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## PUBLIC HEARING NOTICE

**NOTICE IS HEREBY GIVEN** that the **PLANNING COMMISSION** of the City of Rocklin will hold a public hearing in the Council Chambers at the Rocklin City Hall, 3970 Rocklin Road, Rocklin, beginning at **6:00 p.m.** on **TUESDAY, APRIL 15, 2025** to consider the following:

**RE: QUICK QUACK CARWASH – LONETREE BLVD  
DESIGN REVIEW, DR2024-0003  
CONDITIONAL USE PERMIT, U2024-0005  
ENVIRONMENTAL, ENV2024-0010**

This application requests approval for a Design Review and Conditional Use Permit to develop a 3,588 square foot car wash facility with vacuums, parking, landscape, utility connections, and exterior lighting.

The subject site is located southwest of the intersection of Lonetree Boulevard and Sunset Boulevard. APN 017-284-004-000.

The property is zoned Planned Development Business Professional/Commercial (PD- BP/C). The General Plan designation is Retail Commercial (RC).

A review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development has been conducted and has identified a Categorical Exemption as the appropriate level of environmental review for this project.

*The project site is not on any of the lists enumerated under Section 65962.5 of the Government Code related to hazardous wastes.*

The applicant is Vance Shannon with Quick Quack and the property owner is David Wilson

Any person interested in any agenda item may contact the Planning Staff prior to the meeting date, during regular business hours, Monday through Friday between 8:00 a.m. and 4:00 p.m., or by phoning (916) 625-5100 for further information. Agenda information including staff reports, resolutions, and exhibits are typically available the Wednesday prior to the public hearing date on the City website (<http://www.rocklin.ca.us/agendas-and-minutes>).

Any member of the public is welcome to comment on the application. Members of the public may also provide comments on the project via email at [meetingcomments@rocklin.ca.us](mailto:meetingcomments@rocklin.ca.us). E-mailed comments must be received by 3pm the day of the hearing. The public may listen to audio or view the meeting via live stream at <https://rocklin.ca.us/agendas-minutes>.

Court challenges to any public hearing items may be limited to only those issues which are raised at the public hearing described in the notice or in written correspondence delivered to the City at or prior to the public hearing. (Government Code §65009) The City of Rocklin and the State of California does not discriminate in housing or employment on the basis of race, religion, sex, age, national origin, or handicap. The location of the public meeting is fully accessible to mobility impaired individuals.

In compliance with the Americans with Disabilities Act, the City of Rocklin encourages those with disabilities to participate fully in the public hearing process. If you have special needs in order to allow you to attend or participate in this public hearing process, please contact our office at 625-5100 or by email at [meetingcomments@rocklin.ca.us](mailto:meetingcomments@rocklin.ca.us) so that we may make every reasonable effort to accommodate you.