



Villas del Paraiso Watsonville, California

Civil and Structural Engineering



As the city of Watsonville's population increased, Marmo's Pinto Lake RV Park evolved into year-round rental housing. The RV Park became overcrowded and consequently caused a number of failures of on-site services in addition to illegal grading and dumping. The failing site was purchased by Mid Peninsula Housing Coalition (Mid Pen) in conjunction with the Santa Cruz County Redevelopment Agency. Mid Pen embarked on the aggressive task of redeveloping the RV Park into a low income housing development: Villas del Paraiso.

Mesiti-Miller Engineering was responsible for all civil and structural engineering services in the total renovation of the 21-acre site. MME presented a grading design which relocated 25,000 cubic yards of unstable hillside created by the previous illegal grading and transformed the area into two level bench pads ready for the installation of 51 modular housing units and a community center. MME's design work also included the layout of all utilities (water, sewer, gas, electric), coordinating the sewage collection system with an on-site sewage treatment and disposal system, developing an advanced storm water collection and treatment system, the structural systems for the modular unit foundations, the structural components of the community center; and all access paths, ramps, stairways and the new lakeside fishing docks. Lastly, MME's work also included preparation of an up-to-code Storm Water Pollution Prevention Plan.

Client Reference:

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Budget: \$12 million