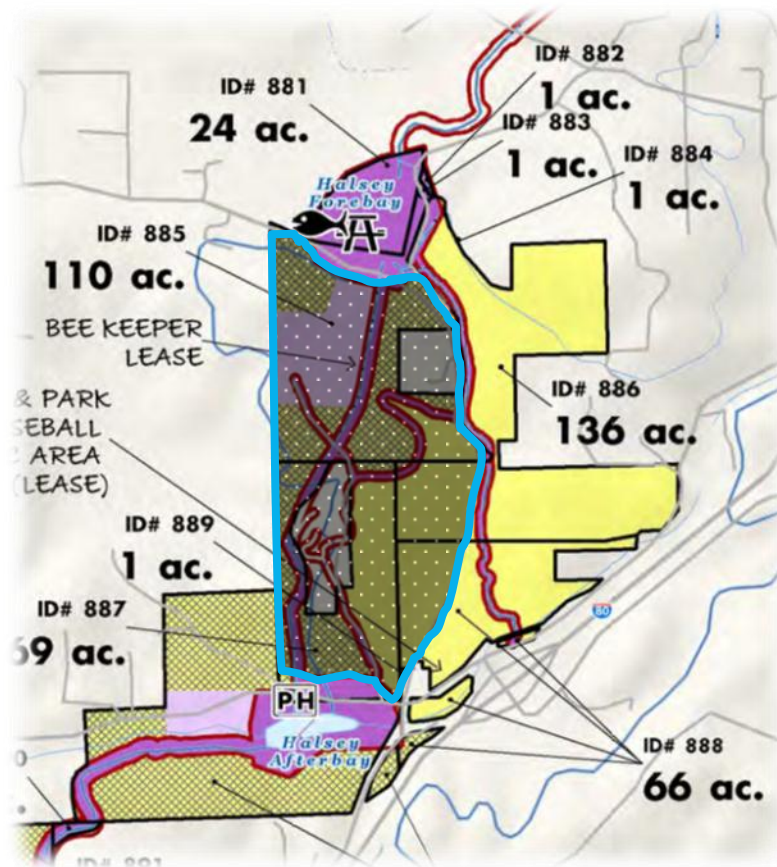


# Land Stewardship Proposal

for the  
Lower Drum Planning Unit

Submitted by

**Placer County Water Agency**



May 13, 2011



# PART 1 – ORGANIZATIONAL INFORMATION

## Contact Information

### 1. Contact Information

#### *Primary Contact*

**Lloyd Wagstaff**

Business Phone

E-mail address

Real Property Specialist

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#### *Secondary Contact*

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Right of Way Technician

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#### *Senior Staff Contact*

**Brian Martin**

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E-mail address

Director of Technical Services

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## Executive Summary

**2.a Experience:** The Placer County Water Agency Act of 1957, as amended, provides that the Agency shall have the power necessary that "sufficient water may be available for any present or future use or uses of the lands or inhabitants within the Agency, including but not limited to irrigation, domestic, fire protection... and all other beneficial uses and purposes." PCWA is charged with providing to its residential, commercial and agricultural customers a clean, safe, reliable water supply and the acquisition of this portion the Lower Drum Planning Unit lands would support that mission. PCWA seeks to balance public safety with the protection of landscape-scale habitat areas while ensuring a safe and reliable public water supply.

PCWA has been working since its inception in 1957 to be a steward of the watershed from which it derives clean water and energy. PCWA also is an active participant with Placer County in their efforts to prepare a Conservation Plan whose biological goals and objectives overlap with open space agencies and organizations such as the Placer Legacy Program and Placer Land Trust. The Agency's long history of partnering with others to protect the sources of our water supply has ideally positioned PCWA to continue the role of watershed steward.

PCWA manages with the US Forest Service eleven campgrounds and seven other public recreational facilities in the American River Watershed. PCWA is currently enhancing existing campgrounds to be more accessible for disabled members of the public. PCWA also owns several parcels of land within Placer County. Most are used for water storage tanks or water treatment facilities to provide water to the communities served by PCWA. Several parcels are also owned and managed as part of the Middle Fork American River Project which serve multiple uses including watershed management, water storage, recreation (boating, fishing, hiking, camping, etc.), and terrestrial and aquatic resource management.

