



Town of Paradise Planning Director/Noise Control Office Meeting Agenda 2:00 PM – August 25, 2026

Doug LaMalfa Town Council Chambers – 5555 Skyway, Paradise, CA

Management Staff:

Susan Hartman, Community Development Director

Melanie Elvis, Town Clerk

In accordance with the Americans with Disabilities Act, if you need a special accommodation to participate, please contact the Town Clerk's Dept., at 872-6291 at least 48 hours in advance of the meeting. Hearing assistance devices for the hearing impaired are available from the Town Clerk. Members of the public may address the Noise Control Officer on any agenda item, including closed session. If you wish to address the Noise Control Officer on any matter on the Agenda, it is requested that you complete a "Request to Address Council" card and give it to the Town Clerk prior to the beginning of the Meeting. All writings or documents which are related to any item on an open session agenda and which are distributed to a majority of the Town Council within 72 hours of a Regular Meeting will be available for public inspection at the Town Hall in the Town Clerk Department located at 5555 Skyway, at the time the subject writing or document is distributed to a majority of the subject body. Regular business hours are Monday through Thursday from 8:00 a.m. to 5:00 p.m.

1. CALL TO ORDER

2. APPROVAL OF MINUTES

- 2a. Approve minutes from the June 15, 2026 Planning Director/Noise Control Office meeting.

3. PUBLIC HEARINGS

- 3a. **WEST VALLEY CONTRUCTION NOISE VARIANCE (PL-VAR-26-0008) APPLICATION:** Noise Control Office consideration of an official Noise Variance for nighttime utility work along Neal Road. The project involves the replacement of the water main in Neal Road between Skyway and Roe Road. Work is proposed to be performed during any combination of hours, including, but not limited to, after seven p.m. and before six a.m. The proposed noise variance would be in effect starting August 26, 2026 and ending no later than September 1, 2027.

4. ADJOURNMENT

STATE OF CALIFORNIA) COUNTY OF BUTTE)	SS.
I declare under penalty of perjury that I am employed by the Town of Paradise in the Town Clerk's Department and that I posted this Agenda on the bulletin Board both inside and outside of Town Hall on the following date:	
TOWN/ASSISTANT TOWN CLERK SIGNATURE	



Town of Paradise Planning Director/Noise Control Office Meeting Minutes 2:00 PM – June 15, 2026

Doug LaMalfa Town of Paradise Council Chamber – 5555 Skyway, Paradise, CA

1. CALL TO ORDER

Community Development/Planning Director Susan Hartman called the June 15, 2026, Planning Director/Noise Control Office meeting to order at 2:00 p.m.

2. APPROVAL OF MINUTES

Community Development/Planning Director Susan Hartman approved the Minutes from the Planning Director/Noise Variance Officer meeting of April 13, 2026.

3. PUBLIC HEARINGS

- 3a. Community Development/Planning Director Susan Hartman provided an overview of the Town of Paradise Public Works Department Noise Variance Application, which, if approved, would allow undergrounding of electric distribution power lines along the lower half of Pentz Rd between Bille Road and Arrowhead Drive. Work is proposed to be performed during the daytime, however, unforeseen circumstances such as weather delays and/or construction in areas of Pentz Rd too narrow for a single-lane closure may necessitate temporary night-time construction during any combination of hours, including, but not limited to, after seven p.m. and before six a.m. The proposed contingency noise variance would be in effect starting July 1, 2026 and ending no later than July 31, 2027.

Community Development/Planning Director Susan Hartman opened the public hearing at 2:02 p.m.

1. There were no public comments.

Community Development/Planning Director Susan Hartman closed the public hearing at 2:02 p.m.

Community Development/Planning Director Susan Hartman approved Noise Variance Application subject to the General Conditions as stated below:

GENERAL CONDITIONS

1. Construction activities shall not be conducted on Sundays or holidays without prior written approval from the Planning Director.
2. The extended nighttime construction activities shall be limited to the period starting July 1, 2026 and ending no later than July 31, 2027.

4. ADJOURNMENT

Community Development/Planning Susan Hartman adjourned the meeting at 2:03 p.m.

