



February 18, 2011

NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT NEGATIVE
DECLARATION FOR PUBLIC REVIEW

NOTICE IS HEREBY GIVEN THAT the Mendocino County Planning Commission at its regular meeting on Thursday, March 17, 2011, at 9:00 a.m., to be held in the Board of Supervisors Chambers, 501 Low Gap Road, Ukiah, California, will conduct a public hearing on the following project and the Draft Negative Declaration at the time listed or as soon thereafter as the item may be heard.

CASE#: MS 10-2010

DATE FILED: 6/30/2010

OWNER: RANDY & JANICE ROSENTHAL

APPLICANT/AGENT: BOB TRIMMER

REQUEST: Minor Subdivision to create 3 parcels containing 0.93+/- acres, 1.16+/- acres and 1.22+/- acres. Also request for exception to reduce road easement width requirements to 20 feet wide.

LOCATION: In Leggett, lying on the west side of State Highway 271, locally known as Drive Thru Tree Road, 0.25+/- miles south of its intersection with State Highway 1, located at 67650 Drive Thru Tree Road; AP# 053-390-15.

PROJECT COORDINATOR: DUSTY DULEY

ENVIRONMENTAL DETERMINATION: The Department of Planning and Building Services has prepared a Draft Negative Declaration for the above project (no significant environmental impacts are anticipated which cannot be adequately mitigated). A copy of the Draft Negative Declaration is available for public review at 501 Low Gap Road, Room 1440, Ukiah, California, and at 790 South Franklin Street, Fort Bragg, California. The staff report and notice are available on the Department of Planning and Building Services website at www.co.mendocino.ca.us/planning.

Your comments regarding the above project and/or the Draft Negative Declaration are invited. Written comments should be submitted to the Department of Planning and Building Services, at 501 Low Gap Road, Room 1440, Ukiah, California, no later than March 16, 2011. Oral comments may be presented to the Planning Commission during the public hearing.

The Planning Commission's action regarding this item shall be final unless appealed to the Board of Supervisors. The last day to file an appeal is the 10th day after the Planning Commission's decision. To file an appeal of the Planning Commission's decision, a written statement must be filed with the Clerk of the Board with a filing fee prior to the expiration of the above noted appeal period. If you challenge the project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Department of Planning and Building Services or the Planning Commission at, or prior to, the public hearing. All persons are invited to appear and present testimony in this matter.

Additional information regarding the above noted item may be obtained by calling the Department of Planning and Building Services at 463-4281, Monday through Friday, 8:00 a.m. through 5:00 p.m. Should you desire notification of the Planning Commission's decision you may do so by requesting notification in writing and providing a self-addressed stamped envelope to the Department of Planning and Building Services.

IGNACIO GONZALEZ, Director of Planning & Building Services

OWNERS: RANDY AND JANICE ROSENTHAL
PO BOX 265
LEGGETT, CA 95585

APPLICANT/AGENT: BOB TRIMMER
557 S. MAIN STREET
WILLITS, CA 95490

REQUEST: Minor subdivision to create 3 parcels containing 0.93±, 1.16±, and 1.22± acres. Also, there is a request for exception to reduce road easement width requirement to 20 feet wide.

LOCATION: In Leggett, lying on the west side of State Highway 271, locally known as Drive Thru Tree Road, 0.25± mile south of its intersection with State Highway 1; AP# 053-390-15.

TOTAL ACREAGE: 3.34± acres

GENERAL PLAN: Rural Community (RC)

ZONING: Rural Community 40,000 square foot minimum (RC 40K)

ADJACENT ZONING: North: PF 0/RC 40K
East: RC 40K
South: RC 40K
West: PF 0

SURROUNDING LOT SIZES: North: 0.25± - 1± acre
East: 1± acre
South: 0.25± - 30.85± acres
West: 1.95± - 4.17± acres

EXISTING USES: Residential + Restaurant

SURROUNDING LAND USES: North: Residential/Commercial
East: Highway 271/Vacant land
South: Residential (retired gas station)
West: School

SUPERVISORIAL DISTRICT: 4

COASTAL ZONE: No

OTHER RELATED APPLICATIONS ON SITE:

- On May 17, 1977, Use Permit #U 31-77 was granted for the construction and operation of an 18 unit motel and a restaurant. Only the restaurant has been completed.
- Use Permit #U 58-86 was approved on December 11, 1986, to allow for general retail sales within the restaurant.

PROJECT DESCRIPTION: The applicant is proposing to subdivide 3.34± acres into 3 parcels containing 0.93±, 1.16±, and 1.22± acres each. The property is zoned Rural Community and allows property to be split into parcels containing a minimum of 40,000 square feet net after subtracting all easements. The property is located in the town of Leggett, on the west side of State Highway 271, locally known as Drive Thru Tree Road, 0.25± mile south

of its intersection with State Highway 1 and is approximately 380 feet west of State Highway 101. The property is relatively flat, slopes varying between approximately 2% to 5%, and has been previously developed with little to no vegetation remaining. There is a small pond located on the property that is fed by an off-site spring. Access to proposed parcels is provided by 2 existing driveways off State Highway 271. The aforementioned restaurant is located on proposed Parcel 1. Parcel 2 is currently improved with a single-family home and detached garage and there is another single-family home located on parcel 3. No new construction is being proposed. The applicant is proposing to utilize an existing well to serve all three parcels.