As a part of relicensing the Middle Fork Project, PCWA has developed studies and management plans for wildlife habitat, recreation, sedimentation, vegetation and pest management, cultural resources, transportation systems, and public safety. Collaborative working groups evolved from this process which provided valuable information on the cultural, aquatic and terrestrial concerns. These working groups have included members of the general public, other governmental agencies, non-profit organizations, and Native American tribal members. Engagement in this collaborative effort, as well as those of local watershed groups, demonstrates PCWA's continued commitment to working towards meeting the needs of the communities that it serves.

**2.b Ownership & Management Objectives:** The Agency has two primary “Management Objectives” for this Land Stewardship Proposal: to preserve the existing viewshed of these parcels from the surrounding Auburn area; and to develop and implement a Fire Management Plan to protect Agency assets.

A secondary objective is to allow for future expansions and modifications of the Agency’s Bowman Water Treatment Plant and associated facilities in order to meet future treated water demands for the greater Auburn area and to comply with future regulations that will likely include enhanced or modified water treatment processes. This secondary objective includes additional uses of these lands for items such as raw water storage, treated water storage, water treatment processes, pumping plants, and other related operational and maintenance facilities.

## Organization Information

3. **Entity:** California State Special District
4. **Tax Exempt Status:** Government Agency
5. **Legal Name:** Placer County Water Agency
6. **DBA:** PCWA; Agency
7. **Resolution of Authority for Application:** See Exhibit “A” attached.

## Rationale for Applying

**8. Rationale for specific parcels:** PCWA desires the ability to manage the undeveloped lands surrounding its Bowman Water Treatment Plant to minimize fire danger and incompatible activities from adjacent lands. PCWA desires to preserve its ability to expand or modify the Bowman Water Treatment Plant and expand its facilities into a portion of these undeveloped lands. This expansion will allow the Agency to continue to provide treated water service to the urbanized Auburn area. Together with its partners it also seeks to develop a water tank at the north end of this parcel, above Christian Valley Road. Should such expansion

be necessary it would be done in a way that is compatible with PCWA's Management Objectives described above.

**9. PCWA Mission:** PCWA carries out a broad range of responsibilities including water resource planning and management, retail and wholesale supply of irrigation and drinking water, and production of hydroelectric power.

**10. PCWA's Geographic Focus:** The California statutes creating PCWA allow the Agency to implement its mission throughout Placer County.

The Agency owns or oversees over 4,500 acres directly related to reservoir and watershed management and manages over 165 miles of canals and over 550 miles of treated water pipelines extending from Martis Valley near the City of Truckee to the City of Roseville, delivering water to residential and agricultural customers.

Specific to this Proposal, PCWA is the owner of the Bowman Water Treatment Plant which is literally surrounded by the identified parcels. (See map Exhibit "B" attached.)

**11. PCWA's Experience & Capacity:** Placer County Water Agency has identified one Beneficial Public Value that it would use to develop a management plan for these parcels:

- **Preservation of Open Space:** PCWA has a key role as steward of the watersheds from which its water is derived. The Agency's Middle Fork Project, for example, is located in both the El Dorado and Tahoe National Forests. PCWA works closely with the Forest Service to support good watershed and open space management practices.

**12. Current Management Practices:** Lake Theodore and Lake Arthur are small reservoirs located near Clipper Gap that provide opportunity for recreational fishing. Both reservoirs are also used by locals looking for a quiet place to hike or have an enjoyable picnic. The native landscape is maintained throughout the parcels, with review to ensure that heavy brush is removed periodically for fire safety.

## Organizational Finances

### 13. Operating Budget 2011

Current Year Summary:

See Exhibit "C-1" attached

Previous Three Year's Financial Summaries:

See Exhibit "C-2" attached

*Full financial reports may be found at:*

<http://www.pcwa.net>

*(See "Publications" section on that webpage.)*

**14. [Does not apply to government agencies.]**

**15. Grants Pending:** None

**16. Real Property Acquisition Staff:** Lloyd Wagstaff, Real Property Specialist, under the direction of Brian Martin, Director of Technical Services.