Date Approved:

By:

ATTEST:

Susan Hartman, Community Development Director

Melanie Elvis, Town Clerk

MEMORANDUM

AGENDA NO. 3(a)

TO: File

FROM: Susan Hartman, Community Development/Planning Director

SUBJECT: Noise Variance public hearing for West Valley Construction nighttime water main work along Neal Rd, between Skyway and Roe Road, starting August 26, 2026 and ending no later than September 1, 2027

DATE: August 18, 2026

BACKGROUND:

An application has been received by West Valley Construction requesting Town approval of a noise variance that will allow nighttime underground water main work to be performed along Neal Rd, between Skyway and Roe Rd, starting the evening of August 26, 2026 and ending no later than September 1, 2027. Work would be performed during any combination of hours, including, but not limited to, after seven p.m. and before six a.m.

In accordance with Chapter 9.18 – *Noise Control* of the Paradise Municipal Code, notices were sent to surrounding landowners within 300' of Neal Rd, between Skyway and Maxwell Dr, at least 10-days prior to the scheduled public hearing. At the time of agenda publication, no public comments have been received. However, staff did engage with Theater on the Ridge to better understand the nighttime impacts to their shows and how to condition the variance accordingly.

ANALYSIS:

The justification for the nighttime noise variance includes the following:

- Less impact to the traveling public (2,048 average daily vehicle trips)
- Less impact on residences and solid waste services
- Safer conditions for construction workers

ANALYSIS CONCLUSION:

Based upon Article VII of Chapter 9.18 – *Noise Control*, staff is recommending approval of the requested noise variance as the work is necessary as part of the Town's recovery from the Camp Fire and the proposed nightwork schedule provides for the most expeditious completion of the work while minimizing traffic control impacts subject to the following findings and conditions of approval:

REQUIRED FINDINGS FOR APPROVAL

1. The requested noise variance is necessary and justified because there will be less impact upon the traveling public, less impact to businesses in the construction area, and increased safety for construction workers.
2. The requested noise variance is exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15324 (Class 24).

GENERAL CONDITIONS

1. Nighttime heavy equipment construction activities within 800' of 3735 Neal Rd (Theater on the Ridge), with the potential to be audible within the theater, shall not begin until 10:00 p.m. on nights when there is a show scheduled. Their schedule can be checked online at <https://www.totr.org/blank-3>.
2. Construction activities shall not be conducted on Sundays or holidays without prior written approval from the Planning Director.
3. The nighttime construction activities shall be limited to the period between August 26, 2026 and **September 1, 2027**.

RECOMMENDED ACTION:

Adopt the findings for approval and project conditions as provided by staff and approve the West Valley Construction noise variance.

LIST OF ATTACHMENTS FOR THE PROPOSED WEST VALLEY CONSTRUCTION NOISE VARIANCE

1. Copy of the notice sent to surrounding property owners of public hearing for the proposed noise variance.
2. Mailing list of property owners notified of the public hearing.
3. Notice of Exemption prepared for the West Valley Construction noise variance.
4. West Valley Construction noise variance request.

**TOWN OF PARADISE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN by the Community Development Director that a public hearing will be held on August 25, 2026 at 2:00 p.m. in the Town Hall Council Chambers, 5555 Skyway, Paradise, CA, regarding the following matter:

a. Noise Variance Consideration for Proposed Nighttime Construction Activity

PARADISE MUNICIPAL CODE CHAPTER 9.18 – NOISE CONTROL

At the direction of the Paradise Irrigation District, West Valley Construction is proposing an official Noise Variance be considered for nighttime utility work along Neal Road between Skyway and Roe Road. The project involves the replacement of the water main in Neal Road between Skyway and Roe Road. Work is proposed to be performed during any combination of hours, including, but not limited to, after seven p.m. and before six a.m.

Justification for the night work noise variance includes the following:

- (1) Less impact to the traveling public (2,048 average daily vehicle trips)
- (2) Less impact to residences and solid waste services
- (3) Safer conditions for construction workers

The proposed Noise Variances for West Valley Construction would be in effect between August 26, 2026 and September 1, 2027.

For further information please contact the Community Development Department at (530) 872-6291, extension 424.

SUSAN HARTMAN
Community Development Director



APPLICANT: West Valley Construction

OWNER: N/A

Neal Rd –Skyway to Roe Rd

PROJECT DESCRIPTION:

West Valley Construction is proposing an official Noise Variance be considered for nighttime utility work along Neal Rd between Skyway and Roe Rd. The project involves the replacement of the water main in Neal Rd between Skyway and Roe Rd. Work is proposed to be performed during any combination of hours, including, but not limited to, after seven p.m. and before six a.m.

