

# MEMO

To: Matt Kelley, Nevada County  
From: Jonathan Flecker, P.E., T.E.  
Date: August 1, 2019  
Re: Qualitative VMT Assessment – Rincon Del Rio Project



---

This memo presents a qualitative assessment for VMT for the Rincon Del Rio project located off of SR 49 in Nevada County.

CEQA Guidelines note that the provisions of State Bill 743 are required beginning July 1, 2020. The guidelines also note that a lead agency may elect to require the provisions of this section earlier. Nevada County updated the CEQA Checklist on January 1, 2019 and requires new projects be evaluated for VMT. As the County has not yet adopted quantitative standards to study VMT the County allows the assessment to be in the form of a Qualitative Analysis.

Pursuant to CEQA Guidelines Section 15064.3(b)(3) if existing models or methods are not available to estimate the vehicle miles traveled for the particular project being considered, a lead agency may analyze the project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc.

The project will function as a continuing care retirement community (CCRC), providing multiple elements of senior adult living. CCRC's combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senior adult (detached), senior adult (attached), congregate care, assisted living, and skilled nursing care—aimed at allowing the residents to live in one community as their medical needs change. The communities may also contain special services such as medical, dining, recreational, and some limited and supporting retail facilities.

The site is located off State Route 49, about ½ mile north of the Placer County line. The site is located at the top of Rincon Way, and is about ½ mile from SR 49 on a steady uphill grade from SR 49.

Nevada County's public transit system includes a fixed-route bus service provided by the Gold Country Stage transit service. One route, Gold Country Stage Route 5 provides service between Nevada City, Grass Valley and the Auburn multi-modal center at the Amtrak train station. This southbound service runs between 6:00 a.m. 5:50 p.m. (Grass Valley Transit Center to Amtrak) with six runs Monday through Friday and from 7:00 a.m. to 6:50 p.m. Monday through Friday northbound. There are no flag-down stops along SR 49 due to safety issues and there is no weekend service.

---

**KD Anderson & Associates, Inc.**

3853 Taylor Road, Suite G • Loomis, CA 95650 • (916) 660-1555 • Fax (916) 660-1535

### VMT Reduction Alternatives

There are several alternatives generally available to reduce the VMT, especially in urbanized areas. As this project is located in a rural area of Nevada County, adjacent to a state route with limited bus service, the available alternatives become limited. The following elements could be considered to reduce VMT for the project.

- Rincon Del Rio Shuttle Service – Rincon Del Rio has identified that it will provide two para-transit vehicles, equipped to transport residents to business appointments, grocery and service needs, recreation and special events. This service will be available on a daily basis.
- Ride-Share – Ride share activities should be identified for both employees and independent living space residents. Providing incentives for employees commuting to and from the site may enhance ride-sharing activities. Similarly, providing residents the ability to combine trips with other residents without using the shuttle service will help reduce single occupancy trips. As an example, these trips could include trips to grocery stores or a local golf course.
- Electric Vehicle Infrastructure – Rincon Del Rio should consider installing electric vehicle infrastructure such as plug-in ports for electric vehicles. These ports can be installed as part of the overall parking strategy and can be included in any garages as part of the independent living spaces, as well as employee parking areas. While this could reduce emissions, it would likely not reduce the VMT.

Other types of VMT reduction measures could include the following; however, based on the location of the Rincon Del Rio site it is unlikely these measures can be implemented.

- Nevada County Transit – As mentioned above there is limited service between Grass Valley and Auburn on Route 5 with no flag-down stops on SR 49 due to safety concerns on the high-speed route. It is unlikely that Nevada County will provide a stop at this location as the intersection is stop controlled only along Rincon Way. Pedestrian or bicycle traffic crossing this high-speed facility to board or alight a bus would be hazardous without stop control along SR 49.
- Bicycle Use – Bicycle infrastructure can be used as a method to reduce motor vehicle trips, provided the infrastructure in place can provide ease of access between the project and possible destinations. The project is located in the vicinity of the Fatterbort Hill / McCarty Flat area, at grades above the local primary roads including SR 49 on the west and Combie Road to the east. Based on the elevation of the site and the roadways, neither of which include bicycle lanes, bicycle use does not appear to be reasonable.

KDA