**17. Day-to-day Land Manager:** Dave Kephart, Water Treatment Superintendent for the Bowman Water Treatment Plant facility, under the direction of Brian Martin, Director of Technical Services.

## **Community Engagement & Collaboration**

**18. Collaboration Activities:** PCWA is committed to being an active participant in local and regional activities and events. Every year the Agency provides financial and in-kind support to a variety of local citizen and conservation groups that are involved in watershed support activities. Three specific examples of PCWA-led local collaboration include the East Loomis Basin Canal Efficiency Study, watershed sanitation surveys, and the Cosumnes, American, Bear, and Yuba (CABY) Integrated Regional Water Management Plan (IRWMP).

Since 1996, PCWA has been partnering with other local water purveyors to conduct periodic watershed sanitary surveys. The primary goals are to confirm the appropriate level of treatment of the source water and evaluate regulatory compliance for the water treatment plants, to identify relationships between contaminant sources and source water quality, and to make reasonable recommendations to protect or improve source and treated water quality.

**19. Stakeholder Involvement:** PCWA actively seeks out stakeholder participation to ensure that community input is considered and incorporated in project planning and development. Two examples of PCWA's involvement in stakeholder-driven processes are the relicensing of PCWA's Middle Fork Project and the American River Watershed Study. As part of the relicensing of PCWA's Middle Fork American River Project, the Agency has supported years

of collaborative resource studies and management plan development affecting hundreds of acres in local watersheds. Collaborative partners in these efforts include US Forest Service, California Department of Fish and Game, California State Water Resource Control Board, California Department of Parks and Recreation, Placer County, and non-governmental recreation and environmental interests.

PCWA assisted a collaborative technical team in studying potential sediment yield to waterways in over 900 square miles of local watersheds. Partners include the US Forest Service, Natural Resource Conservation Service, California State University Sacramento, Placer County Resource Conservation District, Sierra Pacific Industries, Teichert Aggregates, and other local private land owners and managers. This study serves as a base to effectively prioritize and focus fuels management efforts within local watersheds.

PCWA is an active participant in the CABY IRWMP, which is comprised of more than 30 organizations representing water supply, conservation, recreation, agriculture, and community interests, as well as federal and local government. CABY functions as a vehicle to bring funding into the region, as well as bringing diverse stakeholders together, with priorities of water quality (maintaining and restoring), water quantity (for both people and the environment, in CABY and statewide), and environmental quality (restoration and preservation).

## **Legal Compliance & Best Practices**

**20. Practices & Principles:** PCWA employs an Environmental Specialist to consult with the various Federal, State and Local agencies to ensure that all projects comply with regulatory requirements. If an operation and maintenance activity or other project is exempt from CEQA, PCWA has a training manual that provides guidance to field personnel on protecting natural resources by implementing best management practices to assist in minimizing any effects from PCWA maintenance projects.

Educational material and presentations are made available to local schools to promote water education. PCWA supports several watershed and conservation organizations to extend public outreach. PCWA also has a long history of providing programs to promote water conservation and education. These programs provide valuable resources for residential, commercial and agricultural customers on methods to use water more efficiently.

**21. Surviving Agency Responsibilities:** As a public agency, PCWA has made no plans regarding a surviving ownership organization.

**22. PCWA's Violations of Law:** None.

**23. Lands with Conservation Easements:** There are no laws that preclude PCWA from accepting fee-title lands subject to a conservation easement.

### **Conflict of Interest Disclosure**

**24. Known Conflict of Interest between PCWA and Stewardship Council:** None

## **PART 2 – LAND STEWARDSHIP INFORMATION**

### **Land Interests Sought**

**25. Parcels of Interest:** PCWA is interested in acquiring fee title to approximately 200 acres as shown in Exhibit “D” attached. This area of interest consists of all or a portion of the following Parcels from the Lower Drum Planning Unit, lying Easterly of Christian Valley Road and Northerly of Dry Creek Road:

- 876
- 887
- 885
- 886
- 888
- 889



**26. Partial Acquisitions:** PCWA proposes acquisition of land enclosed by two significant roads: Dry Creek Road designated in the Placer County General Plan as a “rural arterial” and is considered a “primary access route;” Christian Valley Road is designated as a “Rural Collector.” The proposed parcel will require the partial acquisition of several existing legal parcels but in a suburban area using roads as a property boundary (both for PCWA’s acquisition and for the PG&E remainder) will make effective and manageable boundaries.

