

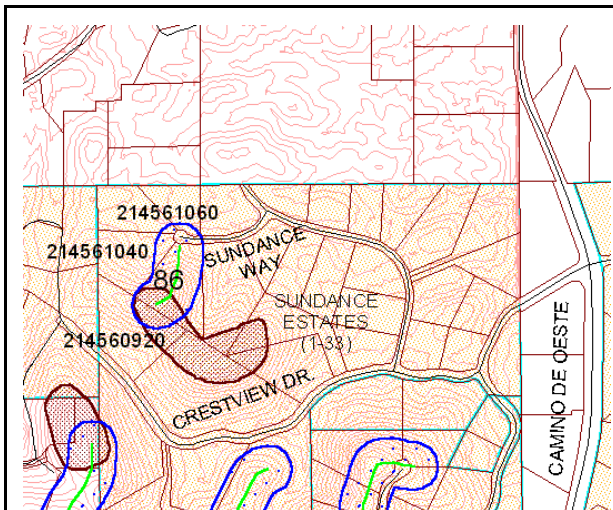
Peaks & Ridges candidate no. 86

General Location Camino De Oeste & Ironwood Hill Dr.

Parcel Numbers 214560920, 214561030 & 214561040



Photo facing southwest from Sundance Way



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 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**

Comments: Staff recommends **NO** protection for this peak/ridge. This proposal is for an extension of a historical protected peak/ridge. It is not visible from a scenic route and it is only visible from the end of Sundance Way. The land form's silhouette has a local perspective only. The historically protected peak/ridge is sufficient in protecting the high points of this feature. The proposed protected area is located within a recorded subdivision and encompasses portions of six lots, all are developed.

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