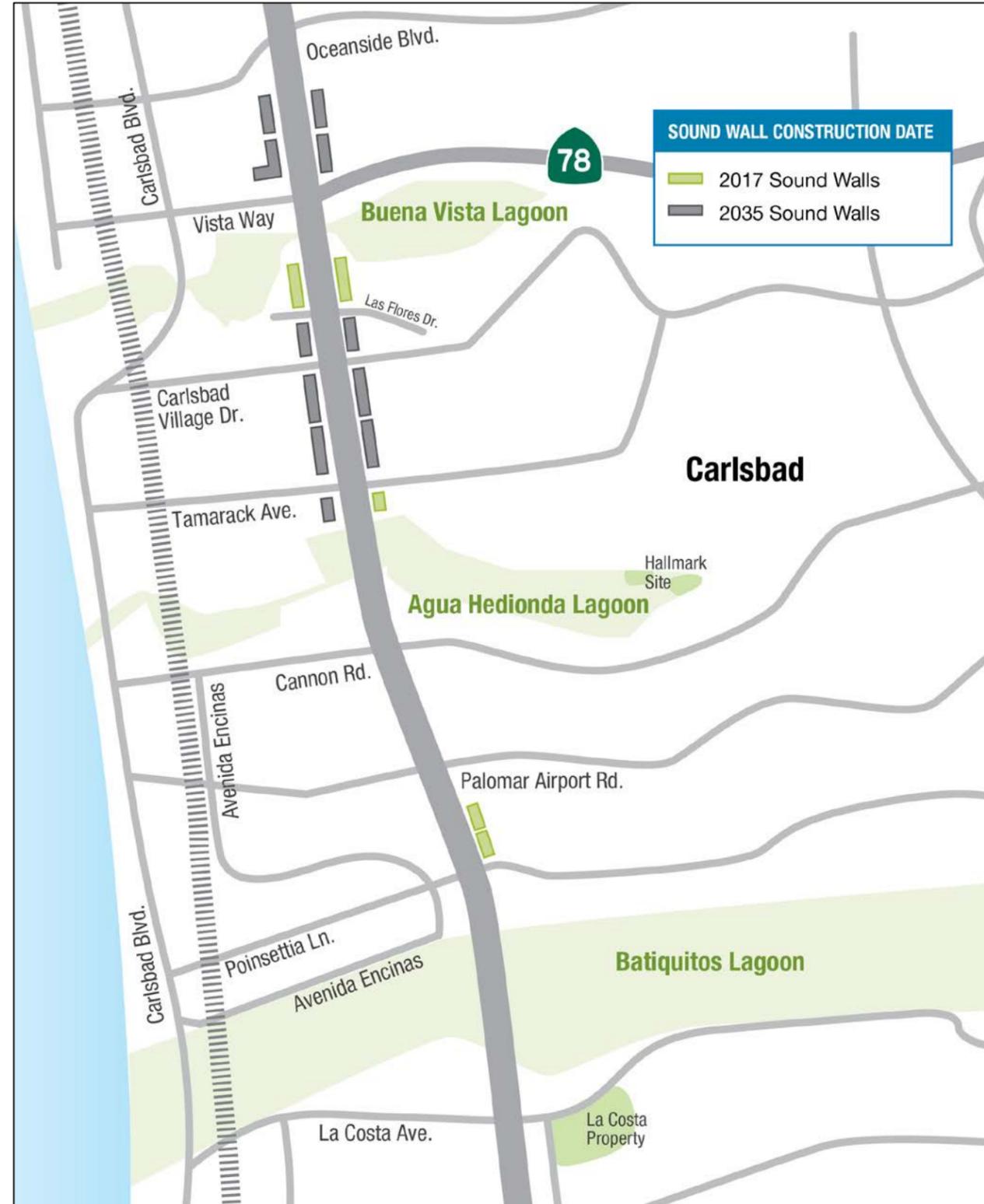
Environmental Enhancements



# Encinitas Sound Wall Locations



# Carlsbad Sound Wall Locations





Before



After





## 1 Identify Sensitive Receptors

- Recreation areas, schools, churches, libraries, motels, hospitals
- Residential and commercial properties

