



Staff Report and Administrative Decision for Minor Revision

Report Date: December 19, 2016

Application Complete Date: September 12, 2016

To: Central Kitsap School District, charlesd@cksd.wednet.edu
Marc Errichetti, marc@sitewisepllc.com
Interested Parties and Parties of Record

RE: Permit Number: 16 04138
Project Name: KLAHOWYA SECONDARY SCHOOL - Portables Replacement, Addition, and Renovations
Type of Application: Type I

Project Request:

The Central Kitsap School District is proposing a 45,000 square-foot addition to replace 11 existing portables with Klahowya Secondary School. The addition will include 12 new classrooms to replace portable-classrooms, two new science classrooms, a Family and Consumer Science Classroom, a music room, two conference rooms, miscellaneous circulation space and storage rooms, a new auxiliary gymnasium with Athletic Director's office, and equipment storage. The site improvements include a school bus only driveway, improvements to the secondary entrance court, addition of an enclosed courtyard surrounded by the new classroom wing, revision to the existing storm system and construction of a new detention pond and bioretention area, and landscaping. The student population will go from 1,087 to 1,090, and staff and teachers will remain at 60.

The request is a minor revision which is less than a 10% increase in building area approved by the Unclassified Use Permit (LU-2875 and 2997) on May 8, 1995 for the Klahowya Secondary School. The Unclassified Use Permit is equivalent to a Conditional Use Permit, which is required under current Code. The revision involves removing the existing portables (18,480 square feet) and adds 7,950 square feet to the existing structure consistent with Kitsap County Code (KCC) 17.421.040 Conditional Use Permits. The Review Authority is Kitsap County DCD, consistent with Title 21 Kitsap County Code (KCC). The Klahowya Secondary school is currently Site Development Activity Permit (File 16 04139) and Building Permit (16 05216) review.

Decision Summary: Type-I Approval, subject to conditions.

Project Location: 7607 NW Newberry Hill Road, Silverdale WA 998383, in Central Kitsap County

Assessor's Account #: 252501-2-029-1002, 252501-2-029-1101

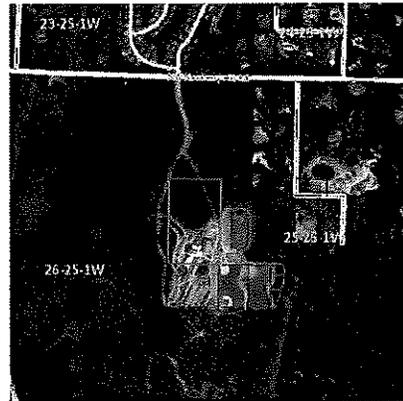
Applicant and Owner of Record:
Central Kitsap School District
9102 Dickey Road NW
Silverdale, WA 98383

Project Representative:

Mark Smedley
Bassetti Architects
71 Columbia Street #500
Seattle, WA 98104

Engineer:

Marc Errichetti, PE
Sitewise, PLLC
219 1st Avenue S
Seattle WA 98104



State Environmental Policy Act (SEPA):

Pursuant to Washington Administrative Code 197-11-355, the Lead Agency signed a Mitigated Determination of Nonsignificance on November 29, 2016 and the appeal period ended on December 13, 2016 with the following information:

Comments The SEPA comment period previously occurred concurrent with the Notice of Application for the same project dated September 21, 2016 for the Site Development Activity Permit (16 04139). There were no comments received.

CONDITIONS AND PROJECT MITIGATION:

The minor revision has been reviewed and will be conditioned to follow stormwater control pursuant to KCC Title 12 (Stormwater Control).

TRAFFIC AND RIGHT OF WAY MITIGATION:

Traffic mitigation is required as specified from correspondence from the Development Engineering staff and Kitsap County Public Works. The Conditions, as listed below are required pursuant to SEPA Substantive Authority (KCC 18.04.200.D):

1. The property owner shall sign and record a Traffic Participation Covenant for its proportionate share towards a traffic signal light at the intersection of NW Newberry Hill Road and Tieton Place NW.
2. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
3. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
4. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
5. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

Site Characteristics:

The approved school site is 31 acres of a larger 88-acre tract. The remaining 57 acres is dedicated to Kitsap County as the Central Kitsap Regional Park. The school property is 1,500 to 2,000 feet south of Newberry Hill Road and approximately a quarter of a mile east of the Seabeck Highway. The school buildings, off-street parking area and bus lanes are on the west half of the school site. The athletic track, football field, tennis courts, baseball/softball, and practice fields are on the eastern side of the campus on property owned by Kitsap County. The school district and Kitsap County operate through a joint shared-use agreement for the athletic facilities.

