

Department of  
Community Development  
Lori A. Moss, Director



**Divisions**  
Building Permits & Inspection  
Code Enforcement  
County Engineering  
Economic Development & Marketing  
Planning & Environmental Review

DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning and Environmental Review Division  
**REVISED NOTICE OF PREPARATION OF AN EIR**

**MARCH 2, 2016**

**TO: ALL INTERESTED PARTIES**

**SUBJECT: REVISED NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR  
NORTHBOROUGH (CONTROL NUMBER: PLNP2013-00056)**

Sacramento County will be the CEQA Lead Agency for preparation of an Environmental Impact Report (EIR) for a project known as **NORTHBOROUGH (CONTROL NUMBER: PLNP2013-00056)**. This Revised Notice of Preparation has been sent to responsible and trustee agencies and involved federal agencies pursuant to Section 15082 of the CEQA Guidelines. Agencies should comment on the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project. Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. A NOP was circulated for this project on November 13, 2013 and is being re-circulated to reflect a change in the project boundary and associated offsite improvements.

The project description, location, and the probable environmental effects are contained in the attached materials and may also be viewed online by going to the Planning and Environmental Review (PER) homepage ([www.per.saccounty.net](http://www.per.saccounty.net)) and searching for environmental documents. The direct link to the document search page is:

<http://www.per.saccounty.net/EnvironmentalDocuments/Pages/SearchDocuments.aspx>.

Please note that a scoping meeting will be held for public agencies to provide input on the scope and content of the environmental document. The date and time of this meeting is to be determined at this time.

Please send your Agency's response to this Notice to:

Catherine Hack, Environmental Coordinator  
Department of Community Development  
Planning and Environmental Review Division  
827 7<sup>th</sup> Street, Room 225, Sacramento, CA 95814  
or via e-mail at: [CEQA@saccounty.net](mailto:CEQA@saccounty.net).

Your response should include the name of a contact person in your agency. Persons with specific questions about the project should contact Julie Newton, Environmental Review Project Manager, at (916) 876-8502 for further information.

**PROJECT TITLE:**

**NORTHBOROUGH**

**CONTROL NUMBER:**

PLNP2013-00056

**PROJECT PROPONENT(S):**

**Owner:**

Gibson Ranch LLC, et al.  
Attention: Brian Vail

**Applicant:**

River West Investments  
Attention: Bret Hogge

**Engineer:**

Wood Rogers, Inc.  
Attention: Donna Pasquantonio

**APNs:**

**203-0010-001, -003, -013, -015, -016 AND 203-0020-013**

**PROJECT DESCRIPTION AND LOCATION:**

The Project is located in the northwestern portion of Sacramento County, in the Rio Linda/Elverta community (Plate NOP-1). The site, consisting of approximately 300 acres, is located between 16<sup>th</sup> Street to the west and Gibson Ranch County Park to the east, north of Elverta Road and directly south of the Placer County/Sacramento County line. The project site is made up of six individual parcels, including Assessor's Parcel Numbers: 203-0010-001, -003, -013, -015, 016, and 203-0020-013, all located within Township 10 North, Range 5 East on the Rio Linda, California USGS 7.5' Quadrangle Map.

The Northborough project site is located within the Elverta Specific Plan area. The Elverta Specific Plan, approved in 2007 by the Sacramento County Board of Supervisors, designated the project area Agricultural Residential 1-5, which allows for development of agricultural residential lots ranging from 1 to 5 gross acres in size. The project area was not included in the "urban area" of the Specific Plan which is almost entirely designated for single-family residential uses with minor commercial, office, and community oriented uses. The Northborough project proposes to increase densities on the project site over the approved Specific Plan to be more consistent with the urban uses of the Elverta Specific Plan and other surrounding planning efforts within Placer County. The project proponents are requesting entitlements to subdivide the approximately 300 acre project site into 1,127 single family residential lots, 1 elementary school lot, and various open space, park, landscape/trail, recreation center, and detention lots (Plate NOP-2).

This NOP has been updated to address a modification in the project boundary, minor changes to the land use plan, as well as identify foreseeable, off-site environmental impacts. Off-site impacts include the construction of a Sacramento Municipal Utilities District (SMUD) substation and associated facilities, and drainage improvements on neighboring parcels (Plate NOP-3).

Please note that comments previously submitted under the original NOP will still be considered during preparation of the EIR. Additional comments need only be submitted if they are specific to the project modifications, or comments not included in a previous NOP response

The Project requires approval of the following entitlement requests:

1. A **General Plan Amendment** to change the land use designation of approximately 298± gross acres from Agricultural-Residential to Low Density Residential (255± acres) and Recreation (30 ± acres) (**Plate NOP-4**).
2. A **Community Plan Amendment** to amend the Rio Linda – Elverta Community Plan for the 298± gross acre site from Agricultural-Residential 2 with an Agricultural Residential Preservation Area Overlay (ARPA) (286± acres) and Agricultural Residential 5 to Residential Density 7 (128± acres), Residential Density 5 (71± acres), Residential Density 4 (40± acres), Agricultural Residential 5 (11± acres), Public/Quasi Public (34± acres) and Park (11± acres) (**Plate NOP-5**).
3. A **Community Plan Amendment** to amend Policy LU-6 of the Rio Linda – Elverta Community Plan to reflect the adoption of the Elverta Specific Plan and to note that the proposed project (Northborough) will add additional acreage to the “urban” area and would modify the overall residential holding capacity of the “urban” area from 4,500 dwelling units to 5,689 dwelling units (4,500 du existing holding capacity + 1,127 proposed du).
4. A **Specific Plan Amendment** to amend the Elverta Specific Plan for the 298± gross acre site from Agricultural Residential 1-5 (281± acres), Elementary School (13± acres), Drainage/Trails (2 ± acres), Detention/Joint Use (2± acres) to Single Family Residential 3-5 (105± acres), Single Family Residential 6-7 (142± acres), Community / Sports / Neighborhood Parks (11± acres), Detention/Joint Use (27± acres) (**Plate NOP-6**).
5. A **Rezone** of approximately 298± gross acres from AR-5 (Agricultural Residential 5) to RD-4 (Residential Density 4 – 40± acres), RD-5 (Residential Density 5 – 72± acres), RD-7 (Residential Density 7 – 142± acres), and O (Recreation – 32± acres) (Plate NOP-7).
6. A large lot **Tentative Subdivision Map** to divide the 298± gross acre site into 23 large lots consisting of 15 “Village” lots, 1 elementary school lot, and various open space, park, landscape/trail, recreation center, and detention lots (Plate NOP-8).
7. A small lot **Tentative Subdivision Map** to divide the 15 “Village” large lot maps into 1,127 single family residential lots (Plate NOP-9, Plate NOP-10, Plate NOP-11, Plate NOP-12).
8. A **Use Permit** to allow an outdoor recreation facility associated with the indoor community recreation center/clubhouse located in the southwestern portion of the project area, including and adjacent to the Lot G (Large Lot Parcel 10) detention basin.
9. An **Affordable Housing Plan** consisting of the payment of in-lieu and affordability fees and/or constructing affordable units onsite. **Note:** The Affordable Housing Plan has not been submitted at this time.

