

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 ROCKLIN CITY HALL**, 3970 Rocklin Road, beginning at **6:00 p.m.** on **TUESDAY, JUNE 16, 2026** to consider the following:

QUICK QUACK CAR WASH - WHITNEY RANCH RETAIL

Conditional Use Permit, U2026-0002

Project: The project consists of a request for a Conditional Use Permit to allow operation of a car wash within the Planned Development Commercial (PD-C) zoning district of the Northwest Rocklin General Development Plan. The proposed use would be located on previously approved Pad 3D within the Whitney Ranch Retail shopping center.

Location: The subject site is located at 1031 Whitney Ranch Parkway, south of Whitney Ranch Parkway and west of University Avenue, within the approved Whitney Ranch Retail center; APN: 491-050-004.

General Plan/Zoning: The property is designated Retail Commercial (RC) in the Rocklin General Plan and zoned Planned Development Commercial (PD-C) within the Northwest Rocklin General Development Plan area.

Architectural District: University District

Environmental Review: The project site was included in the Addendum prepared for the Whitney Ranch Retail project, which was approved by the Rocklin City Council on April 23, 2024 by Resolution No. 2024-094. The project is consistent with this approval.

Applicant: The applicant is Quick Quack Car Wash (Vance Shannon).

Owner: The property owner is BCC Whitney Ranch Retail, LLC c/o Cole Partners Development Co. (Hector Caldera).

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. E-mailed comments must be received by 3:00 p.m. 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 (916) 625-5100 or by email at meetingcomments@rocklin.ca.us so that we may make every reasonable effort to accommodate you.