



TOWN OF PARADISE APPLICATION FOR SITE PLAN REVIEW PERMIT

[Project Number (to be filled by town staff): PL _____ - _____]

Applicant PACIFIC WEST COMMUNITIES, INC Email kenk@tkdevelopment.org

Phone 916-425-2743 Mailing Address 430 E STATE STREET #100 ; EAGLE, ID 83616

Applicant Interest in Property (Owner, Lessee, other) PURCHASE & SALE AGREEMENT
(If applicant is not the property owner, the owner's signature or owner-signed letter of authorization must accompany this application)

Owner JOYCE L. POWELL Phone CONTACT BILL MARTIN 530-520-5170

Owner mailing address 835 N VICTOR AVENUE VISALIA, CA 93277

Property Address 6983 PENTZ ROAD Parcel Acreage 1.66 ACRES

Engineer (Name, Address) SDG ARCHITECTS INC 3361 WALNUT BLVD, SUITE 120 Phone BRENTWOOD, CA 94513

Engineer Phone 925-634-7000 Email lcrannell@sdgarchitectsinc.com

AP Number(S) 050-082-023 Zone CS Existing Use VACANT LAND

Detailed project description (Attach additional sheets if necessary) SEE ATTACHED

Approximate no. yards cut and fill 2800 cu yd

Radial distance to nearest billboard N/A Sq. ft. of proposed structure/project 3192

Percent increase in area of structures on site (i.e., a 250 Sq. Ft. addition to a 1,000 sq. ft. building = 25%) N/A

Distance to nearest fire hydrant 50' Distance from centerline OF PENTZ 50'

Days of operation N/A Hours of operation N/A Proposed no. of employees N/A

Residential Density 12.65 Max. Occupancy 21 Max. height of proposed structure 26'

Describe exterior design and finish (attach additional sheets if necessary) SEE ARCHITECTURAL DRAWINGS - ELEVATIONS

Method of sewage disposal SEPTIC SYSTEM

Is the proposed project site considered sensitive for archaeological resources? Yes _____ No X (Please consult staff.)

(Note: If yes, please submit payment of fees to the Northeastern Information Center for an archaeological records inventory search)

I HEREBY DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE STATEMENTS AND ATTACHED PLOT PLAN ARE TRUE, ACCURATE, COMPLETE, AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Applicant's Signature [Signature], FOR APPLICANT Date 12-8-22

Property Owner's Signature [Signature] Date 12-8-2022
(If applicable)

PLEASE ALLOW 6-8 WEEKS FOR PROCESSING; LONGER IF THE PROJECT IS SUBJECT TO ENVIRONMENTAL REVIEW

Note: By signing this application form, the applicant is indicating that the project site is not included on any State or local list of hazardous waste sites compiled pursuant to California Government Code Section 65962.5, effective July 1, 1987.

PROJECT DESCRIPTION

Northwind Senior Apartments is proposed as a 21-unit senior development consisting of two (2) single story buildings. All 21 units are for seniors earning 30-60% of Butte County's area median income (AMI). The 21 one-bedroom/one-bath units of approximately 620 sq. ft.

Seniors of Northwind Senior Apartments will benefit from being near to the Save Mart Shopping Center and Moore Park. Walgreens and Rite Aid Pharmacy's and the County Library are only a short distance from the development. Dial-a-Ride County transit is available to the residents of Northwind Senior Apartments.

The project is designed in a contemporary agrarian architectural style. This style includes exterior plaster grounded with a darker body color at the lower portions and a lighter, complimentary color on the upper. The style is further articulated with window trim, and gable end and vent details. The vertically oriented windows and horizontal wood railing style are two distinct elements that are typical of this Architectural style. The agrarian elements of this architectural style are complimentary to the site and in context with the area.


The common areas and site amenities include a central drop off location and community garden and has ample open space for the residents.

Each unit is designed to meet current building codes and includes provisions for adaptable and/or accessibility as required allowing the units to be marketable to a larger population. The units are all designed to meet the current building codes for insulation, natural light and ventilation. In addition, each unit includes storage space. The insulation values for the walls, doors, windows, and attic spaces are designed to meet current title 24 energy codes requirements resulting in optimal energy efficiency. The project will be LEED compliant.

Northwind Senior Apartments

Write a description for your map.

Legend

 6983 Pentz Rd

6983 Pentz Rd

Google Earth

300 ft



IRRIGATION

THE LANDSCAPE WILL BE IRRIGATED WITH A FULLY AUTOMATIC SYSTEM THAT CONFORMS TO THE STATE WATER EFFICIENT LANDSCAPE ORDINANCE (SWELO). POINT SOURCE IRRIGATION WILL BE THE PRIMARY MEANS TO IRRIGATE PLANT MATERIAL. CONTROL OF THE SYSTEM WILL BE WITH A "SMART" WEATHER BASED SYSTEM UTILIZING WEATHER AND SITE SPECIFIC DATA TO CONSERVE WATER WITH STATE OF THE ART EFFICIENCY. A DEDICATED BUD METER WILL SEPARATE THE IRRIGATION WATER USE FROM THE POTABLE SUPPLY. A HAMMER VALVE AND FLOW SENSOR WILL BE INCLUDED TO CONTROL WATER FLOW AND TO SHUT THE SYSTEM OFF DURING A HIGH OR LOW EVENT.