## 2 Measure Existing Noise Levels

- Residential: In the backyard
- Commercial areas: Exterior use areas
- Schools: Interior

## 3 Predict Future Traffic Noise Levels

- Caltrans uses specialized software to model future peak noise levels

## 4 Identify Traffic Noise Impacts

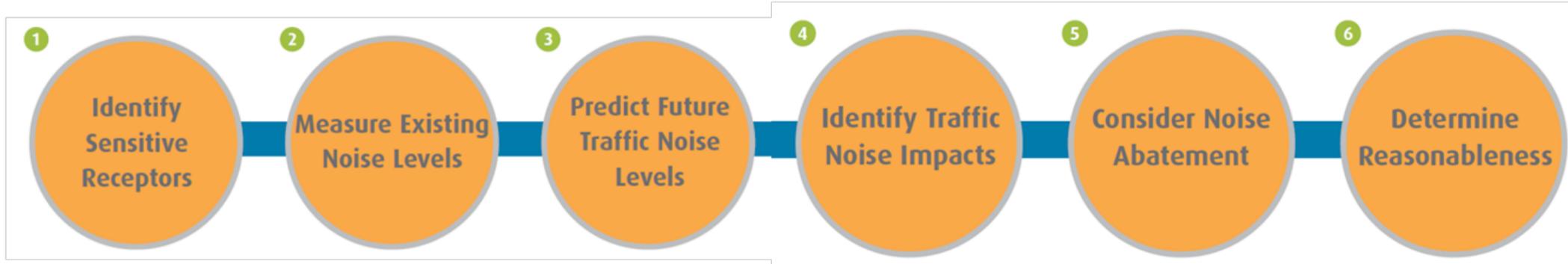
- Identify noise impacts that show an increase of 12 dBA over existing noise levels
- Identify receptors that are approaching 67 dBA