PCWA is a public agency and is exempt from the requirements of the California Subdivision Map Act. A surveyed parcel may be conveyed directly to PCWA without county review and approval.

The cost of this survey has not been determined.

**27. PCWA Acquisition Process:** This transaction would be brought to the Agency’s Board for approval and acceptance. This process will need to include the proposed Conservation Easement and an estimate of future costs for on-going management of the land.

## **Baseline and Enhanced Land Management**

**28 Describe baseline and enhanced management activities or practices identified in your organization’s proposed project budget and funding plan.**

***a) The proposed activities and how proposed activities would achieve baseline and enhanced management of the watershed lands (e.g., the frequency and nature of on-the ground site management activities, the anticipated duration or frequency of proposed site activities, and the staffing associated with such activities):*** There are no anticipated costs in maintaining the watershed of this area which means that existing vegetation is protected and promoted. The exception is vegetation removed as part of a fire management plan to minimize fire dangers to nearby development. Under such a plan dense underbrush would be removed every five to ten years depending on the density of natural growth.

***b) How the proposed enhanced management activities would contribute to the management objectives for the planning unit listed in Volume II of the Land***

***Conservation Plan and the Recommended Priority Measures:*** The most relevant Beneficial Public Value for this parcel is “Preservation of Open Space.” In the developed setting that this parcel is found, preservation of watershed from the surrounding developed areas is the

most effective way of meeting this value. Developing and implementing a fire management plan will also help enhance the open space value of this parcel.

***c) How the proposed enhanced management activities differ from current management by PG&E (to the extent such information is available).*** PCWA

proposes to continue PG&E's recent fire management practices within this parcel; there would be no substantial difference.

***d) How the proposed baseline and enhanced land management activities would potentially impact public use of the watershed lands and any existing economic uses:***

There are no known public uses of this parcel; there is an existing lease to maintain beehives on this parcel which PCWA proposes to continue.

***e) The timeline for when your organization would incur costs associated with the proposed enhanced management activities:***

We anticipate fire management costs will be incurred approximately every 5-10 years. Dense underbrush was removed from much of this area in 2010. The next cycle of selective clearing of this area is expected to occur between 2015 and 2020.

***f) How the proposed enhanced management activities would reflect applicable land management best practices.***

This area is relatively small and does not lend itself to landscape-scale protection projects. Adjacent residential development also brings significant stress to any landscape-scale habitat protection projects. There are no known listed plant or animal species in this area requiring special protection plans. Protection of viewshed and open space, and implementation of a fire management plan offer the most relevant management practices for this parcel.

## **Physical Enhancements / Capital Improvements**

**29. Proposed Enhancements & Improvements:**

This parcel will be

maintained in its current natural condition in perpetuity.

Capital improvements for treated water to serve the growing Auburn area may be necessary in the future. Such improvements should be done in a manner that complements the Management Objectives of this application.

## Land Conservation Partners & Youth Opportunities

**30. Conservation Partners:** Educational material and presentations are made available to local schools to promote water education. PCWA supports several watershed and conservation organizations to extend public outreach. PCWA also has a long history of providing programs to promote water conservation and education.