ENVIRONMENTAL REVIEW: In completing the initial study environmental checklist, the following areas of concern are noted:

Earth and Water (Items 1B, 1C, 1E, 1F, 3B, 3D, 3E, 3F and 3G): The applicant states in their application that no grading is proposed. Again, all proposed parcels are currently improved and no new construction is being proposed. However, some grading may be necessary to complete driveway improvements to County or State standards. Although no grading is anticipated, staff recommends that "Best Management Practices" be adhered to for any future earth-moving activities.

Water is provided from an existing on-site well. As County Code potentially allows for two homes per legal parcel in the RC 40K zoning district, the development could eventually result in four (4) additional dwelling units as well as new accessory buildings, paved areas and landscaping features, which may have an effect on absorption rates and drainage patterns or the rate and amount of surface runoff.

The County Water Agency is requesting conditional language on new subdivisions and that future development be subject to implementing appropriate source controls as found in the County Standard Urban Storm Water Mitigation Plan (SUSMP). A goal of the SUSMP is to minimize opportunities for pollutants to enter stormwater drains and impact water quality. This may be done by conserving natural areas on the property, minimizing impervious surface areas, disconnecting downspouts, etc. Condition numbers 1 and 2 are provided to address immediate and short-term impacts from grading activities and as a means of protecting surface and ground water resources from development-related activity.

Air Quality (Item 2A): The Mendocino County Air Quality Management District (AQMD) offered a "no comment" response to staff referral. However, in past similar cases, AQMD provided comments regarding potential impacts on air quality resulting from the use of unpaved roads, grading activities, fugitive dust emissions, asbestos content in road surfacing materials, and additional 9.6 vehicle trips per day for each new dwelling unit, and impacts resulting from the use of wood stoves and fireplaces as primary heat sources. Staff notes that any rock material used for surfacing, including rock from onsite sources, must comply with regulations regarding asbestos content. Furthermore, all grading activities must comply with District Regulation 1 Rule 430 regarding fugitive dust emissions.

Although approval of the subdivision may lead to more vehicle trips, a potential increase in greenhouse gas emissions, and deteriorating local air quality, staff resolves that such an impact should be addressed by a broader policy at the county, state, and national level of government.

Of note are the new air quality regulations in effect as of May 5, 2007, which regulate the following:

- Total prohibition on new fireplaces
- Woodstoves and fireplace inserts would only be allowed if all of the following criteria are met:
 - Must be EPA certified or a pellet stove, and
 - Located within a residential dwelling(s) of three units or less, and
 - Is not located within a major subdivision that has filed a tentative map after the effective date of these regulations.

Condition numbers 3 and 4 are provided to insure consistency with air quality standards.

Plant and Wildlife (Items 4A, 4B, 4C, 5A, 5C and 5D): The California Natural Diversity Database shows the property to lie within an area proximate to the Coast Fawn Lily, a sensitive plant species. As the property has already been developed and is void of any significant vegetation, no botanical survey was required.

The California Department of Fish and Game has not offered comments as to potential adverse impacts upon sensitive plant or wildlife habitat or species. However, the project is subject to the filing fees required by Fish and Game Code Section 711.4 unless a waiver is granted by the agency. See condition number 5.

Noise (Item 6A): The increase in residential density that could result from the project is not expected to significantly increase existing (or expose people to severe) noise levels. Likewise, although an increase in noise levels will most likely result from any minor grading, road construction and housing construction phases of any future development, overall, staff does not believe the project would cause significant impacts beyond the minor inconvenience during this period. No mitigation is required.

Light and Glare (Item 7A): In the recently adopted General Plan, there is discussion under the Resource Management Element with regard to the Dark Sky Section 1-31 and the county's protection of the night sky and reduction in energy use. Policy RM 134 states:

The County shall seek to protect the qualities of the nighttime sky and reduce energy use by requiring that outdoor nighttime lighting is directed downward, kept within property boundaries, and reduced both in intensity and direction to the level necessary for safety and convenience.

With the increased development on site, outside lighting and glare may impact surrounding residences and impact the quality of the nighttime sky "dark sky." Condition number 6 will address any concerns with regard to lighting and glare by requiring lighting to be downcast and internally directed.

Land Use (Item 8A): The property has the General Plan designation Rural Community (RC). The RC Intent section (Policy DE-11) of the General Plan's Land Use Element states in part:

"The Rural Community classification designates areas which are logical, planned centers for future growth. . . The Rural Community designation anticipates multiple land uses on any given lot, consistent with and supportive of a higher intensity of development in the community area core that will further define each of these town centers."

