





Digital Program



Please scan the QR code above via your smartphone camera to be directed to the digital program. Or visit our website:

APA Inland Empire Website



the Welcome annual American Planning to Association, Inland Empire Section (APA-IES) Awards the Program! Tonight we recognize region's and projects, innovative plans distinguished members of the planning profession, community members and elected officials enhancing quality of life, and outstanding student planners. Thank you for joining us to celebrate this year's exceptional projects and people.

Awards Judging Panel*

*Judges on the Award Judging Panel are required to recuse themselves during the review and voting of projects that involve their agency

Suzanne Peterson
Melissa Garrety
Danielle Harper Scott
Emily Elliot
Josh Lee
Bryan Jones
Nicole Vann

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Suzanne Peterson, Co-Chair Melissa Garrety, Co-Chair Bryan Jones Robert Flores

Tony Lopez Emily Elliot Kamryn Kubose



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Member at Large, Josh Lee



Fox Event Center

The APA-IES Board is happy to to hold the 2024 Awards Program and festivities at the historic Fox Event Center in Redlands, California!

Built in 1927 in the Spanish Colonial Revival style, the theater officially on December 28, 1928 with celebrities in attendance from Hollywood. Over the decades, the theater fell into disrepair and eventually closed in the 1980s. Local historic advocated preservation for the enthusiasts the theater shuttered but remained restoration, approximately thirty years. Fortunately, the Fox was eventually purchased and restored for use as an events center, reopening in 2009.

Today long time residents are filled with nostalgia as they remember their youthful days at the theater, and a new generation can enjoy entertainment and events in its reinvigorated splendor.









OPPORTUNITY AND EMPOWERMENT

Victorville Wellness Center City of Victorville (Excellence)

OPPORTUNITY AND EMPOWERMENT

...............

Palm Springs Housing Element City of Palm Springs (Merit)

COMMUNICATIONS

Salton Sea Special Olivia Sandusky, NBC Palm Springs (Excellence)

COMMUNICATIONS

...............

Urban Planning is Not Boring Samantha Ellman and Natalie Ikhrata (Merit)

BEST PRACTICES

Pre-Approved ADU Program City of Coachella (Merit)

BEST PRACTICES

Senate Bill 1000 Equity Toolkit San Bernardino County Transportation Authority (Excellence)

ACADEMIC

The Effectiveness of Cooling Shelters During Extreme Heat Anushka Kargathara and Bailey Wong, Cal Poly Pomoma URP (Merit)



EMERGING FIRM

.................

MNS ENGINEERS (Excellence)

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COMPREHENSIVE PLAN - LARGE JURISDICTION

Community Services and Trails Master Plan City of Moreno Valley (Excellence)

COMPREHENSIVE PLAN - LARGE JURISDICTION

Parks Master Plan City of Menifee (Merit)

URBAN DESIGN

Native American Landscape Garden UC Riverside (Excellence)

COMPREHENSIVE PLAN-SMALL JURISDICTION

Eastvale General Plan 2040 City of Eastvale (Merit)

COMPREHENSIVE PLAN-SMALL JURISDICTION

Yucaipa Valley Wine Country Specific Plan City of Yucaipa (Excellence)

TRANSPORTATION

Connect RCCity of Rancho Cucamonga
(Excellence)

ECONOMIC DEVELOPMENT

The District Specific PlanCity of Jurupa Valley
(Merit)

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PUBLIC OUTREACH

Jurupa Valley Community Hub REACH OUT (Excellence)

RESILIENCE AND SUSTAINABILITY

Temecula Urban Forest Management Plan City of Temecula (Excellence)

ADVOCATE - CITIZEN

Karthick Ramakrishnan
UC Riverside and the founder of
AAPI Data and co-founder of
California 100

PLANNING PIONEER

Jonathan Pacheco Bell Lecturer (Cal Poly Pomona) and Practitioner (4 Leaf Inc)

