



Management Approval Form

North Coast Railroad Authority (NCRA)
New License of Utilities Across Right of Way (ROW)

DESCRIPTION OF LEASE

File # NCRA-110-1001

Licensee City of Ukiah

Location County: Mendocino Milepost: 110.69+/-

License Premises Three Water Pipe crossing at NCRA ROW MP 110.69, 110.87 & 111.14

Proposed Use Utility (Water Pipeline Crossings)

TERMS

Term Initial license term of ten (10) years automatically renewing after the initial term, for successive ten (10) year term intervals unless rail services resume in the vicinity of the identified occupancy.

	<u>20 Year Term</u>	<u>License Fee</u>	<u>Yearly Fee/SF</u>	<u>Rate Escalation</u>
Fee	2018-2028	\$25,000.00	N/A	N/A

Termination Upon the occurrence of one of the following events:

- Ten (10) years after the commencement of this agreement and the licensee chooses to terminate
- Rail services in the vicinity of the occupancy resume and it is determined by NCRA that the grade crossing is incompatible with the rail operation. At that time, a notice of termination will be provided 180 days prior to the actual license termination.

INSURANCE REQUIREMENTS

Commercial General Liability \$1,000,000.00 per occurrence
\$2,000,000.00 general aggregate

Comprehensive Auto Liability	\$1,000,000.00 combined single limit (As Needed)
Worker's Compensation and Employer's Liability	\$500,000.00 each employee \$500,000.00 each accident \$1,000,000.00 policy limit A.M. Best's Rating of A-, Class IX, or better

COMMENTS:

The City of Ukiah Waterworks is desiring to install three (3) water pipeline crossings in order to supply recycled water to users located on the west side of the NCRA ROW in the MP110/111 area. It is part of a City's Recycled Water Project that will construct a pipeline on the eastern side of Ukiah that will transport the recycled water to various locations throughout the city.

The City is agreeable to a ten (10) year license instead of an annual license renewal. Subsequent License fee renewals will be evaluated & assessed at current market values at the time of renewal.

The City's Water & Sewer Director discussed this opportunity with NCRA's Property Committee last month.

FEC REAL ESTATE SERVICES RECOMMENDATION

Recommended by:	Mike Dannelly		Date <u>2/2/2017</u>
Reviewed By:	Craig Olson		Date <u>2-2-18</u>

NORTH COAST RAILROAD AUTHORITY APPROVAL

NCRA Approval: Mitch Stogner _____ Date _____



1000 ft

Crossing P-01
MP 111.14

Crossing P-28
MP 110.87

Crossing P-29
MP 110.69

City of Ukiah - MP 111.10

City of Ukiah - MP 110.87

City of Ukiah - MP 110.69

S State St

253

101

Redwood Hwy

Taylor Dr

Lejandrin

Google Earth

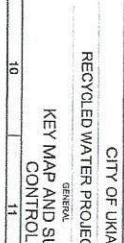
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© 2017 Europa Technologies

REV	DATE	BY	DESCRIPTION
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2			
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8			
9			
10			
11			
12			
13			

PROJECT NO. 15888-11
 11 E PHASE 1 - RECYCLED WATER

DESIGNER
 DRAWN BY
 CHECKED BY
 DATE
 AUGUST 2017

PROJECT ENGINEER
 PROJECT MANAGER
 PRINCIPAL



CITY OF UTAH
 RECYCLED WATER PROJECT - PHASES 1-3
 KEY MAP AND SURVEY CONTROL

KEY MAP AND SURVEY CONTROL
 SHEET NO. 4 OF 121



POINT #	NORTHING	EASTING	ELEV	DESCRIPTION
1	21894.00	62231.00	5728.0	PK N&S, SET
2	21894.00	62231.00	5728.0	PK N&S, SET
3	21894.00	62231.00	5728.0	PK N&S, SET
4	21894.00	62231.00	5728.0	PK N&S, SET
5	21894.00	62231.00	5728.0	PK N&S, SET
6	21894.00	62231.00	5728.0	PK N&S, SET
7	21894.00	62231.00	5728.0	PK N&S, SET
8	21894.00	62231.00	5728.0	PK N&S, SET
9	21894.00	62231.00	5728.0	PK N&S, SET
10	21894.00	62231.00	5728.0	PK N&S, SET
11	21894.00	62231.00	5728.0	PK N&S, SET
12	21894.00	62231.00	5728.0	PK N&S, SET
13	21894.00	62231.00	5728.0	PK N&S, SET
14	21894.00	62231.00	5728.0	PK N&S, SET
15	21894.00	62231.00	5728.0	PK N&S, SET
16	21894.00	62231.00	5728.0	PK N&S, SET
17	21894.00	62231.00	5728.0	PK N&S, SET
18	21894.00	62231.00	5728.0	PK N&S, SET
19	21894.00	62231.00	5728.0	PK N&S, SET
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25	21894.00	62231.00	5728.0	PK N&S, SET
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27	21894.00	62231.00	5728.0	PK N&S, SET
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70	21894.00	62231.00	5728.0	PK N&S, SET
71	21894.00	62231.00	5728.0	PK N&S, SET

