CONSERVATION FUTURES TAX LEVY (CFT) APPLICATION FOR 2020 FUNDS

**Project Name:** George Davis Creek Fish Passage

**Applicant Jurisdiction:** City of Sammamish

If applicable, Open Space System Name: George Davis Creek

(Only if applicable, the name of a larger connected system, such as Cedar River Greenway, Mountains to Sound, a Regional Trail, etc.)

<table>
<thead>
<tr>
<th>Proposed Project Acreage: 0.2539</th>
<th>CFT Funding Request: $2,000,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Identify the acreage targeted under this year’s funding request)</td>
<td>(Dollar amount of CFT award requested)</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Project Acreage: 0.2539</th>
<th>KC PL Funding Request: N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>(Estimate total acreage at project completion for multi-year projects)</td>
<td>(King County Projects Only: Dollar amount of KC Parks Levy requested)</td>
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</tbody>
</table>

**Type of Acquisition(s):** ☒ Fee Title □ Conservation Easement □ Other:

**King County Council District in which project is located**: District 3

**CONTACT INFORMATION**

<table>
<thead>
<tr>
<th>Contact Name: Danika Globokar</th>
<th>Phone: 425-531-1282</th>
</tr>
</thead>
<tbody>
<tr>
<td>Title: Senior Stormwater Engineer</td>
<td>Email: <a href="mailto:dglobokar@sammamish.us">dglobokar@sammamish.us</a></td>
</tr>
<tr>
<td>Address: 801 228th Ave SE, Sammamish, WA</td>
<td>Date: 04 March 2019</td>
</tr>
</tbody>
</table>

**SECTION 1. PROJECT SUMMARY**

*In the space below, provide a brief description of the project. Please reference how the targeted parcels are significant individually, and (if relevant) as part of a larger open space system, reach, or watershed.*

The George Davis Creek Fish Passage Project will restore fish passage to George Davis Creek and includes the acquisition of the subject parcel for this grant. George Davis Creek historically provided spawning habitat for a number of aquatic species in Lake Sammamish, including Lake Sammamish kokanee, which are on the verge of extinction. The George Davis Creek Fish Passage Project was identified within the Watershed Resources Inventory Act (WRIA) 8 Chinook Salmon Conservation Plan (2017 addendum to the 2005 Plan), the Kokanee Work Group’s Blueprint for the Restoration and Enhancement of Lake Sammamish Kokanee Tributaries (2014), and the City of Sammamish’s 2016 adopted 6-Year Stormwater Capital Improvement Plan as a critical project to restore fish passage.

The overall project will remove barriers within George Davis Creek at East Lake Sammamish Parkway (ELSP), the King County East Lake Sammamish Trail (ELST), East Lake Sammamish Shore Lane NE, and within the residential area on Lake Sammamish. Currently, the creek outlets to Lake Sammamish beneath a residence located at 629 East Lake Sammamish Shore Lane NE. The creek on the property is within a culvert that the existing house is constructed around. The owner of the property is not interested in selling for this project.

The property located at 635 East Lake Sammamish Shore Lane NE (APN 0777100040), immediately north of the parcel at 629 East Lake Sammamish Shore Lane, is the subject parcel of this grant. The owner of this parcel has expressed interest in selling his property so that it may be converted to open space. In the context of the larger project, George Davis Creek and its buffer would occupy the entire parcel. The parcel would open up the creek right at the mouth to Lake Sammamish, which is the ideal configuration to provide fish passage.

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1 King County Council District information here: [https://www.kingcounty.gov/council/councilmembers/find_district.aspx](https://www.kingcounty.gov/council/councilmembers/find_district.aspx)
The parcel is connected to both Lake Sammamish and the King County trail system. Though it would be limited, the parcel could also provide a pedestrian connection from the trail to Lake Sammamish. In addition, George Davis Creek is named after George Davis, a Snoqualmie tribal homesteader who lived at this location.
SECTION 2. OPEN SPACE RESOURCES

Before answering Sections 2 & 3, please review “King County Conservation Futures (CFT) Application Evaluation Criteria.” Please mark the checkbox for each criterion that applies to the parcels that are current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Consider, if applicable, both the landscape and individual parcel level.

