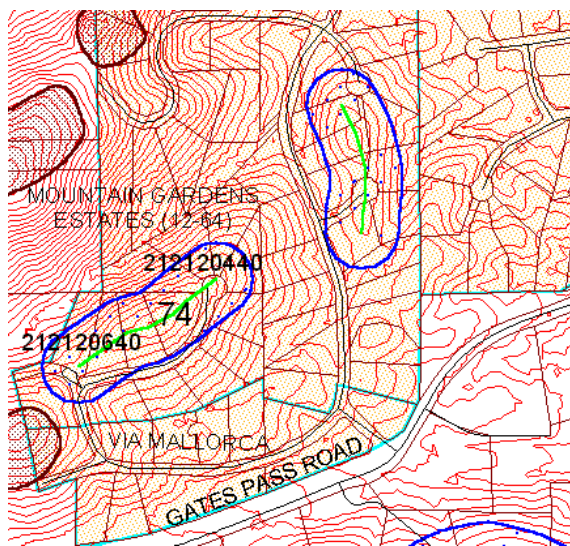


Peaks & Ridges candidate no. 74
General Location Gates Pass Road west of Camino De Oeste
Parcel Numbers 212120610, etc.



Photo facing northwest from Gates Pass Road



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-**No**
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, Mountain Garden Estates, Bk 17, Pg 58 & Bk 17, Pg 59**
7. The land form encompasses a substantial portion of an undeveloped lot-**Yes**
8. Would the county consider acquiring the property if the protected area may create an unbuildable lot? **Unlikely**

Staff Recommendation: Staff recommends **NO** protection for this peak/ridge. The land form is not a ridge but elevated terrain, and is significant only at the local level. Its silhouette is marginally visible from Gates Pass Road, a scenic route. It is dominated by the peaks behind it. The proposed protected area is located within a recorded subdivision and impacts 13 lots, approximately half are undeveloped.

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