BENCHMARK INFORMATION

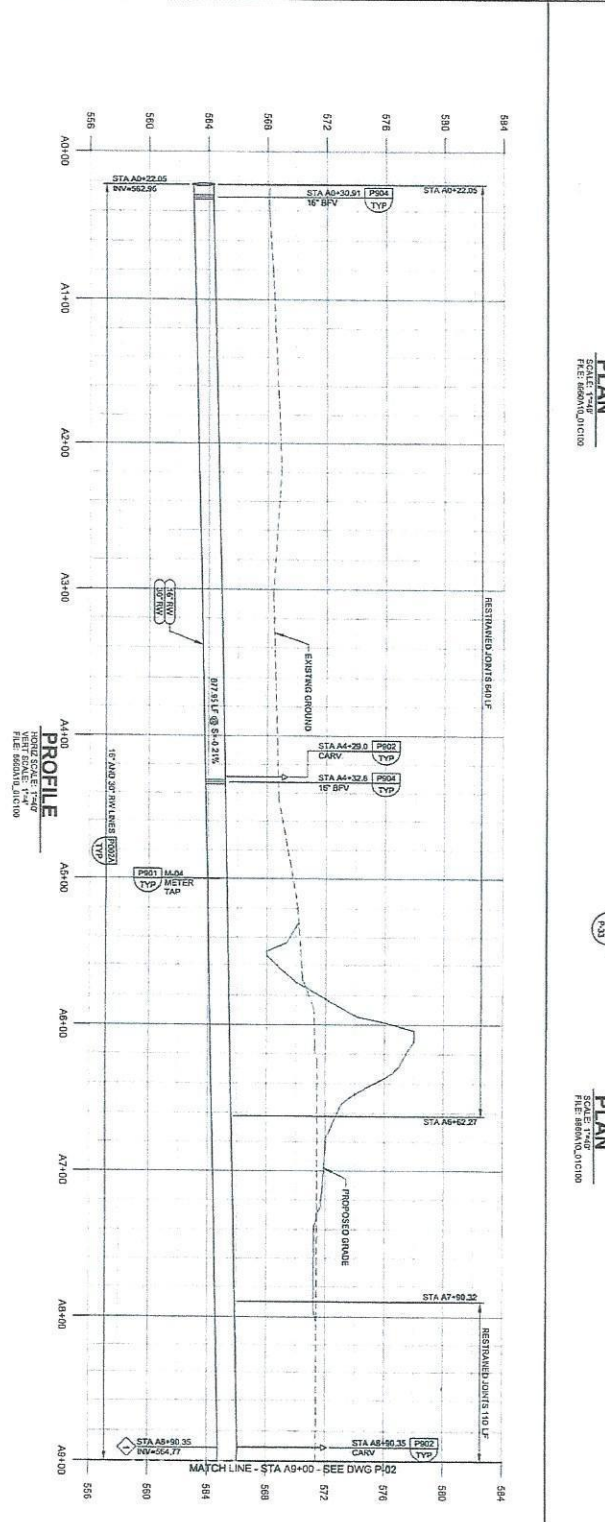
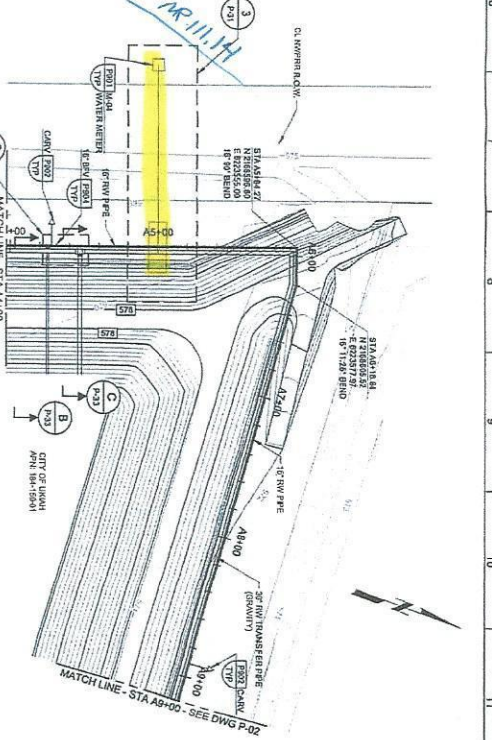
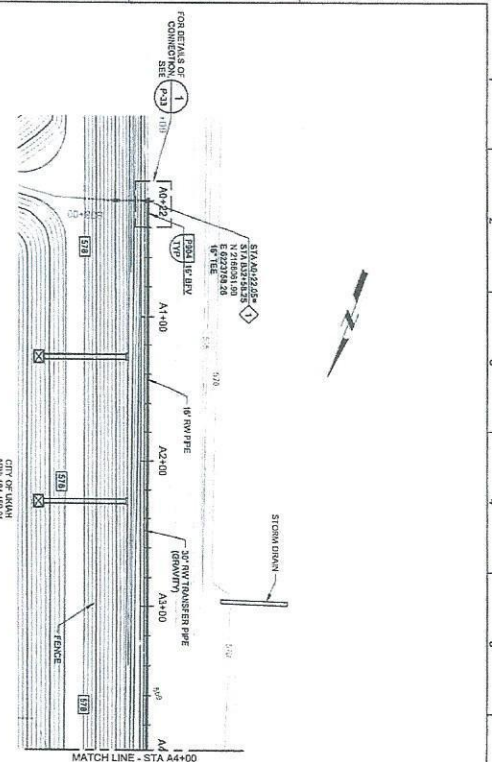
THE BENCHMARK IS LOCATED ON THE NORTH END OF HIGHWAY 101, ABOUT 500 FEET NORTH OF THE INTERSECTION OF HIGHWAY 101 AND FERNER STREET IN UTAH. THE BENCHMARK IS A CONCRETE MONUMENT SET WITH THE BENCHMARK ELEVATION OF 5728.0 FEET. THE BENCHMARK IS A CONCRETE MONUMENT SET WITH THE BENCHMARK ELEVATION OF 5728.0 FEET. THE BENCHMARK IS A CONCRETE MONUMENT SET WITH THE BENCHMARK ELEVATION OF 5728.0 FEET.