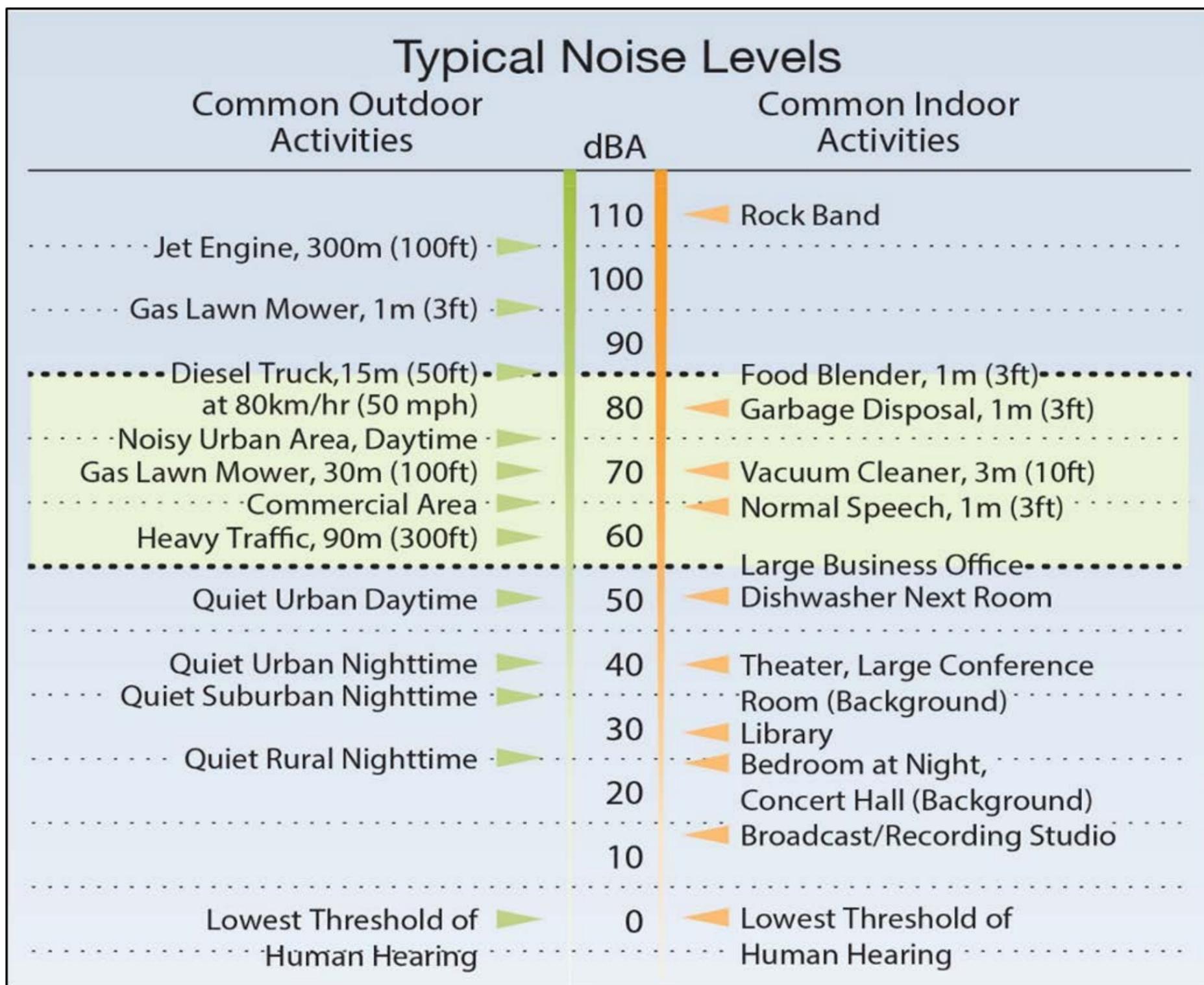
## 5 Consider Noise Abatement

- A reduction of 5 dBA can be achieved
- Has a reasonable cost to construct

## 6 Determine Reasonableness

- An objective, quantitative preliminary determination
- A final determination that includes the preliminary decision, plus input from the public







- Typically require 100% property owner participation and consensus
- Enter into a contract with Caltrans that outlines each party's responsibilities
- Accept sound wall footing placed within their property (permanent easement)
- Agree to a temporary construction easement in order for the wall to be built
- Accept aesthetic and ordinary maintenance responsibility for the sound wall located within their property



## Step 1: APPRAISAL

- Owner will receive a “Notice of Decision to Appraise” in the mail
- Appraiser will schedule an appointment with Owner to inspect property
- Appraiser briefs Owner on project details and property rights to be appraised
- A Fair Market Value appraisal for the required property rights is prepared

## Step 2: ACQUISITION

- After the appraisal is approved, the Owner will be contacted by an Acquisition Agent
- Acquisition Agent presents fair market written offer to Owner
- Detailed written offer includes maps, deeds, Appraisal Summary Statement, and Right of Way Contract
- Right of Way Contract outlines the terms and conditions of the real property transaction

## Step 3: SETTLEMENT

- Owner executes deed, Right of Way Contract, and related documents
- Agent ensures prompt payment to Owner, records deed, and closes escrow



- Property owner is responsible for basic maintenance for the sound wall
- Property owner may not:
  - Remove any part of the sound wall
  - Build permanent structures adjacent to the sound wall
  - Attach any structures to the sound wall
- Property owner assumes responsibility for transparent panel replacements, repairs, and any maintenance issues
- Caltrans will be responsible for the structural integrity of the sound wall



- During the selection of the sound wall, Caltrans considered:
  - Views
  - Wall placement
- Sound wall materials were chosen to provide optimal noise mitigation and to maintain views for both drivers and residents