Please note that the project will require other approvals beyond those under the jurisdiction of the County of Sacramento (listed above). For example, the project will require an action by the Local Agency Formation Commission (LAFCo), as follows:

1. **Annexation** into the Rio Linda Elverta Water District.

LAFCo will meet separately on this matter and will act independently from the County Board of Supervisors; however, LAFCo will likely utilize the environmental document prepared for this project in rendering their decision, thus LAFCo is considered one of the Responsible Agencies under CEQA.

The project applicant submitted the following background information, justification statements and overall project description, which provides a generalized background of regional planning efforts and how the Northborough project, in the applicant's opinion, was designed to fit into the overall regional design. Additionally the CEQA Project Objectives, provided by the project applicant are included below. Please note that the following statements (denoted in *italics*) were provided by the project applicant and statements regarding the project's overall consistency with adopted land use plans and regulations are considered "justification statements". Evaluation of the project's factual consistency with said plans and policies has not occurred at this time and will occur during the environmental review and planning process.

#### *Surrounding Area Planning Efforts*

*Northborough is located in the heart of two very large specific plan areas: Elverta Specific Plan (Sacramento County) and Placer Vineyards Specific Plan (Placer County). Elverta Specific Plan (1,744.6 gross acres, approved August 8, 2007) allocates 4,950 residential dwelling units (du) on 1,432.1 net acres of residential lands, ranging in density between 5-ac lots to 20 dwelling units per acre, at an average net density for the Plan Area of 3.5 du/net acre.*

*Placer Vineyards (5,230 gross acres, approved July 16, 2007) allocates 14,132 residential dwelling units in the Plan (13,085du on 2,382ac of residentially-zoned lands [5.5du/ac] and 1,047du on "SPA"- and "CMU"-zoned lands [1.0du/ac]), ranging in density between 2 to 22 dwelling units per acre, at an average net density for the Plan Area of 4.1 du/net acre.*

#### *Northborough Project Design*

*The design of Northborough complies with the design standards of the Elverta Specific Plan (ESP) and the "Smart Growth" Principles for Planning established by Sacramento Area Council of Government's (SACOG) Blueprint process. The Project is designed to be energy efficient utilizing compact development strategies with short blocks and a modified "grid-style" residential street pattern. The proposed design blends seamlessly into the surrounding neighborhood; the gridded street pattern encourages walking and allows many options for pedestrian travel through the Project's neighborhoods. This grid-style street pattern also allows traffic patterns to disperse through neighborhoods thereby eliminating the need for wide, walled collector roadways that separate neighborhoods.*

*Pavement sections are minimized throughout the Project and the resulting tree-lined and pedestrian-friendly streets created in the Project are reminiscent of established traditional neighborhoods found in the greater Sacramento area, such as East Sacramento, Curtis Park and Land Park.*

#### *Northborough's Increased Density*

*The densities of the plan have been increased to be consistent with the net densities of the Elverta Specific Plan and Placer Vineyards Specific Plan. The Elverta Specific Plan intended to use this site as a buffer from the urban land uses of the Specific Plan and the rural land uses on the adjacent lands in rural Placer County. However, since then the Placer Vineyards Specific Plan has been approved and the urban land uses approved in*

*the Placer Vineyards Specific Plan no longer require the need for an Agricultural Residential buffer. The Sacramento County General Plan assumes that the existing planned communities, such as the Elverta Specific Plan, will accommodate as many as 5,000 additional residential units due to market forces and encourages increasing densities where appropriate. The General Plan also encourages higher residential densities in areas that have infrastructure capacity available.*

*Northborough's increased density will:*

- *Implement the Blueprint Vision for more compact urban growth.*
- *Promote walking and biking as viable transportation alternatives.*
- *Utilize existing and planned public infrastructure and services in an efficient manner.*
- *Eliminate buffers between planned urbanized areas making more efficient use of underutilized land.*
- *Provide additional funding for planned infrastructure and services.*
- *Increase the demand and likelihood of neighborhood serving commercial, especially a grocery store.*

#### *Northborough's Community Amenities*

*Northborough includes additional amenities representing a significant land owner investment to distinguish this community and provide a wider range of housing and community choices. Central to the identity and community quality will be a Family Recreation Center with meeting areas, a community pool, and BBQ area available to all of the Northborough residents. Northborough will include a HOA and CC&Rs to ensure quality maintenance of the community amenities and higher design standards.*

*Additional amenities include:*

- *Tree-lined separated sidewalks connecting the neighborhoods with local and regional parks, an elementary school, and the Recreation Center creating a walkable, pedestrian friendly community.*
- *Roundabouts and pedestrian-enhanced intersections encouraging residents to walk, bike, and talk to their neighbors, and provide way-finding to direct them to key community focal points.*

#### **PROJECT OBJECTIVES:**

1. Develop and build a residential community that provides a mix of housing types and choices and improves upon the design standards of the Elverta Specific Plan and incorporates the "Smart Growth" Principles of Planning established by the Sacramento Area Council of Government's Blueprint process.
2. Develop an economically feasible master-planned community that reasonably minimizes its impact on biologically sensitive natural resources and utilizes existing and planned public infrastructure and services in an efficient manner.
3. Create a pedestrian-friendly community that promotes bicycle use and provides multiple connections to existing and planned trail systems in the Elverta Specific Plan, Placer Vineyards Specific Plan, and the Dry Creek Parkway through Gibson Ranch County Park.
4. Create recreational and open space opportunities that include neighborhood and community parks and off street trails into the project design in a manner that provides community connectivity and is aesthetically pleasing.

5. Provide adequate access points for vehicular traffic with minimal impact on the existing residents.
6. Encourage higher residential densities that are consistent with the net densities of the Elverta Specific Plan and Placer Vineyard Specific Plan and provide a wider range of housing and community choices, accommodate a portion of the anticipated population growth within the approved Elverta Specific Plan, and avoid leapfrog development beyond the urban fringe consistent with the General Plan.
7. Eliminate buffers between planned urbanizing areas making more efficient use of underutilized land.
8. Provide additional funding for planned infrastructure and services.
9. Increase the demand and likelihood of neighborhood servicing commercial, especially a grocery store.

#### **ENVIRONMENTAL/LAND USE SETTING:**

The topography of the approximately 300 acre Northborough Project area is flat to gently undulating, with elevations ranging from a high of about 85 feet in the northeast to a low of about 70 feet in the northwest. In general, it appears that the project area drains from the east to the west with some minor localized variations. The project area includes several wetted features including both depressional wetlands (i.e. vernal pools, stock ponds) and riverine wetlands (i.e. seasonal wetland and intermittent streams) with waters in the localized region ultimately being conveyed to the Natomas East Main Drainage Canal (aka the NEMDC or Steelhead Creek), which joins the Sacramento River at Discovery Park. The entire project area is designated on the FEMA flood map as being outside the 100-year floodplain.

