



*In the soil of our urban farm and garden, people find
the tools they need to build a home in the world.*

July 16, 2021

Dear Mayor Meyers and Members of the City Council:

The purpose of this letter is to request the City Council to initiate formally a minor Amendment to the Pogonip Master Plan in order for the Homeless Garden Project (HGP) to relocate its farm on the upper meadow at Pogonip rather than the previously approved lower meadow.

Background

The Homeless Garden Project's proposed permanent home at Pogonip has been a key component of the Pogonip Master Plan since the plan was adopted in 1998. In 2019, the Homeless Garden Project concluded its successful capital fundraising campaign for Pogonip Farm, demonstrating overwhelming community support. The Project obtained a design permit in 2018, and in 2017 celebrated execution of a lease with the city for 20 acres in the lower meadow, with plans to farm 9.5 acres.

As we prepared to break ground, it was determined that lead contamination (not identified in the 1998 Master Plan EIR) would likely impact farming on the lower meadow. Construction was halted.

Following testing of the site, approximately 4.5 acres (split between the lower east and west meadows) were deemed safe for farming. However, the road connecting the east and west meadows (and through which utilities would need to be run) was identified as having lead levels higher than those deemed safe for farming (using the residential threshold).

These safety concerns and related unanticipated project costs have made the lower meadow site infeasible for the Homeless Garden Project Farm at the approved site.

The Homeless Garden Project has worked for over 20 years to relocate our farm to Pogonip. During this time the Project has demonstrated the effectiveness of our program.

Between 2013 and 2020, 97% of HGP trainees graduated into jobs or a steady source of income. In the same period, 90% of graduates got into housing. In addition, the garden distributed tons of healthy produce to those in need and engaged thousands of community volunteers to work side by side with unhoused men and women in the garden.

The owner of the current Homeless Garden Project farm site has other plans for the property and the funding available for our move is threatened by further extensive delays.

www.homelessgardenproject.org

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The Pogonip Master Plan EIR evaluated the Homeless Garden Project as sited in the lower meadow, identified potentially significant environmental impacts and required a series of mitigation measures related to erosion, wetlands, biotic resources and visual impact.

The site we are proposing to relocate the Garden appears to have fewer significant environmental impacts although, of course, the potential impacts require further analysis.

Benefits of the Proposal

The proposed relocation to the upper meadow site would provide many significant benefits, including:

- Consolidation of proposed master plan development in a previously developed area, reducing visual impacts of the farm center and maintaining the visual definition of the lower meadow.
- Locating organic farming in a less environmentally sensitive area.
- Extending the water line to the main meadow as contemplated in the master plan (for the Clubhouse).
- Spurring renewed interest in rehabilitation of the clubhouse.

Conclusion

Considering the new information impacting the feasibility of farming in the lower meadow and the potentially greater feasibility of an upper meadow location, and after carefully reviewing the Pogonip Master Plan and EIR, the Homeless Garden Project is requesting that the City Council take the following actions:

- 1) Initiate a minor Amendment to the Pogonip Master Plan to relocate the Homeless Garden from the Lower Meadow to the Upper Meadow; and
- 2) Direct City staff to process this amendment as expeditiously as possible and report to the Council at its next meeting on how this proposal will be incorporated into department work plans. In addition, a report on the amendment's status should be presented to the Council within three months.

We are asking the city to initiate and process, as expeditiously as feasible, this minor Amendment to the Pogonip Master Plan in order for the HGP as quickly as possible to locate the farm center to the area on the upper meadow near the Clubhouse to provide for farming on approximately 9.5 acres.

We are attaching proposed draft revisions of the Pogonip Master Plan for your review and for consideration by staff in finalizing the amendment.

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Following amendment approval, the Homeless Garden Project would apply for a new Design Permit for the construction of the necessary farm-related facilities and would submit a revised draft lease consistent with the revisions for City review.

As part of the plan amendment process, the Homeless Garden Project will submit technical studies analyzing potential impacts of the proposal, particularly in the areas of biotic resources and visual and aesthetic impacts, for the City's consideration.

Thank you for your consideration of this request and for your continued partnership with the Homeless Garden Project.

