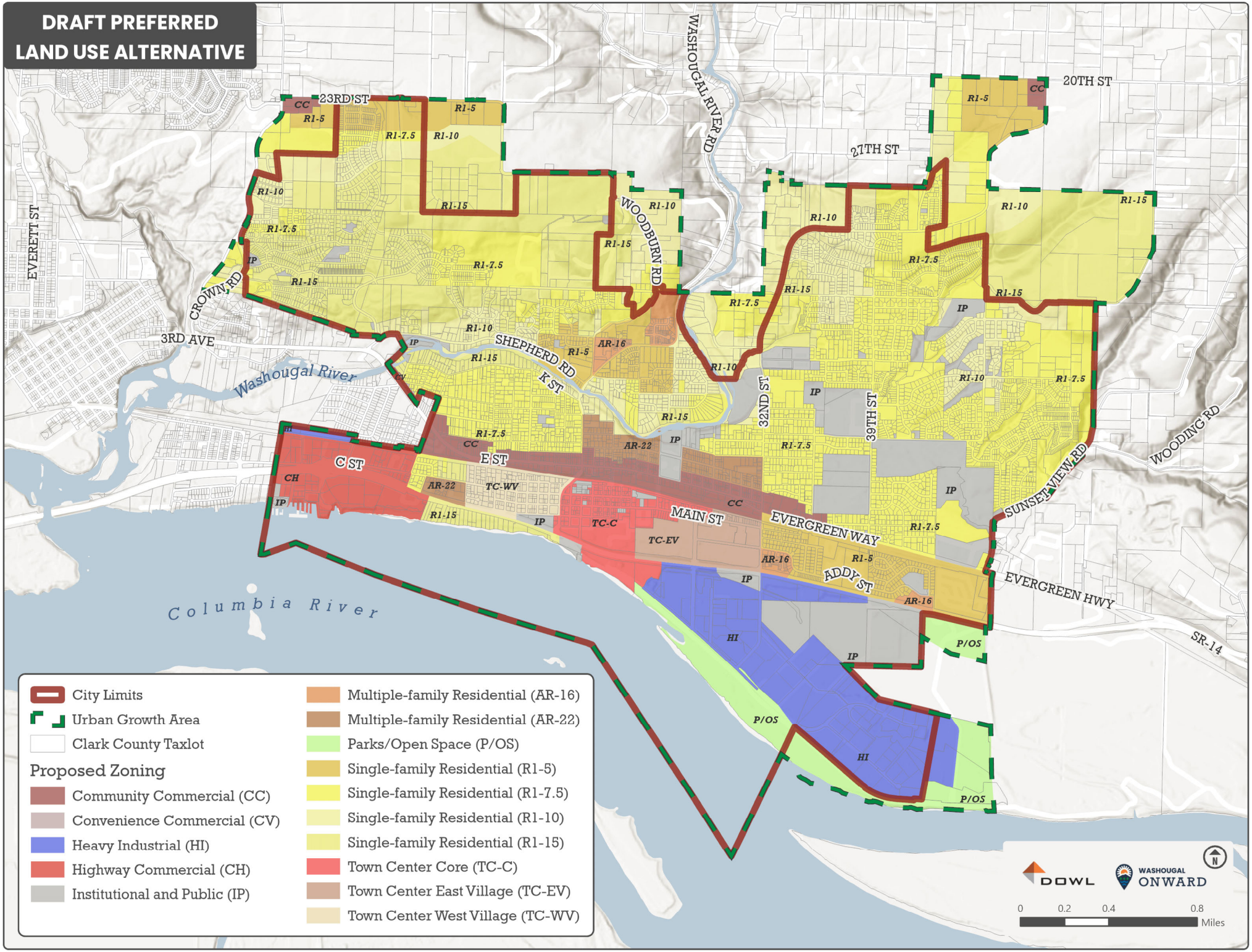DRAFT PREFERRED LAND USE ALTERNATIVE