The project area consists primarily of non-native annual grassland habitat used for dry land pasture. The site's pasture lands support cattle grazing and equestrian activities. Trees are generally lacking throughout the project area, although groups of trees have been planted in clusters around residences and as windbreaks along roadways. On-site varieties include black walnut, black locust, valley oak, blue oak, willow, cottonwood, eucalyptus, fig and a variety of ornamental pine and fruit trees.

The project area contains six individual parcels. Aerial surveys and assessors data indicates that the project area contains 3 rural residential households. Surrounding land uses include rural residential uses in the AR-2 zone to the west; urban residential uses include rural residential uses in the AR-1 zone and the Gibson Ranch Regional Park in the O zone to the east; and currently undeveloped grazing land proposed for development with an urban residential community known as Placer Vineyards to the north within Placer County. The former McClellan Air Force Base is located approximately 3 miles southeast of the planning area.

Elverta Road provides regional access to the project area from Watt Avenue on the east and from Rio Linda Boulevard on the west; while 16<sup>th</sup> Street provides regional access to the project area from the south. The limited number of existing crossings of the Dry Creek floodplain corridor to the south of the site (i.e., at Dry Creek Road and at Rio Linda Boulevard) place considerable load on Elverta Road as an east-west distributor of vehicular traffic.

#### **PROBABLE ENVIRONMENTAL EFFECTS/EIR FOCUS:**

Preliminary review of the Project, the site, and the location indicates that the areas of EIR focus should include land use, public services, hydrology and water quality, traffic and

circulation, noise, air quality, biological resources, cultural/historic resources, climate change, and hazardous materials.

### **Land Use**

This chapter will examine existing land uses in and adjacent to the project area and identify applicable regulations and policies affecting the project site. The chapter will address potential land use plan conflict (plans include the Sacramento County General Plan, Sacramento County Zoning Code, the Elverta Specific Plan, and the Placer Vineyards Specific Plan) and potential for land use conflict (surrounding uses).

### **Public Services**

The Project is within the service area of the following entities: California American Water District, Rio Linda –Elverta Community Water District, Sacramento Area Sewer District, Sacramento Regional Sanitation District, Sacramento Metropolitan Fire District, Sacramento County Sheriff's Department, Rio Linda & Elverta Recreation and Park District, Center Unified School District, Pacific Gas and Electric, and Sacramento Municipal Utility District. This chapter will examine potential project impacts related to energy service, fire protection, police service, school service, parks and recreation service, solid waste service, water service, and sewer service.

### **Hydrology and Water Quality**

This chapter will describe the existing stormwater control system and assess the potential impacts of the Project on the adequate functioning of the stormwater system. This chapter will also describe the existing watershed and assess the potential for the Project to impact water quality, either as a result of construction (grading and erosion) or operation. Any potential floodplain impacts of the Project will also be discussed.

### **Traffic and Circulation**

This chapter will analyze potential traffic and circulation impacts of the proposed project.

### **Noise**

This chapter will analyze whether the project will result in exposure of persons to or generation of noise levels in excess of standards established in the Sacramento County General Plan.

### **Air Quality**

This chapter will describe the potential of the Project to result in the emission of recognized air pollutants such as particulate matter and ozone precursors. The analysis will examine both emissions related to construction and emissions related to operation.

### **Biological Resources**

This chapter will analyze impacts of the proposed project to biological resources on the project site. The project site contains both native and non-native trees. As a result of the proposed project, some of these trees will be removed. The project site also contains a diverse set of wetland habitats and is habitat for special status species. Impacts to these sensitive habitats and species will be analyzed.

### **Cultural Resources**

This chapter will analyze impacts the proposed project could have on significant cultural resources.

### **Climate Change**

This chapter will describe the potential of the Project to result in the emission of greenhouse gases, both during construction and operation, and compare those emissions to County thresholds.

### **Hazardous Materials**

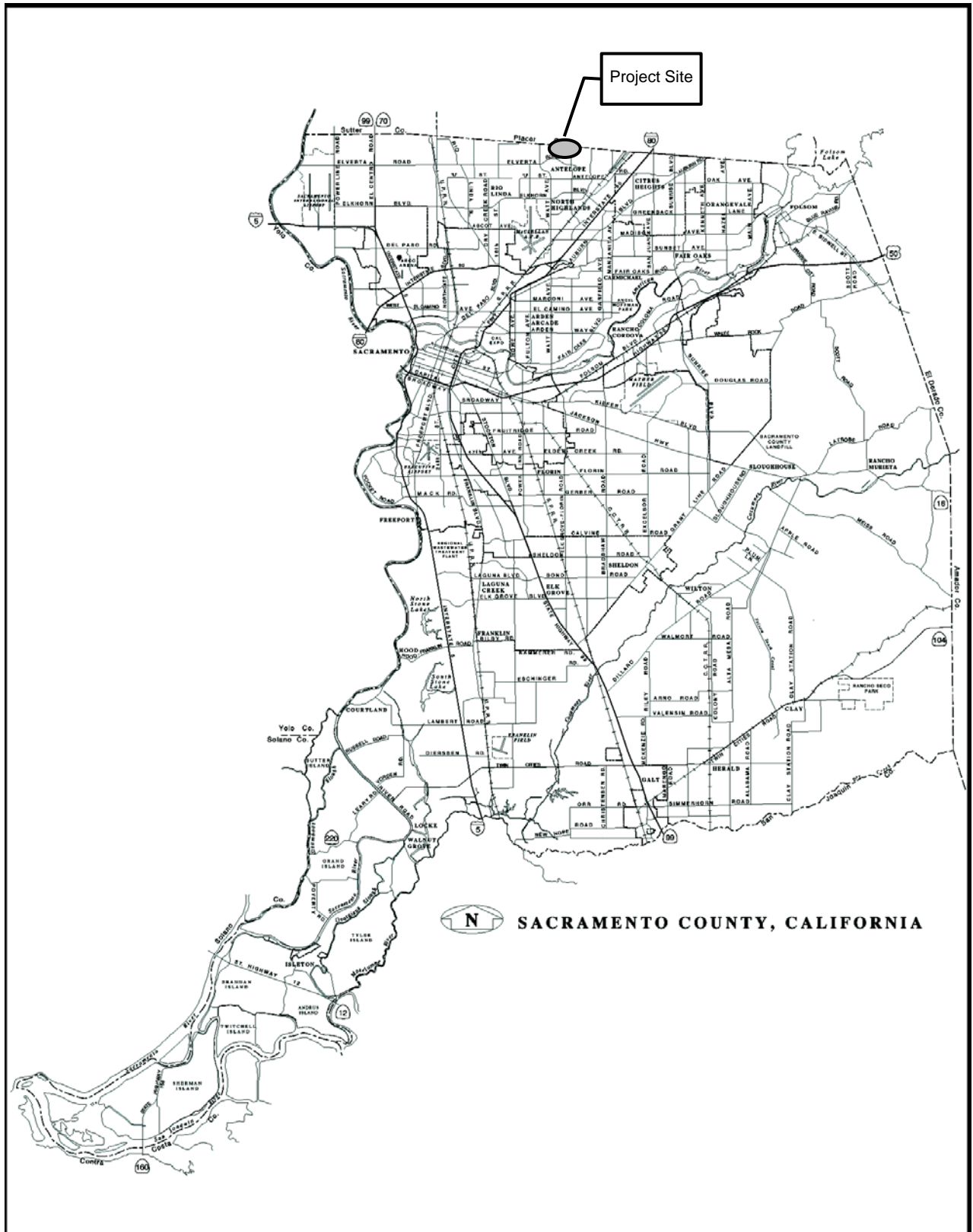
This chapter will describe any potential for implementation of the proposed project to result in any impacts associated with hazardous materials and waste.