The property has been previously developed and supports both residential and commercial uses as supported in the RC designation. Staff determined that the subdivision request meets the minimal parcel size of 40,000 square feet and is consistent with Policy DE-11 of the County of Mendocino General Plan.

Housing (Item 11A): The County has recently adopted an Inclusionary Housing Ordinance, wherein the County acknowledges that it must meet the demand to construct housing for all economic levels of society, not only to meet policies of the State of California but also to better serve the County itself. County Code Section 20.238.010 states that the ordinance shall apply at the "subdivision level" for projects entailing residential development of two or more units. The subdivision will result in two new parcels, however as two (2) of the proposed parcels are already developed with single-family homes the applicant is not required to pay any in-lieu fees per the County Inclusionary Housing Ordinance (Mendocino County Code Chapter 20.238).

Transportation/Circulation (Items 12A, 12C and 12F): Access to proposed parcels 2 and 3 is provided by individual driveways extending from State Highway 271 which travel through parcel 1. The Mendocino County Department of Transportation (DOT) has reviewed the project request and is requesting the applicant provide a 20-foot wide access easement from Highway 271 to the eastern boundary of parcels 2 and 3. Within the easements, individual driveways shall be improved to 10-foot width with a 4 inch minimum rock base. The California Department of Transportation (Caltrans) did not respond to staff's referral; however the applicant did include a letter from Caltrans commenting on the project with their application. According to the Caltrans letter dated July 20, 2009:

"The subject parcel is currently developed with multiple uses and the verbal description of the project that we received stated that each of the existing uses are proposed to be located on individual parcels. At this time we have no requested improvements to make as conditions of approval."

Any work within the State Highway 271 right-of-way will require obtaining an encroachment permit from Caltrans. Adherence to condition numbers 7 through 11 are expected hold traffic and circulation related impacts resulting from the project to a less than significant level.

Public Services (Item 13A): The property is located within the State Responsibility Area (SRA) of the California Department of Forestry and Fire Protection (CalFire) and is designated as an area of High Fire Hazard. Comments received from CalFire in a preliminary letter dated May 16, 2009, recommend standard road and emergency water supply conditions. The Leggett Fire District did not respond to staff's referral. Condition number 12 is recommended to require adherence to CalFire District standards which are expected to mitigate impacts relating to emergency services. Other types of public services are not expected to be significantly affected by the project.

Environmental Health/Utilities (Item 15A): The applicant is proposed to use an existing well to serve all three parcels. The County Division of Environmental Health (DEH) has recommended conditions intended to assure adherence to standard water, septic and/or related policies required by the County. The applicant will need to create a legal agreement for the shared use of the well. Condition numbers 13 through 17 are offered to address these issues and are expected to hold impacts in this area to a less than significant level. No other utility-related mitigations are required.

Cultural Resources/Archaeological (Item 19A): The Mendocino County Archaeological Commission reviewed the project at their December 8, 2010, meeting and determined that an archeological survey was not warranted. However staff still recommends that the "Discovery Clause" be added to the conditions of approval in the event that any archeological discoveries are made in the process of developing the property. See condition number 18. No further mitigation required.

GENERAL PLAN CONSISTENCY REVIEW: Subject to the recommended conditions of approval, the proposed project is consistent with applicable goals and policies of the General Plan.

RECOMMENDED MOTION FOR THE PLANNING COMMISSION: The Planning Commission approves Minor Subdivision #MS 10-2010 making the following findings and subject to the following conditions of approval:

Environmental Findings: The Planning Commission finds that the environmental impacts identified for the project can be adequately mitigated through the conditions of approval, or features of the project design so that no significant adverse environmental impacts will result from this project, therefore, a Negative Declaration is adopted.

General Plan Findings: Pursuant to Section 66473.5 of the California Government Code, the Planning Commission finds the proposed subdivision, together with the provisions for its design and improvement is consistent with the applicable goals and policies of the General Plan.

Project Findings: The Planning Commission, making the environmental and General Plan findings above, approves #MS 10-2010, subject to the following conditions of approval as recommended within the staff report, further finding:

Pursuant to California Government Code Section 66445(e) the Planning Commission finds that division and development of the property in the manner set forth on the approved or conditionally approved tentative map will not unreasonably interfere with the free and complete exercise of the public entity or public utility right-of-way or easement.

STANDARD CONDITIONS OF APPROVAL: For a Minor Subdivision, which has been approved according to the Mendocino County Code, the following "Conditions of Approval" shall be completed prior to filing a Parcel Map.

- **1. The subdivider shall acknowledge in writing to the Department of Planning and Buildings Services that all grading activities and site preparation, at a minimum, shall adhere to the following "Best Management Practices." The applicant shall submit to the Department of Planning and Building Services an acknowledgement of these grading and site preparation standards.

