

Peaks & Ridges candidate no. 109
General Location Avenida dos Vistas & Wasson Vista Dr.
Parcel Numbers 21450002G etc.

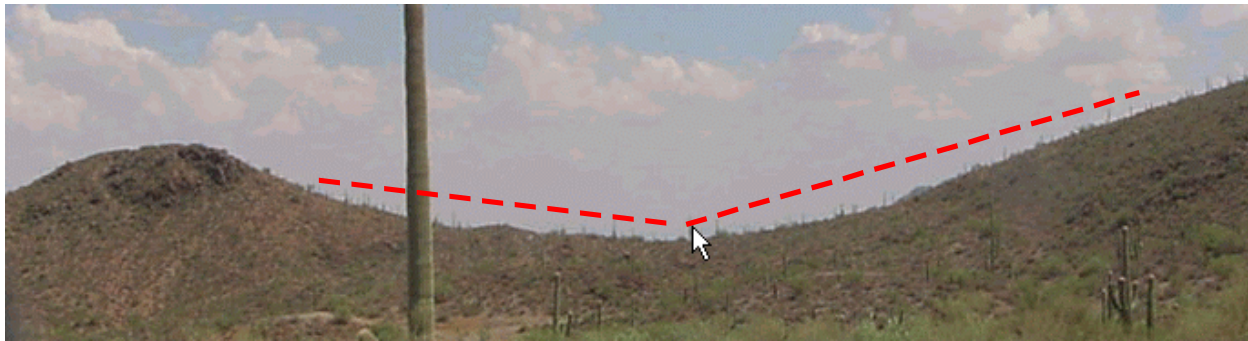
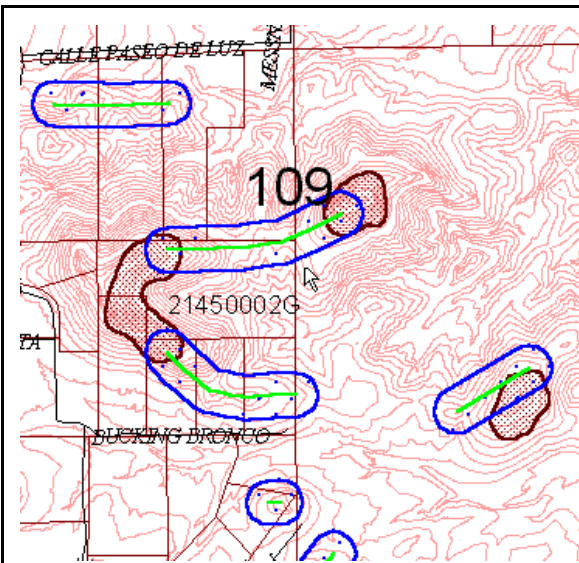


Photo facing southeast from Avenida dos Vistas.



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 **No.**
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.**

Staff Recommendation: Staff recommends **LEVEL 2** protection for this peak/ridge. This feature is a saddle between two historically protected peaks. The saddle's ridge line is prominent only when viewed at a local level. The historically protected areas are sufficient in protecting the highest, most visible portions of this feature. The protected area would likely inhibit access and restrict development within several lots.

Commission Recommendation: The Commission recommended **LEVEL 2 PROTECTION.**