PLANNER 4 HEALTH

Eddy Jara County of Riverside Public Health





Victorville Wellness Center (VWC) is a 26,000 sf homeless navigation center located at 16902 First Street. The 4.5 acre City-owned campus opened in December 2023 and is designed to assist in the transition of individuals into stable, permanent living situations. The VWC provides low-barrier, non-congregate emergency housing - giving each resident-client their own private, dignified dwelling space - while integrating a range of services that serve the VWC and the Victorville community. The VWC is the result of planning efforts to implement the City's Homelessness Solutions Strategic Action Plan by providing enhanced shelter operations. Planners facilitated the process by serving lead roles in creating the design, operational structure and securing of funding for the campus. Through this concerted community effort, the VWC offers up a new model for other communities to replicate in their efforts to reduce homelessness. More details can be found at: City of Victorville Website











The City of Palm Spring's housing element represents a forward-looking and inclusive agenda to address the unmet housing needs of the Coachella Valley. The updated 6th Cycle Housing Element truly empowers all residents throughout the city by planning and city staff implementing policies that encourage a thriving community for all. For instance, the City has introduced a few new affordable housing developments, two of which received funding from the Catalyst Fund, adding nearly 200 units of affordable housing to their city. To keep that momentum going, the city council has recently approved allocating a portion of their transient occupancy tax (TOT) revenue to the city's affordable housing fund. This fact is particularly exciting given that a large economic driver for the City of Palm Springs is tourism. Additionally, the City of Palm Springs has prioritized interventions within disadvantaged communities such as public park improvements, street repairs, funding for home rehabilitation and more. They have even increased housing choice and mobility by adopting numeric targets for ADUs affordable rental and ownership housing in disadvantaged and lower resource areas. Moreover, Palm Springs has recently launched their very own rental assistance program that has already increased housing stability for the lowest income residents in the city. You can view the Housing Element here: City of Palm Springs Housing Element Update









Olivia Sandusky's 30-minute special on the Salton Sea effectively boosts support for planning and deepens understanding of the process. Covering topics like lithium extraction, wetlands preservation, and the 10-year plan, Sandusky provides a nuanced view of the area's challenges and successes. Through interviews with key stakeholders, she illuminates the hurdles planners face and the importance of strategic decision-making.

This special responds to the timely developments at the Salton Sea, involving diverse stakeholders from public, private, and non-profit sectors. With growing interest, there's a crucial need to inform audiences about the issues and potential planning outcomes. The goal is to raise awareness and empower viewers to engage in advocating for sustainable solutions.

Sandusky's approach engages audiences by spotlighting key stakeholders shaping the Salton Sea's future. Featuring individuals deeply involved in planning, regardless of their titles, offers a fresh perspective on the process. By showcasing diverse voices and expertise, the special highlights the complexity of decision-making. To view the video: Youtube Video, NBC Palm Springs



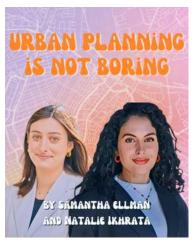




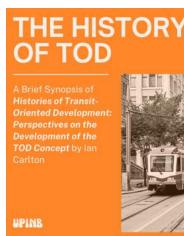


The podcast group "Urban Planning is Not Boring" is led by two emerging planners in California Samantha Ellman and Natalie Ikhrata, who both recently graduated from USC in 2023. Passionate about climate change mitigation, finding equitable solutions to the housing crisis, and more, the podcast delves into various topics related to the field of urban planning. They have uploaded 50 episodes that highlight the profession as well as the professionals in the region. Their primary goal is to provide students, early staged professionals, and season professionals a medium to exchange knowledge revolving around the planning field. Their commitment extends beyond the podcasting realm, incorporating a dynamic and growing social media presence on Instagram (@urbanplanningisnotboring).

The outstanding efforts led by emerging planners Samantha Ellman and Natalie Ikhrata are making a transformative impact on the urban planning field. "Urban Planning is Not Boring" excels in making urban planning accessible and engaging. Samantha Ellman and Natalie Ikhrata's commitment to knowledge dissemination through podcasting and social media deserves recognition through the Communication Initiative Award, showcasing their significant contribution to increasing awareness and understanding within the planning profession. More details can be found at: Urban Planning is Not Boring Website