- a. That adequate drainage controls be constructed and maintained in such a manner as to prevent contamination of surface and/or ground water, and to prevent erosion.
 - b. The applicant shall endeavor to protect and maintain as much vegetation on the site as possible, removing only as much as required to conduct the operation.
 - c. All concentrated water flows shall be discharged into a functioning storm drain system or into a natural drainage area well away from the top of banks.
 - d. Temporary erosion and sediment control measures shall be established and maintained until permanent protection is established.
 - e. Erosion control measures shall include, but are not limited to, seeding and mulching exposed soil on hill slopes, strategic placement of hay bales below areas subject to sheet and rill erosion, and installation of bioengineering materials where necessary. Erosion control measures shall be in place prior to October 1st.
 - f. All earth-moving activities shall be conducted between May 15th and October 15th of any given calendar year unless the Department of Planning and Building Services or other agencies having jurisdiction approve wet weather grading protocols.
 - g. Future development shall be subject to implementing appropriate source controls found in the Mendocino County Standard Urban Stormwater Mitigation Plan (SUSMP).
 - h. Pursuant to the California Building Code and Mendocino County Building Regulations a grading permit will be required unless exempted by the Building Official or exempt by one of the following:
 1. An excavation that (1) is less than 2 feet (610 mm) in depth, or (2) does not create a cut slope greater than 5 feet (1524 mm) in height and steeper than 1 unit vertical to 1.5 units horizontal (66.7% slope).
 2. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical to 5 units horizontal (20% slope), or less than 3 feet (914 millimeters) in depth, not intended to support structures, that does not exceed 50 cubic yards (38.3 cubic millimeters) on any one lot and does not obstruct a drainage.
- **2. A notation shall be placed on the Parcel Map stating that, "Future development of building sites, access roads or driveways may be subject to the grading requirements and drainage control measures identified in condition number 1 of the subdivision."
- **3. A note shall appear on the Parcel Map that the access road, driveway and interior circulation routes be maintained in such a manner as to insure minimum dust generation subject to Air Quality Management District Regulation 1 Rule 430. All grading must comply with Air Quality Management District Regulation Rule 430.
- **4. All roads shall be covered with an impermeable sealant or rocked at a bare minimum. Any rock material used for surfacing, including rock from onsite sources, must comply with Regulations regarding asbestos content.
- **5. This entitlement does not become effective or operative and no work shall be commenced under this entitlement until the California Department of Fish and Game filing fees required or authorized by Section 711.4 of the Fish and Game Code are submitted to the Mendocino County Department of Planning and Building Services. Said fee of \$2,094.00 shall be made payable to the Mendocino County Clerk and submitted to the Department of Planning and Building Services prior to April 1, 2011, (within 5 days of the end of any appeal period). Any waiver of the fee shall be on a form issued by the Department of Fish and Game upon their finding that the project has "no effect" on the environment. If the project is appealed, the Department of Planning and Building Services will hold the payment until the appeal is decided. Depending on the outcome of the appeal, the payment will either be filed with the County Clerk (if the

project is approved) or returned to the payer (if the project is denied). Failure to pay this fee by the specified deadline shall result in the entitlement becoming null and void. **The applicant has the sole responsibility to insure timely compliance with this condition.**

- **6. A note shall appear on the Parcel Map that: "All future external lighting, whether installed for security, safety or landscape design purposes, shall be shielded, downcast or shall be positioned in a manner that will not shine or allow light glare to exceed the boundaries of the parcel on which it is placed."
- **7. If a Parcel Map is filed, all easements of record shall be shown on the parcel map. All utility lines shall be shown as easements with widths as shown of record or a minimum of ten (10) feet, whichever is greater.
- **8. If approval of the tentative map is conditioned upon certain improvements being made by the subdivider, the subdivider shall notify the Mendocino County Department of Transportation when such improvements have been completed.
- **9. There shall be provided an access easement of twenty (20) feet in width from State Highway 271, to each new parcel created, extending to the easterly boundaries of proposed Parcels 2 and 3. Documentation of access easements shall be provided to the Mendocino County Department of Transportation for their review prior to final approval.
- **10. Construct two (2) ten (10) foot wide driveways within the access easements, from Highway 271 to the easterly boundaries of proposed Parcels 2 and 3, including four (4) inch minimum rock base and fifty (50) foot minimum radius of horizontal curve.
- **11. Approaches for two (2) standard private driveways, and the parking lot shall be constructed at the State Highway in accordance with encroachment permit procedures administered by the California Department of Transportation.
- **12. The subdivider shall comply with those recommendations in the California Department of Forestry (CalFire) letter of May 16, 2009 (CDF# 159-09) or other alternatives as deemed to be acceptable to CalFire. Written verification shall be submitted from CalFire to the Department of Planning and Building Services that this condition has been met to the satisfaction of CalFire.
- **13. The applicant shall provide the Division of Environmental Health adequate advance written notice (minimum of 15 days) of the date and time any field soil testing procedures for any proposed on-site sewage systems to allow the Division of Environmental Health staff to be present for soil testing.
- **14. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM #42.04) for parcel 1 completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's "Land Division Requirements" (DEH FORM #26.09), unless a septic easement is recorded on parcel 2.
- **15. The applicant shall submit to the Division of Environmental Health an acceptable site evaluation report (DEH FORM #42.04) for a replacement system for the existing structures located on parcels 1, 2, and 3 completed by a qualified individual demonstrating compliance with the North Coast Regional Water Quality Control Board's Basin Plan Policy for On-site Waste Treatment and Disposal and Mendocino County Division of Environmental Health's "Land Division Requirements." (DEH FORM # 26.09)
- **16. The applicant shall submit to the Division of Environmental Health an acceptable water quantity evaluation (DEH FORM # 26.05) completed by a qualified individual of a water source located on any parcel of the subdivision demonstrating an adequate water supply in compliance with the Division of Environmental Health's Land Division Requirements (DEH FORM # 26.05).
- **17. The applicant shall submit to the Division of Environmental Health an acceptable standard mineral analysis performed by a certified public health laboratory from a source of water on the subdivision.

