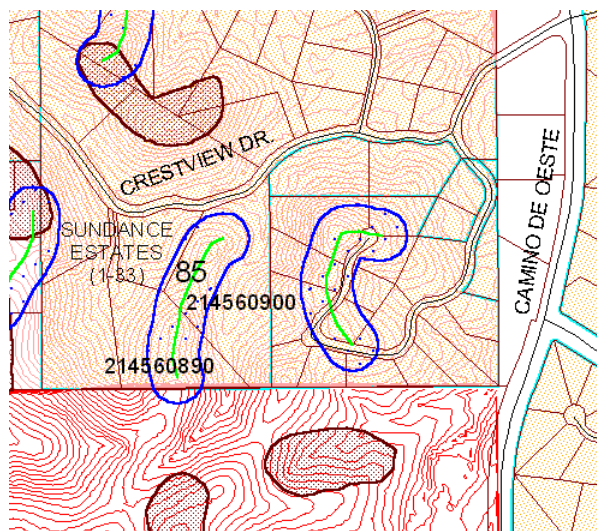


Peaks & Ridges candidate no. 85
General Location Camino De Oeste & Ironwood Hill Dr.
Parcel Numbers 214560890, 214560900 & 214560910



Photo facing southeast from Crest View 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- **Yes**
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. Sundance Estates, Bk. 32, Pg 7**
7. The land form encompasses a substantial portion of an undeveloped lot- **No.**
8. Should 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 hill has some prominence at a local level but does not merit the protected peak designation. It is not visible from a scenic route. The proposed protected area encompasses portions of two parcels within Sundance Estates, a recorded subdivision. Both parcels are developed.

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

