Build NCC
Sound Wall Overview
North Coast Corridor Program

• 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
Encinitas (2017-2021)

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
Build NCC

Encinitas (2017-2021)

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

Manchester Ave. to Lagoon Visitor Center Bike Route

Environmental Enhancements

San Elijo Bike/Pedestrian Bridge

Legend:
- New HOV/Carpool Lanes (one in each direction)
- Auxiliary Lanes
- Sound Wall
- Privacy Wall
- Bike/Pedestrian Access Improvements
- Bike Route
- Grade 1 Bike Path
- New Double Track
- Existing Pedestrian Path
- New Pedestrian Path
- Lagoon Bridge Replacement
- Point of Interest
- Manchester Park & Ride Multi-use Facility
- Manchester Roundabout
Carlsbad (2017-2021)

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
Carlsbad Sound Wall Locations
Sound Wall Identification Process

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
# Expected Noise Levels

<table>
<thead>
<tr>
<th>Common Outdoor Activities</th>
<th>dBA</th>
<th>Common Indoor Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jet Engine, 300m (100ft)</td>
<td>110</td>
<td>Rock Band</td>
</tr>
<tr>
<td>Gas Lawn Mower, 1m (3ft)</td>
<td>100</td>
<td></td>
</tr>
<tr>
<td>Diesel Truck, 15m (50ft)</td>
<td>90</td>
<td>Food Blender, 1m (3ft)</td>
</tr>
<tr>
<td>at 80km/hr (50 mph)</td>
<td></td>
<td>Garbage Disposal, 1m (3ft)</td>
</tr>
<tr>
<td>Noisy Urban Area, Daytime</td>
<td>80</td>
<td></td>
</tr>
<tr>
<td>Gas Lawn Mower, 30m (100ft)</td>
<td>70</td>
<td>Vacuum Cleaner, 3m (10ft)</td>
</tr>
<tr>
<td>Commercial Area</td>
<td></td>
<td>Normal Speech, 1m (3ft)</td>
</tr>
<tr>
<td>Heavy Traffic, 90m (300ft)</td>
<td>60</td>
<td>Large Business Office</td>
</tr>
<tr>
<td>Quiet Urban Daytime</td>
<td>50</td>
<td>Dishwasher Next Room</td>
</tr>
<tr>
<td>Quiet Urban Nighttime</td>
<td>40</td>
<td></td>
</tr>
<tr>
<td>Quiet Suburban Nighttime</td>
<td>30</td>
<td>Theater, Large Conference</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Room (Background)</td>
</tr>
<tr>
<td>Quiet Rural Nighttime</td>
<td>20</td>
<td>Library</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bedroom at Night,</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Concert Hall (Background)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Broadcast/Recording Studio</td>
</tr>
<tr>
<td>Lowest Threshold of</td>
<td>10</td>
<td>Lowest Threshold of</td>
</tr>
<tr>
<td>Human Hearing</td>
<td></td>
<td>Human Hearing</td>
</tr>
</tbody>
</table>
Property Owner Participation

- 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
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
• 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
Sound Walls (Option 1) - Transparent

1A

1B
Sound Walls (Option 3) - Hybrid
Next Steps

- **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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- Like us at SANDAGregion | CaltransDistrict11