

APPLICATION FOR GRANT FUNDS

Access & Habitat Program
Oregon Department of Fish and Wildlife
4034 Fairview Industrial Dr SE
Salem, OR 97302

I/We, **Nuveen Natural Capital** of Seaside, Oregon, hereby make application for financial assistance under the terms and conditions of the Access and Habitat program in the amount \$804,405.00. The total cost of the project is \$954,228.00.

I/We understand that if this project is approved for funding by the Oregon Fish and Wildlife Commission, before we receive project funds we will be required to:

- Sign a Grant Agreement containing the terms and conditions upon which funds will be released including submission of necessary permits;
- Obtain landowner and maintenance agreements if needed;
- Sign a certification to comply with state, federal and local regulations if needed;
- Submit a completion report to the Board on project performance.

I/We understand that if this application results in an access grant, ODFW will publicize my/our property via printed documents and internet for the purpose of helping hunters locate private lands that may be open to hunting. I/We will cooperate with ODFW to post signs indicating public hunting access at the project location.

I certify that either:

☐ I am the sole landowner of the Property where the Access and Habitat Project will occur.

☒ I am an authorized representative of the landowner of the property where the Access and Habitat project will occur.

☐ I am leasing the property from the landowner and the lease allows me to enter into this agreement.

☐ I have the legal authority to enter into a grant agreement for this Access and habitat project because: _____

(Fill in details – for example: “The project is on three parcels; one is owned by me, one is owned by my wife, and one is owned by our family farm business”).

Grantee Signature: Ki B Date: 5/16/2026

Position: PNW Region Manager

APPLICATION FOR GRANT FUNDS

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Oregon Department of Fish and Wildlife
4034 Fairview Industrial Dr SE
Salem, OR 97302

I/We, Nuveen Natural Capital of Seaside Oregon, hereby make application for financial assistance under the terms and conditions of the Access and Habitat program in the amount \$ 804,405.
The total cost of the project is \$ 954,228

I/We understand that if this project is approved for funding by the Oregon Fish and Wildlife Commission, before we receive project funds we will be required to:

- Sign a Grant Agreement containing the terms and conditions upon which funds will be released including submission of necessary permits;
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Grantee Signature: K. B. Date: 5/16/2026
Position: PNW Region Manager

ACCESS & HABITAT PROGRAM

Application for Grant Funds

1. **Project Title:** Project Title
2. **Applicant:** Nuveen Natural Capital, LLC
Grantee: Nuveen Natural Capital, LLC (As will appear on contract/payments)
Address: 85892 Lewis & Clark Rd
City/State/Zip: Seaside, OR 97138 **Phone:** 503-7386351
Email: whitney.johnson@nuveennnc.com
3. **Location:** ODFW Region
Watershed District / Wildlife Management Unit: Northwest
County: Clatsop / Tillamook Township/Range/Section: See Attached Map
4. **Type of Project:**
☐Habitat Improvement ☒Access ☐Damage
5. **Number of acres of habitat to be improved:** 153,220_____
6. **Number of acres of access to be provided:** 153,220
☒Welcome to Hunt ☐By Permission ☐Other_____
7. **Proposed Start Date:** 05/01/2026
8. **Proposed End Date:** 12/31/2028
9. **Estimated Cost of Project:** \$954,228
10. **Access and Habitat Fund Request:** \$804,405
11. **Briefly explain what the project proposes to do:**

The Lewis and Clark Timberlands Recreation Program provides free, non-motorized access across 153,220 acres of timberlands in Clatsop and Tillamook County. Currently, more than 7,000 are distributed to individuals and their families. Users hold free permits to engage in activities such as hunting, hiking, biking, horseback riding, and fishing. During the Travel Management Area (TMA) season, limited motorized vehicle access is permitted on a designated Green Dot Road system. This system includes 163 miles of roads providing managed access to approximately 100,000 acres. Requested funding would allow us to continue offering this recreation program at no cost, ensuring ongoing public access while supporting responsible land management.

