

DRAFT - Santa Cruz Branch Rail Line ROW Acquisition Project - DRAFT
Projected Timeline by Task - 01/06/2005

	Previous Actions	Calendar Year 2005											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
I. FUNDING AND REGULATORY APPROVAL													
A. Proposition 116 and STIP Funds													
1. RTC Considers Developing Draft Prop 116 App with Rec Rail	RTC Approved May 2003												
2. Phase 1: Pre-Acquisition Activities Application													
a. Prepare and Submit Application	RTC Approved Aug 2003												
b. CTC Review and Approval	Completed Aug 2003												
c. Establish Funding Agreements	Completed Nov 2003												
3. RTIP and FTIP Amendments (Prop 116 and Fed Earmark)	RTC Approved Apr 2004												
4. Phase 2: Prop 116 and STIP Application for Right of Way Acquisition													
a. Obtain Caltrans ROW Approval	By May 16, 2005												
b. Investigate and Develop AB3090 Plan for STIP Funds													
c. Prepare & Submit AB3090 Request for STIP Funds													
d. Prepare and Submit Prop 116 Applications													
e. CTC Review & Approval for AB 3090 and Prop 116													
f. Establish Funding Agreements													
g. Invoice/Fund Transfer Agreements													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
B. Other Funding Sources													
1. Coastal Conservancy													
a. RTC Authorizes Funding Request (Dec 02)	Approved Dec 2002												
b. Discuss Funding Possibilities													
c. Prepare and Submit Application for Loan													
d. Obtain Approval for Loan													
e. Establish Loan Funding Agreements													
2. Request Federal Appropriation Funds	Completed Apr 2004												
3. Continuously Research All Funding Possibilities													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
C. Surface Transportation Board (STB) Filings													
1. Prepare and File Application with STB													
2. STB Considers Application and Issues Ruling													
3. Period for Challenges to STB Ruling													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
II. DUE DILIGENCE/PURCHASE DOCUMENTATION													
A. Appraisal Work													
1. Consider and Release RFP for Appraisal and Review Appraisal	RTC Approved Aug 2003												
2. Select Appraiser and Review Appraiser	RTC Approved Nov 2003												
3. Set-up Appraisal Contracts	Completed Dec 2003												
4. Conduct Net Liquidation Value of Equipment and Structures													
5. Conduct Going Concern Valuation Appraisal													
6. Conduct Real Estate Appraisal													
5. Conduct Review Appraisal													
6. RTC Considers Appraisal and Review Appraisal													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
B. Acquisition Tasks													
1. Negotiate Purchase													
2. Negotiate Letter of Intent	Completed Nov 2004												
3. RTC Considers and Approves Letter of Intent	Approved Dec 2004												
4. Implement Pre-purchase Tasks													
5. Conduct Structures Assessment													
6. Conduct Historical Site Investigation - If Needed													
7. Draft Purchase Agreement													
8. Finalize Purchase Agreements													
9. Conduct Due Diligence, Prepare Property Transfer													
10. Close Escrow													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
C. Title Work													
1. Conduct Title Search and Issue Preliminary Report													
2. Review Prelim. Report and Issue Comments													
3. Prepare Revised Prelim. Title Report													
4. RTC Considers Revised Prelim. Title Report													
5. Review All Unrecorded Agreements Affecting ROW													
6. Consider Title Insurance													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
D. Phase II Environmental Site Assessment													
1. Obtain and Finalize UP Right of Entry Agreement													
2. Site Reconnaissance, Work Plan Approval, & Agency Coordination													
3. Field Testing Sampling and Analysis													
4. Prepare Reports													
5. RTC Considers Phase II Report													
6. Consider Hazardous Materials Insurance													
7. Available to the Public													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
III. OPERATIONS													
A. Recreational Rail EIR													
1. Preliminary Activities													
a. Consider and Release RFP	RTC Approved Apr 2004												
b. Develop Draft Rec. Rail PSR	Completed Aug 2003												
c. RTC Considers Rec Rail PSR	RTC Accepted Aug and Sep 2003												
d. Select Rec. Rail EIR Consultant and Issue Contract	RTC Approved Jun 2003												
2. Initial Study													
a. Develop Initial Study	Completed Sep 2003												
b. RTC Considers & Releases Initial Study	RTC Approved Oct 2003												
c. Public Scoping Meeting	Held Oct 2003												
d. Comment Period	Completed Nov 2003												
3. Draft EIR													
a. Prepare Draft EIR Documents	Completed May 2004												
b. Public Hearing on Project Continuation	RTC Approved Mar 2004												
c. RTC Considers and Releases Draft EIR	RTC Approved May 2004												
d. Public Comment Period	Completed Jul 2004												
e. Public Hearing on Draft EIR	Held Jun 2004												
f. Secure Legal Review of EIR and Responses	Approved Aug 2004												
g. Review Comments and Determine Response	Completed Nov 2004												
4. Revised Draft EIR													
a. Consider Revised Draft EIR with Business Plan Alternative	Approved Dec 2004												
b. Approve Project Business Plan Alternative Description													
c. Prepare and Release Revised Draft EIR													
d. Public Comment Period on Revised Draft EIR													
e. Public Hearing on Revised Draft EIR													
5. Final EIR													
a. Develop Responses and Final EIR													
b. Certify Final EIR													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
B. Insurance													
1. Investigate Hazardous Materials Coverage													
2. Obtain Hazardous Materials Coverage Quotes													
3. Investigate Property and Liability Coverage													
4. Obtain Final Property/Liability Coverage Quotes and Binders													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
C. Conduct Lease Investigation													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
D. Shortline Service Freight													
1. Develop and Release RFP for Shortline Freight Service													
2. Conduct Interviews and Select Shortline Operator													
3. Shortline Transition Period													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
IV. Business Plan													
1. Develop Draft Business Plan	Completed Jul 2004												
2. RTC Considers Draft Business Plan	Accepted Sep 2004												
3. Refine Business Plan													
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec

Note: Items in italics have been completed. "RTC" marks Commission decision points, "CC" marks Coastal Conservancy decision points, and "CTC" marks California Transportation Commission decision points.
 Internal:rai\Rail-Trail Authority Projects Tmln 12-2