

- **Statement to City of Grass Valley City Council, June 1, 2006, for the Rural Quality Coalition.**
 - **Guidance**
 - The City of Grass Valley is facing pressures for development, and has the **applications** to prove it. The **community** is facing the consequences of your decisions - growth, traffic issues, more taxes, housing costs, or perhaps, still a pleasant place to live.
 - In fairness to the proponents of development, and in fairness to the Community, it is important that the Council give **clear guidance** about what you intend to **accept** for Grass Valley's future.
 - The City - the Council, the Planning Commission, and the Community - have **already worked out** specifics of what the City wants. They have expressed them in the Adopted 2020 General Plan and the Sphere of Influence. The Plan **already** designates land uses, and **densities** for the City and adjacent areas. RQC urges you to stick with the plan, and to **stick with the specifics** in it.
 - **Numbers**
 - I want to talk about several different indicators -- numbers. Growth Rate, for example. While the annual growth rate is probably around **1.2 percent per year** recently, it has been, and might be, **higher or lower** in the future. Whatever it becomes, you need to make decisions on more specifics than a simple Growth Rate.
 - Another number in circulation is the **Jobs-to-Housing Ratio**, which was discussed in the SDA Study. We have pointed out previously that this Ratio is useful **only** on a **regional** basis -which for us is all of Western Nevada County. You can't apply it narrowly to just the **City Limits** -- there are 60,000 other people who have you **surrounded**, and they also affect the jobs/housing ratio. You need something more specific than a simple Jobs-Housing Ratio.
 - Another important number is **in your own** SDA Study. Even with its **flaws**, that study found that the City budget will incur a **net extra cost of 500 dollars per year** for every **new housing unit**. That is a **Net dollar figure** -- even after contributions from the new housing. Multiply that times the number of **new units** you are thinking of for the future.. That becomes a **half-million**, a **million**, or even **two million dollars more** that the voters of Grass Valley will be asked to come up with **every year**.
 - **Conclusion**
 - Finally I repeat my main point -- you have **specifics** - in the adopted General Plan, in its **pattern** of land uses, and its **densities**. Use them **as they stand**.