

From: [Board Of Supervisors](#)
To: [Jesseka Rodriguez](#)
Subject: FW: Corrective Letter To Lookout
Date: Monday, May 19, 2025 3:04:43 PM

From: Cami Corvin [REDACTED] >
Sent: Friday, May 16, 2025 4:28 PM
To: gjensen@ci.capitola.ca.us; JClarke@ci.capitola.ca.us; mmorgan@ci.capitola.ca.us; MORbach@ci.capitola.ca.us; Manu Koenig <Manu.Koenig@santacruzcountyca.gov>; Second District <Second.District@santacruzcountyca.gov>; Justin Cummings <Justin.Cummings@santacruzcountyca.gov>; Felipe Hernandez <Felipe.Hernandez@santacruzcountyca.gov>; Fifth District <Fifth.District@santacruzcountyca.gov>; Board Of Supervisors <boardofsupervisors@santacruzcountyca.gov>; eduardo.montesino@watsonville.gov; cityclerk@watsonville.gov; vanessa.quiroz@watsonville.gov; maria.orozco@watsonville.gov; kristal.salcido@watsonville.gov; casey.clark@watsonville.gov; jimmy.dutra@watsonville.gov; ari.parker@watsonville.gov; fkeeley@santacruzca.gov; Steve Clark <sclark@scottsvally.gov>; gblakeslee@sccrtc.org; Robert Tidmore <Robert.Tidmore@santacruzcountyca.gov>; Jamie Goldstein, City Manager <jgoldstein@ci.capitola.ca.us>; Sarah Christensen <schristensen@sccrtc.org>; pkhattis@santacruzsentinel.com; jesse@santacruzlocal.org; Tania Ortiz <tania@lookoutlocal.com>
Subject: Corrective Letter To Lookout

******CAUTION:** This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

I've attached the link to the article from Lookout and my response to this letter.

Corrective Commentary: Setting the Record Straight on RTC, Mobile Home Parks, and June 30

By Cami Corvin

A recent *Lookout Santa Cruz* article reported that the Santa Cruz County Regional Transportation Commission (RTC) is sticking to its June 30 deadline for removing so-called "encroachments" in two mobile home parks along the rail corridor in Capitola and Live Oak. However, the article, based on statements from RTC staff and commissioners, includes several claims that do not reflect the actual situation on the ground and have caused distress for many residents.

As a longtime resident of Castle Mobile Home Estates, I feel a responsibility to clarify what's happening and what's not.

First and most importantly, **no agreement has been made between residents and the RTC**, nor has there been any formal negotiation between RTC staff and the

mobile home park's ownership. In fact, the RTC's legal team has **not yet responded** to the March 25 letter from the attorney representing Castle Mobile Home Estates. That letter lays out serious legal and procedural objections to the RTC's enforcement actions. It remains unanswered.

Despite this, RTC staff have publicly stated that some kind of "collaborative agreement" has been reached with residents to suspend enforcement. **That is simply not true.** There has been **no such agreement**, collaborative or otherwise.

Furthermore, **the RTC completed its boundary survey last year.** Since then, management has asked them not to return to the property, in part to protect residents from additional stress. There are no ongoing inspections, nor any new understanding of boundaries in progress.

What's more troubling is the broader narrative being shaped. Comments have implied that residents are resisting cooperation or that enforcement is inevitable and necessary. This misses the point entirely. Residents have lived here peacefully for decades. Modest fences, shrubs, and backyard features were placed in what people reasonably believed to be their private property. These aren't new structures. They've existed for years, long before the RTC ever bought the corridor. And at no point until recently did anyone suggest they were a problem.

There is **no active lawsuit**, no judicial order, and no legal mandate forcing residents or park owners to tear down anything. Instead, we have a deeply confusing situation created not by residents but by years of inaction, poor communication, and avoidable delay from the RTC itself.

Supervisor Manu Koenig has been one of the few public officials consistently willing to engage with residents directly. He responded promptly to concerns when the RTC staff did not. His comments at the Mobile and Manufactured Home Commission reflected his understanding that no immediate physical removals would occur after June 30. That was helpful and reassuring. But some of the statements attributed to him—particularly regarding agreements and inspections—may have been based on inaccurate or incomplete information provided by RTC staff. It's critical that the Commission and the public hear a clear update based on the facts.

And this brings us to the bigger picture.

When the RTC purchased the corridor in 2012, it **knew** that legal uncertainties would arise along this old, narrow right-of-way. It has had more than a decade to address them, and it has long been aware of **railbanking**—a well-established legal mechanism that could resolve these conflicts by preserving the corridor for future rail use while allowing legal trail development now. Railbanking would clarify property rights, prevent litigation, and protect adjacent homeowners. It is routinely used in other parts of California and across the country for exactly this purpose.

The RTC has had that option all along—and has failed to pursue it.

Instead, it is now threatening legal action that could destabilize two of the last truly affordable housing communities in Santa Cruz County. Between Castle Mobile Estates and Blue & Gold Star, nearly 450 voters live in these parks—many of them seniors, working families, and longtime residents with deep ties to the community.

We keep hearing about the importance of building affordable housing, but what about preserving it?

This situation doesn't require threats. It requires leadership. The RTC should halt enforcement, respond to the outstanding legal concerns, and finally open a transparent discussion about railbanking and/or real solutions. The residents of these parks deserve clarity, not confusion, and respect, not rhetoric.

<https://lookout.co/santa-cruz-county-regional-transportation-commission-stands-firm-on-june-30-deadline-for-mobile-home-residents-to-move-for-coastal-rail-trail/story>



Camilla "Cami" Corvin

Notary Public

Legal Document Assistant #59

Contract Paralegal

Corvin's Legal Services

[REDACTED]

Capitola, CA 95010

[REDACTED]

<https://corvinslegalservices.com/>

Review my services? <https://corvinslegalservices.com/recommend/>

Vice President

Think Local First Santa Cruz

<https://thinklocalsantacruz.org/board-and-staff>

DISCLAIMER TO CONSUMERS: I am NOT an attorney, cannot give legal advice, and my office is not a law firm. I am only allowed to fill out documents at your direction.

FOR ATTORNEYS: I am a paralegal pursuant to California B.P.C. §6450. I can only provide paralegal services under contract with a licensed California attorney.

This electronic message, including any accompanying documents, is confidential and may contain privileged information under federal and/or state law. If you are neither the intended recipient nor responsible for delivering the message to the intended recipient, you are not authorized to read, share, forward, distribute, copy, or take any other action regarding the message or any attachments. Also, you are not authorized to take or forbear from any legal action based on the message's contents. Please notify the sender immediately if you have received this communication in error. Thank you.