



Tab 60

ASSESSMENT OF THE NORTH COAST RAILROAD AUTHORITY AND VIABILITY OF A GREAT REDWOOD TRAIL

Background

Northwestern Pacific Railroad-
Constructed late 1800's from SF to
Humboldt Co.

California Legislature enacted the
North Coast Railroad Authority
Act, 1989 creating the North Coast
Railroad Authority (NCRA).

NCRA Rail line closed in 1998 due
to storm damage and deferred
maintenance.

State Senator Mike McGuire
introduced SB 1029, 2018



Public Investment in NCRA Corridor

Allocation Years	Funding Source	Amount
STATE PROGRAMS		
1991-2004	Prop 116	\$10,000,000
1995-2000	TCI/TP&D	\$7,709,742
2000-2013	TCRP	\$60,000,000
2020	Public Trans Acct (PTA)	\$4,000,000
2018-2020	General Fund	\$13,800,000
FEDERAL PROGRAMS		
2003	FEMA/OES	\$7,900,000
1995	HR2 Demo Project	\$9,770,649
1995-2010	ISTEA Demo Project	\$15,000,000
1996	Q-Fund Loan	\$12,000,000
2011	RRIF Loan	\$3,180,000

California State
Transportation Agency
(CalSTA) convened a multi-
agency SB 1029 Task Force

CalSTA

Department of Transportation
(Caltrans)

Natural Resources Agency

Department of Parks and Recreation
(State Parks)

Department of Finance
(OSAE and Budgets)

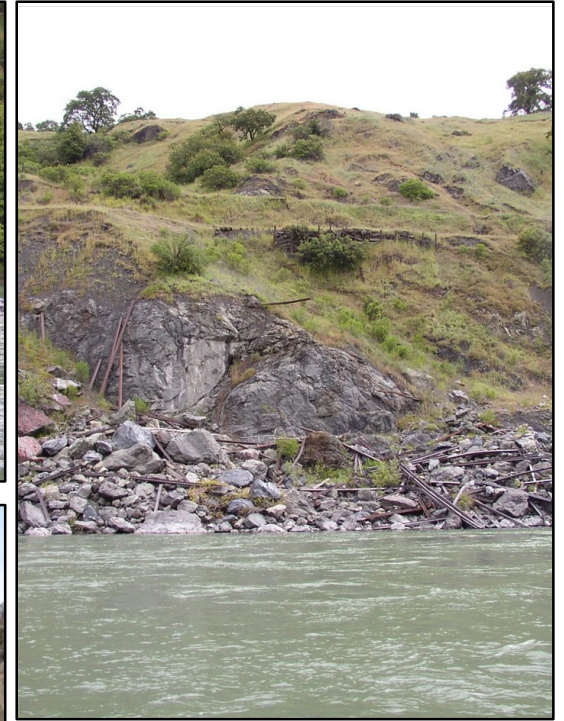
Department of General Services
(DGS).



SB 1029 Task Force Assessment Scope

[Gov. Code 1378.9(a)]

- 1) NCRA's debts, liabilities, contractual obligations, and litigation.
- 2) NCRA's assets, including property, rights-of-way, easements, and equipment.
- 3) NCRA's freight contractor lease, including the contractor's assets & liabilities to the extent information is available.



SB 1029 Task Force Assessment Scope [Gov. Code 1378.9(a)]

4) A preliminary assessment of the viability of constructing a trail (Great Redwood Trail) on NCRA's property, rights-of-way, or easements including:

4A) Options for railbanking and the governance structure or ownership structure for a new or successor entity

4B) A preliminary assessment of which portions of the terrain along the rail corridor may be suitable for a trail

5) Options for transferring the southern portion of the rail corridor to the Sonoma-Marín Area Rail Transit District (SMART), including assets and liabilities



Task Force Reports

California Department of Finance
Office of State Audits and Evaluations
(Appendix C)

California Department of
General Services
(Appendix E)



