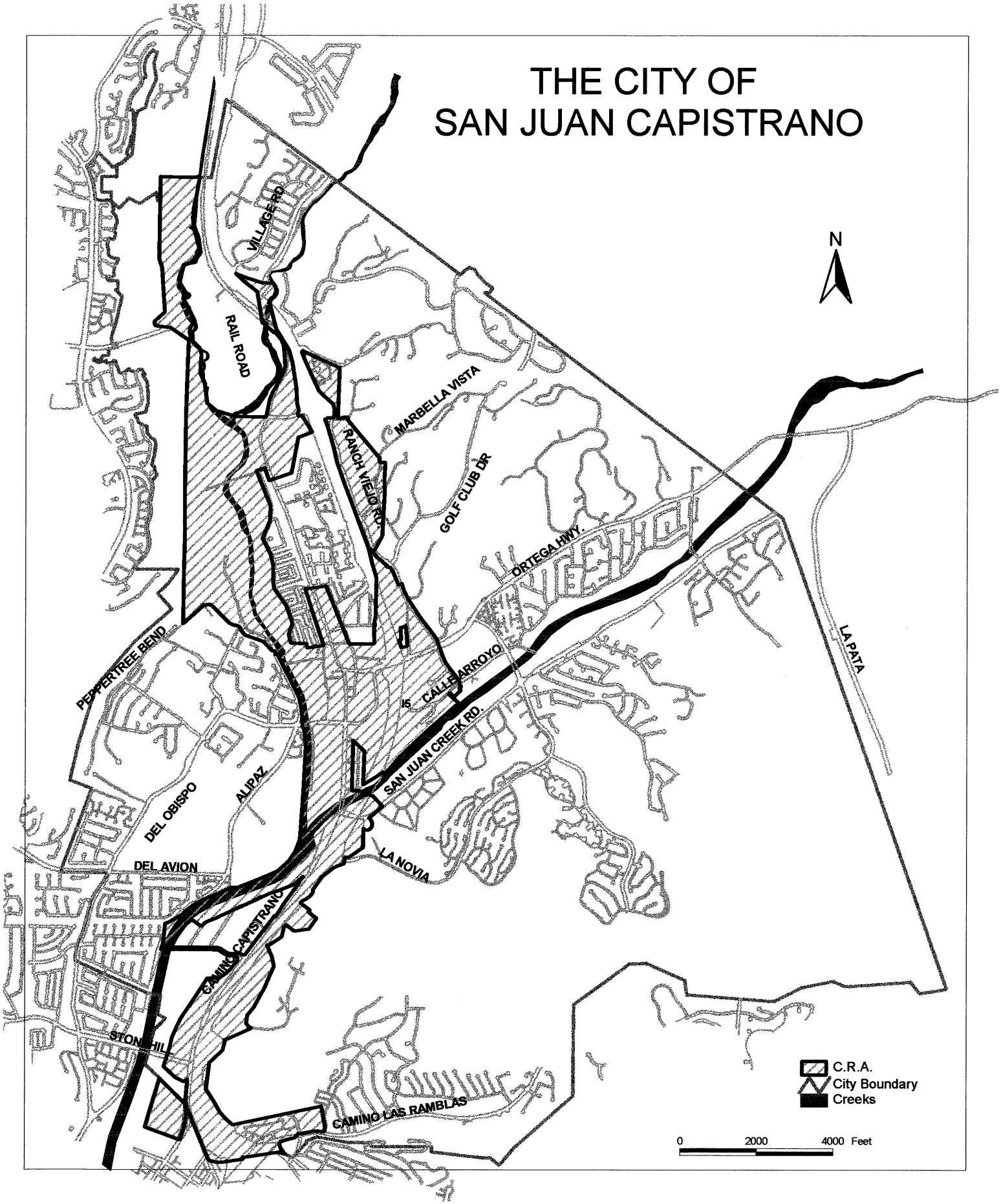THE CITY OF SAN JUAN CAPISTRANO