

Peaks & Ridges candidate no. 145

General Location Sunset Rd. & Azure Hills Dr.

Parcel Numbers 21434022B etc.

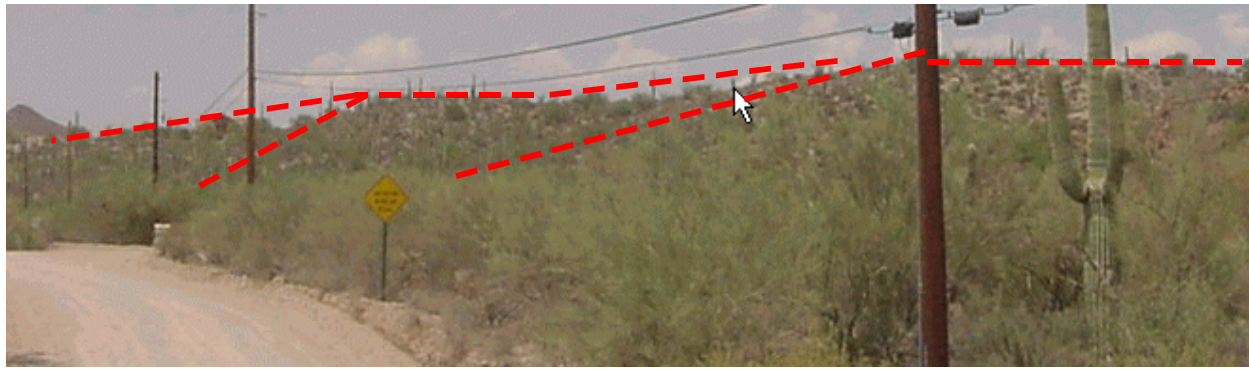
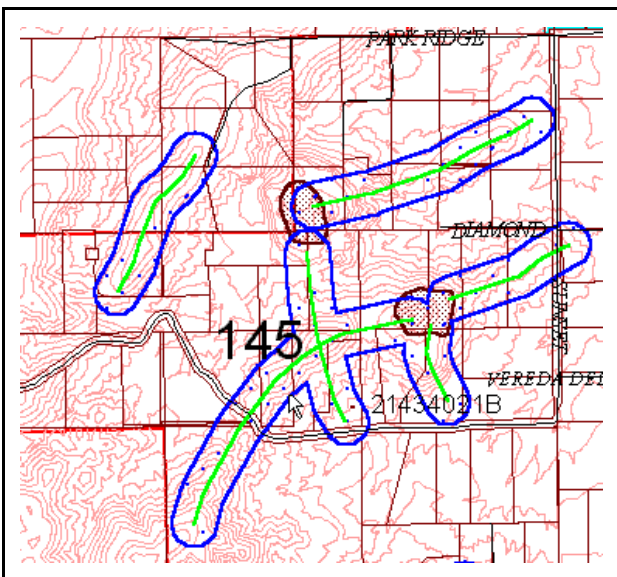


Photo facing northwest from Sunset Rd. & Azure Hills.



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- **No.**
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 series of local hills which are extension from two historically protected peaks. The series of hills produce a distinguishable silhouette only at the most local level. These ridges are difficult to discern from any scenic route. Level 2 protection is adequate for this ridge. . The protected area would likely restrict access and development within several lots.

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