☐ A. Wildlife habitat or rare plant reserve  ☒ B. Salmon habitat and aquatic resources  ☒ C. Scenic resources  ☐ D. Community separator  ☒ E. Historic/cultural resources  ☒ F. Urban passive-use natural area/greenbelt  ☒ G. Park/open space or natural corridor addition  ☒ H. Passive recreation opportunity/unmet needs  ☐ I. Equity/opportunity area projects that seek to redress historic disparities in access to open space

a. Wildlife Habitat or Rare Plant Reserve

The wildlife habitat score for this parcel is high. George Davis Creek passes through a mixed-use area consisting of a single-family residence, and areas with both native and non-native vegetation. The acquisition parcel is located at the creek outlet into Lake Sammamish. The creation of a green space at this important interface on the lake would create a resting refugia for wildlife species that utilize the lake. Most of the properties on the east side of Lake Sammamish are built up with docks, and there are not many open green spaces located in the mid-basin of the lake. The property would also function as a migration link corridor for aquatic species from the lake, up George Davis Creek, to the undisturbed second-growth riparian forest located upstream of Lake Sammamish Parkway. The second-growth mixed forest is composed of a mixed deciduous forest, and shrubs such as big leaf maple, Western red cedar, and Douglas fir with a closed canopy. The understory is dominated by salmonberry, devil’s club, and sword fern. The stream habitat and riparian corridor along the lower reaches of George Davis Creek within the City of Sammamish property is in relatively good condition, and the protected buffer is an urban island oasis of excellent quality habitat that can support many species of wildlife. Uncommon large mammals such as black bear and bobcat utilize the upstream riparian canyon reach. Great blue heron, osprey, bald eagles, white tailed deer, native songbirds, salamanders, and many other species of wildlife utilize the lake and are present in the vicinity due to the rich resources present in the basin. The creation of a properly functioning delta at the mouth of George Davis Creek would provide valuable foraging habitat for migrating waterfowl and other shore-dependent wildlife.

b. Salmon Habitat and Aquatic Resources

The Salmon Habitat and Aquatic Resources score for this parcel is high. Currently, Lake Sammamish serves as a migration route for juvenile salmon traveling to the ocean and adult salmon returning to their spawning grounds. Degradation of shoreline habitat, passage barriers, and poor water quality are several of the factors that are contributing to salmon habitat decline in the subarea and its tributaries. Sockeye salmon, fall run Chinook salmon, and winter run steelhead trout are present in the Lake Sammamish basin. Critical habitat for Puget Sound Chinook salmon distinct population segment (DPS) and steelhead DPS is mapped for the basin. It is recognized above that endangered species act (ESA)-listed species do not occur in George Davis Creek, but they do occur in Lake Sammamish and may utilize habitat in the delta of George Davis Creek. Washington State Department of Fish and Wildlife (WDFW) lists two state priority fish species within George Davis Creek: residential coastal cutthroat and Coho salmon. The proposed property acquisition is located in an urban basin with significant salmonid habitat and is identified in the Watershed Resources Inventory Act (WRIA) 8 Chinook Salmon Conservation Plan (2017 addendum to the 2005) and the Kokanee Work Group’s Blueprint for the Restoration and Enhancement of Lake Sammamish Kokanee Tributaries (2014).

The proposed green space site is located at the mouth of George Davis Creek, along the east shoreline of Lake Sammamish. The stream is within the City of Sammamish, and currently only about 100 feet of George Davis Creek is currently accessible to kokanee and provides potential spawning habitat. Currently, a series of fish passage barriers on and downstream of East Lake Sammamish Parkway
(ESLP) restricts migrating fish from access to nearly one river mile of quality riparian habitat in the ravine reach of George Davis Creek. George Davis Creek is unchannelized in the ravine reaches upstream of the property and exhibits an overall complex stream habitat of native riparian vegetation and large woody debris (LWD), especially considering its location as a stream in an urban environment.

