



March 6, 2024

Department of Development Services
City of Roseville
311 Vernon St.
Roseville, CA 95678

Re: Operational Statement for Proposed Medical and Dental Office Building

Site Details: Existing 16,128 sqft. building
Project Address: 100 Stonehouse Court
APN: 015-162-006
Property Size: 1.69AC/73,669 sqft.
General Plan: CC Community Commercial
Current Zoning: MP Industrial/Business Park
Proposed Zoning: SA Special Area
Current Use: Church (Tenant/Lease)
Proposed Use: Medical and Dental Office

Project Description

The proposed project consists of the interior and exterior remodeling of the existing building. This facility will include primary care, obstetrics, dental, and behavioral health services. No patients will be rendered unconscious or sedated at any time and all services will be outpatient only.

The facility will employ approximately 50 employees daily and patient visits will average 150 per day. Hours of Operation – Monday through Friday from 8:30 am – 5:30 pm.

The number of patients served in any given hour will be impacted by service type, service intensity, and patient scheduling demands. Through WellSpace Health's operation of 30+ centers throughout the region, it has forecasted 150 visits per day with variance between peak demand and regular demand. WellSpace anticipates approximately 5 hours per day of regular demand, where 10-20 patients are served per hour in-person with additional patients served virtually via telehealth. During peak demand (Opening, Lunch, Closing), up to 30 patients may be served per hour. WellSpace does not anticipate serving more than 30 patients at a time during any given hour of the day.

It is anticipated that patients, the vast majority of whom live at or below the federal poverty line, will access care via multi-modal transportation, including private vehicle, public transit, and walking/biking.

For patients accessing care via public transit, the project is located .7 miles from Roseville Transit's Local Route B, Bus Stop 17, located at E. Roseville Pkwy. at Taylor Road. Local Route B operates Monday–Friday with service every 30 minutes, 6:10 a.m. – 6:40 p.m., and hourly thereafter until 9:43 p.m., all of which are within the projects operating hours. From Bus Stop 17, its a 15-minute walk or 4 minute bike ride (all Roseville Transit buses accommodate two bikes) down Taylor Road to the project site at 100 Stonehouse Court. For patients who require a more direct public transit option, Roseville Transit offers Arrow, an on-demand direct service public transit offering for as little as \$2.50 per ride within the city limits. Arrow vehicles are ADA equipped and also serve as Paratransit vehicles.