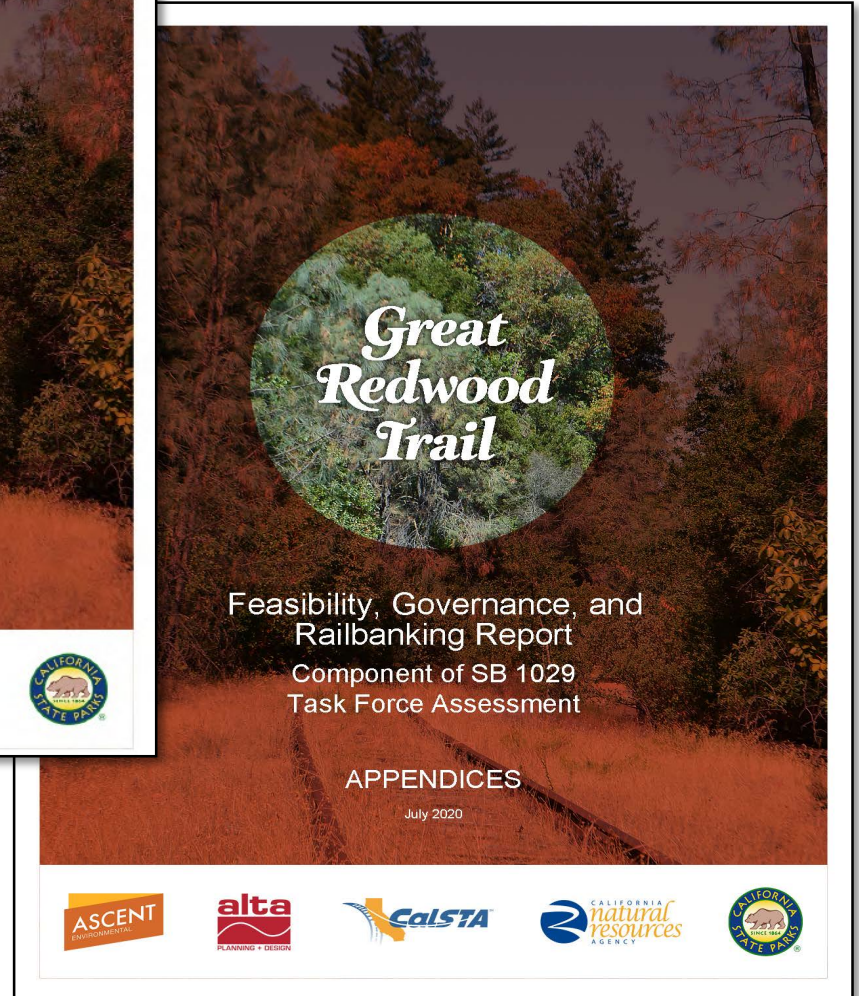
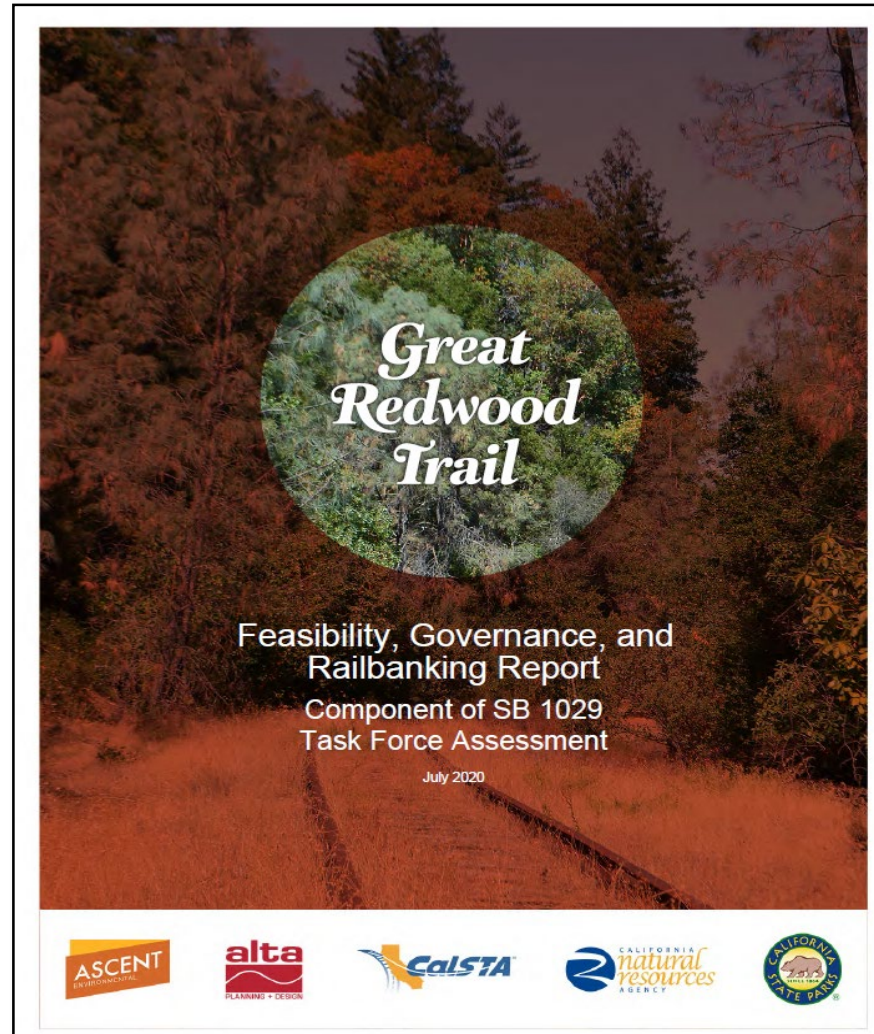
North Coast Railroad Authority
Calculated Value of Net Assets
as of December 31, 2019