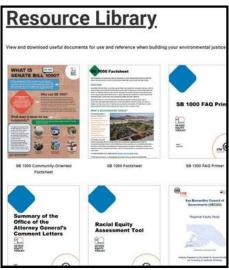




Many low-income and communities of color have experienced a disproportionate burden of environmental pollution because of discriminatory past and present land use and environmental policies. The San Bernardino County Transportation Authority (SBCTA) and the San Bernardino Council of Governments (SBCOG) recently launched the Senate Bill (SB) 1000 Equity Toolkit to correct these unjust legacies by providing cities with the tools, resources, and technical assistance needed to reduce exposure to pollution in impacted communities and to engage residents in any decisions to improve their communities. Through collaborative input from city and county staff, along with local stakeholders, the toolkit was developed as a resource to inform relevant stakeholders and support local governments in the San Bernardino County region with carrying out each phase of the environmental justice (EJ) element process, as required by SB 1000—California's landmark environmental justice in planning legislation.

The toolkit includes tailored data analysis that identifies priority equity communities and provides interactive maps and data dashboards to track equity-related indicators and measures. Additionally, the toolkit includes SB 1000 educational fact sheets, EJ element model language, and an equity assessment tool. Please explore the toolkit at sb1000toolkit.com









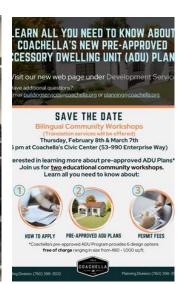


In 2023, the City of Coachella partnered with RRM Design Group to develop preapproved accessory dwelling unit (ADU) plans, aimed at reducing time and costs for residents. This initiative, supported by a Local Early Action Planning grant, offers six plan types in Mission Revival, Desert Modern, and Spanish Colonial styles, with five detached units and one garage conversion prototype available free of charge. Ranging from 480 to 1,000 sq. ft., the ADUs include patios for shaded outdoor spaces to combat extreme summer heat.

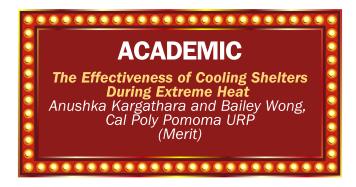
The garage conversion prototype addresses safety concerns of unpermitted ADUs, offering a cost-effective route to obtaining a permitted ADU within two weeks, bypassing design services and reducing plan check times. With Coachella's median household income among the region's lowest at \$40,688, this program provides a much-needed affordable housing option for residents. The City conducted robust community outreach, hosting bilingual education sessions that reached full capacity, and established an informative ADU website for residents. More details can be found at: <a href="https://doi.org/10.1001/journal.org/10.1001/jou



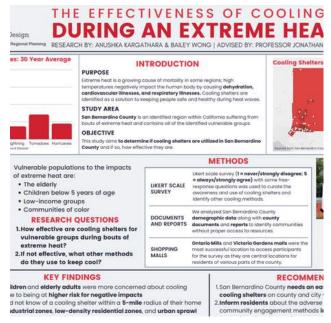








Cal Poly Pomona Urban and Regional Planning (CPPURP) student researchers Anushka Kargathara and Bailey Wong were moved by the increasing threat of climate crisis to undertake their study, "The Effectiveness of Cooling Shelters During an Extreme Heat Event." Extreme heat is the leading cause of weather-related deaths in the US. Their initial resources scan revealed that local governments are not doing enough to mitigate extreme heat effects on vulnerable populations. The absence of resources and research presented an opportunity for exploration. Anushka and Bailey hypothesized that cooling shelters are an underutilized heat mitigation resource that few know about, but many would benefit from. They situated their study in San Bernardino County, a geography in the Inland Empire that experiences extreme heat. Anushka and Bailey sought to determine the accessibility of cooling shelters to vulnerable San Bernardino County populations and propose solutions to make them more accessible to residents. More details can be found at: <a href="https://citago.com/creative-color="color=









MNS, with over 60 years of experience, offers Civil Engineering, Construction Management, and Land Surveying Services to California municipalities. In August 2023, MNS expanded to include a Planning Division, initially focusing on southern California and establishing its flagship Inland Empire office in Downtown Riverside in early 2024. The Planning Division has grown to over 16 planners, mainly serving the Inland Empire. They provide comprehensive planning and environmental compliance services statewide, with a focus on community planning, environmental compliance, permitting, and entitlement services. MNS currently works with various agencies, including the County of Riverside, City of Cathedral City, and Port of Hueneme/Oxnard Harbor District. They are poised to serve San Bernardino County through an upcoming contract for On-Call Planning services, supporting Housing Element implementation and internal planning for SBCTA.