The site topography gently slopes west to the east and stormwater drains to the detention ponds to the east side of the property. Kitsap County resource maps show a large extensive wetland system around the school campus. The National Wetland Inventory maps, which are maintained, by the U.S. Fish and Wildlife Service identify wetlands on adjacent properties. The proposed construction is outside of 200 feet of adjacent wetlands. The Soil Survey of Kitsap County identifies the Shelton soil unit, very gravelly sandy loam with slopes 0 to 15% slopes. The western portion where construction will occur is Alderwood gravelly sandy loam soils, which are moderately deep and moderately well drained.

Existing Zoning and Comprehensive Plan Designation:

The Comprehensive Plan designation and zoning for the secondary school is Rural Residential, 1 dwelling per 5 acres. The intent of the zone is to recognize rural areas, which have been committed or developed for rural residential uses on smaller lots. These rural areas only provide limited public services. The following are requirements for the Rural Residential zone per KCC Chapter 17.310 Rural Residential Zone:

The following are the minimum lot standards for the Rural Residential zone, per Kitsap County Code (KCC) Section 17.382.070:

Minimum Lot Area = 5 acres

Minimum Lot Width = 140 feet

Minimum Lot Depth = 140 feet

Maximum Height = 35 feet

Maximum Lot Coverage = N/A

Minimum Setbacks = 50 feet front yard setback

= 20 feet side yard setback

= 20 feet rear yard setback

Surrounding Land Use and Zoning:

The surrounding properties to the east, west, and north are undeveloped forested land with a Comprehensive Plan designation and zoned Rural Residential. The Kitsap County Parks property abuts the west and southern side of the school property. The Central Kitsap County Heritage Park shares vehicle access with the school district property.

Public Utilities and Services:

Water: Kitsap Public Utility District No. 1

Power: Puget Sound Energy

Sewer: Kitsap County Public Works – Sewer Utility Division

Police: Kitsap County Sheriff
 Fire: Central Kitsap Fire Protection District #1
 Schools: Central Kitsap School District #401

Policies and Regulations Applicable to the Subject Proposal:

The Growth Management Act of the State of Washington, RCW 36.70A, requires that the County adopt a Comprehensive Plan, and then implement that plan by adopting development regulations. The development regulations must be consistent with the Comprehensive Plan. The Comprehensive Plan process includes public involvement as required by law, so that those who are impacted by development regulations have an opportunity to help shape the Comprehensive Plan that is then used to prepare development regulations.

Kitsap County Code (KCC)

Road Standards, Title 11

Stormwater Drainage, Title 12

Title 17 Zoning

Chapter 110 Definitions

Chapter 310 Rural Residential Zone

Chapter 420 Density, Dimensions, and Design

Chapter 500 Landscaping

Chapter 430 Land Use Review

Chapter 421 Hearing Examiner Conditional Use Permit

Chapter 435 Off-Street Parking and Loading

Chapter 520 Appeals

Chapter 525 Revocations of Permits or Variances

Title 18 Environment

Chapter 18.04 Environmental Policy Act, Section

Title 19 Critical Areas Ordinance,

Title 21 Kitsap County Land Use and Development Procedures

Kitsap County Comprehensive Plan June 30, 2016

Project Analysis

The new addition is within a project area of approximately 3.19 acres. The Kitsap County Assessor's records indicate the existing school building is 132,000 square feet in size. The applicant states the building area for the existing school is 139,091 square feet, constructed in 1996, and with an existing student population of 1,087 students and 60 teachers.

The Central Kitsap School District originally applied for Unclassified Use Permit for the secondary school campus on December 1, 1994 and vested under the 1977 Comprehensive Plan. Kitsap County approved the Newberry Hill Road Secondary School County on May 18, 1995 (File LU-2875 Resolution 177-1995). The record indicates that the School District was proposing in the 1st phase 925 students for 1996, 2nd phase 375 students, and the 3rd phase 925 students by 2003, for a total 2,225 students.