CONTROL POINTS

CONTROL POINTS ARE LOCATED AT THE INTERSECTION OF HIGHWAY 101 AND FERNER STREET IN UTAH. THE CONTROL POINTS ARE LOCATED AT THE INTERSECTION OF HIGHWAY 101 AND FERNER STREET IN UTAH. THE CONTROL POINTS ARE LOCATED AT THE INTERSECTION OF HIGHWAY 101 AND FERNER STREET IN UTAH.

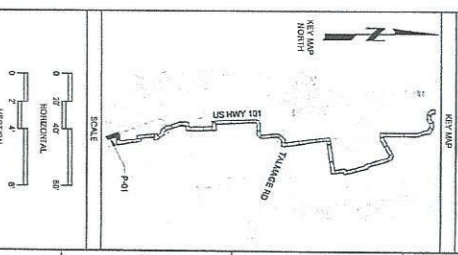
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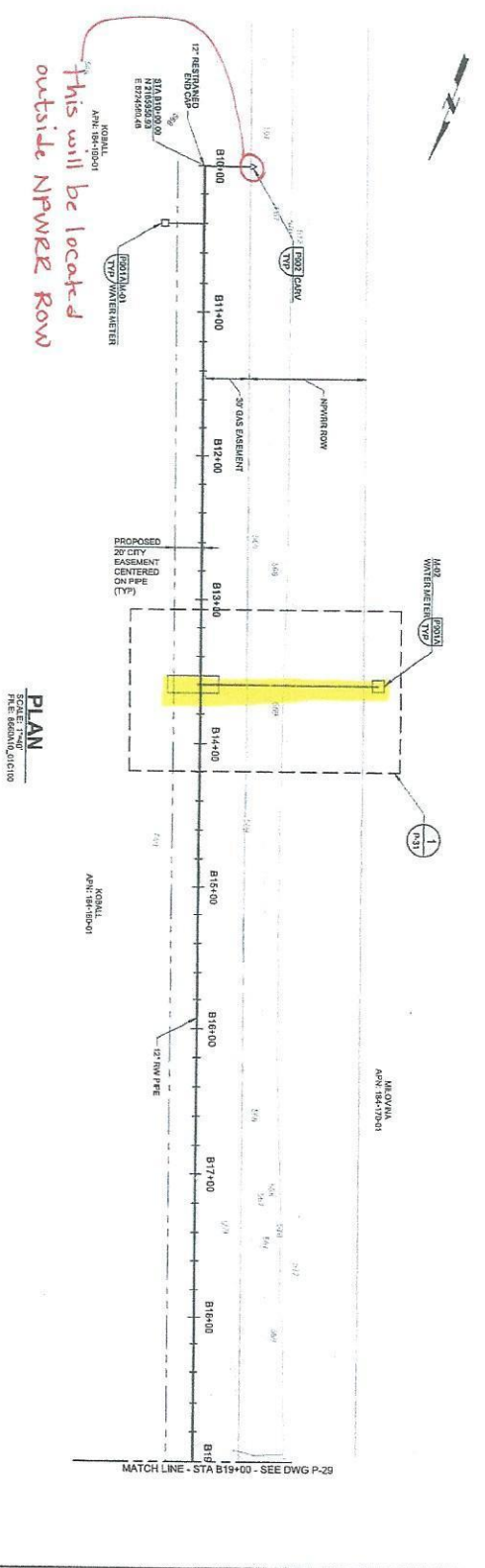
REV	DATE	BY	DESCRIPTION	DIRECTION	PROJECT ENGINEER	PROJECT MANAGER	PRINCIPAL	CITY OF UTAH	RECYCLED WATER PROJECT - PHASES 1,3	PLAN AND PROFILE - ALIGNMENT A	STA A0+24.48 TO A9+00
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CAROLLO
 City of Utah
 RECYCLED WATER PROJECT - PHASES 1,3
 PLAN AND PROFILE - ALIGNMENT A
 STA A0+24.48 TO A9+00



