

Build **NCC**

North Coast Corridor Program: Sound Wall Overview





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





I-5 HOV/Carpool Lanes from Lomas Santa Fe Dr. to La Costa Ave.
(Includes San Elijo Lagoon Bridge Replacement)



San Elijo Lagoon Double Track



San Elijo Highway Bridge Replacement



Sound Walls*

*Not all proposed sound walls will be transparent (glass).





Bike/Pedestrian Enhancements



Improved Bike/Walking Paths on Manchester Avenue



Environmental Enhancements (includes San Elijo Lagoon Restoration)



San Elijo Bike/Pedestrian Bridge







CARLSBAD



ENCINITAS





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: exterior use areas
- Schools: interior

3 Predict Future Traffic Noise Levels

- Caltrans uses specialized software to model future peak noise levels

4 Identify Noise Impacts

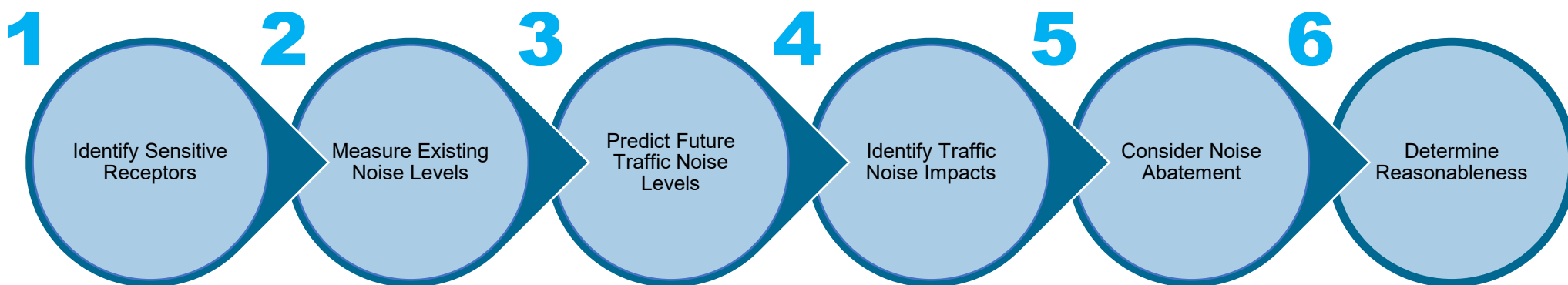
- Identify noise impacts that show an increase of 12 dBA over existing noise levels
- Identify receptors that are approaching 67dBA

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





- 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



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



- 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 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



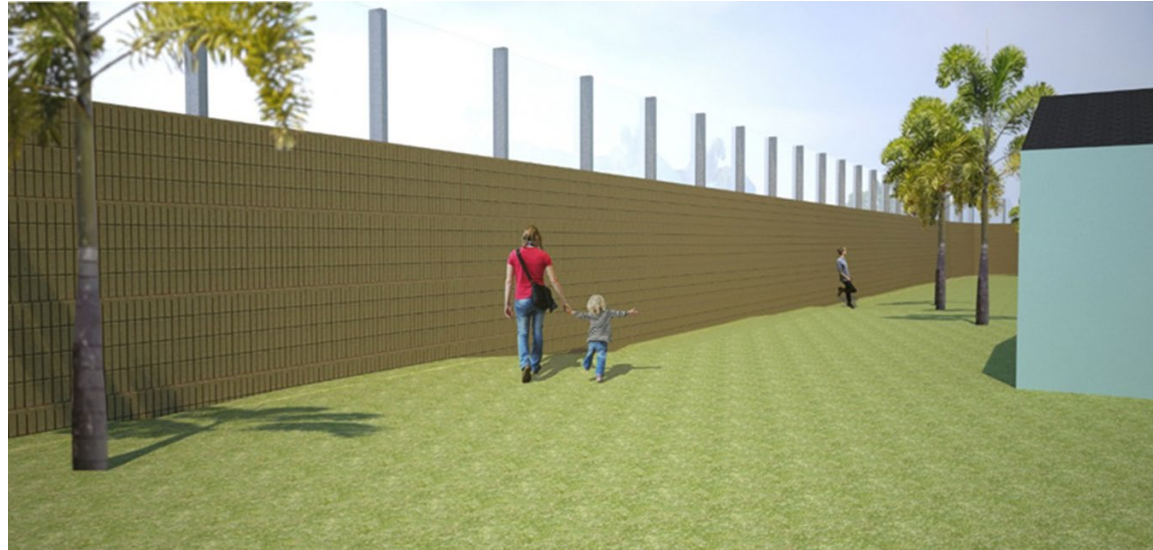


2A



2B







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 in 2020

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