12. Habitat and Landscape:

Lewis & Clark Timberlands in Tillamook & Clatsop County are located in Oregon's northern Coast Range, an area known for productive forests, steep terrain, and abundant rainfall. The timberlands form a large, mostly continuous block of forest between the Pacific Ocean and inland foothills, making them ecologically distinct from nearby developed coastal and valley areas. This intact landscape supports a wide range of habitats and provides important wildlife connectivity. Because the forest remains largely unbroken, it provides high quality habitat for species that depend on large, contiguous forested landscapes, including Roosevelt elk, black-tailed deer, black bear, bobcat, and a variety of forest birds and amphibians. A mix of managed forests, young regenerating stands, and older forest conditions supports both early and late seral species. The strength of this habitat is reflected in the area's robust elk populations, contributing to some of the highest numbers of elk tags allocated within Oregon's Game Management Units. Limited residential development and few major roads help reduce habitat fragmentation, edge effects, and human wildlife conflict compared to more developed private lands nearby.

13. Background: Describe the project area and explain the wildlife habitat and/or access challenge or opportunity this project will address. Address how current management actions benefit public access and/or wildlife and their habitat needs.

Funding support is critical to sustaining our free and open access recreation program while responsibly managing the increasing costs associated with public use across working forestlands. The program provides no-cost, public access to extensive acreage for hunting, hiking, fishing, biking, and other outdoor activities, serving thousands of users annually and playing a key role in maintaining equitable access to outdoor recreation at a time when fee-based and leased access has become the industry norm.

Although permits are issued at no charge, operating the program generates significant and ongoing expenses. These include road and gate maintenance, signage, trash and dumping cleanup, fencing repairs, mapping and permit administration, compliance monitoring, and staff time required to manage user safety and protect natural resources. As public use has increased, these costs have continued to rise, placing growing financial pressure on a program that does not generate direct revenue.

External funding would help offset these unavoidable administrative and maintenance costs, allowing us to continue offering free access without shifting toward user fees or leased access models. Grant support would directly contribute to keeping roads passable and safe, reducing resource damage, supporting wildlife management objectives, and ensuring that access remains well-managed and compatible with active forest operations.

Importantly, this program delivers substantial public benefit. It ensures continued recreational opportunities for local communities, promotes responsible outdoor use, reduces crowding on public lands, and supports wildlife stewardship goals by facilitating regulated access across a broad landscape. By helping cover essential operating expenses, funding allows us to preserve

free public access while maintaining the long-term sustainability, safety, and environmental integrity of the lands involved.

14. **Past A&H History:** Describe any past Access & Habitat project, especially if the proposed project deals with continuation or amendment to a past project.

Lewis & Clark Timberlands is an active participant in the North Coast Travel Management Agreement (TMA). The company has been engaged in the TMA continuously since acquiring the property in 2009, and the previous landowners also participated in the program prior to that time. This reflects a long standing commitment to collaborative recreation management and responsible land stewardship in the region.

15. **Hunter Use Data:** New Projects: Must give estimates of expected usage and how usage will be assessed. Old Projects: Use Access Area Permit data, vehicle or pedestrian counts, hunter interviews, etc.

Access to our property is provided through a free, online permit system. Each permit is issued per household and allows us to track the number of family members included, as well as the types of activities conducted, such as hunting, hiking, biking, and other non-uses. Currently, 7,732 permits are active within the program, with approximately 55% of permit holders selecting hunting as their primary activity. Permit distribution is highest during the fall season, with September, October, and November seeing the greatest number of permits issued.

16. **Project Objective(s):**

- (a) What is the objective of the proposed project?

The objective of the proposed project is to allow us to continue offering free public access while partially offsetting the security, administrative, and maintenance costs required to operate and sustain this program.

- (b) How will the project benefit wildlife habitat?

The program supports wildlife management goals by helping maintain healthy and balanced wildlife populations.

- (c) Select species that will benefit from **habitat** improvements:

Big Game

- ☐ Deer
- ☐ Elk
- ☐ Bear
- ☐ Cougar
- ☐ Pronghorn
- ☐ Bighorn Sheep
- ☐ Mountain Goat

Upland Bird

- ☐ Chukar
- ☐ Mountain Quail
- ☐ Valley Quail
- ☐ Pheasants
- ☐ Forest Grouse
- ☐ Turkey
- ☐ Gray Partridge
- ☐ Sage Grouse

Migratory Game Bird

- ☐ Ducks
- ☐ Geese
- ☐ American Coot
- ☐ Wilsons Snipe
- ☐ Mourning Dove
- ☐ Band Tailed Pigeon