- **18. A note shall appear on the Parcel Map that in the event that archeological resources are encountered during development of the property, work in the immediate vicinity of the find shall be halted until all requirements of Chapter 22.12 of the Mendocino County Code relating to archaeological discoveries have been satisfied.
- **19. The subdivider shall comply with those recommendations of the Leggett Valley Fire District or other alternatives as deemed to be acceptable to the Leggett Valley Fire District. Written verification shall be submitted from Leggett Valley Fire District to the Department of Planning and Building Services that this condition has been met to the satisfaction of the Leggett Valley Fire District.
- 20. Pursuant to Government Code Section 66492 & 66493, prior to recordation of the Parcel Map the subdivider must: (1) Obtain a Certificate from the Mendocino County Tax Collector stating that all current taxes and any delinquent taxes have been paid and; (2) Pay a security deposit (or bond) for taxes that are a lien, but not yet due and payable.

ALL CONDITIONS OF APPROVAL MUST BE MET PRIOR TO EXPIRATION OF TWENTY-FOUR (24) MONTHS FROM DATE OF APPROVAL, UNLESS RENEWED PURSUANT TO THE MENDOCINO COUNTY CODE.

THIS DIVISION OF LAND IS DEEMED COMPLETE WHEN ALL CONDITIONS HAVE BEEN MET, AND THE COUNTY RECORDER RECORDS THE APPROVED PARCEL MAP.

