



North Coast Corridor Program

Sound Wall Overview

July 2023

North Coast Corridor Program

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



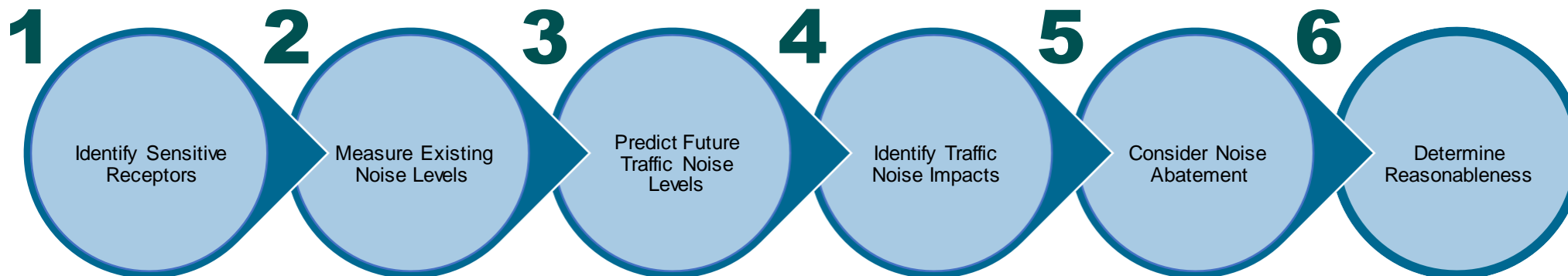


SOUND WALL CONSTRUCTION DATES

- 2020-2023 Sound Walls
- 2020-2023 Privacy Walls

Sound Wall Identification Process

1	Identify Sensitive Receptors	<ul style="list-style-type: none"> • Recreation areas, schools, churches, libraries, motels, hospitals • Residential and commercial properties 	4	Identify Noise Impacts	<ul style="list-style-type: none"> • Identify noise impacts that show an increase of 12 dBA over existing noise levels • Identify receptors that are approaching 67dBA
2	Measure Existing Noise Levels	<ul style="list-style-type: none"> • Residential: in the backyard • Commercial: exterior use areas • Schools: interior 	5	Consider Noise Abatement	<ul style="list-style-type: none"> • A reduction of 5 dBA can be achieved • Has a reasonable cost to construct
3	Predict Future Traffic Noise Levels	Caltrans uses specialized software to model future peak noise levels	6	Determine Reasonableness	<ul style="list-style-type: none"> • An objective, quantitative preliminary determination • A final determination that includes the preliminary decision, plus input from the public



Property Owner Participation

- Sound wall installation requires 100% property owner participation and consensus. In order to receive a sound wall, property owners must:
 - Enter into a contract with Caltrans that outlines each parties' responsibilities
 - Accept sound wall footing placed within their property (permanent easement in the State's name)
 - 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

Right-of-Way Process

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 will brief Owner on project details and property rights to be appraised
- A Fair Market Value appraisal for the required property rights will be prepared

Step 2: ACQUISITION

- After the appraisal is approved, the Owner will be contacted by an Acquisition Agent
- Acquisition Agent will present fair market written offer to Owner
- Detailed written offer will include maps, deeds, appraisal summary statement, and right-of-way contract
- Right-of-way Contract will outline 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