MAINTENANCE

THE PROJECT WILL BE PROFESSIONALLY MAINTAINED AND MANAGED BY THE PROJECT PROPERTY MANAGEMENT COMPANY. ANNUAL IRRIGATION WILL BE PERFORMED AND THE IRRIGATION SYSTEM REGULARLY CHECKED TO OPTIMIZE PERFORMANCE. THE LANDSCAPE PLANT MATERIAL WILL BE PROPERLY CARE FOR, PRUNED AND WEED CONTROL PERFORMED ON A REGULAR BASIS.








GENERAL NOTES

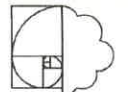
- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (SWELO)
- B. ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
- C. THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING BOX (6) ELEMENTS:
 - (1) PROJECT INFORMATION:
 - (A) DATE
 - (B) PROJECT APPLICANT
 - (C) PROJECT ADDRESS (IF AVAILABLE), PARCEL AND/OR LOT NUMBER(S)
 - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)
 - (E) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER-INSTALLED)
 - (F) WATER SUPPLY TYPE (E.G., POTABLE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR IF THE APPLICANT IS NOT SERVED BY A PRIVATE WELL.
 - (G) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
 - (H) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT AND PROPERTY OWNER
 - (2) APPLICANT SIGNATURE AND DATE WITH STATEMENT OF AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE
 - (3) WATER EFFICIENT LANDSCAPE WORKSHEET
 - (4) HYDROLOGIC INFORMATION TABLE
 - (A) WATER BUDGET CALCULATIONS
 - (B) MAXIMUM APPLIED WATER ALLOWANCE (MWSBA)
 - (C) ESTIMATED TOTAL WATER USE (ETWU)
 - (D) SOIL MANAGEMENT REPORT
 - (E) LANDSCAPE DESIGN PLAN
 - (F) IRRIGATION DESIGN PLAN AND
 - (G) GRADING DESIGN PLAN.

THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE TOWN OF PARADISE MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES.

PATH LIGHTING SHALL BE INSTALLED ALONG PATHS OF TRAVEL PER TOWN OF PARADISE DESIGN STANDARDS

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	402-77-9595	
	MALUS X PRAIRIFRRE	PRAIRIFRRE CRAB APPLE	15 GAL	8		
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK	15 GAL	4		
	QUERCUS RUBRA	RED OAK	15 GAL	5		
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	COB 4-6"	COBBLE 4-6"	RYER WASHED COBBLE	---	---	2,351 SF
	NON	NON	NON-IRRIGATED HYDROSEED	NATIVE GRASS BLEND	---	14,162 SF
	LOW	SHRUB & GROUND COVER	PLANTING AREA	---	---	5,635 SF
	MED	SHRUB & GROUND COVER	PLANTING AREA	---	---	2,380 SF



THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
DLA, INC.
California Landscape Architect #4122
ID #LA-16771 | IS #LA-16112
AZ #78823

P.O. BOX 170129
Boke, Idaho 83217
Ph: 208-355-1300
Fax: 208-355-1300

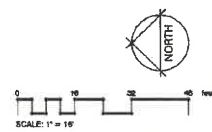
NORTHWIND SENIOR
THE PACIFIC COMPANIES
PENTZ RD AT KINGDOM COURT
PARADISE, CALIFORNIA

Sheet No. LANDSCAPE PLAN



No.	Date	Revised
1		
2		
3		
4		
5		

Project No: TWP
 Drawn By: TWP
 Scale: 1"=40'-0"
 Date: 29 DEC 1997
 File Name: _____



SHEET ISSUANCE

TYPICAL MATERIALS

1. EXTERIOR PLASTER
2. HORIZONTAL SIDING
3. ARCHITECTURAL COMPOSITION SHINGLE ROOF
4. FOAM DOOR & WINDOW TRIM
5. DECORATIVE VENT TRIM
6. HORIZONTAL RAIL AT PORCH



REAR ELEVATION

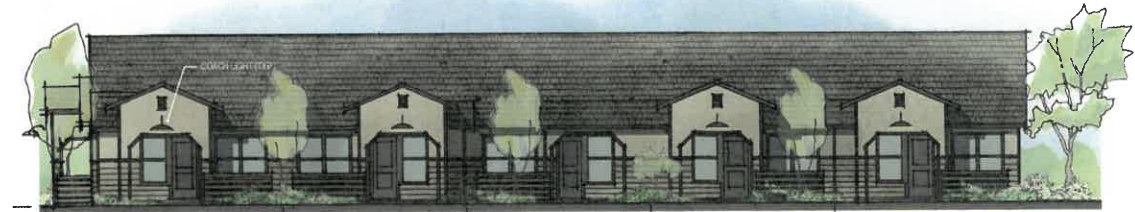


RIGHT ELEVATION



COMMUNITY ROOM

LEFT ELEVATION



COMMUNITY ROOM

FRONT ELEVATION