DATE

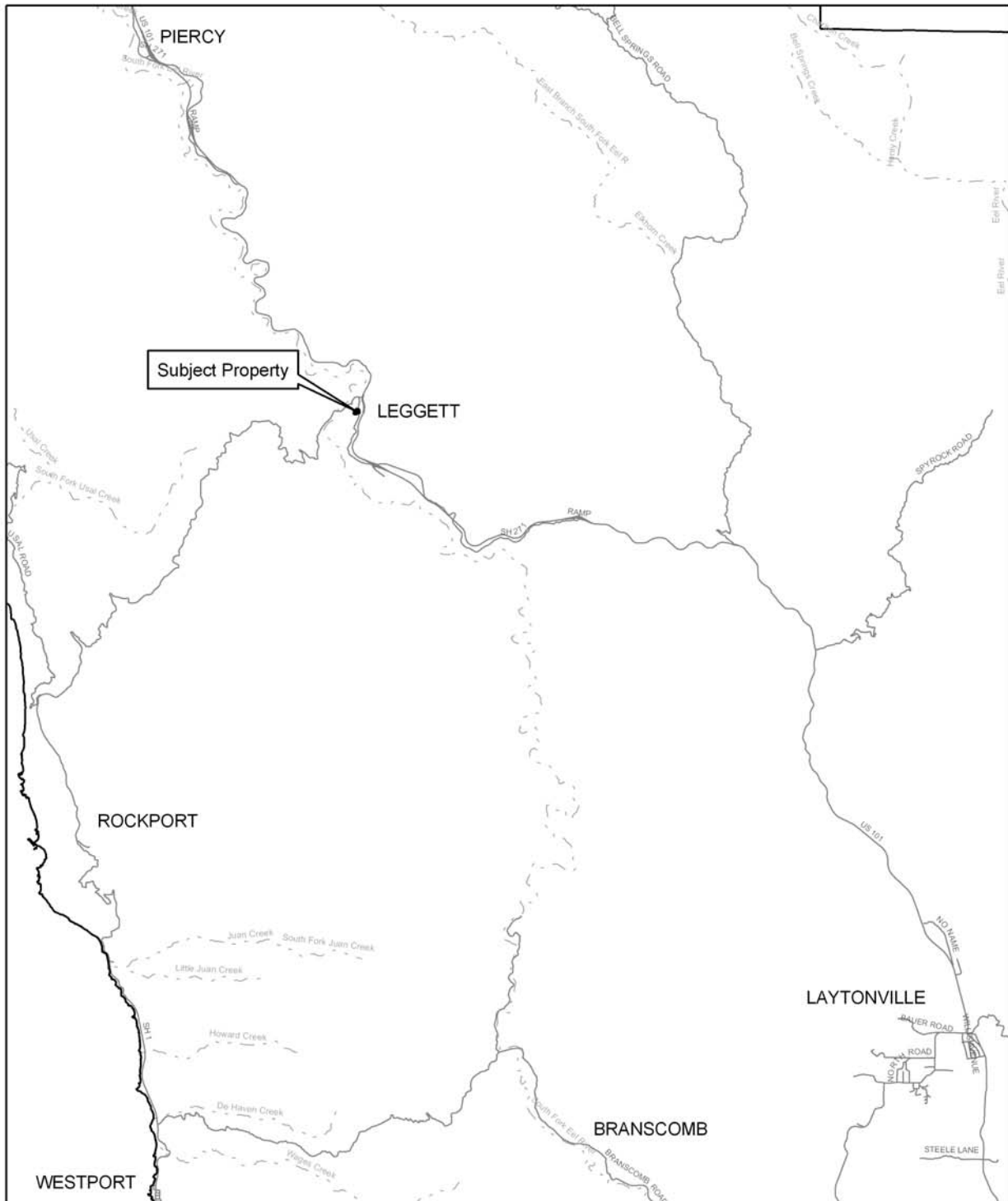
DUSTY DULEY
PLANNER II

DD/Im
February 18, 2011

Negative Declaration
Appeal Fee - \$910
Appeal Period - 10 days

** Indicates conditions relating to Environmental Considerations - deletion of these conditions may affect the issuance of a Negative Declaration.

REFERRAL AGENCIES	REFERRAL NOT RETURNED	REFERRAL RECEIVED "NO COMMENT"	COMMENTS RECEIVED
Dept. of Transportation			X
Environmental Health			X
Building Inspection Assessor	X	X	
Air Quality Management		X	
Dept. of Fish and Game	X		
County Addresser		X	
Cal EPA – Toxic Sub. Control	X		
Cal-Fire	X		
Caltrans			X
Leggett Unified School District	X		
Leggett Fire District	X		
Archaeological Commission			X
Sonoma State University			X