PROJECT NO. PL-VAR-26-0008

MEETING DATE: August 25, 2026

NEAL RD NOISE VARIANCE MAILING LABELS

055-030-026-000	PO BOX 535, PARADISE CA 95967
055-060-021-000	4203 CONCORD AVE, SANTA ROSA CA 95407
055-030-039-000	1991 POTTER RD, CHICO CA 95928
051-250-098-000	1234 W 12TH AVE, CHICO CA 95926
055-030-040-000	5049 RUSSELL DRIVE, PARADISE CA 95969
051-250-100-000	3984 NEAL RD, PARADISE CA 95969
051-250-138-000	6081 COUNTY RD 3, ORLAND CA 95963
051-250-120-000	5697 PENTZ RD, PARADISE CA 95969
051-250-071-000	PO BOX 5005, OROVILLE CA 95966
051-250-147-000	174 S O ST APT119, LINCOLN CA 95648
051-250-042-000	1889 DEVONSHIRE DR, CHICO CA 95928
051-250-092-000	5350 ORCHARD DR, PARADISE CA 95969
055-060-012-000	3776 NEAL RD, PARADISE CA 95969
051-310-032-000	1300 RENEE AVE, SACRAMENTO CA 95838
051-250-151-000	611 WINDHAM WAY, CHICO CA 95973
055-060-006-000	17640 HOLIDAY DR, MORGAN HILL CA 95037
055-060-003-000	89 ROE RD, PARADISE CA 95969
055-030-015-000	137 COAST RANGE LN, PARADISE CA 95969
055-020-109-000	724 WYNYARD CIR, MANTECA CA 95337
055-020-083-000	253 BURDEN TE, PARADISE CA 95969
055-060-005-000	8092 PUESTA DEL SOL, CARPINTERIA CA 93013
055-050-065-000	PO BOX 4193, PARADISE CA 95967
055-020-099-000	1073 MAGGIORE PL, MANTECA CA 95337
051-250-131-000	361 STARLIGHT CT, PARADISE CA 95969
055-030-017-000	176 JADE LN, PARADISE CA 95969
051-250-039-000	3971 NEAL RD, PARADISE CA 95969
051-310-030-000	14 EL CERRITO DR, CHICO CA 95973
051-250-010-000	2920 WINCHESTER AVE, PAHRUMP NV 89048
051-220-103-000	PO BOX 619135, ROSEVILLE CA 95661
055-020-100-000	PO BOX 5156, OROVILLE CA 95966
051-250-079-000	PO BOX 1409, ARBUCKLE CA 95912
055-060-002-000	93 ROE RD, PARADISE CA 95969
055-060-007-000	51 ROE RD, PARADISE CA 95969
051-250-055-000	35 REDHEAD ST, AMERICAN CANYON CA 94503
055-030-052-000	155 JAY BIRD LN, PARADISE CA 95969
055-030-051-000	164 JAYBIRD LN, PARADISE CA 95969
055-030-008-000	15907 MORRISON RD, OAKDALE CA 95361
051-220-006-000	3855 BIG BEAR ST, WEST SACRAMENTO CA 95691
051-310-038-000	340 CIRCLEWOOD DR, PARADISE CA 95969
055-060-046-000	3730 NEAL RD, PARADISE CA 95969
051-250-012-000	11923 BROOKE CREST DR, AUBURN CA 95602
051-250-118-000	20393 NOBLE LANE, WEST LINN OR 97068
051-250-017-000	P O BOX 440, DOLLAR BAY MI 49922

