
From: jmayfield@netstarcapital.com
Sent: Wednesday, June 3, 2020 11:28 AM
To: Comments
Cc: Jon Levin
Subject: New home proposed on Balkins Drive, Old Agoura

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Hello _ I have some questions afar reviewing the proposed development of the rural lot on Balkins Drive:

1. The home must have a septic system - has that system been located for a proposed site on the property?
2. Has a percolation test been performed on the property? It seems very rocky and may not percolate well. My concern is the leach fields may drain into and onto our property. I would like to see an engineering report on the proposed performance of a septic before the plans are approved. And an assurance that the sewer system will not impact our property or roadway.
3. What municipality inspects, approves or denies and is responsible for the performance of that sewer system
4. The property has what seems to be an extreme elevation increase from the bottom to the top of the property. Has a drainage plan been approved? If so, how will the new road surface be protected from erosion, mud and normal runoff from the property? Blacktop will only serve a normal runoff and a cannot handle excessive runoff from a new property. It should not be allowed to simply dump runoff onto Balkins.
5. My understanding is that new construction must NOT increase runoff or draining onto another property. How will we be protected from runoff and flooding onto our property at 28347 Balkins?
6. The plans seem to allow a very shallow front yard. How will the owner landscape the property to hide it front a 25-30 foot frontage? Our property and Dr. Mike (adjacent to the proposed new home) and others have long driveways which most of Old Agoura want.
7. Balkins Drive is a private road and a significant portion of the road was rebuilt - not just repaved - a little over a year ago. How will the new homeowner guarantee that the road will not be damaged by the construction and abnormal usage? Will there be a fund set aside by the City to protect the private road and to rebuild/repair as needed and agreed by the neighbors?
8. Where does the construction team plan on parking? How can residents protect their property from construction vehicles and damage? Simply planning parking on the street and blocking ingress/egress or limited access in not acceptable. The city cannot allow blocking our access or the fire department's access. Parking on the private roadway without prior approval is not acceptable
9. What are the hours allowed for construction?
10. There is an electrical connection box at the bottom of the property. If it has to be relocated for construction, how much time is provided for interruption of service to the neighborhood? We have elderly

residents in our property who need medical attention regularly and cannot be without electrical serve for prolonged periods of time. This is critical.

At this time, based upon our concerns as statted, we cannot agree to the construction plans as we have seen.

Thank you,

James and Sheila Mayfield

818-943-8594

From: Walt & Pam Chandler <waltchandr@aol.com>
Sent: Wednesday, June 3, 2020 7:53 AM
To: Comments
Subject: comments for the project proposed for 28340 Balkins

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Dear Planning Commission,

My main comment for the project at 28340 Balkins is that I can't tell exactly what the final house will look like from the provided document. I would like to see story poles erected to show the height after grading. After the story poles are up a period for review and comment will again be needed BEFORE approval. While this will delay the project I feel it is fair since it seems like the house will loom over the street. We just need to see how it will look and feel.

With sincere regards,
Pamela Knuth Chandler
5800 Lapworth Drive
Agoura Hills, CA 91301
818-991-8465

From: Walt & Pam Chandler <waltchandr@aol.com>
Sent: Wednesday, June 3, 2020 7:42 AM
To: Comments
Subject: 28340 Balkins Dr

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Dear Ladies and gentlemen of the Planning Commission:

I would like to submit the comments below for the project proposed for 28340 Balkins

1. Quite simply the house is too big for the lot. While I sympathize with the owner wishing to build a certain size home, this lot is not suited for the home. That is the problem. If I read the plans from the city correctly the roof peak will be nearly 40 feet above the street and only set back 26 feet. The driveway will also be quite steep. The house will feel like a central city building towering over the street. This would give a Hollywood Hills feel, not rural horse property feel.
2. How will the owner access the upper part of the lot? There is a graded dirt road now, but I can't tell by the plans if that road will remain or be paved. It doesn't seem that there are plans to grade for the corral, but practical all-weather access to the upper lot seems problematic.
3. The impact on the oak trees seems severe. The plan doesn't take into account that trees grow and occasionally shed limbs. Too close is too close, and this will eventually lead to removal or death of the trees. There is a large oak on our property that wants to spread to my neighbor's driveway, causing much consternation.
4. It is great that the builder will pave a short stretch of Balkins Drive in front the property, but the trucks hauling materials equipment, yards and yards of excavated dirt and workers will travel over other Old Agoura roads. The squiggly part of Fairview at the end of the county maintained road is not safe for big trucks, and it is breaking up badly, as is Balkins. It appears that the plan is to use Colodny, but Google maps and other map programs send suppliers and workers up Fairview. Should the proposed project go forward in any form, the builder should be required to repair the private roads used by suppliers and workers.

Please call on me to speak by phone.

Donald Walt Chandler
5800 Lapworth Drive
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Phone 818-991-8465