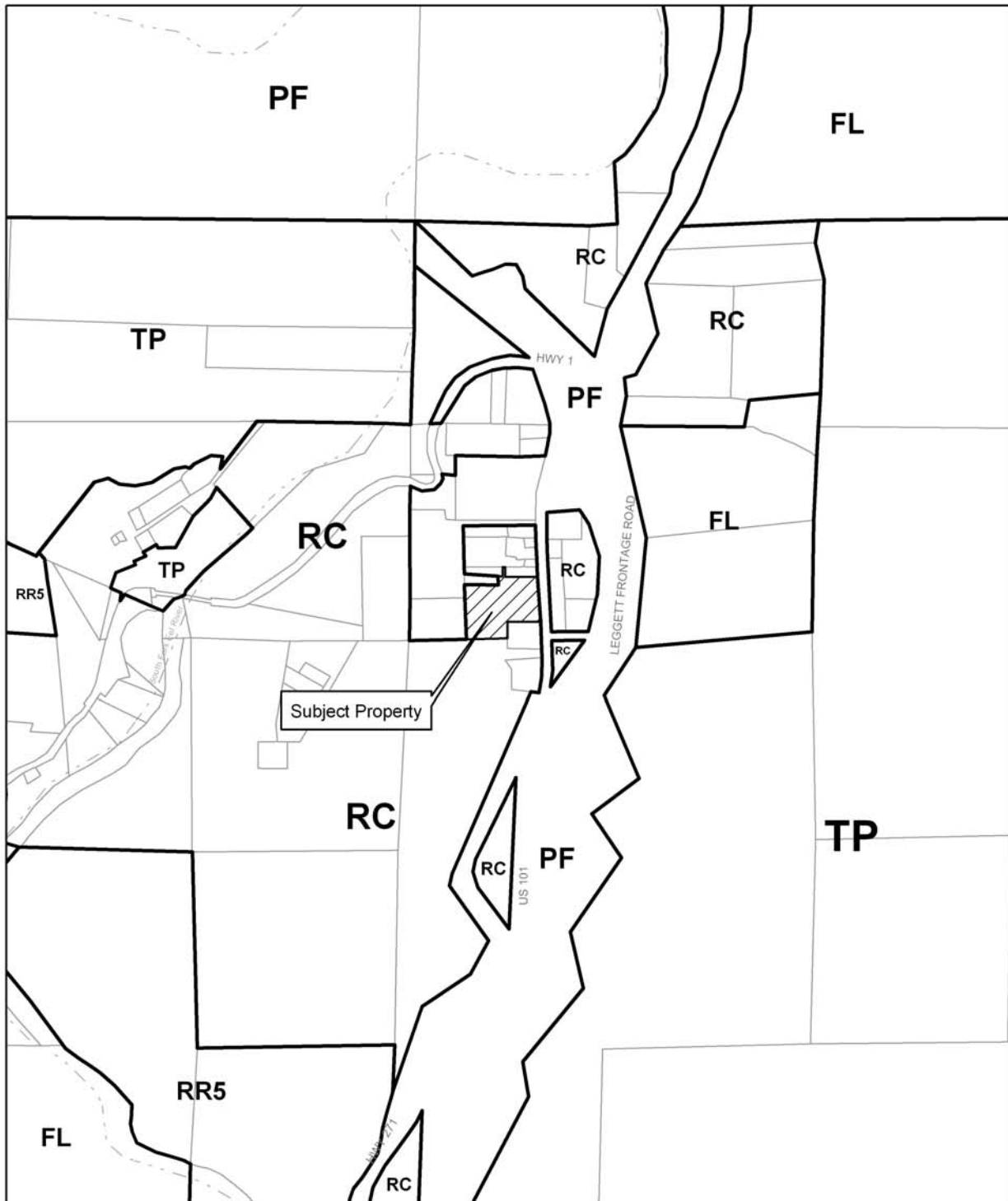


OWNER: ROSENTHAL, Randy & Janice
AGENT: TRIMMER, Bob
CASE: MS 10-2010
APNs: 053-390-15

LOCATION MAP

Parcel lines are approximate. Parcel lines on this map are NOT SURVEY LINES, they are for viewing purposes only and should not be used to determine legal boundary lines. Parcel line can be over 200 feet off. (Parcel lines are as of October 2009)