The purpose of the project is to provide fish passage and suitable spawning and rearing habitat for native kokanee salmon within George Davis Creek and to protect a valuable delta habitat in Lake Sammamish. Habitat improvements and habitat connectivity to spawning habitat is essential to restoring stable and self-sustaining fish populations. The proposed fish passage and habitat restoration project will conserve and enhance salmonid habitat and aquatic resources. The project will also provide a sediment source for delta formation as well as provide spawning gravel replenishment from upstream sources that were disconnected. Although actual spawner numbers are unknown, shore spawning populations of kokanee could be present in Lake Sammamish. Beach spawning areas include near-shore substrates that receive spring-fed upwelling, as well as alluvial fans at stream mouths such as the George Davis Creek delta. These deltas are also valuable to outmigration juvenile Chinook salmon and provide valuable rearing and refugia during the spring outmigration to Puget Sound.

A high level of appropriate public access for viewing salmon will be included at this proposed green space at the mouth of George Davis Creek. There is currently public access at the adjacent King County ELST crossing but the addition of this new parcel will provide public access along the creek on Lake Sammamish at the delta for public viewing of salmon migration and spawning as well as a venue for public outreach and educational signage.

c. **Scenic Resources**

The scenic value of this parcel is medium. With the structure gone from the parcel, views of the water from East Lake Sammamish Parkway will be available. In the vicinity of the King County ELST and also with a pedestrian connection, the parcel will open up a view of the entire lake from the accessible shoreline. In addition, the restored George Davis Creek will run through the parcel, and there will be a view from a possible pedestrian walkway.

d. **Community Separator**

This parcel is perpendicular to the King County ELST greenbelt. Because of this, it is considered low value as a community separator. ELST functions as a community separator, but this parcel does not really add to that function.

e. **Historical /Cultural Resources**

The parcel has a medium score for Historical/Cultural Resources. Conversations with the Snoqualmie Tribe suggested that this was a site of earlier Native American settlement as well as a late 19th/early 20th century homestead. Lake Sammamish provided Snoqualmie Tribe members with a home after the 1863 Homestead Act. By the turn of the century, there were seven Snoqualmie family homesteads along the eastern shore of Lake Sammamish, ranging from the south at Monohon Mill to the north neighborhood of Inglewood. These homesteads were along the creeks that today bear their family names, such as the George Davis and Zackuse creeks.

The Snoqualmie Tribe is interested in the cultural importance of the George Davis Creek site (that is, culturally modified large trees, fishing grounds, ceremonial sites, etc.) as well as the restoration of George Davis Creek. Similar cultural sites and/or other significant historic archaeological deposits and/or traditional cultural sites have been located at nearby Zackuse Creek and other locations in the Lake Sammamish basin. Additionally, Lake Sammamish kokanee have historically been a major part of the culture of the Snoqualmie Tribe. The George Davis Creek Fish Passage Project, and the property acquisition that is part of it, would re-establish the connection between fish and Tribe.
By acquiring property at the mouth of George Davis Creek, this project would protect Native American cultural resource as well as contain a historical native Snoqualmie Tribe settlement on Lake Sammamish: the historic George Davis homestead site. The property was part of the Davis family homestead along Lake Sammamish and family members continue to be associated with the Snoqualmie Tribe.

f. **Urban Passive-Use Natural Area/Greenbelt**
   The parcel has a high score for Urban Passive-Use Natural Area/Greenbelt. The parcel will provide a corridor for George Davis Creek to outlet to Lake Sammamish. A connection will be made between the lake and the entire basin for George Davis Creek. The open space ravine where George Davis Creek resides between East Lake Sammamish Parkway and NE 6th Street is ±25 acres. Part of this corridor is already owned by the City of Sammamish, but does not currently provide public access. The ultimate fish passage project will also serve as a wildlife corridor during low flows, providing access to Lake Sammamish from the upper ravine area.

g. **Park, Open Space, or Natural Corridor Addition**
   The parcel has a high score for a Park, Open Space, or Natural Corridor Addition. The parcel is a critical link to the George Davis Creek open space by way of providing an opening to Lake Sammamish. Currently, only a small portion of the creek is open at the mouth to Lake Sammamish, with the remainder existing in culverts. This project will greatly reduce the length of culverts, install fish passable culverts, and have a wide open creek section at the subject parcel.

h. **Passive Recreation Opportunity in Area with Unmet Needs**
   The parcel has a high score for Passive Recreation Opportunity in Area with Unmet Needs. The public will be able to view kokanee spawning and migrating upstream where the King County Trail crosses the Creek, adjacent to the subject parcel at 635 East Lake Sammamish Shore Lane. Educational signage will also be provided, linking citizens to their role as environmental stewards.