Report No. 20-0521-002
April, 2020

MP FROM	ENG TO	LOCATION	MP FROM	MP TO	NUMBER	GRANTOR	GRANTEE		
BOE MAP DATA									
852+00	1841-00	Main Line - Ignacio To Willits	33	36	16	Galen Burdell	Sonoma & Marin R.R. Co.		
852+00	1841-00	Main Line - Ignacio To Willits	33	36	17	John Neil	Sonoma & Marin R.R. Co.		
852+00	1841-00	Main Line - Ignacio To Willits	33	36	18	Patrick Delahanty	Sonoma & Marin R.R. Co.		
852+00	1841-00	Main Line - Ignacio To Willits	33	36	19	F.O. Schuler	Sonoma & Marin R.R. Co.		
852+00	1841-00	Main Line - Ignacio To Willits	33	36	20	James Hynes	San Francisco & North Pacific R.R. Co.		
852+00	1841-00	Main Line - Ignacio To Willits	33	36	21	Freeman Parker	Sonoma & Marin R.R. Co.		
852+00	1841-00	Main Line - Ignacio To Willits	33	36	22	Charlote McCauley	San Francisco & North Pacific R.R. Co.		
852+00	1841-00	Main Line - Ignacio To Willits	33	36	23	David Walls	San Francisco & North Pacific R.R. Co.		
420-00	625+00	Ignacio to Schellville	33	36	18	Monroe Greenwood	Sonoma Valley R.R. Co.		
420-00	625+00	Ignacio to Schellville	33	36	19	H. Mechem	Sonoma Valley R.R. Co.		
420-00	625+00	Ignacio to Schellville	33	36	20	William Sibler	Sonoma Valley R.R. Co.		
420-00	625+00	Ignacio to Schellville	33	36	21	Pacific Reclamation Co.	Northwestern Pacific R.R. Co.		
420-00	625+00	Ignacio to Schellville	33	36	22	William Sibler	Sonoma Valley R.R. Co.		
420-00	625+00	Ignacio to Schellville	33	36	23	Pacific Reclamation Co.	Northwestern Pacific R.R. Co.		
420-00	625+00	Ignacio to Schellville	33	36	24	Harrison Mechem (Guardian)	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	23	David Walls	San Francisco & North Pacific Ry. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	24	M.S. Latham Trustee	Sonoma & Marin R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	25	The McNear Co et al	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	26	George P. McNear	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	27	State of California	Railroad Corporations		
84+94.2	1901-04.7	McNear	37.1	37.1	28	The McNear Co et al	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	29	The McNear Co et al	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	59	The McNear Co et al	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	Und. 27	U.S. Government	San Francisco & North Pacific Ry. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	Und. 26	Northwestern Pacific R.R. Co.	State of California		
84+94.2	1901-04.7	McNear	37.1	37.1	Und. 26	Northwestern Pacific R.R. Co.	State of California		
84+94.2	1901-04.7	McNear	37.1	37.1	68	State of California	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	69	Associated Oil Co	Northwestern Pacific R.R. Co.		
84+94.2	1901-04.7	McNear	37.1	37.1	Und. 26	N.W.P. R.R. Co.	State of California		
84+94.2	1901-04.7	McNear	37.1	37.1	Und. 29, 59	N.W.P. R.R. Co.	State of California		
84+94.2	1901-04.7	McNear	37.1	37.1	Und. 59	N.W.P. R.R. Co.	City of Petaluma		
84+94.2	1901-04.7	McNear	37.1	37.1	Und. 59	N.W.P. R.R. Co.	Sonoma Co P.C. & Water Conservation Dist.		
811+14.0	1966-22.1	Petaluma	38	38	30	Thomas Castella	Peter Donahue		
811+14.0	1966-22.1	Petaluma	38	38	31	The McNear Co et al	Northwestern Pacific R.R. Co.		
811+14.0	1966-22.1	Petaluma	38	38	32	The McNear Co	Northwestern Pacific R.R. Co.		
811+14.0	1966-22.1	Petaluma	38	38	33	J.A. McNear	San Francisco & North Pacific Ry. Co.		
811+14.0	1966-22.1	Petaluma	38	38	34	The McNear Co et al	Northwestern Pacific R.R. Co.		
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	35	The McNear Co	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	36	The McNear Co	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	37	Belding Bros. & Co	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	38	George P. McNear	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	39	J.A. McNear	San Francisco & North Pacific Ry. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	40	City of Petaluma	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	41	The McNear Co	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	42	Thomas Fitzgerald	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	43	H.P. Brainerd	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	44	The McNear Co	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	45	City of Petaluma	Northwestern Pacific R.R. Co.
827+49-000	V.2/5-4b	1911+14.0	1966-22.1	Petaluma	38	38	46	The McNear Co et al	Northwestern Pacific R.R. Co.