051-250-097-000	843 EMERALD AVE, SAN LEANDRO CA 94577
051-250-061-000	9655 PINEHURST DR, ROSEVILLE CA 95747
051-250-090-000	2531 NEW HEATHER WAY, CHICO CA 95973
055-060-008-000	3696 NEAL RD, PARADISE CA 95969
055-060-035-000	PO BOX 50, CHESTER CA 96020
051-250-101-000	280 OAK SPRING RD, PARADISE CA 95969
055-020-003-000	3825 NEAL RD, PARADISE CA 95969
051-250-064-000	801 LINDEN ST, CHICO CA 95928
051-250-046-000	8125 COLT WAY, ANTELOPE CA 95843
055-030-038-000	150 JADE LN, PARADISE CA 95969
055-060-013-000	2153 4TH ST, OROVILLE CA 95965
055-020-113-000	260 DOVE SONG CT, PARADISE CA 95969
051-250-038-000	220 S COLE ROAD, BOISE ID 83709
051-310-031-000	1570 GRAY AVE APT #16, YUBA CITY CA 95991
055-020-106-000	PO BOX 1903, RIDGECREST CA 93556
055-020-084-000	2660 NE MARY ROSE PL APT 109, BEND OR 97701
051-250-148-000	3966 NEAL RD, PARADISE CA 95969
051-250-068-000	3189 WOOD CREEK DR, CHICO CA 95928
055-050-080-000	1073 SHOREY RD, CHEHALIS WA 98532
055-060-044-000	PO BOX 461, DURHAM CA 95938
055-060-011-000	3768 NEAL RD, PARADISE CA 95969
055-060-022-000	102 PRAGUE ST, SAN MATEO CA 94401
051-250-136-000	3909 NEAL RD, PARADISE CA 95969
051-250-132-000	13647 N 37TH PL, PHOENIX AZ 85032
055-030-041-000	136 COAST RANGE LN, PARADISE CA 95969
051-250-130-000	371 STARLIGHT CT, PARADISE CA 95969
051-250-030-000	PO BOX 12, CHICO CA 95927
051-250-025-000	6844 TANDY LN, CITRUS HEIGHTS CA 95621
055-020-022-000	280 CRAFT LN, PARADISE CA 95969
055-030-048-000	680 NADRONE WAY, PARADISE CA 95969
051-310-049-000	311 CIRCLEWOOD DR, PARADISE CA 95969
051-220-056-000	PO BOX 1176, PARADISE CA 95967
055-020-006-000	P O BOX 1129, DURHAM CA 95938
055-030-004-000	3793 NEAL ROAD, PARADISE CA 95969
051-250-019-000	3870 NEAL RD, PARADISE CA 95969
051-250-094-000	3981 SKYVIEW DR, PARADISE CA 95969
055-060-020-000	6002 TURQUOISE DR, ROCKLIN CA 95677
055-020-114-000	270 DOVE SONG CT, PARADISE CA 95969
051-250-141-000	3927 NEAL RD, PARADISE CA 95969
055-060-034-000	5032 MAIDEN LN, SANTA ROSA CA 95409
051-250-102-000	320 OAK SPRING RD, PARADISE CA 95969
051-250-142-000	1312 SUNNY DR, EUGENE OR 97404
051-220-054-000	4921 W ATHENS AVE, FRESNO CA 93722

051-310-028-000	1132 STEWART AVE, CHICO CA 95926
051-250-089-000	46 KILKENNY PL, ALAMEDA CA 94502
055-060-023-000	70 ROE RD, PARADISE CA 95969
051-220-088-000	1351 HARTER PKWY, YUBA CITY CA 95993
055-020-105-000	283 BURDEN TERRACE, PARADISE CA 95969
051-250-077-000	35 QUAIL COVEY CT, CHICO CA 95973
051-250-070-000	205 PEARSON RD, PARADISE CA 95969
055-030-034-000	3217 GODMAN AVE, CHICO CA 95973
055-030-042-000	PO BOX 13, PARADISE CA 95967
051-310-037-000	35 QUAIL COVEY CT, CHICO CA 95973
051-310-039-000	29 PORCHLIGHT CT, CHICO CA 95973
051-250-076-000	205 PEARSON RD, PARADISE CA 95969
055-030-045-000	2291 BURLINGAMW DR, CHICO CA 95928
051-250-137-000	281 CARMEL CT, PARADISE CA 95969
051-250-119-000	310 STARLIGHT CT, PARADISE CA 95969
051-250-045-000	PO BOX 672, CAYUCOS CA 93430
051-310-022-000	PO BOX 1091, OLIVEHURST CA 95961
051-250-075-000	425 FAIRGATE RD, SACRAMENTO CA 95825
051-250-006-000	3997 NEAL RD, PARADISE CA 95969
051-250-078-000	4008 NEAL RD, PARADISE CA 95969
051-250-149-000	5491 SCOTTWOOD RD, PARADISE CA 95969

NOTICE OF EXEMPTION

To: File

From: Town of Paradise, Development Services Department,
Planning Division, 6295 Skyway, Paradise, CA 95969

Project Title: PID Neal Rd Pipeline Replacement Project

Project Applicant: West Valley Construction

Project Location: Neal Rd between Skyway and Roe Rd

Project Description: Noise variance to allow construction hours between the hours of 7:00 pm and 6:00 am.