The applicant is requesting a revision to the land use approval to request less than 10% increase building area. The request is a revision to increase the building area from 174,141 square feet to 182,091 square feet, with a net addition of 7,950 square feet, which is less than a 10% increase. The County deemed the application complete prior to the adoption of recent amendment to Title 17 of the Kitsap County Code.

Minor Revision to Unclassified Use Permit

The County has reviewed the request for a minor revision through a Type-I land use application. The application was reviewed for consistency with Kitsap County Code (KCC) Chapter 17.421.040, and Section 17.382.030, Design Standards.

Pursuant to Kitsap County Code Minor Revisions are permitted based on the following requirements:

- No revision in points of vehicular access to the property.
- Proposed changes that do not involve substantial alteration of the character of the prior approval.
- Trip generation is less than 10% or the site plan is not substantially altered that includes greater than 10% of dimensional changes or gross floor area.

The applicant states the proposal is a minor revision and does not substantially change the overall character of the plan or previous approval and does not substantially increase the floor area or dimensionally requirements more than 10%. The request does not increase intensity or substantially increase vehicular trips.

Staff Comments: Staff agrees the request is consistent with a minor revision to a Conditional Use Permit/ Unclassified Use Permit.

Transportation:

The NW Newberry Hill Road segment serving the secondary school has a functional classification as a minor arterial. The existing single road configuration was conditioned through the Unclassified Use Permit. The original project assumptions were two schools would be constructed with access to Newberry Hill Road and to the Seabeck Highway. All traffic is now directed to one access on Newberry Hill Road. Public Works has determined that the existing traffic volumes have triggered the need for a signalized intersection, consistent with Washington State warrants. The applicant has agreed to sign a traffic covenant to pay a proportionate share (96%) of the cost to construct a new traffic signal. The signal construction was scored for the 2017 Traffic Improvement Program but did not score above available funding cutoff. Public Works may pursue project construction for the 2018 Traffic Improvement Program if there is dedicated funding. Public Works and Development Services and Engineering have reviewed the project for existing and potential transportation impacts and have issued conditions of preliminary approval, dated November 15, 2016.

Storm Drainage:

The school site drains to a three-cell wet pond located at the southeast corner of the school property. The storm facility provides both runoff treatment and flow control for existing improvement. Storm drainage from the wet ponds is tight-lined to a surface outfall to the Chico Creek Wetlands, which are located to the south and east of the wet ponds. However, the geotechnical engineer has predicted low infiltration rates and does not recommend infiltration for stormwater mitigation. Development Services and Engineering has reviewed the project proposal and has issued conditions of preliminary approval consistent with KCC Title 12, Storm Drainage Manual, dated November 15, 2016.

Sewage Disposal:

A sewer availability agreement has been executed with Kitsap County Public Works since June of 1996. There are currently no changes proposed to the sewer service with this development proposal.

KCC17.382.030 Design Standards

The development must also meet the following requirements of Section 17.382.030 Design Standards:

Building Height, Buffering, and Screening Modification: The director may increase or decrease landscaping, screening and setbacks to minimize conflicts.

Staff Comment: The applicant is not proposing any changes to the existing perimeter buffers/native vegetation.

Exterior Lighting in Urban Developments:

If artificial outdoor lighting is necessary, the lighting should be arranged so that light is fully shielded from the side view, directed downward, and away from adjacent residential properties.

Staff Comment: The School District may use the two fields for athletic competition when the athletic fields are refurbished. If lighting is required, the County will review new lighting for shielding through a Building Permit to ensure fixtures to prevent excessive glare.

Screening of equipment, storage, and refuse areas

1. The roof-mounted HVAC equipment shall not be visible from abutting lots or roadways.

Staff Comment: The school is over 1,500 to 2,000 feet from Newberry Hill Road and this requirement would not apply.

2. Locate service areas, outdoor storage areas, and intrusive features away from neighboring properties.

Staff Comment: There is not any outside storage proposed.

3. The project will be required to comply with all county solidwaste standards and provide concurrence from Waste Management as part of the Site Development Activity Permit process.

Staff Comment: The applicant is not proposing any changes to solid waste collection.

