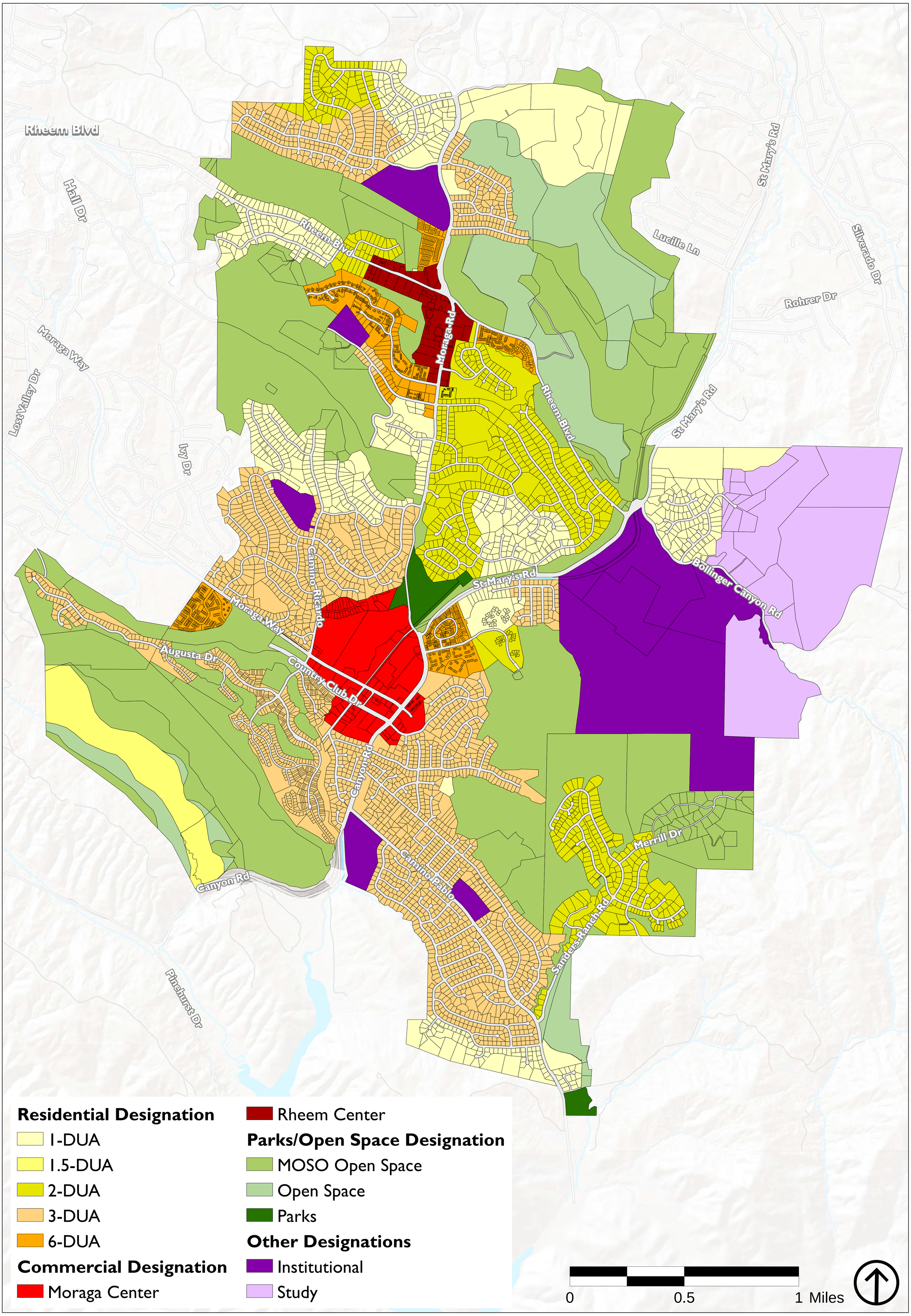MORAGA LAND USE