Locally, MNS is providing environmental compliance services for the Lakeland Village Community Plan Consistency Zoning project, which will allow for future mixed-use development in unincorporated Riverside County, including the development of a range of housing types. Visit their website at: mnsengineers.com











A change agent working across disciplinary boundaries, Jonathan Pacheco Bell has worked for over 20 years in the fields of urban planning, public libraries, community and labor organizing, and nonprofit leadership. He's a practicing city planner with experience in the public, private, nonprofit, academic and allied sectors. Through his two decadeslong career, Jonathan has developed expertise in community engagement, participatory planning and design, inclusive public space, General, Specific, Community and Vision Plans, code compliance, zoning ordinances, planning studies, policy writing, and project management. Using Embedded Planning methods, Jonathan builds-in the lived experiences of community members in all of this planning work. He recently joined 4LEAF, Inc. as a Senior Embedded Planner working in communities statewide. His local office is in San Bernardino.

Nationally, Jonathan has delivered nearly 100 invited talks on Embedded Planning and he's guest lectured widely on planning advocacy. His speaking engagements include Columbia GSAPP, University of North Carolina-Chapel Hill, Ohio State University, University of Utah, Pratt Institute, Stanford Engineering, UCLA Urban Planning, USC, UC Irvine, Woodbury University, CSUN, East LA College Architecture, and Pasadena City College Architecture; state and national APA Conferences in California, Louisiana, and Iowa (where he was keynote speaker); and public forums such as MOCA Los Angeles, City Parks Alliance, Casita Coalition, and the SF Urban Film Fest. Learn more about Jonathan at: c1typlann3r.blog













Eddy Jara is a Program Director at the Riverside University Health System-Public Health's Nutrition Branch. He oversees programs designed to improve the health and well-being of 2.5 million in Riverside County and beyond, including the Blue Zones Project. Under his leadership, the Tobacco Control Project created a coalition to integrate health policies into General Plans. He has significantly contributed to increasing the understanding of healthy communities through various initiatives and research endeavors. His previous work managing the City of Riverside's **Nutrition Education Obesity Prevention Program** (Champions for Change) directly focused on improving youth and family access to healthy food and physical activity options. This program underscores his commitment to promoting healthy lifestyles within the community. Additionally, his doctoral dissertation at UC Berkeley, which explored disseminating promising school food practices in working-class communities of color, highlights his dedication to understanding and addressing health disparities. Through these Eddy experiences, has demonstrated a clear understanding of the critical role of planners in public health by actively implementing strategies to enhance community health outcomes.







Karthick Ramakrishnan's multifaceted contributions have significantly augmented our comprehension of the planning particularly within the framework of public policy and demographic research. As a professor of public policy at UC Riverside and the director of AAPI Data, his scholarly endeavors have provided vital insights into the dynamics of urban planning, shedding light on the intersectionality between demographic shifts, policy formulation, community development. Through his prolific publications, including books such as "Citizenship Reimagined" and "Framing Immigrants," Ramakrishnan has delved into the intricacies of citizenship, immigration, and their profound implications on urban landscapes. His work not only elucidates the complexities of these issues but also underscores the critical role of planners in addressing them effectively. Furthermore, his leadership roles in institutions like the California Commission on APIA Affairs and the California Endowment reflect a deep-seated commitment to fostering inclusive and equitable urban planning strategies, ensuring that planners are attuned to the diverse needs and aspirations of communities they serve. Learn more about Karthick at: karthick.com





This City of Moreno Valley's Community Services and Trails Master Plan required an understanding of the steps needed to develop a plan that would help the City meet their recreation needs for the next 10 to 20 years. The team used the latest strategies for public engagement and GIS processes to comprehensively analyze the City's existing conditions. For example, the team used a proprietary GIS model called Park Pressure Analysis that measures park size and accessibility to demonstrate how park usage or "pressure" varies in different parts of the City. This analysis helped highlight how the existing park system is serving the current population as well as how areas of deficit will continue to worsen as population growth occurs without parks being added to the park system. This analysis is key to helping the City address their growing population, and developing parks and community services that will serve as a catalyst for community development and civic engagement.