- (d) Length of time benefits provided ☐ <3yr ☐ 3-6yr ☐ >6yr

Examples of Project Benefit Duration

Noxious weed.....2yrs	Forage planting.....5yrs	Aspen fencing.....10yrs
Range fertilization...2yrs	Forest thinning.....5yrs	Aspen plant/fence.....10yrs
Rx Fire-grassland.....2yrs	Aspen (conifer removal)....5yrs	Road closure.....10yrs
Rx Fire-forested.....3yrs	Juniper removal.....7yrs	Road decommission....10yrs
Fence Removal.....10yrs	Water Dev/Enhancement.10yrs	

(Source: Blue Mountains Elk Initiative Project Evaluation Criteria)

(e) How will the project benefit public access? If limited access, how many hunters will be permitted? Our free, unlimited recreation permit program benefits the public by providing accessible opportunities for outdoor recreation. As many local landowners have shifted toward leasing their lands, this program helps ensure that community members continue to have a place to recreate and enjoy the outdoors.

(f) Select species for which public **access** will provided:

Big Game

- ☒ Deer
- ☒ Elk
- ☒ Bear
- ☒ Cougar
- ☐ Pronghorn
- ☐ Bighorn Sheep
- ☐ Mountain Goat

Upland Bird

- ☐ Chukar
- ☐ Mountain Quail
- ☐ Valley Quail
- ☐ Pheasants
- ☒ Forest Grouse
- ☐ Turkey
- ☐ Gray Partridge
- ☐ Sage Grouse

Migratory Game Bird

- ☐ Ducks
- ☐ Geese
- ☐ American Coot
- ☐ Wilsons Snipe
- ☐ Mourning Dove
- ☐ Band Tailed Pigeon
- ☐ Other: Coyote

(g) If damage related, how will the project alleviate/eliminate the problem?

17. **Project Location:** Attach a map and provide description of the location and how to get there from a major highway.
Please See Atached Exhibit B

