

Threat Reduction Stewardship Grant Application

Applicant Name: San Diego Habitat Conservancy (SDHC) _____
Address: 2900 Fourth Ave, Suite 200, San Diego, CA 92103 _____
Phone: 619-365-4839 _____
Email: SDHC@sdhabitat.org _____
Name of Property: Quarry Creek Preserve _____
General Location: Along Buena Vista Creek, south of State Route 78 approximately 3.5 miles east of Interstate 5 in the Cities of Carlsbad and Oceanside _____
Jurisdiction: Carlsbad _____
Total Acres: 95.92 _____
Estimated Acres Requiring Management: 5.28 _____
Owner(s) of Property: Presidio Cornerstone _____
Land manager(s) of property (include name[s]): SDHC _____

Project Summary

The goal of this EMP Land Management Project (Project) is to reduce human use within the Diegan coastal sage scrub and southern riparian forest habitat within the 95.92-acre Quarry Creek Preserve (Preserve). Trespassing rates have skyrocketed over the last few years and is expected to increase. The objectives are to (1) install 721 linear feet of fencing to prevent human trespassing, and (2) conduct trash removal within a 5.28-acre target area of the Preserve. Two Management Strategic Plan (MSP) high-priority species are on-site, coastal California gnatcatcher (*Poliioptila californica californica*) and least Bell's vireo (*Vireo bellii pusillus*). The Preserve is in San Diego County's Multiple Habitat Conservation Program, and part of a larger network of preserves in the area, including the California Department of Fish and Wildlife (CDFW) Buena Vista Creek Ecological Reserve, Calavera Hills Preserve, and Robertson Ranch Conservation Area. This Project will support existing efforts to protect the Preserve with key stakeholders including CDFW, Cities of Oceanside and Carlsbad, Preserve Calavera, San Luis Rey Band of Mission Indians, CNLM, and neighboring commercial business. These stakeholders are committed to protecting the Preserve, meet as a consortium to tackle human use issues, and conduct on-site patrols and trash cleanups.

Expected Project Results

The expected results from this Project include the following:

- Up to 721 linear feet of contiguous wrought iron fencing and two gates shall be installed along the highest priority areas of the Buena Vista Creek (the southern or northwestern edges of the Preserve).
- Fencing will reduce use of the site by trespassers and their associated trash production by limiting access. After installation, it is estimated that the continuous inflow of anthropogenic waste from encampments will be severely reduced, allowing for removal of at least 90% of existing debris within the 5.28-acre target area during the 18-month grant period.

Dedicated staff and contractors that would work on the Project

SDHC staff dedicated to this Project include Habitat Managers Vince Rivas and Kathleen Pollett. Mr. Rivas is the primary Habitat Manager for Quarry Creek Preserve, conducting the regular quarterly monitoring patrols, coordinating monthly security patrols and maintenance events, and having personally led numerous volunteer cleanup efforts to remove trash from the Preserve. Mr. Rivas has been working in the environmental planning and management field since 2015 and is the Habitat Manager for 16 of SDHC’s Preserves. Ms. Pollett, Senior Conservation Habitat Manager, has over 25 years of experience as a biologist and serves as the Habitat Manager for 17 Preserves and will serve as a support role for Mr. Rivas. Executive Director Don Scoles will provide general oversight and Connie Winterstein, Acquisitions Program Manager, will oversee the administration of the Project. It is anticipated that much of the trash and encampment removal will be performed by one of SDHC’s maintenance contractors, as well as by organized volunteer events. Valley Center Fence Co. is anticipated to perform the installation of the wrought iron fence.

Funding Needs Summary

Please indicate how much funding is being requested from SANDAG.

Budget Item	Requested Funding Amount	Description
Personnel Expenses Staff	\$15,275.00	Includes staff time for non-administrative work on the project
Personnel Administrative Expenses	\$3,460.00	Includes all staff time to administer the contract
Consultant/Contractor Expenses	\$60,992.90	Includes all costs for consultant/contractor services
Other Direct Expenses	\$238.96	Includes all equipment, supplies, mileage, etc.
Totals	\$79,966.86	

Project Application

Project Purpose

1. High-priority Management Strategic Plan (MSP) species and their habitats

Wildlife species detected on the Preserve include the coastal California gnatcatcher (*Poliophtila californica californica*; CAGN), least Bell’s vireo (*Vireo bellii pusillus*; LBVI), white-tailed kite (*Elanus leucurus*; WTKI), yellow warbler (*Setophaga petechia*), and yellow-breasted chat (*Icteria virens*). The Management and Monitoring Strategic Plan for Conserved Lands in Western San Diego County: A Strategic Habitat Conservation Roadmap (MSP) drafted in 2017 classifies LBVI as a Significant Occurrence at risk of loss (SO) species and has been observed within the proposed work area habitat regularly. CAGN is classified as a Species more stable but still requires species-specific management to persist in MSP Area (SS).

2. Urgent need and actions that will reduce or manage threats

Human use is resulting in the loss of ecological integrity for DCSS habitat within the Preserve. Human use is one of the highest level threats to MSP priority species LBVI and CAGN. An approximately 5.28-acre area within the Preserve is heavily impacted by illegal trespassing and encampments. During the recent 2021 management year, our security contractor estimated that roughly 30 individuals occupied the 5.28-acre portion of the Preserve at a given time. In 2021, KPBS Public Media reported on the issue of homeless encampment in the Preserve, stating it, “has been taken over by homeless encampments and trash left behind”. Approximately 12,760 pounds of trash were removed within the Preserve by SDHC during volunteer cleanups last year. Impacts from human use include clearing and disturbance of vegetation via encampments, mountain biking, creation of dirt jumps, and trails, as well as pollution from manmade trash and human waste. Within the 5.28-acre area, at least one quarter-acre of scattered patches has been cleared of all vegetation along with the widening of trails since SDHC began long-term management of the Preserve in 2015. Importantly, human use has the potential to reduce populations of LBVI and CAGN in the area, through direct removal and disturbance of viable habitat. Human use also impacts the Native American community - the San Luis Rey Band of Luiseño Mission Indians. The City of Oceanside El Salto Falls Management Plan (June 2010) states that El Salto Falls within the Preserve is recognized by the State of California Native American Sacred Heritage Commission as a sacred site, and meets the criteria for designation as a traditional cultural property in the National Register Bulletin 38.

Several incidents of human-caused fire ignition have been noted during site patrols over the last few years. Fire is a serious threat to DCSS and historically, fire has been an issue due to human use since the first year of management in 2015 when two manmade fires burned portions of the habitat. The frequency of non-natural fires have increased over the years due to human use with numerous bonfire pits and manmade grills seen at encampments within the Preserve. A large fire could be catastrophic to the Preserve with the potential to spread to adjacent conservation areas.

Public health concerns have arisen due to human use, including water pollution due to raw sewage disposal. In 2017, Preserve Calavera began performing water quality assessments along the Buena Vista Creek, which included portions of the Quarry Creek Preserve. The E. coli reading in 2021 reached 3873 MPN/100mL, over 12 times the San Diego Basin threshold (320 MPN/100 mL) (Preserve Calavera, 2021). An egregious discovery this past year was the presence of armed individuals within the 5.28-acre area during patrols (e.g., guns and knives). This has detracted from other management duties in this area, including biological monitoring and management. SDHC staff are forced to avoid this area due to safety concerns.

SDHC has continued to report instances of trespassing and encampments to the local authorities, though they have limited capacity to continually address the issue. Encampments continue to increase and SDHC anticipates this will be a persistent issue without further action. A proposed fence will help deter illegal trespassing and encampments and associated impacts to the Preserve. In 2020 SDHC installed additional wrought iron fencing and a gate along the northern section of the Preserve and it has been notably successful at reducing trespassing and illegal dumping within this section. SDHC will work with a fencing contractor to install 721 linear feet of fencing and two gates along the Preserve boundary at one of two priority areas. Two priority areas have been identified to prevent human trespass - the southern or northwestern edges of the 5.28-acre area, as these boundaries are adjacent to developed areas and are

known access points for trespassers. The final location and layout will be determined upon start of the Project.

Once the fencing and gates are installed, a one-day intensive trash cleanup in the 5.28-acre area will be conducted by a contractor. Four Hazwoper-trained Technicians will conduct the work and a gator and dump truck will be used to load and haul the trash to the appropriate disposal facility. The purpose of this one-time even will be to remove as much hazardous waste and large debris as possible. It is anticipated that smaller cleanups will occur throughout the year to continue the removal of at least 90% of the trash in this 5.28-acre area.

3. Success Criteria

Up to 721 linear feet of contiguous wrought iron fencing and two gates will be installed along the highest priority areas of the Buena Vista Creek (the southern or northwestern edges of the Preserve). Fencing will reduce use of the site by trespassers and their associated trash production by limiting access. After installation, it is estimated that the continuous inflow of anthropogenic waste from encampments will be severely reduced, allowing for removal of at least 90% of existing debris within the 5.28-acre target area during the 18-month Project period. The weight and volume of existing trash is unknown; however, the weight of trash removed will be provided in reporting. Also refer to “Exhibit A. Proposed Project Scope of Work” for quantifiable results.

4. Long-term Maintenance and Funding

The long-term management of the Preserve is funded by distributions from a non-wasting endowment, though SDHC and key stakeholders have determined additional fencing not included in the endowment is required to protect the Preserve from human use. Currently no funding is available to install additional fencing. The ongoing maintenance of the installed fencing and trash removal after the EMP Project grant period will be funded by the endowment, donations, and supported by volunteer efforts. The expected outcome is that there will be a decrease in trespassing after additional fencing is installed and less time will need to be dedicated to removing trash from this area and for trespass patrols. Once areas currently disturbed are cleaned of trash and continued human use, they will be allowed to revegetate naturally or will be assessed for remedial restoration, such as seeding or planting.

Several stakeholders have historically and will continue to provide in-kind services and match funds. The Board of Directors for the adjacent shopping center is willing to donate \$10,000.00 in match funding for additional fence maintenance. The City of Oceanside efforts include police sweeps, coordinating waste cleanups with the Urban Corps of San Diego County and volunteers, and coordinating with surrounding businesses to garner support. CDFW regularly monitors the network of preserves in the area, including the Quarry Creek Preserve Project area. They conduct up to four cleanups per year and regularly patrol the area. Preserve Calavera conducts water sampling once every other month along the Buena Vista Creek. SDHC has also been part of a large volunteer effort for trash cleanups, including neighboring residents, SDHC volunteers and interns, Carlsbad High School, National Leadership Council Discovery Bound, A Cleaner North County, and council members and staff from the City of Carlsbad. In the past year alone, there were approximately 300 volunteer hours for trash cleanups. According to the Independent Sector, this provided an in-kind match value equivalent to approximately \$8,562.00.

5. Project Locations

The Quarry Creek Preserve is on land conserved for native habitat within the San Diego County's Multiple Habitat Conservation Program (MHCP). The 90.71-acre Carlsbad portion of the Preserve is located within Local Facilities Management Plan Zone 25 of the Carlsbad Habitat Management Plan (Carlsbad HMP), which includes a large portion of Core Area 2 of the Carlsbad HMP. The 5.21-acre Oceanside portion of the Preserve occurs within the Buena Vista Creek Mitigation Area of the Draft Oceanside Subarea Habitat Conservation Plan/Natural Community Conservation Plan. See **Figure 1** of the Preserve area and **Figure 2** of the proposed Project area.

6. Co-benefit to CBO Network Communities and social equity

The Preserve includes concentrations of people who are experiencing homelessness, high levels of unemployment and often have no income. They face public health challenges, including contaminated water and exposure to pathogens from waste. The Oceanside Police Department's homeless outreach team visits the site regularly and works with social service providers to assist individuals and connect them with the appropriate resources. The Project fencing can support the City of Oceanside's homeless outreach efforts and hopefully redirect the people living on the Preserve to alternative living spaces that are safer.

Scope of Work by Task

Exhibit A – Proposed Project Scope of Work

Task No.	Task Name	Task Description	Quantifiable Results/Deliverables
1.	Install wrought iron fencing	To prevent human trespass, a fencing contractor will install 721 linear feet of fencing and two gates along the highest priority areas of the Preserve.	Up to 721 linear feet of wrought iron fencing and two gates installed along the highest priority areas of the Buena Vista Creek (the southern or northwestern edges of the Preserve).
2.	Trash removal	A one-day intensive trash cleanup will be conducted by a contractor, including four Hazwoper Technicians, a gator, and dump truck.	90% of existing debris removed within the 5.28-acre target area.
3.	Quarterly Reports	Quarterly reports and invoices will be submitted on a quarterly basis within three weeks after each period close, covering January 1 to March 31; April 1 to June 30; July 1 to September 30; and October 1 to December 31. Quarterly reports will provide a description of work performed within the reporting period, work anticipated for the next period, and any issues to note, and project photos. Invoices will summarize charges for reimbursement of grant funds. A quarterly report template is available on SANDAG's website.	Six quarterly reports and invoices submitted to SANDAG.

4.	Final Report	The Final report will be prepared in accordance with the final report template provided by SANDAG. The report will include an executive summary, project background, project goals, work performed by task, conclusions, and applicable appendices.	One final report submitted to SANDAG after the 18-month project period.
5.	Administrative	Staff time to administer the project.	Project management, contract oversight, invoicing.

Budget by Task

Exhibit B – Proposed Project Budget

Task No.	Task Name	Grant Request
1.	Install wrought iron fencing	\$66,151.60
2.	Trash removal	\$7,575.26
3.	Quarterly Reports	\$970.00
4.	Final Report	\$1,810.00
5.	Administrative	\$3,460.00
Subtotal		\$79,966.86
Total		\$79,966.86

Project Schedule

Exhibit C – Proposed Project Schedule (Assumes fall 2022 NTP)

Task No.	Task Name	Proposed Start Date	Months Needed to Complete Task	Task End Date
1.	Fencing and gates	1 Month from NTP	1 Month	12/01/2022
2.	Trash removal	2 Months from NTP	16 Months	05/01/2024
3.	Quarterly Reports	3 Months from NTP	15 Months	05/01/2024
4.	Final Report	18 Months from NTP	1 Month	05/01/2024
5.	Administrative	1 Month from NTP	18 Months	05/01/2024

Notice Regarding Prevailing Wages

California law requires that public works projects pay prevailing wages for workers.

Applicant acknowledges that any work that qualifies as a "public work" within the meaning of California Labor Code Section 1720 shall cause Applicant and its subcontractors to comply with the provisions of California Labor Code Sections 1775 et seq, which includes the payment of prevailing wages to all workers performing prevailing wage work.

Yes No

Applicant acknowledges that if Applicant or its subcontractors will engage in the performance of a public work as defined by California Labor Code Sections 1720 et seq. and will utilize persons who are not employees of a public entity, registration and payment of an annual registration fee to the California Department of Industrial Relations (DIR) shall be required of each entity performing the work. This requirement applies to anyone affected by the public works statutes found in the California Labor Code, including but not limited to landscapers, fencers, surveyors, soil testers, dredgers, heavy equipment operators, and inspectors.

Yes No

Applicant acknowledges that if Applicant will award any subcontracts for the performance of a public work:

- Applicant shall notify SANDAG 30 calendar days prior to the award of each subcontract so SANDAG can create a Project Registration Form (aka PWC-100 form) for each subcontract using the DIR online database. Applicant will provide to SANDAG the name, DIR registration number, and contractor's license numbers of each subcontractor so SANDAG can verify, prior to Applicant's award of the subcontract for a public work, that the selected subcontractor is currently licensed and registered with the DIR. If SANDAG finds that the selected subcontractor is not licensed and registered with the DIR, SANDAG will promptly notify Applicant and Applicant will not be permitted to award the subcontract to the selected subcontractor.

Yes No

- Applicant shall notify SANDAG ten business days prior to the subcontractor performing the prevailing wage work so SANDAG can prepare for labor compliance monitoring.

Yes No

- If there are any changes to a subcontractor or lower-tier subcontractor, Applicant will advise SANDAG of these changes as soon as those changes are known to the Applicant.

Yes No

Required Statements from Applicant

Yes No

- The applicant has read and understands the Sample Grant Agreement (Agreement) and Invoice Template (Attachment 4).
- If the Board of Directors approves the proposed project application, the applicant agrees to sign and return the Agreement to SANDAG, without exceptions or amendments, within 45 days of receipt.
- The applicant agrees to comply with SANDAG’s Board Policy No. 035, Competitive Grant Program Procedures, which outlines “Use-it-or-lose-it” project milestone and completion deadlines. Board Policy No. 035 is included in the Agreement, and also available at: sandag.org/organization/about/pubs/policy_035.pdf
- The applicant understands that 10% of all invoiced amounts will be retained until the completion of the proposed project.
- The applicant understands that all invoices must be accompanied by written, documented support of the charges for requested reimbursement of grant funds and payment will not be made by SANDAG until all documents are satisfactorily submitted.
- The applicant understands that invoices and reports must be submitted on a quarterly basis within three weeks after each period close covering January 1 to March 31; April 1 to June 30; July 1 to September 30; and October 1 to December 31.
- The applicant understands that the EMP quarterly report template (to be sent to the grantee after NTP is issued and can be found at sandag.org/index.asp?classid=17&projectid=447&fuseaction=projects.detail) must be used to document quarterly progress and that invoices with errors will be returned to the grantee for correction prior to being processed by SANDAG staff.
- The applicant understands that the final invoice must be accompanied by written, documented support of the charges for requested reimbursement of grant funds; a final report (prepared in accordance with the final report template to be sent to grantee after NTP is issued and can be found at sandag.org/index.asp?classid=17&projectid=447&fuseaction=projects.detail); and all outstanding deliverables in order to receive final payment and have retained funds released.
- The applicant understands that to be considered eligible for funding, a resolution complying with the requirements of Board Policy No. 035, Section 4.1, must be submitted to SANDAG at least *two weeks* prior to the recommendation by the Regional Planning Committee of the list of prioritized project applications. SANDAG will provide applicants with advance notice of the Regional Planning Committee’s anticipated meeting date.
- The applicant agrees to submit all project data/information to SANDAG and to upload data and reports to a project page created by the applicant on the SDMMP web portal in a format consistent with regional management databases.

I have the authorization to submit this application (Grant Application and required supplementary materials) on behalf of my organization.

Don Scoles, Executive Director

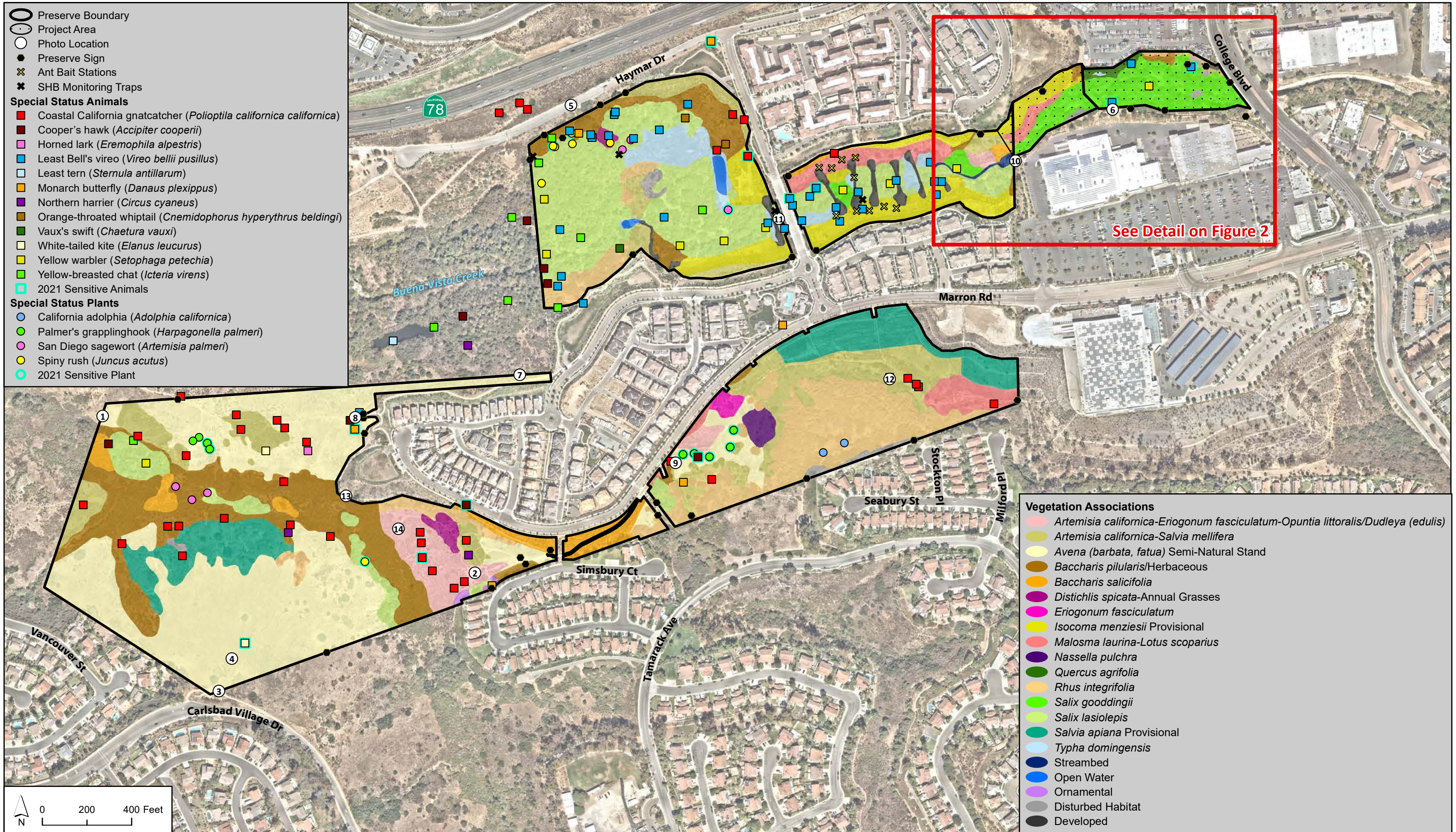
Applicant Name and Title (print or type)