Task Force Reports

California Department of
Parks and Recreations
(Appendix D)



Final Assessment Report

Released to the CA Legislature and public in
November 2020

Available on CalSTA's website at:

<https://calsta.ca.gov/subject-areas/reports>

Assessment of the North Coast Railroad Authority and Viability of a Great Redwood Trail



Report to the Legislature
2020



Financial Assessment

NCRA's Calculated Value of Net Assets is \$-7.2M

NCRA's Known Liabilities is \$7.4M

NCRA's Contingent Liabilities is \$11M

Environmental Liabilities in Corridor is \$4B





Property Assessment

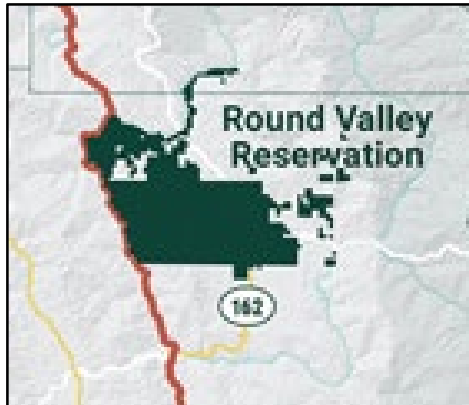
NCRA's owns or has rights to 316 miles or railroad including over 2,800 parcels

Parcel data was identified and compiled in an electronic itemization and tabulation Excel spreadsheet

County Assessor maps for the whole corridor were also assembled and catalogued

Lease Agreements were identified and need individual assessment

Pro Rata Share of fair market proceeds is due to the State if NCRA disposes of property, rights-of-way, or easements purchased with state funds



Trail Assessment

252 Miles of Trail

Rail with Trail
Healdsburg to Cloverdale

Rail to Trail
Cloverdale to Humboldt Bay, Including
Three Spur Lines

Cost for Full Build-Out*
\$750,000,000 in 2020 dollars

\$900,700,000 in 2025 dollars

\$1,000,000,000 in 2030 dollars

*Potential of up to \$4B in
environmental remediation



Railbanking

Railbanking is a legal process administered by the federal Surface Transportation Board which:

- Allows a railroad owner to “abandon” an unprofitable or unusable railroad corridor
- Preserves the rail corridor for future railroad use
- Allows for interim uses of the rail corridor such as trails for recreational or transportation purposes.

Trail Governance Options

- Existing or New State Agency
- Joint Powers Authority
- Non-Profit

Next Steps:

- CA Legislature is evaluating the assessment report
- Transfer freight rights and right-of-way in southern section over to SMART.
- Administer \$2M to SMART for maintenance on freight sections.
- Pay outstanding NCRA debt as funds allow.
- Continue to monitor NCRA agency expenditures and administer state funds for agency expenses.



Questions?

The Assessment of North Coast Railroad Authority and Viability of the Great Redwood Trail report is available online at:

<https://calsta.ca.gov/subject-areas/reports>

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