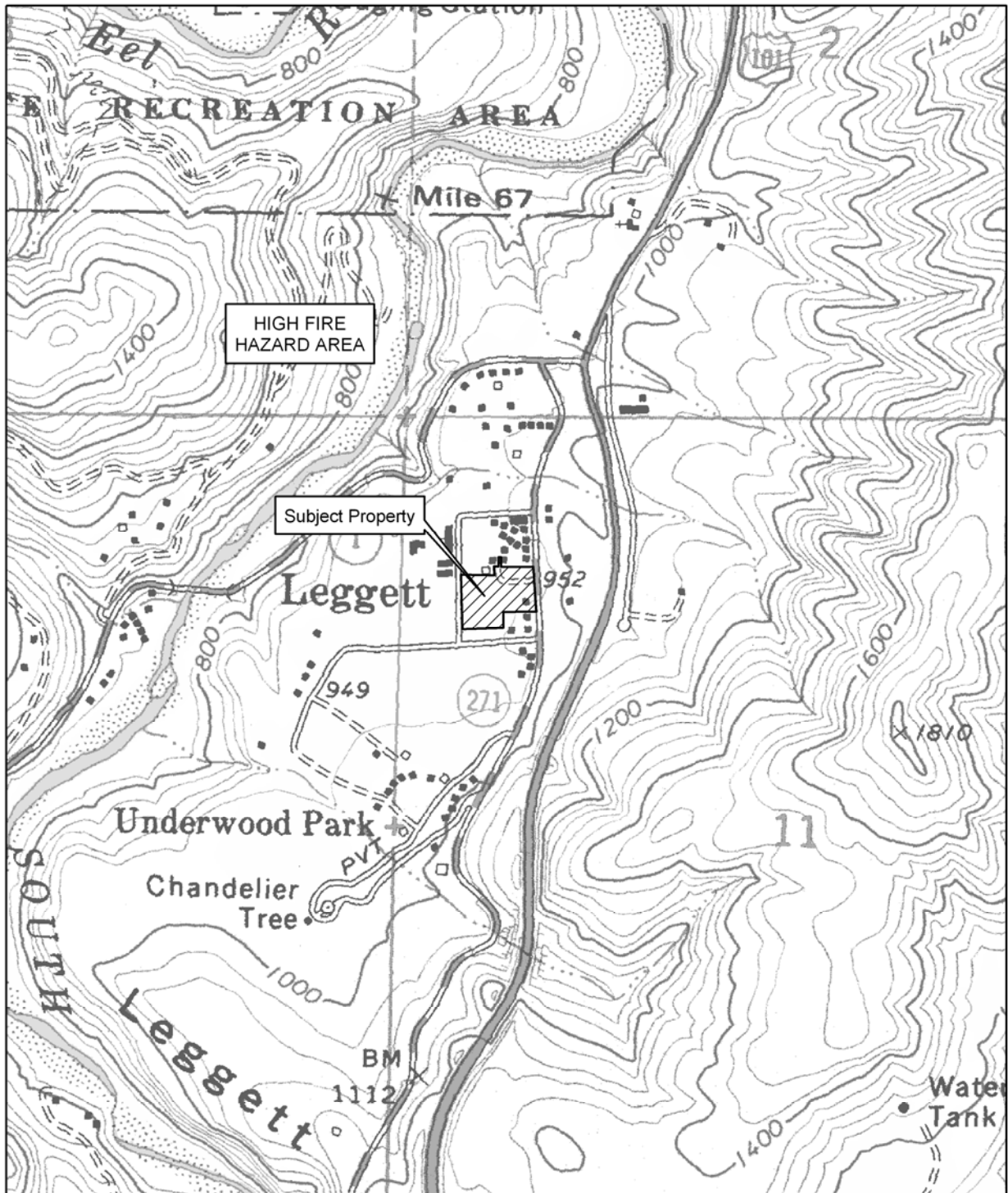


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ZONING DISPLAY MAP

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FIRE HAZARD SEVERITY ZONES
LEGGETT RURAL FIRE PROTECTION DISTRICT

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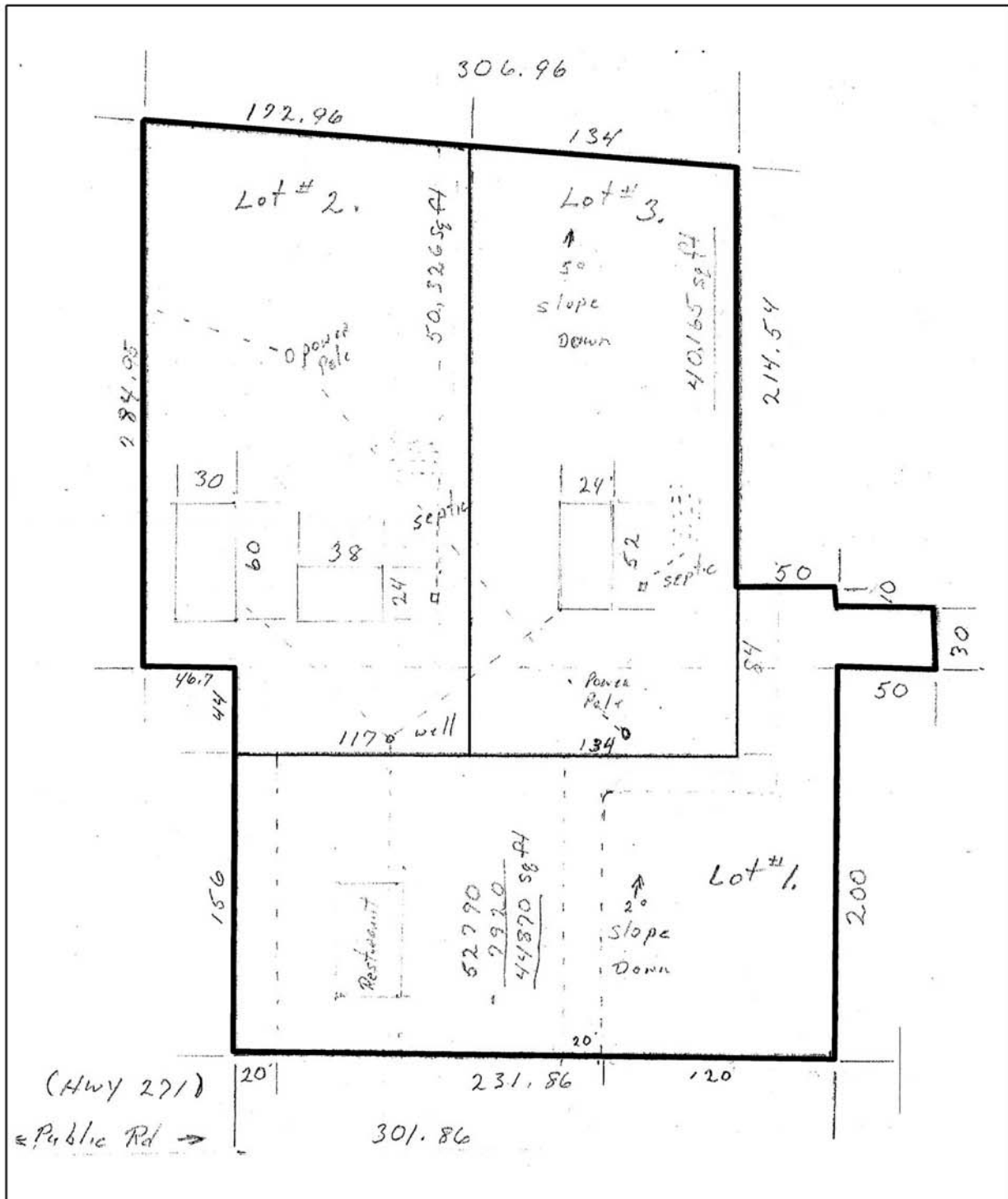
Subject Property

OWNER: ROSENTHAL, Randy & Janice
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ORTHOPHOTO - June 2009

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TENTATIVE MAP

Not To Scale 