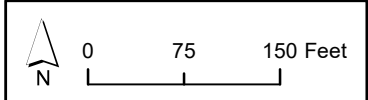
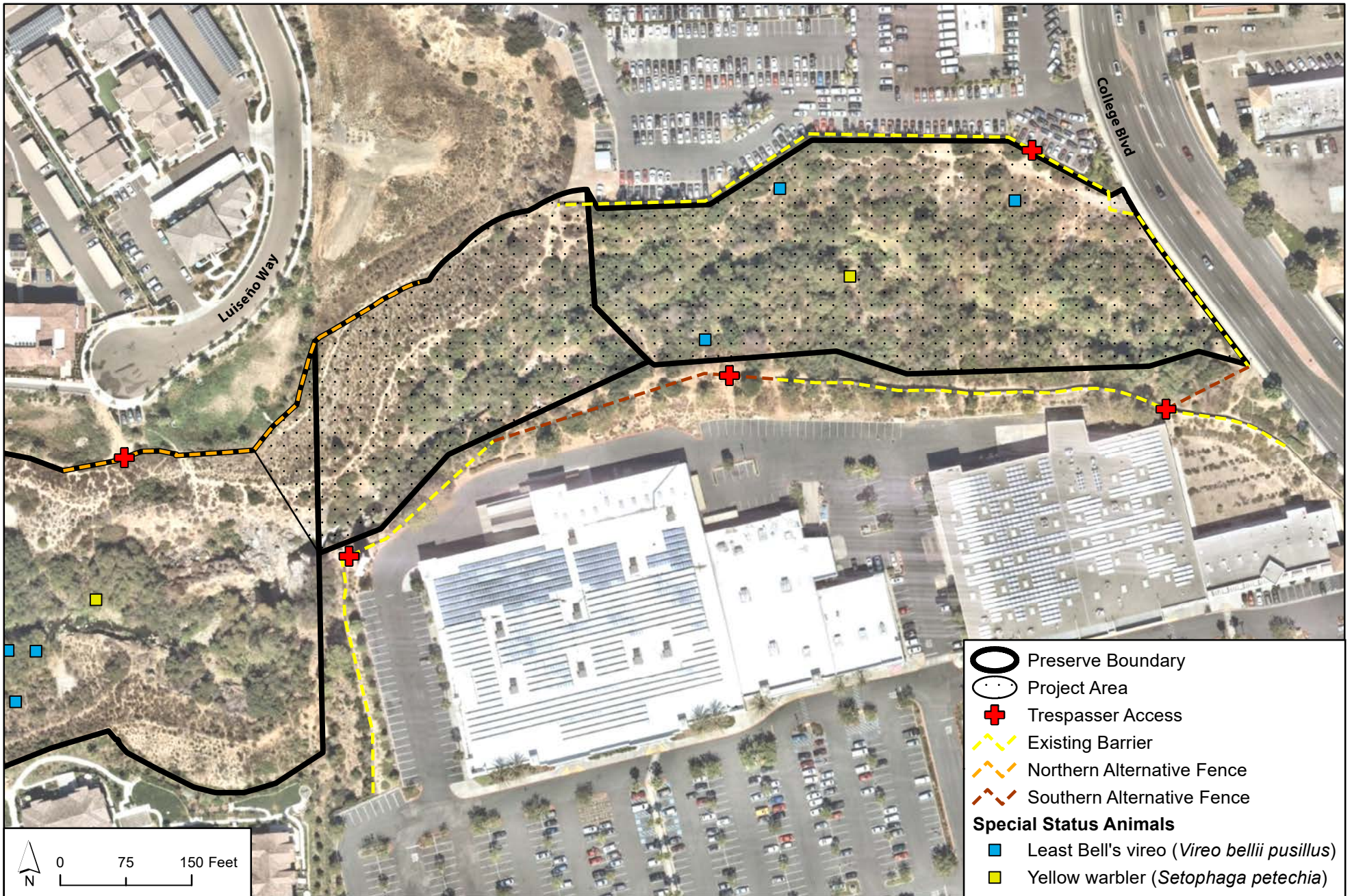


Applicant Signature

1/26/22

Date





Aerial Photograph: Nearmap 2020