Exhibit B

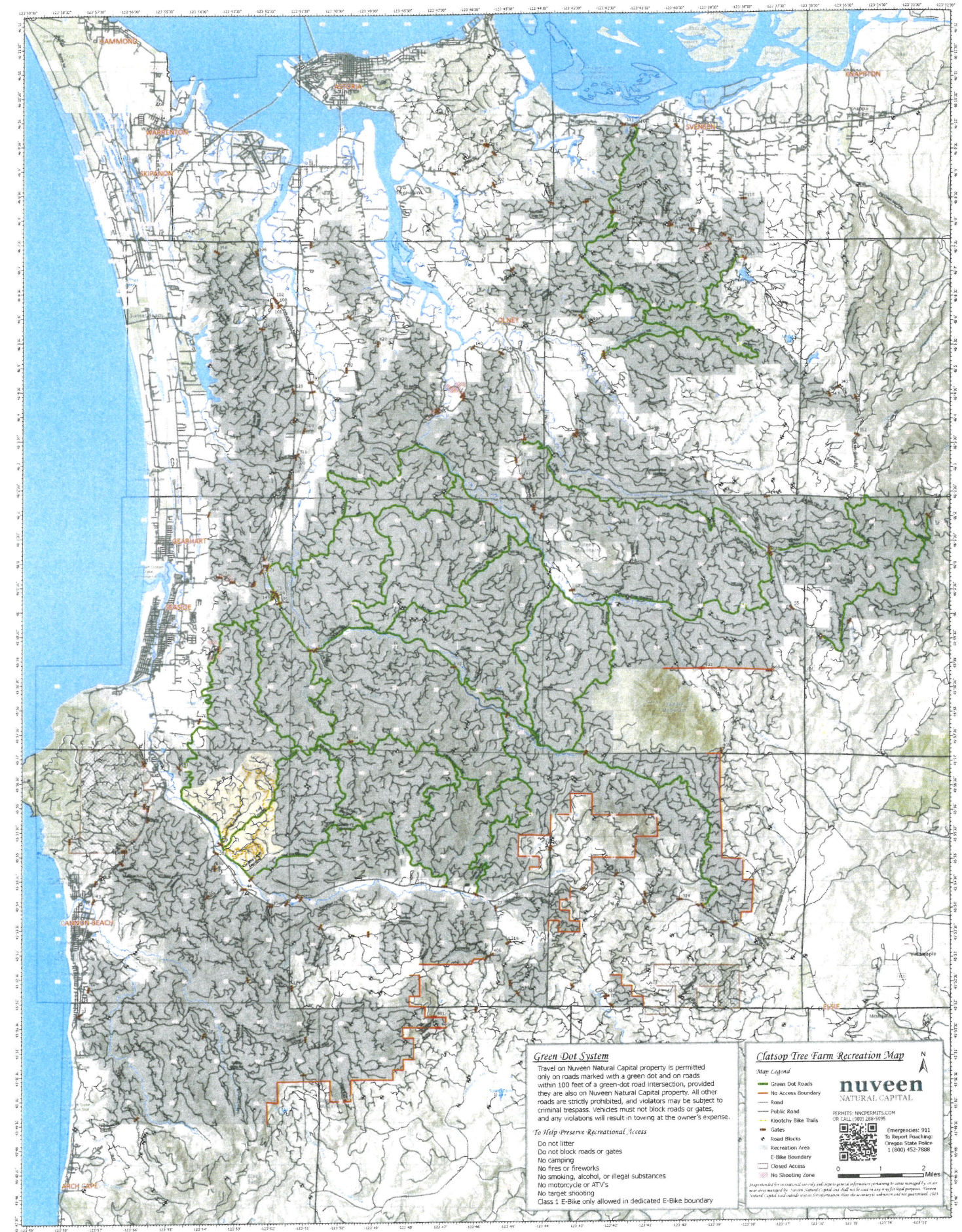


Exhibit B

