

Highway 99 Soundwall Community Safety and Enhancement Project

Community Meeting Summary

January 26, 2011 | 6:30pm – 8:00pm
Pacific Elementary School | 6201 41st Street, Sacramento

Introduction

On January 26, 2011, Caltrans held a community meeting as part of its Highway 99 Soundwall Community Safety and Enhancement Project. The purpose of the meeting was to provide information about the project, including project benefits and the process involved in purchasing property; answer community member questions; and describe next steps. Approximately 22 community members participated in the meeting. Each participant received an informational packet with the following materials, offered in both English and Spanish:

- Meeting agenda
- PowerPoint presentation (print copy) (included as Appendix A)
- “Frequently Asked Questions”
- A step-by-step guide to the purchasing process
- A list of recommended plants to plant and avoid using on your new property
- A letter from the County Assessor indicating the impact of sale on property taxes

Caltrans provided food and bilingual childcare for the meeting. The meeting was held in English and Spanish.

Project Background

The Highway 99 Soundwall Community Safety and Enhancement Project is an important step forward in improving community safety and aesthetics along the Highway 99 corridor in the Sacramento area between 12th Avenue and 47th Avenue. Caltrans is proposing to sell the excess land situated between the soundwall and the adjacent property owners along the east side of the highway right-of-way. To accomplish this, Caltrans is working in partnership with the City of Sacramento and Sacramento County.

This project will help alleviate criminal activity, improve public safety, and eliminate illegal trash dumping. This will benefit Caltrans by reducing demand on Caltrans maintenance crews, and will benefit property owners by providing them with additional land for their personal use.

To effectively engage property owners and inform them of this opportunity, Caltrans has been conducting ongoing door-to-door outreach in the project area. Letters and postcards have also been sent to property owners at key points in the process.

Meeting Overview

Project consultant Joan Chaplick of MIG welcomed meeting participants and thanked them for their interest in the project. She then introduced the Caltrans project team and provided an overview presentation of the project.

Following her presentation, Joan welcomed Caltrans Associate Right of Way Agent Eva Marie Gordon, who described each step in the process to purchase adjacent property as part of the project. Caltrans Maintenance staff members John Wells and Ray Lopez then shared information about the respective fencing and maintenance responsibilities of Caltrans and the new property owner both before and after the property transfer. See Appendix A for the complete PowerPoint presentation.

The majority of the meeting took the form of a dialogue between Caltrans staff and community members, with Caltrans staff answering questions and responding to community member concerns.

Community Concerns

Overall, meeting participants showed a strong interest in participating in the project. During the meeting, Caltrans staff shared the following information in response to community concerns expressed during the January 25, 2010 community meeting:

- Property taxes associated with title transfer will increase by no more than one cent (\$0.01), based on the \$1.00 sales price.
- Caltrans will remove all existing trees that represent potential safety hazards. Caltrans will also remove all other trees to alleviate property owners from the responsibility of maintenance, per property owner request.
- Caltrans will remove large debris prior to property transfer

Next Steps

Joan thanked community members for attending the meeting, and encouraged them to contact Nieves or Eva to discuss next steps in the purchasing process.

The majority of property owners will have the opportunity to sign a contract as early as February 2010. Caltrans will remove high priority, diseased or hazardous trees in early February, prior to the beginning of bird nesting season. Tree removal will occur sporadically until September, after which all remaining trees will be removed, per resident request. Property fencing will begin in October, after California Transportation Commission (CTC) approval and before deeds are recorded. Fencing will occur one project phase at a time.

Appendix A:

PowerPoint Presentation (January 26, 2011 Community Meeting)

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Highway 99 Soundwall Community Safety and Enhancement Project

Wednesday, January 26, 2011



Meeting Overview

- Project Description
- Caltrans Process
- Fencing and Maintenance
- Next Steps

Highway 99 Soundwall Community Safety and Enhancement Project



Project Description

- Right-of-way along the SR 99 soundwall, City and County of Sacramento
- Properties located between 12th Ave and 47th Ave
- Includes 44 properties (residential and commercial)
- Properties grouped into four phases
- Caltrans is working closely with City and County



Project Area

- **Phase 1:** Fruitridge North:
16th Ave, 34th Street, 20th to 26th Ave
- **Phase 2:** MLK Triangle:
32nd Ave, MLK Blvd
- **Phase 3:** Mascot Avenue
- **Phase 4:** Frank Court, 39th St to 44th Ave





Maintenance Costs

- Caltrans expends significant resources to maintain project area right-of-way
- Maintenance staff, volunteer supervision, and hazardous waste clean-up
- Annual clean-up to eliminate illegally dumped materials, trash and overgrown vegetation



Project Need and Benefits

- Limit trespassing and illegal activity along Highway 99 soundwall
- Reduce illegal dumping and vandalism
- Reduce ongoing maintenance costs for Caltrans
- Provide property owners and tenants with additional land for their use



Existing Conditions



Existing Conditions



Potential Improvements



Highway 99 Soundwall Community Safety and Enhancement Project

What Can I Do With My Property?