Call before you Dig
 Call
 1-800-221-2900

GENERAL NOTES
 1. THE CONTRACTOR SHALL ASSUME THAT ANY
 UTILITIES SHOWN ON THE PLAN ARE
 APPROXIMATE LOCATIONS ONLY AND
 REMOVAL IS NOT TO BE MADE.
 2. SEE DWG P-02 FOR DETAILS OF
 CONNECTIONS.
 3. SEE DWG P-02 FOR DETAILS OF
 CONNECTIONS.



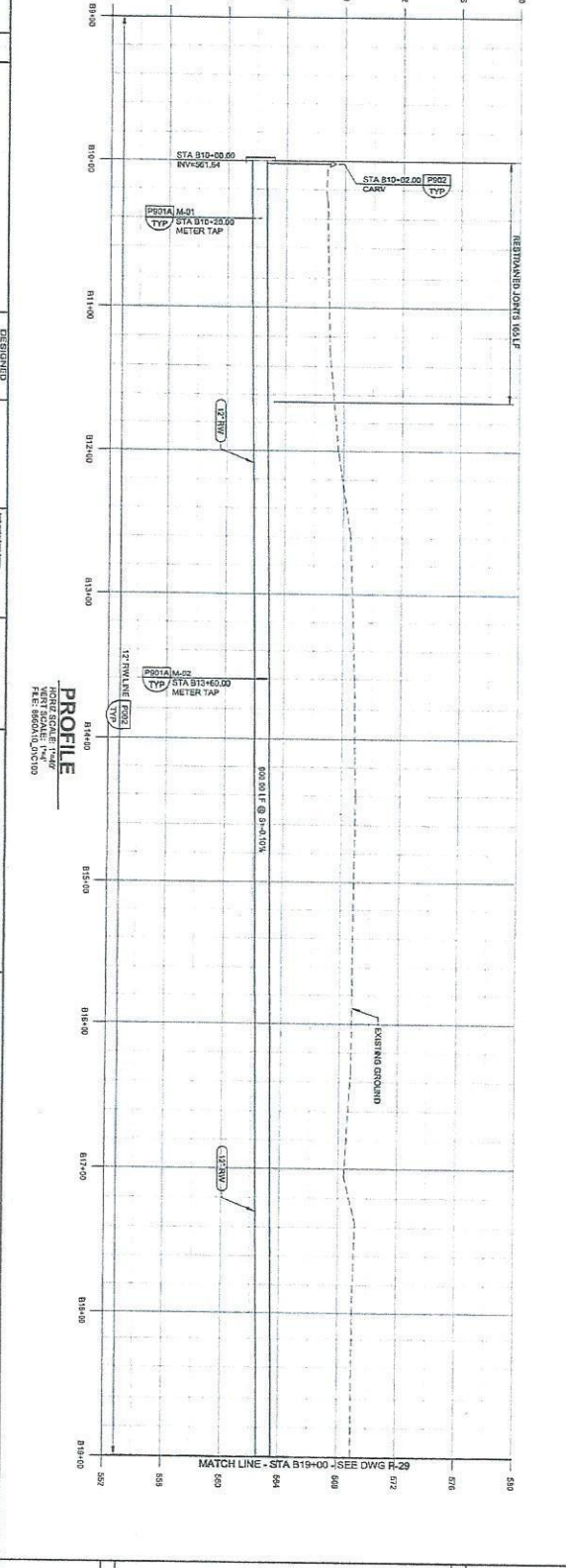
PLAN
 SCALE: AS SHOWN
 PROJECT NO. 154-173-01
 SHEET NO. 79 OF 111

GENERAL NOTES

1. THE CONTRACTOR SHALL ASSUME THAT ANY EXISTING UTILITIES SHOWN ON THIS DRAWING ARE LOCATED AS SHOWN. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS PRIOR TO CONSTRUCTION.