Maintenance Responsibility

- 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

Sound Wall Architecture

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

Sound Walls (Option 1) – Transparent



Sound Walls (Option 2) – Masonry

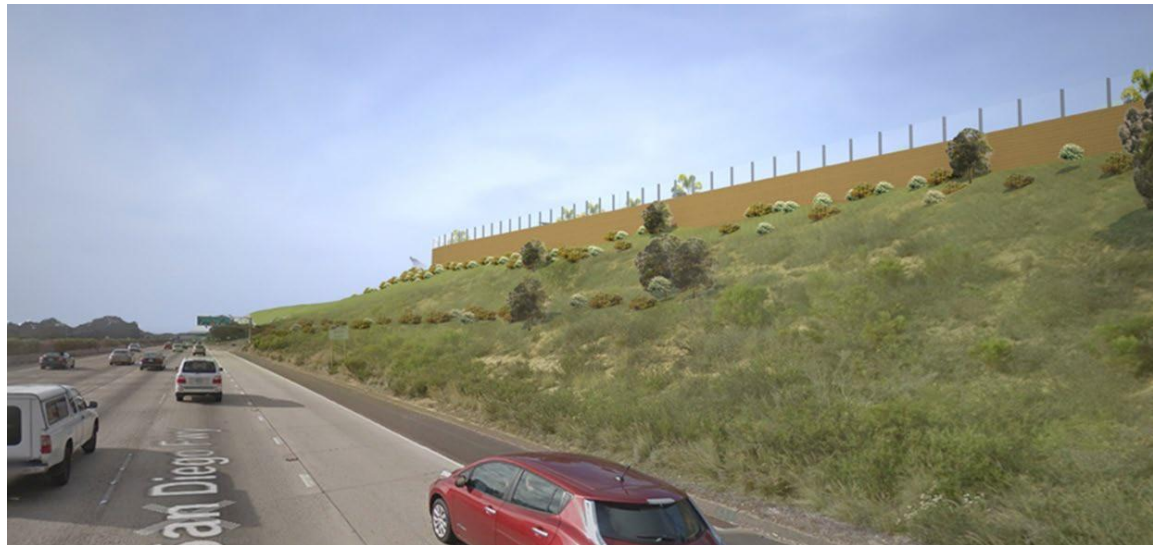
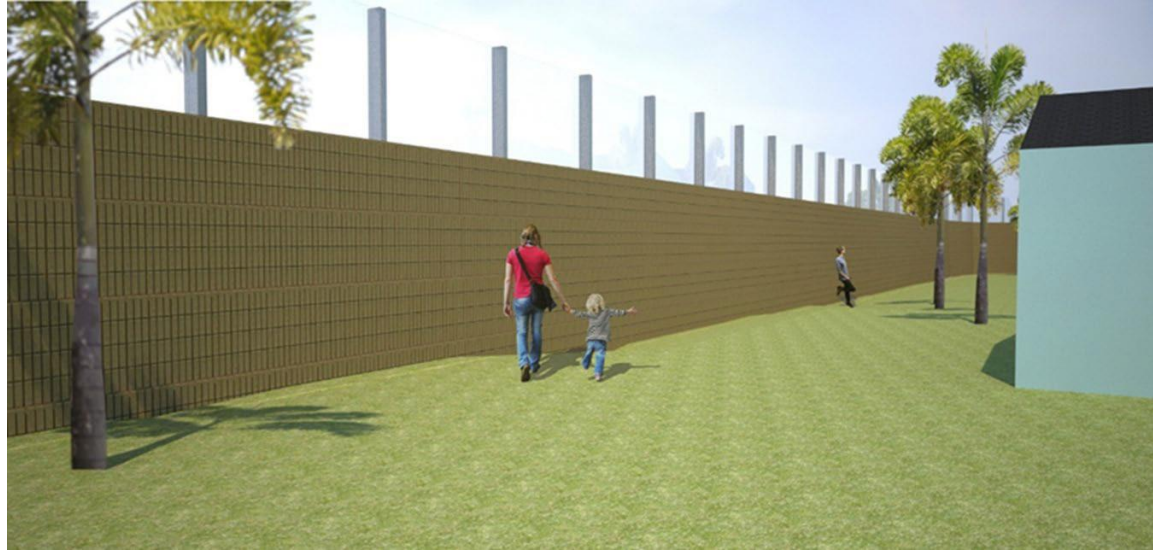
2A



2B



Sound Walls (Option 3) – Hybrid



Checklist to Begin Construction



Mail Letter to Owners

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



Brief Property Owners

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



Select Wall Type

- Begin Final Design



Agreement Process

- Appraisals



Begin Construction

Questions?

Contact the project team at BuildNCC@KeepSanDiegoMoving.com.
Or leave a message for the project team by calling (844)NCC-0050.

SANDAG