

Peaks & Ridges candidate no. 172
General Location Scenic Dr. & Pima Farms Rd.
Parcel Numbers 22123006C

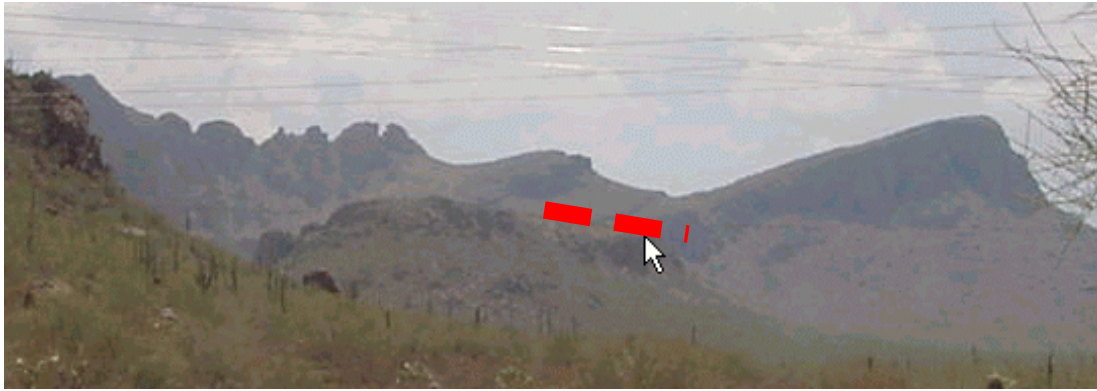
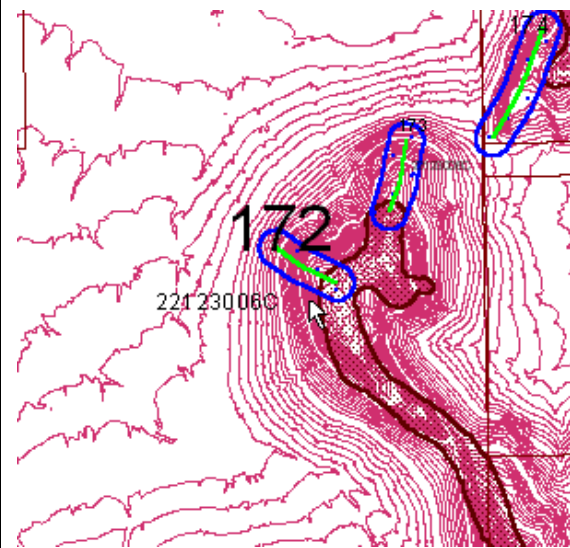


Photo facing south from Twin Peaks Rd.



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- **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- **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 is an extension to an historically protected ridge line. This feature's silhouette is similar in prominence to the higher ridge line behind it when viewed from Twin Peaks Rd., a scenic route. The protected area is within a very large lot, and would minimally limit development with the lot.

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