KEY NOTES =

1. XXXX



PROFILE
 HORIZONTAL SCALE: 1" = 40'-0" (AS SHOWN)
 VERTICAL SCALE: 1" = 4'-0" (AS SHOWN)
 PROJECT NO. 154-173-01
 SHEET NO. 79 OF 111

SCALE

HORIZONTAL: 1" = 40'-0"

VERTICAL: 1" = 4'-0"

KEY MAP

101.100.00
 101.100.00
 101.100.00

NO.	DATE	BY	DESCRIPTION	ENGINEER	CHECKED	DATE	PROJECT ENGINEER	PROJECT MANAGER	PRINCIPAL	CITY OF UKIAH	RECYCLED WATER PROJECT - PHASES 1-3	PLAN AND PROFILE - ALIGNMENT B	STA. B10+00 TO B19+00
1				DRAVAK									
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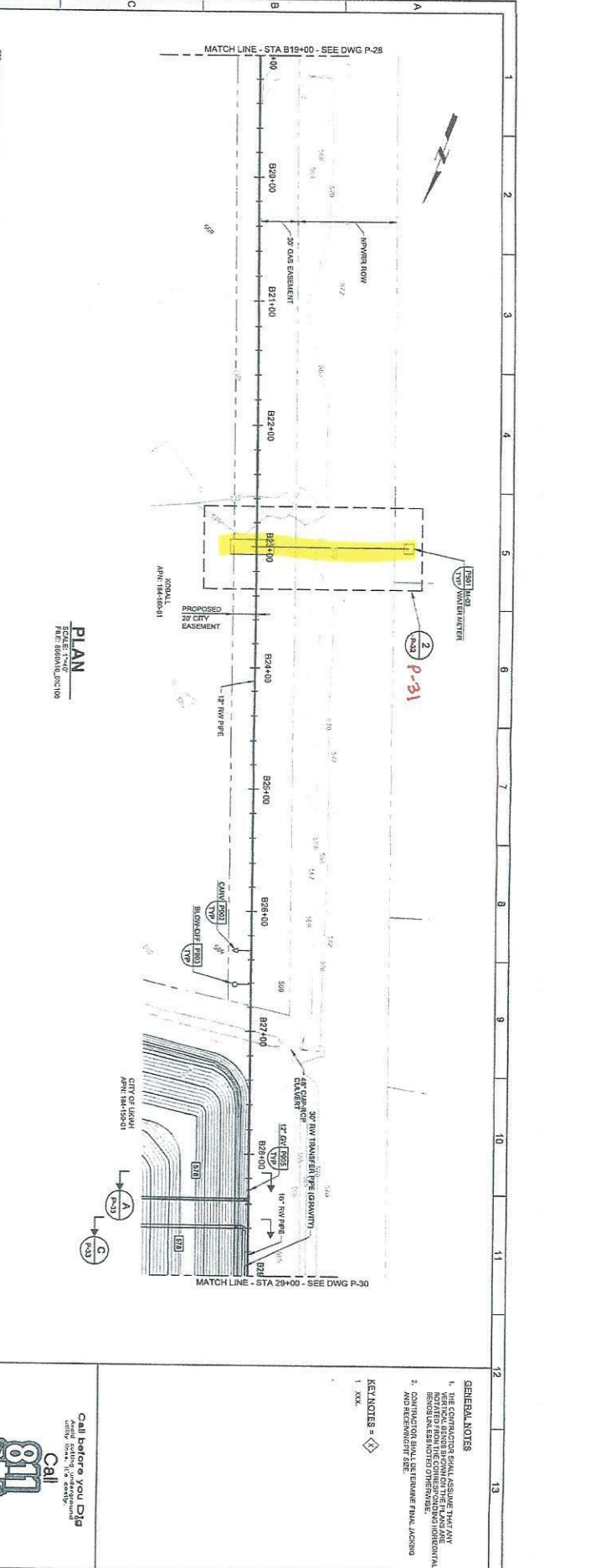
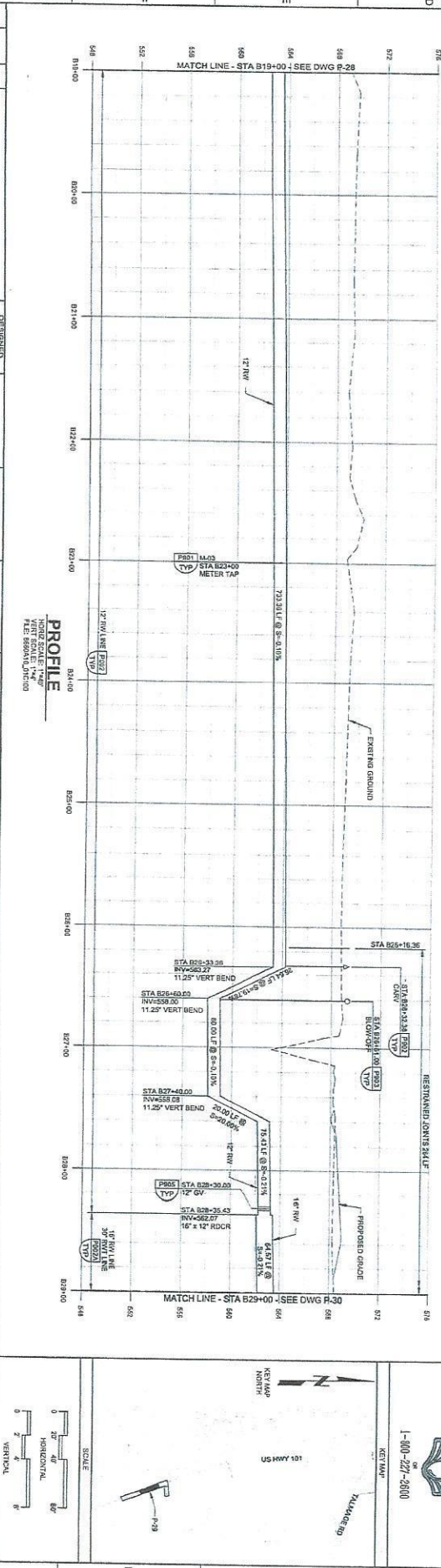
City of Ukiah

