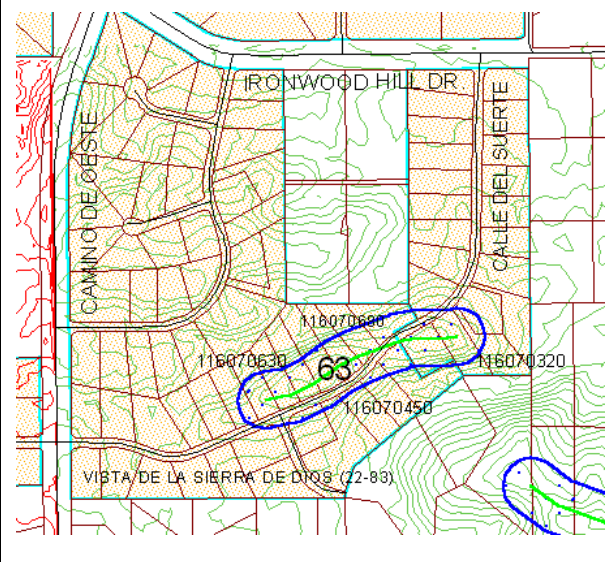


Peaks & Ridges candidate no. 63
General Location Camino De Oeste & Ironwood Hill Dr.
Parcel Numbers 116070340 etc.



Photo facing east from Calle Del Suerte east of Camino De Oeste



Score by criteria:

1. The peak or ridge lies within one mile of a public preserve-**Yes**
2. The peak or ridge is within 150 feet of land subject to BOZO-**Yes**
3. The peak or ridge is a dominant feature in the surrounding landscape or constitutes a significant linking element of such geographic feature-**Yes**
4. The peak or ridge is an extension of a mountain, major hill or ridge, or other significant terrain feature, from a designated public preserve-**No**
5. The peak or ridge's silhouette is visible from a scenic route, major street, public vista point, or a major community viewpoint-**No**
6. The land form is in a subdivision recorded prior to October 30, 2002-**Yes, Vista De La Sierra, Bk. 31, Pg.11 & Bk. 32, Pg. 21.**
7. The land form encompasses a substantial portion of an undeveloped lot-**Yes**
8. Should the county consider acquiring the property if the protected area may create an unbuildable lot?-**Unlikely**

Comments: Staff recommends **NO** protection for this peak/ridge. The feature is visible up close, but is not visible from either Camino De Oeste or Ironwood Drive, the closest scenic routes. The land form has prominence at the neighborhood level, but not at the regional level. The land form is located within a recorded subdivision and encompasses portions of approximately 17 lots, several undeveloped. It appears that the proposed protected area would impact development on all lots.

Commission Recommendation: The Commission Recommended **NO PROTECTION.**