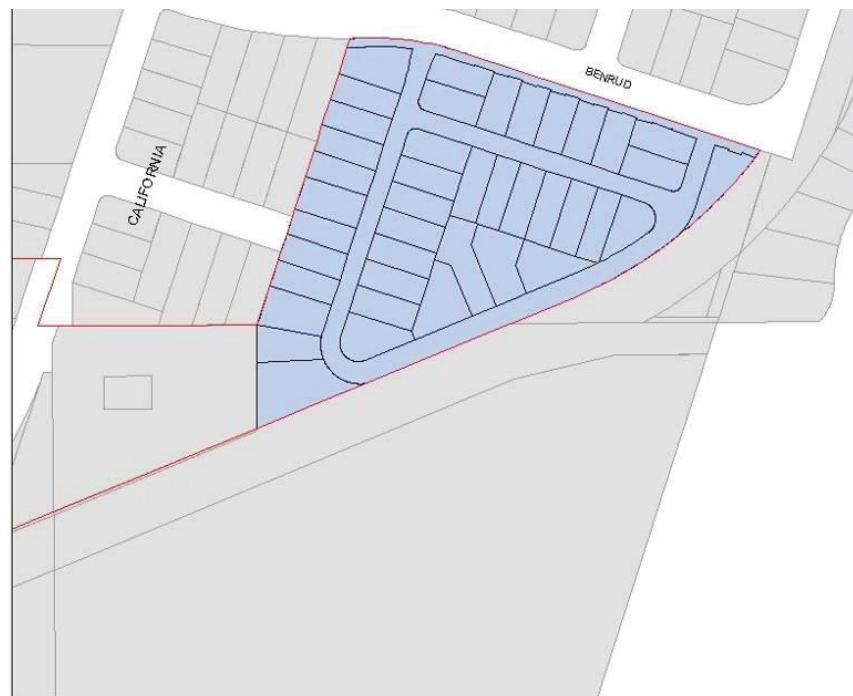



AREA PD-20: Valley Circle: The 6.17-acre site is surrounded by Benrud Street on the north, the Sawpit Wash on the east and south, and Wyland Way deadends into the property to the west. Between 1955 and 1989, the City property was used as a ball field and residential land uses are now being encouraged. The site is surrounded by County unincorporated area and Duarte's Sphere of Influence.

The following development guidelines apply to PD Area 20:

1. The site may be developed at a Residential Medium (RM) Density with minimum lot sizes of 4,500 square feet.
2. The existing water well shall be on a separate lot and shall not emit a noise level greater than 50 decibels at the property line. A combination of a soundproof housing, decorative block walls, and landscaping shall be required.
 - A lot shall be reserved at the northeast corner of the property for a future well site. Measures shall be taken or a bond posted to provide for future soundproofing of the water well site.
 - A 30 foot wide utility easement shall also be provided along the south and east property lines.
3. A deed restriction or restriction in the covenants, Conditions, and Restrictions (CC&Rs) shall be placed on lots with a 100 foot radius of the existing and future well sites stating that no herbicides or pesticides can be used. Approved signs shall be placed on the well site walls or fencing to remind homeowners of this restriction.
 - New sewers adjacent to the water wells shall be approved by the State Health and County Health Departments.



Legend

-  City Boundary
-  Parcels
-  Area 20

City of Monrovia
Community Development Department
Planned Development Area 20

