

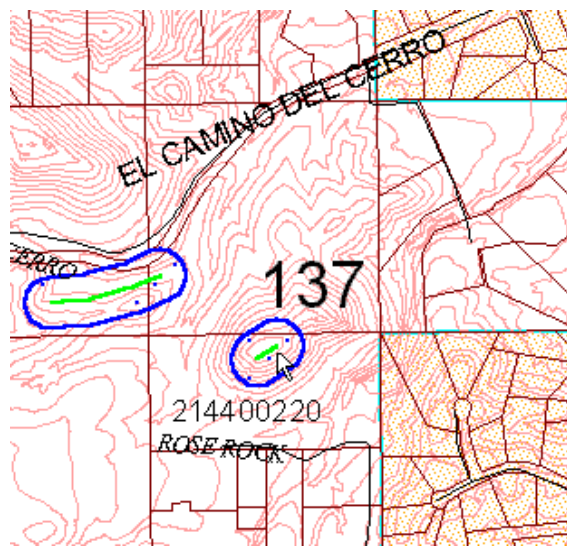
Peaks & Ridges candidate no. 137

General Location El Camino del Cerro & Messner Rd.

Parcel Numbers 214400220 etc.



Photo facing west from Tortolita Rd.



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- **Yes.**
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- **No.**
8. Should the county consider acquiring the property if the protected area may create an unbuildable lot? **Unlikely.**

Staff Recommendation: Staff recommends **LEVEL 1** protection for this peak/ridge. This feature's silhouette is clearly discernable from a distant scenic route, Tortolita Rd. The protected area would not likely impact access or development within two large lots.

Commission Recommendation: The Commission recommended **LEVEL 1 PROTECTION.**