**31. Conservation Partner Experience:**

- Water Education Foundation - The Water Education Foundation is an impartial non-profit organization which develops and implements education programs leading to a broader understanding of water issues and to the resolution of water problems. The Agency supports the Foundation and its mission.
- Sacramento River Watershed Program: A wide coalition of stakeholders who care about the quality of the water and quality of life in the Sacramento River Watershed. Areas of emphasis include: monitoring toxic pollutants, public outreach and education, and biological and habitat preservation. The Agency is studying the feasibility of a Sacramento River diversion in exchange for an equal release of its water right water in the American River. The Agency's proposed Sacramento River diversion project would be consistent with the SRWP goals and objectives.
- Water Forum - A collaborative process of a diverse group of business and agricultural leaders, citizens groups, environmental interests, water managers and local governments in Sacramento County, Placer County, and El Dorado county, with the co-equal objectives to (a) provide a reliable and safe water supply for the region's economic health and planned development to the year 2030, and (b) preserve the fishery, wildlife, recreational, and aesthetic values of the Lower American River. Implementation of the Water Forum Agreement will continue under the WF Successor Effort for many years.
- Cosumnes American Bear Yuba (CABY): A cooperative planning effort that adopted an Integrated Regional Water Management Plan (IRWMP) in December 2006, in response to the passage of Proposition 50. Diverse stakeholder involvement was a priority from the beginning, and CABY comprises more than 30 organizations, representing water supply, conservation, recreation, agriculture, and community interests, as well as federal and local government.

**32. Letters from Conservation Partners:** None.

## **Public Input**

**33. Public Input:** A presentation was made by PCWA staff to the Board of Directors describing the Stewardship Council's activities in Placer County. This presentation was published on the Board's Agenda and held in Open Session. A press release was subsequently prepared summarizing Staff's presentation and an article in the Auburn Journal (25 March, 2011) described the presentation.

## **Budget & Funding Plan**

**34. Preliminary Budget & Funding Plan:** See exhibit "E" attached.

**Exhibit "A"**  
**Resolution Authorizing this Application**  
**(Page 1 of 2)**

RESOLUTION NO. 11- ~~14~~ OF THE BOARD OF DIRECTORS  
OF THE PLACER COUNTY WATER AGENCY  
AUTHORIZING AN APPLICATION TO THE  
PACIFIC FOREST & WATERSHED LANDS STEWARDSHIP COUNCIL  
TO ACQUIRE SURPLUS PACIFIC GAS & ELECTRIC LANDS

WHEREAS, the Pacific Forest and Watershed Lands Stewardship Council (Stewardship Council) is a private, nonprofit foundation that was established in 2004 as part of a Pacific Gas and Electric Company (PG&E) settlement agreement with the California Public Utilities Commission; and

WHEREAS, lands within the Stewardship Council's Planning Units within Placer County are now being considered for conveyance to "qualified non-profit conservation organizations"; and

WHEREAS, The Stewardship Council has determined the Agency to be a qualified nonprofit conservation organization eligible to submit a land stewardship proposal to acquire land; and

WHEREAS, the Stewardship Council asks that the Agency's Board of Directors authorize their Staff to negotiate for the potential acquisition of land.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Placer County Water Agency that it directs its management, staff and legal counsel to submit an application to acquire lands near the Bowman Water Treatment Plant (said lands being within the Stewardship Council's Lower Drum Planning Unit) and to negotiate the terms and conditions for the conveyance of such lands, subject to final approval and acceptance of the Board of Directors.

The foregoing resolution was duly passed and adopted by the Board of Directors of the Placer County Water Agency at a regular meeting held on the 21<sup>st</sup> day of April, 2011, by the following vote on roll call:

