

TUOLUMNE COUNTY ECONOMIC FORECAST

Like many other counties in the Sierra Nevada mountain ranges, most of the land (80 percent) in Tuolumne County is publicly owned by government organizations. The two major areas of public land are sections of Yosemite National Park and Stanislaus National Forest. Tuolumne County has a population of 58,215 people and 17,870 wage and salary jobs. The per capita income in Tuolumne County is \$27,270, and the average salary per worker is \$37,310.

In 2005, 410 total wage and salary jobs were created in Tuolumne County, representing an increase in employment of 2.4 percent. All of the growth was in non-farm employment, which represents over 99 percent of total employment in the county. The unemployment rate declined slightly to 6.6 percent in 2005.

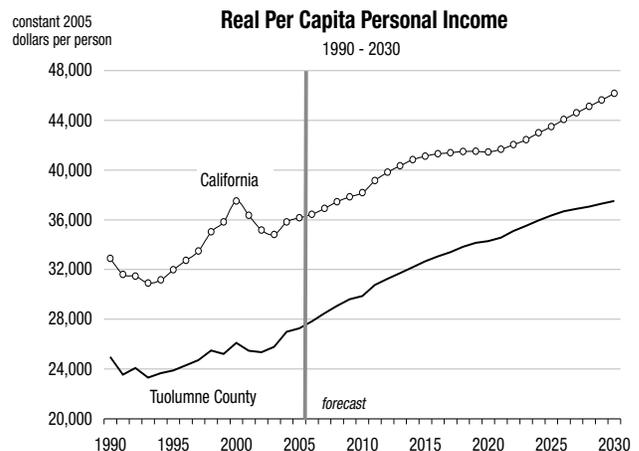
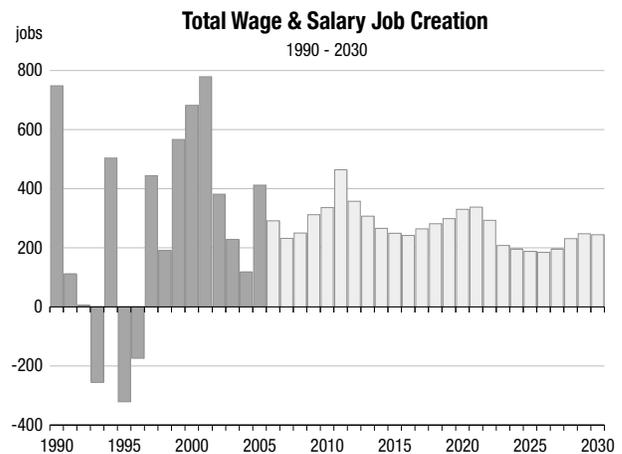
The principal sector that is producing jobs in Tuolumne County is government, where approximately 400 total jobs were created last year. Among the smaller sectors, employment in construction grew by 44 jobs, while leisure services declined by 29 jobs. The largest sectors in the county are leisure services, education and healthcare services, retail trade, and government.

During 2005, the population increased in Tuolumne County at a rate of 1.0 percent. A total of 1,216 net migrants entered the county last year. The county is dependent on net migration for growth because the natural increase has been negative since 1993. The only incorporated city in the county is Sonora, which has a population of 4,804 and grew 2.2 percent between January 2005 and January 2006.

Employment and population growth are expected to continue over the forecast period, but will remain at moderate levels.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to decline to 1.6 percent in 2006. From 2006 to 2010, total employment growth averages 1.5 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to increase an average of 0.7 percent per year over the next 5 years.
- Between 2006 and 2010, the momentum for employment growth occurs in government, retail trade and education and healthcare services. These sectors account for 88 percent of all jobs created in the county over the next five years.
- Total taxable sales, adjusted for inflation, are forecast to rise 7.5 percent in 2006. Over the next five years real taxable sales are forecast to increase at an average rate of 6.2 percent per year.