   In conjunction with the City Parks Department, a limited public access point may be provided for users of the King County Trail to the lakefront, with full public access being provided as part of a longer-term acquisition plan. This public access point would be only the third access point along the entire seven-mile-long eastern shoreline of Lake Sammamish. The other two access points are Lake Sammamish State Park at the southern end of the Lake, and City of Sammamish-owned Sammamish Landing Park, at the northern end of the Lake. The rest of the east shoreline of Lake Sammamish is privately owned. Public access at this central location, even if limited to a soft trail to the lake, would provide a passive recreation opportunity in this area with an unmet need.
SECTION 3. ADDITIONAL FACTORS

Please mark the checkbox for each criterion that applies to the parcels that are the current funding targets. Then briefly describe in the space below how the proposed acquisition satisfies each marked criterion.

☒ A. Educational/interpretive opportunity
☐ B. Threat of loss of open space resources
☒ C. Feasibility: Ownership complexity/willing seller(s)/community support
☒ D. Describe any public or private partnerships that will enhance this project
☒ E. Is the property identified in an adopted park, open space, comprehensive, or community plan?
☐ F. Transferable Development Rights (TDR) participation

a. Educational / interpretive opportunity
   The parcel has a medium score for Educational / interpretive opportunity. The parcel will likely have pedestrian access with a connection to the King County Trail. The overall project will provide fish passage for many aquatic species through the parcel. The mouth of the creek and the creek itself will present an educational opportunity to various groups about fish passage.

c. Feasibility: Ownership Complexity / Willing Seller / Community Support
   The owners of 635 East Lake Sammamish Shore Lane, the site of the proposed project, are willing to sell their property to the City. The owners currently have complete ownership of the property, with no outstanding liens or easements on the property.

d. Describe any Public or Private Partnerships That Will Enhance This Project
   The City is working with private property owners and the Snoqualmie Tribe to address three of the four fish-passage barriers near the mouth of George Davis Creek. Private partnership, through property acquisition and stewardship, will make the project possible, while support from the Snoqualmie Tribe may range from financial support to environmental stewardship and monitoring post-construction. The fourth barrier, the culverts under the King County ELST, will be removed and replaced with a fish-passable culvert by King County under separate funding. The City of Sammamish and King County are working in conjunction to ensure a cohesive design between the two projects, which may be constructed concurrently. The City has recently successfully partnered with private entities and King County on a similar fish passage project.

   Another strong project partner is the Kokanee Work Group, an ad-hoc collaborative group formed in 2007 focused on the goal of preventing the extinction and improving the health of the native Lake Sammamish kokanee population. The active membership in the Work Group includes representatives of the City of Sammamish and the other local jurisdictions in the watershed, the Snoqualmie Tribe, the US Fish and Wildlife Service, the Washington Department of Fish and Wildlife, Washington State Parks and Recreation Commission, Trout Unlimited, Save Lake Sammamish, Friends of the Issaquah Salmon Hatchery, Friends of Lake Sammamish State Park, Friends of Pine Lake, additional entities, and residents of the watershed. Restoring fish passage on George Davis Creek is currently the KWG's highest priority fish passage project for kokanee within the City of Sammamish.

e. Is the Property Identified in an Adopted Comprehensive Plan, Park Open Space, Habitat, Cultural Resource, Or Community Plan
   The George Davis Creek Fish Passage Project was identified within the Watershed Resources Inventory Act (WRIA) 8 Chinook Salmon Conservation Plan (2017 addendum to the 2005 Plan) and the Kokanee Work Group’s Blueprint for the Restoration and Enhancement of Lake Sammamish Kokanee Tributaries (2014). Restoring fish passage on George Davis Creek is currently the KWG's highest priority fish passage project for kokanee within the City of Sammamish.