AYES: Gray Allen, Alex Ferreira, Mike Lee, Ben Mavy,  
Chairman Lowell Jarvis

NOES: None

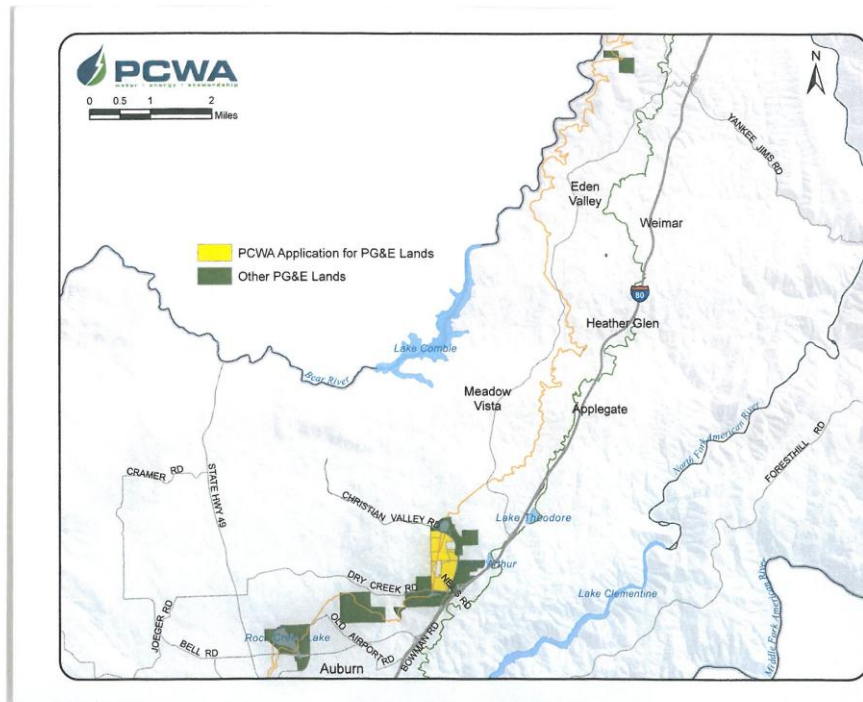
ABSENT: None

Signed and approved by me after its passage this 21<sup>st</sup> day of April, 2011.

  
Chair of the Board

Attest:  
  
Clerk, Board of Directors  
Placer County Water Agency

**Exhibit "A"**  
**Resolution Authorizing this Application**  
**(Page 2 of 2)**



# Exhibit "B"

## Placer County Water Agency Boundary Map

### MAP OF PLACER COUNTY WATER AGENCY

PCWA AGENCY WIDE BOUNDARY: CREATED IN 1957 BY SPECIAL ACT OF THE STATE OF CALIFORNIA, THE "PCWA ACT". PRESERVES JURISDICTION TO OWN, OPERATE, MAINTAIN, AND IMPROVE ANY FACILITY AFFECTING FLOW IN SOURCE WATER BOUNDARY (WHICH COINCIDES WITH THE GEOGRAPHICAL BOUNDARY OF THE COUNTY OF PLACER.)



- PCWA ZONE BOUNDARIES 1 AND 2
- PCWA TREATMENT PLANTS
- PCWA POWER HOUSES (P.H.)
- PCWA PUMP STATIONS
- PCWA WELLS
- PCWA/FOREST SERVICE CAMPGROUNDS
- PCWA ZONE BOUNDARY 3
- PCWA ZONE BOUNDARY 4
- PCWA ZONE BOUNDARY 5 (COMMERCIAL AGRICULTURAL LAND)



Placer County  
Water Agency

THIS MAP AND ASSOCIATED DATABASE IS A COMPILED FROM RECORDS, DRAWINGS, MAPS AND INFORMATION LOCATED IN VARIOUS P.C.W.A., CITY, COUNTY AND STATE OFFICES AND OTHER SOURCES. IT IS INTENDED TO BE USED FOR GENERAL REFERENCE PURPOSES ONLY. PLACER COUNTY ASSUMES NO LIABILITY FOR ANY ERRORS WHICH MAY BE CONTAINED HEREIN.