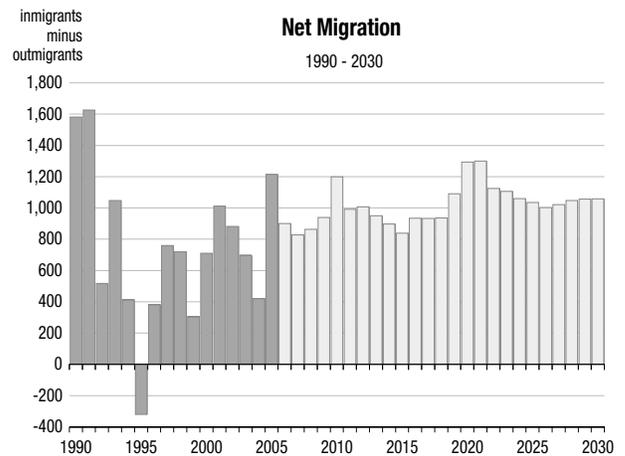
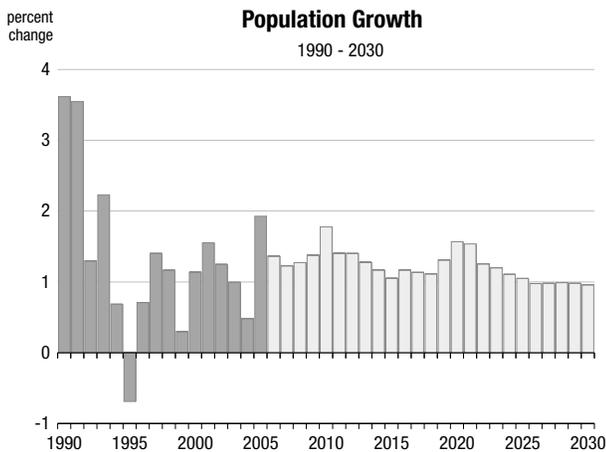


- Population growth is expected to be 1.4 percent in 2006. Annual growth from 2006 to 2010 also averages 1.4 percent per year.
- Net migration is forecast to moderate in 2006, with the level estimated at 900 persons entering the county. Over the next five years net migration will average 950 people entering the county per year. All population growth will come from net migration, as natural increase remains negative.
- Real per capita income is forecast to rise 2.0 percent in 2006. Over the next five years, the growth in real per capita income will average approximately 1.8 percent per year.
- Industrial production is forecast to decline 0.6 percent in 2006. Over the next five years the growth rate of industrial production averages 0.8 percent per year. Total agricultural crop production, adjusted for inflation, is expected to remain unchanged between 2006 and 2010.