Call before you Dig
 1-800-227-5600


VERTICAL SCALES
 HORIZONTAL: 1" = 40'-0"
 VERTICAL: 1" = 4'-0"

JOHN...
 DRAWING NO. P-28
 SHEET NO. 79 OF 111

REV	DATE	BY	DESCRIPTION	DESIGNED BY	PROJECT ENGINEER	PROJECT MANAGER	PRINCIPAL	 	CITY OF UKIAH RECYCLED WATER PROJECT - PHASES 1-3 PLAN AND PROFILE - ALIGNMENT B STA B19+00 TO B29+00	JOHNS DRAWING NO. SHEET NO.
										DRAWING NO. SHEET NO.



PLAN
 PLAN AND PROFILE - ALIGNMENT B
 STA B19+00 TO B29+00

- GENERAL NOTES**
1. THE CONTRACTOR SHALL ASSURE THAT ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS SHALL BE APPROVED BY THE ENGINEER.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS.
- KEY NOTES** = 
1. XXX

Call before you dig
 1-800-227-2900


SCALE

VERTICAL: 1" = 10'

HORIZONTAL: 1" = 40'

KEY MAP

KEY MAP NORTH

10' AMM 50'

10' AMM 50'

VERTICAL SCALES

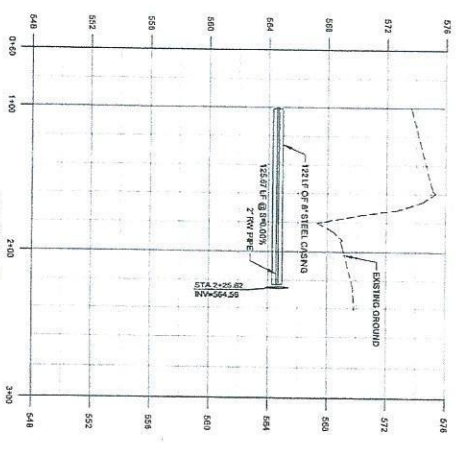
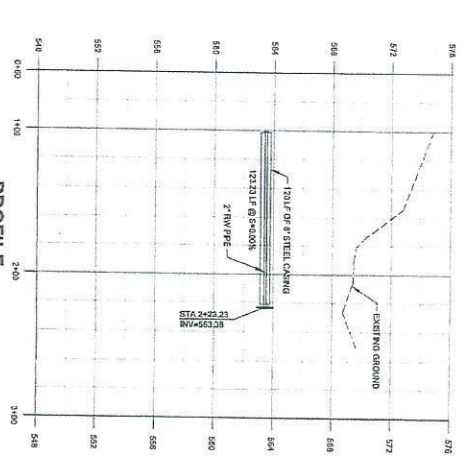
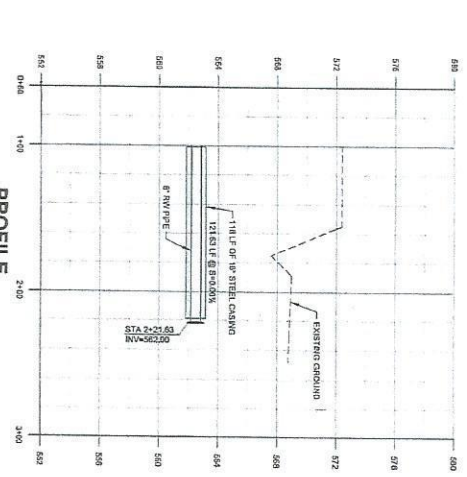
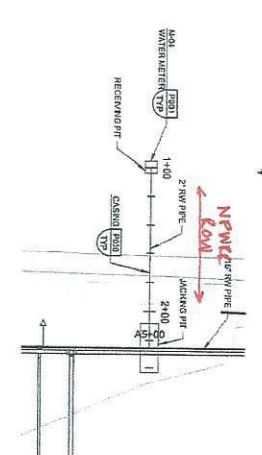
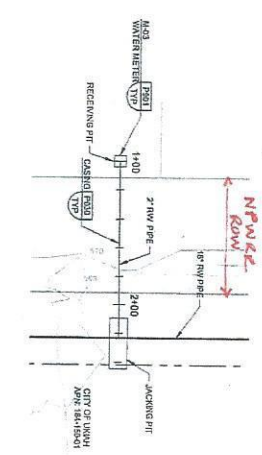
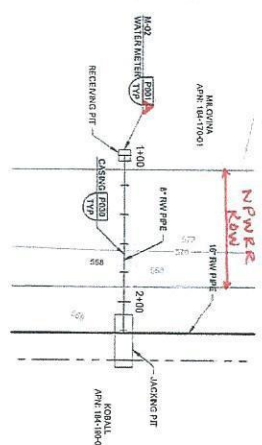
VERTICAL: 1" = 10'