Access and Circulation

1. Safe pedestrian access and handicap access shall be required on-site from public rights-of-way to minimize pedestrian and vehicular conflicts. The applicant has proposed some changes to perimeter sidewalks and access from the parking lots to building.

Staff Comment: The applicant has demonstrated on the site plan pedestrian/vehicle separation by including sidewalks along bus parking and around the building.

2. Development is limited to one ingress/egress per 300-lineal feet along a public arterial. Small parcels that provide less than 200 feet of road frontage shall be limited to one parking lane and exit.

Staff Comment: The applicant is not proposing any changes to the location of the existing school access to Newberry Hill Road.

Signs permitted according to KCC Section 17.446.

The applicant is required to apply for sign permits in accordance KCC Section 17.446 Signs.

Staff Comment: Not applicable to the minor revision.

Off-street parking and loading per KCC Section 17.435.

The project is required to provide adequate off-street parking consistent with the standards in KCC Chapter 17.435 Off-street Parking, Loading, and KCC Section 17.382.030 Design Standards.

The School District is proposing a total of 393 off-street parking spaces and 22 bus stalls to serve 60 staff members and 1,090 students.

Parking Type	Required by KCC	Existing to Remain	Access Spaces
Visitors	None	67	4
Staff	60	111	
Students	109	203	8
Totals	169	381	12

Staff Comment: The School District's existing off-street parking exceeds the number of required spaces and is consistent with parking requirements.

Landscaping provided per KCC Section 17.385.

KCC requires that a minimum of 15% of the total site area be landscaped to the standards in the Chapter KCC 17.485 Landscaping.

Staff Comment: The project meets the minimum requirements for minimum landscaping. The applicant has included additional landscaping with the Site Development Activity Permit consistent with landscaping requirements.

Staff Communication:

Document

Kitsap Public Health District
 Development Engineering
 Mitigated Determination of Nonsignificance
 County Fire Prevention Bureau:

Dated or date stamped

No Comments.
 November 15, 2016
 November 29, 2016
 March 27, 2015

Public Comments:

The request is a Type-I decision and the County is not required to give public notice pursuant to Title 21 of the Kitsap County Code.

Site Plan Review Findings:

Staff has reviewed the minor revision to the Unclassified Use Permit application against the requirements in 17.421.040 and KCC 17.382.030 Design Standards and satisfies the criteria set forth in KCC Section 17.421.040(A).

Land Use Decision:

Based upon the above findings, the Unclassified Use Permit Minor Revision for the Klahowya Secondary School is **approved**, subject to the following conditions:

1. This proposal is subject to all other Conditions of Approval of the previously approved Unclassified Use Permit (File LU-2875 and 2997).
2. The Minor Revision approval is required to be revised through currently Site Development Activity Permit (File 16 04139).

3. Submit a revised landscape plan providing details on how all disturbed areas on the west side of the wetland shall meet the minimum Code requirements including, sizes, spacing irrigation, and treatment of landscape beds consistent with Section 17.385.
4. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.385. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150% of the cost of installation.
5. Site plans for public schools shall include an area identified and set aside for the future placement of a minimum of four portable classroom units. The area set aside may not be counted towards meeting required landscaping or parking requirements.
6. The project revision will be subject to all other conditions of approval by the Hearing Examiner's approval for the Bucklin Court Performance Based Development, dated December 31, 2014 (File 14 02210 and 14 02265).
7. All required development permits shall be obtained prior to construction and/or occupancy.
8. All building permits shall be subject to impact fees pursuant to the Kitsap County Code in effect on the date of a complete building permit application.
9. At time of submittal of the Site Development Activity Permit, submit a final landscape plan consistent with KCC 17.385 Landscaping, A Final Site Landscape, and Irrigation Plan shall be prepared and stamped by a licensed and registered Landscape Architect. Specifically, trees sizes are to be 2 to 2.5" caliper balled and burlapped (B&B). Larger shrubs sizes are to be B&B 5' to 6' tall.
10. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.385. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
11. Artificial outdoor lighting shall be arranged so that light is directed away from adjoining properties and so that no more than 1 candle foot of illumination leaves the site.
12. The final architectural design submitted with the Building Permit should incorporate architectural design elements consistent with the shoreline to address compatibility for existing and future residential and commercial uses in the zone.
13. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review, pursuant to the requirements of the KCC. Unless in conflict with the conditions stated above and /or any regulations, all terms and specifications of the application shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.

