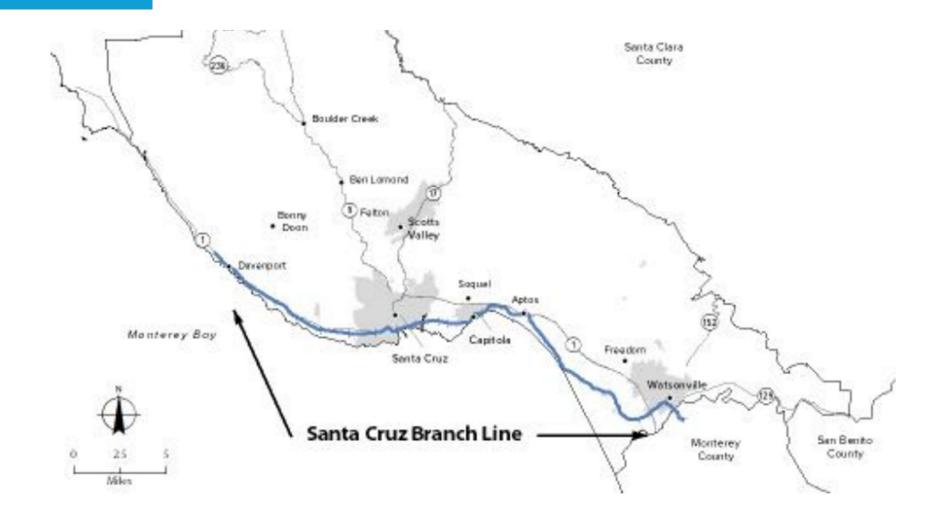
Santa Cruz Branch Rail Line

DRAFT Mobile Home Encroachment Removal Analysis

City of Capitola Town Hall April 2, 2025



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



NORTH SIDE (BLUE & GOLD MOBILE HOME PARK)

- MOBILE HOME (6 TOTAL)
- ACCESSORY STRUCTURE (4 TOTAL)
- FENCING (20 TOTAL)

SOUTH SIDE (CASTLE MOBILE ESTATES)

- MOBILE HOME (5 TOTAL)
- ACCESSORY STRUCTURE (6 TOTAL)
- FENCING (24 TOTAL)

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

Link to Draft Report

https://www.sccrtc.org/mobile-homeencroachment-options-report/