### **INTENDED USES OF THE EIR:**

The Sacramento County Planning Commission and the Board of Supervisors will use the information contained in the EIR in evaluating the proposed project and rendering a decision to approve or deny the requested entitlements. The EIR will serve as an information document for the general public as well. Responsible agencies may also use the EIR as needed for subsequent discretionary actions. Responsible agencies may include but not be limited to the United States Fish and Wildlife Service, United States Army Corps of Engineers, California Department of Fish and Wildlife, Local Agency Formation Commission (LAFCo), California American Water District, Rio Linda –Elverta Community Water District, and the Rio Linda & Elverta Recreation and Park District.



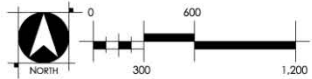
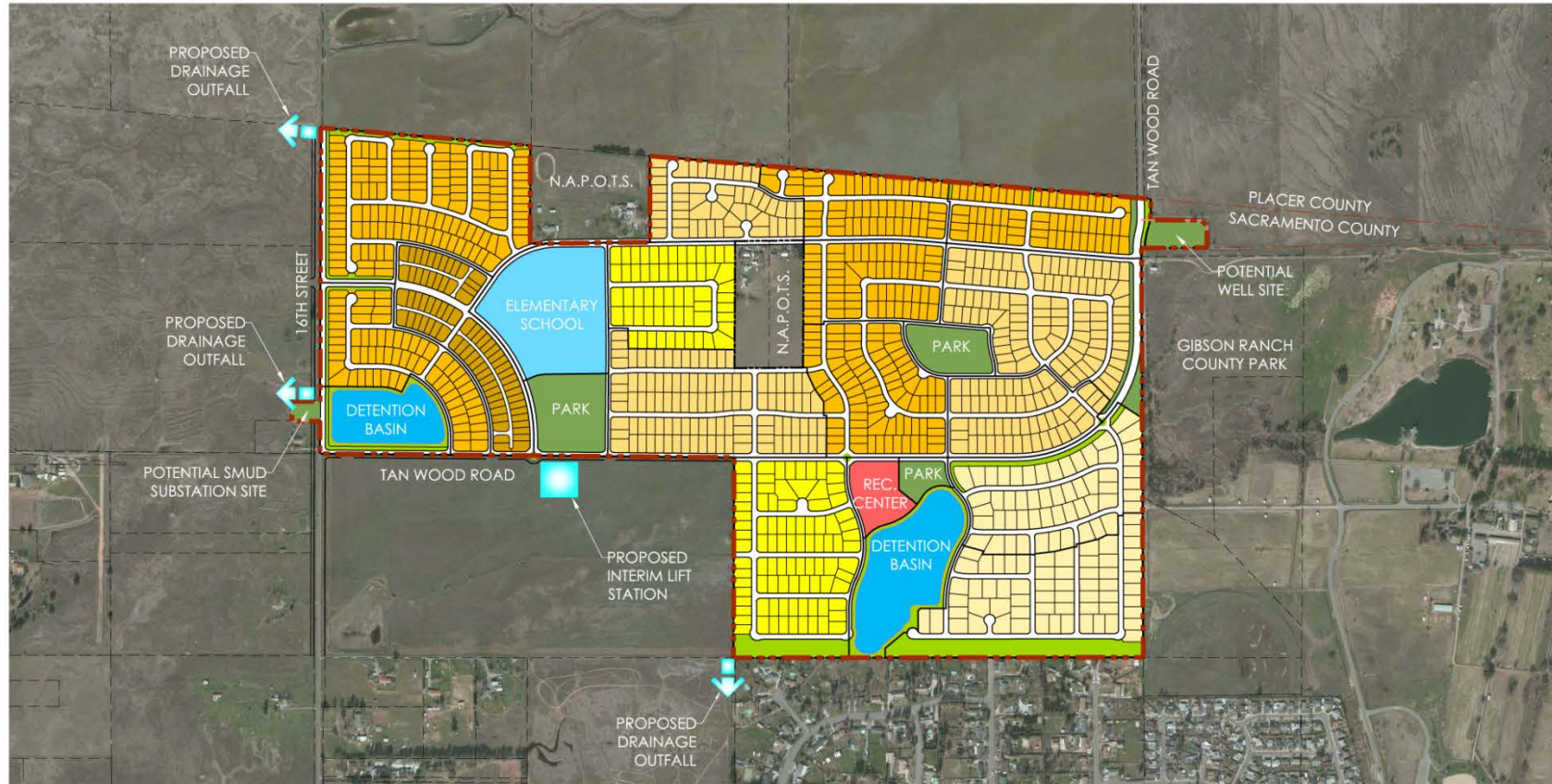
# Plate NOP-1: Regional Location





### Plate NOP-3: Offsite Improvements

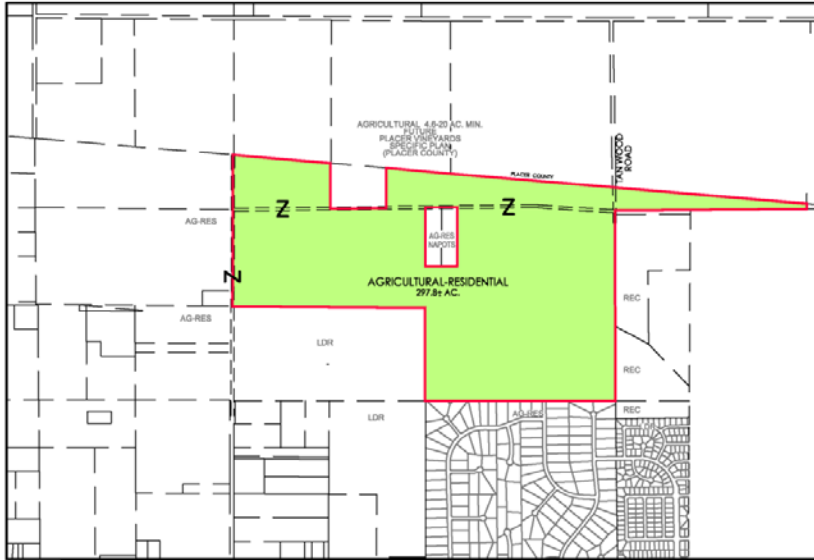
## PROPOSED SITE PLAN NORTHBOROUGH COUNTY OF SACRAMENTO, CALIFORNIA FEBRUARY 1, 2016