Sincerely,

Darrie Ganzhorn
Executive Director

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POGONIP

MASTER PLAN

Figure iii

LEGEND

-  Trail
-  Unpaved Service/
Fire Roads
-  Paved Roads
-  Trail Entrance Kiosk
-  Meadow
-  Forest/Woodland

**OUTDOOR
EDUCATION CAMP**
Day Use Area for Youth

**LOWER MEADOW
PARKING**
Parking for Pogonip Visitors

**WHEELCHAIR
ACCESSIBLE PARKING**
Limited Parking

University
of California
Santa Cruz

MAINTENANCE FACILITIES

Expanded Ranger Facilities
and Caretaker Residence

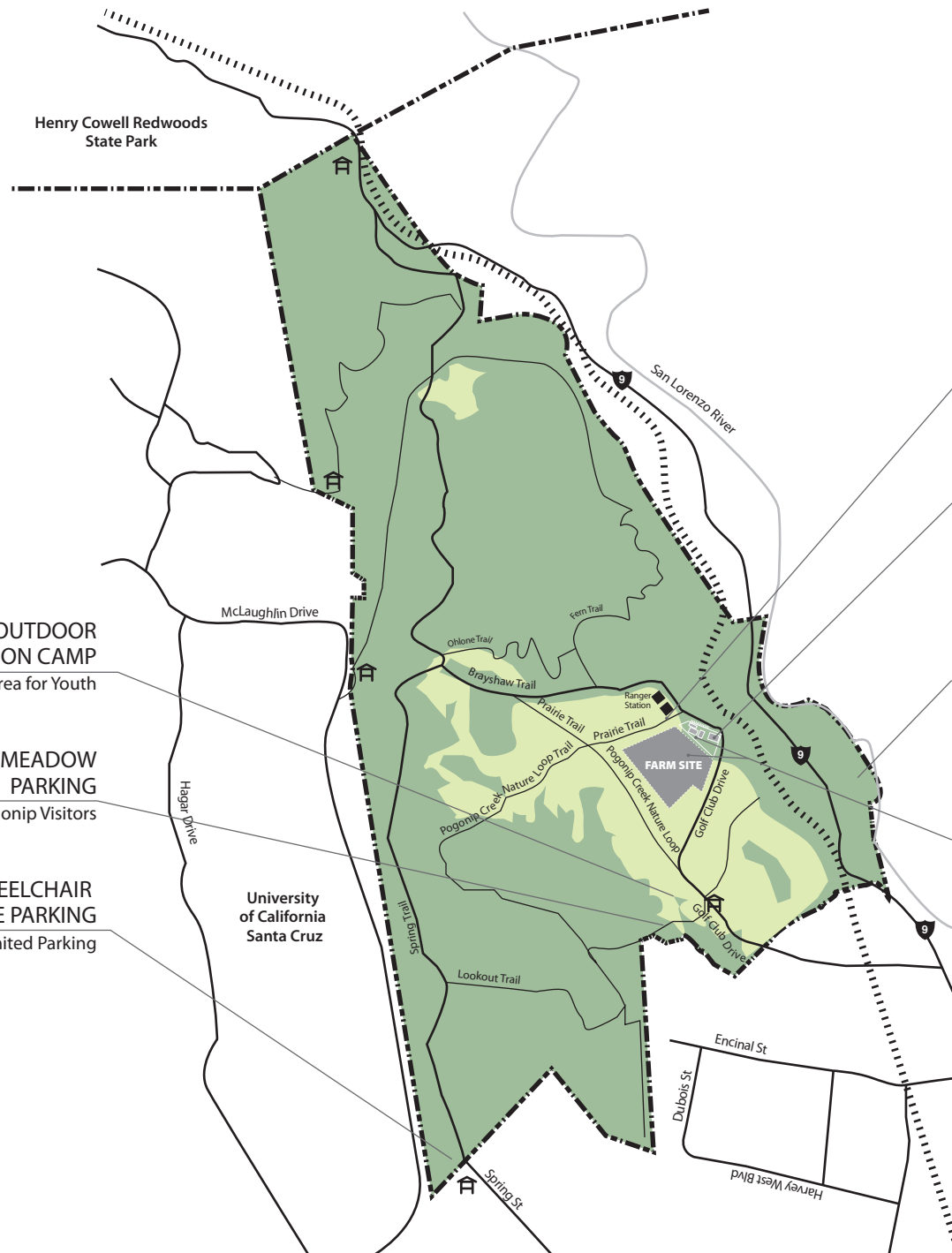
CLUBHOUSE

Rehabilitation of
Historic Clubhouse for
Community Facility

SYCAMORE GROVE NATURE AREA

Restored Riparian
Forest and Nature Trail

HOMELESS GARDEN FACILITIES AND FARM SITE

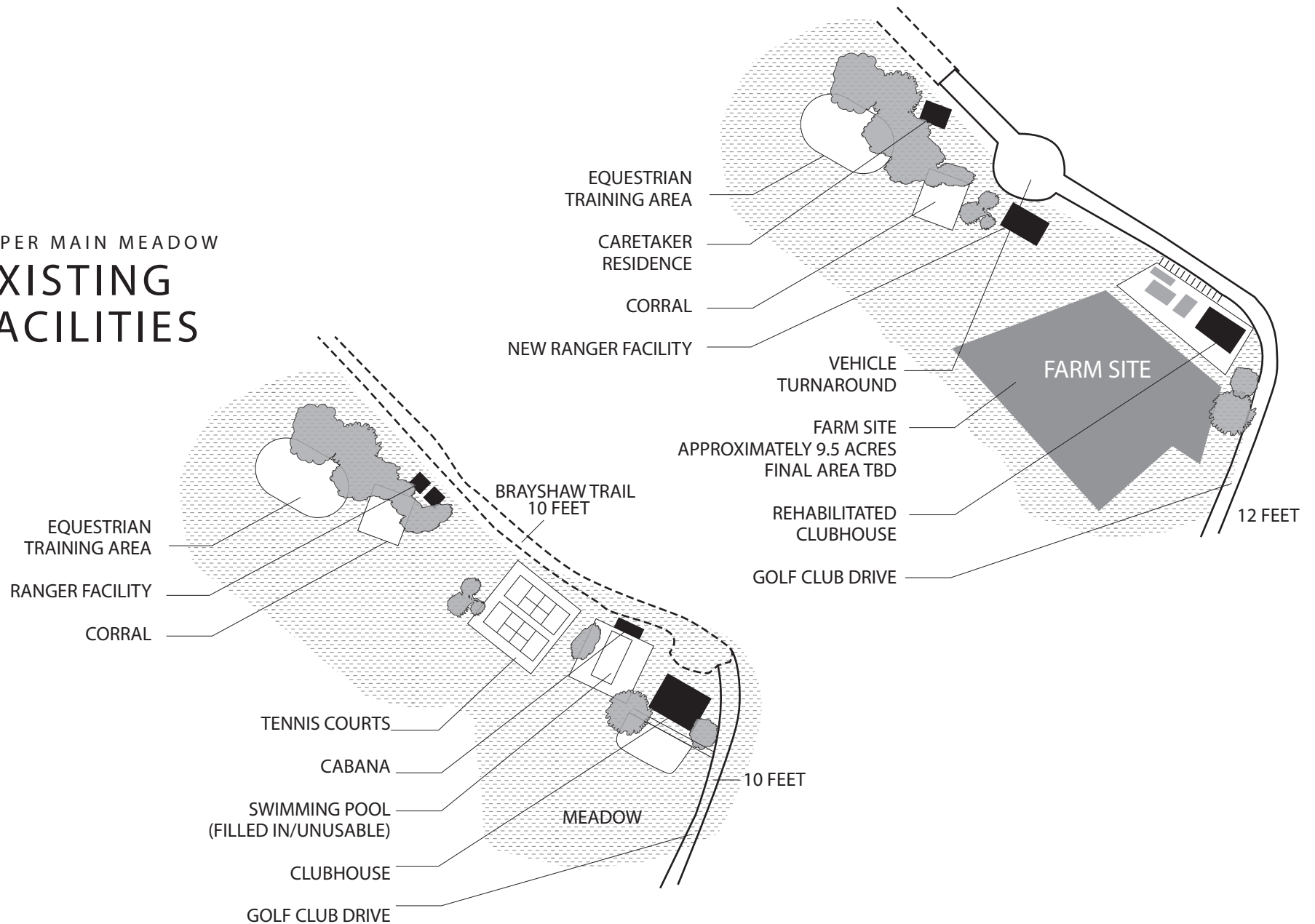