- Temporary structures can be built on property (temporary storage sheds, play structures, etc.)
- Landscaping and temporary improvements should be consistent with Caltrans guidelines
- Caltrans maintains easement to access soundwall for repairs



Highway 99 Soundwall Community Safety and Enhancement Project



Planting and Landscaping Guidelines

- List of suggested plants to use
- List of plants to avoid (i.e. invasive, poisonous, drought-intolerant)
- Suggested planting guidelines



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Highway 99 Soundwall Community Safety and Enhancement Project

Caltrans Process





Highway 99 Soundwall Community Safety and Enhancement Project

www.99soundwall.org



If you have questions, please contact Nieves Castro, Caltrans Project Manager, at (916) 274-0638 or nieves_castro@dot.ca.gov, or Eva-Marie Gordon, Caltrans Right of Way Agent, at (530) 741-4414 or eva-marie_gordon@dot.ca.gov.



Informational sessions will be held throughout the process. Check www.99soundwall.org for dates and locations.

Estimated Sac 99 Soundwall Timeline

- Phase 1: Fruitridge North: 16th Ave, 34th Street, 20-26th Ave
- Phase 2: MLK Triangle: 32nd Ave, MLK Blvd
- Phase 3: Mascot Avenue: Center properties working outward ends
- Phase 4: Frank Court, 39th Street to 44th Ave

	Sep 10	Oct 10	Nov 10	Dec 10	Jan 11	Feb 11	Mar 11	Apr 11	May 11	Jun 11	Jul 11	Aug 11	Sep 11	Oct 11	Nov 11
Phase 1						Due 2/2				§					
Phase 2							*		Due 3/4			§			
Phase 3							Due 3/30					§			
Phase 4										Due 6/29					§

Surveying, Creation of Deed and Mapping
Appraisal/ Contract Signing <small>* Contracts signed before 3:30:11 will be placed on an earlier CTC calendar.</small>
CTC Packet Review in Sacramento Headquarters <small>Date indicated is the deadline to turn packet into HQ for the next CTC date.</small>
Final Paperwork processing: Deed recording, copying, map posting, mailing <small>§ = Estimated Fencing Month: Fences will be installed AFTER CTC approval and BEFORE Deeds are recorded. Fencing will occur an entire phase at a time.</small>

Disclaimer: Timelines are estimates as of December 10, 2010. Circumstances may cause delay in one step in the process, which would create a delay in subsequent steps. This table will be updated as timelines change.

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Highway 99 Soundwall
Community Safety and
Enhancement Project

Fencing and Maintenance



Tree Removal



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Fencing

- Caltrans will:
 - Remove existing fences and fence posts
 - Install and pay for new fencing
 - Use a combination of new and recycled fence materials
- You will be notified in advance of installation
- Fencing will occur one phase at a time



Property and Soundwall Maintenance

- Property owner is responsible for property maintenance when Caltrans transfers the property
- Caltrans will:
 - continue to maintain the soundwall
 - check soundwall safety and structural integrity as needed
 - provide advance notice when access to the soundwall for repairs is needed



The slide has a light blue background with the Caltrans logo in the top right corner. The title 'Next Steps' is centered in a large, black, sans-serif font. Below the title is a bulleted list of three items. The first item states that the deed will be recorded only after fencing is complete. The second item states that property owners will receive the contract package in the mail to sign. The third item states that Caltrans staff are available to answer questions on an ongoing basis. A dark teal footer bar at the bottom contains the text 'Highway 99 Soundwall Community Safety and Enhancement Project' in a small, white, sans-serif font.

Next Steps

- The deed will be recorded only *after* fencing is complete
- Property owners will receive the contract package in the mail to sign
- Caltrans staff are available to answer questions on an ongoing basis



What if my neighbor does not want to participate?

- Caltrans cannot force participation
- Caltrans has worked to make this project beneficial for everyone
- Lack of participation could impact a neighborhood
- ***Please, talk with your neighbors!***



What Happens After I Sign the Contract?

- You will receive:
 - Two originals of the contract
 - Copy of the Director's Deed (for you to keep)
 - Copy of the parcel map (for you to keep)
 - Preliminary Change of Ownership Report
- ***No money exchanges hands***



For More Information:

Please contact:

- Nieves Castro at 916- 274-0638 or nieves_castro@dot.ca.gov
- Eva Marie Gordon at 530-741-4414 or eva-marie_gordon@dot.ca.gov