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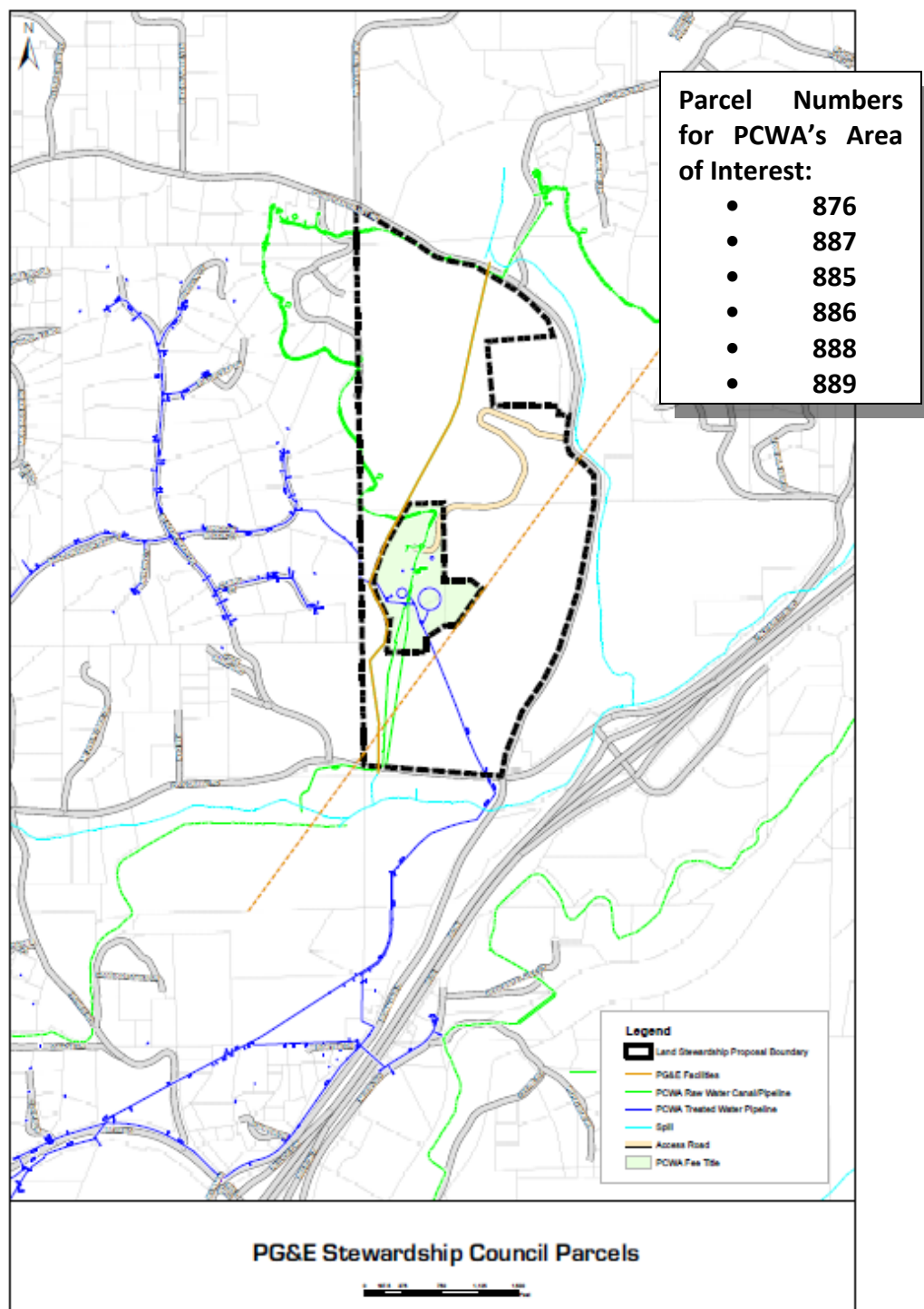
Project  
Location



## Exhibit "D"

### Parcels of Interest

All or a portion of the Lower Drum Planning Unit, lying Easterly of Christian Valley Road and Northerly of Dry Creek Road:





# Exhibit "E"

## Preliminary Budget & Funding Plan

### Pacific Forest and Watershed Lands Stewardship Council Land Stewardship Proposal Budget and Funding Plan Sample Planning Unit

#### PROJECT BUDGET - TRANSACTION COSTS

##### A. Document Preparation Costs

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Preliminary Title Report						
Input Activity				500		
Input Activity				-		
Input Activity				-		
Input Activity				-		
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt; select insert copied cells</i>						
<b>A. Total Document Preparation Costs</b>				<b>500</b>		

##### B. Closing Costs

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Title Insurance				2,000		
Easement				700		
Recording				200		
Input Activity				-		
Input Activity				-		
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt; select insert copied cells</i>						
<b>B. Total Closing Costs</b>				<b>2,900</b>		

##### C. Other

Task	Unit of Measure	Number of Units	Cost/Unit	Total Cost	Funding Request	Comments
Survey & Legal Preparation				7,000		
Input Activity				-		
Input Activity				-		
Input Activity				-		
<i>To add a row: right click on the row above -&gt; select copy -&gt; right click again -&gt; select insert copied cells</i>						
<b>C. Total Other</b>				<b>7,000</b>		

#### TOTAL TRANSACTION COSTS

				<b>10,400</b>		
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Additional Notes:

All costs will be paid for by PCWA water revenues.



