

A wide-angle photograph of a coastal landscape. In the foreground, a dark, pebbly beach stretches from the bottom left towards the center. A large, weathered log lies horizontally across the lower-left portion of the frame. To the right, tall, dry grasses grow in clumps. The middle ground shows a shallow, dark pool of water or a tidal flat area, bordered by more dark sand and pebbles. In the distance, the ocean meets a clear, light blue sky. The overall scene is serene and natural.

Land Transactions

June 1 & 2, 2012

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Acquisition
Implementation

Integrating
Ownership

Acquisition Steps

Scoping
and Need

Evaluation and
Prioritization

Acquisition
Implementation

Integrating
Ownership

Acquisition Implementation Stages

- Parcel(s) confirmation
- Administrative Review
- Appraisal
- Negotiation and Option
- Due Diligence
- Fish and Wildlife Commission Approval *
- Close



Acquisition Implementation

Appraisal

- Appraisal Required by RCW 8.26.180
 - “(2) Real property shall be appraised before the initiation of negotiations ...”
 - “(3) The acquiring agency shall provide the owner of real property to be acquired with a written statement of ... the amount it established as just compensation.”



Acquisition Implementation

Appraisal

- Appraisal Standards
 - Determined by funding source
 - State funds require the Uniform Standards of Professional Appraisal Practice, referred to as USPAP
 - Federal funds require Uniform Standards for Federal Land Acquisition, referred to as “yellow book”



Acquisition Implementation

Appraisal

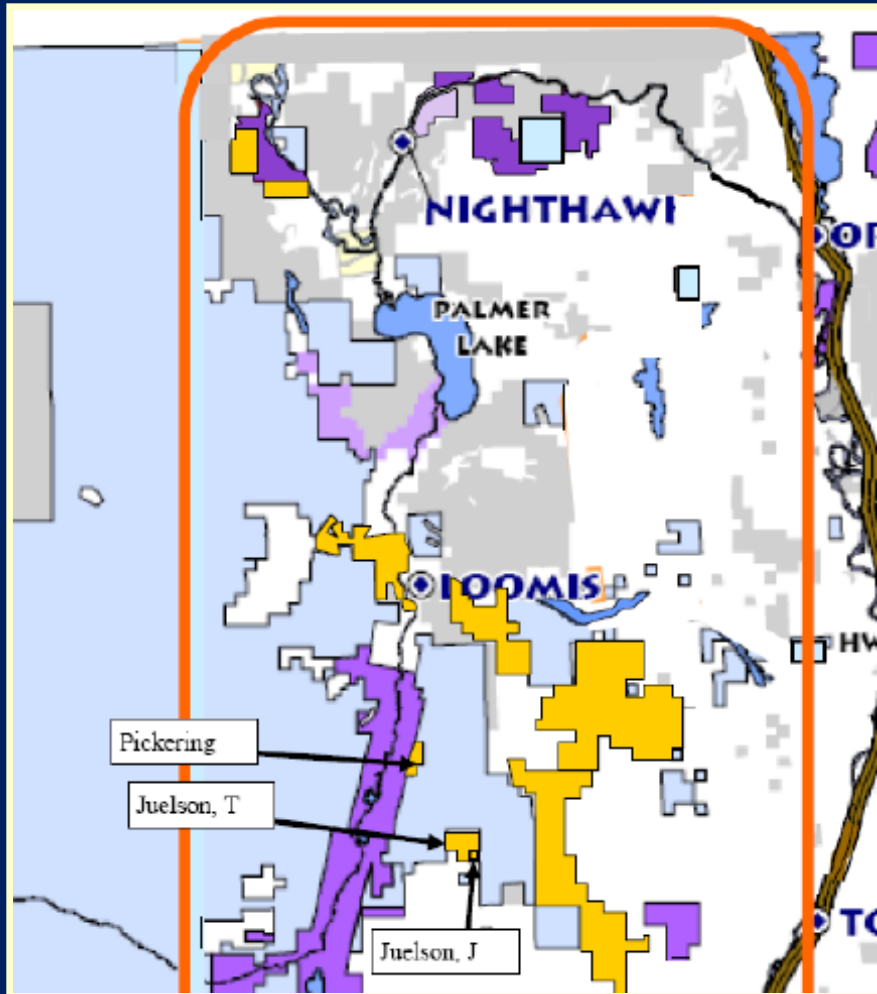
- Independent Fee Appraisers
 - 43 firms under contract
 - Firms selected based on knowledge in an area or property type
- Appraisal Review
 - Reviewed for compliance with appraisal standards
 - WDFW Chief Appraiser Shawn Kyes, MAI
 - Federal funds also require federal review
- Just Compensation Established – Negotiations Begin

Juelson Properties Okanogan County



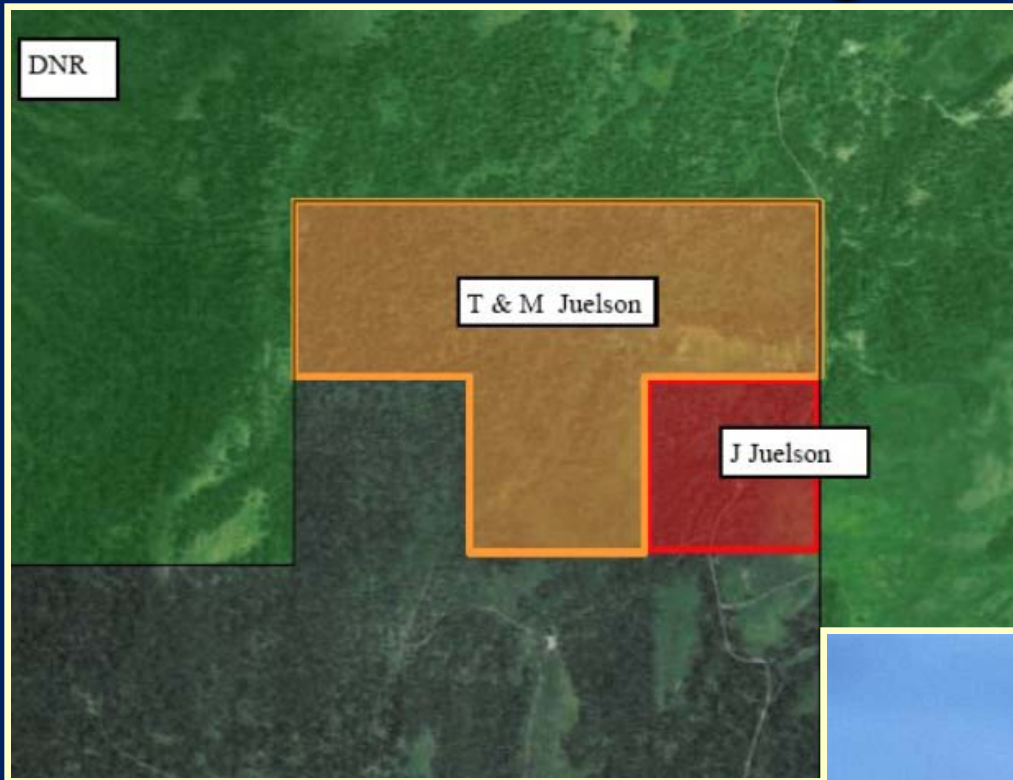
WDFW Lands 20/20

Juelson Properties Okanogon County



- Okanogon-Similkameen Watershed Project
- Riparian, shrub-steppe and forest habitat
- Secure migratory corridors for carnivores and their prey base
- Properties border Loomis State Forest

Juelson Properties Okanogan County



- J. Juelson property - 40 acres
- T & M Juelson property – 160 acres
- Borders Loomis State Forest
- Mule Deer and Big Horn Sheep



Juelson Properties Okanogan County



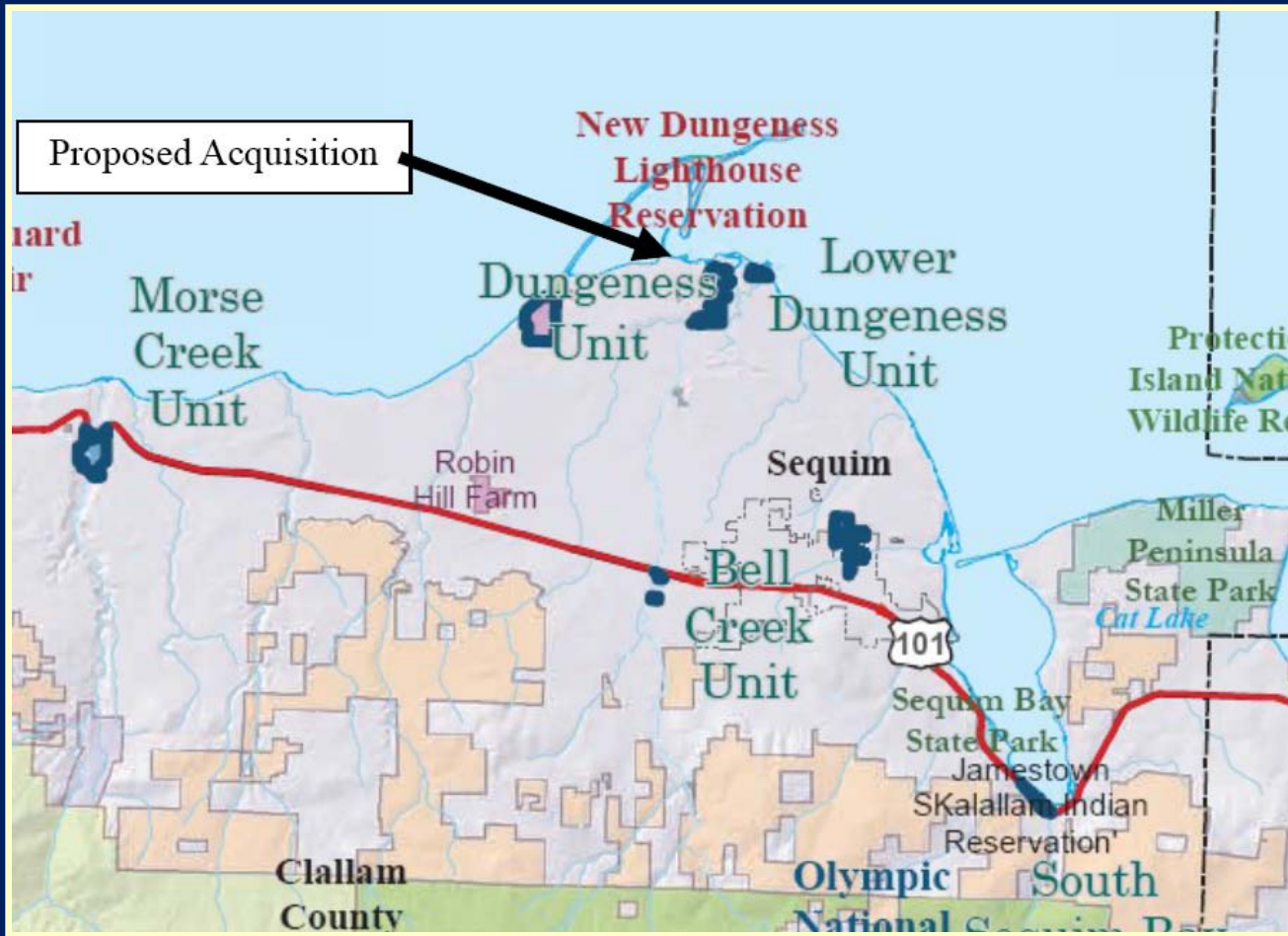
- Conservation Easements funded by US Fish and Wildlife Service and Recreation and Conservation Office
- Estimated annual O&M \$1,000 for easement monitoring

Marshall Property Clallam County



WDFW Lands 20/20

Marshall Property Clallam County



Marshall Property Clallam County



- Conserve coastal wetlands
- Restore shoreline
- Connect existing protected areas



Marshall Property Clallam County



- Partnership project
- North Olympic Land Trust
- Jamestown S’Klallam Tribe
- North Olympic Salmon Coalition
- Clallam County

Marshall Property Clallam County



• Strong Local Support



**NORTH OLYMPIC
LAND TRUST**
134 N. Laurel Street, Suite 104
Port Angeles, WA 98126
Phone (360) 477-1818
www.nolt.org
info@nolt.org

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Thursday, May 31, 2012

Washington Department of Fish and Wildlife
Fish and Wildlife Commission
600 Capitol Way North
Olympia, WA 98501-1091

Dear Members of the Fish and Wildlife Commission,

I am writing to express the North Olympic Land Trust's strong support for your Department's proposed purchase of the Three Crabs Restaurant at Dungeness Bay in Clallam County. The Department's ownership of this 51-acre property will allow for the restoration of important ecological functions in Dungeness Bay and within the Meadowbrook estuary, and will connect existing protected areas.

Nearly 500 acres in this ecologically important area are now protected and/or owned by North Olympic Land Trust, Washington Department of Fish and Wildlife, Ducks Unlimited, Clallam County, Clallam Conservation District, Dungeness River Audubon Center, Ducks Unlimited, US Fish and Wildlife Service, the Jamestown S'Klallam Tribe, and private landowners. The enclosed handout (Lower Dungeness Basin Wetland Protection Project) provides further details. This has been a focal area of the North Olympic Land Trust for over 20 years, and our work continues. The Land Trust is working to conserve an additional 225 acres.

I urge you to approve this land purchase.

Respectfully,


Tom Sanford
Executive Director
North Olympic Land Trust



May 30, 2012

Washington Department of Fish and Wildlife
Fish and Wildlife Commission
600 Capitol Way N.
Olympia, WA 98501-1091

Dear Members of the Commission

I am writing to express the Jamestown S'Klallam Tribe's strong support for your Department's proposed purchase of the 3 Crabs Restaurant and associated property at Dungeness Bay in Clallam County. The Department's ownership of this 51-acre property will allow for the restoration of important ecological functions in Dungeness Bay and within the Meadowbrook estuary. Ecological restoration here will provide significant benefits to four species of imperiled salmon and charr and numerous species of waterfowl, including Black Brn.

I urge you to approve this land purchase.

Sincerely,


Scott Chaiwood
Director
Natural Resources Department



Dungeness River Audubon Center
In partnership with the Jamestown S'Klallam Tribe, Olympic Peninsula Audubon Society, and National Audubon Society

P.O. Box 2456, Sequim, WA 98152 360-681-4076
www.dungenessrivercenter.org

31 May 2012

Washington Department of Fish and Wildlife
Fish and Wildlife Commission
600 Capitol Way North
Olympia, WA 98501-1091

Re: 3 Crabs Property Purchase

Dear Members of the Commission,

The Dungeness River Audubon Center joins its partners, Olympic Peninsula Audubon Society and the Jamestown S'Klallam Tribe in their strong support for your proposed purchase of the 3 Crabs restaurant and associated property on Dungeness Bay in Clallam County.

This project will conserve coastal wetlands and restore ecological function with significant wildlife benefits.

We fully support this project and hope you will approve this land purchase.

Sincerely,


Powell Jones
Director

Michael J. McCleskey
61 3 Crabs Rd
Sequim Wa 98152

May 30, 2012

Washington Department of Fish and Wildlife
600 Capitol Way N.
Olympia WA 98501-1091

Dear Members of the Commission,

I am writing to express my strong support for the Department's proposed purchase of the 3 Crabs Restaurant and associated property at Dungeness Bay in Clallam County. As the adjoining landowner (3 parcels totaling 15 acres) who fell in love with the natural beauty of this incredible place, it is a heritage property that cries out for exactly the naturalization the plan promises. Incredibly rich habitat for all creatures that ecological restoration will greatly enhance, this is perhaps the most special property in private hands that I have ever seen. Countless birds and sea creatures of all types both rare and common inhabit this place, and the plans are the best thing that could happen to this 51-acre site. Thank you very much for your consideration of this superb acquisition. It is a most worthy project.

Sincerely,


Michael J. McCleskey

Marshall Property Clallam County



- Purchase funded by
US Fish and Wildlife Service
- Lower Dungeness Unit
North Olympic Wildlife Area
- Estimated annual O&M \$1,000

Forterra Transfer Pacific County



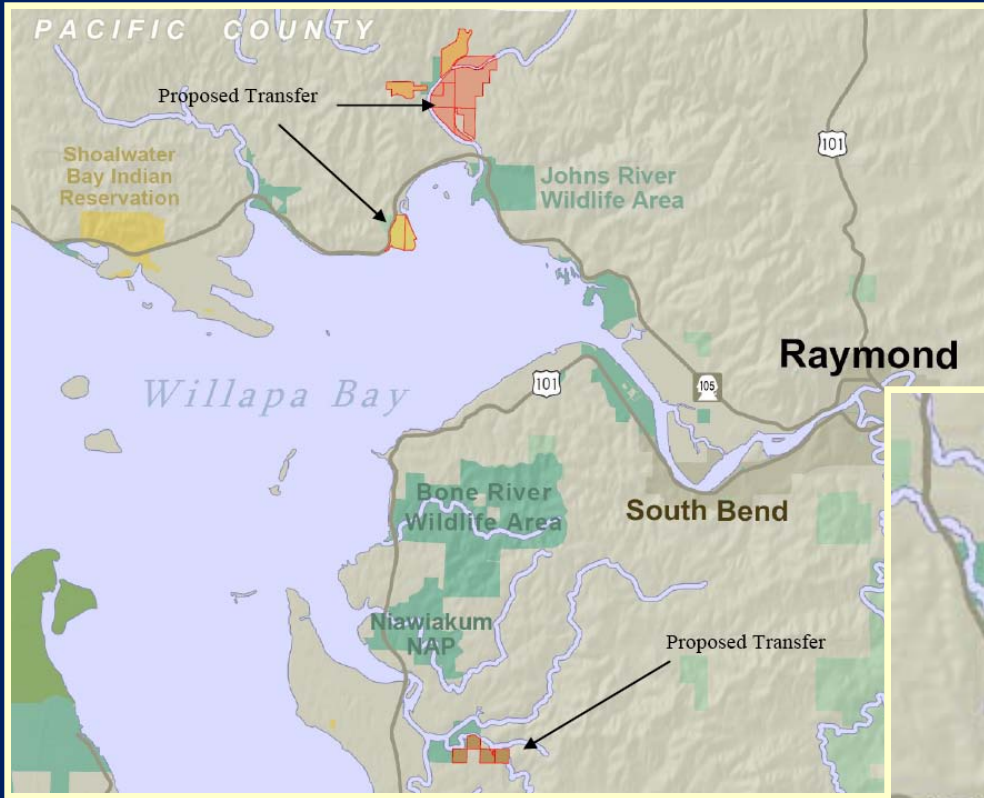
WDFW Lands 20/20

Forterra Transfer Pacific County



- North River/Willapa Bay Project
- Protect high quality wetlands
 - salt marsh
 - forested wetlands
 - freshwater wetlands
 - riparian areas
- Expand Existing Conservation Areas
- Marbled Murrelet

Forterra Transfer Pacific County



Forterra Transfer Pacific County



- Acquired by Forterra with USFWS grant
- Forterra provided matching funds
- Managed as a unit of the Johns River Wildlife Area
- O&M estimate of \$19,200 annually



A wide-angle photograph of a coastal landscape. In the foreground, a dark, pebbly beach stretches from the bottom left towards the center. A large, weathered log lies horizontally across the lower left. To the right, tall, dry grasses grow on a slight rise. The ocean is visible on the left, meeting a clear blue sky at the horizon. The text 'Land Transactions' is written in large white letters with a thin white underline, and 'Questions' is written below it in smaller white letters.

Land Transactions

Questions