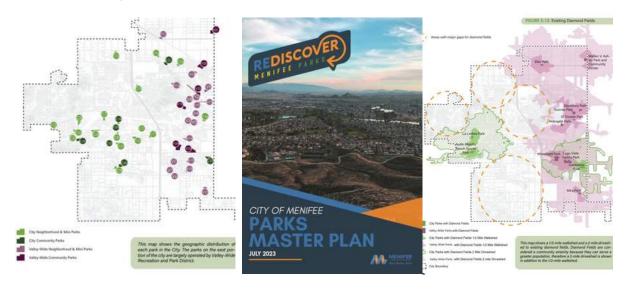
Learn more about the master plan: City of Moreno Valley Website







The City of Menifee is one of the fastest growing cities in California, with an expected population increase of over 17,000 by 2035. The Parks Master Plan helps set the vision for the next ten years for parks, recreation, and trails in Menifee as it continues to evolve and grow. The team of passionate planners and city staff understands the critical role parks, recreation, and trails play in maintaining a healthy community. Parks are a vital part of a community, they are an ideal venue for physical health through the variety of amenities they may offer, which can reduce the risk of obesity and other diseases. For example, parks with multiple active amenities such as outdoor fitness stations, play areas, and pickleball courts, as well as programming activities such as youth sports and adult leagues, are often associated with significant increases in physical activity. These increases can lead to a host of other health benefits, including improved cardiovascular health, reduced stress, and increased mental well-being. The City of Menifee Parks Master Plan (Plan) aims to improve the park system by developing strategies to improve existing parks by recommending new amenities in underutilized areas, creating new parks to provide a wider variety of park experiences, and providing better access to parks and recreation experiences through the development of trails. Learn more about the master plan: City of Menifee Website







Based on the extensive community outreach conducted for the General Plan, the City of Eastvale's objectives for the Eastvale General Plan 2040 are to: 1) Direct future growth in designated focus areas in a manner which preserves existing neighborhoods, enhances quality of life, and maintains a balance of land uses which benefits residents and businesses; 2) Preserve Eastvale's suburban character and promote development that embraces the City's diversity, history, and sense of community; 3) Enhance and activate public/quasi-public land uses, including resources unique to the City of Eastvale such as the Santa Ana Riverfront; 4) Create a sustainable multi-modal transportation network that includes walkable, bicycle friendly environments; 5) Increase residential development potential to meet regional housing needs; 6) Promote a variety of housing choices to achieve the City's 6th Cycle Regional Housing Needs Assessment housing goals; and 7) Implement new California State law General Plan requirements.

Beginning in 2020 and continuing through the completion of the General Plan, staff initiated a wide variety of public outreach activities with a goal of casting a wide net. These outreach activities included the "Engage Eastvale" online engagement platform, the "Explore Eastvale" online community assessment tool, Stakeholder Advisory Circles, pop-up events where people are already gathering such as youth sports events, the "Clear Vision Speaker Series," community workshops, and a project website.

Learn more about the general plan at: City of Eastvale Website













The Yucaipa Valley Wine Country Specific Plan (WCSP) is the result of collaborative efforts between the City and the community, sparked by a grassroots initiative to develop a local wine industry. Despite lacking agricultural zoning or historic vineyards, the plan creatively addresses balancing property owner rights, state housing laws, agricultural dynamics, and the community's vision.

The City initially designated much available land for lower density residential development, especially along the North Bench area. However, changes in state law restricted rezoning for residential use, prompting exhaustive research and development phases for the WCSP. Through surveys, community committees, town hall meetings, and an interactive StoryMap, feedback was gathered to inform the plan. Planners played a vital role in educating the community about relevant laws and regulations.

The WCSP maintains residential zoning capacity while preserving over half of the area for open space, trails, and a new agricultural land district. It establishes a framework for commercial operations and agritourism to ensure the financial sustainability of new farms. This plan stands out by creating agricultural land at a time when many cities aim to preserve such areas, making it a potential model for others. In fact, other communities have expressed interest in replicating this approach. Learn more about the plan at:

City of Yucaipa ArcGIS Story Map









The Native American Garden is a 20,000 square-foot area located in the heart of UCR's campus, in the upper pedestrian mall outside student union building, in an area formerly occupied with hardscape and turf. Following discussions with campus leadership regarding the need for increased Native American visibility and representation on campus, UCR began to explore the idea for a garden designed with indigenous themes. The project was planned in collaboration with a stakeholder group that included campus leadership, staff, faculty, students, and Indigenous community representatives who came together to review the concepts and designs to bring the vision to light.

