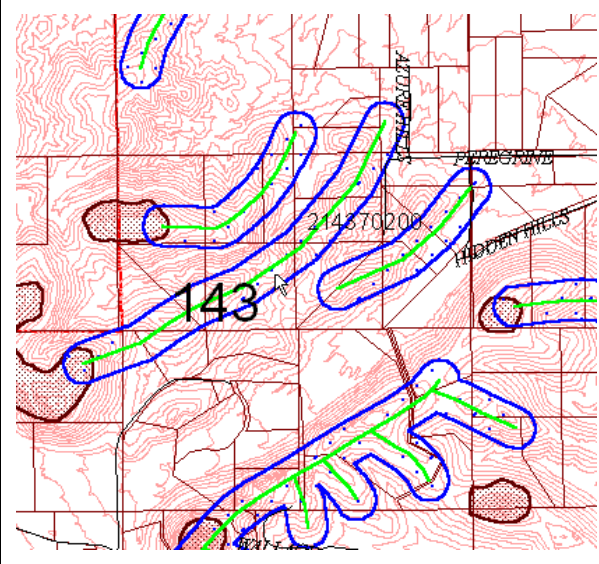


Peaks & Ridges candidate no. 143
General Location Sunset Rd. & Azure Hills
Parcel Numbers 21437024B etc. _____



Photo facing south from Azure Hills Dr.



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- **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- **No.**
7. The land form encompasses a substantial portion of an undeveloped lot- **Yes.**
8. Would 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. This feature is an extension to an historically protected ridge line. This features silhouette is not viewable from any scenic routes. This ridge line is one of a series of local hills. The historically protected peak is sufficient in protecting this feature. The protected area would likely restrict access and development within several lots.

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