HORIZONTAL: 1" = 40'

JOHNS

DRAWING NO. P-29

SHEET NO. 78 OF 121

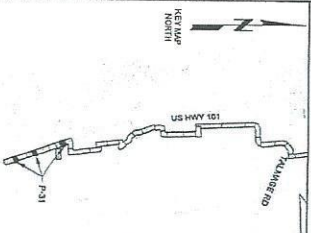


REV	DATE	BY	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	PROJECT ENGINEER	PROJECT MANAGER	PRINCIPAL	CITY OF UTAH	RECYCLED WATER PROJECT - PHASES 1-3	PLAN AND PROFILE	UTILITY SERVICES	DATE	SHEET NO.	TOTAL SHEETS

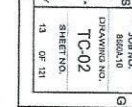
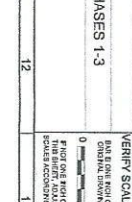
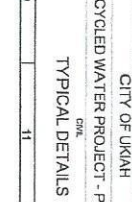
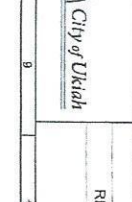
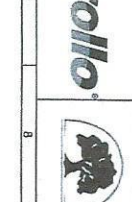
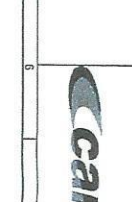
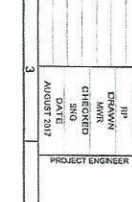
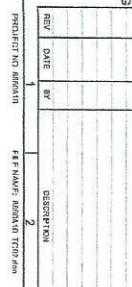