The garden is intended to pay respect to the region's original Indigenous inhabitants featuring a variety of trees, plants, and vegetation native to the region and its tribes-- the Cahuilla, Tongva, Luiseño, and Serrano peoples. It includes varieties such as chaparral, oak, sage scrub, palo verde, and desert vegetation. Plants were acquired with the assistance of the UCR Botanic Gardens who located some species and provided others, while the Riverside-Corona Resource Conservation District assisted by propagating and storing some plants at its garden nurseries before they were ready for planting.

The garden also features materials, and other elements that reflect the culture and heritage of the Cahuilla, Tongva, Luiseño, and Serrano peoples. It includes a circular gathering area that can be used for ceremonies, performances, teaching, and other gatherings along with concrete benches with lighting underneath and connecting to an electrical and sound system for events. Another visual piece is a new mural by Los Angeles-based artist River Garza, whose whose work includes Indigenous themes, that hangs next to the garden on an adjacent building. Learn more about the garden at:

UC Riverside Website









"The District" project in Jurupa Valley covers 248 acres and encompasses a mix of residential, commercial, industrial, and public spaces. This specific plan is designed to revitalize the area on the southwest corner of SR-60 and Rubidoux Blvd by addressing multiple needs simultaneously. It includes proposals for up to 1,192 new dwelling units, significant commercial and hospitality spaces, industrial facilities, and public amenities such as parks and open spaces. By integrating these elements, the project aims to create a dynamic and balanced urban community.

The project demonstrates a visionary approach by tackling various challenges while promoting sustainable growth. It creates employment opportunities but also addresses issues like blight, illegal dumping, and revitalization efforts. Additionally, the inclusion of public parks, improved infrastructure, and aesthetic enhancements showcases an innovative concept aimed at enhancing the overall quality of life for residents. Efforts to build momentum and public support have been robust. The project engaged with local unions to create jobs and conducted extensive community outreach. By highlighting benefits such as new shopping and dining options, improved public spaces, and enhanced safety measures, the project has garnered positive attention and support from stakeholders. Learn more about the plan at: City of Jurupa Valley Website









ConnectRC provides an opportunity to reassess mobility and active transportation in the City of Rancho Cucamonga, gather fresh community feedback, and identify gaps in the City's mobility network, with a particular focus on access to schools. ConnectRC builds on the work in the City's general plan, PlanRC, to identify projects that are implementable within the near-term and provide connections to schools and other community points of interest. This plan is action-orientated and provides a list of projects that fall within three categories:

- 1. Projects that can be easily included in the City's Major Projects Plan or Capital Improvement Plan (CIP).
- 2. Projects that can be easily submitted for competitive grant funding opportunities.
- 3. Projects that the City can partner with School Districts and/or other Community Partners to complete.

Public engagement included two rounds of public outreach to get a fresh assessment of community mobility needs (Round 1) and opinions on a preliminary set of project ideas for each of the Community Planning Areas (Round 2). Each round included a community-wide survey and a series of facilitated interactions at three in-person events. Additionally, a bike audit with the City's Trail Advisory Committee and local bicycle advocates was performed. As active transportation projects are implemented, Rancho Cucamonga residents will experience a safer, more connected circulation network that prioritizes health of residents, and in particular students, by enhancing access to walking and biking. Learn more about Connect RC at: https://www.cityofrc.us/ConnectRC













In 2023, Reach Out Implemented the Jurupa Valley Community Hub to facilitate public outreach strategies that holistically addressed the traffic safety and mobility needs of the Jurupa Valley community. Alongside 20 local partner organizations, Reach Out engaged more than 22,000 individuals in Riverside County through a temporary traffic safety demonstration project, a community film screening, and a social media and marketing campaign as part of a layered effort to thoughtfully and strategically engage community members in the planning process. Their equity-centered approach to leveraging existing community-gathering sites, and utilizing the Southern California Association of Government's (SCAG) Lending Library of resources, is a creative model of engagement that can be applied widely and creatively. Moreover, by providing direct and immediate resources to community members, such as bikes, scooters, helmets and first aid kits, alongside seeking feedback for longer-term planning efforts, Reach Out's traffic safety Community Hub project reflects a dynamic set of public outreach strategies that simultaneously meet both the immediate and long-term safety and mobility needs of residents.