Tuolumne County Economic Forecast

1997-2005 History, 2006-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	53,330	761	57.8	19.9	246	\$0.4	\$1.0	\$24,721	3.4	16.2	167.7	8.8
1998	53,953	720	60.5	20.0	413	\$0.4	\$1.1	\$25,493	3.2	17.0	153.6	8.0
1999	54,115	305	62.6	20.1	194	\$0.5	\$1.2	\$25,218	4.2	15.7	181.6	6.6
2000	54,731	711	66.1	21.0	278	\$0.5	\$1.3	\$26,098	4.5	18.2	232.4	5.8
2001	55,583	1,012	70.3	21.1	252	\$0.5	\$1.3	\$25,473	5.4	20.0	205.4	5.8
2002	56,277	883	73.5	21.3	300	\$0.5	\$1.4	\$25,343	1.6	20.2	221.0	6.5
2003	56,838	697	73.2	21.5	356	\$0.6	\$1.4	\$25,781	1.8	22.4	222.7	6.9
2004	57,114	421	77.6	21.8	399	\$0.6	\$1.5	\$26,993	1.2	24.1	241.4	6.8
2005	58,215	1,216	76.8	22.1	384	\$0.6	\$1.6	\$27,270	2.0	25.2	251.6	6.6
2006	59,011	901	77.9	22.2	426	\$0.7	\$1.7	\$27,827	3.9	25.6	250.1	5.8
2007	59,736	828	79.0	22.4	367	\$0.7	\$1.8	\$28,481	2.4	25.8	243.8	5.6
2008	60,496	863	79.8	22.6	347	\$0.8	\$1.9	\$29,071	2.0	25.8	243.9	5.8
2009	61,330	940	81.0	22.9	343	\$0.8	\$2.0	\$29,617	2.0	25.6	252.3	6.1
2010	62,422	1,200	82.2	23.1	358	\$0.9	\$2.1	\$29,874	2.5	25.3	261.7	6.2
2011	63,300	992	84.1	23.3	448	\$0.9	\$2.3	\$30,763	1.7	24.9	279.7	6.2
2012	64,188	1,008	85.5	23.6	447	\$1.0	\$2.4	\$31,248	2.2	24.4	298.9	6.4
2013	65,009	950	86.8	23.9	452	\$1.0	\$2.5	\$31,704	2.3	23.8	318.3	6.6
2014	65,771	899	87.8	24.2	446	\$1.1	\$2.6	\$32,191	2.3	23.1	336.9	6.8
2015	66,463	839	88.9	24.5	437	\$1.1	\$2.8	\$32,672	2.5	22.4	350.4	7.0
2016	67,242	936	89.9	24.8	424	\$1.2	\$2.9	\$33,062	2.7	21.7	370.7	7.1
2017	68,007	933	91.0	25.1	432	\$1.2	\$3.0	\$33,396	2.7	20.9	383.9	7.1
2018	68,765	937	92.2	25.4	439	\$1.3	\$3.2	\$33,829	2.5	20.1	401.1	7.1
2019	69,666	1,091	93.4	25.7	444	\$1.3	\$3.3	\$34,154	2.5	19.2	412.6	7.1
2020	70,759	1,294	94.8	26.0	480	\$1.4	\$3.5	\$34,287	2.5	18.3	430.8	7.0
2021	71,848	1,301	96.1	26.3	517	\$1.4	\$3.7	\$34,567	2.4	17.5	436.8	6.9
2022	72,750	1,125	97.3	26.7	528	\$1.5	\$3.9	\$35,099	2.5	16.7	429.7	6.9
2023	73,624	1,107	98.2	27.0	497	\$1.5	\$4.1	\$35,519	2.5	16.0	421.1	7.0
2024	74,440	1,060	99.1	27.4	486	\$1.6	\$4.2	\$35,956	2.3	15.5	409.4	7.0
2025	75,222	1,036	99.9	27.7	477	\$1.6	\$4.4	\$36,351	2.4	15.2	391.0	7.0
2026	75,960	1,003	100.7	28.1	472	\$1.7	\$4.6	\$36,678	2.4	14.8	374.4	7.0
2027	76,706	1,022	101.6	28.4	473	\$1.8	\$4.8	\$36,873	2.5	14.4	361.1	7.0
2028	77,468	1,048	102.5	28.8	488	\$1.8	\$5.0	\$37,067	2.7	13.8	355.7	7.0
2029	78,228	1,057	103.4	29.1	503	\$1.9	\$5.2	\$37,290	2.7	13.2	351.1	6.9
2030	78,981	1,059	104.4	29.5	509	\$2.0	\$5.5	\$37,523	2.6	12.4	349.0	6.9