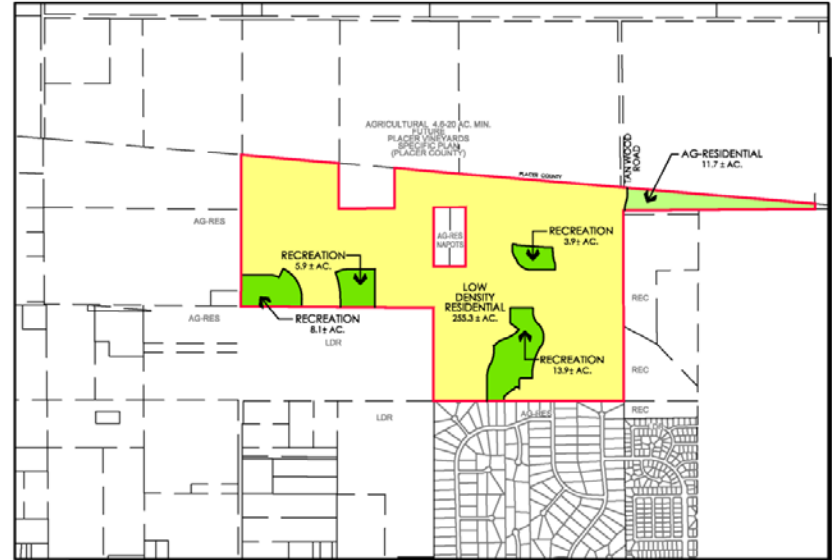
**WOOD ROGERS**  
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3301 C ST, Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767  
NORTHBOROUGH - PROPOSED SITE PLAN

Plate NOP-4: General Plan Amendment Exhibit

GENERAL PLAN AMENDMENT EXHIBIT  
**NORTHBOROUGH**  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 DECEMBER 18, 2015



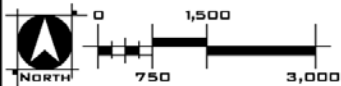
Existing General Plan Designations



Proposed General Plan Designations

GPA SUMMARY TABLE

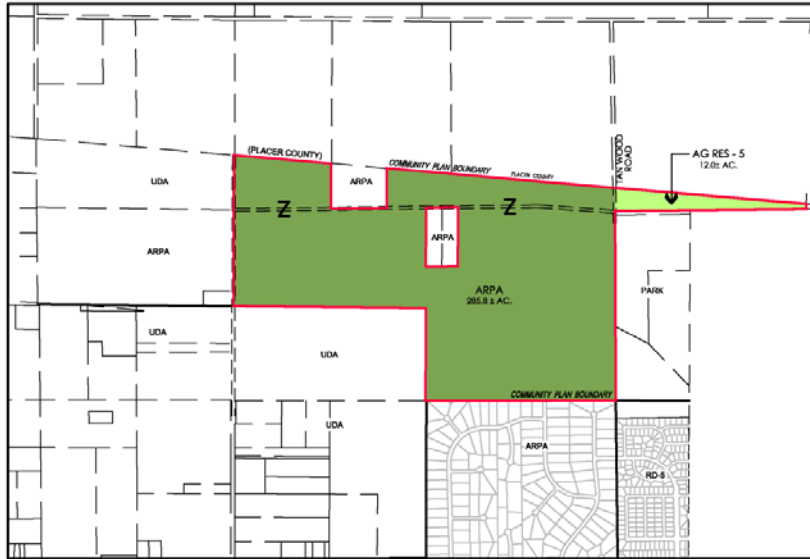
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFF.
AGRICULTURAL-RESIDENTIAL	(1-10 AC/DU)	297.8	11.7	- 286.1
LOW DENSITY RESIDENTIAL	(1-12 DU/AC)	0.0	255.3	+ 255.3
RECREATION		0.0	30.8	+ 30.8
<b>TOTAL</b>		<b>297.8</b>	<b>297.8</b>	<b>+ 0.0</b>



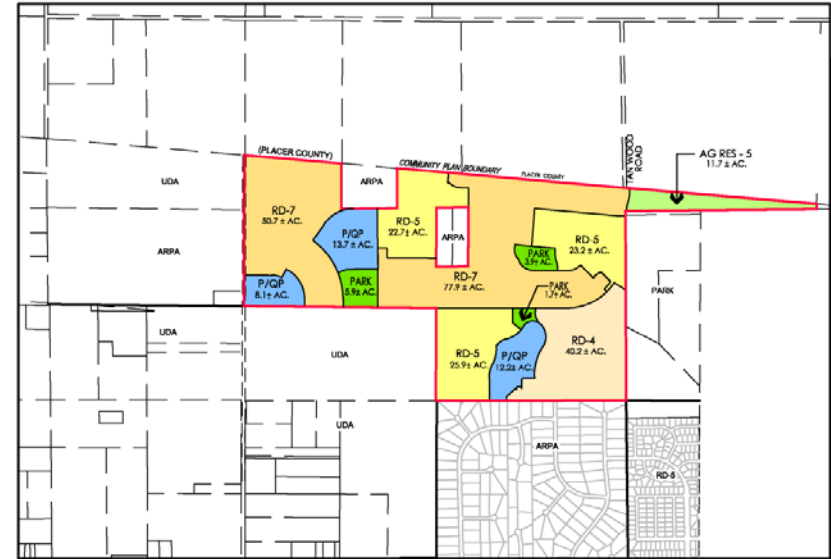
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## Plate NOP-5: Community Plan Amendment Exhibit

### COMMUNITY PLAN AMENDMENT EXHIBIT NORTHBOROUGH COUNTY OF SACRAMENTO, CALIFORNIA DECEMBER 18, 2015



EXISTING COMMUNITY PLAN DESIGNATIONS  
(RIO LINDA & ELVERTA COMMUNITY PLAN)

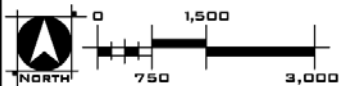


PROPOSED COMMUNITY PLAN DESIGNATIONS  
(RIO LINDA & ELVERTA COMMUNITY PLAN)

**LEGEND**

UDA: URBAN DEVELOPMENT AREA.  
ARPA: AG-RESIDENTIAL PRESERVATION AREA.

