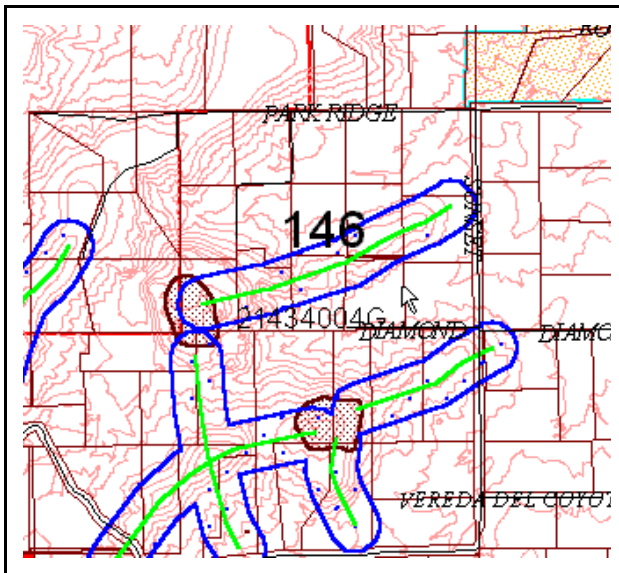


Peaks & Ridges candidate no. 146
General Location Sunset Rd. & Diamond St.
Parcel Numbers 21434004G etc.



Photo facing southwest from Sunset/Park Ridge 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- **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- **Yes.**
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- **Yes.**
8. Should 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 feature is one of a series of local neighborhood hills. The series of hills produce a distinguishable silhouette only at the most local level. This silhouette is not prominent when viewed from any scenic route. The historically protected peak is sufficient in protecting the high point of this feature. The protected area would likely restrict access and development within several lots.

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

