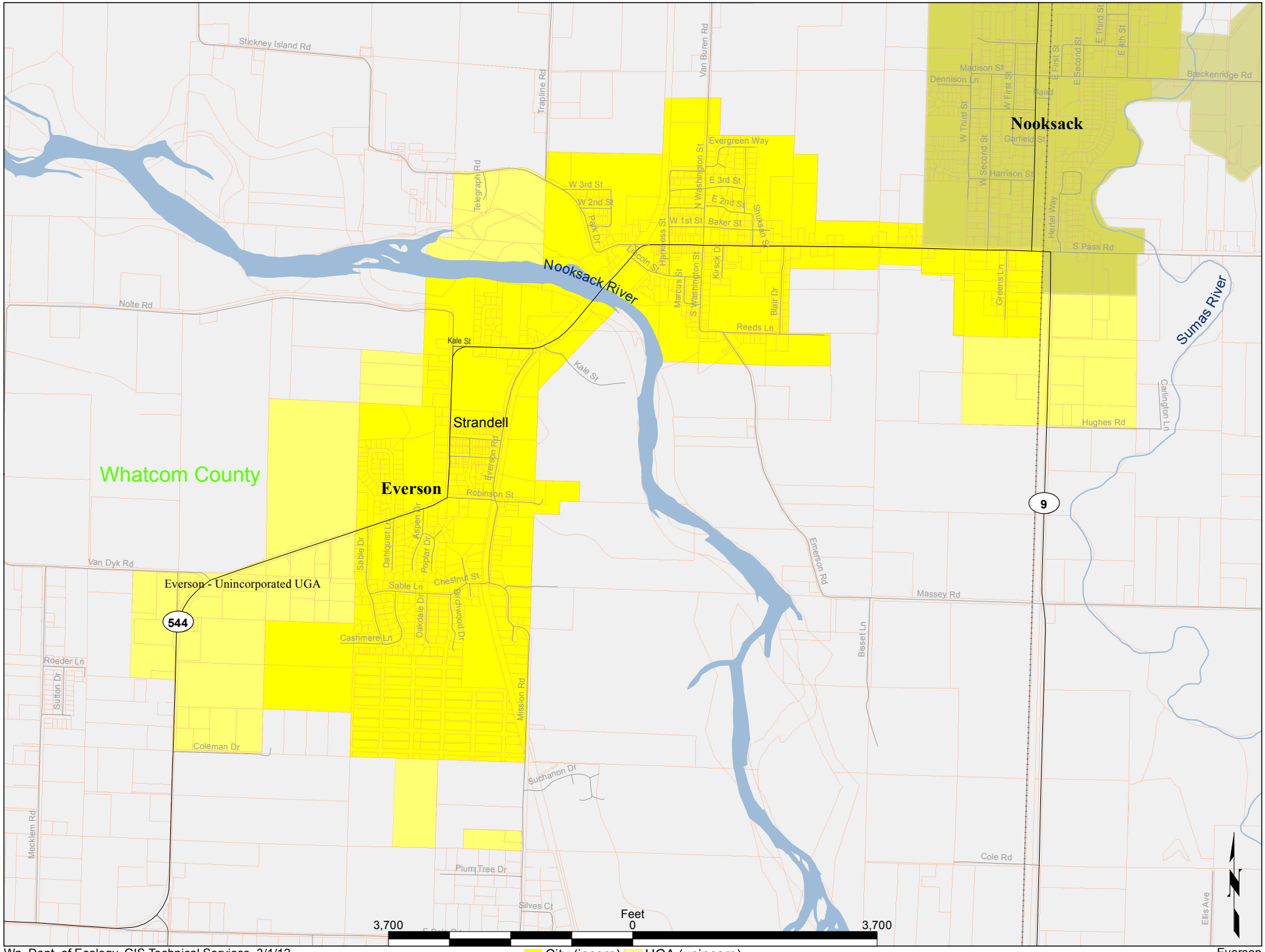Everson Urban Growth Area