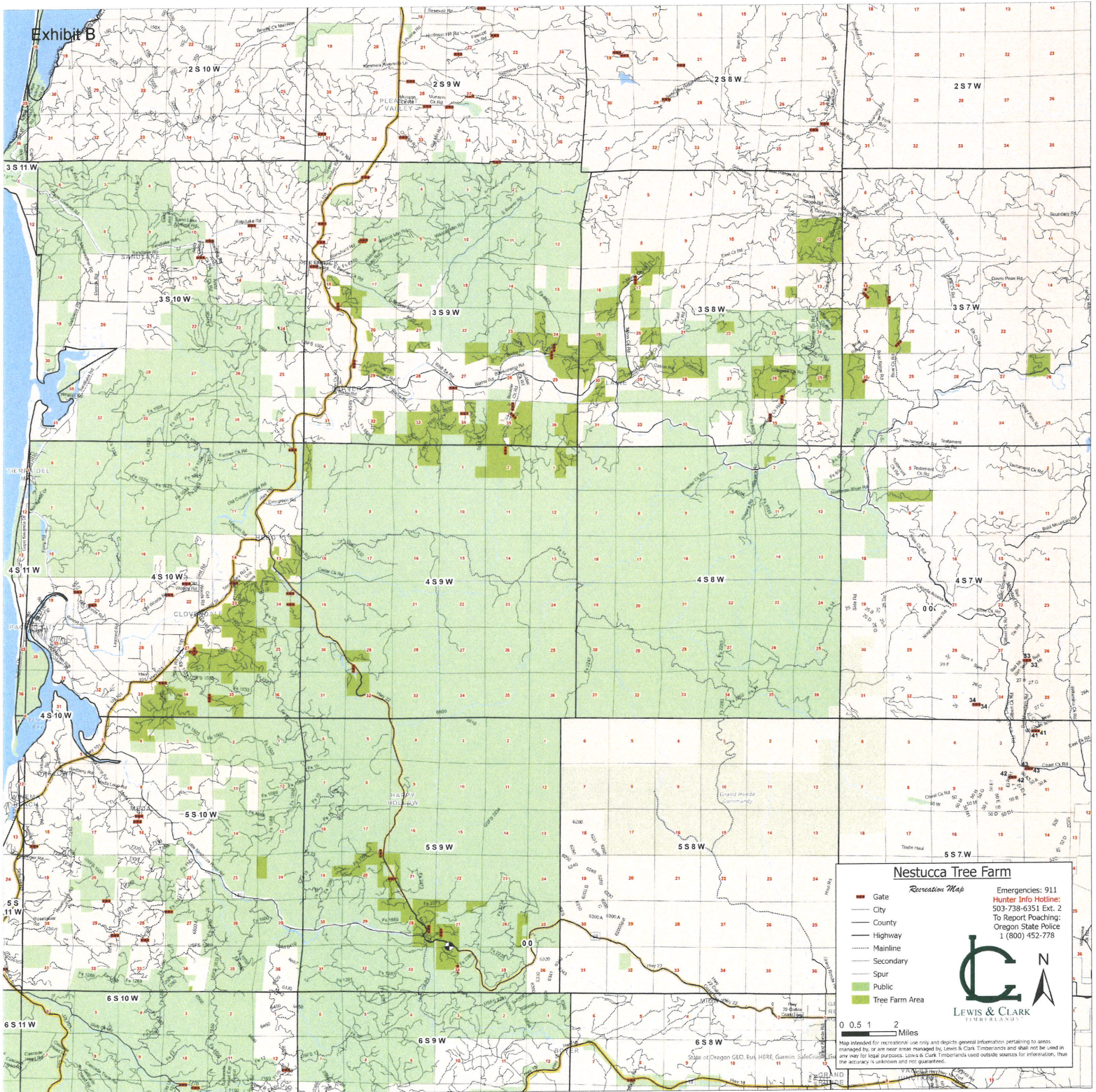
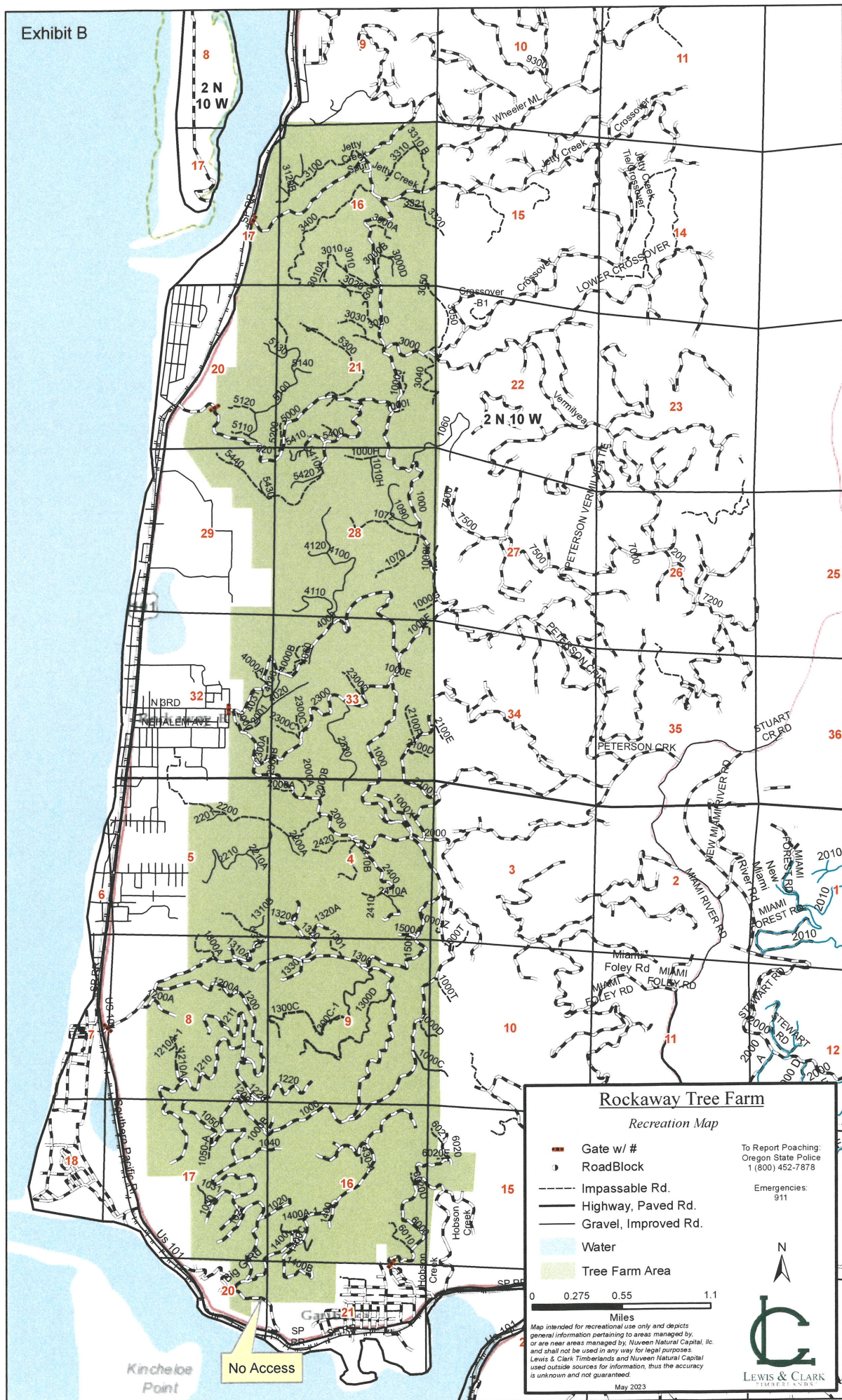