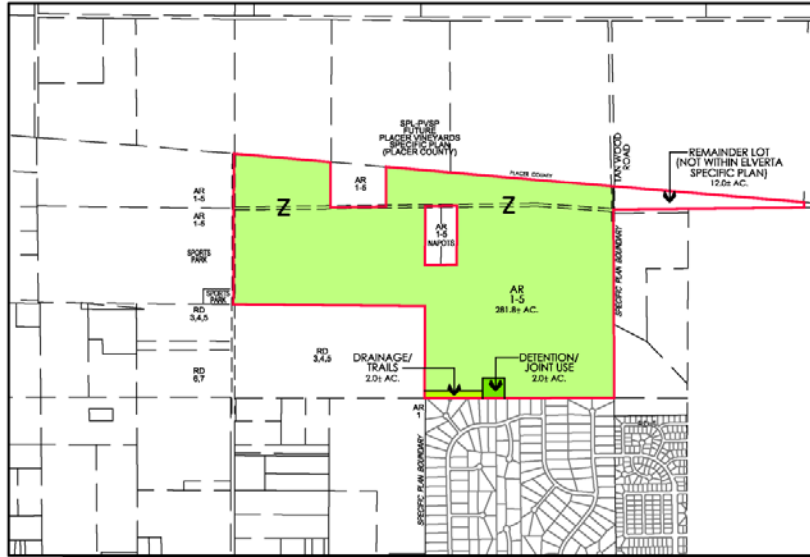
COMMUNITY PLAN AMENDMENT SUMMARY TABLE					
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFF.	
■	ARPA	AG RES. PRESERVATION AREA	285.8	0.0	-285.8
■	AG RES-5	AG RESIDENTIAL (5 AC MIN.)	12.0	11.7	-0.3
■	RD-4	SF RESIDENTIAL (4 DU/AC MAX)	0.0	40.2	40.2
■	RD-5	SF RESIDENTIAL (5 DU/AC MAX)	0.0	71.8	71.8
■	RD-7	SF RESIDENTIAL ( 7 DU/AC MAX)	0.0	128.6	128.6
■	PARK	PARK	0.0	11.5	11.5
■	P/QP	PUBLIC/QUASI PUBLIC	0.0	34.0	34.0
<b>TOTAL</b>			<b>297.8</b>	<b>297.8</b>	<b>0.0</b>



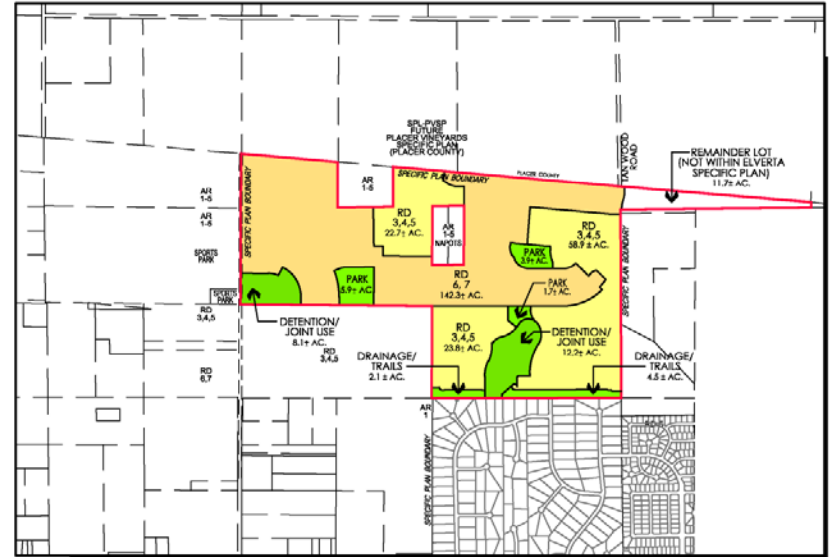
**WOOD RODGERS**  
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Plate NOP-6: Specific Plan Amendment Exhibit

SPECIFIC PLAN AMENDMENT EXHIBIT  
**NORTHBOROUGH**  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 DECEMBER 18, 2015



Existing Specific Plan Designations



Proposed Specific Plan Designations

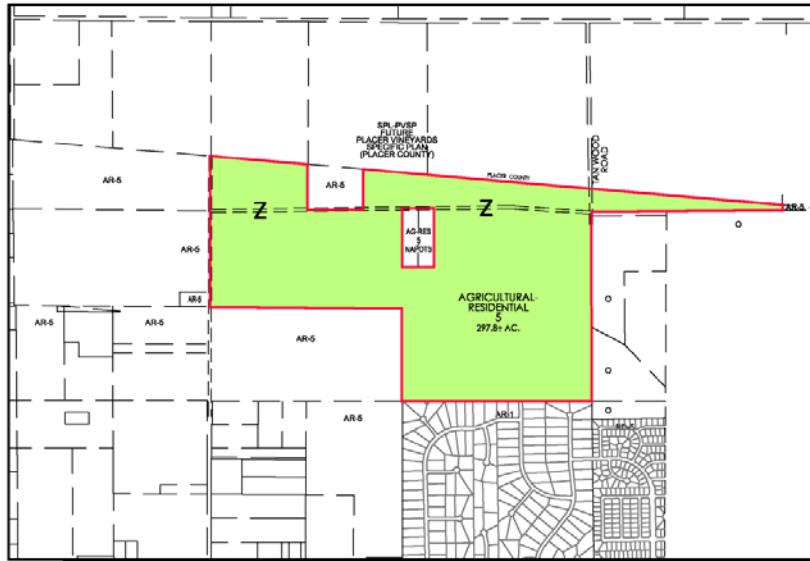
SPECIFIC PLAN AMENDMENT SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFF.
AR 1-5	AG RESIDENTIAL (1-5 AC MIN.)	281.8	0.0	- 281.8
RD 3,4,5	SF RESIDENTIAL (3-5 DU/AC MAX)	0	105.4	+ 105.4
RD 6,7	SF RESIDENTIAL (6-7 DU/AC MAX)	0	142.3	+ 142.3
PARK	PARK	0	11.5	+ 11.5
DRAINAGE/TRAILS	DRAINAGE/TRAILS	2.0	6.6	+ 4.6
DETENTION/JOINT USE	RECREATION	2.0	20.3	+ 18.3
REMAINDER	-	12.0	11.7	- 0.3
<b>TOTAL</b>		<b>297.8</b>	<b>297.8</b>	<b>0.0</b>