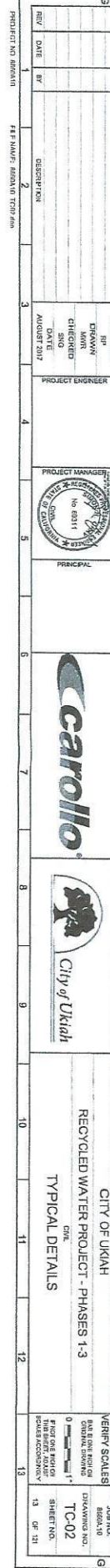
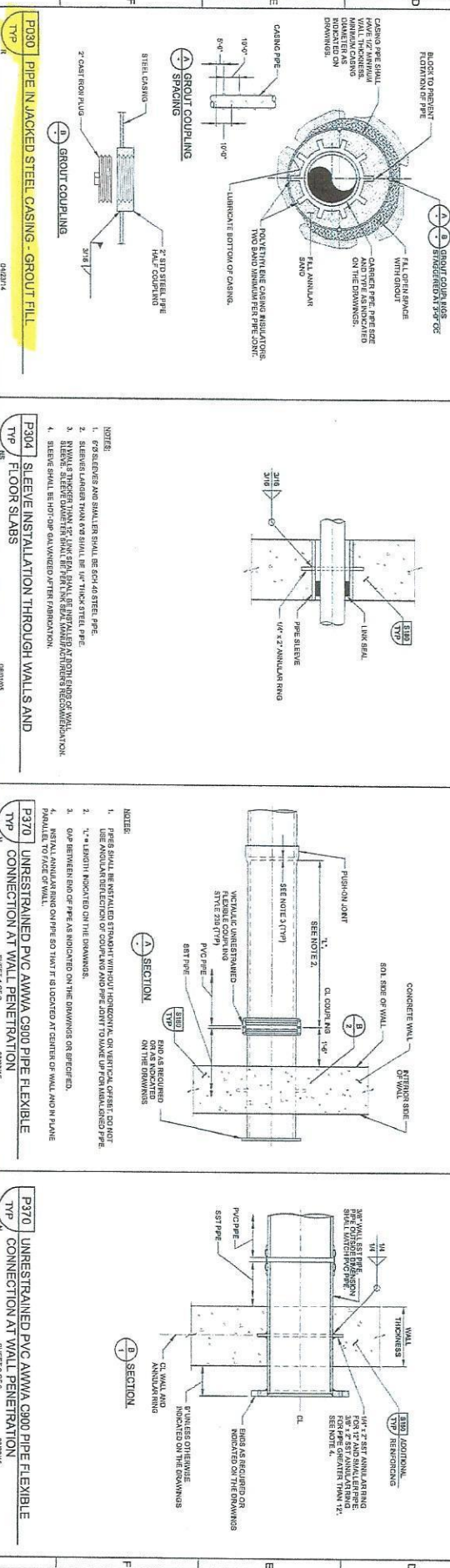
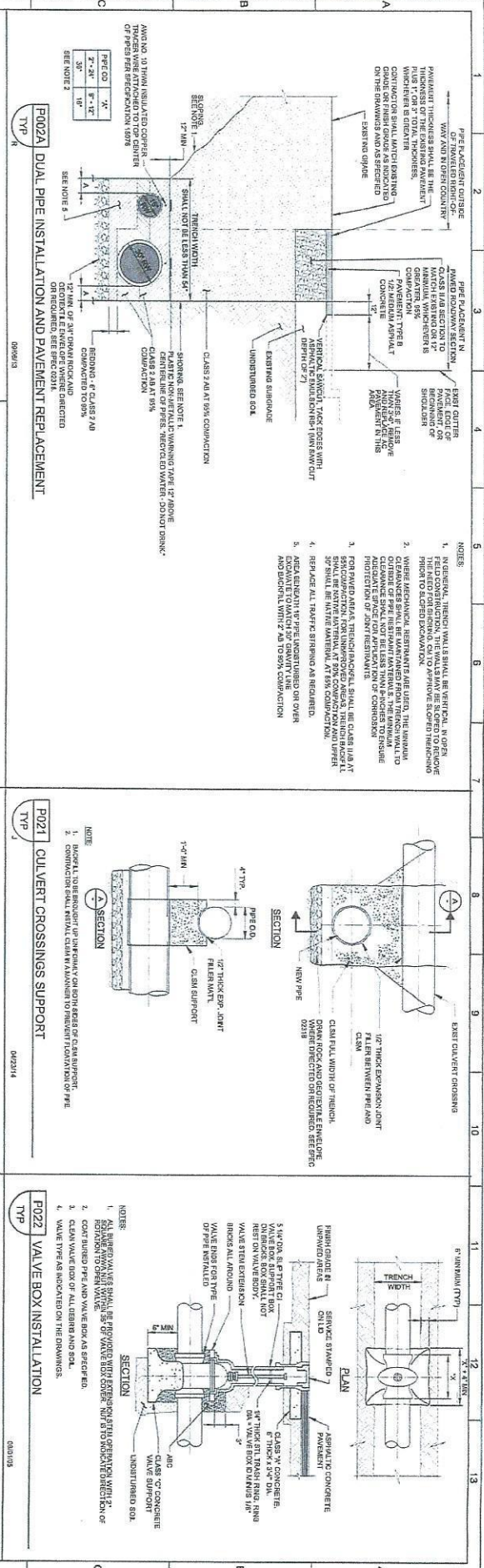


CITY OF UTAH
RECYCLED WATER PROJECT - PHASES 1-3
PLAN AND PROFILE
UTILITY SERVICES

ERRY SCALES
DRAWING NO. P-31
SHEET NO. 78 OF 121



GENERAL NOTES
1. THE CONTRACTOR SHALL ASSURE THAT ANY...
2. THE CONTRACTOR SHALL ASSURE THAT ANY...
3. THE CONTRACTOR SHALL ASSURE THAT ANY...



REV	DATE	BY	DESCRIPTION

PROJECT ENGINEER	PROJECT MANAGER

DESIGNED BY	DRAWN BY	CHECKED BY	DATE

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CITY OF UTAH
RECYCLED WATER PROJECT - PHASES 1-3
TYPICAL DETAILS

VENIP SCALE: 1" = 4'-0"

JOB NO: TC-02

SHEET NO: 13 OF 11