The "Skate Thru Summer" event met youth and community members at an existing and established community gathering site as an effective and strategic public outreach.

Learn more about REACH OUT at: we-reachout.org





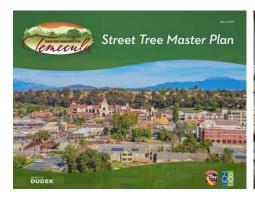




The City of Temecula Urban Forest Management Plan (UFMP) showcases a forward-thinking approach to urban forestry, integrating modern practices and innovative solutions. It emphasizes sustainable tree planting, maintenance, and preservation techniques, distinguishing it from conventional plans. It includes a comprehensive Street Tree Master Plan (STMP), guiding tree planting on every street citywide.

The plan acknowledges the significant contributions of a healthy urban forest to local resilience, health, and economics, such as cooling streets, improving air quality, reducing energy costs, and increasing property values. It seamlessly integrates with existing city policies, including the Quality of Life Master Plan, land use plans, and environmental initiatives, aligning with broader sustainability goals and fostering a harmonious relationship between urban development and nature. Through community engagement via workshops, surveys, and outreach, the UFMP cultivates ownership and collective responsibility, and reflects community values.

Implementation of the UFMP yields measurable outcomes, including increased tree canopy cover, enhanced air quality, and improved aesthetics. Monitoring and evaluation ensure continuous improvement and adaptation. In summary, the adopted UFMP and STMP demonstrate innovation, economic foresight, community involvement, and positive environmental outcomes, setting a commendable standard for urban forest management. Learn more about the management plan at: City of Temecula Website















