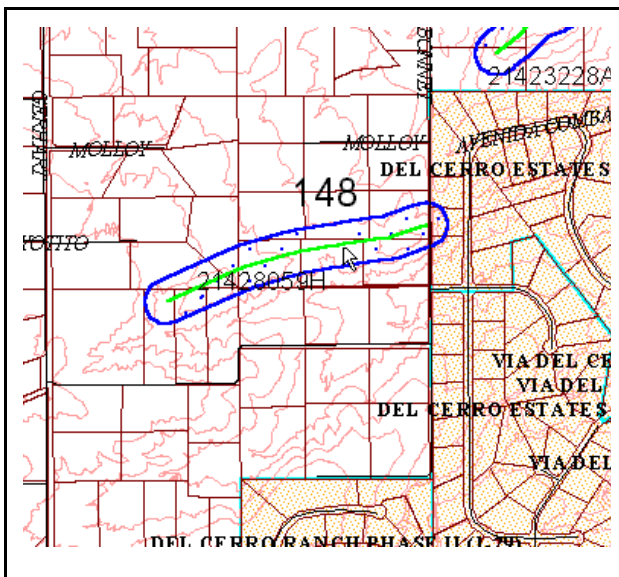


Peaks & Ridges candidate no. 148
General Location Blue Bonnet Rd. & Calle Montuoso
Parcel Numbers 2142805011 etc.



Photo facing west from north end of Tortillita 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- **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 **Yes.**
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's silhouette is not discernable from any scenic route. This feature is only a neighborhood hill and is not a dominant feature even at the most local level. The protected area would likely restrict access and development within several lots. A portion of the protection area is within a recorded subdivision (Del Cerro Estates).

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