Tuolumne County Employment Forecast

1997-2005 History, 2006-2030 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	14.5	0.14	0.66	1.05	0.18	2.57	0.48	0.82	0.21	1.40	1.94	4.30
1998	14.7	0.17	0.73	1.08	0.17	2.57	0.49	0.78	0.22	1.49	2.02	4.24
1999	15.3	0.19	0.80	1.07	0.18	2.62	0.51	0.83	0.23	1.60	2.07	4.38
2000	15.9	0.18	0.92	1.13	0.20	2.64	0.55	0.89	0.23	1.70	2.13	4.54
2001	16.7	0.20	1.10	1.15	0.24	2.46	0.55	1.10	0.24	1.80	2.24	4.72
2002	17.1	0.20	1.06	1.02	0.30	2.63	0.55	0.99	0.23	1.96	2.28	4.93
2003	17.3	0.14	1.12	0.97	0.29	2.70	0.62	0.95	0.27	2.06	2.26	5.08
2004	17.5	0.11	1.17	0.97	0.26	2.68	0.59	1.02	0.28	2.16	2.34	5.02
2005	17.9	0.09	1.22	0.96	0.27	2.67	0.59	1.04	0.29	2.17	2.31	5.43
2006	18.2	0.11	1.22	0.95	0.27	2.69	0.60	1.07	0.30	2.24	2.32	5.58
2007	18.4	0.11	1.13	0.95	0.27	2.73	0.61	1.09	0.31	2.30	2.33	5.74
2008	18.6	0.11	1.06	0.95	0.27	2.77	0.63	1.11	0.31	2.36	2.34	5.90
2009	19.0	0.11	1.02	0.96	0.28	2.82	0.64	1.12	0.32	2.42	2.35	6.06
2010	19.3	0.11	1.02	0.96	0.29	2.86	0.67	1.14	0.33	2.47	2.36	6.20
2011	19.8	0.11	1.15	0.97	0.30	2.91	0.69	1.17	0.34	2.51	2.37	6.32
2012	20.1	0.11	1.21	0.97	0.31	2.95	0.72	1.19	0.35	2.55	2.38	6.41
2013	20.4	0.11	1.25	0.97	0.32	3.00	0.75	1.22	0.36	2.57	2.39	6.50
2014	20.7	0.11	1.26	0.97	0.33	3.04	0.78	1.24	0.38	2.60	2.40	6.57
2015	20.9	0.11	1.26	0.97	0.34	3.08	0.82	1.26	0.39	2.62	2.42	6.66
2016	21.2	0.11	1.24	0.97	0.34	3.11	0.85	1.27	0.40	2.63	2.43	6.77
2017	21.4	0.11	1.24	0.97	0.35	3.15	0.89	1.29	0.42	2.64	2.44	6.88
2018	21.7	0.11	1.25	0.97	0.36	3.18	0.93	1.30	0.43	2.63	2.46	7.00
2019	22.0	0.11	1.27	0.97	0.37	3.21	0.97	1.31	0.45	2.63	2.47	7.14
2020	22.4	0.11	1.34	0.97	0.38	3.23	1.01	1.32	0.46	2.62	2.48	7.29
2021	22.7	0.11	1.42	0.96	0.39	3.25	1.05	1.33	0.48	2.60	2.48	7.43
2022	23.0	0.11	1.48	0.95	0.39	3.27	1.08	1.34	0.50	2.58	2.49	7.56
2023	23.2	0.11	1.47	0.95	0.40	3.30	1.12	1.36	0.51	2.56	2.50	7.68
2024	23.4	0.11	1.44	0.94	0.41	3.32	1.16	1.37	0.53	2.54	2.50	7.80
2025	23.6	0.11	1.42	0.94	0.42	3.35	1.20	1.38	0.55	2.52	2.51	7.91
2026	23.8	0.11	1.41	0.93	0.42	3.38	1.24	1.39	0.56	2.50	2.51	8.01
2027	24.0	0.11	1.41	0.93	0.43	3.40	1.28	1.40	0.58	2.48	2.52	8.11
2028	24.2	0.11	1.43	0.93	0.43	3.42	1.32	1.41	0.60	2.48	2.52	8.20
2029	24.4	0.11	1.47	0.93	0.44	3.44	1.36	1.42	0.62	2.48	2.53	8.30
2030	24.7	0.11	1.50	0.93	0.44	3.46	1.39	1.43	0.64	2.49	2.54	8.39