PROPOSED USES

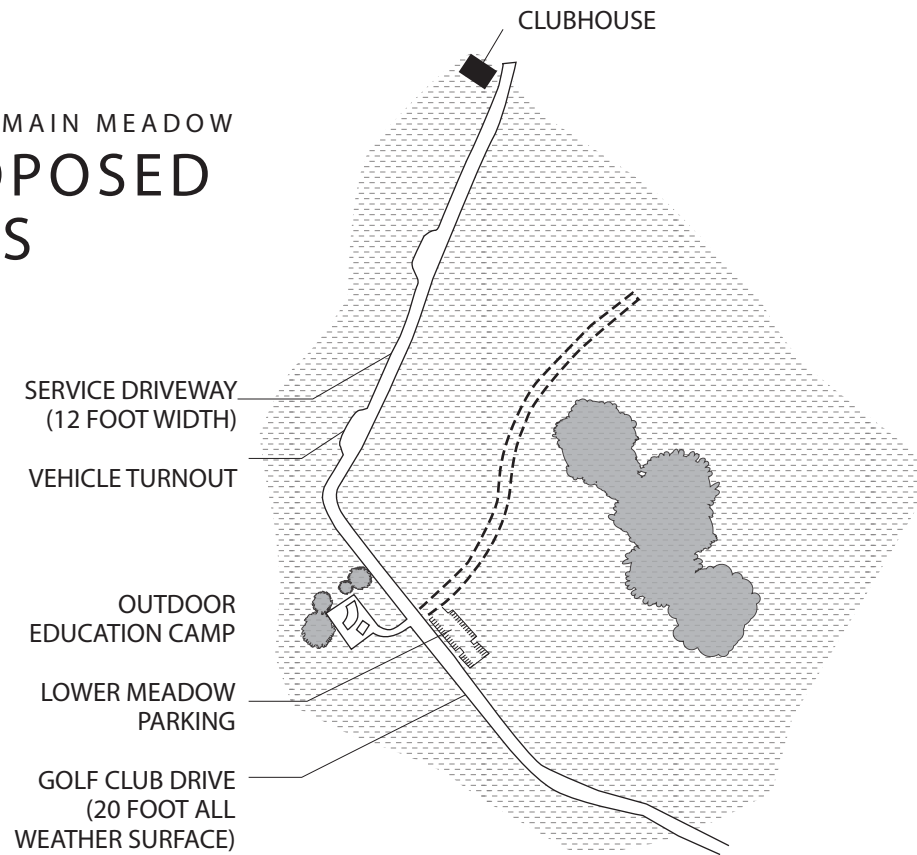
UPPER MAIN MEADOW

UPPER MAIN MEADOW

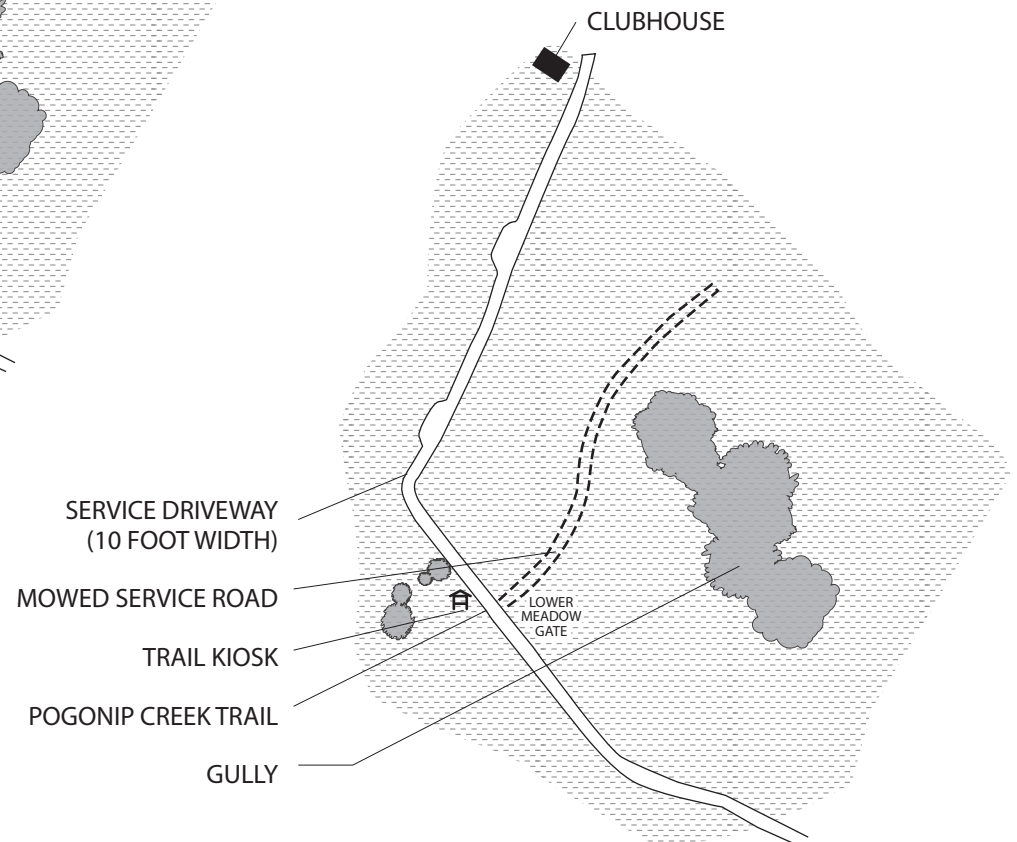
EXISTING FACILITIES



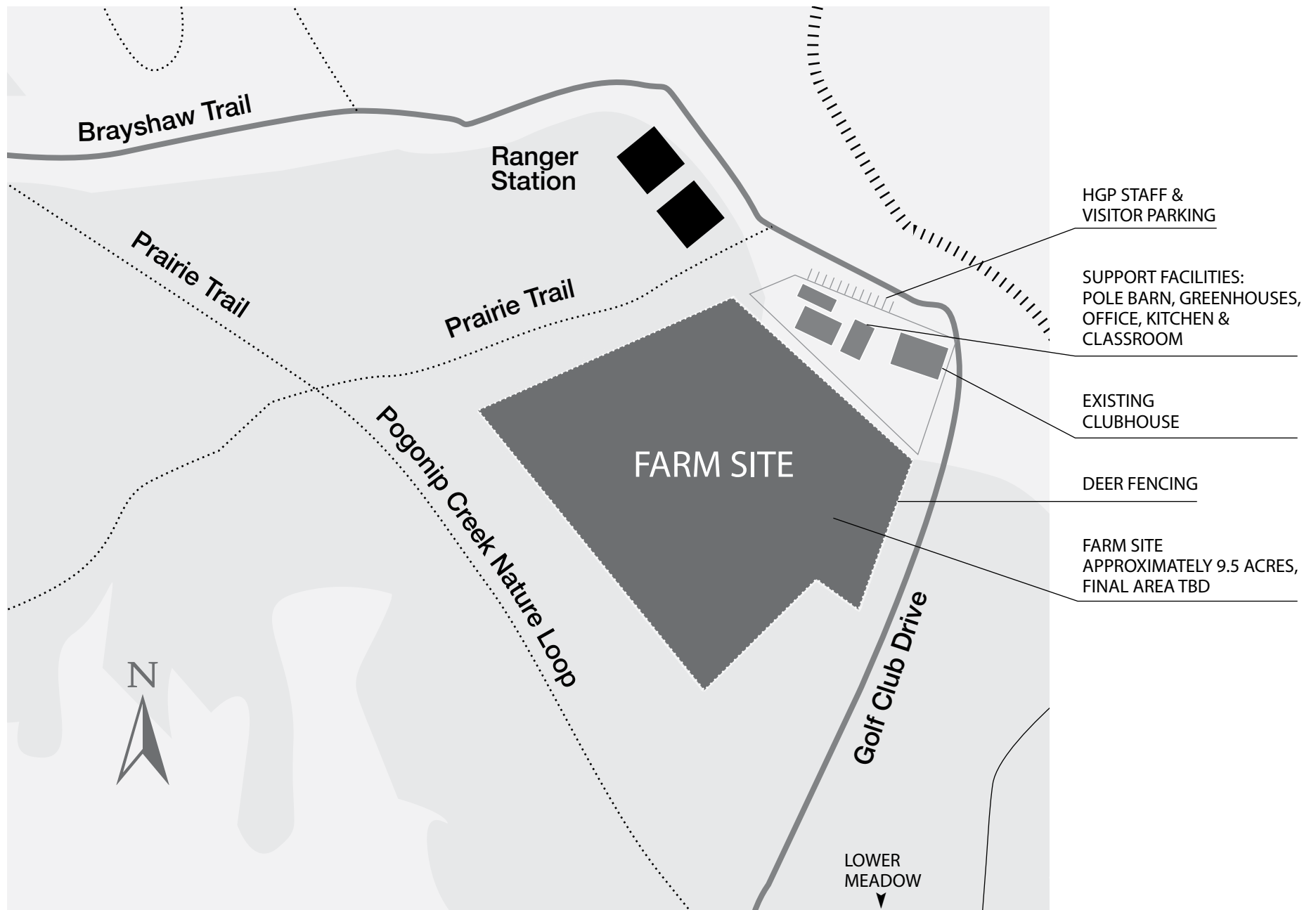
LOWER MAIN MEADOW PROPOSED USES



LOWER MAIN MEADOW EXISTING FACILITIES



SCHEMATIC PLAN



Page ii

Original	Revised
Creation of landscaped grounds surrounding the clubhouse would provide a magnificent, scenic setting for outdoor events. A 45-car parking lot at the Upper Meadow, at the site of the existing tennis courts, would be developed to accommodate clubhouse event attendees; larger events would require a shuttle system.	Creation of <u>the Homeless Garden Project adjacent to</u> the clubhouse would provide a magnificent, scenic setting for