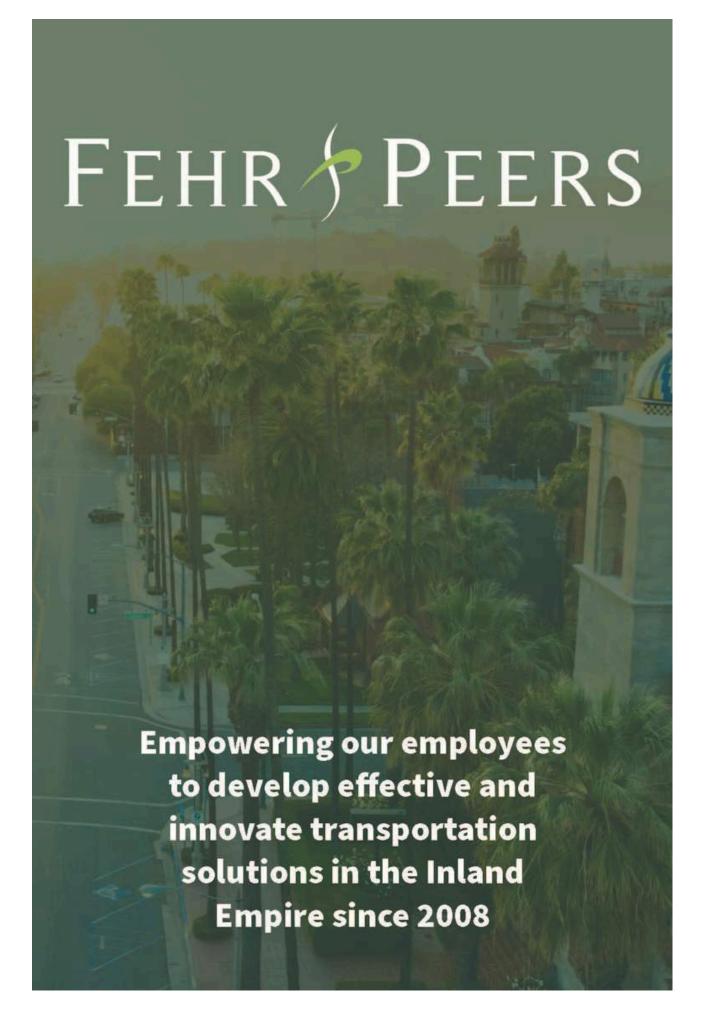


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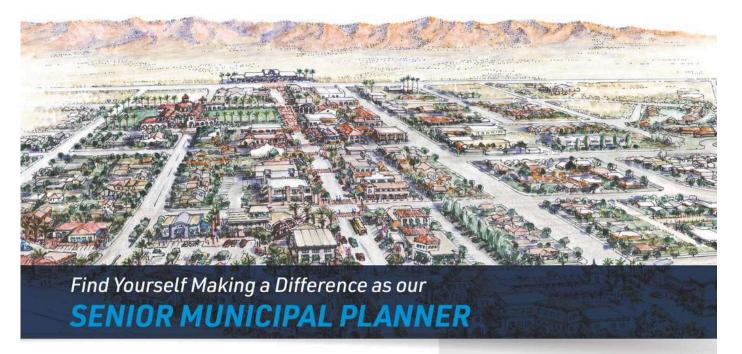












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Alicia Gonzalez
Senior Associate
Department Manager - Planning
E: alicia.gonzalez@mbakerintl.com



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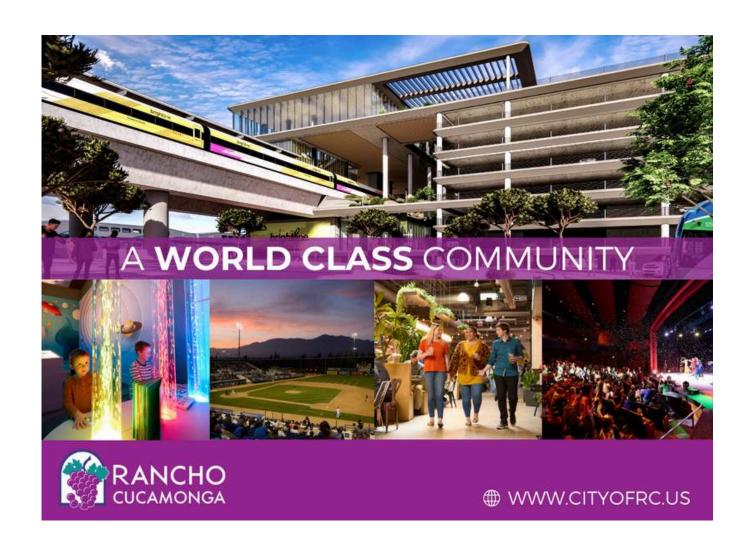
CREATE POSITVE
CHANGE THROUGH
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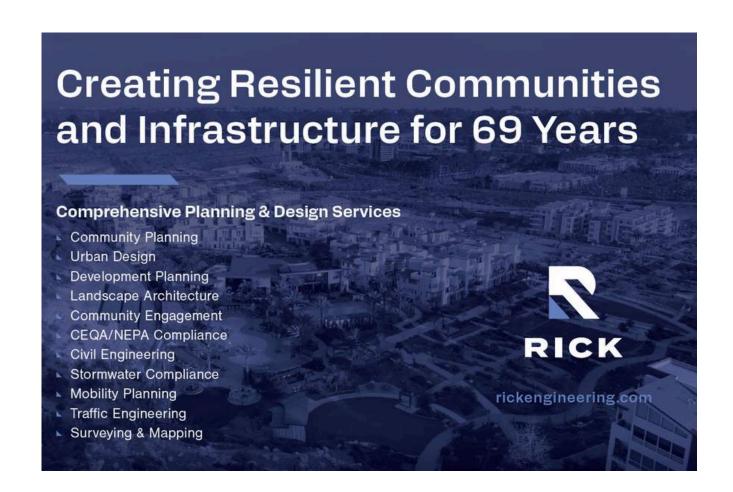
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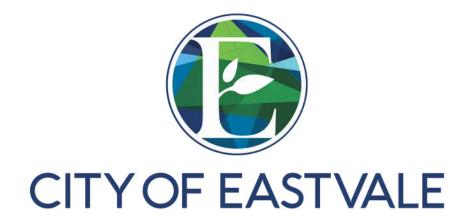






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