



Yvonne Perez <yperez@sylvan.k12.ca.us>

Ustach Middle School - MID Easement Request1 message

Ryan Carrel <ryan@assoceng.com>

Wed, Mar 8, 2017 at 2:22 PM

To: "yperez@sylvan.k12.ca.us" <yperez@sylvan.k12.ca.us>

Cc: Randy Bling <RBling@florsheimhomes.com>, Vickey Dion <vdion@modestogov.com>, "Daniel England (Dan)" <dengland@modestogov.com>, Seylin Savy <Seylin.Savy@mid.org>, "chad.tienken@mid.org" <chad.tienken@mid.org>, Steve Woodhouse <SWoodhouse@florsheimhomes.com>, "Dan Simas (dsimas@florsheimhomes.com)" <dsimas@florsheimhomes.com>

Yvonne:

My name is Ryan Carrel and I am a Civil Engineering consultant here in Modesto.

I'm working on a new residential land development project immediately adjacent to and west of the Ustach Middle School property in the Village One neighborhood. I'm reaching out to you on behalf of the developer, Mr. Randy Bling of Florsheim Homes, with a request for your District's consideration.

An existing Modesto Irrigation District (MID) pipeline, the "Cavil Drain," is located on the westerly edge of the school property. In fact, there is an existing 10' wide MID easement on the west perimeter of the school property to accommodate this existing 42" drain line facility (see the attached Stanislaus County Assessor's Map for reference).

In order for this project to proceed with construction, the MID is requesting that a 30' easement be provided over the pipeline alignment along the entire westerly edge of the project site, in accordance with their new easement requirements. Of the 720' project length, approximately 200 feet is adjacent to your school site and is noted as the "area in question" on the attached map. The remaining 520' is adjacent to the City of Modesto's Ustach Park.

After detailed discussions last week with the City Engineer and MID staff regarding the park site, Florsheim Homes is prepared to dedicate the easterly 10' of their property to the City of Modesto (adjacent to Ustach Park) and will create a new 30' easement for MID use over the 10' dedication, plus 20' on the park site. Both the City and MID are agreeable with this configuration for the 520' length of park frontage.

Likewise, Florsheim Homes would like to discuss with you a similar easement scenario for the remaining 200' of common property line along your School property. We would like to request that the Sylvan Union School District allow the dedication of an additional 10' of easement width along the westerly boundary of the school site, for a distance of about 200' (matching the tentative easement arrangement for the park site). The MID understands that school security is a feature that must be maintained, regardless of easement arrangements. It would be our intention to leave the school's perimeter fencing undisturbed.

Once you've had a chance to consider this request, I'd like to arrange a meeting with you at your earliest convenience to discuss this matter in greater detail. I'll arrange to have Mr. Bling and representatives from MID and the City of Modesto participate in our discussion as well.

If you're not the correct person to coordinate with at Sylvan Union, would you mind pointing me in the right direction?

Thanks in advance for your attention to this matter.

Ryan

Ryan Carrel, P.E.

Associated Engineering Group

4206 Technology Drive, Suite 4

Modesto, CA 95356

Office: (209) 545-3390 x105

Cell: (209) 614-6021

Fax: (209) 545-3875

ryan@assoceng.com

www.assoceng.com



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