

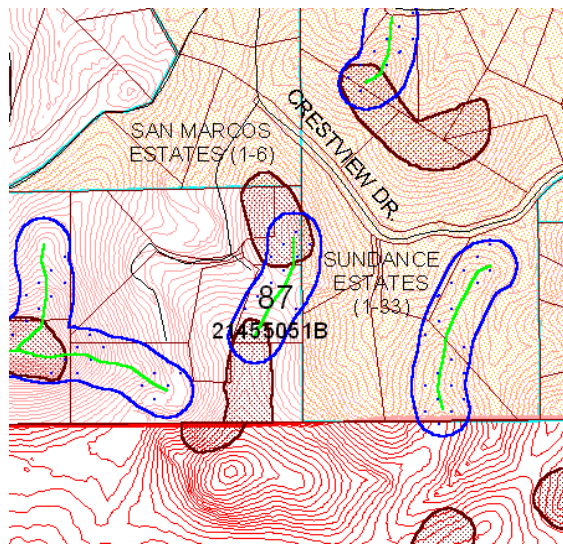
Peaks & Ridges candidate no. 87

General Location Camino De Oeste & Ironwood Hill Dr.

Parcel Numbers 21455051B etc.



Facing southwest from Crestview 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-**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**
A portion within 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 feature is a saddle between two historically protected peaks. The saddle's ridge line is prominent when viewed at the local level, but not when viewed at the regional level. The historically protected areas are sufficient in protecting the highest, most visible portions of this feature. The proposed protected area encompasses a portion of three parcels, and is located within a recorded subdivision (Sundance Estates). The proposed protected area would probably impact development.

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