14. This revision shall become void if no building permit application for the expansion is applied and accepted as complete, by the Department of Community Development, within **three years** of the date of the administrative decision and resolution of any appeals.
15. Pursuant to KCC 17.382.030(E) (1) Design Standards, on the civil site plan an ADA compliant pedestrian connection is required from interior buildings to the shoreline open space recreational Tract to minimize potential conflicts between pedestrians and vehicles.
16. Land use approval is limited to the uses proposed by the applicant on the recommended site plan and the SEPA Environmental Determination dated November 29, 2016. Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the application shall be binding conditions of approval. Any modifications or expansion of the project will be subject to further review pursuant to the requirements of the appropriate sections of the Kitsap County Code.
17. The decision set forth herein is based upon representations made and exhibits contained in the project application. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County.
18. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
19. The applicant shall adhere to all applicable Kitsap Public Health District requirements
GENERAL
20. Construction plans and profiles for all roads, storm drainage facilities, and appurtenances prepared by the developer's engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.
STORMWATER
21. The information provided demonstrates this proposal is a *Major Development* as defined in **Kitsap County Code Title 12**, and as such will require a Site Development Activity Permit (**SDAP**) from Development Services and Engineering.
22. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with **Kitsap County Code Title 12** effective at the time the Administrative Conditional Use Permit Revision application was deemed complete, September 12, 2016. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
23. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information about this

permit can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP.

24. The design of the infiltration facilities will be accordance with Section 7.3.4 of the Kitsap County Stormwater Design Manual.
25. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established. Temporary erosion and sedimentation ponds shall not be located over infiltration facilities. In addition, retention ponds shall not be utilized as temporary erosion and sedimentation control ponds.
26. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
27. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before issuance of Occupancy Permits for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
28. Kitsap County will not be responsible for any damage to any private roads, tracts, and/or easement areas that may occur during routine maintenance activities and that in Kitsap County's judgment occur, in whole or in part, because of any construction materials or techniques, or any maintenance materials or techniques. This includes, but is not limited to, damage to pavement or vegetated areas caused by maintenance trucks.
29. If the project proposal is modified from that shown on the submitted site plan dated September 12, 2016, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC AND ROADS

30. The property owner shall sign and record a Traffic Participation Covenant for its proportionate share towards a traffic signal light.
31. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
32. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
33. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
34. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in

the right-of-way shall be submitted as part of the SDAP process (or building permit if no SDAP is required). The need for and scope of bonding will be determined at that time.

SEWER UTILITY

- 28. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.
- 29 Kitsap County currently serves sanitary sewer service to the property. Any changes to the service will require approval from KCPW - Sewer Utility Division.

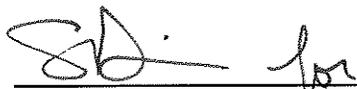
SOLID WASTE

- 29 Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider (e.g. dumpster size and location) for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.
- 30 The SDAP submittal shall show that at least 150 square feet of exterior recyclable materials storage space for the project. Describe collection containers and show their locations, method for securing the enclosure gates in an open position and pad dimensions on the civil plans submitted for approval. Details of the enclosure, including interior dimensions, building materials and lighting must be included with the civil plans prior to final approval. These details may be architectural drawings attached to the civil plans.
- 31 If using a compactor, liquid wastes generated as a result of compaction must not discharge into the stormwater system per BKCBH Ordinance No. 1996-11, Section IV.2.a.

(See Attached Site Plan Below)

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file is available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact help@kitsap1.com or (360) 337-5777. Please note DCD is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.



 Jeff N. Smith, Staff Planner

12.19.16
 Date



 Scott Diener, Development Services, and Engineering Manager

12.19.16
 Date

CC: Interested Parties: None
XX Applicant: Mark SmedleyBassetti Architects
XX Owner: Central Kitsap School District
XX Engineer: Marc Errichetti, PE
XX DCD Staff Planner: Jeff Smith
XX DCD DSE Supervisor / Manager Shawn Alire
XX Kitsap Transit: Doug Johnson, dougj@kitsaptransit.com; Steffani Lillie,
SteffaniL@kitsaptransit.com; Edward Coviello EdwardC@KitsapTransit.com