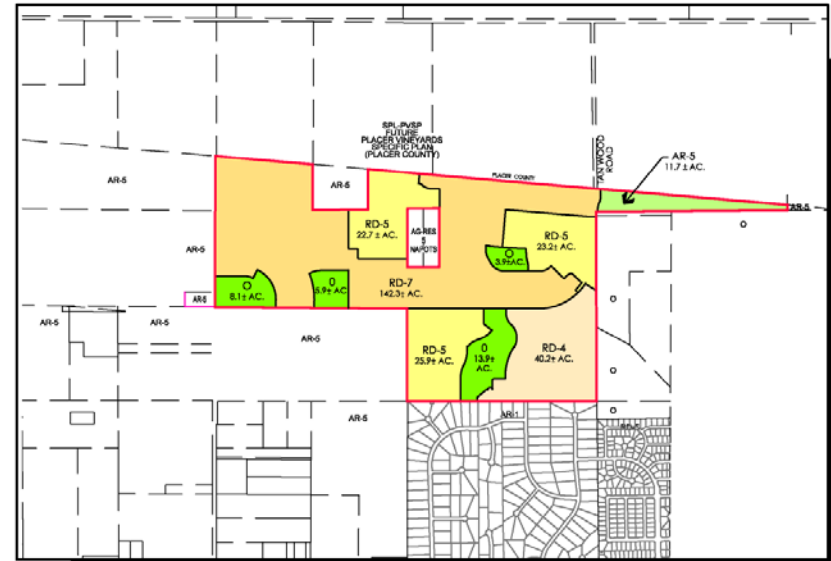


Plate NOP-7: Rezone Exhibit

ZONING EXHIBIT  
**NORTHBOROUGH**  
 COUNTY OF SACRAMENTO, CALIFORNIA  
 DECEMBER 18, 2015



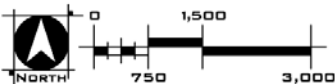
Existing Zoning Designations



Proposed Zoning Designations

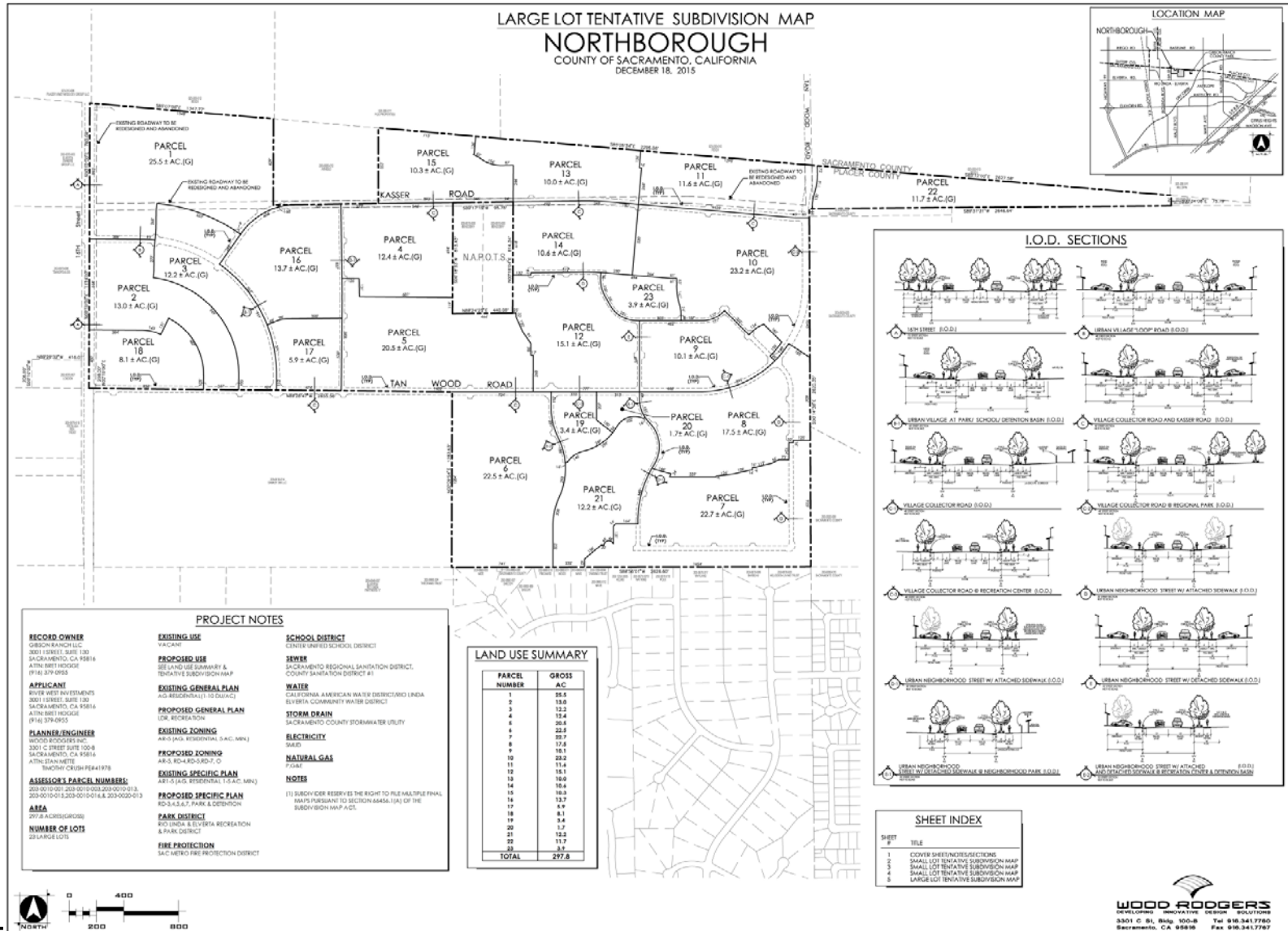
ZONING SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFF.
AR-5	AG RESIDENTIAL (5.0 AC MIN.)	297.8	11.7	- 286.1
RD-4	SF RESIDENTIAL (4.0 DU/AC MAX)	0.0	40.2	+ 40.2
RD-5	SF RESIDENTIAL (5.0 DU/AC MAX)	0	71.8	+ 71.8
RD-7	SF RESIDENTIAL (7.0 DU/AC MAX)	0	142.3	+ 142.3
O	RECREATION	0	31.8	+ 31.8
<b>TOTAL</b>		<b>297.8</b>	<b>297.8</b>	<b>0.0</b>



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# Plate NOP-8: Large Lot Tentative Subdivision Map







**Plate NOP-10: Tentative Subdivision Map Detail – Northwest**

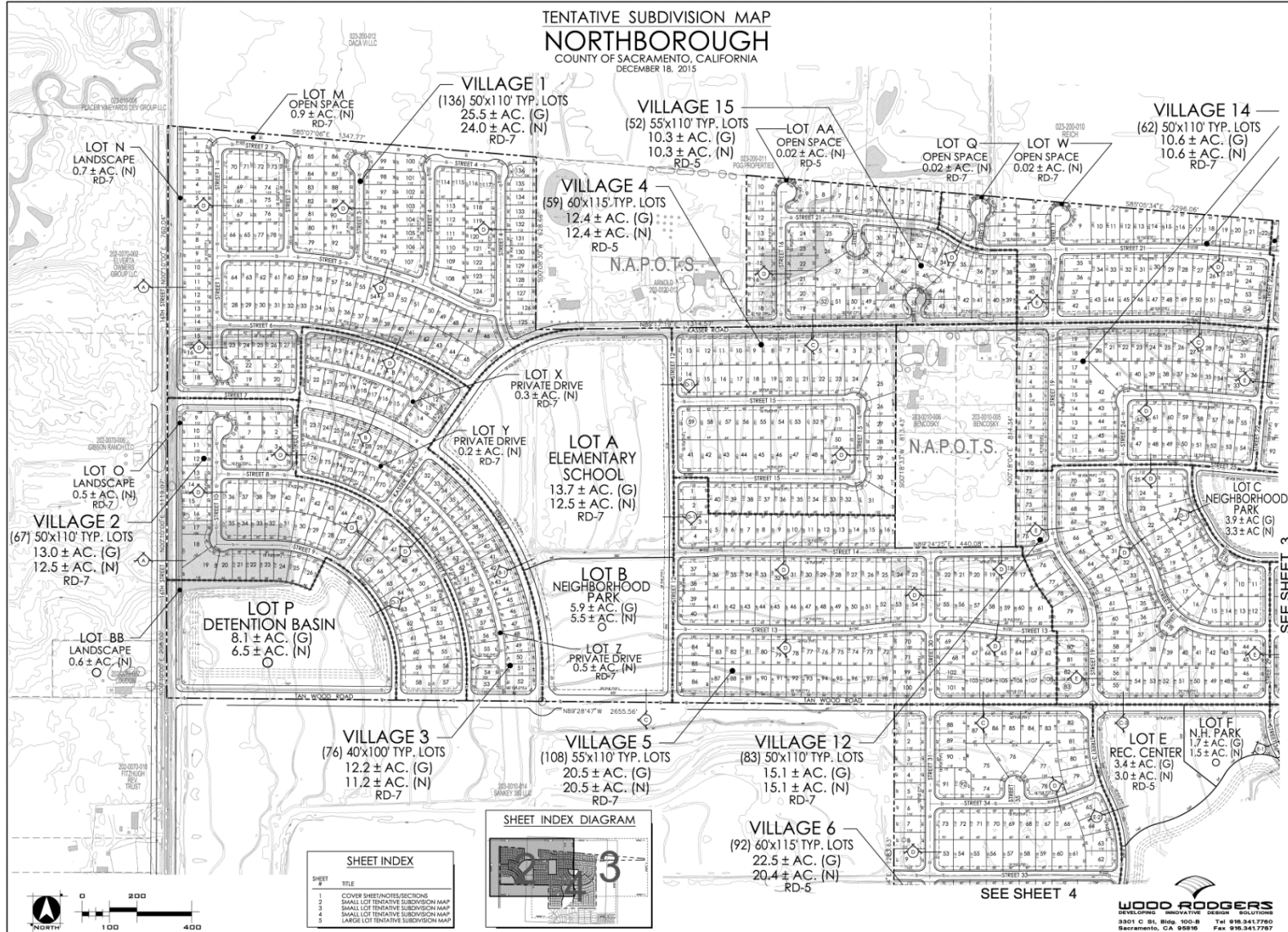
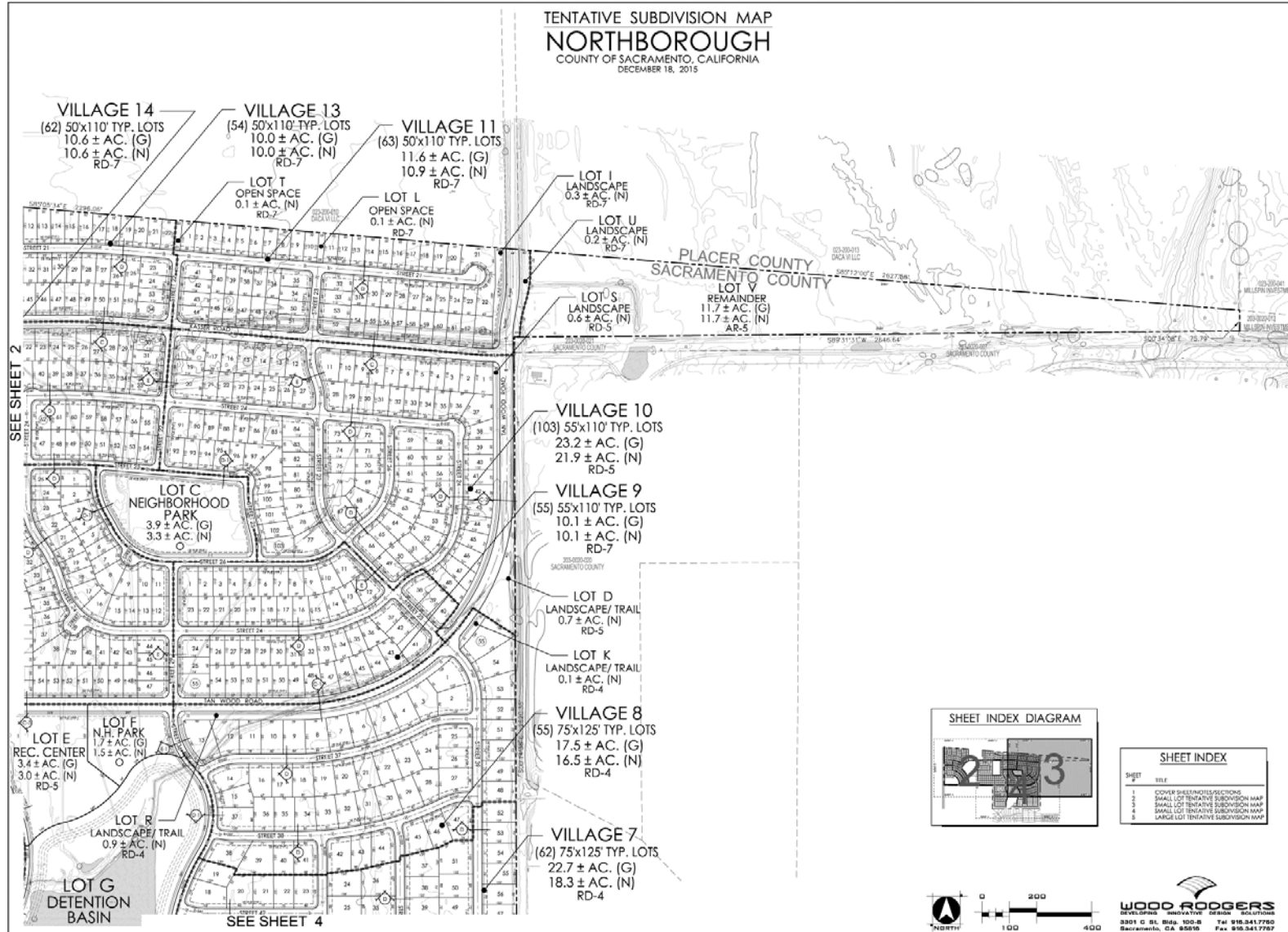


Plate NOP-11: Tentative Subdivision Map Detail – Northeast



**Plate NOP-12: Tentative Subdivision Map Detail – Southeast**