Exhibit B



18. **Procedure:** Specifically describe how the project will be conducted--use separate page for additional information, drawings, or pictures.

All individuals accessing the tree farm for recreational purposes are required to obtain a free recreation permit through our website, nncpermits.com. Permits provide access to current rules, maps, and operating conditions and allow us to manage recreation use responsibly and safely across the property. The property is open to year-round non motorized recreation. Motorized access is permitted during the North Coast Travel Management Agreement (TMA) season, provided the property is not within fire season. During the TMA, 15 gates are opened, allowing managed public travel on approximately 163 miles of designated Green Dot roads. Authorized roads are clearly identified in the field with plastic road markers bearing green stickers. The designated road network is also available through multiple formats, including printed paper and digital maps. During the TMA season, security patrols actively monitor the tree farm, checking permits, ensuring compliance with recreation rules, and addressing unauthorized use. To support safe and clear public access, all signage and road markers are refreshed prior to the start of the TMA season, and any signs or markers that are damaged or vandalized are repaired or replaced throughout the season as needed. At the conclusion of the TMA season, all gates are closed, and the property reverts to nonmotorized access only, with the exception of hunters holding controlled cow elk hunt tags, who are permitted motorized access as authorized.

19. **Permits:** Have all of the appropriate permits been secured or applied for? Examples: Water Resources Department for water rights, Division of State Lands for fill-removal or wetlands projects.

N/A

20. **Scheduling:** What is the estimated project schedule?

a. Habitat Work Start Date: __/__/____

Habitat Work Completion Date: __/__/____

b. Access Agreement Start Date: __/__/____

Access Agreement End Date: __/__/____

c. List major project activities and time schedule for each:

<u>Activity</u>	<u>Time (month/year)</u>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____
7. _____	_____

21. **Participation and Funding:** Will other organizations or individuals participate in the project? If so, list and describe participation, and attach letters of commitment or verification of grant awards. Costs listed here must be included in "Other Funds" column of the Project Budget (Section 20).

<u>Participant</u>	<u>Activity</u>	<u>Cost</u>
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1.			\$
2.			\$
3.			\$
4.			\$
5.			\$
6.			\$
7.			\$

Have any conditions been placed on the funds listed above which may affect the completion of the project? If so, identify and explain. ☐ YES ☐ NO

22. Project Maintenance and Monitoring:

(a) Who will maintain the project and fund long-term maintenance and/or operation if needed?

Nuveen Natural Capital

(b) What element(s) of the project will be monitored, how often, for how long?

The budget and permits will be monitored yearly for three years.

23. Project Budget Narrative: (Provide details; describe in-kind funding; provide narratives here of non-itemized entries in your worksheet.)

The Lewis & Clark Timberlands NW Oregon Access Area Program requests \$268,135 annually for three years (\$804,405 total) to support safe, managed public access to recreational lands while maintaining security and environmental stewardship. The total program cost is \$318,076 per year (\$954,228 over three years), and our organization will cover the remaining \$49,941 annually (\$149,823 over three years). Personnel (\$86,250/year; \$258,750 total): Program Administration is supported at a full time equivalent level, including 15% benefits, to manage all aspects of the program including lock and fence coordination, agreement maintenance, signage development, security coordination with Oregon State Police, public communications, recreation mapping, and general TMA oversight. Supplies & Equipment (\$9,750/year; \$29,250 total): Essential infrastructure includes utility tube farm gates (3), property recreation signs (100), property warning signs (50), sign posts (50), and locks with cores (25). These supplies control access, ensure visitor safety, and delineate recreational boundaries within active timber management areas. Contract Services (\$222,076/year; \$666,228 total): This category represents approximately 70% of the budget and includes: a security contractor (\$116,104) for monitoring, policy enforcement, incident response, and law enforcement coordination; Orbis Recreation Management Software (\$20,972) for permit management, usage tracking, and compliance reporting; road maintenance (\$80,000) for access road upkeep including grading, drainage, and gate servicing; and garbage clean-up (\$5,000) for five scheduled events annually to maintain environmental stewardship.

