

# Santa Cruz Branch Rail Line

## DRAFT Mobile Home Encroachment Removal Analysis

*City of Capitola Town Hall*

*April 2, 2025*

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# Santa Cruz Branch Rail Line Property Boundary Survey

- Property boundary survey of the Santa Cruz Branch Rail Line
- Encroachments into the Santa Cruz Branch Rail Line are unauthorized uses of the property
- RTC must address encroachments to ensure:
  - No gift of public funds
  - Remove conflicts with planned transportation uses
- RTC Encroachment Policies (2020)



**DRAFT**

## **Santa Cruz Branch Rail Line Mobile Home Encroachment Removal Analysis**

September 5, 2024





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# Encroachment Removal Analysis

- Review of items encroaching in the right-of-way, including mobile homes, mobile home awnings, sheds, and fencing
- Identification of 3' setback requirements from the property line
- Identification of need to maintain 20' access lane
- Identifying utilities which need to be moved/disconnected and reconnected
- Evaluation of options for addressing mobile home encroachments:
  - requesting a variance for a reduced setback
  - shifting mobile homes within the same space
  - replacing mobile homes with smaller mobile homes
  - relocating to another mobile home community

# Summary

- Fence only encroachments
- Shed encroachments
- Mobile Home encroachments
- 3' setback requirements from the property line or variance assumptions
- 20' access lane
- Options for addressing mobile home encroachments:
  - requesting a variance for a reduced setback
  - shifting mobile homes within the same space
  - replacing mobile homes with smaller mobile homes
  - relocating to another mobile home community
  - *modification to mobile home*

## Next Steps

- City of Capitola facilitated meeting with Castle Mobile Home Estates property owners on April 4, 2025
- Consider additional analysis of mobile home plots and access ways
- Update Draft Report with any new findings



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Link to Draft  
Report

**<https://www.sccrtc.org/mobile-home-encroachment-options-report/>**