1A



1B





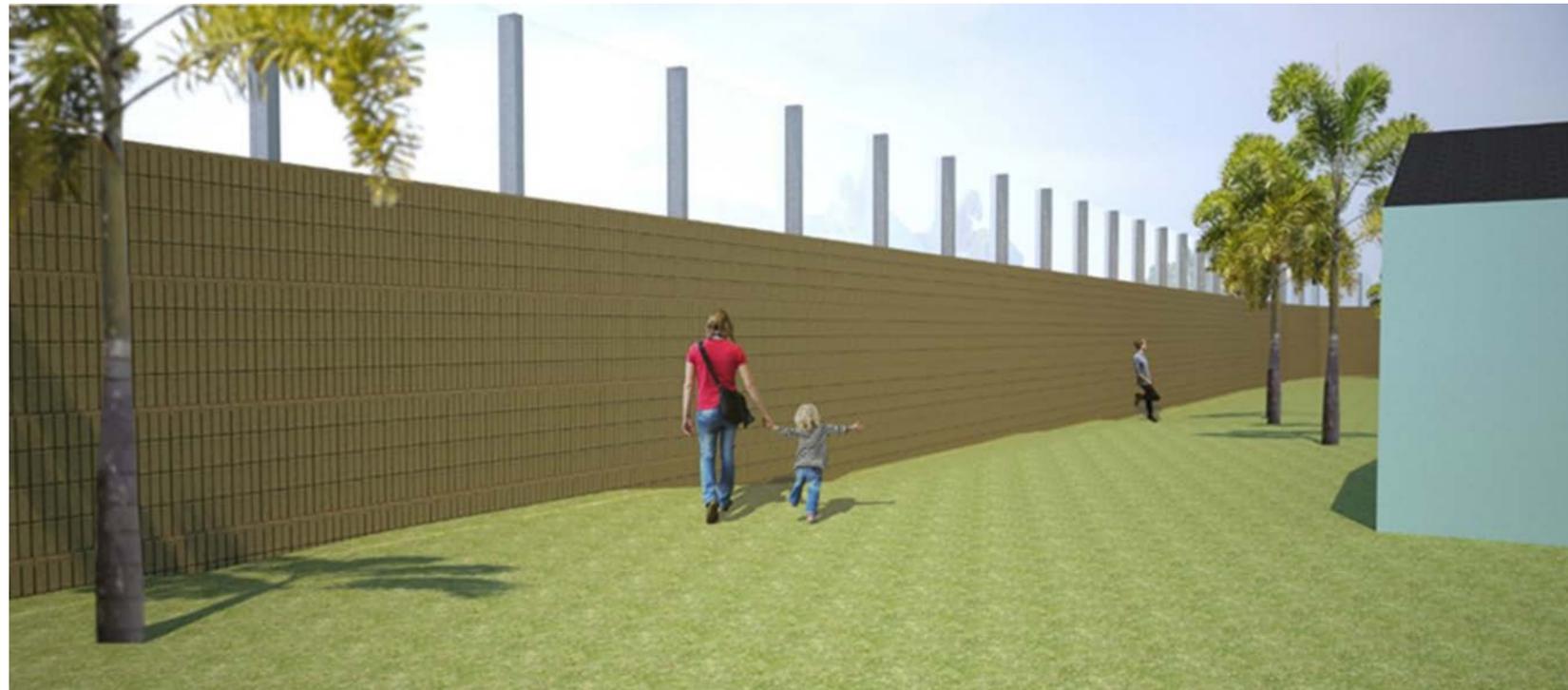
2A



2B



# Sound Walls (Option 3) - Hybrid





**Mail Letters to Owner**

- Includes sound wall information pertaining to your property
- Provides meeting notice for affected property owner
- Permit to enter form

**Property Owner Meetings**

- Inform residents about the sound wall, solicit feedback, and attempt to reach consensus

**Select Wall Type**

- Begin Final Design

**Agreement Process**

- Appraisals

**Begin Construction Late 2016**  
(some sound walls may be in construction beginning 2017)

# Stay Informed During Construction



Sign up for updates at  
**KeepSanDiegoMoving.com/BuildNCC**



Email us at  
**BuildNCC@KeepSanDiegoMoving.com**



Call **(844) NCC-0050**



Text **BuildNCC** to **313131**  
to receive construction alerts



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