Funding Summary:

Grant Request: \$268,135/year (\$804,405 over 3 years)

Organizational Match: \$49,941/year (\$149,823 over 3 years)

Total Program Cost: \$318,076/year (\$954,228 over 3 years)

This investment enables responsible public recreation access while maintaining stewardship of timber management areas. We respectfully request your favorable consideration of this application.

Project Budget (Provide as much detail as possible)

Totals automatically round to the nearest dollar. Please do not include cents.			
Expense Category	A&H Funds	Cost Share In-Kind/ Cash (Match) ¹	Total Project Cost
ADMINISTRATION: Personnel and benefits @ ____%			
See attached Exhibit D			\$ -
			\$ -
SUBTOTAL (1)	\$ -	\$ -	\$ -
CONSTRUCTION MATERIALS²			
			\$ -
			\$ -
			\$ -
SUBTOTAL (2)	\$ -	\$ -	\$ -
SUPPLIES			
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
SUBTOTAL (3)	\$ -	\$ -	\$ -
CONTRACT SERVICES (itemize)³			
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
SUBTOTAL (4)	\$ -	\$ -	\$ -
EQUIPMENT (itemize)			
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
SUBTOTAL (5)	\$ -	\$ -	\$ -
Access Payment			
	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -
PROJECT TOTALS	\$ -	\$ -	\$ -

Exhibit D

Per Year Expenses

Area	Item or Activity	Units	Estimated Cost Per Year	Estimated Cost For 3 Year
Admin	Administration of program (1 FTE including benefits @ 15%)	1 FTE	\$ 86,250.00	\$ 258,750.00
	Lock and fence purchasing, installation coordination, and inventory tracking			
	Review and maintenance of agreement language			
	Development, posting, and administration of notices and signage			
	Assistance and coordination with the security team and Oregon State Police			
	Communication with the public, including inquiries, updates, and issue resolution			
	Development and updating of recreation area maps			
	General administration and oversight of the TMA area			
	Admin Subtotal		\$86,250.00	\$258,750.00
Supplies	Utility Tube Farm Gates	3 EA	\$ 500.00	\$ 1,500.00
	Property Recreation Signs	100 EA	\$ 15.00	\$ 1,500.00
	Property Warning Signs (Road Close, Active Operation,Safety Zone)	50 EA	\$ 15.00	\$ 750.00
	Sign Posts	50 EA	\$ 50.00	\$ 2,500.00
	Locks with Cores	25 EA	\$ 140.00	\$ 3,500.00
	Supplies Subtotal		\$9,750.00	\$29,250.00
Contact Services	Security Contractor	1 EA	\$116,104.00	\$ 116,104.00
	Orbis Recreation Management Software	1 EA	\$ 20,972.00	\$ 20,972.00
	Road Maintenance including gates	1 EA	\$ 80,000.00	\$ 80,000.00
	Garbage Clean up	5 EA	\$ 1,000.00	\$ 5,000.00
	Contract Services Subtotal		\$222,076.00	\$666,228.00
	Estimated Program Cost Per Year		\$318,076.00	\$954,228.00
Opportunity Cost	Estimated Revenue from Fee-Based Recreation Access	5000 Permits	\$ 100.00	\$ 500,000.00
	Requested A&H Support to Offset Recreational Use Impacts	153,220 Acres	\$ 1.75	\$ 268,135.00
				\$ 804,405.00
SUMMARY - NET COST/BENEFIT ANALYSIS			Per Year	3 Year Total
	Total Program Costs		\$318,076.00	\$954,228.00
	Potential Revenue (Fee-Based Access)		\$500,000.00	\$1,500,000.00
	A&H Support Offset		\$268,135.00	\$804,405.00
	Net Position (with Fee-Based Revenue)		\$181,924.00	\$545,772.00
	Net Position (with A&H Support)		-\$49,941.00	-\$149,823.00