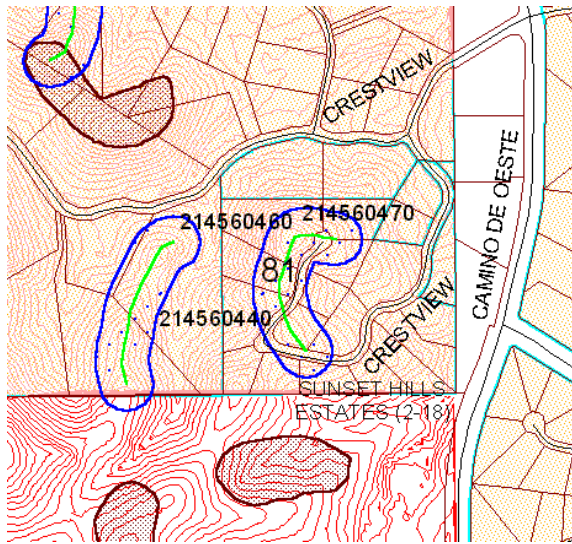


Peaks & Ridges candidate no. 81
General Location 214560460 etc.
Parcel Numbers Camino De Oeste & Ironwood Hill Drive



Photo facing northwest from Camino De Oeste south of Ironwood Hill Drive



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-**Yes**
6. The land form is in a subdivision recorded prior to October 30, 2002-**Yes**
Sunset Hills Estates, Bk 22, Pg 7
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 land form is visible from Camino De Oeste, a scenic route. The silhouette has neighborhood significance, but does not have a regional dominance even though it is visible from a scenic route. The proposed protected area is within a recorded subdivision and impacts ten lots and would probably impact development.

Commission Recommendation: The Commission recommended **NO PROTECTION**