outdoor events <u>at the clubhouse</u> . A <u>small 45-car</u> parking lot <u>adjacent to the clubhouse</u> at the Upper Meadow, at the site of the existing tennis courts, would be developed to accommodate clubhouse event attendees; larger events would require a shuttle system

Original	Revised
A permanent site for the agricultural plots and organic farming operations of the Homeless Garden Project would be provided at the Lower Main Meadow.	A permanent site for the agricultural plots and organic farming operations of the Homeless Garden Project would be provided at the Upper Meadow .

Original	Revised
The Upper Meadow will also be evaluated as an alternative site for the outdoor camp.	REMOVE

Page iii

Original	Revised
[MAP]	See attached

Page 2-1

Original	Revised
Development of an organic garden site at the Lower Main Meadow to serve as a permanent site for the Homeless Garden Project	Development of an organic garden site at the Upper Meadow to serve as a permanent site for the Homeless Garden Project

Page 2-3

Original	Revised
[MAP]	See attached

Page 2-5

Remove the tennis courts and swimming pool and utilize these areas for event grounds and parking.	Revised
<p>As part of the future rehabilitation plan, design event grounds to the west and south of the clubhouse. Limit grounds to areas previously disturbed or altered.</p> <p>Design the surrounding grounds to provide useable outdoor space. Include paving and landscape features, which complement the historic character of the club-house. Provide a location to the west of the clubhouse to accommodate portable tents for outdoor events.</p> <p>Remove the tennis courts and swimming pool and utilize these areas for event grounds and parking.</p>	<p>As part of the future rehabilitation plan, design event grounds to the west and south of the clubhouse. Limit grounds to areas previously disturbed or altered.</p> <p>Design the surrounding grounds to provide useable outdoor space. Include paving and landscape features, which complement the historic character of the club-house. Provide a location to the west of the clubhouse to accommodate portable tents for outdoor events.</p> <p>Remove the tennis courts and swimming pool and utilize these areas for event grounds and parking. <u>for facilities serving the Homeless Garden Project.</u></p>

Page 2-6

Original	Revised
<p>The outdoor education camp will be approximately ½ acre or less in size and will be designed to minimize impacts to coastal terrace prairie. A site in the Lower Main Meadow, to the west of Golf Club Drive, is recommended because it offers convenient access to the Pogonip Creek Nature Trail and a diversity of plant communities. The area has also been previously disturbed. Stables, constructed in the 1940s, were once located at this site. The City will also explore an alternative location at the Upper Main Meadow. This alternative location will be evaluated as part of the Clubhouse rehabilitation planning process.</p>	<p>The outdoor education camp will be approximately ½ acre or less in size and will be designed to minimize impacts to coastal terrace prairie. A site in the Lower Main Meadow, to the west of Golf Club Drive, is recommended because it offers convenient access to the Pogonip Creek Nature Trail and a diversity of plant communities. The area has also been previously disturbed. Stables, constructed in the 1940s, were once located at this site. The City will also explore an alternative location at the Upper Main Meadow. This alternative location will be evaluated as part of the <u>Homeless Garden Project and</u> Clubhouse rehabilitation planning process.</p>

Page 2-7

Original	Revised
(Map)	See attached

Page 2-9

Original	Revised
The Lower Main Meadow is designated as the site for an organic garden, to be developed and managed by the Homeless Garden Project.	The Lower <u>Upper</u> Main Meadow is designated as the site for an organic garden, to be developed and managed by the Homeless Garden Project.

Original	Revised
The total garden size will be limited to 9 1/2 acres. The acreage may be further reduced due to environmental constraints. The garden boundaries will be determined at a later date based upon the final garden site design and mitigation measures identified in the Environmental Impact Report.	The total garden size will be limited to 9.5 acres. The acreage may be further reduced due to environmental constraints. The garden boundaries will be determined at a later date based upon the final garden site design and mitigation measures identified in the <u>environmental document</u> Environmental Impact Report .

Original	Revised
As shown on the schematic plan for the Pogonip Garden, the cultivated area lies primarily in the most level portion of the Lower Main Meadow.	As shown on the schematic plan for the Pogonip Garden, the cultivated area lies primarily in the most level portion of the <u>Upper</u> Lower Main Meadow.

Original	Revised
This service road will also connect to the proposed Lower Meadow Trail, which will provide pedestrian access around the perimeter of the Lower Main Meadow area.	This service road will also connect to the proposed Lower Meadow Trail, which will provide pedestrian access around the perimeter of the Lower Main Meadow area.

Page 2-10

Original	Revised
The Garden includes two locations for clusters of buildings, the Garden Center and the greenhouse area. The Garden Center,	The Garden includes two locations for clusters of buildings, the Garden Center and the greenhouse area. The Garden Center,

located near the Lower Main Meadow Parking area, includes approximately 1,500 square feet of space for office use, storage area, class room use, kitchen and bathroom. The Up- per Main Meadow in the vicinity of the Clubhouse area will be explored as an alternative location for the structures, except for the greenhouses. This alternative location would be evaluated as part of the detailed garden site design.	located <u>on the site of the removed tennis courts and swimming pool</u> near the Lower Main Meadow Parking area , includes approximately 1,500 square feet of space for office use, storage area, class room use, kitchen and bathroom. The Upper Main Meadow in the vicinity of the Clubhouse area will be explored as an alternative location for the structures, except for the greenhouses. This alternative location would be evaluated as part of the detailed garden site design.
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Original	Revised
Recognizing the visibility of the Garden Center buildings near the entrance to Pogonip, these structures will be of high design quality and employ materials that are consistent with the setting.	Recognizing the visibility of the Garden Center buildings near the entrance to Pogonip , these structures will be of high design quality and employ materials that are consistent with the setting.

Original	Revised
The second cluster of buildings, the greenhouse area, will be located in the eastern portion of the site at the base of the slope to minimize visual impacts.	The second cluster of buildings, the greenhouse area, will be located in the eastern portion of the site at the base of the slope to minimize visual impacts.

Original	Revised
The Environmental Impact Report for this Master Plan evaluated use of the municipal water supply for irrigation water, however, service does not currently extend to the Lower Meadow area.	The Environmental Impact Report for this Master Plan evaluated use of the municipal water supply for irrigation water, however, service does not currently extend to the Lower <u>Upper</u> Meadow area.

Page 2-11

Original	Revised
(Map)	See attached

Page 5-2

Original	Revised
Some of the future uses for Pogonip, including the Pogonip Garden, Outdoor Education Camp and Lower Meadow parking, are proposed for sites located within areas of coastal terrace prairie habitat.	Some of the future uses for Pogonip, including the Pogonip Garden, Outdoor Education Camp and Lower Meadow parking, are proposed for sites located within <u>adjacent to</u> areas of coastal terrace prairie habitat.

Page 5-5

Original	Revised
No structures are proposed within the setback areas of the known wetlands at Pogonip, however, the proposed Garden site and meadow area in the vicinity of the Ranger facilities feature small wetlands.	No structures are proposed within the setback areas of the known wetlands at Pogonip, however, the proposed Garden site and meadow area in the vicinity of the Ranger facilities <u>may</u> feature small wetlands.

Page 7-1

Original	Revised
Roadway improvements and new on-site parking will be relatively limited to preserve the rural, undeveloped character of Pogonip. Proposed roadway improvements to Golf Club Drive will provide public vehicle access to the Lower Main Meadow area, with vehicle access in the upper portion of Golf Club Drive restricted to clubhouse events Only.	Roadway improvements and new on-site parking will be relatively limited to preserve the rural, undeveloped character of Pogonip. Proposed roadway improvements to Golf Club Drive will provide public vehicle access to the Lower Main Meadow area, with vehicle access in the upper portion of Golf Club Drive restricted to clubhouse events <u>and the Homeless Garden</u> Only.

Page 7-2

Original	Revised
Access to the Upper Meadow parking area will be restricted and controlled for clubhouse events only.	Access to the Upper Meadow parking area will be restricted and controlled for clubhouse events <u>and the Homeless Garden</u> only.

Page 7-3

Original	Revised
The Upper Meadow parking will be reserved for clubhouse events only.	The Upper Meadow parking will be reserved for clubhouse events <u>and the Homeless Garden</u> only.

Page 7-4

Original	Revised
<ul style="list-style-type: none"> Provide approximately 45 parking spaces area at the Upper Main Meadow, to the west of the clubhouse in the area of the existing tennis courts. Remove tennis court surfacing if needed to construct parking and planting beds. Limit the Upper Meadow parking to the previously disturbed area in order to minimize impacts to the coastal terrace prairie. 	<ul style="list-style-type: none"> Provide 8 parking spaces for HGP staff and visitors area at the Upper Main Meadow, to the west of the clubhouse in the area of the existing tennis courts. Additional 45 spaces to be developed in the future clubhouse renovation. Remove tennis court surfacing if needed to construct parking and planting beds. Limit the Upper Meadow parking to the previously disturbed area <u>to the extent feasible</u> in order to <u>prevent</u> minimize impacts to the coastal terrace prairie.

Original	Revised
<ul style="list-style-type: none"> Utilize the Upper Meadow parking for clubhouse events only. Implement a parking pass system due to the limited parking spaces available. 	<ul style="list-style-type: none"> Utilize the Upper Meadow parking for clubhouse events <u>and the Homeless Garden</u> only. Implement a parking pass system due to the limited parking spaces available.

Page 7-5

Original	Revised
To meet the water demand for the clubhouse and Pogonip Garden, and to provide for adequate fire protection, the municipal water service will be extended to the Upper Main Meadow area. Water service will be phased as part of the clubhouse rehabilitation.	To meet the water demand for the clubhouse and Pogonip Garden, and to provide for adequate fire protection, the municipal water service will be extended to the Upper Main Meadow area. <u>The water service extension</u> will be phased. as part of the clubhouse rehabilitation.