Page 2 of 6

# Exhibit “E”

## Preliminary Budget & Funding Plan

### Pacific Forest and Watershed Lands Stewardship Council Land Stewardship Proposal Budget and Funding Plan Sample Planning Unit

Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	One-Time Costs	Ongoing Annual Costs	Comments
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
Input Activity									
<b>C. Total Other</b>									
<b>TOTAL PROJECT EXPENSES</b>					-	500	-	-	
<b>NET REVENUE/(EXPENSE) - BASELINE LAND OWNERSHIP AND MANAGEMENT ACTIVITIES</b>					-	-	-	-	

Additional Notes:

**Note 1:** According to the Stewardship Council's Land Conservation Program Funding Policy, the Stewardship Council will require future land owners to demonstrate that they have the funding and other capacity to maintain that property interest so as to preserve and/or enhance the beneficial values on the Watershed Lands. Exceptions to this guideline will be rare and considered only in circumstances where,

1) The funding of baseline land ownership and management activities will clearly lead to enhancement of the beneficial public values on the lands, and/or,

2) The funding of baseline land ownership and management activities is only temporary (50 years).

Pacific Forest and Watershed Lands Stewardship Council  
 Land Stewardship Proposal Budget and Funding Plan  
 Sample Planning Unit

## Exhibit “E”

### Preliminary Budget & Funding Plan

**PROJECT BUDGET - ENHANCEMENTS TO BENEFICIAL PUBLIC VALUES**

PROJECT REVENUES				
Source	Description	Non- SC Sources of Funding		Comments
		One-Time Grants	Ongoing Funding	
Committed Funds (cash received or award made)				
Grant Awards				
Fundraising				
Matching Funds				
Lease Revenues				
Timber Revenues				
General Fund/Reserves				
Other (Describe)		8,000	2,000	PCWA Water delivery revenue
Total Committed Funds		8,000	2,000	
Pending Funds (no award made to date)				
Grant Awards				
Fundraising				
Matching Funds				
General Fund/Reserves				
Other (Describe)		-	-	
Total Pending or Potential Funds				
TOTAL PROJECT REVENUES		8,000	2,000	

PROJECT EXPENSES				
A. Enhanced Land Management Activities				
Task	Description	Unit of Measure	Number of Units	Cost/Unit
Biological Survey	Fire Management Plan			One-Time Costs
				Ongoing Annual Costs
				3,000
				5,000
			</	

# Exhibit "E"

## Preliminary Budget & Funding Plan



Pacific Forest and Watershed Lands Stewardship Council  
 Land Stewardship Proposal Budget and Funding Plan  
 Sample Planning Unit

A. Total Enhanced Land Management Activities	8,000	2,000	-	-
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Pacific Forest and Watershed Lands Stewardship Council  
 Land Stewardship Proposal Budget and Funding Plan  
 Sample Planning Unit



**B. Capital Improvements**

Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	SC Funding Request One-Time Costs	Ongoing Annual Costs	Comments
PCWA Capital Improvements for Water delivery									
	Input Activity								PCWA Capital improvements for water storage and treatment not considered part of this plan
	Input Activity								
	Input Activity								
	Input Activity								
	Input Activity								
	Input Activity								
	Input Activity								
	Input Activity								
To add a row, right click on the row above -> select copy -> right click again -> select insert copied cells									
Total Capital Improvements					-	-	-	-	

**C. Other**

Task	Description	Unit of Measure	Number of Units	Cost/Unit	One-Time Costs	Ongoing Annual Costs	SC Funding Request One-Time Costs	Ongoing Annual Costs	Comments
Input Activity									
Input Activity									
To add a row, right click on the row above -> select copy -> right click again -> select insert copied cells									
<b>C. Total Other</b>					-	-	-	-	
<b>TOTAL PROJECT EXPENSES</b>					8,000	2,000	-	-	
<b>NET REVENUE/(EXPENSE) - ENHANCEMENT OF BENEFICIAL PUBLIC VALUES</b>					-	-	-	-	

Additional Notes: