

## California Department of Transportation

DISTRICT 3  
703 B STREET | MARYSVILLE, CA 95901-5556  
(530) 821-8401  
[www.dot.ca.gov](http://www.dot.ca.gov)



April 22, 2024

GTS# 03-PLA-2024-01226  
SCH# 2024040145

Ms. Kinarik Shallow  
Associate Planner  
City of Roseville  
Lead/Public Agency  
311 Vernon Street  
Roseville, CA 95678

### **NCRSP PCL 40 - Skilled Nursing Facility**

Dear Ms. Shallow,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The project site is located on Parcel 40 of the North Central Roseville Specific Plan (NCRSP) area near State Route 65. The property is 7.87 acres and has an address of 250 Conference Center Drive, Roseville (APN 363-011-013-000) in Placer County, California. The proposed project will subdivide the parcel into two lots, Parcel A and Parcel B, which will be approximately 3.63 acres and 4.25 acres, respectively. Parcel A will remain vacant, while Parcel B is proposed to be developed with a ±53,600-square-foot single-story, 120-bed skilled nursing facility, with associated parking, lighting, and landscaping. The project entitlements include a Tentative Parcel Map to subdivide the lot and a Design Review Permit to review the site design and building architecture. Based on the Mitigated Negative Declaration documents provided, Caltrans has the following requests and recommendations:

### **Freeway Operations**

There appears to be a lack of public transit near the project area. Please provide a Multi-modal Transportation Plan (including Uber drop off/pick up stations) that includes

Ms. Kinarik Shallow, Associate Planner

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the project area. If the local government has done a Multi-modal transportation plan for its General Plan, please provide us with a link.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at [satwinder.dhatt@dot.ca.gov](mailto:satwinder.dhatt@dot.ca.gov).

Sincerely,



GARY ARNOLD, Branch Chief

Local Development Review and Complete Streets

Division of Planning, Local Assistance, and Sustainability

California Department of Transportation, District 3

**From:** [Shallow, Kinarik](#)  
**To:** [Dhatt, Satwinder K@DOT](mailto:Dhatt, Satwinder K@DOT)  
**Cc:** [Arnold, Gary S@DOT](mailto:Arnold, Gary S@DOT)  
**Subject:** RE: Caltrans District 3 LDR Response: NCRSP PCL 40 - Skilled Nursing Facility  
**Date:** Thursday, April 25, 2024 9:51:00 AM  
**Attachments:** [2-2-2023 Local Bus Services Guide.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Adding to my email below, the proposed Skilled Nursing Facility is located along Gibson Drive near Pleasant Grove Pleasant Grove Blvd and Roseville Pkwy. Gibson Drive has various bus pullout locations that can be serviced by Roseville's on-demand transit service, Arrow. Attached is our local route guide and the City page for the Arrow on-demand service:

<https://www.roseville.ca.us/cms/one.aspx?pageId=19100293>

Pleasant Grove is serviced by the City's local M bus route. The M route offers hourly service along Pleasant Grove and includes the Galleria mall as a key destination along this route. The Galleria is one of the main transfer locations for other Roseville (local) routes as well as Placer County (regional) routes.

Thank you,  
Kinnie

**Kinarik Shallow**

*Associate Planner*

Development Services Department – Planning Division

☐ (916) 746-1309

☐ [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us)

☐ **Civic Center** | 311 Vernon Street | Roseville, CA 95678



*Working together to build a quality community.*

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**From:** Shallow, Kinarik  
**Sent:** Thursday, April 25, 2024 8:26 AM  
**To:** Dhatt, Satwinder K@DOT <satwinder.dhatt@dot.ca.gov>  
**Cc:** Arnold, Gary S@DOT <gary.arnold@dot.ca.gov>  
**Subject:** RE: Caltrans District 3 LDR Response: NCRSP PCL 40 - Skilled Nursing Facility

Hello Satwinder,

Thank you for your comments. The City's General Plan Circulation Element includes a map of the local transit routes. There are transit routes on Roseville Parkway and a transfer point at the Galleria

mall ([with 50 parking spaces for park and ride](#)), which is in close proximity to the project site. Refer to page 19 of the Circulation Element [here](#). There is also a bikeway master plan on page 27.

Thank you,  
Kinnie

**Kinarik Shallow**

*Associate Planner*

Development Services Department – Planning Division

☐ (916) 746-1309

☐ [kshallow@roseville.ca.us](mailto:kshallow@roseville.ca.us)

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**From:** Dhatt, Satwinder K@DOT <[satwinder.dhatt@dot.ca.gov](mailto:satwinder.dhatt@dot.ca.gov)> **On Behalf Of** D3 Local Development@DOT

**Sent:** Monday, April 22, 2024 1:12 PM

**To:** Shallow, Kinarik <[KShallow@roseville.ca.us](mailto:KShallow@roseville.ca.us)>

**Cc:** Arnold, Gary S@DOT <[gary.arnold@dot.ca.gov](mailto:gary.arnold@dot.ca.gov)>

**Subject:** Caltrans District 3 LDR Response: NCRSP PCL 40 - Skilled Nursing Facility

**EXTERNAL:** This email originated from outside of the organization. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Kinarik,

Thank you for including the California Department of Transportation (Caltrans) in the review process of NCRSP PCL 40 - Skilled Nursing Facility Project. Attached you will find our comments regarding this project.

Please provide our office with copies of any further actions regarding this project as we would appreciate the opportunity to review and comment on any changes related to this project.

Should you have questions regarding these comments or require additional information, please contact me, Local Development Review and System Planning Coordinator, by phone (530) 821-8261 or via email at [D3.local.development@dot.ca.gov](mailto:D3.local.development@dot.ca.gov).

Thank you!

**Satwinder Dhatt**

***Local Development Review and Complete Streets  
Division of Planning, Local Assistance, and Sustainability  
California Department of Transportation, District 3  
703 B Street, Marysville, CA 95901  
(530) 821-8261***