   The City of Sammamish adopted the 2016-2022 6-Year Stormwater Capital Improvement Plan in 2016 and identified the George Davis Creek Project as a critical stormwater project. It is currently City Council’s top stormwater capital project priority. Although acquisition of a parcel was not called out in any of these adopted plans, this project cannot be completed to meet current fish passage standards without acquiring property.
SECTION 4. PARCEL DETAILS

A. Please provide information about the parcels that are current and future funding targets.

i. Parcels that are Current Funding Targets - i.e., those parcels which would be acquired with requested funding, shown in red on your maps. Find this information on Assessor’s Report/Property Details accessed through King County iMAP (https://gismaps.kingcounty.gov/iMap/). Add more rows if needed.

<table>
<thead>
<tr>
<th>Parcel Number (do not use hyphen, e.g., 1234567890)</th>
<th>Acreage</th>
<th>Zoning</th>
<th>Assessor’s “Appraised Land Value”</th>
<th>Assessor’s “Appraised Improvements Value”</th>
<th>Estimated Cost to Purchase Desired Property Interest</th>
<th>Property Interest Sought (fee, easement, or TBD)</th>
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<tbody>
<tr>
<td>0777100040</td>
<td>0.2539</td>
<td>R-4</td>
<td>$1,310,000</td>
<td>$893,000</td>
<td>$3,927,000</td>
<td>TBD</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ii. Future Funding Targets - i.e., those parcels shown in yellow on your maps. Please list the parcel numbers here (no additional information needed):
NA

B. How did you estimate the cost to purchase parcels? (e.g., appraisal, estimate from assessor’s values, etc.).
The appraised price from a licensed appraisal firm was $3,570,000. The City may offer up to 10% of the appraised value ($3,927,000).

C. Are any parcels are enrolled in the Current Use Taxation program (a voluntary conservation program)?
No

SECTION 5. PROPERTY USE, STEWARDSHIP, AND MAINTENANCE

A. What is the intended future use of the property (e.g., passive recreation, habitat restoration, timber management, agricultural production)? Will this land be available for public use?

The use of this property will be habitat restoration, passive recreation, and research. The creek and buffer are considered habitat restoration and the possible pedestrian walkway is considered passive recreation for public use. The City and the Kokanee Work Group may set up monitoring stations for flow, turbidity, temperature, and fish counts on the property.

B. How will the property be stewarded and maintained, and using what funding? Does the property lend itself to volunteer stewardship opportunities or community participation?

The property will be stewarded and maintained by the City of Sammamish Public Works Department, using existing, budgeted funds from City stormwater rates. The property and project would allow for volunteer opportunities such as initial riparian plantings post-construction, and possibly creek clean-up events.

C. What are the biggest challenges you anticipate in managing this site?

The nature of the project is such that the project will be low maintenance. The biggest challenge will be the maintenance of the creek and buffer, if that is even necessary.

D. Will you be purchasing and demolishing any structures on the target parcel(s)? Explain why this is necessary.

There are two structures on site that will be demolished: a 2,750-square-foot house and a 340-square-foot accessory dwelling. These structures must be demolished in order to construct the creek and buffer.

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3 Please explain what the zoning designation means if you don’t think it would be evident to the committee.
3 Parcels enrolled in Current Use Taxation for “Forestry” may not have a valid “appraised land value” or acreage.
4 Visit www.kingcounty.gov/incentives, and use the “Interactive Map” to check enrollment for your target parcel(s).
improvements. There is also an existing dock that will be removed in order to not interfere with natural delta-building processes.

E. Do you intend to reserve any part of the site for non-CFT-eligible activities, such as more intensive recreation or retaining a structure on a fee purchase? (Funds used for that purchase can’t count as CFT match.) There are no plans to maintain structures.
SECTION 6. PROJECT BUDGET
Please provide budget information for the parcels that are the current funding targets.