Approving Public Agency: Town of Paradise

**Person or Agency
Carrying Out Project:** West Valley Construction

Exempt Status:
☐ Ministerial (Section 15268)
☐ Emergency Project (Section 15269)
☐ General Rul Exemption (Section 15061)
☒ Categorical Exemption
Section 15324 Class 24

Reason for Exemption: Regulation of work hours.

Contact Person: Susan Hartman, Planning Director
(530) 872-6291 x424

Signature: 

Date: 08/19/2025

Hartman, Susan

From: Omar Garcia <ogarcia@wvcc.com>
Sent: Wednesday, August 5, 2026 1:33 PM
To: Hartman, Susan
Subject: RE: Upcoming Neal Road Nightwork

Susan,

Our work will be on Neal Road extending from Skyway to Roe Road, as highlighted below. This work will be from week of August 24th, 2026, to September 1st, 2027. Let me know if you have any questions or need any other information.



OMAR GARCIA
Project Engineer

ogarcia@wvcc.com
+1 6696990758
+1 9514735096



11196 Midway
Chico, CA 95928

From: Hartman, Susan <shartman@townofparadise.com>
Sent: Monday, August 3, 2026 11:03 AM
To: Omar Garcia <ogarcia@wvcc.com>
Subject: RE: Upcoming Neal Road Nightwork

Omar,

Thank you for following up, I still haven't heard back from Public Works about any potential conflicts so let me reach back out to them. In the meantime, get me a vicinity map marking the route and approximate start date/hard stop date.



Susan Hartman

Community Development Director
Planning & Wastewater
Town of Paradise | (530) 872-6291 x 424
[Website](#) | [Contact Us](#) | [Facebook](#)

From: Omar Garcia <ogarcia@wvcc.com>
Sent: Monday, August 3, 2026 10:59 AM
To: Hartman, Susan <shartman@townofparadise.com>
Subject: RE: Upcoming Neal Road Nightwork

Good morning Susan,

Just wanted to check back in to see what other information you might need for this permit.

Thanks,

OMAR GARCIA
Project Engineer



ogarcia@wvcc.com
+1 6696990758
+1 9514735096
11196 Midway
Chico, CA 95928

From: Omar Garcia <ogarcia@wvcc.com>
Sent: Monday, July 20, 2026 1:33 PM
To: Hartman, Susan <shartman@townofparadise.com>
Subject: RE: Upcoming Neal Road Nightwork

It will be a few months.

Thanks,

OMAR GARCIA
Project Engineer



■ ogarcia@wvcc.com
☎ [+1 6696990758](tel:+16696990758)
☎ [+1 9514735096](tel:+19514735096)
📍 [11196 Midway](#)
[Chico, CA 95928](#)

From: Hartman, Susan <shartman@townofparadise.com>
Sent: Monday, July 20, 2026 1:23 PM
To: Omar Garcia <ogarcia@wvcc.com>
Subject: RE: Upcoming Neal Road Nightwork

Omar,

What's your window of time for nightwork? Is it a few weeks, or a few months?



Susan Hartman
Community Development Director
Planning & Wastewater
Town of Paradise | (530) 872-6291 x 424
[Website](#) | [Contact Us](#) | [Facebook](#)

From: Omar Garcia <ogarcia@wvcc.com>
Sent: Monday, July 20, 2026 11:57 AM
To: Hartman, Susan <shartman@townofparadise.com>
Subject: Upcoming Neal Road Nightwork

Good morning Susan,

PID has some significant water main installation work that needs to be performed at night on Neal Road between Skyway and Roe Road that we are planning to start around September. I was looking to see if you could help me begin the nightwork permitting process on this. Let me know what you need from me.

Thanks!

OMAR GARCIA
Project Engineer



✉ ogarcia@wvcc.com
☎ [+1 6696990758](tel:+16696990758)
☎ [+1 9514735096](tel:+19514735096)
📍 [11196 Midway](#)
[Chico, CA 95928](#)