FUNDING REQUEST

<table>
<thead>
<tr>
<th>REQUESTED AMOUNT</th>
<th></th>
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<tbody>
<tr>
<td>CFT Funding Request</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>KC Parks Levy (PL) Request (for county projects only)</td>
<td>$</td>
</tr>
<tr>
<td>Total Funding Request</td>
<td>$2,000,000</td>
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</table>

TOTAL CFT PROJECT COSTS

<table>
<thead>
<tr>
<th>PROJECT COSTS</th>
<th>ESTIMATED DOLLAR AMOUNT OR RANGE</th>
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<tbody>
<tr>
<td>Total property interest value</td>
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<tr>
<td>Title and appraisal work</td>
<td>$5,000</td>
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<tr>
<td>Closing, fees, taxes</td>
<td>$150,000</td>
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<tr>
<td>Relocation costs</td>
<td>$0</td>
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<tr>
<td>Hazardous waste reports</td>
<td>$2,000</td>
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<tr>
<td>Directly related staff, administration and legal costs</td>
<td>$10,000</td>
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<tr>
<td>Only if applicable: Value of land used as match5</td>
<td></td>
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<tr>
<td>Total Estimated Project Costs</td>
<td>$4,094,000</td>
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</table>

FUNDING/MATCH TABLE

Please document the sources of match that you have secured, or intend to seek, towards the parcels that are the current funding targets. If you don’t yet have match secured, please note how you plan to obtain it.
If you seek a match waiver (based on equity/opportunity area determination), please write “Match Waiver Requested” in table below and complete Supplemental Form #1: Equity/Opportunity Area Determination.

<table>
<thead>
<tr>
<th>CFT FUNDING</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
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<tbody>
<tr>
<td>CFT Funding Request</td>
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<tr>
<td>Past CFT Funding Available</td>
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<tr>
<td>(i.e., funds remaining from past awards, to be spent on current target parcels)</td>
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MATCH FUNDING SECURED Sources/Status:

<table>
<thead>
<tr>
<th>City of Sammamish Budget</th>
<th>Date Funding Secured</th>
<th>Dollar Amount</th>
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<tr>
<td></td>
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<td>$2,450,000</td>
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</table>

MATCH FUNDING STILL SOUGHT Sources/ Plan to obtain match?:

| Date Funding Anticipated | Dollar Amount |

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5 If you are providing cash match, ignore this instruction. If your match consists of a land trade or the cash value of recent open space purchases, please reflect the match property’s estimated value in the “Value of land used as match” row. Your “Total Estimated Project Costs” will include this match property’s estimated value.
SECTION 7. BOND FUNDING POTENTIAL (SPECIAL SECTION FOR 2019)

Projects applying in 2019 may be able to qualify for bond-backed Conservation Futures funds, in addition to annual awards. Criteria A through D below are factors that may make projects most competitive for bond funding. Mark the checkbox for each criterion that applies to the parcels that are the current funding targets, and briefly describe in the space below how the proposed acquisition satisfies each marked criterion. Please note, if necessary, whether certain parcels in your scope meet the criteria, but other parcels in your scope do not.

☒ A. Acquisition can occur in late 2019 or soon thereafter
☒ B. Transaction is highly likely to be successful
☒ C. Match is secured
☒ D. Property acquired in fee will not be leased or sold for private benefit (i.e., leased to a private party or surplused. Note that acquisition of conservation easements, TDR easements, farm covenants where underlying fee remains in private ownership is generally acceptable.)

a. **Acquisition can occur in late 2019 or soon thereafter.**
   The property owners are favorable to selling their property and, provided the City can secure additional funds, can sell in 2019 or 2020.

b. **Transaction is highly likely to be successful**
   Property owners are willing to sell, and neighbors are supportive of the project.

c. **Match is secured.**
   The City has $2,450,000 already allocated to this project. This amount is more than the $2,000,000 requested.

d. **Property acquired in fee will not be leased or sold for private benefit.**
   The City would own the parcel and would neither lease nor sell it.
George Davis Creek CFT Application
Site Map

Scale: N/A   Date: March 19   Drawing: x-45015.001-CFT-exhibit.dwg
Job #: 45015.001   Reference: