

CALIFORNIA

2007 - 2030

COUNTY-LEVEL ECONOMIC FORECAST



Office of Transportation Economics
Division of Transportation Planning
California Department of Transportation

CALIFORNIA COUNTY ECONOMIC FORECASTS: 2007 - 2030

October 2007



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Division of Transportation Planning
California Department of Transportation
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INTRODUCTION

Economic forecasts for the 2007 to 2030 period have been prepared for each county of California. A forecast for the entire state has also been developed and included. The forecasts utilize the most recent historical information through calendar 2006, available as of April 1, 2007 from a myriad of official state sources.

The county forecasts of economic and demographic indicators are influenced by longer term forecasts of California and national indicators. The UCLA Anderson Forecast (from June 2007) serves as the basis for the estimates of county-level economic activity presented herein.

The forecast is for information only and has been prepared for the benefit of state and local transportation planners. The forecasts should not be considered as “official” forecasts from the California Department of Transportation, and there is no requirement on the part of this Department for its use by any public or private agency.

However, these forecasts are routinely updated, utilize the most recent historical information available, are symmetrical across counties, and are consistent in that the same economic indicators are presented for all 58 counties in California. Dollar valued indicators have been deflated to constant 2006 dollars. Consequently, “real” economic variables can be directly compared across counties.

The forecasts are developed by the California Economic Forecast, located in Santa Barbara, California. The forecast is provided as a public service to disseminate meaningful and consistent information about the California economy, on a county-by-county basis. The forecasts for the 2007-2030 period of time represent outputs from elaborate economic models developed for the sole purpose of forecasting local indicators for each California County.

The forecast is prepared based on assumptions reflecting judgments made by the California Economic Forecast as of June 1, 2007. Actual results could vary materially from the forecast. Neither the California Department of Transportation nor the California Economic Forecast shall be held responsible as a consequence of any such variance.

All of the historical data presented in this report have been thoroughly revised from previous editions of the forecast. Historical data and/or the forecasts presented in this report may not be comparable with prior forecasts due to extensive data revisions and changes in the manner in which the data have been classified. In particular, employment forecasts are now categorized using the North American Industry Classification System (NAICS), replacing the now obsolete Standard Industrial Classification (SIC) system.

This report is available online at the following site:

<http://www.dot.ca.gov/hq/tpp/offices/ote/socio-economic.htm>

Comments on the usefulness of these forecasts are appreciated. For additional information and/or comments, please contact Cal Trans Senior Economist, Mahmoud Mahdavi at (916) 653-9525, or mahmoud_mahdavi@dot.ca.gov.

COUNTY FORECASTS

ALAMEDA COUNTY ECONOMIC FORECAST

Alameda County is located in the East Bay of the San Francisco Bay Area. The county is home to the Port of Oakland, the fourth busiest container port in the United States. Like other Bay Area counties, Alameda County thrived in the late 1990s when technology was booming, but conditions turned negative in the dotcom bust in 2000. The county and the region have shown signs of recovery in the last two years. Alameda County has a population of over 1.5 million people and more than 700,000 wage and salary jobs. The per capita income in Alameda County is \$44,771, and the average salary per worker is \$64,392.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In Alameda County, 9,600 jobs were created. The wage and salary job growth rate was 1.4 percent. The unemployment rate fell to 4.5 percent.

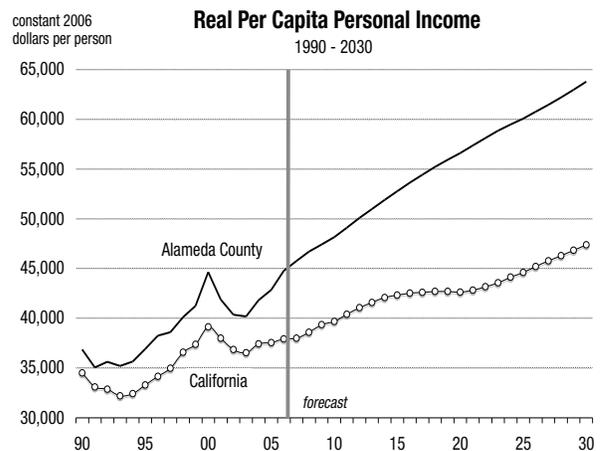
Professional services, and healthcare and education added the most new jobs in 2006. The manufacturing sector created 1,000 jobs. Leisure services and government each grew by more than 1,500 jobs in 2006. Employment in information technologies declined by 500 jobs.

Population growth remains positive in Alameda County with an annual rate of 1.1 percent from January 2006 to January 2007. The fastest growing cities in the county are Emeryville and Dublin, which grew 7.3 and 4.2 percent, respectively. Population in the largest city in the county, Oakland, rose 1.0 percent last year.

Employment growth is forecast to increase in Alameda County in 2007 and then moderate in 2008 and 2009, consistent with statewide trends.

FORECAST HIGHLIGHTS

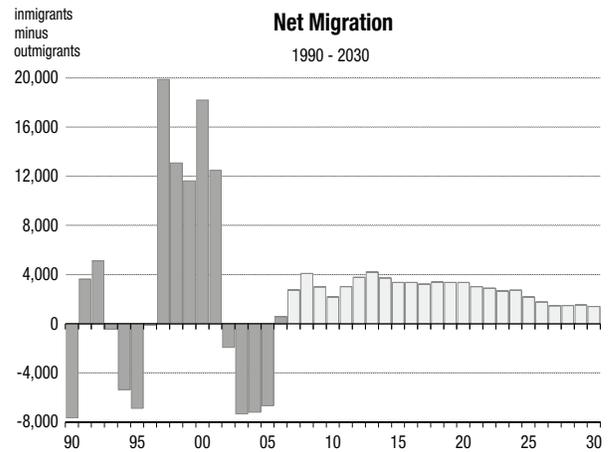
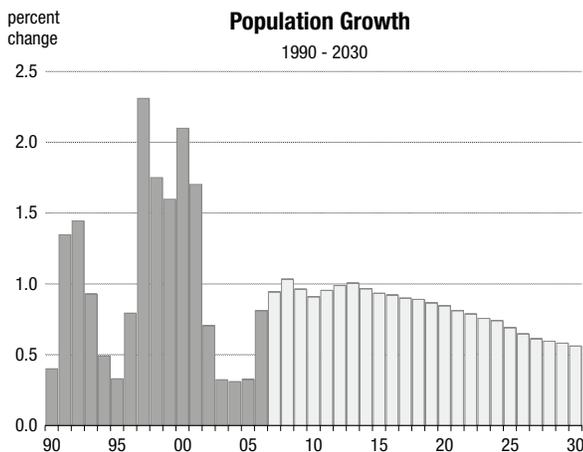
- Job growth increases in 2007, averaging 1.9 percent. From 2007 to 2011, the rate is forecast to average 1.4 percent.
- Average salaries adjusted for inflation are currently well above the California average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 1.7 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is largely in professional services, which accounts for 42 percent of total job creation. Other population sectors account for the remainder of growth. Construction and manufacturing experience slight declines in employment.
- Total taxable sales are expected to increase by an average of 5.7 percent over the next five years.
- Population growth is expected to increase by a rate of 0.9 percent in 2007. Annual growth in the 2007 to 2011 period will average 1.0 percent per year.
- After extensive out-migration in the early part of the decade, net migration is expected to be positive over the forecast. Over the next five years net migration will average 3,000 persons entering the county per year.
- Real per capita incomes increase 2.2 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.9 percent per year.
- Industrial production is expected to increase 4.3 percent in 2007. Over the next five years the growth rate of industrial production is forecast to average 3.7 percent per year.



Alameda County Economic Forecast

1997-2006 History, 2007-2030 Forecast

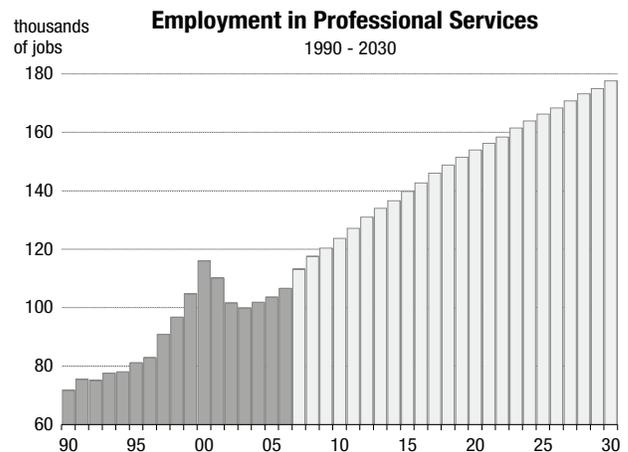
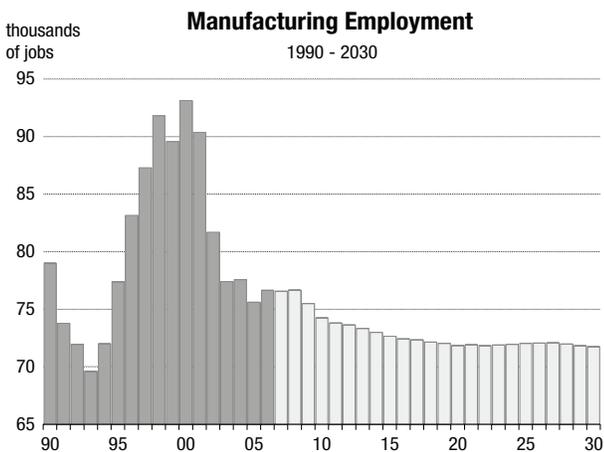
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemployment Rate (percent)
1997	1,376,800	19,874	1.02	495.6	6,500	\$18.5	\$40.7	\$38,587	3.4	62.0	11.1	4.5
1998	1,400,900	13,090	1.10	498.9	5,897	\$19.2	\$44.4	\$40,118	3.2	42.7	11.9	4.2
1999	1,423,300	11,626	1.12	504.4	4,511	\$20.7	\$48.3	\$41,235	4.2	48.4	12.6	3.5
2000	1,453,173	18,204	1.18	523.4	4,208	\$23.8	\$55.8	\$44,642	4.5	37.1	13.8	3.6
2001	1,477,928	12,506	1.19	527.3	3,236	\$22.8	\$56.1	\$41,899	5.4	39.1	11.8	4.8
2002	1,488,369	-1,906	1.21	530.7	3,572	\$21.3	\$55.3	\$40,350	1.6	32.6	11.2	6.8
2003	1,493,187	-7,339	1.18	534.5	4,520	\$21.4	\$56.3	\$40,169	1.8	39.8	11.5	6.9
2004	1,497,809	-7,198	1.23	538.1	5,691	\$23.0	\$59.4	\$41,813	1.2	42.4	11.8	6.0
2005	1,502,703	-6,666	1.21	542.0	4,856	\$24.2	\$62.4	\$42,865	2.0	45.4	11.8	5.2
2006	1,514,909	591	1.22	545.6	5,708	\$25.9	\$67.8	\$44,771	3.3	45.5	12.1	4.5
2007	1,529,223	2,760	1.24	550.3	4,942	\$28.2	\$72.0	\$45,750	2.9	45.1	12.6	4.1
2008	1,545,024	4,097	1.26	554.8	4,935	\$29.8	\$75.7	\$46,701	2.0	44.6	13.1	4.2
2009	1,559,897	3,005	1.27	559.4	5,010	\$31.2	\$79.2	\$47,416	2.0	44.2	13.5	4.4
2010	1,574,091	2,180	1.29	564.1	5,010	\$32.6	\$83.3	\$48,154	2.5	43.8	13.9	4.3
2011	1,589,116	3,031	1.30	568.7	5,321	\$34.1	\$87.7	\$49,087	2.4	43.5	14.5	4.2
2012	1,604,847	3,776	1.31	573.6	5,640	\$35.7	\$92.4	\$50,085	2.2	43.1	15.0	4.1
2013	1,620,987	4,205	1.33	578.8	5,386	\$37.3	\$97.2	\$50,982	2.3	42.8	15.6	4.2
2014	1,636,670	3,742	1.34	583.8	5,186	\$38.9	\$102.2	\$51,887	2.3	42.6	16.2	4.3
2015	1,651,956	3,365	1.35	588.6	5,116	\$40.7	\$107.6	\$52,775	2.6	42.3	16.8	4.3
2016	1,667,196	3,370	1.37	593.4	5,040	\$42.7	\$113.3	\$53,623	2.7	42.1	17.3	4.3
2017	1,682,190	3,222	1.38	598.0	5,068	\$44.7	\$119.1	\$54,434	2.7	41.9	18.0	4.2
2018	1,697,185	3,398	1.39	602.7	5,120	\$46.6	\$125.0	\$55,215	2.5	41.7	18.7	4.2
2019	1,711,919	3,359	1.41	607.5	5,162	\$48.7	\$131.0	\$55,942	2.5	41.5	19.3	4.2
2020	1,726,426	3,358	1.42	612.3	5,213	\$50.7	\$137.0	\$56,611	2.5	41.3	20.1	4.3
2021	1,740,441	3,025	1.43	617.1	5,098	\$52.8	\$143.4	\$57,378	2.4	41.2	20.8	4.3
2022	1,754,152	2,885	1.44	621.8	5,001	\$55.0	\$150.0	\$58,104	2.5	41.0	21.3	4.3
2023	1,767,447	2,681	1.46	626.4	4,976	\$57.3	\$156.9	\$58,851	2.5	40.9	21.8	4.3
2024	1,780,559	2,738	1.47	631.1	4,942	\$59.5	\$163.4	\$59,478	2.3	40.8	22.4	4.4
2025	1,792,884	2,181	1.48	635.6	4,872	\$61.8	\$170.1	\$60,063	2.4	40.6	22.9	4.4
2026	1,804,483	1,758	1.49	640.1	4,789	\$64.1	\$177.3	\$60,764	2.4	40.5	23.4	4.4
2027	1,815,554	1,475	1.50	644.6	4,824	\$66.6	\$184.9	\$61,462	2.5	40.4	23.8	4.4
2028	1,826,391	1,499	1.51	649.0	4,865	\$69.4	\$193.3	\$62,201	2.7	40.4	24.2	4.4
2029	1,837,037	1,534	1.52	653.5	4,804	\$72.3	\$202.0	\$62,962	2.7	40.3	24.7	4.4
2030	1,847,357	1,417	1.54	658.0	4,724	\$75.2	\$211.1	\$63,777	2.6	40.2	25.1	4.4

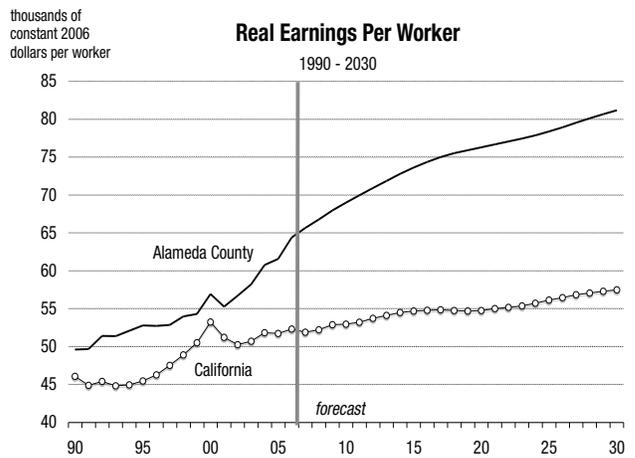
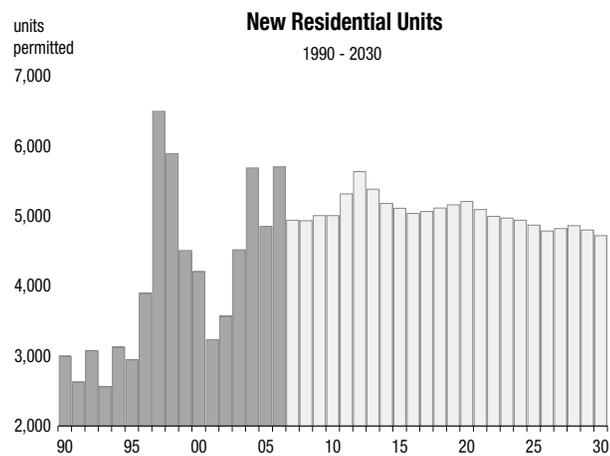
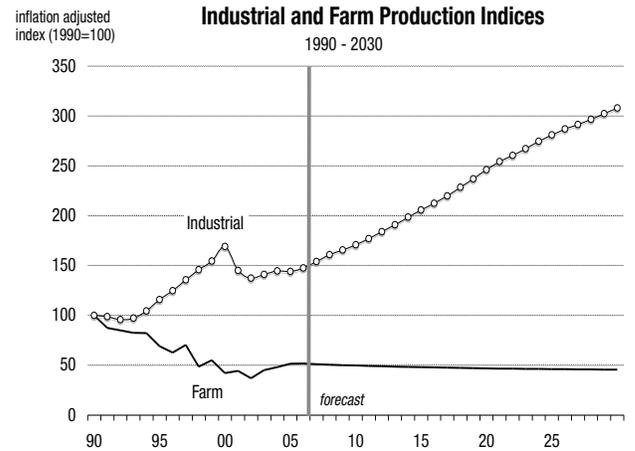
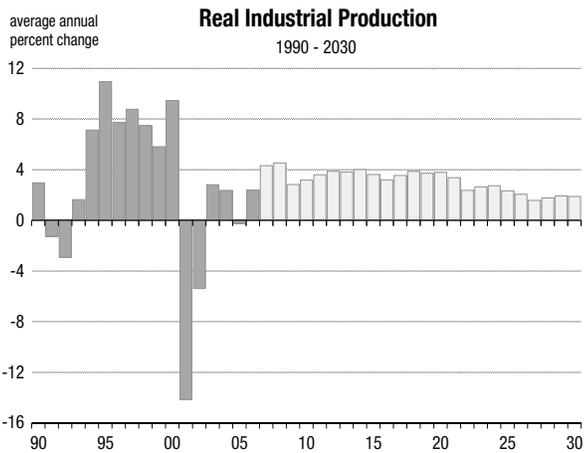
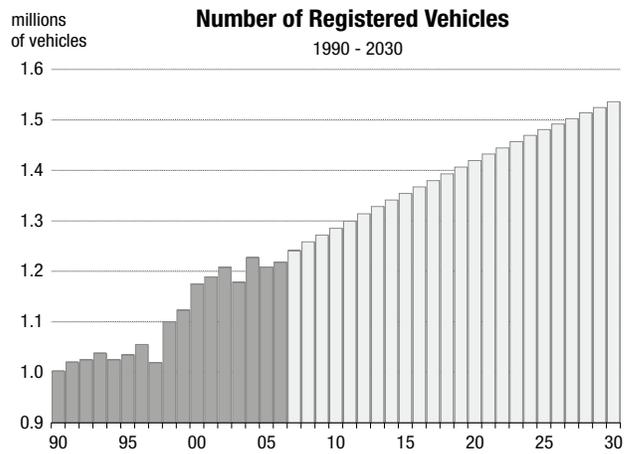
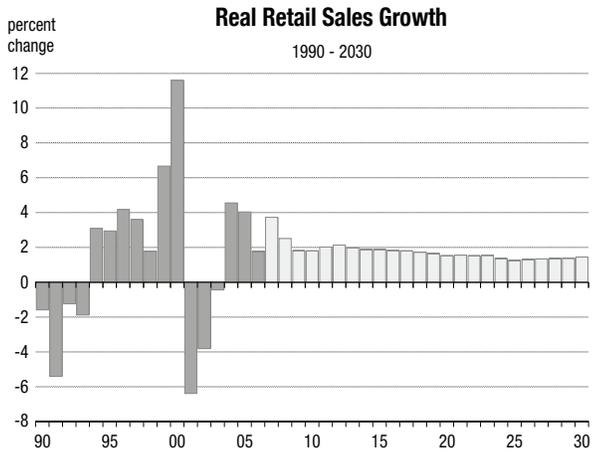


Alameda County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	639.1	1.03	28.3	87.3	31.1	103.1	26.3	90.9	17.5	66.5	44.5	122.3
1998	660.5	0.97	31.4	91.8	31.6	105.3	25.5	96.7	19.2	70.1	44.4	123.3
1999	683.6	0.93	36.0	89.6	33.3	110.4	25.0	104.8	19.1	72.3	46.3	125.8
2000	711.0	0.79	39.0	93.1	32.9	114.0	24.3	116.0	21.6	72.5	47.9	128.4
2001	719.5	0.93	41.3	90.4	32.3	115.8	29.9	110.2	20.9	73.0	51.2	129.2
2002	699.6	0.82	39.7	81.7	30.2	111.7	31.7	101.6	19.2	74.3	50.8	133.6
2003	693.8	0.63	40.5	77.4	28.1	109.7	35.3	99.8	18.8	76.7	50.6	132.1
2004	687.7	0.66	42.0	77.6	26.6	107.3	35.0	101.8	17.3	76.0	50.4	130.4
2005	691.9	0.67	44.3	75.6	27.0	107.8	36.3	103.6	17.1	77.6	51.1	129.2
2006	701.6	0.61	44.8	76.7	27.1	107.9	36.1	106.7	16.6	79.8	52.8	130.7
2007	714.7	0.61	44.5	76.6	27.7	109.4	36.0	113.3	17.0	80.6	54.1	132.8
2008	724.2	0.60	44.0	76.7	28.2	110.8	36.1	117.6	17.3	81.4	55.4	133.8
2009	731.0	0.60	43.4	75.5	28.7	112.3	36.3	120.4	17.4	82.2	56.7	135.0
2010	740.1	0.59	42.7	74.2	29.6	113.9	36.5	123.8	17.7	83.0	57.8	137.4
2011	750.8	0.58	42.5	73.8	30.8	115.5	36.7	127.2	18.1	83.8	58.9	139.7
2012	762.5	0.58	42.8	73.6	31.9	117.1	37.0	131.0	18.5	84.6	60.1	141.8
2013	772.9	0.58	43.1	73.3	32.9	118.8	37.2	134.0	18.8	85.5	61.2	143.7
2014	782.8	0.57	43.5	73.0	34.0	120.4	37.4	136.6	19.1	86.5	62.3	145.4
2015	793.2	0.57	43.9	72.7	35.0	122.0	37.7	139.8	19.3	87.6	63.2	147.2
2016	803.4	0.56	44.4	72.4	36.1	123.5	38.0	142.8	19.5	88.8	64.0	148.8
2017	814.3	0.56	44.8	72.3	37.2	125.1	38.4	146.0	19.8	90.1	64.6	150.6
2018	825.0	0.56	45.5	72.2	38.3	126.7	38.7	148.8	20.0	91.3	65.1	152.6
2019	835.7	0.55	46.3	72.0	39.6	128.2	39.0	151.5	20.2	92.5	65.6	154.7
2020	845.3	0.55	47.0	71.9	40.9	129.8	39.2	154.0	20.4	93.5	65.8	156.5
2021	854.9	0.55	47.5	71.9	42.1	131.3	39.5	156.3	20.6	94.6	66.1	158.3
2022	863.9	0.55	47.8	71.8	43.4	132.8	39.8	158.5	20.7	95.5	66.5	160.0
2023	873.7	0.54	47.8	71.9	44.7	134.3	40.1	161.6	20.9	96.5	66.9	161.7
2024	882.1	0.54	47.4	72.0	46.0	135.7	40.4	164.0	21.1	97.3	67.5	163.2
2025	889.9	0.54	46.6	72.0	47.2	137.1	40.8	166.3	21.2	98.0	68.2	164.6
2026	897.2	0.54	45.9	72.1	48.2	138.5	41.2	168.4	21.3	98.6	68.9	165.9
2027	904.8	0.54	45.4	72.1	49.2	139.8	41.6	170.8	21.5	99.2	69.7	167.3
2028	912.6	0.54	45.3	72.0	50.1	141.1	42.0	173.2	21.6	99.6	70.5	168.6
2029	920.1	0.53	45.4	71.8	51.1	142.5	42.4	175.0	21.8	99.9	71.4	170.0
2030	928.5	0.53	45.6	71.8	52.0	143.9	42.7	177.6	22.0	100.2	72.3	171.3





ALPINE COUNTY ECONOMIC FORECAST

Alpine County is located on the California-Nevada state border. The county has the smallest population of all counties in California, with just 1,256 residents. Alpine County has 916 wage and salary jobs. Many of the jobs are filled by residents of adjacent El Dorado County, Calaveras County and Douglas County, Nevada. The per capita income in Alpine County is \$32,028, and the average salary per worker is \$31,414.

In 2006, total wage and salary employment in Alpine County fell by 70 jobs, representing a decrease of 8.0 percent. However, the unemployment fell sharply to 6.6 percent in 2006.

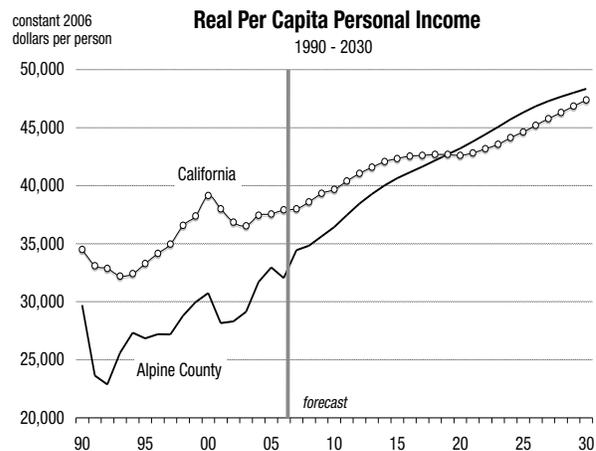
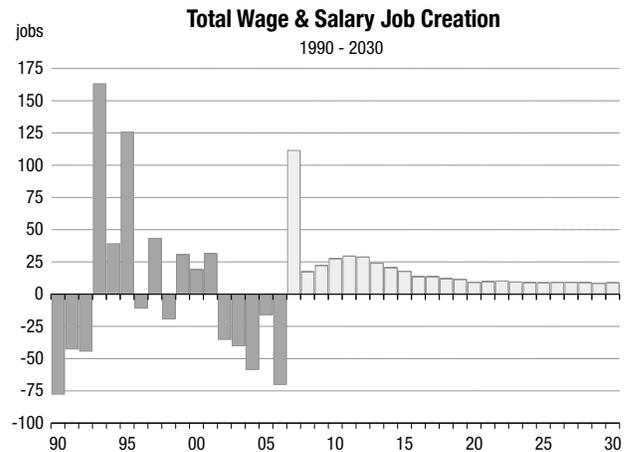
The goods producing sector lost 3 jobs last year, bringing total jobs in that sector to 16. The public sector, which represents 31 percent of total employment in the county, added 9 workers. Seventy-six jobs were lost in the services sector, which accounts for 67 percent of total employment in the county. The services sector is dominated by Kirkwood Mountain Resort, which employs 700 people during the winter season, and approximately 150 people during the summer months. An estimated 400,000 people visit the Resort every year.

During 2006, the population declined in Alpine County at a rate of 1.9 percent. A total of 34 net migrants entered the county last year.

Employment levels, which vary with the length of the ski season are expected to rebound in 2007. After 2007, growth is expected to moderate over the forecast period, with no more than 30 jobs expected to be created in any single year. Population growth will remain positive, but gains are forecast to remain at less than 30 people per year.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to increase to nearly 14 percent in 2007. Over the next five years job growth is expected to average 4.8 percent per year. However, after 2007, it remains at or below 3 percent per year.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to increase an average of 1.8 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth occurs in the services sector. The services sector (largely recreation services) is forecast to add nearly 200 jobs by 2011.
- Population growth is expected to increase to 2.3 percent in 2007. Annual growth in the 2007 to 2011 period averages 2.0 percent per year.
- Net migration is forecast at 24 persons entering the county in 2007. Over the next five years net migration will average approximately 23 net migrants per year. Due to an aging population, net migration will account for the vast majority of population growth throughout the forecast.
- Real per capita income is forecast to rise 7.5 percent in 2007. Over the next five years, the growth in real per capita income will average approximately 3.2 percent per year.
- Total taxable sales are expected to increase by an average of 7.2 percent over the next five years. Adjusted for inflation, they increase by an average of 4.7 percent per year over the next five years.
- Over the next five years industrial production increases by an average of 3.2 percent per year.

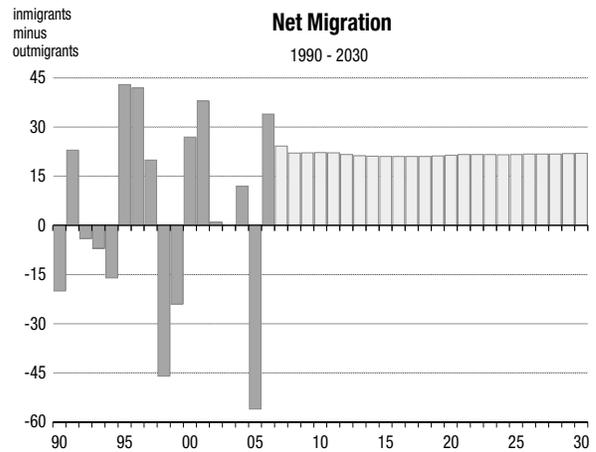
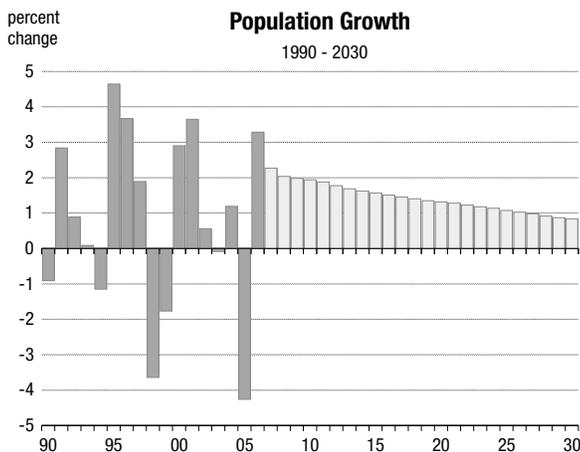


Alpine County Economic Forecast

1997-2006 History, 2007-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (number)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value* (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	1,237	20	1.6	487	10	\$28.0	\$25.7	\$27,178	3.4	N/A	1.5	10.7
1998	1,192	-46	1.7	487	65	\$32.7	\$27.1	\$28,789	3.2	N/A	1.3	11.4
1999	1,171	-24	1.7	499	50	\$23.2	\$28.9	\$29,962	4.2	N/A	1.2	10.2
2000	1,205	27	1.8	483	30	\$23.3	\$31.9	\$30,750	4.5	N/A	2.4	6.8
2001	1,249	38	1.9	489	54	\$22.8	\$31.9	\$28,159	5.4	N/A	1.6	7.8
2002	1,256	1	2.0	495	62	\$22.4	\$32.7	\$28,302	1.6	N/A	1.9	8.1
2003	1,255	0	2.0	514	28	\$22.9	\$34.3	\$29,128	1.8	N/A	1.7	8.9
2004	1,270	12	2.2	521	22	\$22.3	\$38.2	\$31,699	1.2	N/A	1.1	8.4
2005	1,216	-56	2.1	528	16	\$24.2	\$38.8	\$32,954	2.0	N/A	2.1	8.3
2006	1,256	34	2.1	549	32	\$27.0	\$40.2	\$32,028	3.3	N/A	1.7	6.6
2007	1,285	24	2.1	562	35	\$29.6	\$45.5	\$34,434	2.9	N/A	1.7	6.5
2008	1,311	22	2.1	574	27	\$31.6	\$47.9	\$34,809	2.0	N/A	1.8	7.6
2009	1,337	22	2.2	585	26	\$33.6	\$51.0	\$35,618	2.0	N/A	1.9	7.6
2010	1,363	22	2.2	597	26	\$35.8	\$54.5	\$36,428	2.5	N/A	2.0	7.6
2011	1,388	22	2.3	608	26	\$38.2	\$58.5	\$37,448	2.4	N/A	2.0	7.6
2012	1,413	22	2.3	619	26	\$40.7	\$62.5	\$38,459	2.2	N/A	2.1	7.9
2013	1,437	21	2.3	629	25	\$43.3	\$66.4	\$39,275	2.3	N/A	2.2	8.1
2014	1,460	21	2.4	640	25	\$45.9	\$70.3	\$40,030	2.3	N/A	2.3	8.3
2015	1,483	21	2.4	650	25	\$48.6	\$74.4	\$40,645	2.6	N/A	2.4	8.4
2016	1,506	21	2.4	659	24	\$51.3	\$78.5	\$41,152	2.7	N/A	2.5	8.5
2017	1,528	21	2.5	669	24	\$54.1	\$82.7	\$41,627	2.7	N/A	2.6	8.5
2018	1,549	21	2.5	678	25	\$56.9	\$87.1	\$42,155	2.5	N/A	2.7	8.5
2019	1,570	21	2.5	688	25	\$59.9	\$91.7	\$42,701	2.5	N/A	2.8	8.5
2020	1,591	21	2.5	697	25	\$62.8	\$96.3	\$43,209	2.5	N/A	2.9	8.4
2021	1,611	22	2.5	705	25	\$66.0	\$101.3	\$43,803	2.4	N/A	2.9	8.3
2022	1,631	22	2.5	714	25	\$69.3	\$106.6	\$44,415	2.5	N/A	3.0	8.3
2023	1,650	22	2.5	723	25	\$72.8	\$112.1	\$45,054	2.5	N/A	3.0	8.3
2024	1,669	22	2.6	731	26	\$76.3	\$117.7	\$45,722	2.3	N/A	3.1	8.4
2025	1,687	22	2.6	739	26	\$80.0	\$123.4	\$46,300	2.4	N/A	3.2	8.3
2026	1,704	22	2.6	747	27	\$83.7	\$129.1	\$46,831	2.4	N/A	3.2	8.2
2027	1,721	22	2.6	754	27	\$87.5	\$134.8	\$47,274	2.5	N/A	3.3	8.2
2028	1,737	22	2.6	762	27	\$91.5	\$140.9	\$47,668	2.7	N/A	3.4	8.3
2029	1,752	22	2.6	769	26	\$95.5	\$146.9	\$48,000	2.7	N/A	3.4	8.2
2030	1,767	22	2.6	775	26	\$99.5	\$153.1	\$48,354	2.6	N/A	3.5	8.2

*Alpine County crop values are included with El Dorado County crop values

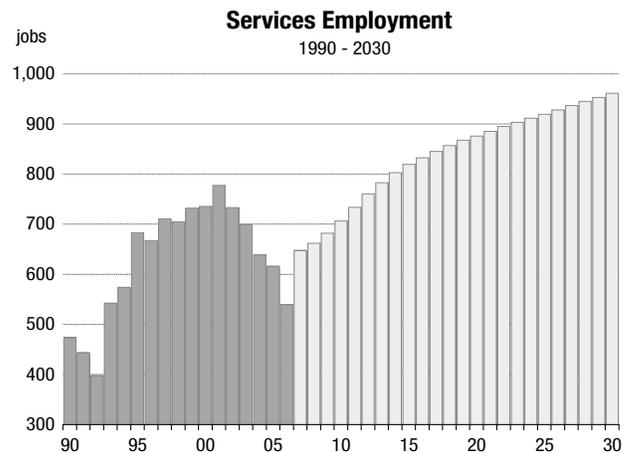
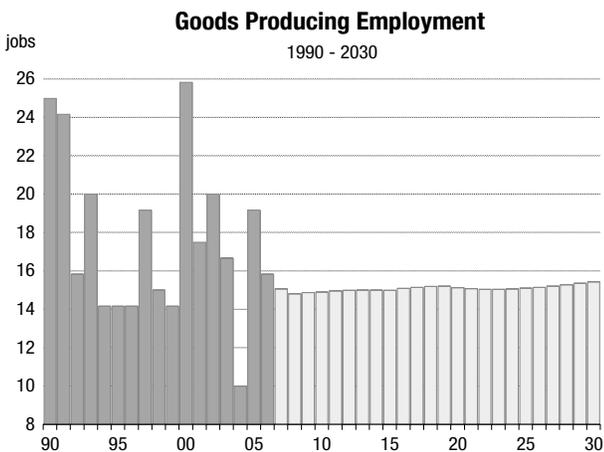


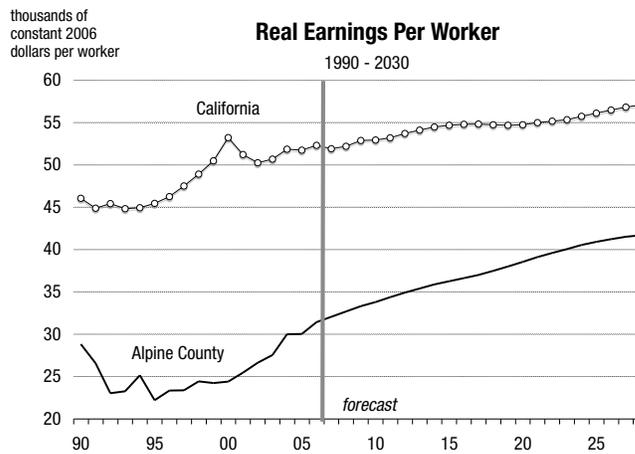
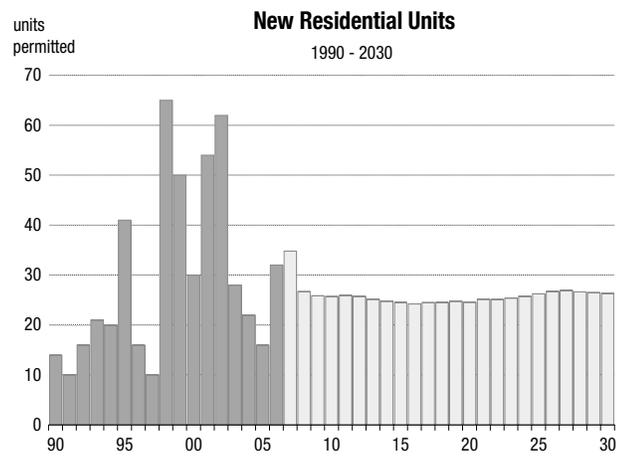
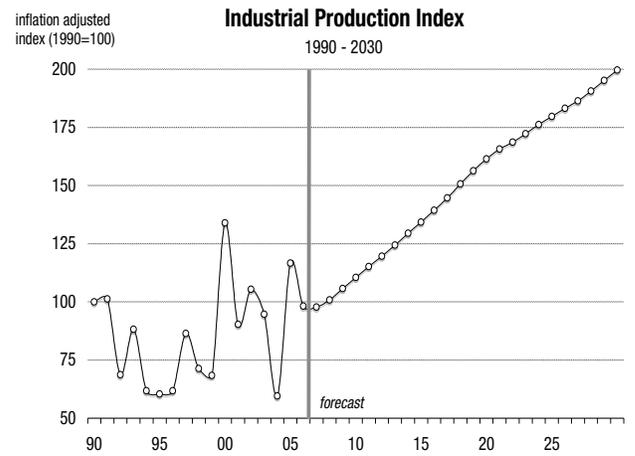
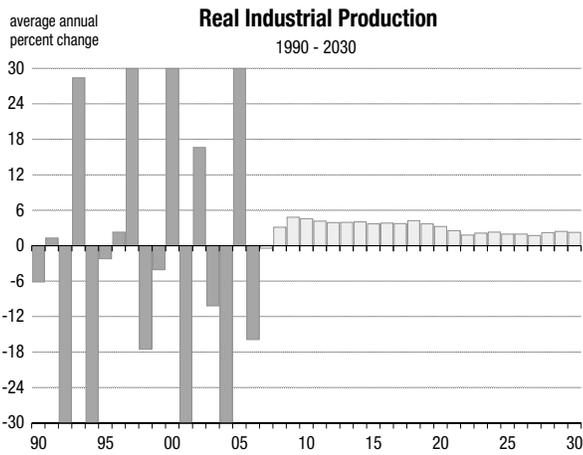
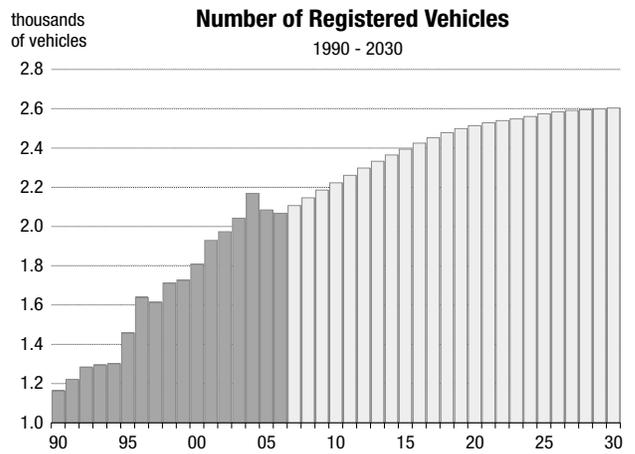
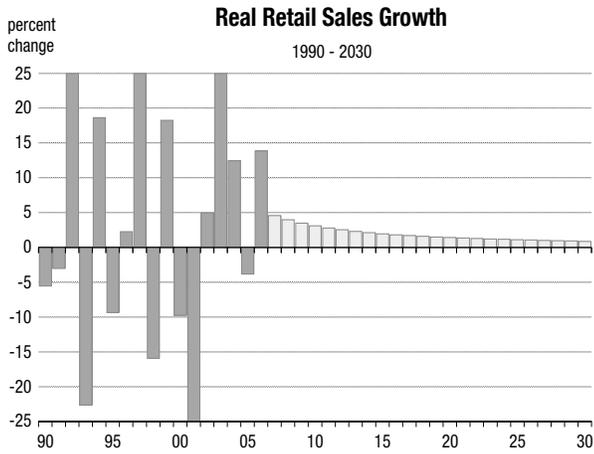
Alpine County Employment Forecast

1997-2006 History, 2007-2030 Forecast

Year	Total Wage & Salary	Farm	Goods Producing	Services	Government
	employment (number of jobs)				
1997	963	N/A	19	711	233
1998	944	N/A	15	705	224
1999	975	N/A	14	733	228
2000	994	N/A	26	736	233
2001	1,026	N/A	18	778	231
2002	991	N/A	20	733	238
2003	951	N/A	17	699	235
2004	893	N/A	10	639	243
2005	877	N/A	19	616	242
2006	807	N/A	16	540	251
2007	918	N/A	15	648	255
2008	936	N/A	15	662	259
2009	958	N/A	15	682	261
2010	985	N/A	15	706	264
2011	1,015	N/A	15	734	266
2012	1,044	N/A	15	761	268
2013	1,068	N/A	15	783	270
2014	1,089	N/A	15	803	271
2015	1,106	N/A	15	820	272
2016	1,120	N/A	15	833	272
2017	1,134	N/A	15	846	273
2018	1,146	N/A	15	857	274
2019	1,157	N/A	15	868	274
2020	1,167	N/A	15	876	275
2021	1,177	N/A	15	886	276
2022	1,187	N/A	15	895	277
2023	1,196	N/A	15	903	278
2024	1,205	N/A	15	912	279
2025	1,214	N/A	15	920	279
2026	1,223	N/A	15	928	280
2027	1,233	N/A	15	937	281
2028	1,242	N/A	15	945	281
2029	1,250	N/A	15	953	282
2030	1,259	N/A	15	961	283

*Alpine County farm data is included with El Dorado farm employment





AMADOR COUNTY ECONOMIC FORECAST

Amador County is located in the western foothills of the Sierra Nevada Mountains. It is the only county in the state named for a native Californian. Although wine grape production in Amador County is small compared to counties like Napa and Sonoma, the amount of grapes harvested has tripled in the past fifteen years as many new wineries have been established. Amador County has a population of 38,377 people and 12,750 wage and salary jobs. The per capita income in Amador County is \$31,528, and the average salary per worker is \$41,054.

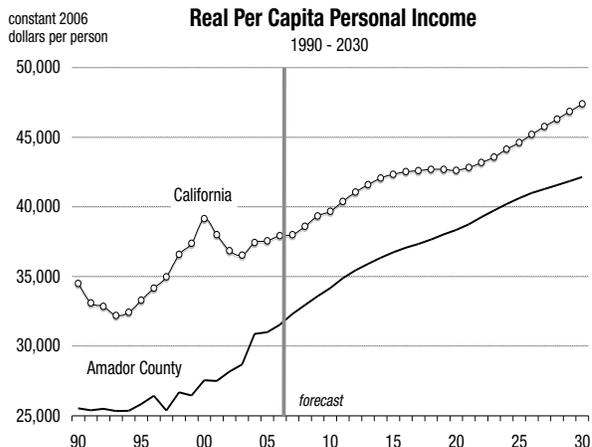
In 2006, 156 total wage and salary jobs were created in Amador County, representing an increase in employment of 1.2 percent. Non-farm employment, which accounts for 97 percent of total employment, added nearly 225 jobs. The unemployment rate remained unchanged at 5.8 percent.

The principal sectors that are producing jobs in Amador County are healthcare and education, leisure services, and construction. The healthcare and education sectors added nearly 60 jobs last year, while the construction and leisure services sectors each grew by 50 jobs. Government employment currently accounts for 40 percent of total employment in the county, but lost nearly 50 jobs last year.

The population grew in Amador County at a rate of 0.8 percent in calendar 2006. Net migration was positive last year, with an estimated total of 472 migrants entering the county. All population growth is due to net migration, as the natural increase is negative.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to be 2.8 percent in 2006. From 2007 to 2011, total job growth averages 2.3 percent.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the long term forecast. Inflation adjusted salaries are expected to rise an average of 1.0 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in the professional services, retail trade, and government sectors, which account for 82 percent of total job growth.
- Population growth is expected to be 0.7 percent in 2007. Annual growth from 2007 to 2011 averages 0.8 percent per year. The natural increase remains negative, as deaths continue to outpace births.

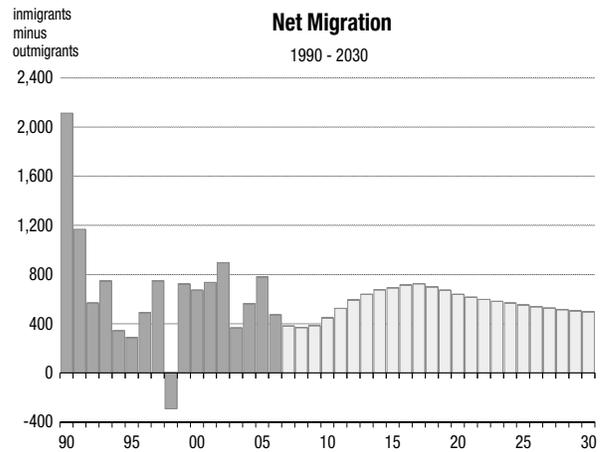
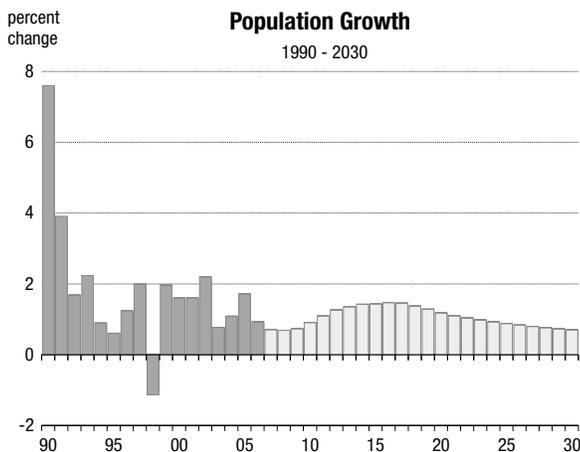


- An estimated 380 people will migrate into the county during 2007. Over the next five years net migration is expected to average 420 net migrants per year.
- Real per capita income is forecast to increase 2.5 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 2.0 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 2.1 percent in 2007. Over the next five years real taxable sales are forecast to increase 3.0 percent per year.
- Industrial production is forecast to increase a 5.0 percent in 2007. Over the next five years the growth rate of industrial production will increase to an average of 6.2 percent per year. Total agricultural crop production, adjusted for inflation, is expected to increase an average of 0.2 percent per year between 2007 and 2011.

Amador County Economic Forecast

1997-2006 History, 2007-2030 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	34,487	749	38.8	12.0	118	\$0.28	\$0.67	\$25,378	3.4	23.4	154.9	6.2
1998	34,098	-291	40.8	12.1	157	\$0.28	\$0.72	\$26,685	3.2	19.1	106.3	5.5
1999	34,769	725	42.5	12.2	256	\$0.32	\$0.76	\$26,442	4.2	23.9	120.0	4.7
2000	35,327	673	45.2	12.7	274	\$0.37	\$0.84	\$27,551	4.5	26.4	133.5	5.2
2001	35,896	737	47.8	12.9	239	\$0.37	\$0.89	\$27,489	5.4	22.9	129.4	5.1
2002	36,688	897	49.6	13.2	315	\$0.38	\$0.95	\$28,165	1.6	25.8	137.7	5.8
2003	36,974	365	49.5	13.4	403	\$0.41	\$0.99	\$28,674	1.8	24.2	166.1	6.2
2004	37,379	563	53.4	13.6	541	\$0.42	\$1.10	\$30,878	1.2	32.0	193.1	5.8
2005	38,023	781	53.9	14.0	339	\$0.44	\$1.14	\$30,996	2.0	29.3	188.7	5.8
2006	38,377	472	55.2	14.4	193	\$0.50	\$1.21	\$31,528	3.3	29.8	202.0	5.8
2007	38,652	382	56.3	14.6	159	\$0.53	\$1.29	\$32,311	2.9	29.9	212.1	5.8
2008	38,920	371	57.2	14.8	170	\$0.55	\$1.35	\$32,946	2.0	29.8	225.9	6.0
2009	39,209	386	58.1	14.9	181	\$0.58	\$1.41	\$33,583	2.0	30.0	241.2	6.0
2010	39,566	449	59.3	15.1	182	\$0.62	\$1.49	\$34,171	2.5	30.1	256.3	6.0
2011	40,002	525	60.6	15.3	197	\$0.65	\$1.57	\$34,869	2.4	30.1	272.5	6.0
2012	40,509	595	62.0	15.5	205	\$0.69	\$1.65	\$35,440	2.2	30.2	289.7	6.2
2013	41,061	640	63.3	15.6	209	\$0.73	\$1.73	\$35,906	2.3	30.3	310.2	6.3
2014	41,647	677	64.6	15.8	212	\$0.77	\$1.82	\$36,346	2.3	30.3	328.8	6.4
2015	42,249	694	65.8	16.0	212	\$0.82	\$1.92	\$36,731	2.6	30.4	344.9	6.4
2016	42,873	717	66.9	16.2	214	\$0.86	\$2.01	\$37,072	2.7	30.5	360.2	6.4
2017	43,501	726	68.0	16.4	219	\$0.91	\$2.11	\$37,326	2.7	30.5	375.0	6.5
2018	44,100	701	69.2	16.6	224	\$0.96	\$2.21	\$37,653	2.5	30.5	389.8	6.5
2019	44,669	673	70.4	16.8	227	\$1.00	\$2.32	\$38,015	2.5	30.6	404.3	6.5
2020	45,198	639	71.5	17.0	228	\$1.05	\$2.43	\$38,343	2.5	30.7	433.0	6.4
2021	45,699	616	72.7	17.2	226	\$1.10	\$2.54	\$38,748	2.4	30.7	444.0	6.4
2022	46,175	598	73.8	17.4	226	\$1.16	\$2.67	\$39,252	2.5	30.7	446.3	6.3
2023	46,631	583	74.9	17.6	226	\$1.22	\$2.79	\$39,740	2.5	30.7	454.0	6.3
2024	47,068	568	76.0	17.8	227	\$1.27	\$2.92	\$40,206	2.3	30.8	464.2	6.4
2025	47,486	553	77.1	18.1	230	\$1.34	\$3.05	\$40,620	2.4	30.9	475.4	6.3
2026	47,886	540	78.2	18.3	233	\$1.40	\$3.17	\$40,992	2.4	31.0	480.9	6.3
2027	48,272	528	79.2	18.5	236	\$1.46	\$3.30	\$41,280	2.5	31.0	485.8	6.3
2028	48,643	515	80.2	18.7	240	\$1.53	\$3.44	\$41,555	2.7	31.0	495.9	6.3
2029	49,001	505	81.2	18.9	242	\$1.59	\$3.58	\$41,841	2.7	31.1	507.3	6.3
2030	49,349	497	82.1	19.1	243	\$1.66	\$3.73	\$42,146	2.6	31.2	518.4	6.3

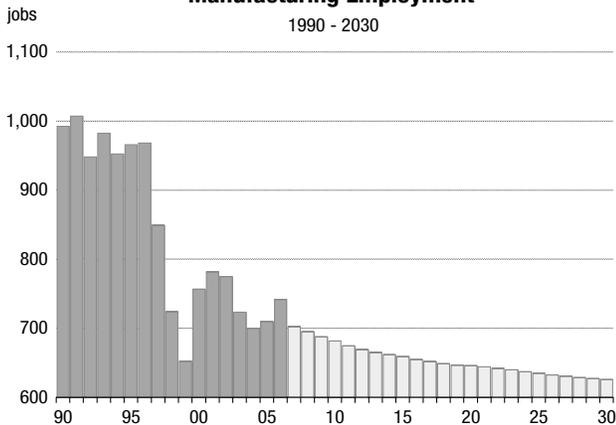


Amador County Employment Forecast

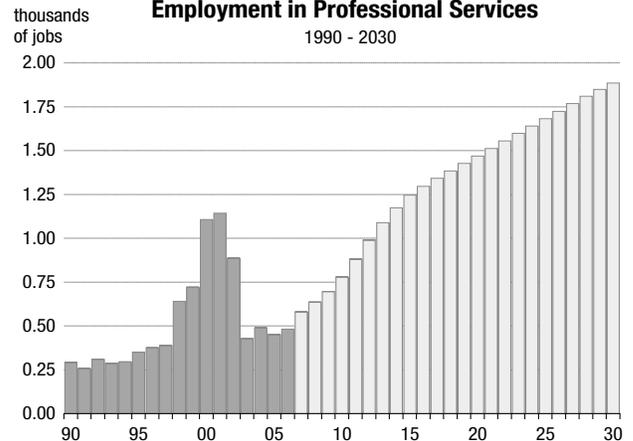
1997-2006 History, 2007-2030 Forecast

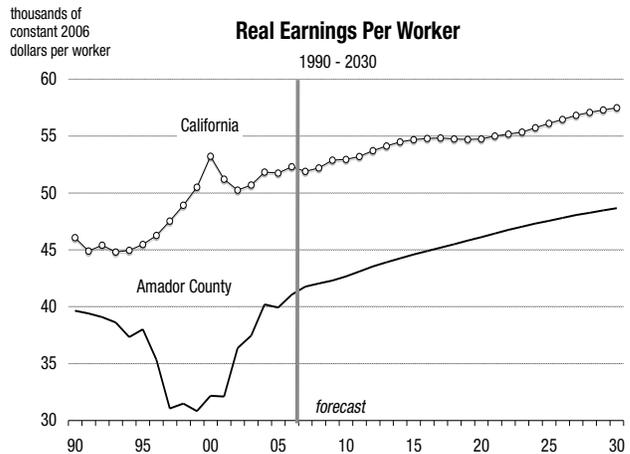
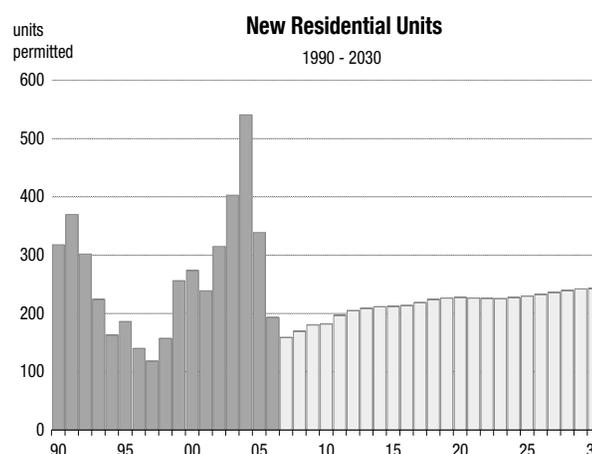
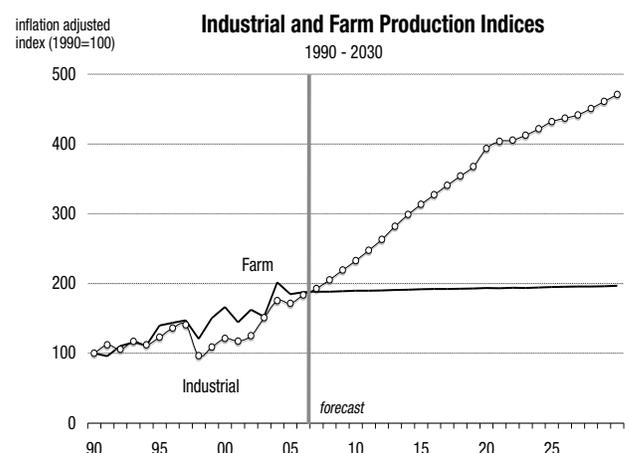
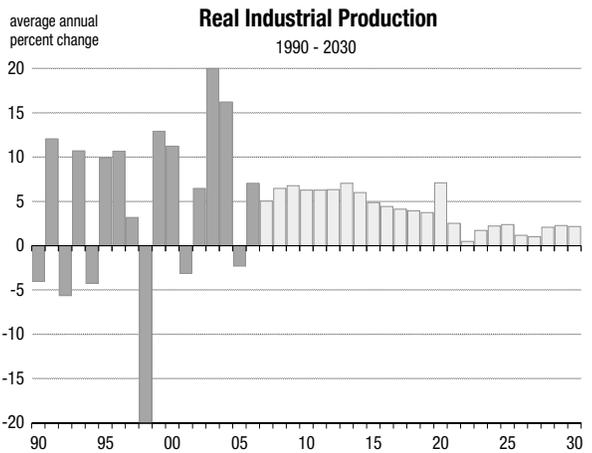
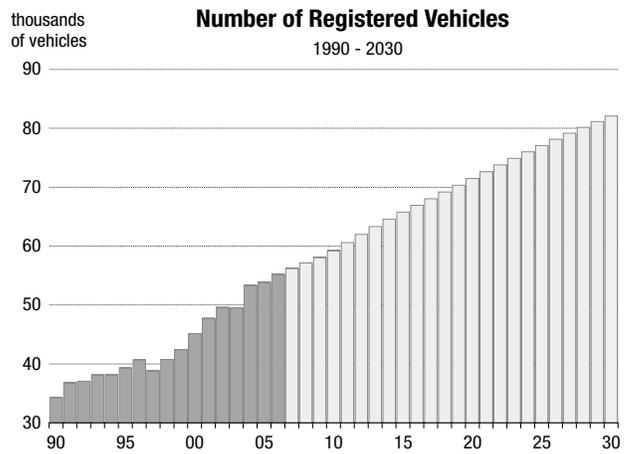
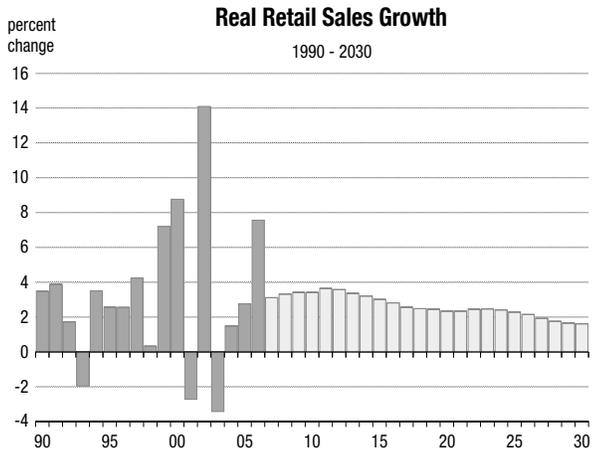
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	10.0	0.27	0.28	0.85	0.10	1.78	0.38	0.39	0.23	1.08	1.18	3.07
1998	10.3	0.24	0.30	0.72	0.10	1.72	0.37	0.64	0.22	1.02	1.14	3.52
1999	10.6	0.24	0.37	0.65	0.10	1.76	0.40	0.72	0.23	1.17	1.05	3.61
2000	11.2	0.26	0.36	0.76	0.09	1.76	0.41	1.11	0.23	1.14	1.04	3.86
2001	12.0	0.30	0.40	0.78	0.19	1.83	0.40	1.14	0.22	1.12	1.03	4.32
2002	12.1	0.33	0.47	0.78	0.14	1.87	0.41	0.89	0.22	1.15	1.00	4.60
2003	11.9	0.37	0.47	0.72	0.14	1.93	0.44	0.43	0.20	1.18	0.96	4.74
2004	12.3	0.38	0.51	0.70	0.14	1.91	0.39	0.49	0.21	1.09	1.11	5.05
2005	12.6	0.38	0.57	0.71	0.15	1.85	0.37	0.45	0.22	1.26	1.12	5.19
2006	12.7	0.31	0.62	0.74	0.16	1.92	0.35	0.48	0.21	1.32	1.17	5.14
2007	13.1	0.33	0.66	0.70	0.17	1.98	0.35	0.58	0.21	1.30	1.23	5.24
2008	13.3	0.33	0.67	0.69	0.18	2.04	0.35	0.64	0.21	1.31	1.24	5.35
2009	13.6	0.34	0.68	0.69	0.19	2.08	0.35	0.70	0.22	1.32	1.26	5.45
2010	13.9	0.34	0.69	0.68	0.19	2.13	0.35	0.78	0.22	1.34	1.27	5.58
2011	14.3	0.34	0.71	0.67	0.20	2.17	0.35	0.88	0.22	1.36	1.28	5.73
2012	14.6	0.34	0.73	0.67	0.20	2.22	0.35	0.99	0.23	1.39	1.29	5.89
2013	15.0	0.34	0.75	0.67	0.20	2.26	0.36	1.09	0.23	1.41	1.30	6.05
2014	15.3	0.34	0.77	0.66	0.20	2.30	0.36	1.17	0.23	1.43	1.31	6.21
2015	15.6	0.34	0.78	0.66	0.20	2.33	0.36	1.25	0.23	1.46	1.32	6.36
2016	15.9	0.34	0.80	0.65	0.20	2.37	0.36	1.30	0.23	1.48	1.33	6.52
2017	16.2	0.34	0.82	0.65	0.20	2.41	0.36	1.34	0.23	1.50	1.34	6.68
2018	16.5	0.34	0.84	0.65	0.20	2.44	0.36	1.38	0.24	1.53	1.35	6.84
2019	16.8	0.34	0.86	0.65	0.20	2.47	0.36	1.43	0.24	1.56	1.36	7.02
2020	17.1	0.34	0.88	0.65	0.20	2.51	0.36	1.47	0.24	1.59	1.36	7.20
2021	17.4	0.34	0.89	0.64	0.20	2.54	0.36	1.51	0.24	1.62	1.37	7.38
2022	17.7	0.34	0.90	0.64	0.21	2.57	0.36	1.56	0.24	1.66	1.37	7.55
2023	18.0	0.34	0.92	0.64	0.21	2.60	0.37	1.60	0.24	1.69	1.38	7.72
2024	18.3	0.34	0.93	0.64	0.21	2.63	0.37	1.64	0.24	1.73	1.38	7.89
2025	18.6	0.34	0.94	0.63	0.21	2.67	0.37	1.68	0.24	1.76	1.38	8.05
2026	18.9	0.34	0.95	0.63	0.21	2.70	0.37	1.72	0.25	1.79	1.39	8.20
2027	19.2	0.34	0.96	0.63	0.21	2.73	0.37	1.77	0.25	1.82	1.39	8.35
2028	19.4	0.34	0.98	0.63	0.21	2.76	0.37	1.81	0.25	1.84	1.40	8.50
2029	19.7	0.34	0.99	0.63	0.21	2.79	0.37	1.85	0.25	1.87	1.40	8.65
2030	19.9	0.34	1.00	0.63	0.21	2.82	0.37	1.89	0.25	1.90	1.41	8.80

Manufacturing Employment



Employment in Professional Services





BUTTE COUNTY ECONOMIC FORECAST

Butte County is the largest California County in terms of population north of the Bay Area and the Sacramento Valley. The county is home to Chico State, the second oldest college in the California State University system. Butte County has a population of 216,961 people and 78,060 wage and salary jobs. The per capita income in Butte County is \$28,535, and the average salary per worker is \$36,085. The median family income in 2007 is \$52,000.

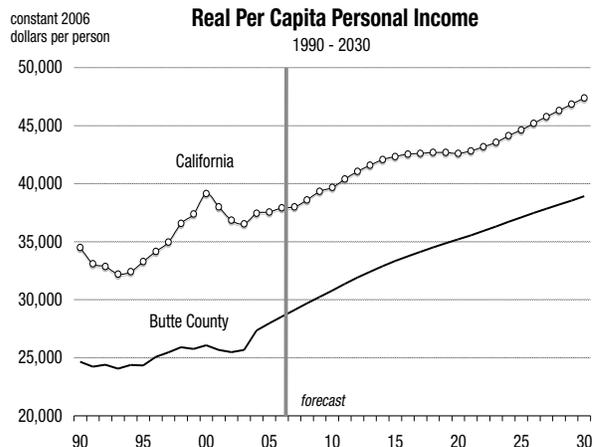
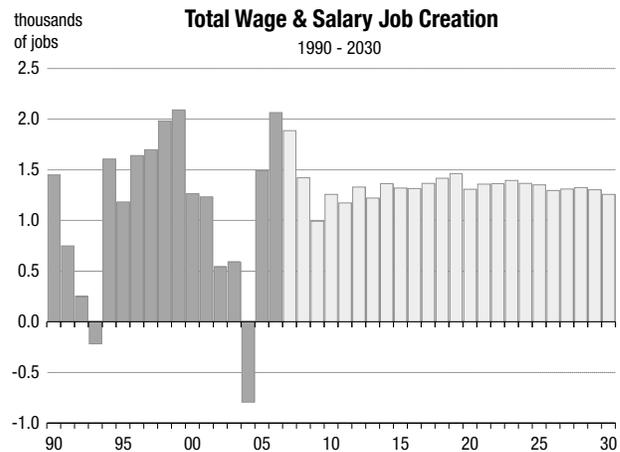
In 2006, 2,070 total wage and salary jobs were created in Butte County, representing an increase in employment of 2.7 percent. All of the growth was in the non-farm sectors, as farm employment was down slightly. The unemployment rate declined to 6.2 percent in 2006.

The principal sectors that are producing jobs in Butte County are government, leisure services, professional services, wholesale and retail trade, and education and healthcare. The public sector created the most new jobs in 2006, adding 950 employees. The other major growing sectors added between 190 and 325 jobs in 2006. The only sectors to have a significant drop in employment were information, which lost nearly 70 jobs and farm, which lost 50 jobs. Construction employment, which has grown by 1,300 jobs in the last five years, added 130 workers in 2006.

The population grew in Butte County at a rate of 1.0 percent in 2006. The largest city in the county is Chico, which approximately 5,700 residents between January 2006 and January 2007, a number of them annexed into the city from previously unincorporated areas. Net migration was positive last year, with an estimated total of 1,880 migrants entering the county.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to be 2.4 percent in 2007. From 2007 to 2011, total employment growth averages 1.7 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 rise an average of 1.4 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, education and healthcare services, trade, and government. These sectors account for 84 percent of all jobs created in the county over the next five years.
- The population in the county will continue to grow at a modest rate. Annual growth in the 2007 to 2011 period averages 1.0 percent per year.

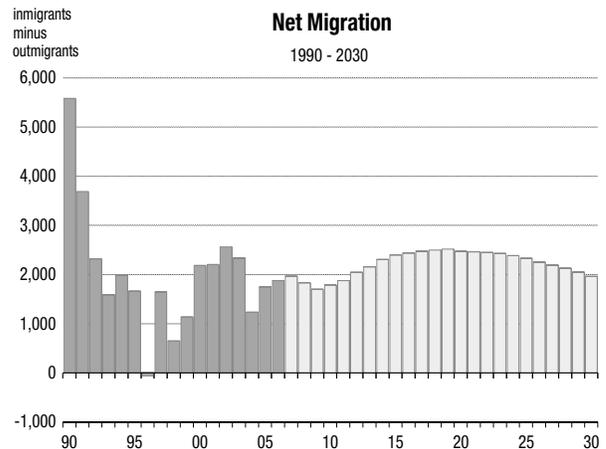
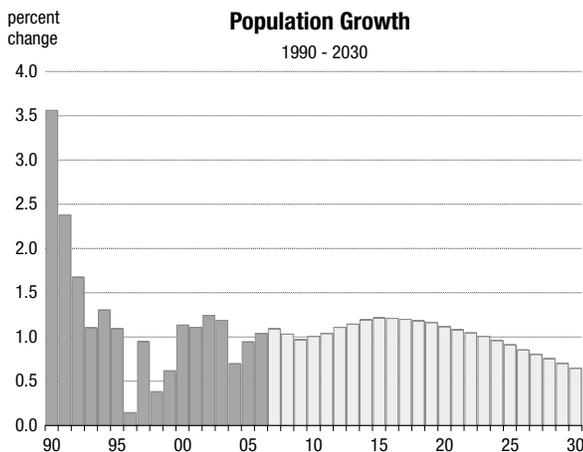


- Net migration will rise to nearly 2,000 people in 2007. Over the next five years net migration is expected average 1,830 net migrants entering the county per year. Net migration accounts for 80 percent of population growth.
- Real per capita income is forecast to increase 2.0 percent in 2007. Over the next five years real per capita incomes are expected to average of 1.9 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 2.0 percent in 2007. Over the next five years real taxable sales are forecast to increase 2.7 percent per year.
- Industrial production is forecast to increase 2.1 percent in 2007. Over the next five years the growth rate of industrial production will increase, with total production rising 4.3 percent per year. After two straight record harvests, total crop production, adjusted for inflation, is expected to decline an average of 1.5 percent per year between 2007 and 2011.

Butte County Economic Forecast

1997-2006 History, 2007-2030 Forecast

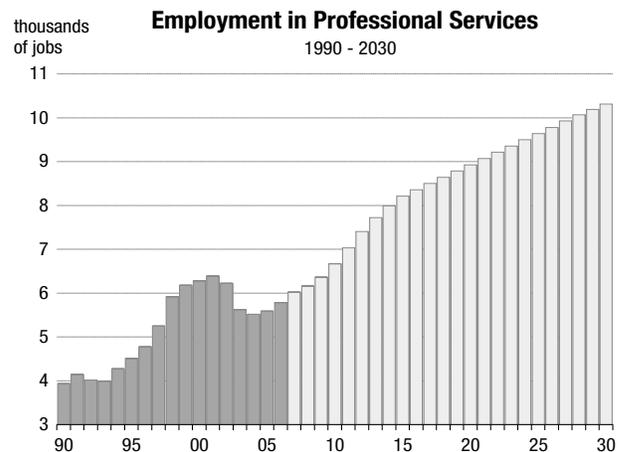
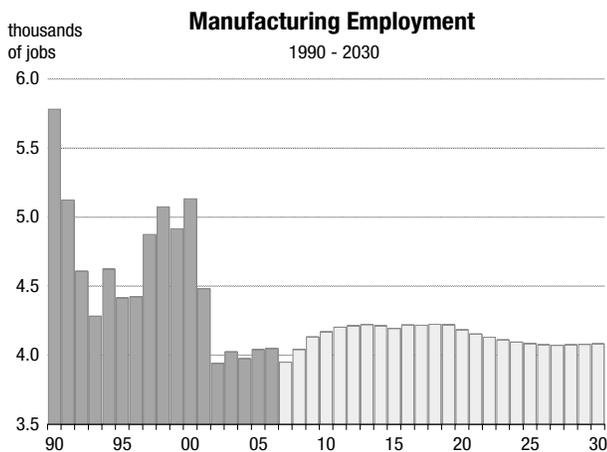
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	199,630	1,649	175.1	80.1	591	\$1.66	\$3.89	\$25,464	3.4	399.2	0.66	8.7
1998	200,393	647	184.4	80.7	910	\$1.71	\$4.10	\$25,902	3.2	270.1	0.71	8.4
1999	201,632	1,135	189.8	81.6	960	\$1.90	\$4.28	\$25,756	4.2	318.0	0.72	6.8
2000	203,921	2,183	196.8	79.6	1,078	\$2.04	\$4.57	\$26,062	4.5	338.8	0.77	6.2
2001	206,184	2,206	205.9	80.3	1,044	\$2.15	\$4.80	\$25,677	5.4	281.0	0.64	6.6
2002	208,751	2,566	209.9	81.4	1,185	\$2.22	\$4.90	\$25,480	1.6	312.1	0.62	7.4
2003	211,237	2,339	210.0	82.5	1,825	\$2.33	\$5.09	\$25,667	1.8	354.1	0.68	7.6
2004	212,712	1,235	222.8	83.8	1,993	\$2.55	\$5.52	\$27,336	1.2	361.0	0.66	7.4
2005	214,722	1,750	222.9	85.5	1,700	\$2.73	\$5.81	\$27,953	2.0	446.2	0.67	6.8
2006	216,961	1,880	227.8	87.2	1,179	\$2.88	\$6.19	\$28,535	3.3	434.5	0.69	6.2
2007	219,333	1,967	231.5	88.4	1,040	\$3.07	\$6.57	\$29,118	2.9	422.8	0.71	6.3
2008	221,598	1,835	236.0	89.5	1,058	\$3.22	\$6.91	\$29,690	2.0	430.8	0.75	6.6
2009	223,749	1,702	240.4	90.5	1,134	\$3.37	\$7.24	\$30,226	2.0	410.6	0.78	6.4
2010	226,005	1,790	244.9	91.6	1,189	\$3.53	\$7.64	\$30,780	2.5	398.5	0.82	6.3
2011	228,362	1,877	249.2	92.8	1,228	\$3.69	\$8.05	\$31,353	2.4	402.6	0.85	6.3
2012	230,895	2,046	253.7	94.0	1,263	\$3.85	\$8.47	\$31,917	2.2	394.5	0.88	6.4
2013	233,540	2,158	258.1	95.3	1,291	\$4.02	\$8.90	\$32,408	2.3	382.4	0.92	6.4
2014	236,331	2,309	262.6	96.6	1,314	\$4.20	\$9.35	\$32,890	2.3	378.3	0.95	6.5
2015	239,205	2,404	267.2	97.9	1,343	\$4.39	\$9.84	\$33,325	2.6	370.3	0.98	6.4
2016	242,102	2,442	271.7	99.2	1,319	\$4.59	\$10.35	\$33,741	2.7	362.2	1.01	6.4
2017	245,010	2,475	276.3	100.5	1,320	\$4.81	\$10.88	\$34,121	2.7	370.3	1.04	6.3
2018	247,916	2,502	281.0	101.8	1,329	\$5.02	\$11.41	\$34,499	2.5	360.9	1.08	6.3
2019	250,807	2,522	285.7	103.1	1,341	\$5.25	\$11.96	\$34,872	2.5	354.1	1.11	6.2
2020	253,611	2,475	290.4	104.4	1,344	\$5.48	\$12.51	\$35,204	2.5	350.1	1.14	6.1
2021	256,360	2,465	295.1	105.8	1,338	\$5.72	\$13.08	\$35,549	2.4	358.2	1.17	6.0
2022	259,046	2,451	299.8	107.1	1,321	\$5.96	\$13.70	\$35,917	2.5	346.0	1.19	6.0
2023	261,661	2,432	304.6	108.4	1,285	\$6.21	\$14.33	\$36,306	2.5	354.1	1.21	5.9
2024	264,179	2,387	309.4	109.7	1,240	\$6.46	\$14.96	\$36,702	2.3	338.0	1.23	5.9
2025	266,589	2,333	314.3	110.9	1,190	\$6.73	\$15.62	\$37,092	2.4	333.9	1.25	5.8
2026	268,868	2,255	319.2	112.1	1,121	\$7.01	\$16.30	\$37,484	2.4	329.9	1.27	5.7
2027	271,031	2,193	324.1	113.2	1,058	\$7.31	\$17.00	\$37,836	2.5	325.9	1.28	5.7
2028	273,082	2,131	329.0	114.2	985	\$7.62	\$17.75	\$38,190	2.7	330.9	1.30	5.7
2029	275,008	2,054	333.9	115.2	908	\$7.95	\$18.51	\$38,545	2.7	317.8	1.33	5.6
2030	276,796	1,963	338.8	116.1	826	\$8.28	\$19.30	\$38,908	2.6	313.7	1.35	5.6

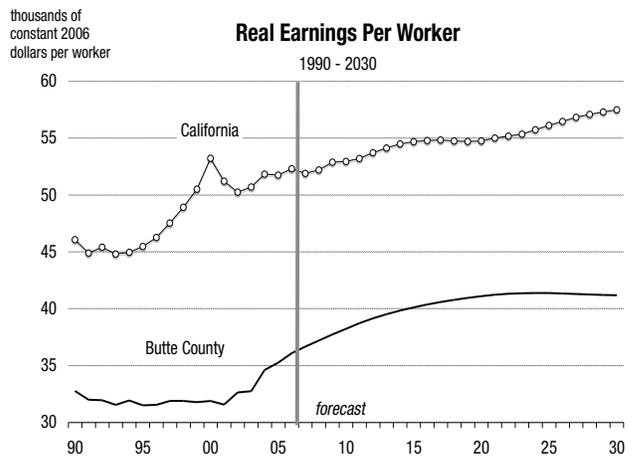
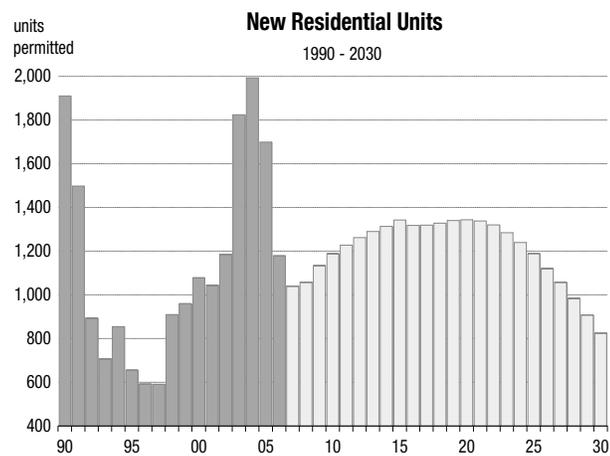
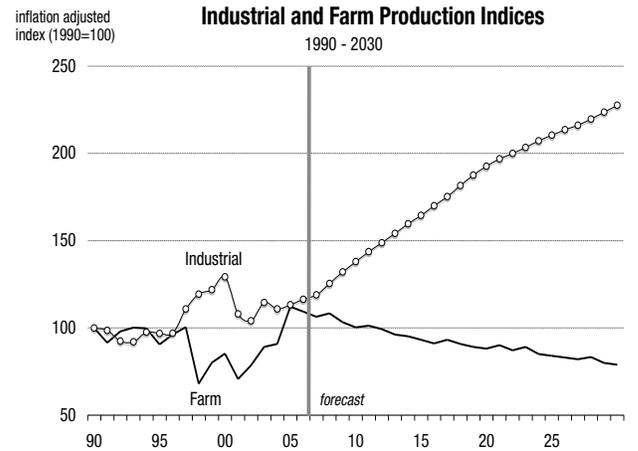
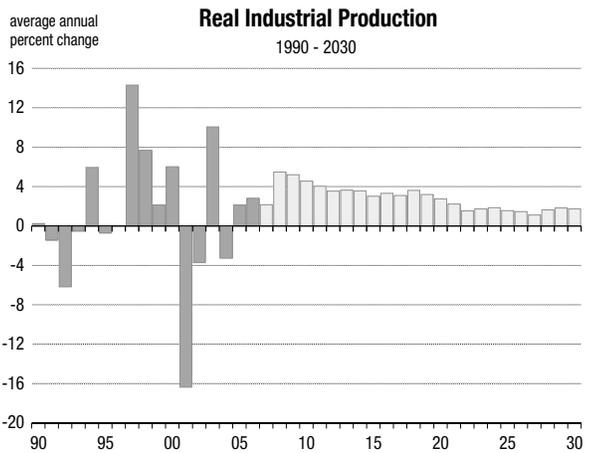
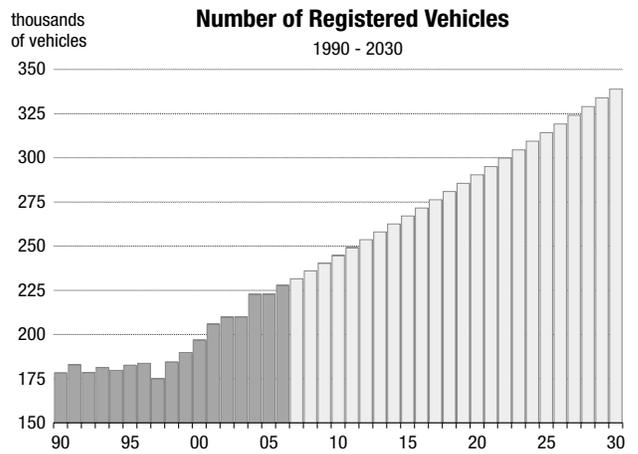
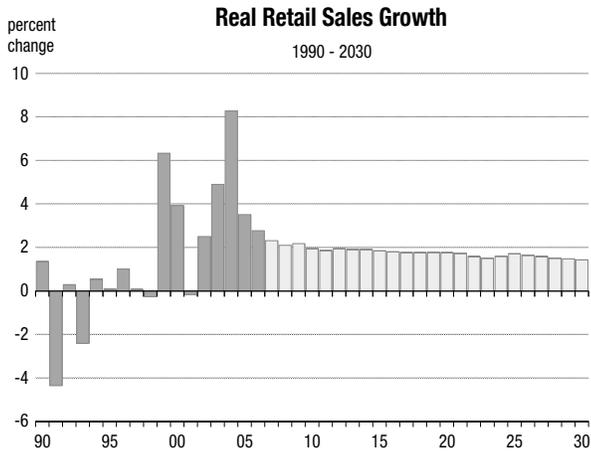


Butte County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	67.6	3.10	2.3	4.9	2.1	11.2	3.0	5.3	1.3	10.7	6.6	14.0
1998	69.6	3.03	2.5	5.1	2.2	11.0	3.1	5.9	1.3	10.7	6.5	14.6
1999	71.7	3.10	2.8	4.9	2.2	11.3	3.4	6.2	1.4	10.8	6.8	15.1
2000	72.9	3.04	2.7	5.1	2.0	11.2	3.6	6.3	1.4	10.9	7.2	16.3
2001	74.2	2.72	2.9	4.5	2.1	11.5	3.9	6.4	1.4	11.3	7.3	16.6
2002	74.7	2.50	3.1	3.9	2.2	11.9	4.2	6.2	1.3	11.7	7.1	16.9
2003	75.3	2.61	3.4	4.0	2.2	12.0	4.3	5.6	1.4	12.2	6.9	17.0
2004	74.5	2.68	3.8	4.0	1.8	12.0	4.1	5.5	1.4	12.4	6.9	16.1
2005	76.0	2.61	4.1	4.0	1.8	12.3	4.1	5.6	1.3	12.7	7.3	16.6
2006	78.1	2.56	4.3	4.1	1.9	12.5	4.2	5.8	1.2	12.9	7.7	17.5
2007	79.9	2.58	4.4	4.0	1.9	12.8	4.0	6.0	1.2	13.2	7.8	18.9
2008	81.4	2.60	4.4	4.0	1.9	13.0	4.1	6.2	1.2	13.4	7.9	19.5
2009	82.4	2.59	4.3	4.1	2.0	13.2	4.2	6.4	1.2	13.6	8.0	19.5
2010	83.6	2.56	4.3	4.2	2.0	13.4	4.3	6.7	1.2	13.9	8.1	19.7
2011	84.8	2.55	4.3	4.2	2.0	13.6	4.4	7.0	1.2	14.2	8.2	19.7
2012	86.1	2.52	4.3	4.2	2.0	13.8	4.5	7.4	1.2	14.4	8.2	19.8
2013	87.4	2.48	4.3	4.2	2.1	13.9	4.5	7.7	1.3	14.7	8.3	20.0
2014	88.7	2.45	4.3	4.2	2.1	14.1	4.6	8.0	1.3	15.0	8.4	20.3
2015	90.0	2.42	4.3	4.2	2.1	14.3	4.7	8.2	1.3	15.2	8.5	20.6
2016	91.4	2.38	4.4	4.2	2.1	14.5	4.8	8.4	1.3	15.5	8.6	21.0
2017	92.7	2.36	4.4	4.2	2.2	14.7	4.9	8.5	1.3	15.8	8.7	21.3
2018	94.1	2.34	4.5	4.2	2.2	14.8	5.0	8.6	1.3	16.1	8.8	21.7
2019	95.6	2.31	4.5	4.2	2.2	15.0	5.1	8.8	1.3	16.4	8.9	22.1
2020	96.9	2.28	4.6	4.2	2.2	15.2	5.1	8.9	1.3	16.7	8.9	22.5
2021	98.3	2.27	4.6	4.2	2.3	15.4	5.2	9.1	1.3	17.1	9.0	22.9
2022	99.6	2.25	4.6	4.1	2.3	15.6	5.3	9.2	1.3	17.5	9.0	23.2
2023	101.0	2.25	4.6	4.1	2.3	15.7	5.4	9.4	1.3	17.8	9.1	23.6
2024	102.4	2.22	4.7	4.1	2.4	15.9	5.4	9.5	1.3	18.2	9.1	24.0
2025	103.7	2.19	4.7	4.1	2.4	16.1	5.5	9.6	1.3	18.6	9.1	24.4
2026	105.0	2.16	4.8	4.1	2.4	16.3	5.6	9.8	1.4	18.9	9.2	24.7
2027	106.4	2.14	4.9	4.1	2.4	16.5	5.7	9.9	1.4	19.2	9.2	25.1
2028	107.7	2.13	4.9	4.1	2.5	16.6	5.8	10.1	1.4	19.5	9.2	25.4
2029	109.0	2.10	5.0	4.1	2.5	16.8	5.9	10.2	1.4	19.8	9.3	25.8
2030	110.2	2.07	5.0	4.1	2.5	17.0	5.9	10.3	1.4	20.1	9.3	26.2





CALAVERAS COUNTY ECONOMIC FORECAST

Calaveras County is located in the Sierra Nevada Mountains. The county is known for being the setting of Mark Twain's famous story, *The Celebrated Jumping Frog of Calaveras County*. Calaveras County has a population of 45,928 people and 9,300 wage and salary jobs. The per capita income in Calaveras County is \$30,535, and the average salary per worker is \$34,121.

In 2006, 183 total wage and salary jobs were created in Calaveras County, representing an increase in employment of 2.0 percent. Non-farm employment, which represents over 99 percent of total employment in the county, gained 175 jobs. The unemployment rate declined to 5.8 percent in 2006.

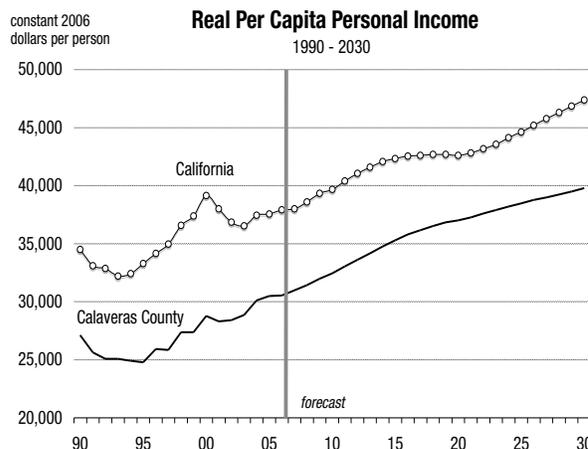
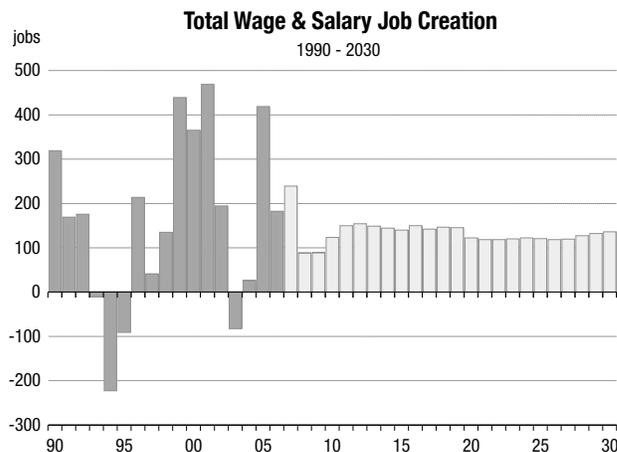
The principal sector that is producing jobs in Calaveras County in 2006 is leisure services, which added 150 jobs, after gaining 43 jobs in 2005. The government sector is the largest employer in the county, accounting for 27 percent of total employment. Last year the public sector grew by 40 jobs. After three years of steady gains, employment in the professional services sector fell by nearly 50 jobs in 2006.

The population grew in Calaveras County at a rate of 0.9 percent in calendar 2006. The only incorporated city in the county is Angels City, which grew 0.5 percent from January 2006 to January 2007. Net migration was positive last year, with an estimated total of 699 migrants entering the county. All of the population growth is due to net migration, as the natural increase has been negative in recent years.

Employment and population growth are both expected to be moderate over the forecast, but still remain at healthy levels.

FORECAST HIGHLIGHTS

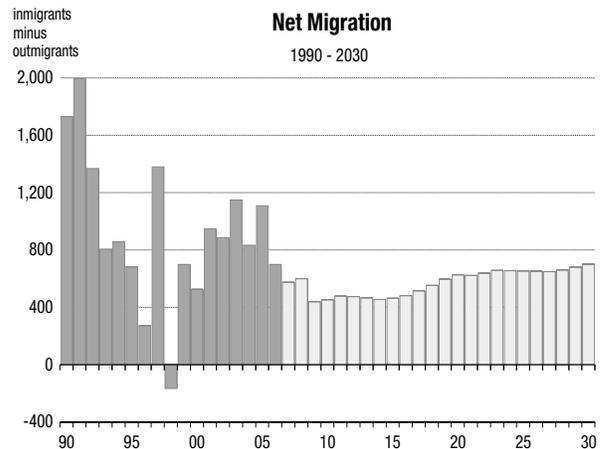
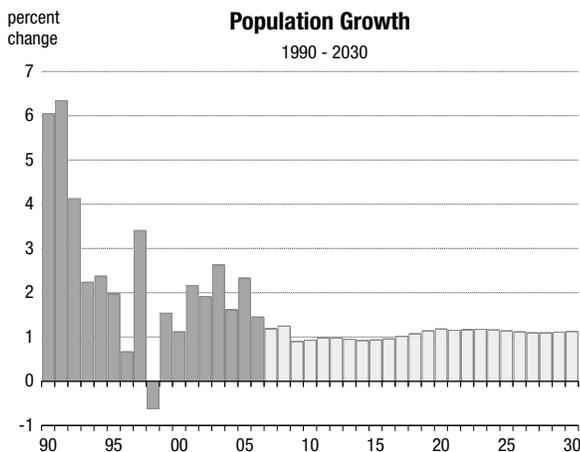
- Total wage and salary job growth is forecast to increase to 2.6 percent in 2007. Over the next five years, job growth will moderate, averaging 1.4 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.3 percent per year over the next 5 years.
- Between 2007 and 2011, job growth will be dominated by the leisure services sector, which is expected to account for nearly 50 percent of net job creation. Most of the remaining growth occurs in the professional services and government sectors.
- Population growth is expected to be 1.2 percent in 2007. Annual growth from 2007 to 2011 averages 1.1 percent per year. The natural increase remains negative, as deaths continue to outpace births.
- Net migration is forecast to be 575 people in 2007. Over the next five years net migration is expected to average 510 net migrants per year.
- Real per capita income is forecast to increase 1.5 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 2.3 percent in 2007. Over the next five years real taxable sales are forecast to increase an average of 2.4 percent per year.
- Industrial production is forecast to increase a scant 0.3 percent in 2007. Over the next five years the growth rate of industrial production will average 2.3 percent per year. Total crop production, adjusted for inflation, is expected to increase an average of 1.3 percent per year between 2007 and 2011.



Calaveras County Economic Forecast

1997-2006 History, 2007-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	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	39,925	1,380	49.6	14.7	260	\$190.7	\$0.79	\$25,838	3.4	47.3	44.3	9.1
1998	39,677	-166	52.3	14.9	298	\$197.8	\$0.86	\$27,372	3.2	41.5	47.6	8.9
1999	40,288	699	54.3	15.1	302	\$219.9	\$0.91	\$27,364	4.2	43.1	52.4	7.0
2000	40,738	527	57.6	16.5	426	\$231.1	\$1.01	\$28,768	4.5	38.1	56.8	5.6
2001	41,621	948	61.7	16.7	570	\$244.3	\$1.07	\$28,311	5.4	29.2	61.7	5.5
2002	42,420	886	63.6	17.2	520	\$255.7	\$1.11	\$28,408	1.6	33.5	65.6	6.5
2003	43,537	1,150	64.5	17.6	688	\$275.2	\$1.18	\$28,853	1.8	30.2	68.8	7.4
2004	44,240	834	70.1	18.0	831	\$308.8	\$1.26	\$30,111	1.2	34.8	74.6	6.8
2005	45,272	1,109	71.2	18.6	863	\$342.7	\$1.34	\$30,493	2.0	24.4	80.3	6.3
2006	45,928	699	73.3	19.2	499	\$372.9	\$1.40	\$30,535	3.3	24.7	79.8	5.8
2007	46,474	575	75.5	19.5	280	\$392.5	\$1.48	\$30,986	2.9	25.3	80.1	5.8
2008	47,054	601	77.5	19.7	275	\$410.7	\$1.55	\$31,415	2.0	25.5	81.4	6.2
2009	47,478	441	79.2	19.9	318	\$429.5	\$1.63	\$31,977	2.0	25.7	83.3	6.2
2010	47,921	454	80.9	20.2	335	\$450.2	\$1.71	\$32,446	2.5	26.2	86.1	6.2
2011	48,393	479	82.6	20.4	379	\$470.8	\$1.80	\$33,038	2.4	26.4	89.2	6.2
2012	48,866	475	84.3	20.7	393	\$491.5	\$1.89	\$33,612	2.2	26.7	92.3	6.4
2013	49,333	467	86.1	21.0	400	\$513.4	\$1.98	\$34,159	2.3	27.1	95.5	6.5
2014	49,790	456	87.8	21.3	407	\$535.9	\$2.08	\$34,748	2.3	27.4	98.9	6.7
2015	50,254	464	89.5	21.6	393	\$559.9	\$2.19	\$35,282	2.6	27.8	101.9	6.7
2016	50,736	482	91.2	21.9	457	\$584.9	\$2.30	\$35,789	2.7	28.2	104.9	6.8
2017	51,251	517	92.9	22.2	434	\$610.2	\$2.41	\$36,162	2.7	28.3	108.3	6.8
2018	51,801	554	94.6	22.5	450	\$634.8	\$2.52	\$36,527	2.5	28.7	112.3	6.9
2019	52,392	598	96.3	22.8	476	\$659.6	\$2.64	\$36,826	2.5	29.1	116.1	6.9
2020	53,010	628	98.0	23.2	470	\$684.2	\$2.75	\$37,010	2.5	29.5	119.7	6.8
2021	53,621	623	99.6	23.5	470	\$709.4	\$2.87	\$37,270	2.4	29.5	122.7	6.7
2022	54,246	640	101.1	23.9	453	\$736.6	\$3.00	\$37,600	2.5	29.8	125.0	6.7
2023	54,885	658	102.6	24.2	452	\$765.0	\$3.14	\$37,908	2.5	29.9	127.3	6.7
2024	55,522	657	104.1	24.5	454	\$794.1	\$3.27	\$38,205	2.3	30.2	129.9	6.7
2025	56,152	655	105.6	24.8	447	\$825.3	\$3.41	\$38,470	2.4	30.5	131.9	6.7
2026	56,779	653	107.1	25.2	441	\$858.7	\$3.56	\$38,766	2.4	30.8	133.8	6.7
2027	57,400	651	108.5	25.5	422	\$894.2	\$3.71	\$38,982	2.5	31.0	135.2	6.6
2028	58,029	662	110.0	25.8	429	\$933.0	\$3.87	\$39,231	2.7	31.0	137.2	6.6
2029	58,674	682	111.4	26.1	446	\$973.3	\$4.05	\$39,500	2.7	31.3	139.7	6.6
2030	59,337	703	112.9	26.4	471	\$1,014.6	\$4.23	\$39,779	2.6	31.7	142.2	6.6

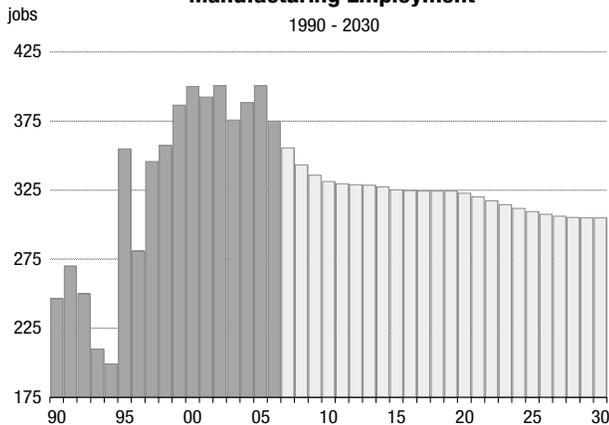


Calaveras County Employment Forecast

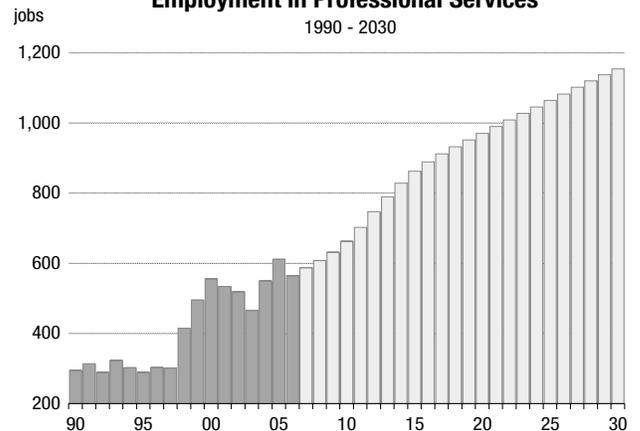
1997-2006 History, 2007-2030 Forecast

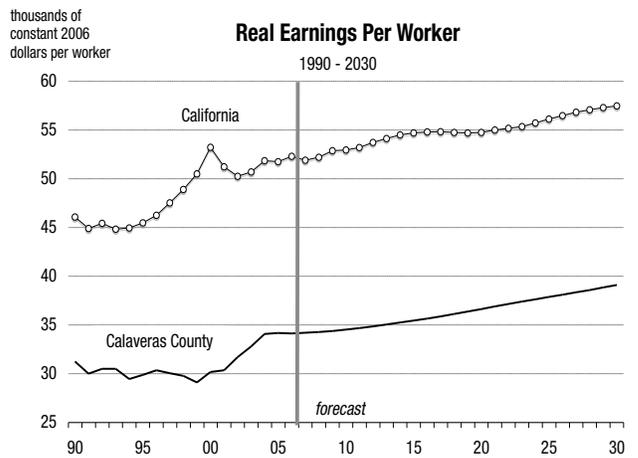
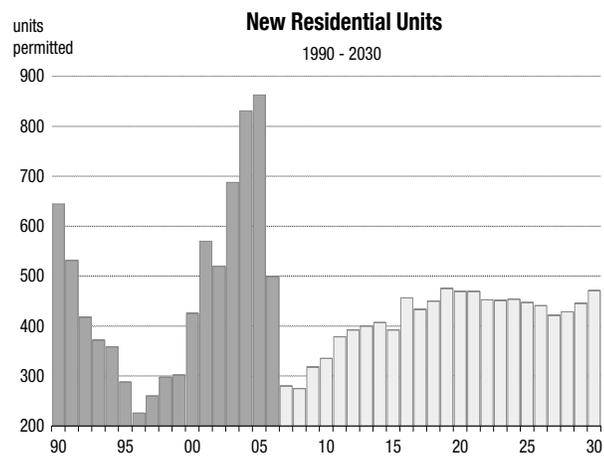
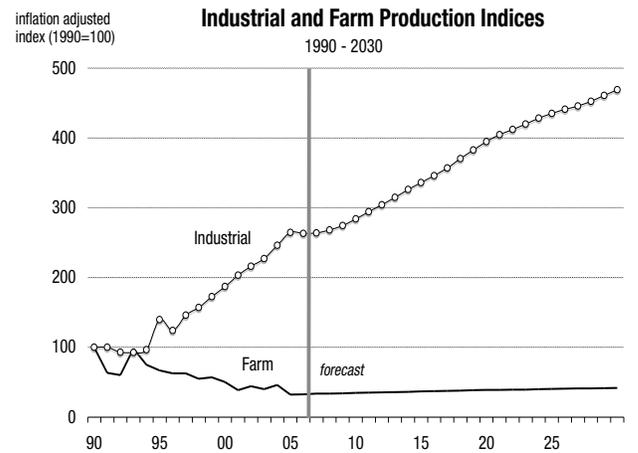
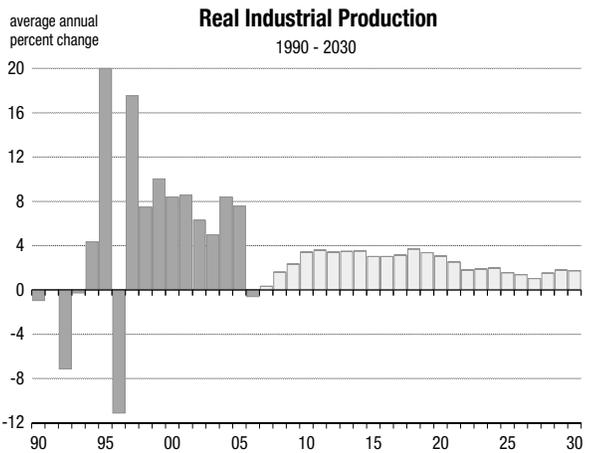
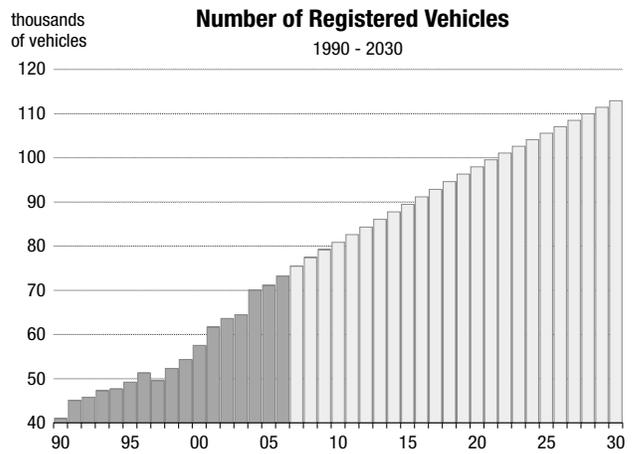
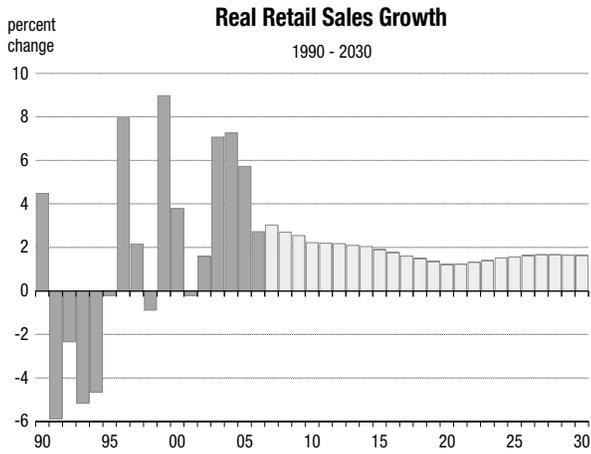
	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	7.1	0.04	0.62	0.35	0.13	1.01	0.31	0.30	0.11	0.62	0.96	2.42
1998	7.3	0.05	0.73	0.36	0.14	1.07	0.30	0.42	0.13	0.51	1.01	2.26
1999	7.7	0.03	0.87	0.39	0.15	1.09	0.33	0.50	0.13	0.52	1.07	2.28
2000	8.1	0.03	1.01	0.40	0.15	1.20	0.31	0.56	0.14	0.55	1.04	2.33
2001	8.6	0.05	1.13	0.39	0.24	1.17	0.32	0.53	0.12	0.56	1.11	2.50
2002	8.8	0.06	1.11	0.40	0.25	1.20	0.31	0.52	0.11	0.60	1.17	2.58
2003	8.7	0.05	1.10	0.38	0.25	1.25	0.27	0.47	0.11	0.62	1.19	2.59
2004	8.7	0.05	1.18	0.39	0.27	1.29	0.26	0.55	0.12	0.61	1.12	2.55
2005	9.1	0.06	1.33	0.40	0.30	1.30	0.31	0.61	0.12	0.68	1.16	2.49
2006	9.3	0.07	1.35	0.38	0.31	1.31	0.33	0.57	0.13	0.66	1.31	2.53
2007	9.5	0.07	1.31	0.36	0.31	1.33	0.31	0.59	0.12	0.67	1.52	2.56
2008	9.6	0.08	1.26	0.34	0.31	1.35	0.31	0.61	0.12	0.69	1.58	2.58
2009	9.7	0.08	1.24	0.34	0.31	1.37	0.31	0.63	0.12	0.70	1.61	2.59
2010	9.8	0.09	1.24	0.33	0.32	1.39	0.31	0.66	0.12	0.72	1.62	2.62
2011	10.0	0.09	1.25	0.33	0.33	1.40	0.31	0.70	0.12	0.73	1.64	2.65
2012	10.1	0.09	1.25	0.33	0.33	1.42	0.31	0.75	0.13	0.75	1.66	2.68
2013	10.3	0.09	1.26	0.33	0.34	1.43	0.31	0.79	0.13	0.77	1.68	2.70
2014	10.4	0.10	1.27	0.33	0.35	1.45	0.31	0.83	0.13	0.79	1.69	2.73
2015	10.6	0.10	1.28	0.33	0.35	1.47	0.31	0.86	0.13	0.80	1.71	2.75
2016	10.7	0.10	1.30	0.32	0.36	1.48	0.31	0.89	0.13	0.82	1.74	2.78
2017	10.9	0.10	1.31	0.32	0.36	1.50	0.31	0.91	0.13	0.84	1.76	2.81
2018	11.0	0.10	1.33	0.32	0.37	1.51	0.31	0.93	0.13	0.86	1.78	2.84
2019	11.2	0.10	1.34	0.32	0.38	1.52	0.31	0.95	0.14	0.88	1.80	2.87
2020	11.3	0.10	1.35	0.32	0.39	1.54	0.31	0.97	0.14	0.90	1.80	2.90
2021	11.4	0.10	1.35	0.32	0.39	1.55	0.31	0.99	0.14	0.92	1.81	2.93
2022	11.5	0.10	1.35	0.32	0.40	1.56	0.31	1.01	0.14	0.95	1.82	2.96
2023	11.6	0.10	1.35	0.31	0.41	1.57	0.31	1.03	0.14	0.97	1.83	2.99
2024	11.8	0.10	1.36	0.31	0.42	1.59	0.31	1.05	0.14	1.00	1.84	3.02
2025	11.9	0.10	1.37	0.31	0.42	1.60	0.31	1.06	0.14	1.02	1.84	3.05
2026	12.0	0.10	1.38	0.31	0.43	1.62	0.31	1.08	0.14	1.04	1.85	3.07
2027	12.1	0.10	1.39	0.31	0.43	1.63	0.31	1.10	0.14	1.06	1.86	3.10
2028	12.3	0.10	1.40	0.31	0.44	1.65	0.31	1.12	0.15	1.08	1.87	3.12
2029	12.4	0.10	1.43	0.31	0.45	1.66	0.31	1.14	0.15	1.10	1.88	3.14
2030	12.5	0.10	1.45	0.30	0.45	1.68	0.32	1.15	0.15	1.12	1.89	3.17

Manufacturing Employment



Employment in Professional Services





COLUSA COUNTY ECONOMIC FORECAST

Colusa County is located northwest of the Sacramento Valley. The dominant industry in the county is agriculture. Rice, almonds and tomatoes are the major crops. Colusa County has a population of 21,766 people and 7,795 wage and salary jobs. The per capita income in Colusa County is \$26,298, and the average salary per worker is \$35,765. The median family income in 2007 is \$49,300.

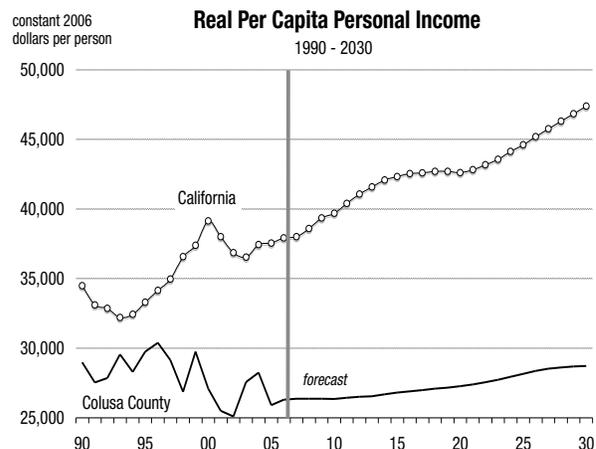
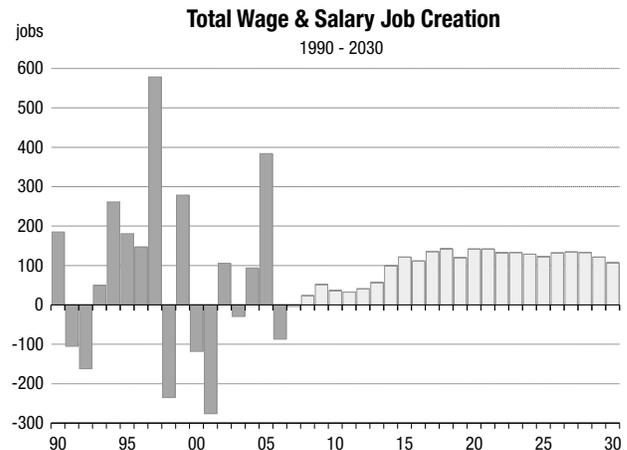
In 2006, 87 total wage and salary jobs were lost in Colusa County, representing a decline in employment of 1.1 percent. Non-farm employment added 29 jobs, representing a growth rate of 0.5 percent. The farm sector lost 116 jobs last year, a decline of 4.7 percent. The unemployment rate declined to 12.7 percent in 2006.

The principal sectors that are producing jobs in Colusa County are government and leisure, which added 100 and 42 jobs, respectively, in 2006. Government employment accounts for 26 percent of total employment in the county. The farm sector is the largest of all sectors in the county, accounting for 31 percent of total employment. The manufacturing sector suffered heavy job losses in 2006, shedding 103 workers.

The Colusa County population grew at a rate of 2.1 percent in 2006. The only two incorporated cities are Colusa and Williams, which grew 3.4 percent and 1.4 percent, respectively, between January 2006 and January 2007. Net migration was positive last year, with an estimated total of 233 migrants entering the county.

FORECAST HIGHLIGHTS

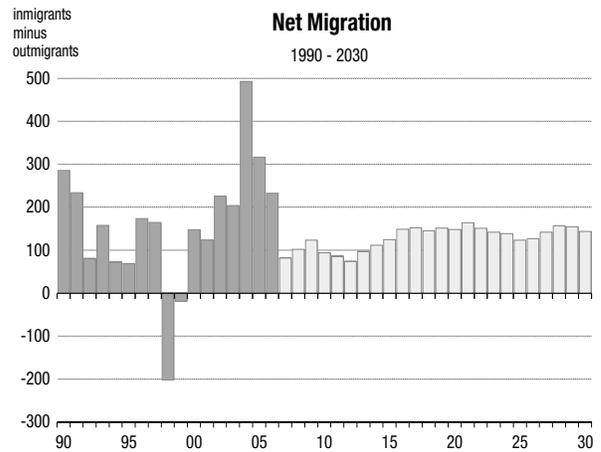
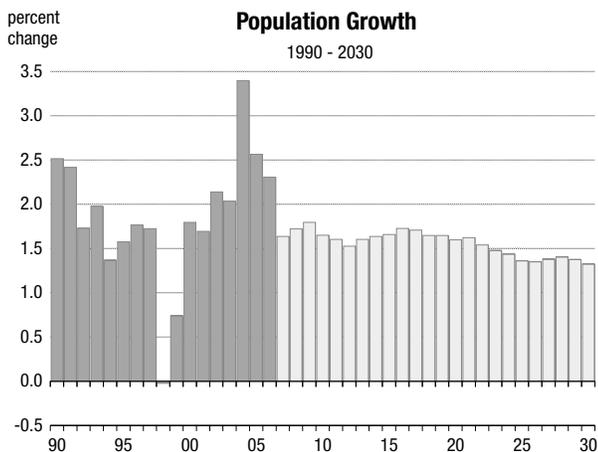
- Total wage and salary job growth is forecast to be -0.1 percent in 2007. From 2007 to 2011, total employment growth averages 0.4 percent per year. Non-farm employment growth will average 0.7 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.7 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is primarily in the public sector. Other growing sectors include, wholesale and retail trade, and leisure services. Employment in the manufacturing sector is expected to decline by 21 percent over the next five years, while employment in the construction sectors is forecast to decline nearly 16 percent.
- The population in the county will continue to grow, but at a slower rate than the past five years. Annual growth in the 2007 to 2011 period averages 1.7 percent per year.
- Net migration will decline to an estimated 80 people in 2007. Over the next five years net migration is expected to average 100 net migrants per year.
- Real per capita income is forecast to increase 0.2 percent in 2007. Over the next five years real per capita incomes are expected to increase by a scant 0.1 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 5.5 percent in 2007. Over the next five years the growth rate of real taxable sales is forecast to average 3.8 percent per year.
- Industrial production is forecast to decline 1.5 percent in 2007. Over the next five years industrial production will decline by an average of 0.2 percent per year, due to declining employment in the manufacturing sector. Total crop production, adjusted for inflation, is expected to increase an average of 1.5 percent per year between 2007 and 2011.



Colusa County Economic Forecast

1997-2006 History, 2007-2030 Forecast

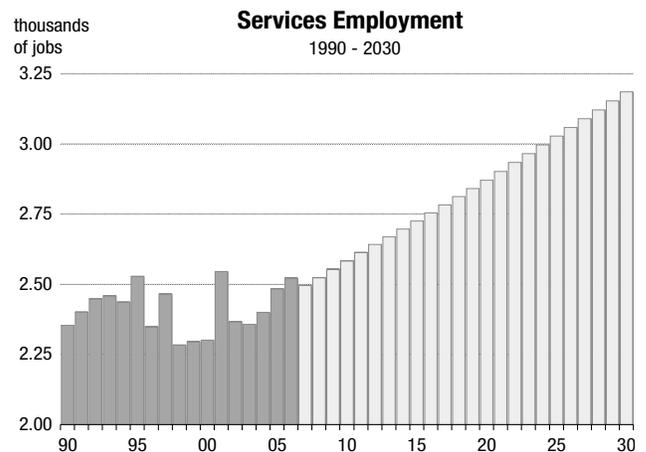
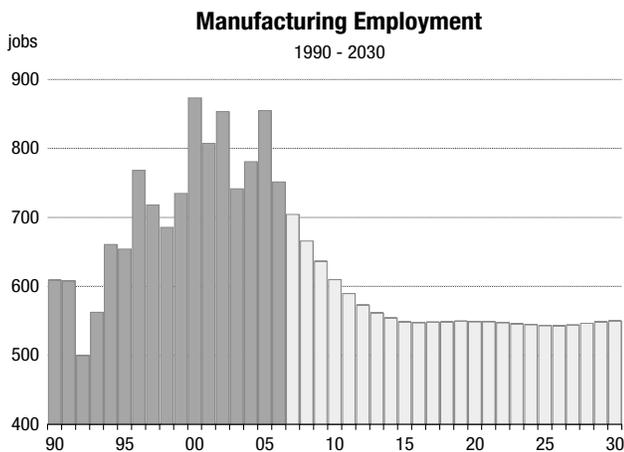
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	18,461	165	20.1	6.2	52	\$188.7	\$0.41	\$29,144	3.4	421.9	86.2	19.3
1998	18,457	-202	21.0	6.3	51	\$178.5	\$0.39	\$26,850	3.2	371.8	79.1	20.3
1999	18,594	-19	21.5	6.3	48	\$217.0	\$0.46	\$29,747	4.2	426.7	90.8	16.0
2000	18,928	148	21.3	6.1	46	\$222.6	\$0.44	\$27,083	4.5	402.2	109.7	11.7
2001	19,249	124	21.2	6.1	34	\$216.4	\$0.44	\$25,504	5.4	306.5	97.1	12.9
2002	19,661	226	24.2	6.2	41	\$203.8	\$0.45	\$25,082	1.6	315.1	105.1	14.0
2003	20,061	204	24.2	6.2	202	\$214.1	\$0.52	\$27,564	1.8	385.5	99.0	14.5
2004	20,743	493	26.1	6.3	193	\$245.0	\$0.56	\$28,248	1.2	370.6	107.2	13.8
2005	21,275	317	26.6	6.6	145	\$259.5	\$0.53	\$25,900	2.0	405.6	119.8	12.9
2006	21,766	233	26.3	6.8	102	\$298.7	\$0.57	\$26,298	3.3	423.3	108.7	12.7
2007	22,122	82	27.3	6.9	65	\$324.4	\$0.60	\$26,360	2.9	436.3	107.1	12.5
2008	22,503	102	28.1	7.0	60	\$345.2	\$0.62	\$26,362	2.0	444.9	106.5	12.6
2009	22,908	124	28.9	7.0	69	\$364.7	\$0.65	\$26,356	2.0	450.3	106.5	12.5
2010	23,286	94	29.7	7.1	73	\$385.2	\$0.67	\$26,351	2.5	453.7	106.8	12.4
2011	23,659	87	30.3	7.2	73	\$404.8	\$0.70	\$26,435	2.4	455.9	107.4	12.4
2012	24,021	74	30.9	7.2	73	\$424.0	\$0.73	\$26,511	2.2	457.1	108.4	12.6
2013	24,406	97	31.5	7.3	82	\$443.8	\$0.76	\$26,539	2.3	457.8	110.3	12.7
2014	24,806	112	32.1	7.4	91	\$464.4	\$0.80	\$26,681	2.3	458.3	113.0	12.8
2015	25,217	125	32.6	7.5	92	\$486.9	\$0.83	\$26,813	2.6	458.6	115.7	12.8
2016	25,653	149	33.0	7.6	96	\$511.0	\$0.87	\$26,895	2.7	458.9	118.8	12.9
2017	26,091	152	33.4	7.7	93	\$536.5	\$0.92	\$26,977	2.7	459.2	122.5	12.8
2018	26,521	145	33.8	7.7	97	\$562.3	\$0.96	\$27,089	2.5	459.6	126.8	12.8
2019	26,958	152	34.2	7.8	93	\$589.3	\$1.00	\$27,162	2.5	460.1	130.9	12.8
2020	27,389	148	34.5	7.9	90	\$617.2	\$1.05	\$27,260	2.5	460.4	135.0	12.7
2021	27,834	164	34.7	8.0	93	\$646.2	\$1.09	\$27,385	2.4	460.6	138.7	12.6
2022	28,263	151	34.8	8.1	83	\$677.2	\$1.15	\$27,542	2.5	460.6	141.2	12.6
2023	28,680	142	35.1	8.2	78	\$709.3	\$1.20	\$27,729	2.5	460.7	143.8	12.5
2024	29,093	139	35.2	8.2	76	\$742.1	\$1.25	\$27,941	2.3	460.6	146.5	12.6
2025	29,490	123	35.5	8.3	65	\$777.1	\$1.31	\$28,153	2.4	460.6	148.7	12.6
2026	29,888	127	35.8	8.4	70	\$814.1	\$1.37	\$28,372	2.4	460.5	151.0	12.5
2027	30,301	142	36.2	8.4	80	\$853.1	\$1.43	\$28,519	2.5	460.5	153.0	12.5
2028	30,728	157	36.6	8.5	91	\$895.2	\$1.50	\$28,621	2.7	460.4	155.9	12.4
2029	31,150	155	36.9	8.6	90	\$938.4	\$1.56	\$28,685	2.7	460.4	159.0	12.4
2030	31,564	144	37.3	8.7	86	\$982.1	\$1.62	\$28,726	2.6	460.3	161.8	12.4

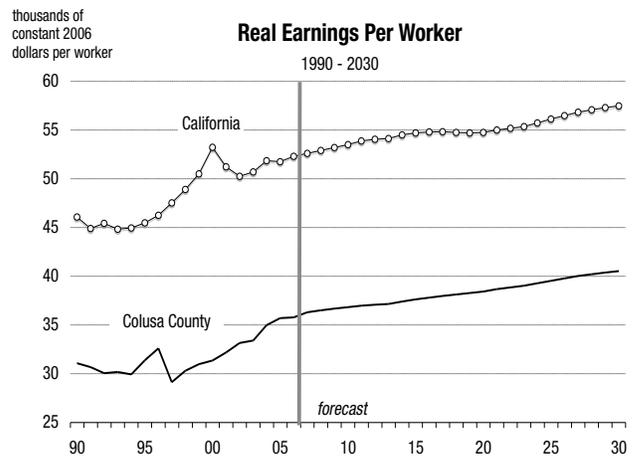
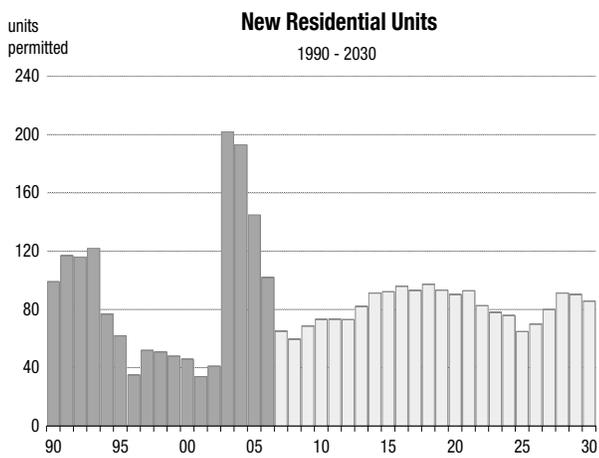
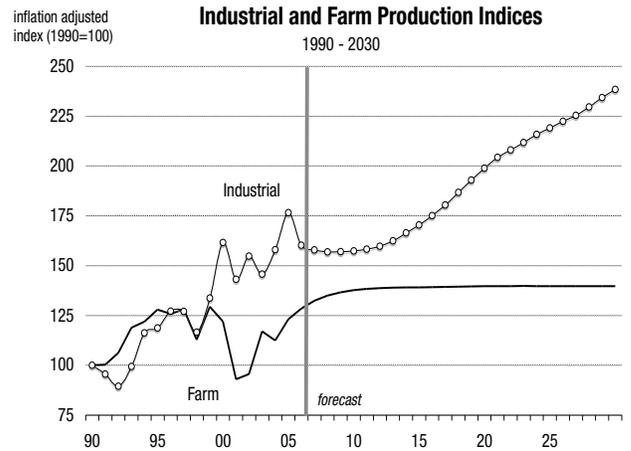
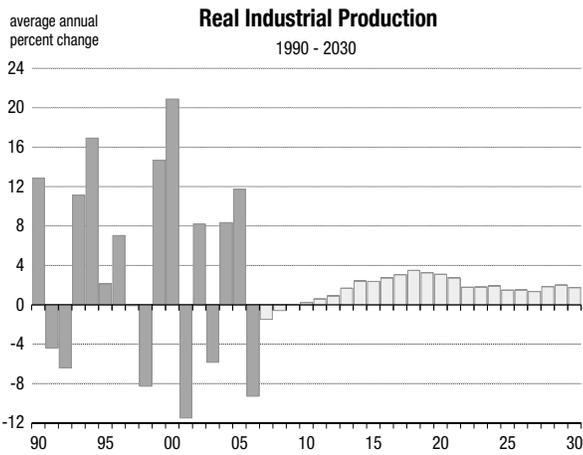
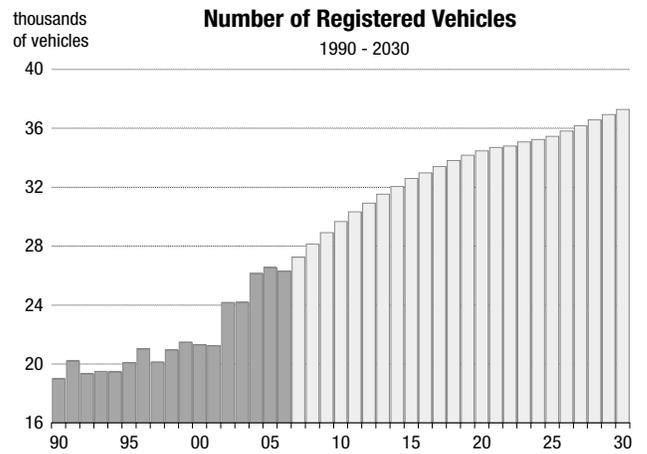
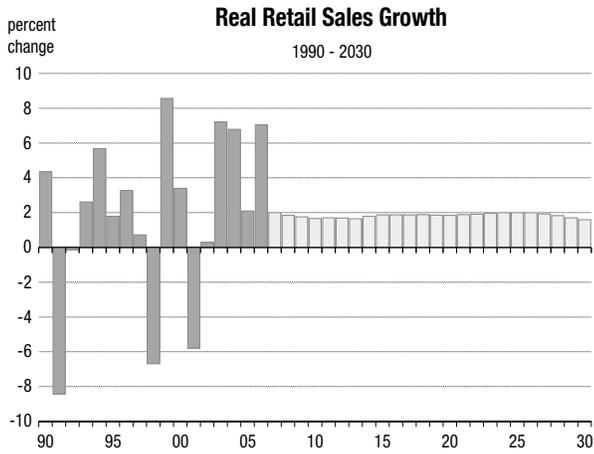


Colusa County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----										
1997	7.7	3.04	0.07	0.72	0.25	0.84	0.19	0.32	0.65	1.38
1998	7.4	3.03	0.07	0.69	0.18	0.83	0.18	0.29	0.61	1.37
1999	7.7	2.87	0.11	0.74	0.22	0.81	0.18	0.28	0.61	1.71
2000	7.6	2.56	0.10	0.87	0.22	0.84	0.18	0.27	0.59	1.77
2001	7.3	2.10	0.10	0.81	0.21	0.90	0.17	0.34	0.60	1.77
2002	7.4	2.12	0.12	0.85	0.22	0.83	0.17	0.35	0.60	1.98
2003	7.4	2.17	0.12	0.74	0.20	0.82	0.15	0.37	0.63	2.02
2004	7.5	2.21	0.12	0.78	0.21	0.87	0.15	0.37	0.60	1.99
2005	7.9	2.46	0.13	0.86	0.23	0.92	0.13	0.37	0.62	1.96
2006	7.8	2.34	0.12	0.75	0.22	0.93	0.14	0.36	0.66	2.06
2007	7.8	2.30	0.11	0.70	0.21	0.91	0.13	0.36	0.67	2.18
2008	7.8	2.29	0.11	0.67	0.21	0.94	0.13	0.36	0.68	2.23
2009	7.9	2.29	0.10	0.64	0.21	0.96	0.13	0.36	0.68	2.28
2010	7.9	2.29	0.10	0.61	0.21	0.97	0.13	0.36	0.68	2.31
2011	7.9	2.30	0.10	0.59	0.21	0.99	0.14	0.37	0.68	2.33
2012	8.0	2.30	0.10	0.57	0.21	1.01	0.14	0.37	0.68	2.36
2013	8.0	2.31	0.10	0.56	0.21	1.02	0.14	0.38	0.68	2.39
2014	8.1	2.31	0.11	0.55	0.21	1.04	0.14	0.38	0.68	2.47
2015	8.3	2.31	0.11	0.55	0.21	1.06	0.14	0.39	0.68	2.56
2016	8.4	2.31	0.11	0.55	0.21	1.08	0.14	0.40	0.68	2.65
2017	8.5	2.30	0.11	0.55	0.21	1.10	0.14	0.40	0.68	2.76
2018	8.6	2.29	0.11	0.55	0.21	1.12	0.14	0.41	0.69	2.88
2019	8.8	2.28	0.12	0.55	0.21	1.14	0.14	0.42	0.69	2.98
2020	8.9	2.28	0.12	0.55	0.21	1.16	0.14	0.42	0.69	3.09
2021	9.0	2.28	0.12	0.55	0.22	1.18	0.14	0.43	0.69	3.20
2022	9.2	2.28	0.12	0.55	0.22	1.20	0.14	0.44	0.69	3.30
2023	9.3	2.28	0.11	0.55	0.22	1.22	0.13	0.45	0.69	3.41
2024	9.4	2.28	0.11	0.54	0.22	1.24	0.13	0.45	0.69	3.51
2025	9.6	2.28	0.11	0.54	0.23	1.26	0.13	0.46	0.69	3.60
2026	9.7	2.28	0.11	0.54	0.23	1.29	0.13	0.47	0.69	3.70
2027	9.8	2.29	0.11	0.54	0.23	1.31	0.13	0.48	0.69	3.80
2028	10.0	2.29	0.11	0.55	0.23	1.33	0.13	0.49	0.69	3.90
2029	10.1	2.29	0.12	0.55	0.23	1.35	0.13	0.50	0.69	3.98
2030	10.2	2.29	0.12	0.55	0.23	1.38	0.13	0.51	0.69	4.05





CONTRA COSTA COUNTY ECONOMIC FORECAST

Contra Costa County is located in the East Bay of the San Francisco Bay Area. Along with Alameda County to the south, the East Bay metro area had the third highest median family income in California, at \$83,000 in 2007. Together with other Bay Area counties, Contra Costa County thrived in the late 1990s when technology was booming. But unlike other counties in the region, Contra Costa experienced only one year of significant job loss.

Contra Costa County has a population of just over one million people and more than 348,000 wage and salary jobs. The per capita income in Contra Costa County is \$49,876, and the average salary per worker is \$62,721.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In 2006, 4,300 jobs were created in Contra Costa County, representing a growth rate of 1.2 percent. The unemployment rate fell to 4.6 percent in 2006.

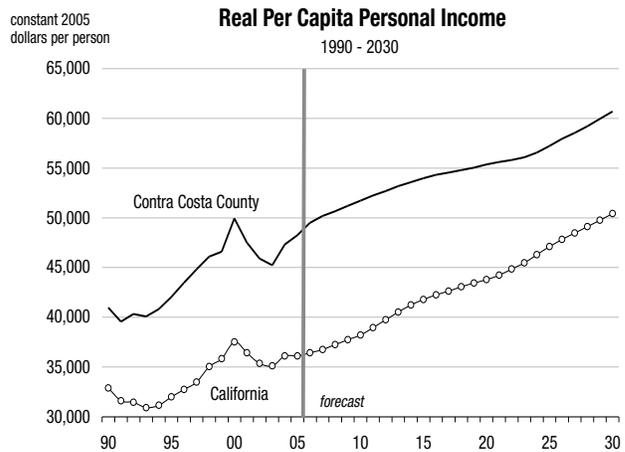
Professional services, healthcare and education, and leisure services added the most new jobs in 2006. Financial services and information technologies were the only non-farm sectors that lost jobs in 2006. Manufacturing and construction are the only sectors that are forecast to contract over the next five years.

Population growth remains positive in Contra Costa County. The county grew at a rate of 1.1 percent in the January 2006 to January 2007 period. The fastest growing cities in the county are Oakley and Brentwood, which jumped 8.2 and 6.4 percent, respectively. The largest city in the county, Concord, actually lost population (by 0.4 percent) last year.

Employment and population growth is forecast to remain stable in Contra Costa County in 2007 and beyond.

FORECAST HIGHLIGHTS

- Job growth averages 1.0 percent in 2007. From 2007 to 2011, the rate of employment growth is forecast to average 1.1 percent.
- Average salaries adjusted for inflation are currently well above the California average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 1.2 percent per year over the next 5 years.
- The momentum for employment growth is in service based sectors. The professional services and leisure services sectors will lead the way with 10,000 total jobs created between 2007 and 2011, an increase of more than 12 percent. All other service sectors are forecast to grow between 4 and 7 percent between 2007 and 2011.

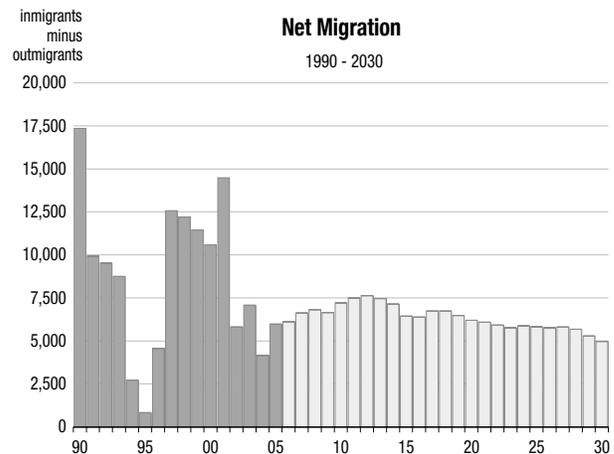
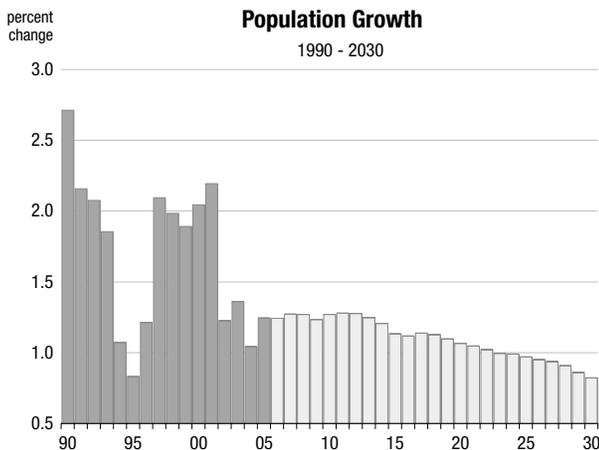


- Population growth is forecast at 0.9 percent for 2007 and for the annual average from 2007 to 2011.
- Net migration is not expected to reach the levels seen between 1997 and 2001. From 2007 to 2011, net migration is expected to average 3,000 people entering the county per year.
- Real per capita incomes increase at a rate of 0.8 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.2 percent per year.
- Total taxable sales are expected to increase by an average of 5.2 percent over the next five years.
- Industrial production is expected to increase 3.5 percent in 2007. Over the next five years the growth rate of industrial production is forecast to average 3.4 percent per year.

Contra Costa County Economic Forecast

1997-2006 History, 2007-2030 Forecast

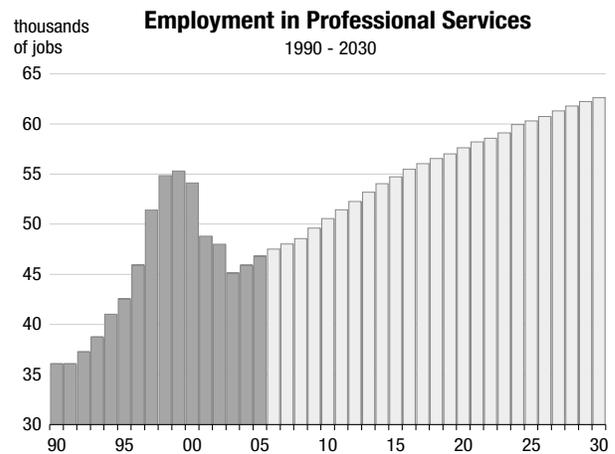
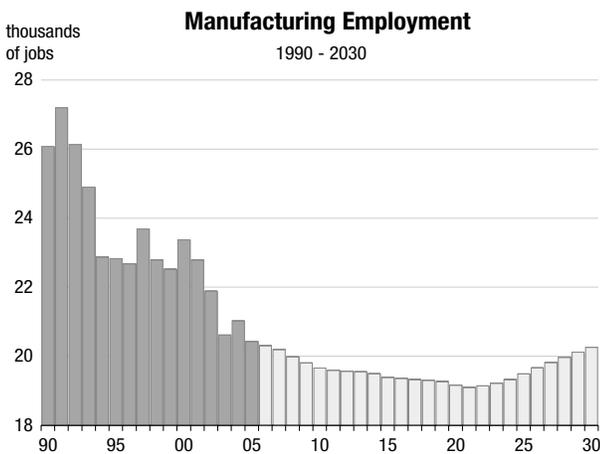
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	901,900	12,576	713.8	325.7	3,514	\$9.3	\$32.0	\$46,296	3.4	124.3	3.00	4.2
1998	919,800	12,205	762.2	329.1	4,249	\$10.1	\$34.6	\$47,605	3.2	110.5	2.95	3.6
1999	937,200	11,444	785.9	332.1	4,589	\$11.1	\$37.1	\$48,119	4.2	105.3	3.05	3.1
2000	956,328	12,821	817.6	344.1	5,639	\$12.3	\$42.4	\$51,575	4.5	107.7	3.38	3.6
2001	977,321	14,500	849.4	346.5	5,136	\$12.3	\$43.5	\$49,080	5.4	104.3	3.06	4.0
2002	989,161	5,658	879.3	351.0	5,805	\$12.2	\$43.3	\$47,529	1.6	108.7	3.11	5.7
2003	1,002,651	7,090	868.9	355.6	6,895	\$12.2	\$44.2	\$46,961	1.8	115.7	3.06	6.1
2004	1,014,971	6,004	919.0	360.7	5,483	\$13.0	\$46.6	\$48,353	1.2	92.9	3.15	5.4
2005	1,025,627	4,117	910.6	366.8	6,312	\$13.5	\$49.1	\$49,415	2.0	89.8	3.09	4.8
2006	1,034,874	2,765	918.9	372.5	4,349	\$14.0	\$51.6	\$49,876	3.3	94.8	3.17	4.7
2007	1,043,895	2,676	930.5	376.2	3,773	\$14.9	\$54.0	\$50,291	2.9	87.9	3.28	4.7
2008	1,053,143	2,998	941.4	379.7	3,856	\$15.6	\$56.3	\$50,938	2.0	89.7	3.41	4.9
2009	1,061,738	2,438	952.4	383.2	3,868	\$16.3	\$58.4	\$51,391	2.0	83.1	3.52	4.9
2010	1,070,755	2,953	964.3	386.8	3,997	\$17.2	\$61.2	\$52,024	2.5	79.3	3.64	4.8
2011	1,080,860	4,113	977.6	390.5	4,226	\$18.0	\$64.2	\$52,852	2.4	80.5	3.74	4.7
2012	1,092,242	5,442	991.1	394.4	4,400	\$19.0	\$67.4	\$53,697	2.2	78.1	3.86	4.7
2013	1,104,397	6,237	1,004.4	398.5	4,474	\$19.9	\$70.6	\$54,339	2.3	74.5	3.99	4.8
2014	1,117,094	6,772	1,017.5	402.6	4,530	\$20.9	\$73.8	\$54,903	2.3	73.3	4.12	4.9
2015	1,130,093	7,060	1,030.3	406.8	4,481	\$22.0	\$77.2	\$55,341	2.6	71.0	4.23	5.0
2016	1,143,290	7,229	1,042.6	411.0	4,409	\$23.1	\$80.7	\$55,696	2.7	68.7	4.34	5.0
2017	1,156,651	7,356	1,054.7	415.1	4,459	\$24.2	\$84.3	\$56,021	2.7	71.0	4.46	5.0
2018	1,170,080	7,387	1,066.3	419.2	4,296	\$25.4	\$88.0	\$56,357	2.5	68.3	4.60	5.0
2019	1,183,478	7,310	1,077.5	423.2	4,199	\$26.7	\$91.7	\$56,676	2.5	66.4	4.73	5.0
2020	1,196,632	7,020	1,087.9	427.0	3,991	\$27.9	\$95.5	\$56,946	2.5	65.3	4.86	5.0
2021	1,209,794	7,006	1,098.2	430.7	3,915	\$29.3	\$99.7	\$57,397	2.4	67.5	4.95	5.0
2022	1,222,978	7,034	1,107.8	434.4	3,806	\$30.6	\$104.1	\$57,830	2.5	64.1	5.00	5.0
2023	1,236,256	7,161	1,117.3	437.9	3,776	\$31.9	\$108.7	\$58,279	2.5	66.4	5.06	5.0
2024	1,249,541	7,217	1,126.4	441.4	3,736	\$33.4	\$113.0	\$58,601	2.3	61.9	5.12	5.0
2025	1,262,703	7,161	1,135.3	444.8	3,680	\$34.9	\$117.3	\$58,844	2.4	60.8	5.17	4.9
2026	1,275,728	7,102	1,144.0	448.2	3,613	\$36.5	\$122.0	\$59,149	2.4	59.7	5.22	4.9
2027	1,288,725	7,177	1,152.9	451.6	3,558	\$38.1	\$127.1	\$59,526	2.5	58.7	5.25	4.9
2028	1,301,549	7,132	1,162.0	454.9	3,477	\$39.8	\$132.5	\$59,817	2.7	60.0	5.31	4.9
2029	1,314,063	6,958	1,171.0	458.1	3,410	\$41.6	\$138.1	\$60,180	2.7	56.5	5.38	4.9
2030	1,326,407	6,918	1,180.2	461.3	3,370	\$43.5	\$144.0	\$60,590	2.6	55.4	5.45	4.9

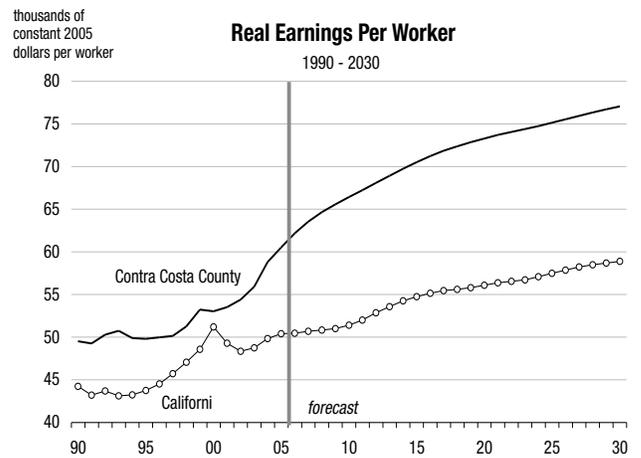
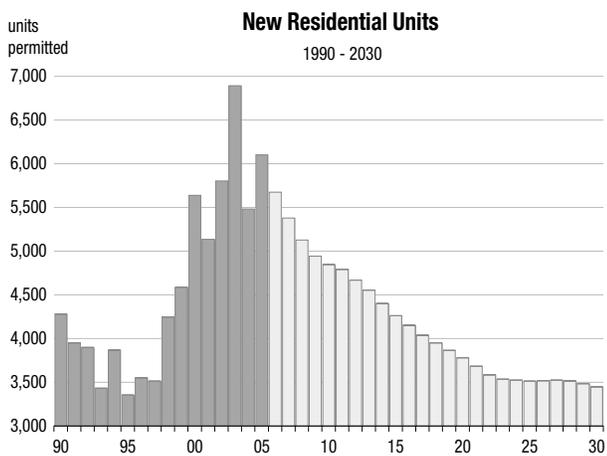
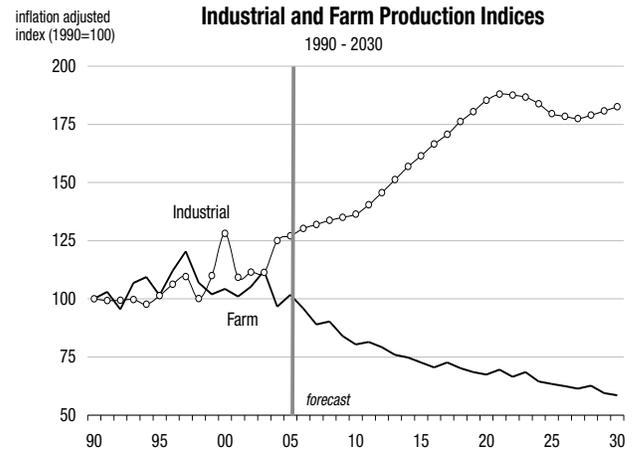
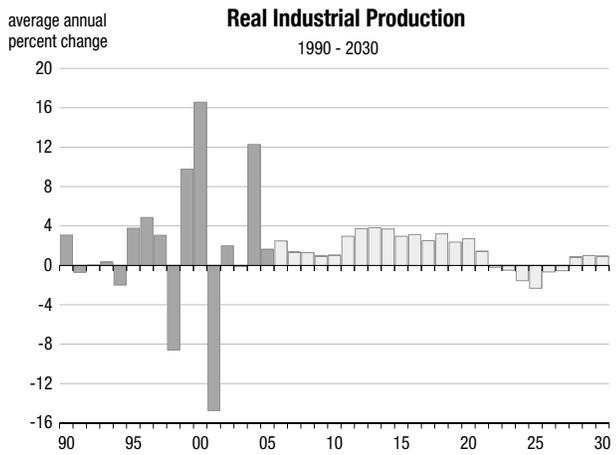
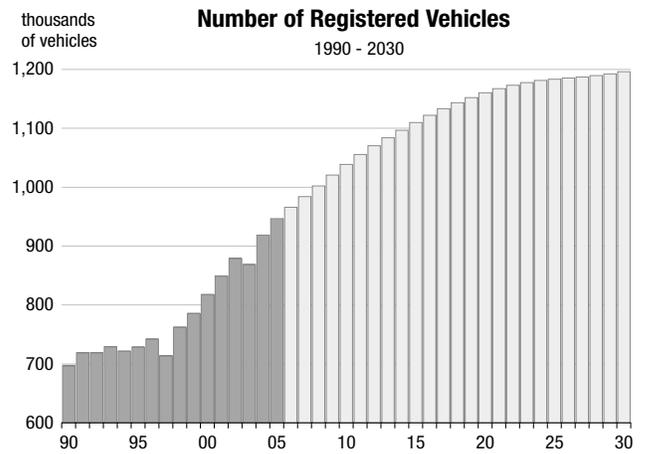
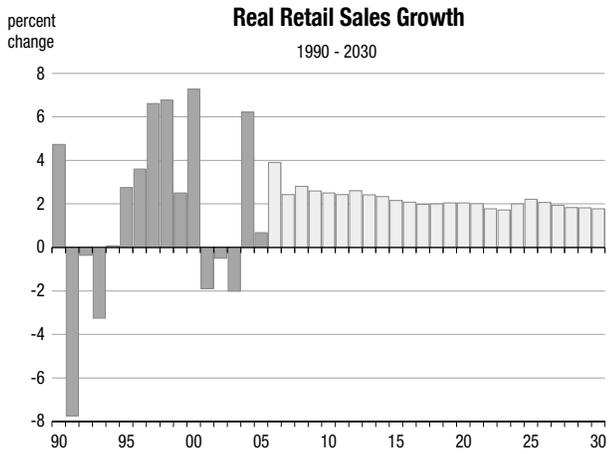


Contra Costa County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	310.8	1.12	23.0	23.7	9.1	49.7	22.9	51.4	15.1	33.6	25.7	45.6
1998	317.6	0.92	24.0	22.8	8.5	50.2	23.2	54.9	15.1	35.8	26.4	45.5
1999	326.6	1.33	26.4	22.5	8.4	50.6	25.0	55.3	15.9	36.9	26.1	47.2
2000	336.6	2.24	28.8	23.4	8.9	52.0	26.3	54.1	17.4	38.3	25.9	48.2
2001	338.3	2.12	30.1	22.8	8.9	52.9	28.6	48.8	16.8	39.5	26.6	49.6
2002	343.2	2.14	28.0	21.9	9.3	53.5	30.8	48.0	16.0	40.3	29.1	50.5
2003	334.3	1.96	27.5	20.6	7.9	51.5	32.4	45.1	13.8	40.4	29.8	50.2
2004	337.5	0.84	29.0	20.6	7.5	52.4	32.6	45.9	14.0	41.1	30.3	49.3
2005	343.8	0.87	30.8	19.8	7.4	53.0	34.2	47.0	13.3	41.1	31.5	50.8
2006	348.1	0.79	31.1	20.1	7.5	53.0	34.0	48.4	12.9	42.2	32.5	51.4
2007	351.6	0.79	30.8	19.9	7.6	53.6	34.5	49.6	13.0	42.7	33.3	51.6
2008	354.7	0.81	30.5	19.8	7.7	54.1	34.9	50.4	13.1	43.0	34.1	52.0
2009	357.5	0.75	29.9	19.7	7.7	54.7	35.2	51.3	13.2	43.3	34.9	52.4
2010	362.0	0.71	29.7	19.6	7.8	55.2	35.7	53.0	13.4	43.6	35.7	53.0
2011	367.9	0.72	30.0	19.5	7.8	55.9	36.3	54.9	13.8	44.0	36.4	53.7
2012	373.9	0.70	30.4	19.5	7.9	56.5	37.1	56.7	14.2	44.3	37.2	54.2
2013	379.1	0.67	30.5	19.4	8.0	57.2	38.0	58.2	14.5	44.7	38.0	54.8
2014	384.0	0.65	30.5	19.3	8.0	57.8	38.8	59.3	14.9	45.1	38.7	55.2
2015	388.4	0.63	30.5	19.2	8.1	58.4	39.7	60.2	15.2	45.6	39.5	55.7
2016	392.6	0.61	30.4	19.1	8.2	59.0	40.7	60.7	15.4	46.1	40.2	56.2
2017	397.2	0.63	30.6	19.0	8.2	59.7	41.8	61.2	15.7	46.6	41.0	56.7
2018	401.7	0.61	30.6	19.0	8.2	60.3	42.9	61.7	16.0	47.2	41.7	57.3
2019	406.3	0.59	30.6	18.9	8.3	60.9	43.9	62.4	16.3	47.7	42.5	57.9
2020	410.4	0.58	30.4	18.8	8.3	61.6	44.8	63.0	16.5	48.3	43.2	58.4
2021	414.9	0.60	30.6	18.7	8.3	62.2	45.8	63.6	16.7	48.8	43.9	58.9
2022	419.0	0.57	30.5	18.5	8.3	62.9	46.8	64.3	16.9	49.3	44.6	59.5
2023	423.5	0.59	30.7	18.4	8.3	63.5	47.9	64.9	17.1	49.8	45.4	60.0
2024	428.0	0.55	30.9	18.2	8.3	64.1	49.0	65.6	17.3	50.3	46.1	60.5
2025	432.6	0.54	31.1	18.1	8.3	64.8	50.2	66.2	17.5	50.8	46.8	60.9
2026	437.2	0.53	31.3	18.0	8.3	65.4	51.4	66.8	17.7	51.3	47.5	61.4
2027	441.7	0.52	31.3	17.9	8.3	66.1	52.6	67.5	17.9	51.8	48.2	61.8
2028	446.0	0.53	31.2	17.8	8.3	66.7	53.7	68.2	18.1	52.4	48.9	62.3
2029	450.1	0.50	31.0	17.8	8.3	67.4	54.7	68.7	18.3	53.0	49.6	62.7
2030	454.2	0.49	30.9	17.7	8.3	68.0	55.7	69.2	18.5	53.6	50.3	63.2





DEL NORTE COUNTY ECONOMIC FORECAST

Del Norte County is the northwest-most county in California. The county shares its northern border with the state of Oregon, and the closest city with more than 100,000 residents is Eugene, Oregon, 225 miles to the north. Del Norte County has a population of 29,328 people and 8,274 wage and salary jobs. The per capita income in Del Norte County is \$22,307, and the average salary per worker is \$37,054. In 2007 the median household income in Del Norte County is estimated at \$44,400.

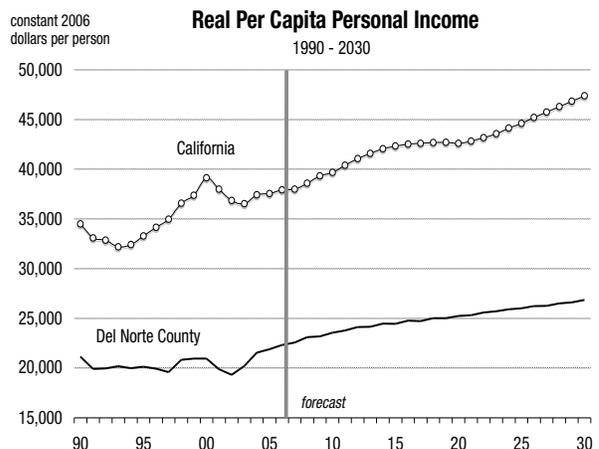
In 2006, 131 total wage and salary jobs were created in Del Norte County, a gain of 1.6 percent. Non-farm employment, which accounts for over 95 percent of total employment, added 116 jobs. The unemployment rate declined to 6.9 percent in 2006.

The principal sector that is producing jobs in Del Norte County is healthcare and education, which created 67 jobs last year and 58 the year before. The public sector is the largest jobs sector in the county, contributing 44 percent of total employment. Pelican Bay State Penitentiary, located in Crescent City, is one of the largest employers in the county. The penitentiary employs 1,500 people, and houses over 3,400 inmates. The other largest employment sectors in the county are leisure services, education and healthcare services, and trade, transportation, and utilities.

The population grew in Del Norte County at a rate of 1.1 percent in calendar 2006. The only incorporated city in the county is Crescent City, which grew 1.0 percent between January 2006 and January 2007. Migration was positive last year, with an estimated 173 net migrants entering the county.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to jump to 3.5 percent in 2007. From 2007 to 2011, total employment growth averages 2.2 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 rise an average of 0.3 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in government, trade, transportation and utilities. These sectors account for over 88 percent of all jobs created in the county over the next five years.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 2.2 percent in 2007. Over the next five years real taxable sales growth is forecast to average 1.6 percent per year.

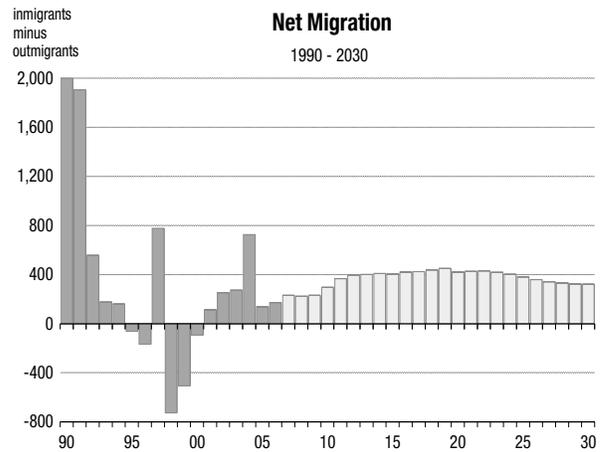
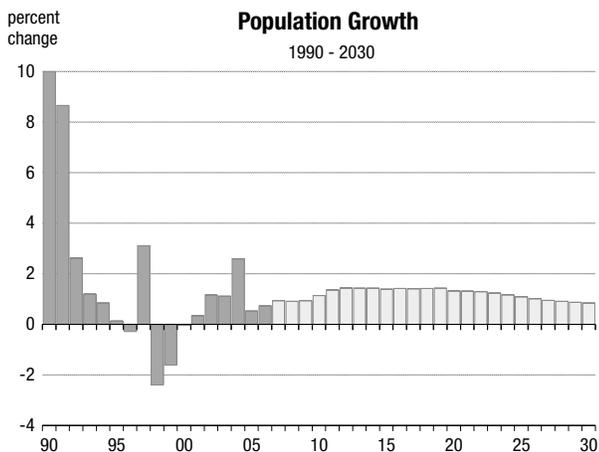


- Annual growth in the 2007 to 2011 period averages a modest 1.1 percent per year.
- Net migration will rise to 230 people in 2007. Over the next five years migration is expected to average approximately 270 net migrants per year. Nearly 85 percent of the population growth comes from net migration because the natural increase is insignificant.
- Real per capita income is forecast to increase 1.1 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.3 percent per year.
- Industrial production is forecast to decline slightly in 2007. Over the next five years industrial production rebounds, growing by an average of 6.9 percent per year due to increases in manufacturing employment. Total crop production, adjusted for inflation, is expected to increase by an average of 0.5 percent per year between 2007 and 2011.

Del Norte County Economic Forecast

1997-2006 History, 2007-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	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	28,648	778	21.9	9.2	45	\$147.9	\$0.43	\$19,590	3.4	35.46	32.78	10.2
1998	27,963	-727	22.4	9.3	50	\$145.7	\$0.46	\$20,832	3.2	38.26	26.92	10.3
1999	27,513	-505	22.6	9.4	35	\$158.4	\$0.47	\$20,941	4.2	37.77	27.21	8.1
2000	27,502	-92	23.5	9.2	44	\$176.0	\$0.50	\$20,940	4.5	35.26	31.58	7.4
2001	27,597	114	24.7	9.2	56	\$181.1	\$0.50	\$19,893	5.4	36.47	26.67	8.0
2002	27,917	254	24.9	9.3	79	\$190.3	\$0.50	\$19,310	1.6	31.97	16.21	8.8
2003	28,229	272	25.3	9.3	127	\$191.3	\$0.53	\$20,196	1.8	36.49	13.71	8.5
2004	28,961	726	27.2	9.4	198	\$203.8	\$0.59	\$21,555	1.2	42.21	15.43	8.1
2005	29,115	136	27.3	9.5	120	\$216.5	\$0.62	\$21,885	2.0	43.32	19.17	7.4
2006	29,328	173	27.7	9.6	37	\$232.6	\$0.65	\$22,307	3.3	43.83	19.89	6.9
2007	29,605	231	28.3	9.7	66	\$244.8	\$0.69	\$22,553	2.9	44.04	19.72	7.0
2008	29,877	223	28.8	9.7	54	\$254.2	\$0.72	\$23,112	2.0	43.72	21.52	7.2
2009	30,157	231	29.4	9.8	46	\$262.9	\$0.75	\$23,168	2.0	44.52	23.37	7.4
2010	30,503	296	29.9	9.8	42	\$273.1	\$0.79	\$23,558	2.5	45.00	24.63	7.5
2011	30,921	368	30.6	9.8	55	\$283.0	\$0.83	\$23,767	2.4	44.84	27.76	7.5
2012	31,367	397	31.2	9.9	63	\$293.2	\$0.87	\$24,131	2.2	45.15	29.21	7.6
2013	31,818	402	31.9	9.9	67	\$303.4	\$0.90	\$24,151	2.3	45.61	30.13	7.7
2014	32,273	408	32.6	10.0	60	\$314.2	\$0.95	\$24,471	2.3	45.76	29.83	7.9
2015	32,723	404	33.3	10.1	58	\$325.5	\$0.99	\$24,450	2.6	46.06	28.82	7.9
2016	33,189	422	34.0	10.1	59	\$337.8	\$1.04	\$24,765	2.7	46.35	31.45	8.0
2017	33,657	425	34.7	10.2	69	\$350.0	\$1.08	\$24,712	2.7	46.06	32.46	8.1
2018	34,136	439	35.4	10.2	72	\$362.4	\$1.14	\$25,011	2.5	46.40	34.25	8.1
2019	34,626	451	36.2	10.3	74	\$374.9	\$1.19	\$25,025	2.5	46.64	35.21	8.1
2020	35,084	421	36.9	10.4	71	\$387.7	\$1.24	\$25,227	2.5	46.79	33.13	8.1
2021	35,544	426	37.7	10.4	72	\$400.5	\$1.29	\$25,306	2.4	46.50	31.28	8.1
2022	36,006	430	38.5	10.5	73	\$414.4	\$1.36	\$25,588	2.5	46.93	29.76	8.1
2023	36,454	418	39.2	10.5	72	\$428.2	\$1.41	\$25,701	2.5	46.64	28.57	8.1
2024	36,882	402	40.0	10.6	71	\$441.9	\$1.47	\$25,919	2.3	47.21	27.68	8.1
2025	37,286	380	40.7	10.7	69	\$455.8	\$1.53	\$26,008	2.4	47.35	27.04	8.1
2026	37,666	360	41.4	10.7	68	\$470.4	\$1.60	\$26,221	2.4	47.49	26.75	8.1
2027	38,025	342	42.0	10.8	67	\$485.3	\$1.66	\$26,265	2.5	47.63	26.71	8.1
2028	38,371	332	42.7	10.9	66	\$501.7	\$1.73	\$26,508	2.7	47.46	27.56	8.1
2029	38,706	325	43.3	10.9	66	\$518.2	\$1.80	\$26,611	2.7	47.91	28.49	8.1
2030	39,035	322	43.9	11.0	66	\$535.2	\$1.88	\$26,841	2.6	48.04	29.40	8.1

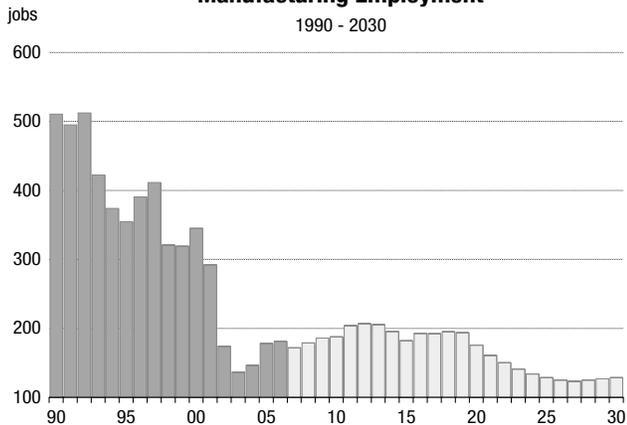


Del Norte County Employment Forecast

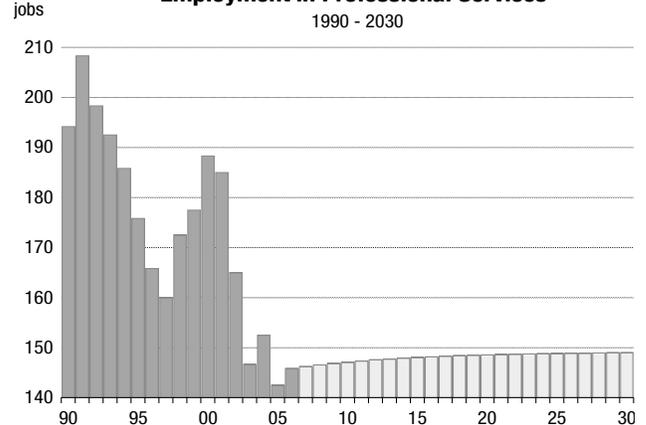
1997-2006 History, 2007-2030 Forecast

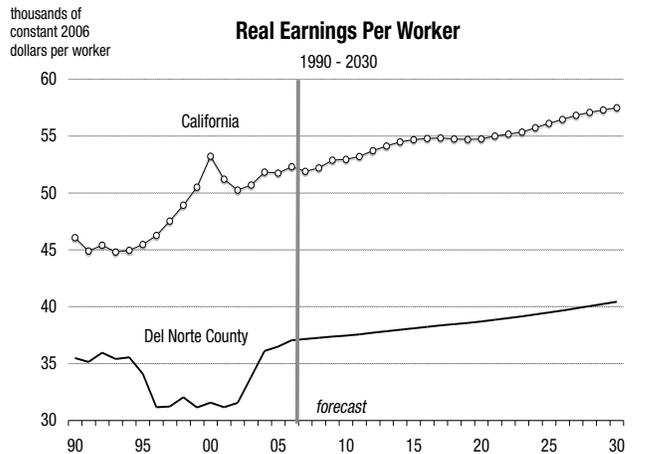
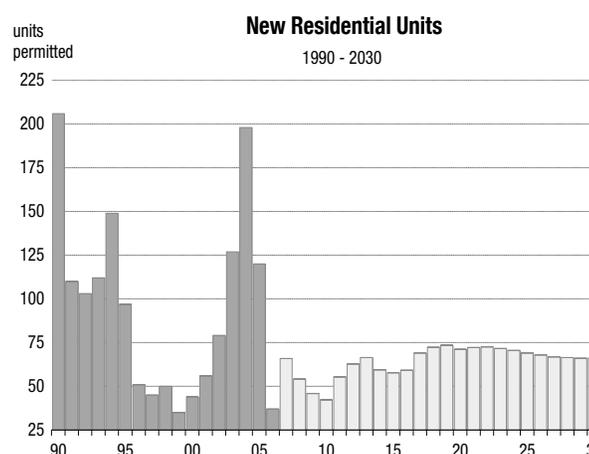
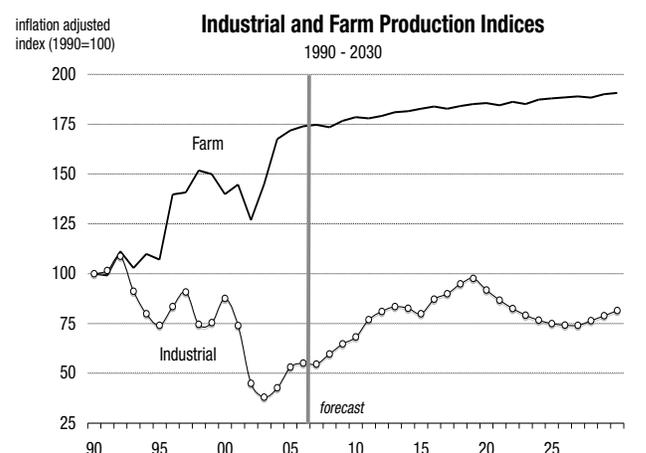
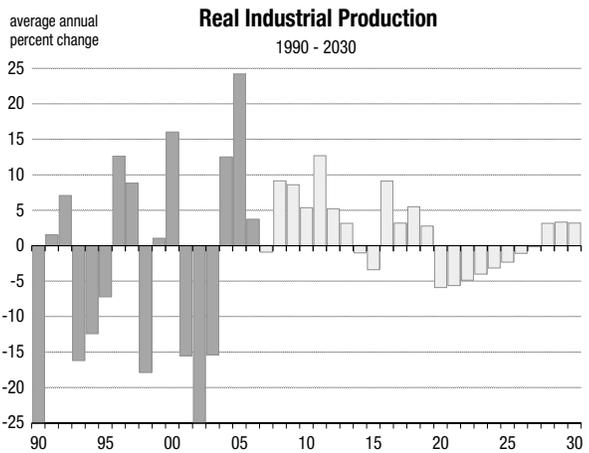
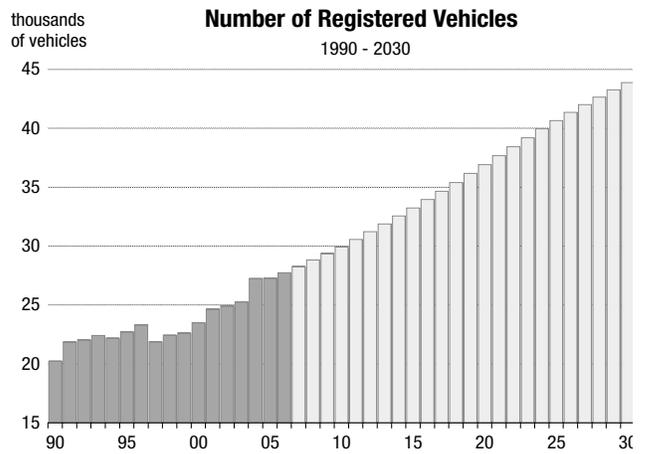
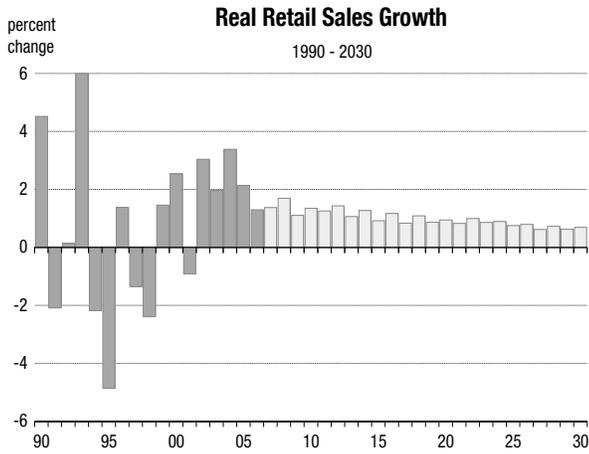
	Total Wage & Salary	Farm	Construction	Manufacturing	Trade, Transportation & Utilities	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----											
1997	7.8	0.46	0.26	0.41	1.24	0.17	0.16	0.11	1.01	0.91	3.03
1998	7.7	0.44	0.27	0.32	1.22	0.17	0.17	0.09	0.97	0.96	3.06
1999	7.9	0.45	0.26	0.32	1.20	0.16	0.18	0.10	1.06	1.01	3.14
2000	7.9	0.45	0.24	0.35	1.14	0.14	0.19	0.09	1.03	0.87	3.33
2001	7.8	0.41	0.23	0.29	1.13	0.15	0.19	0.10	0.95	0.82	3.41
2002	7.7	0.40	0.21	0.17	1.10	0.17	0.17	0.13	0.99	0.82	3.42
2003	7.7	0.38	0.26	0.14	1.12	0.19	0.15	0.12	0.98	0.82	3.49
2004	8.0	0.38	0.26	0.15	1.18	0.20	0.15	0.10	0.99	0.88	3.62
2005	8.1	0.41	0.29	0.18	1.20	0.21	0.14	0.11	1.05	0.90	3.59
2006	8.3	0.42	0.27	0.18	1.23	0.22	0.15	0.11	1.12	0.87	3.64
2007	8.6	0.43	0.27	0.17	1.31	0.21	0.15	0.11	1.20	0.87	3.78
2008	8.7	0.44	0.26	0.18	1.39	0.21	0.15	0.11	1.17	0.88	3.87
2009	8.9	0.44	0.26	0.19	1.46	0.21	0.15	0.11	1.15	0.88	3.94
2010	9.0	0.44	0.25	0.19	1.54	0.21	0.15	0.11	1.16	0.88	4.02
2011	9.2	0.45	0.26	0.20	1.62	0.21	0.15	0.11	1.20	0.88	4.09
2012	9.4	0.45	0.26	0.21	1.71	0.21	0.15	0.11	1.24	0.89	4.16
2013	9.6	0.45	0.27	0.21	1.78	0.21	0.15	0.11	1.29	0.89	4.22
2014	9.8	0.45	0.27	0.20	1.87	0.22	0.15	0.11	1.35	0.90	4.28
2015	10.0	0.45	0.27	0.18	1.95	0.22	0.15	0.11	1.42	0.90	4.33
2016	10.3	0.45	0.27	0.19	2.03	0.22	0.15	0.11	1.48	0.90	4.38
2017	10.5	0.45	0.27	0.19	2.10	0.23	0.15	0.11	1.55	0.91	4.44
2018	10.7	0.45	0.28	0.20	2.19	0.23	0.15	0.11	1.64	0.91	4.49
2019	11.0	0.45	0.28	0.19	2.26	0.23	0.15	0.11	1.74	0.91	4.55
2020	11.2	0.45	0.28	0.18	2.34	0.23	0.15	0.11	1.82	0.92	4.61
2021	11.4	0.45	0.28	0.16	2.42	0.24	0.15	0.11	1.93	0.92	4.67
2022	11.6	0.45	0.28	0.15	2.50	0.24	0.15	0.11	2.04	0.93	4.72
2023	11.9	0.45	0.28	0.14	2.58	0.24	0.15	0.11	2.13	0.93	4.77
2024	12.1	0.45	0.29	0.13	2.66	0.24	0.15	0.11	2.21	0.93	4.82
2025	12.3	0.45	0.29	0.13	2.73	0.25	0.15	0.11	2.28	0.93	4.86
2026	12.4	0.45	0.29	0.13	2.81	0.25	0.15	0.11	2.33	0.94	4.90
2027	12.6	0.45	0.29	0.12	2.88	0.25	0.15	0.11	2.38	0.94	4.95
2028	12.8	0.45	0.29	0.13	2.96	0.25	0.15	0.11	2.42	0.94	4.99
2029	12.9	0.45	0.29	0.13	3.03	0.26	0.15	0.11	2.46	0.95	5.03
2030	13.1	0.45	0.29	0.13	3.10	0.26	0.15	0.11	2.50	0.95	5.07

Manufacturing Employment



Employment in Professional Services





EL DORADO COUNTY ECONOMIC FORECAST

El Dorado County is home to the town of Coloma, where the first discoveries of gold sparked the California gold rush. It shares its eastern border with the state of Nevada. El Dorado County has a population of 177,900 people and almost 52,000 wage and salary jobs. The per capita income in El Dorado County is \$41,866, and the average salary per worker is \$42,972.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a robust pace of 2.2 percent. In 2006, 1,100 total wage and salary jobs were created in El Dorado County, implying a growth rate of 2.3 percent. The unemployment rate remained unchanged at 4.6 percent in 2006.

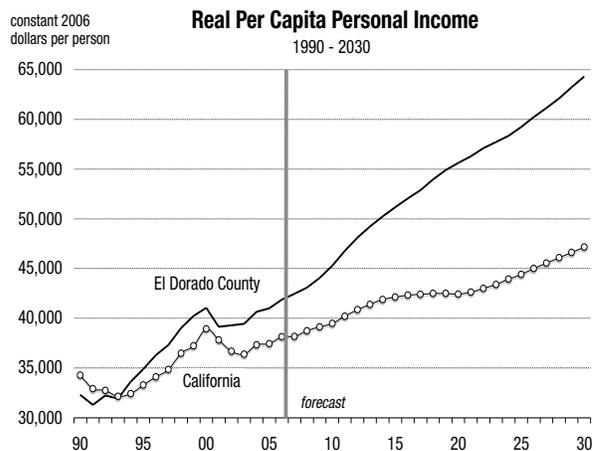
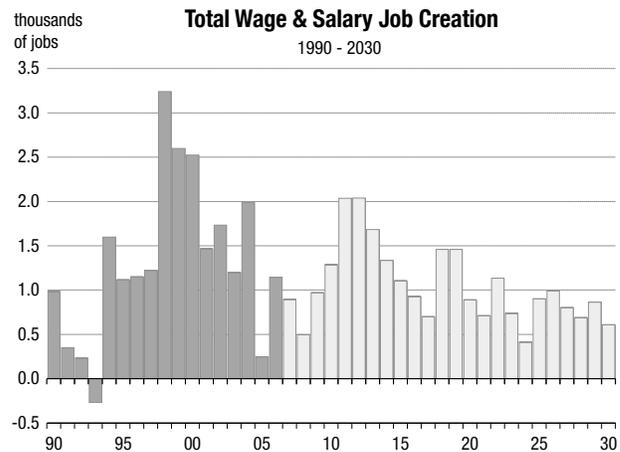
The principal sectors that are producing jobs are professional services, education and healthcare, and leisure services. In 2006, the leisure services added 360 jobs, the most of any sector. Employment in the construction sector declined by 180 jobs as housing production waned.

From January 2006 to January 2007 the population increased by 1.2 percent in El Dorado County, as the county grew at a slower rate than the state for the first time since 1999. The majority of the gain in population was in the unincorporated areas of the county. The only two incorporated cities, Placerville and South Lake Tahoe, added less than 100 residents combined.

While employment growth will remain high in El Dorado County, population growth is no longer forecast to be at an above average rate, due to lower levels of net migration.

FORECAST HIGHLIGHTS

- Job growth is forecast to decline to 1.7 percent in 2007, and then fall further to 0.9 percent in 2008. It rebounds sharply in later years and from 2007 to 2011, the rate is forecast to average 2.1 percent.
- Average salaries adjusted for inflation are currently well below the California state average, but are increasing at a faster rate than the state as a whole. Average salaries adjusted for inflation are expected to rise an average of 2.0 percent per year over the next 5 years.
- The momentum for employment growth is in professional services, leisure services, education and healthcare services, and government. These sectors account for 80 percent of all jobs created in the county over the next five years.
- Population is forecast to grow by 1.1 percent in 2007. Annual growth in the 2007 to 2011 period averages 0.9 percent per year.

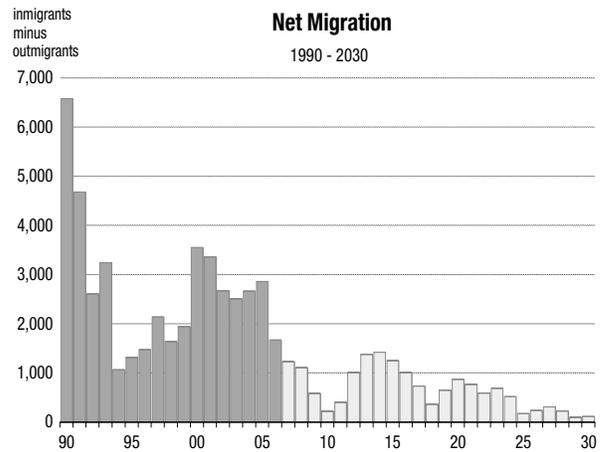
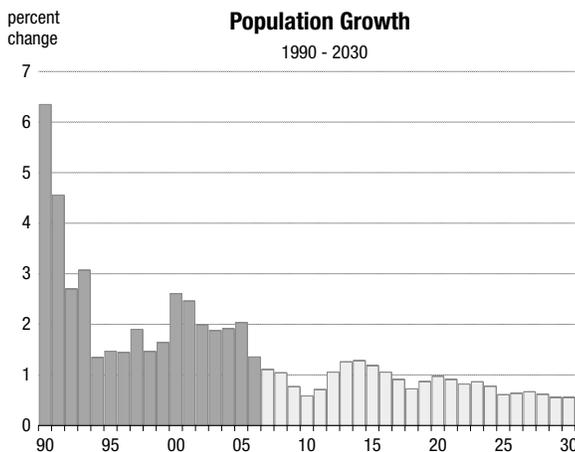


- Net migration is forecast to decline to 1,200 people in 2007. Over the next five years net migration is expected to decline further, averaging just 700 net migrants per year, compared to 2,500 net migrants per year over the previous five years.
- Real per capita incomes are forecast to rise 1.4 percent in 2007. Over the next five years real per capita incomes are forecast to increase 2.2 percent per year.
- Total taxable sales are expected to increase by an average of 5.6 percent over the next five years. Adjusted for inflation, they increase 3.1 percent per year.
- Industrial production is forecast to increase 5.3 percent in 2007. Over the next five years industrial production is forecast to rise an average of 5.6 percent per year.

El Dorado County Economic Forecast

1997-2006 History, 2007-2030 Forecast

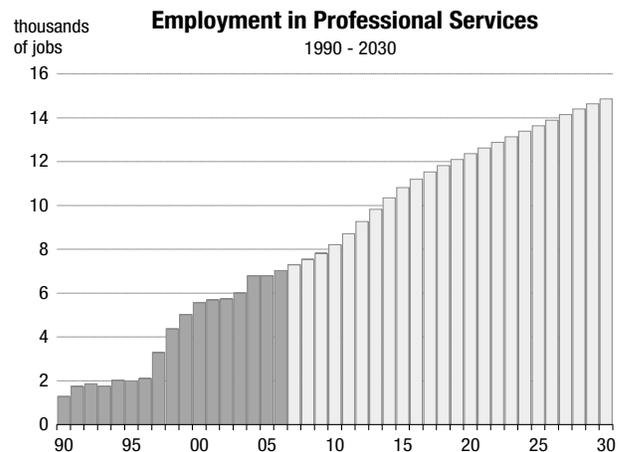
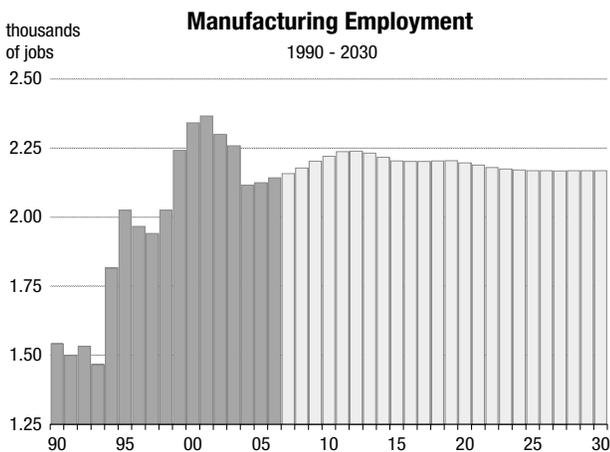
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	149,800	2,138	148.1	53.6	1,079	\$1.0	\$4.3	\$37,307	3.4	30.3	274.9	5.5
1998	152,000	1,638	159.2	54.7	1,172	\$1.0	\$4.7	\$39,017	3.2	23.7	293.6	5.0
1999	154,500	1,944	165.8	55.6	1,435	\$1.2	\$5.1	\$40,231	4.2	23.9	359.6	3.9
2000	158,531	3,552	177.5	58.9	1,562	\$1.3	\$5.6	\$41,044	4.5	28.1	425.0	4.2
2001	162,432	3,364	188.4	59.8	2,174	\$1.4	\$5.8	\$39,145	5.4	28.2	369.5	4.3
2002	165,663	2,674	195.1	61.1	1,947	\$1.5	\$6.0	\$39,280	1.6	28.8	378.1	5.2
2003	168,777	2,507	197.7	62.4	1,939	\$1.5	\$6.2	\$39,443	1.8	24.2	395.2	5.5
2004	172,015	2,662	216.6	64.0	2,196	\$1.7	\$6.6	\$40,662	1.2	27.3	398.8	5.1
2005	175,525	2,861	221.8	66.0	1,731	\$1.9	\$7.0	\$40,989	2.0	27.0	408.5	4.6
2006	177,909	1,669	224.8	67.7	1,189	\$2.0	\$7.4	\$41,866	3.3	28.3	429.4	4.6
2007	179,885	1,230	230.5	69.1	1,201	\$2.1	\$7.9	\$42,460	2.9	28.0	452.0	4.7
2008	181,769	1,108	235.5	70.4	976	\$2.2	\$8.2	\$43,075	2.0	28.5	477.7	5.1
2009	183,167	584	240.4	71.6	873	\$2.4	\$8.6	\$44,034	2.0	27.9	505.6	5.4
2010	184,249	220	245.7	72.7	1,025	\$2.5	\$9.2	\$45,276	2.5	27.2	534.5	5.4
2011	185,562	402	252.1	73.7	1,358	\$2.6	\$9.8	\$46,770	2.4	27.3	563.8	5.3
2012	187,529	1,011	259.4	74.8	1,528	\$2.8	\$10.4	\$48,110	2.2	27.0	593.6	5.5
2013	189,898	1,379	267.1	76.0	1,531	\$2.9	\$11.0	\$49,223	2.3	26.4	625.1	5.6
2014	192,339	1,422	274.6	77.2	1,441	\$3.1	\$11.6	\$50,232	2.3	26.1	654.3	5.7
2015	194,629	1,251	281.7	78.5	1,326	\$3.2	\$12.3	\$51,162	2.6	25.6	680.3	5.8
2016	196,695	1,009	288.3	79.7	1,199	\$3.4	\$13.0	\$52,048	2.7	25.1	705.9	5.8
2017	198,499	731	294.2	80.9	1,018	\$3.6	\$13.7	\$52,860	2.7	25.5	732.3	5.9
2018	199,947	365	300.6	82.0	1,226	\$3.8	\$14.4	\$53,941	2.5	25.2	761.2	5.8
2019	201,690	650	307.2	83.2	1,316	\$4.0	\$15.1	\$54,899	2.5	24.7	790.8	5.8
2020	203,657	872	313.4	84.3	1,224	\$4.2	\$15.9	\$55,606	2.5	24.4	831.0	5.8
2021	205,524	770	319.0	85.4	1,124	\$4.4	\$16.6	\$56,284	2.4	24.9	852.9	5.7
2022	207,214	591	324.7	86.5	1,203	\$4.6	\$17.4	\$57,089	2.5	24.3	863.3	5.7
2023	209,012	691	330.0	87.6	1,095	\$4.8	\$18.2	\$57,725	2.5	24.6	880.9	5.8
2024	210,644	518	334.6	88.7	919	\$5.1	\$19.0	\$58,344	2.3	23.8	901.4	5.8
2025	211,936	173	339.2	89.7	988	\$5.3	\$19.8	\$59,222	2.4	23.3	920.9	5.7
2026	213,295	236	343.9	90.7	1,011	\$5.6	\$20.8	\$60,223	2.4	22.9	935.6	5.7
2027	214,723	309	348.5	91.6	958	\$5.9	\$21.8	\$61,128	2.5	22.6	947.7	5.7
2028	216,063	226	352.7	92.5	896	\$6.2	\$22.8	\$62,095	2.7	22.7	966.1	5.7
2029	217,270	99	357.0	93.4	910	\$6.4	\$24.0	\$63,214	2.7	22.0	986.6	5.7
2030	218,487	113	360.9	94.3	808	\$6.7	\$25.2	\$64,301	2.6	21.6	1006.7	5.7

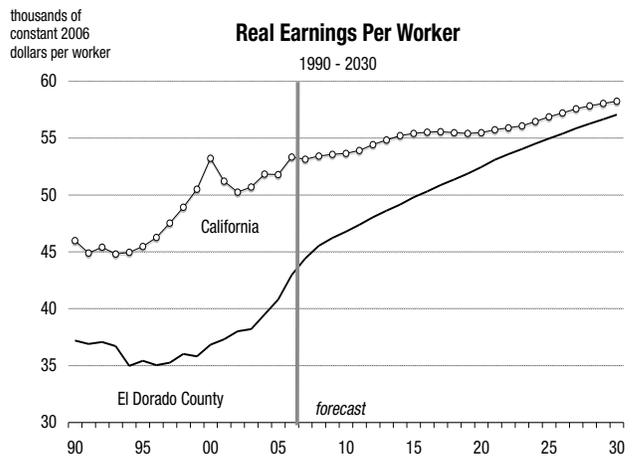
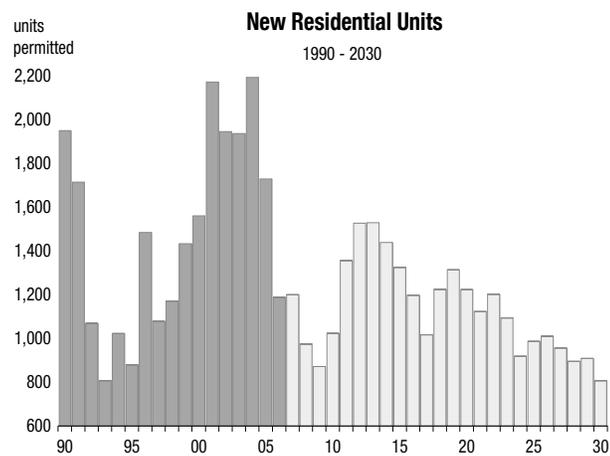
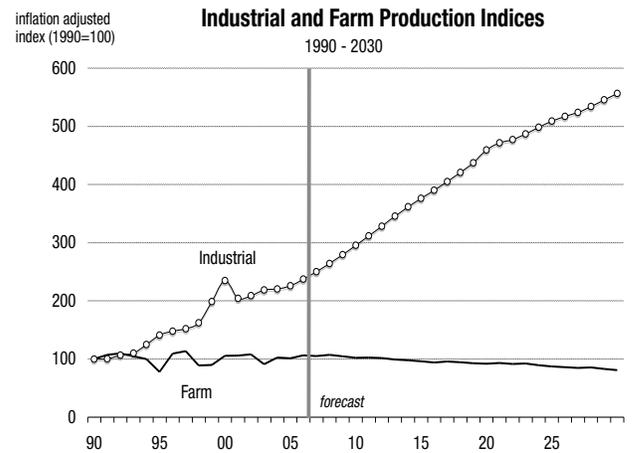
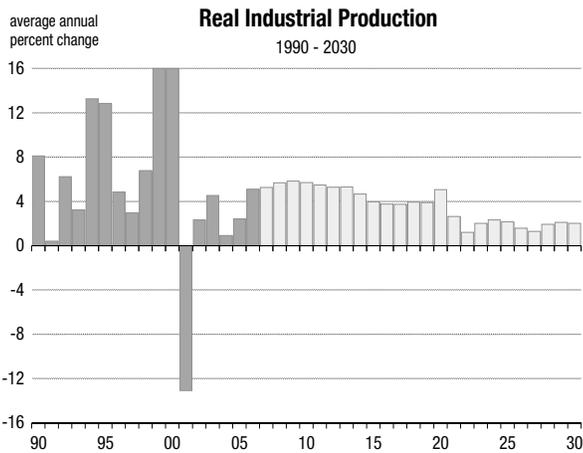
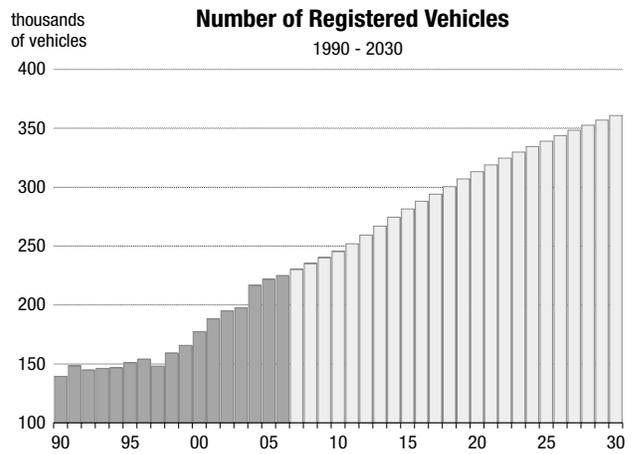
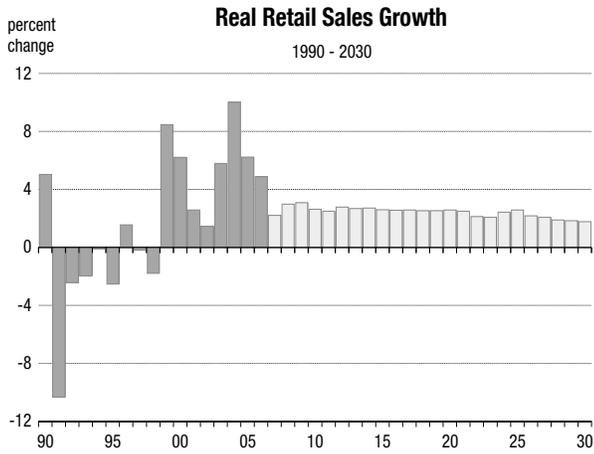


El Dorado County Employment Forecast

1997-2006 History, 2007-2030 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	35.8	0.28	2.5	1.9	0.6	5.7	1.4	3.3	0.6	3.8	5.9	8.4
1998	39.0	0.35	2.9	2.0	0.6	6.0	1.5	4.4	0.6	4.1	6.7	8.5
1999	41.6	0.38	3.7	2.2	0.7	6.3	1.7	5.0	0.6	4.2	6.6	8.9
2000	44.2	0.50	4.3	2.3	0.6	6.6	1.9	5.6	0.6	4.4	6.9	8.9
2001	45.6	0.38	4.7	2.4	0.7	6.8	2.3	5.7	0.6	4.6	7.0	9.1
2002	47.4	0.39	4.6	2.3	0.7	7.0	3.0	5.7	0.6	4.9	7.5	9.3
2003	48.6	0.38	4.7	2.3	0.7	6.8	3.5	6.0	0.6	5.2	7.6	9.1
2004	50.6	0.41	5.3	2.1	0.7	6.7	3.5	6.8	0.6	5.4	8.1	9.1
2005	50.8	0.41	5.3	2.1	0.7	6.7	3.5	6.8	0.6	5.4	8.2	9.1
2006	51.9	0.42	5.2	2.1	0.7	6.9	3.6	7.0	0.6	5.7	8.6	9.3
2007	52.8	0.43	5.1	2.2	0.7	7.0	3.5	7.3	0.6	5.9	8.7	9.5
2008	53.3	0.42	4.8	2.2	0.7	7.1	3.5	7.5	0.6	6.0	8.9	9.6
2009	54.3	0.43	4.7	2.2	0.7	7.2	3.5	7.8	0.6	6.3	9.0	9.8
2010	55.6	0.44	4.8	2.2	0.7	7.3	3.5	8.2	0.6	6.6	9.2	10.0
2011	57.6	0.44	5.5	2.2	0.7	7.4	3.5	8.7	0.7	7.0	9.3	10.1
2012	59.7	0.44	6.2	2.2	0.8	7.5	3.5	9.3	0.7	7.2	9.5	10.2
2013	61.4	0.46	6.6	2.2	0.8	7.6	3.6	9.8	0.7	7.5	9.6	10.4
2014	62.7	0.46	6.6	2.2	0.8	7.7	3.7	10.4	0.7	7.8	9.8	10.5
2015	63.8	0.47	6.5	2.2	0.9	7.8	3.8	10.8	0.7	8.0	10.0	10.6
2016	64.7	0.48	6.2	2.2	0.9	7.8	3.9	11.2	0.7	8.3	10.2	10.8
2017	65.4	0.47	5.7	2.2	0.9	7.9	4.0	11.5	0.7	8.6	10.4	10.9
2018	66.9	0.48	6.1	2.2	0.9	8.0	4.0	11.8	0.7	8.9	10.5	11.0
2019	68.4	0.49	6.5	2.2	0.9	8.1	4.1	12.1	0.7	9.3	10.6	11.1
2020	69.2	0.49	6.5	2.2	1.0	8.2	4.1	12.4	0.7	9.6	10.7	11.2
2021	70.0	0.49	6.3	2.2	1.0	8.3	4.1	12.6	0.7	10.0	10.7	11.3
2022	71.1	0.50	6.5	2.2	1.0	8.4	4.2	12.9	0.7	10.4	10.8	11.4
2023	71.8	0.49	6.3	2.2	1.0	8.4	4.2	13.1	0.7	10.8	10.8	11.5
2024	72.2	0.51	5.8	2.2	1.1	8.5	4.2	13.4	0.7	11.2	10.8	11.6
2025	73.2	0.52	5.9	2.2	1.1	8.6	4.3	13.6	0.7	11.5	10.8	11.8
2026	74.1	0.52	6.0	2.2	1.1	8.7	4.3	13.9	0.7	11.8	10.9	11.9
2027	74.9	0.53	5.9	2.2	1.1	8.8	4.3	14.2	0.7	12.1	10.9	12.0
2028	75.6	0.53	5.7	2.2	1.1	8.8	4.3	14.4	0.8	12.4	11.0	12.1
2029	76.5	0.54	5.7	2.2	1.1	8.9	4.4	14.6	0.8	12.7	11.0	12.2
2030	77.1	0.55	5.5	2.2	1.2	9.0	4.4	14.9	0.8	13.0	11.1	12.4





FRESNO COUNTY ECONOMIC FORECAST

Fresno County is the most productive agricultural county in the Nation. In each of the last four years total crop value has exceeded \$4 billion. Fresno County has a population of 909,000 people and over 348,000 wage and salary jobs. The per capita income in Fresno County is \$27,308, and the average salary per worker is \$39,654. The median family income in 2007 is \$48,900.

Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 7,900 total wage and salary jobs were created in Fresno County, representing a growth rate of 2.3 percent. Non-farm employment grew at a rate of 2.5 percent. The unemployment rate declined very sharply in 2006 to 8.1 percent.

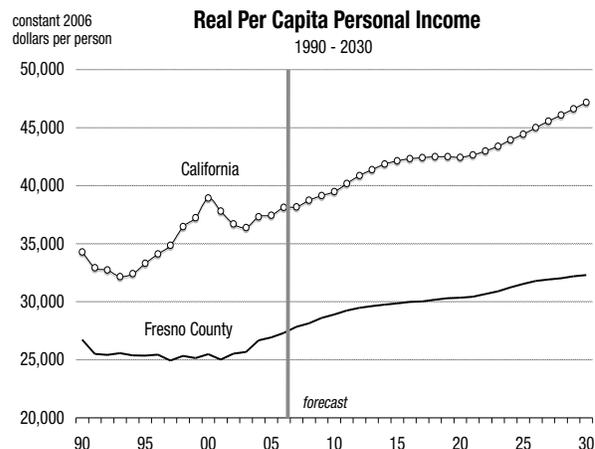
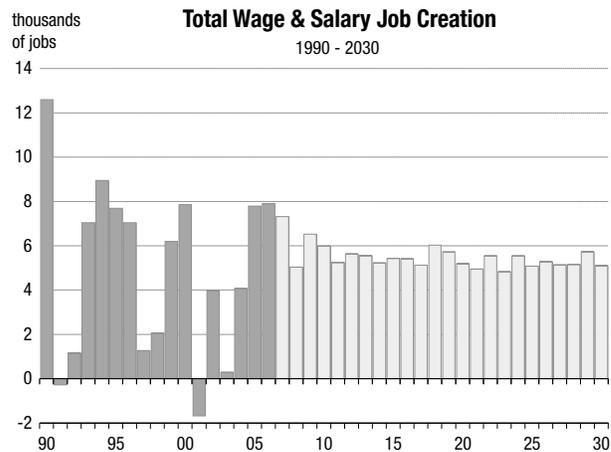
The principal sectors that are producing jobs in Fresno County are professional services, construction, and leisure services. Employment has also been increasing in the government, financial services, healthcare and education, and wholesale and retail trade sectors.

The population continues to grow in Fresno County, and the growth rate remained high during calendar 2006 at 2.0 percent. The neighboring cities of Clovis and Fresno account for 62 percent of the county population and combined for 67 percent of the population growth from January 2006 to January 2007.

Employment and population growth will continue at healthy rates in Fresno County over the next several years because inland counties will dominate growth in the state due to the relative affordability and higher production of housing.

FORECAST HIGHLIGHTS

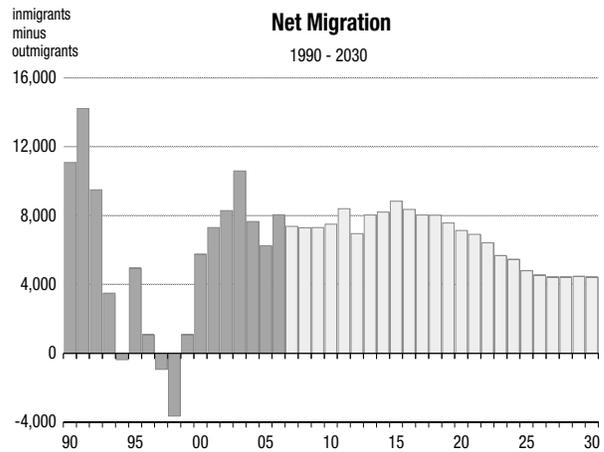
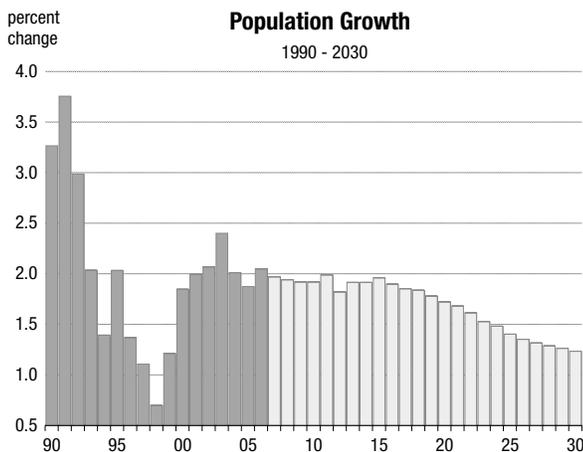
- Total wage and salary job growth is forecast to be 2.1 percent in 2007. From 2007 to 2011 total wage and salary growth and non-farm job growth average 1.7 percent per year, as the farm sector experiences some short term job creation.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the foreseeable future. Real average salaries rise an average of 1.6 percent per year over the next 5 years.
- Between 2007 and 2011, employment growth will be led by job creation in leisure services and government. These sectors account for 50 percent of job creation over the next five years. The professional services, farm, and wholesale and retail trade sectors will also contribute to employment growth. Employment in manufacturing declines by 1,300 jobs.
- The population will continue to grow at a significant rate in the county. Annual growth in the 2007 to 2011 period averages 2.0 percent per year.
- Net migration will remain at relatively high levels. Over the next five years net migration is expected to average 7,600 net migrants entering the county per year.
- Real per capita incomes are forecast to rise 1.9 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.4 percent per year.
- Total taxable sales are expected to increase by an average of 6.4 percent over the next five years.
- Industrial production is forecast to rise 5.7 percent in 2007. Over the next five years the growth rate of industrial production will decline, with total production advancing an average of 3.5 percent per year.



Fresno County Economic Forecast

1997-2006 History, 2007-2030 Forecast

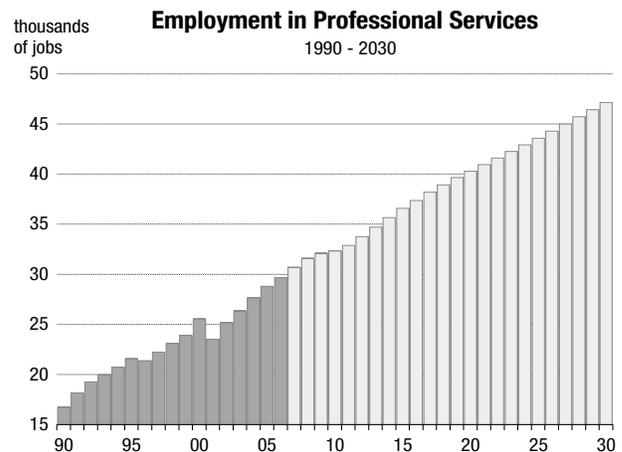
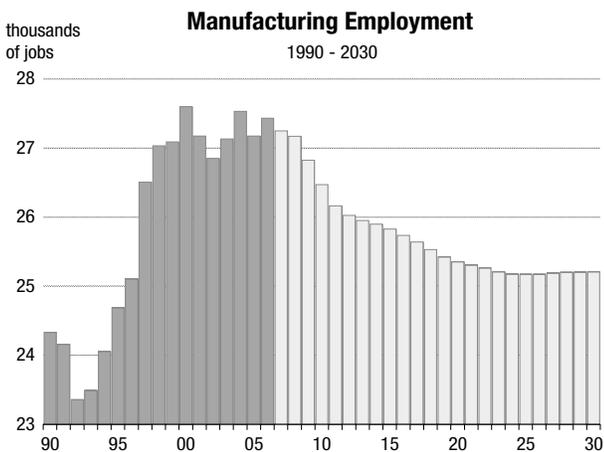
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	774,838	-939	520.1	249.5	2,756	\$6.8	\$14.8	\$24,916	3.4	4.49	3.34	13.6
1998	780,261	-3,651	546.8	251.8	3,034	\$7.1	\$15.6	\$25,323	3.2	4.12	3.39	14.3
1999	789,748	1,073	562.9	254.3	3,032	\$7.8	\$16.3	\$25,129	4.2	4.34	3.61	13.6
2000	804,342	5,744	579.6	252.9	3,196	\$8.5	\$17.6	\$25,483	4.5	3.82	3.99	10.5
2001	820,382	7,301	596.6	255.1	3,963	\$8.6	\$18.6	\$25,006	5.4	3.55	3.63	10.7
2002	837,367	8,295	627.5	258.4	3,839	\$9.0	\$19.7	\$25,530	1.6	3.74	3.71	11.6
2003	857,480	10,596	636.0	261.6	5,999	\$9.7	\$20.6	\$25,659	1.8	4.34	4.04	11.7
2004	874,730	7,661	683.0	265.9	6,950	\$10.7	\$22.1	\$26,673	1.2	4.85	4.23	10.4
2005	891,134	6,255	691.6	271.9	7,875	\$11.9	\$23.2	\$26,920	2.0	4.79	4.24	11.8
2006	909,399	8,052	705.8	278.2	4,548	\$12.9	\$24.8	\$27,308	3.3	4.70	4.38	8.1
2007	927,335	7,380	721.4	282.7	4,567	\$14.0	\$26.6	\$27,826	2.9	4.74	4.63	7.9
2008	945,343	7,295	737.1	287.0	5,026	\$14.8	\$27.9	\$28,128	2.0	4.51	4.84	8.1
2009	963,506	7,311	752.4	291.8	5,445	\$15.7	\$29.5	\$28,592	2.0	4.73	4.97	8.0
2010	982,004	7,510	767.4	297.0	5,579	\$16.6	\$31.2	\$28,894	2.5	4.78	5.10	7.9
2011	1,001,554	8,407	781.5	302.4	5,305	\$17.6	\$32.9	\$29,228	2.4	4.67	5.19	8.0
2012	1,019,817	6,950	793.1	307.4	5,215	\$18.5	\$34.5	\$29,460	2.2	4.77	5.33	8.1
2013	1,039,354	8,034	802.5	312.4	5,228	\$19.4	\$36.2	\$29,615	2.3	4.87	5.48	8.3
2014	1,059,277	8,214	810.8	317.4	5,243	\$20.4	\$37.9	\$29,748	2.3	4.84	5.66	8.5
2015	1,080,051	8,847	817.6	322.4	5,251	\$21.5	\$39.8	\$29,852	2.6	4.87	5.82	8.5
2016	1,100,564	8,359	823.4	327.4	5,207	\$22.6	\$41.8	\$29,985	2.7	4.90	5.96	8.5
2017	1,120,973	8,033	827.8	332.4	5,249	\$23.7	\$43.8	\$30,011	2.7	4.74	6.12	8.4
2018	1,141,579	8,029	830.5	337.4	5,152	\$24.9	\$45.9	\$30,163	2.5	4.89	6.31	8.3
2019	1,161,905	7,578	831.3	342.3	5,153	\$26.1	\$48.1	\$30,296	2.5	4.93	6.48	8.3
2020	1,181,924	7,141	830.5	347.3	5,018	\$27.3	\$50.2	\$30,334	2.5	4.90	6.67	8.2
2021	1,201,813	6,918	831.2	352.1	4,980	\$28.6	\$52.5	\$30,419	2.4	4.75	6.83	8.1
2022	1,221,246	6,422	833.6	356.8	4,939	\$30.1	\$55.1	\$30,658	2.5	4.86	6.93	8.1
2023	1,239,922	5,673	838.3	361.5	4,970	\$31.6	\$57.8	\$30,899	2.5	4.64	7.05	8.0
2024	1,258,318	5,445	845.7	366.3	4,953	\$33.2	\$60.6	\$31,223	2.3	4.71	7.19	8.0
2025	1,275,978	4,803	855.1	371.0	4,958	\$34.9	\$63.5	\$31,534	2.4	4.59	7.31	7.9
2026	1,293,246	4,531	866.7	375.8	4,932	\$36.6	\$66.5	\$31,780	2.4	4.63	7.42	7.8
2027	1,310,277	4,430	880.4	380.5	4,950	\$38.2	\$69.3	\$31,909	2.5	4.65	7.51	7.8
2028	1,327,157	4,421	896.3	385.2	4,884	\$40.0	\$72.3	\$32,025	2.7	4.63	7.63	7.7
2029	1,343,946	4,464	914.1	389.9	4,815	\$41.8	\$75.6	\$32,196	2.7	4.84	7.77	7.7
2030	1,360,565	4,420	933.1	394.5	4,800	\$43.6	\$78.7	\$32,285	2.6	4.86	7.89	7.6

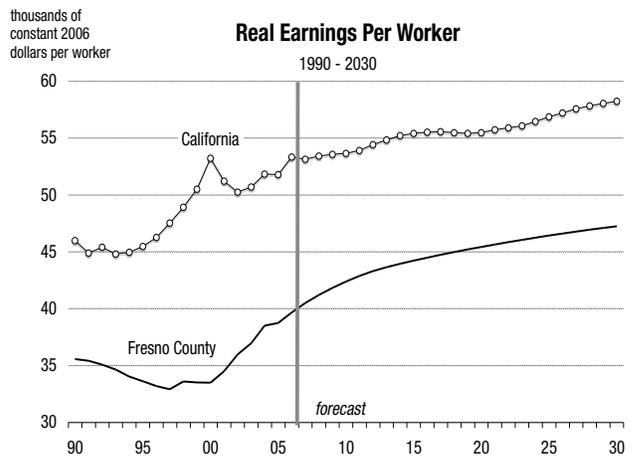
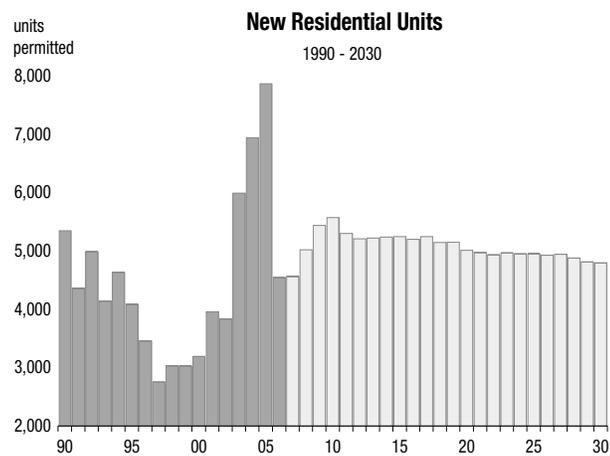
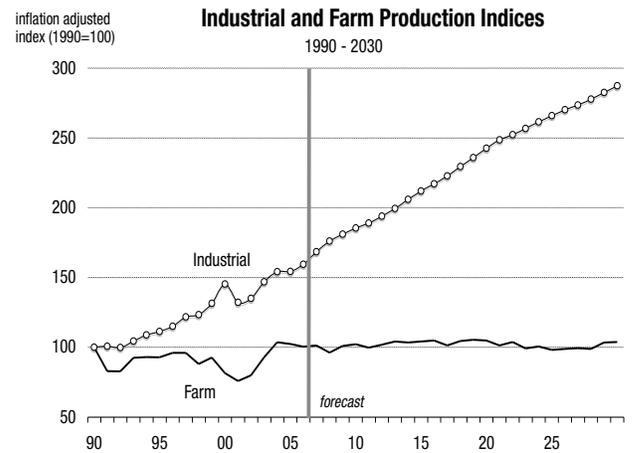
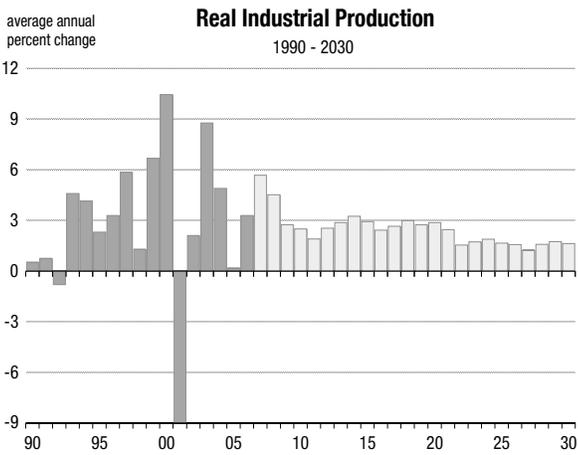
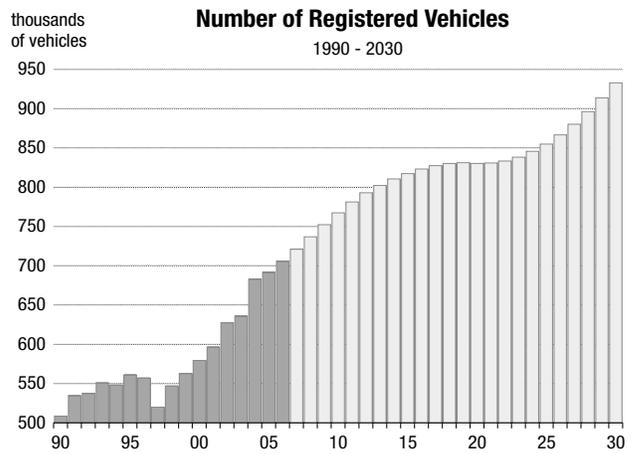
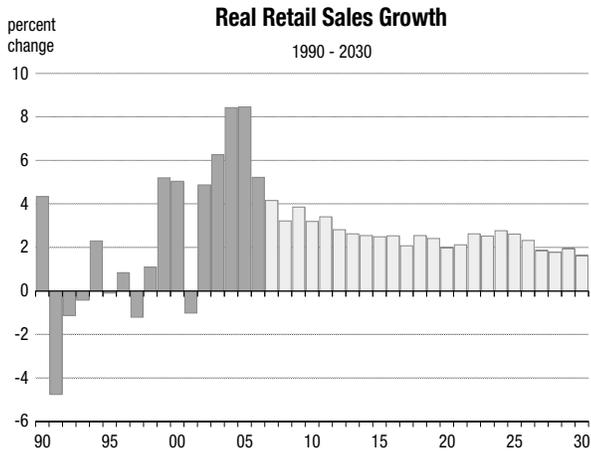


Fresno County Employment Forecast

1997-2006 History, 2007-2030 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	310.1	60.31	11.9	26.5	8.9	41.8	12.8	22.2	4.8	30.2	22.2	58.2
1998	312.2	58.65	13.3	27.0	8.5	42.3	12.6	23.1	4.8	30.5	22.1	59.1
1999	318.4	56.32	14.7	27.1	8.7	43.1	13.1	23.9	4.8	31.5	22.9	61.8
2000	326.2	55.58	15.1	27.6	9.1	43.9	13.4	25.5	5.0	30.9	24.3	65.1
2001	324.6	48.65	15.9	27.2	9.2	44.7	14.1	23.5	5.1	32.5	24.5	67.6
2002	328.5	46.57	16.9	26.9	9.4	45.4	14.1	25.2	4.7	33.9	24.2	69.1
2003	328.8	46.18	18.1	27.1	9.6	46.3	13.7	26.4	4.2	34.9	23.6	67.6
2004	332.9	45.97	19.9	27.5	9.6	46.2	13.9	27.7	4.6	35.8	24.3	66.6
2005	340.7	46.38	21.6	27.2	9.4	47.7	14.7	28.8	4.3	36.6	25.9	67.0
2006	348.6	46.79	23.1	27.4	9.8	48.4	15.3	29.7	4.2	37.1	28.2	67.6
2007	355.9	48.16	22.9	27.3	10.5	49.4	15.4	30.7	4.2	37.4	29.8	69.0
2008	361.0	48.60	22.5	27.2	10.8	50.4	15.5	31.6	4.1	37.6	31.4	70.0
2009	367.5	49.78	22.8	26.8	10.9	51.2	15.6	32.1	4.2	37.9	32.8	71.9
2010	373.5	50.44	23.3	26.5	10.9	52.1	15.8	32.3	4.2	38.1	34.3	73.8
2011	378.7	50.60	23.6	26.2	10.8	52.9	15.9	32.9	4.3	38.3	35.8	75.4
2012	384.4	51.10	23.5	26.0	10.8	53.8	16.1	33.8	4.3	38.6	37.2	76.9
2013	389.9	51.55	23.4	26.0	10.8	54.6	16.3	34.7	4.4	38.9	38.6	78.2
2014	395.2	51.65	23.3	25.9	10.8	55.4	16.5	35.7	4.4	39.2	39.9	79.5
2015	400.6	51.85	23.3	25.8	10.8	56.3	16.7	36.6	4.4	39.6	41.3	80.9
2016	406.0	52.02	23.4	25.7	10.9	57.1	16.9	37.4	4.4	40.0	42.7	82.2
2017	411.1	51.74	23.5	25.6	10.9	57.9	17.1	38.2	4.4	40.4	44.1	83.6
2018	417.2	52.11	23.6	25.5	11.0	58.8	17.3	38.9	4.4	40.9	45.4	85.2
2019	422.9	52.24	23.7	25.4	11.0	59.6	17.5	39.7	4.5	41.5	46.6	86.9
2020	428.1	52.21	23.9	25.4	11.1	60.4	17.7	40.3	4.5	42.1	47.8	88.3
2021	433.1	51.90	23.9	25.3	11.1	61.3	17.8	40.9	4.5	42.7	49.0	89.8
2022	438.6	52.16	23.9	25.3	11.2	62.1	18.0	41.6	4.5	43.4	50.1	91.1
2023	443.4	51.72	23.9	25.2	11.3	63.0	18.2	42.3	4.5	44.0	51.2	92.5
2024	449.0	51.87	24.0	25.2	11.3	63.9	18.3	42.9	4.5	44.7	52.4	93.8
2025	454.1	51.63	24.1	25.2	11.4	64.8	18.5	43.6	4.5	45.5	53.6	95.1
2026	459.4	51.71	24.2	25.2	11.5	65.7	18.7	44.3	4.5	46.2	54.7	96.3
2027	464.5	51.75	24.3	25.2	11.5	66.6	18.9	45.0	4.5	46.9	55.6	97.5
2028	469.7	51.72	24.4	25.2	11.6	67.4	19.1	45.7	4.5	47.7	56.5	98.7
2029	475.4	52.17	24.5	25.2	11.6	68.3	19.3	46.4	4.5	48.4	57.5	99.9
2030	480.5	52.20	24.5	25.2	11.7	69.2	19.5	47.2	4.5	49.2	58.4	101.2





GLENN COUNTY ECONOMIC FORECAST

Glenn County is located in Northern California south of Tehama County and west of Butte County. Agriculture is a critical part of the economy of Glenn County, directly responsible for 19 percent of total employment. In 2006, total crop production was valued at \$369 million with almond and rice production accounting for over half of the total. Glenn County has a population of 28,767 people and 7,890 wage and salary jobs. The per capita income in Glenn County is \$23,415, and the average salary per worker is \$35,290.

In 2006, 167 total wage and salary jobs were created in Glenn County, an increase in employment of 2.2 percent. Non-farm employment added 185 jobs. This represents a growth rate of 3.0 percent. The unemployment rate fell to 8.1 percent in 2006.

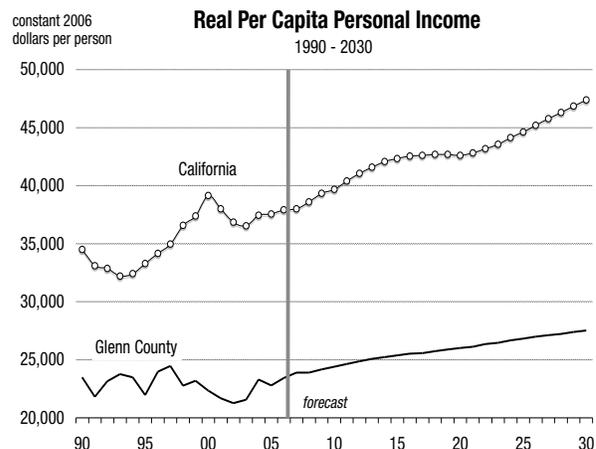
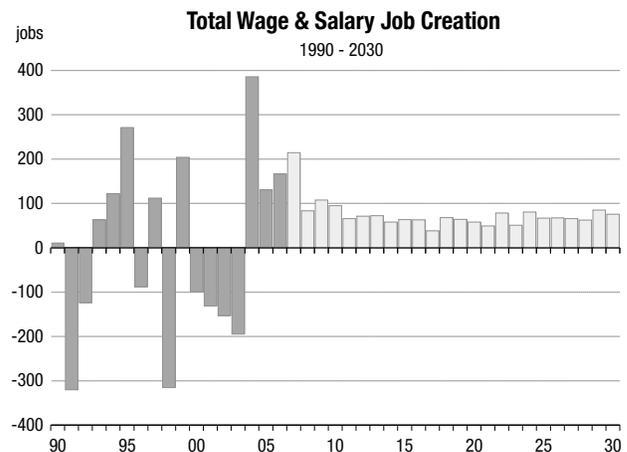
The principal non-farm sectors that are producing jobs in Glenn County are education and healthcare services, government, construction, and transportation and utilities, which all created between 30 and 55 jobs in 2006. The largest non-farm sectors in the county are government and retail trade.

The Glenn County population expanded in 2006 at a rate of 1.5 percent. The only two incorporated cities in the county are Orland and Willows, which grew 3.5 percent and 1.2 percent, respectively, between January 2006 and January 2007. Net migration was positive last year, with an estimated total of 270 migrants entering the county.

Employment growth will remain high in 2007 and then slow over the next few years. Population growth will moderate slightly, but stay positive.

FORECAST HIGHLIGHTS

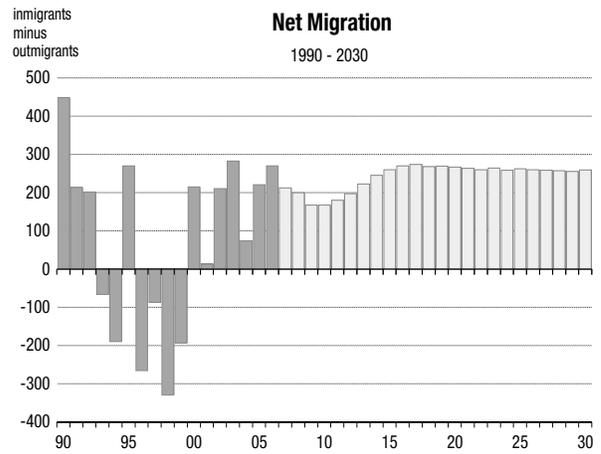
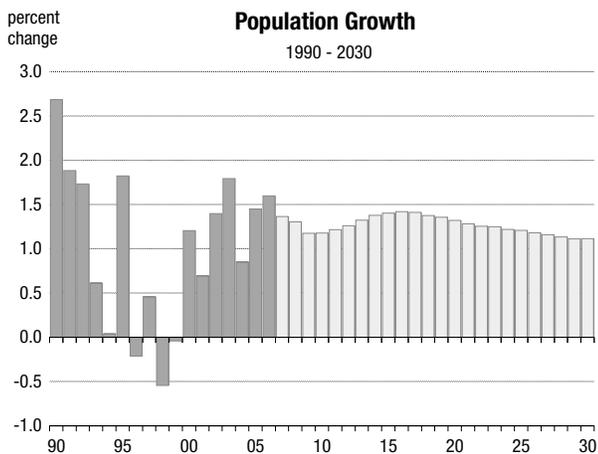
- Total wage and salary job growth is forecast to be 2.7 percent in 2007. From 2007 to 2011, total employment growth averages 1.4 percent per year. However, non-farm employment growth will average 1.9 percent, as farm employment stagnates.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.8 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in government, transportation and warehousing, and trade. These sectors account for 90 percent of net job creation in the county over the next five years. Employment in the manufacturing sector is forecast to decline by 20 percent.
- Annual population growth in the 2007 to 2011 period averages 1.3 percent per year.
- Net migration will decline to an estimated 210 people in 2007. Over the next five years net migration is expected to average approximately 190 net migrants per year.
- Real per capita income is forecast to increase 2.0 percent in 2006. Over the next five years real per capita incomes are expected to average 1.0 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 5.4 percent in 2007. Over the next five years real taxable sales are forecast to increase 3.7 percent per year.
- Industrial production is forecast to increase a robust 5.6 percent in 2007. Over the next five years the growth rate of industrial production will moderate, falling to an average of 2.6 percent per year. Total crop production, adjusted for inflation, is expected to decline by an average of 0.7 percent per year between 2007 and 2011.



Glenn County Economic Forecast

1997-2006 History, 2007-2030 Forecast

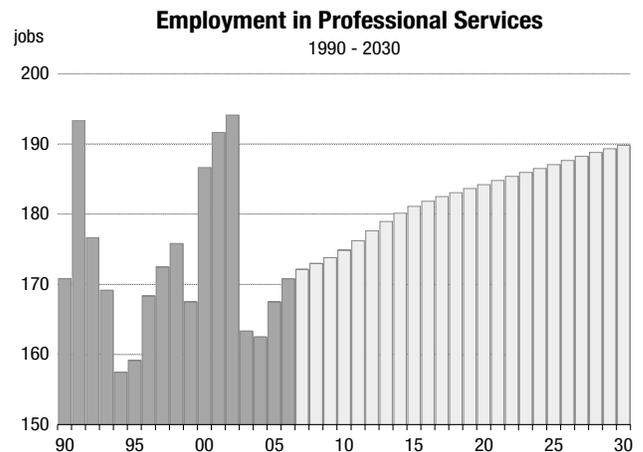
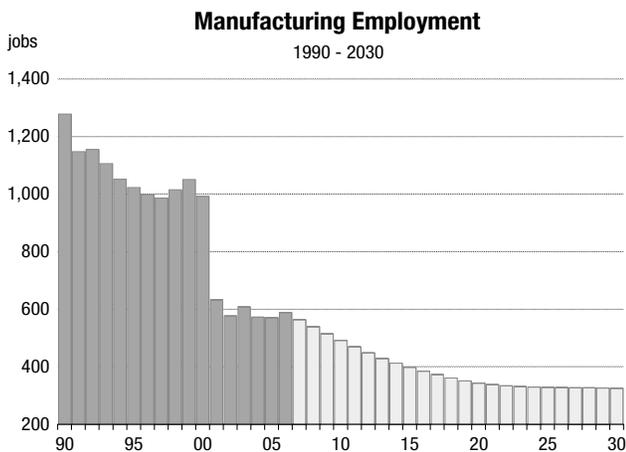
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	26,463	-87	26.4	9.5	100	\$192.4	\$0.50	\$24,463	3.4	359.8	110.4	13.5
1998	26,319	-329	27.4	9.5	50	\$190.4	\$0.47	\$22,766	3.2	277.3	116.5	13.5
1999	26,308	-193	28.3	9.6	54	\$215.7	\$0.50	\$23,194	4.2	307.9	129.0	11.3
2000	26,625	215	29.3	9.2	42	\$230.5	\$0.51	\$22,338	4.5	333.4	134.7	8.5
2001	26,810	14	30.0	9.2	68	\$238.6	\$0.53	\$21,684	5.4	307.4	89.9	8.8
2002	27,185	211	31.7	9.3	72	\$225.7	\$0.53	\$21,263	1.6	330.4	93.6	9.7
2003	27,673	283	31.4	9.3	142	\$256.4	\$0.56	\$21,544	1.8	339.5	106.5	10.3
2004	27,909	74	33.3	9.4	150	\$282.5	\$0.62	\$23,298	1.2	366.7	107.3	9.4
2005	28,314	221	33.7	9.5	214	\$315.0	\$0.62	\$22,783	2.0	406.5	108.8	8.5
2006	28,767	270	34.2	9.7	164	\$348.1	\$0.67	\$23,415	3.3	368.9	117.2	8.1
2007	29,159	212	34.7	9.9	78	\$377.4	\$0.72	\$23,887	2.9	373.5	123.7	8.3
2008	29,540	200	35.3	10.0	78	\$401.8	\$0.74	\$23,890	2.0	355.3	125.3	8.6
2009	29,887	168	35.8	10.0	113	\$424.4	\$0.77	\$24,159	2.0	368.4	126.7	8.4
2010	30,239	168	36.4	10.2	124	\$447.9	\$0.81	\$24,402	2.5	370.4	130.1	8.2
2011	30,608	180	37.1	10.3	128	\$469.5	\$0.85	\$24,621	2.4	356.5	133.1	8.1
2012	30,994	198	37.8	10.5	133	\$489.7	\$0.89	\$24,868	2.2	356.0	135.8	8.2
2013	31,404	223	38.5	10.6	139	\$509.8	\$0.93	\$25,069	2.3	359.3	138.8	8.3
2014	31,838	246	39.2	10.8	144	\$529.5	\$0.97	\$25,216	2.3	354.8	142.4	8.5
2015	32,285	260	40.0	10.9	149	\$550.1	\$1.01	\$25,369	2.6	353.4	145.8	8.5
2016	32,743	270	40.8	11.1	151	\$571.2	\$1.06	\$25,512	2.7	351.8	148.7	8.4
2017	33,206	274	41.6	11.2	150	\$592.5	\$1.10	\$25,562	2.7	335.7	151.9	8.3
2018	33,664	268	42.5	11.4	152	\$612.8	\$1.16	\$25,741	2.5	335.7	155.8	8.1
2019	34,121	270	43.4	11.6	149	\$633.3	\$1.21	\$25,886	2.5	333.3	159.6	8.0
2020	34,572	267	44.4	11.8	146	\$653.6	\$1.26	\$26,002	2.5	328.8	163.7	7.7
2021	35,016	264	45.4	11.9	142	\$673.8	\$1.31	\$26,123	2.4	314.8	167.7	7.4
2022	35,456	260	46.5	12.1	143	\$694.7	\$1.37	\$26,343	2.5	316.4	171.0	7.2
2023	35,899	265	47.6	12.2	139	\$715.5	\$1.43	\$26,464	2.5	302.6	174.9	7.0
2024	36,337	259	48.8	12.4	141	\$735.6	\$1.50	\$26,674	2.3	307.7	178.9	6.8
2025	36,776	263	50.0	12.5	139	\$756.5	\$1.56	\$26,805	2.4	303.5	182.4	6.7
2026	37,211	260	51.3	12.7	139	\$778.3	\$1.62	\$26,982	2.4	299.6	185.4	6.5
2027	37,642	259	52.6	12.9	138	\$800.9	\$1.69	\$27,102	2.5	295.2	187.7	6.3
2028	38,069	258	54.0	13.0	136	\$825.8	\$1.76	\$27,224	2.7	284.1	190.6	6.1
2029	38,492	256	55.4	13.2	138	\$851.2	\$1.84	\$27,397	2.7	285.4	194.0	5.9
2030	38,921	259	57.0	13.3	137	\$876.8	\$1.92	\$27,513	2.6	280.8	197.2	5.7

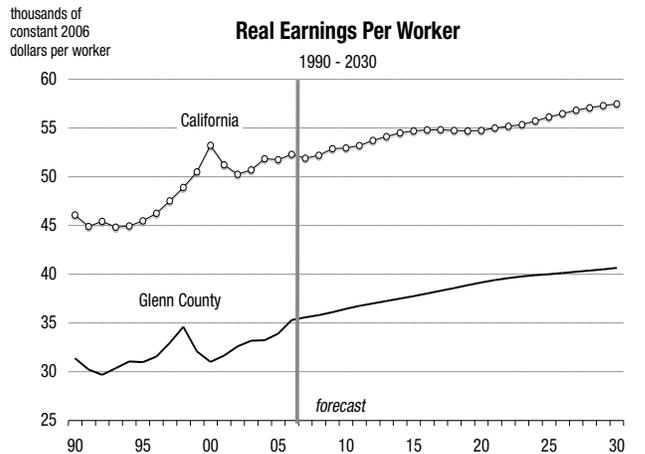
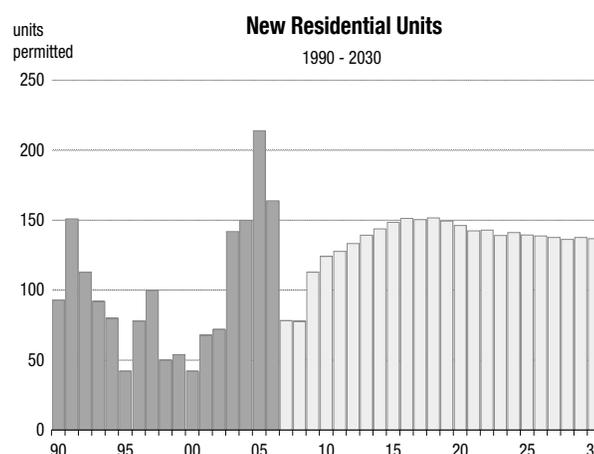
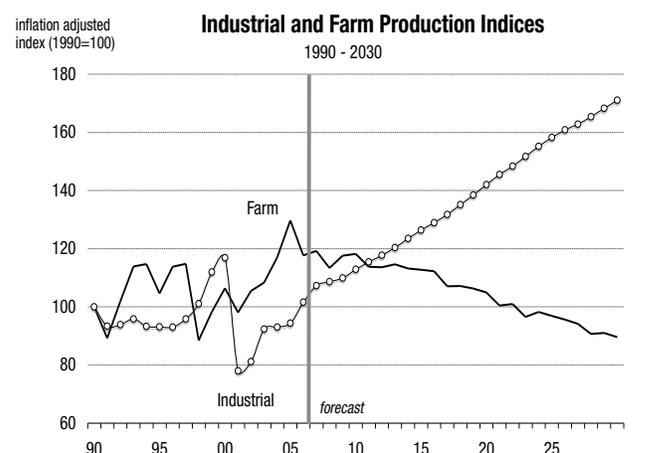
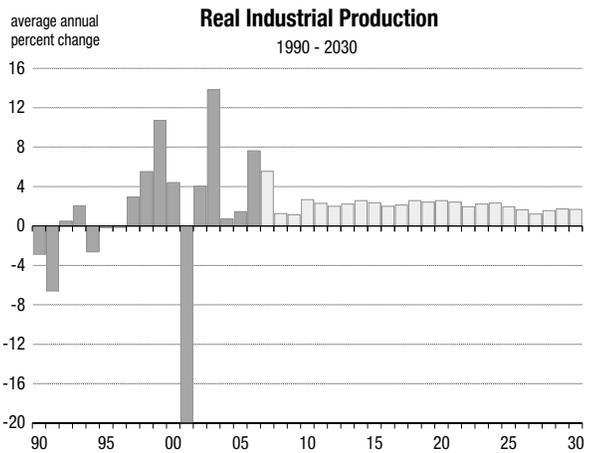
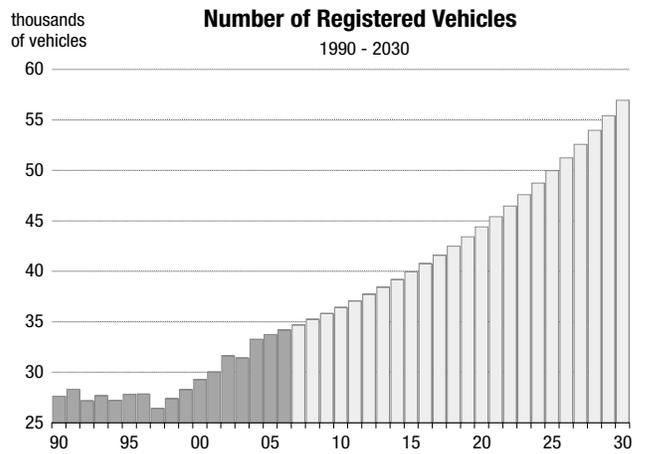
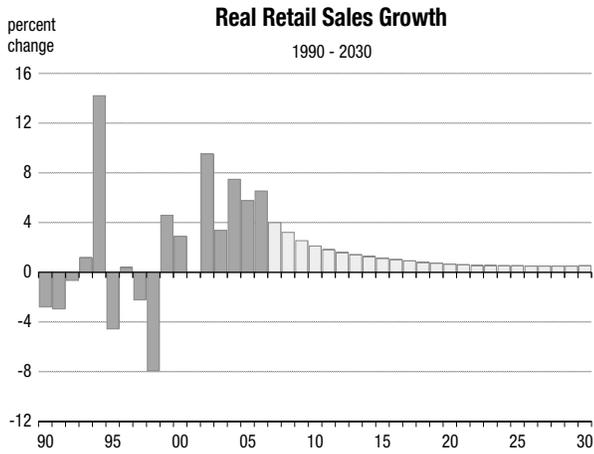


Glenn County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----											
1997	7.9	1.77	0.38	0.99	0.25	1.06	0.19	0.17	0.34	0.51	2.13
1998	7.6	1.54	0.43	1.02	0.24	1.00	0.17	0.18	0.37	0.48	2.07
1999	7.8	1.65	0.44	1.05	0.27	0.86	0.17	0.17	0.39	0.53	2.15
2000	7.7	1.51	0.32	0.99	0.29	0.91	0.18	0.19	0.40	0.52	2.28
2001	7.6	1.45	0.33	0.63	0.29	1.08	0.19	0.19	0.34	0.52	2.30
2002	7.4	1.48	0.27	0.58	0.34	1.00	0.17	0.19	0.35	0.52	2.33
2003	7.2	1.31	0.24	0.61	0.36	1.01	0.16	0.16	0.35	0.55	2.31
2004	7.6	1.52	0.26	0.57	0.36	1.06	0.14	0.16	0.42	0.60	2.35
2005	7.7	1.53	0.27	0.57	0.37	1.07	0.14	0.17	0.44	0.61	2.42
2006	7.9	1.51	0.30	0.59	0.41	1.09	0.13	0.17	0.47	0.61	2.47
2007	8.1	1.48	0.32	0.56	0.45	1.12	0.13	0.17	0.51	0.65	2.57
2008	8.2	1.45	0.34	0.54	0.46	1.14	0.13	0.17	0.52	0.66	2.63
2009	8.3	1.48	0.35	0.52	0.46	1.16	0.14	0.17	0.53	0.66	2.68
2010	8.4	1.49	0.35	0.49	0.48	1.18	0.14	0.17	0.54	0.67	2.73
2011	8.5	1.47	0.35	0.47	0.50	1.20	0.14	0.18	0.54	0.68	2.78
2012	8.5	1.47	0.35	0.45	0.52	1.22	0.14	0.18	0.54	0.68	2.82
2013	8.6	1.47	0.35	0.43	0.54	1.24	0.14	0.18	0.55	0.69	2.85
2014	8.7	1.47	0.35	0.41	0.55	1.26	0.14	0.18	0.55	0.69	2.89
2015	8.7	1.46	0.35	0.40	0.57	1.28	0.14	0.18	0.56	0.70	2.92
2016	8.8	1.46	0.35	0.39	0.58	1.30	0.14	0.18	0.56	0.71	2.95
2017	8.8	1.43	0.35	0.37	0.60	1.32	0.14	0.18	0.56	0.71	2.98
2018	8.9	1.43	0.35	0.36	0.61	1.34	0.14	0.18	0.57	0.72	3.01
2019	9.0	1.43	0.35	0.35	0.63	1.35	0.14	0.18	0.57	0.72	3.04
2020	9.0	1.42	0.35	0.34	0.64	1.37	0.14	0.18	0.57	0.72	3.07
2021	9.1	1.40	0.35	0.34	0.66	1.39	0.14	0.18	0.58	0.73	3.10
2022	9.1	1.40	0.35	0.33	0.67	1.41	0.14	0.19	0.58	0.73	3.13
2023	9.2	1.38	0.35	0.33	0.69	1.43	0.14	0.19	0.59	0.73	3.17
2024	9.3	1.39	0.35	0.33	0.70	1.45	0.14	0.19	0.59	0.73	3.20
2025	9.3	1.38	0.35	0.33	0.71	1.47	0.14	0.19	0.60	0.73	3.23
2026	9.4	1.37	0.35	0.33	0.72	1.48	0.14	0.19	0.60	0.74	3.27
2027	9.5	1.37	0.35	0.33	0.73	1.50	0.14	0.19	0.61	0.74	3.31
2028	9.5	1.35	0.35	0.33	0.74	1.52	0.14	0.19	0.62	0.74	3.34
2029	9.6	1.35	0.35	0.33	0.74	1.54	0.14	0.19	0.63	0.74	3.38
2030	9.7	1.34	0.35	0.33	0.75	1.56	0.14	0.19	0.64	0.75	3.42





HUMBOLDT COUNTY ECONOMIC FORECAST

Humboldt County is located on the coast of California, north of Mendocino County and south of Del Norte County. The county is the largest timber producer in California and according to Humboldt State University, approximately 55 percent of manufacturing employment is lumber-based. Humboldt County has a population of 131,361 people and 50,000 wage and salary jobs. The per capita income in Humboldt County is \$28,705, and the average salary per worker is \$35,709. In 2007 the median family income in Humboldt County is estimated at \$51,500.

In 2006, total wage and salary employment rose by 550 jobs in Humboldt County, an increase of 1.1 percent. Non-farm employment increased by 480 jobs, representing a growth rate of 1.0 percent. Employment in the farm sector increased by 5.7 percent in 2006. The unemployment rate fell to 5.6 percent in 2006.

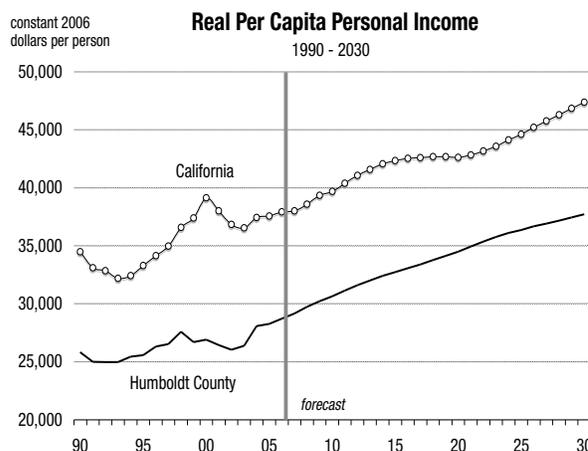
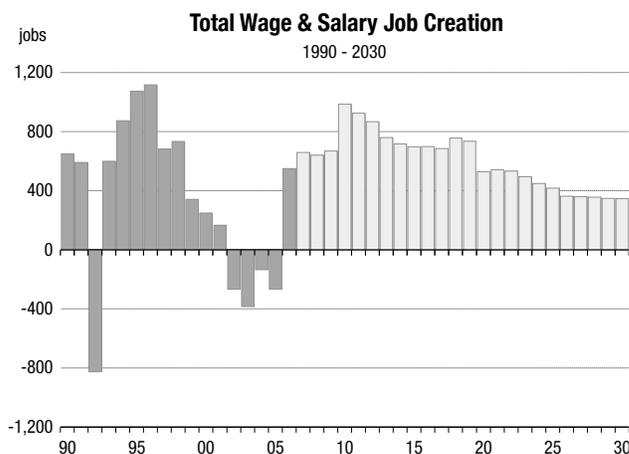
The principal sector producing jobs in Humboldt County in 2006 is government, which added 525 workers alone, all of them in state and local positions. Other growing sectors are construction, wholesale and retail trade, and financial services, which all added approximately 100 jobs last year. The manufacturing sector lost nearly 300 jobs in 2006, after losing 280 in 2005. Employment in professional services declined by 140 workers in 2006.

The population grew in Humboldt County at a rate of 0.4 percent in calendar 2006. The largest city in the county is Eureka, with 27,208 residents. Net migration in the county was essentially zero last year, with an estimated total of 7 migrants leaving the county.

Employment growth is expected to increase slightly over the forecast. Population growth will be positive, but moderate.

FORECAST HIGHLIGHTS

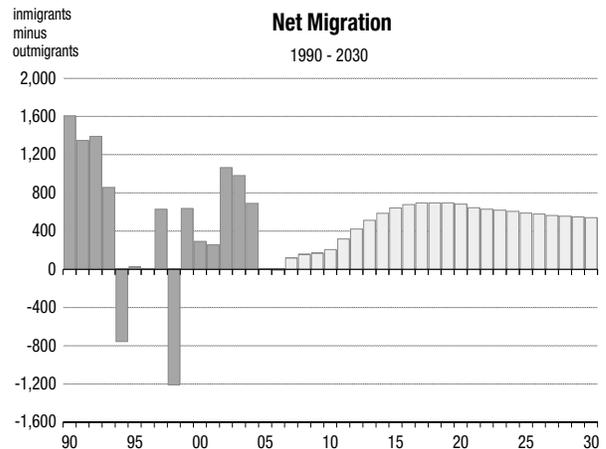
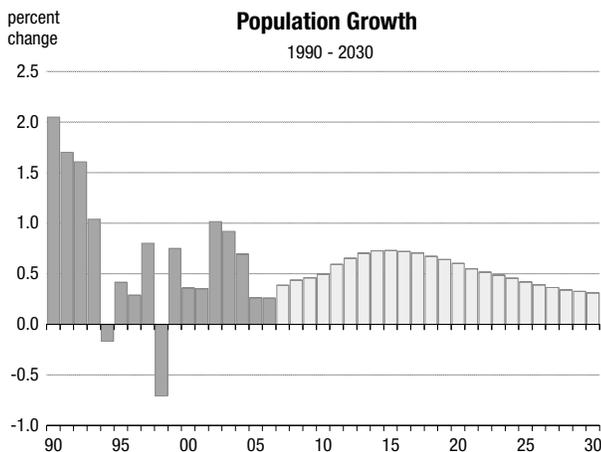
- Total wage and salary job growth is forecast to increase to 1.3 percent in 2007. From 2007 to 2011, total employment growth averages 1.5 percent per year. Over that same period, non-farm growth averages 1.4 percent.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.0 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is predominately in the public sector, which is expected to account for nearly 50 percent of all job creation. Other sectors that significantly contribute to job growth include healthcare and education, professional services and retail trade.
- The population in the county will continue to grow, but at a slower rate than the state average. Annual growth in the 2007 to 2011 period averages 0.5 percent per year.
- Net migration is estimated at 120 people in 2007. Over the next five years net migration is expected to average 200 people per year.
- Real per capita income is forecast to increase 1.6 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 3.6 percent in 2007. Over the next five years real taxable sales are forecast to increase 2.7 percent per year.
- Industrial production is forecast to increase 4.9 percent in 2007. Over the next five years the growth rate of industrial production averages 5.3 percent per year. Total crop production in real inflation adjusted dollars is expected to decline marginally between 2007 and 2011.



Humboldt County Economic Forecast

1997-2006 History, 2007-2030 Forecast

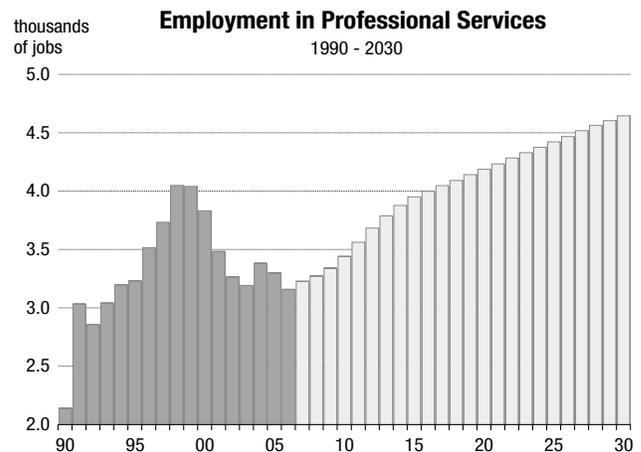
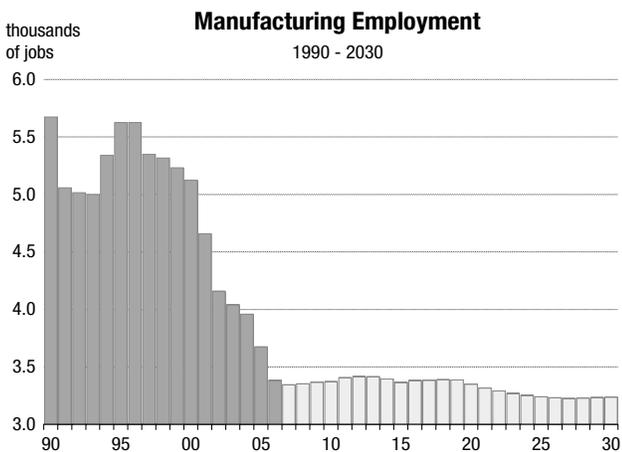
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	126,347	631	118.0	50.4	462	\$1.10	\$2.57	\$26,527	3.4	104.8	0.80	7.4
1998	125,453	-1,209	122.6	50.9	373	\$1.12	\$2.73	\$27,590	3.2	104.6	0.76	7.3
1999	126,393	637	124.3	51.3	404	\$1.22	\$2.78	\$26,689	4.2	113.1	0.81	6.5
2000	126,849	294	128.4	51.2	373	\$1.29	\$2.94	\$26,909	4.5	112.5	0.91	5.8
2001	127,297	258	133.0	51.5	545	\$1.32	\$3.05	\$26,432	5.4	121.1	0.74	6.0
2002	128,591	1,066	135.8	51.8	538	\$1.33	\$3.08	\$26,044	1.6	108.9	0.75	6.7
2003	129,776	984	136.0	52.3	424	\$1.42	\$3.21	\$26,370	1.8	122.4	0.82	6.9
2004	130,676	691	144.5	52.7	611	\$1.52	\$3.48	\$28,073	1.2	133.0	0.85	6.5
2005	131,022	5	143.6	53.2	503	\$1.61	\$3.59	\$28,263	2.0	125.2	0.78	6.1
2006	131,361	-7	146.1	54.0	467	\$1.71	\$3.77	\$28,705	3.3	116.8	0.77	5.6
2007	131,869	122	148.3	54.6	458	\$1.82	\$3.96	\$29,163	2.9	116.2	0.81	5.6
2008	132,445	157	150.0	55.0	446	\$1.90	\$4.13	\$29,721	2.0	115.5	0.85	5.8
2009	133,056	172	151.6	55.5	434	\$1.99	\$4.31	\$30,214	2.0	115.8	0.91	5.7
2010	133,719	208	153.2	55.9	436	\$2.09	\$4.50	\$30,645	2.5	116.5	0.96	5.6
2011	134,512	320	154.8	56.4	436	\$2.19	\$4.71	\$31,138	2.4	116.7	1.00	5.7
2012	135,393	422	156.4	56.8	437	\$2.29	\$4.92	\$31,608	2.2	117.2	1.05	6.0
2013	136,346	515	157.9	57.2	438	\$2.38	\$5.13	\$31,997	2.3	117.9	1.10	6.1
2014	137,338	587	159.3	57.6	442	\$2.48	\$5.36	\$32,400	2.3	118.5	1.15	6.1
2015	138,342	643	160.5	58.0	446	\$2.59	\$5.59	\$32,731	2.6	119.2	1.19	6.1
2016	139,340	679	161.8	58.4	451	\$2.70	\$5.84	\$33,067	2.7	119.9	1.24	6.0
2017	140,323	696	162.9	58.8	454	\$2.81	\$6.09	\$33,376	2.7	120.0	1.28	6.1
2018	141,266	696	164.1	59.2	459	\$2.92	\$6.36	\$33,758	2.5	120.5	1.34	6.1
2019	142,172	696	165.3	59.7	460	\$3.04	\$6.64	\$34,137	2.5	121.0	1.39	6.2
2020	143,030	683	166.4	60.1	450	\$3.16	\$6.91	\$34,484	2.5	121.5	1.44	6.1
2021	143,818	647	167.3	60.5	443	\$3.30	\$7.21	\$34,938	2.4	121.5	1.47	6.1
2022	144,561	631	168.2	60.9	436	\$3.44	\$7.53	\$35,366	2.5	121.9	1.49	6.2
2023	145,266	621	169.1	61.3	429	\$3.58	\$7.83	\$35,762	2.5	121.9	1.52	6.3
2024	145,929	607	169.8	61.7	422	\$3.71	\$8.13	\$36,104	2.3	122.5	1.55	6.3
2025	146,541	591	170.6	62.1	415	\$3.84	\$8.41	\$36,352	2.4	123.0	1.58	6.4
2026	147,116	579	171.2	62.5	407	\$3.98	\$8.73	\$36,682	2.4	123.4	1.60	6.4
2027	147,655	565	171.8	62.9	401	\$4.12	\$9.03	\$36,903	2.5	123.9	1.62	6.5
2028	148,160	556	172.4	63.3	395	\$4.27	\$9.37	\$37,162	2.7	124.0	1.66	6.5
2029	148,644	550	172.9	63.7	390	\$4.42	\$9.72	\$37,433	2.7	124.5	1.69	6.5
2030	149,109	543	173.5	64.0	385	\$4.58	\$10.08	\$37,712	2.6	125.0	1.73	6.4

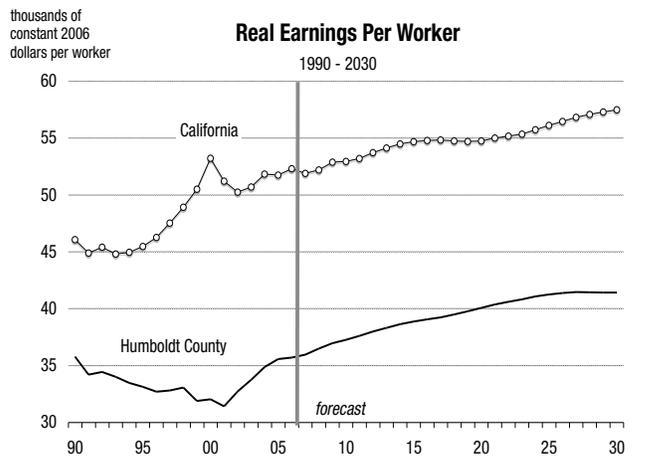
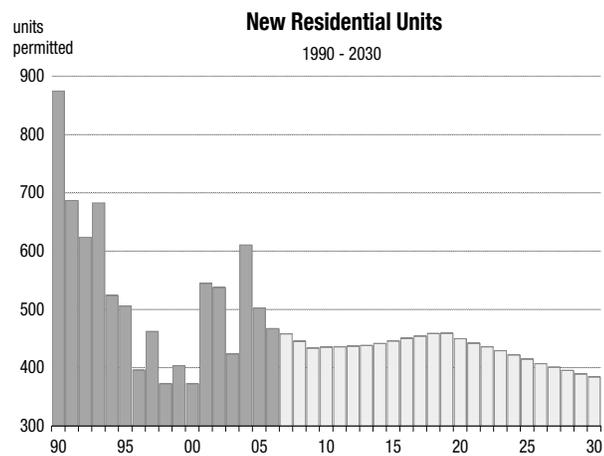
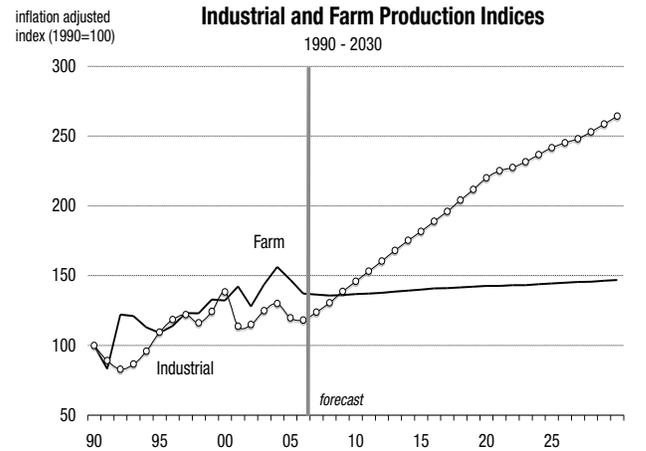
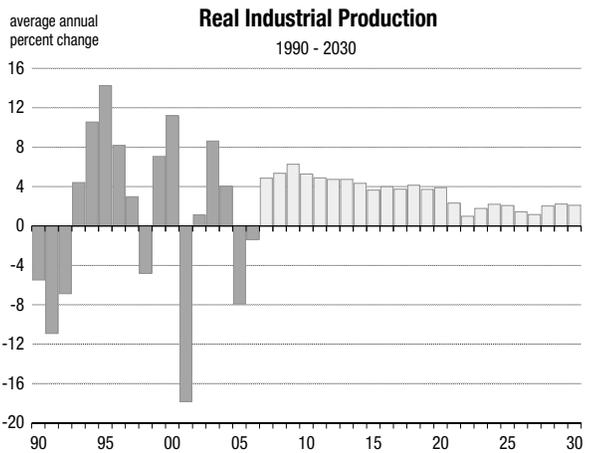
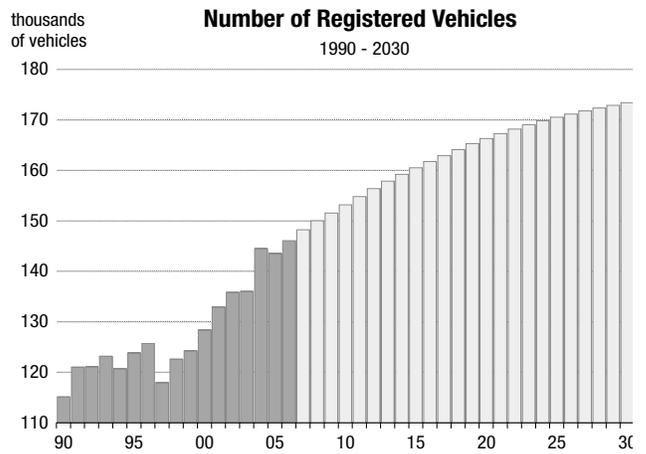
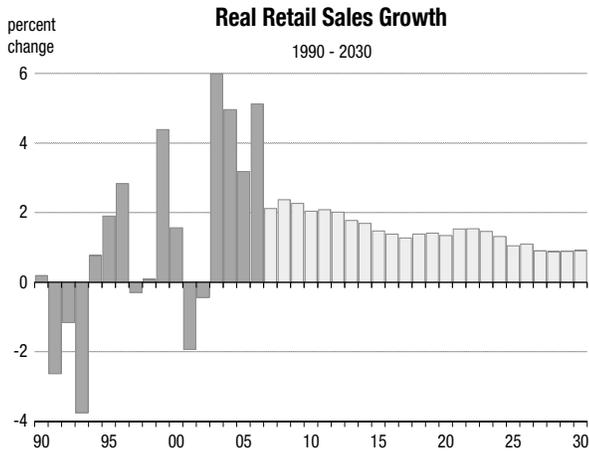


Humboldt County Employment Forecast

1997-2006 History, 2007-2030 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	49.0	0.97	1.6	5.4	1.3	8.1	1.8	3.7	0.9	6.1	5.3	11.6
1998	49.8	0.97	1.7	5.3	1.3	7.9	1.8	4.1	0.9	6.3	5.3	11.9
1999	50.1	0.93	1.8	5.2	1.2	8.0	2.0	4.0	0.9	6.4	5.3	12.1
2000	50.3	1.07	1.7	5.1	1.1	8.1	2.0	3.8	0.9	6.2	5.2	12.8
2001	50.5	1.03	1.8	4.7	1.3	8.4	2.0	3.5	0.7	6.3	5.2	13.3
2002	50.2	1.13	2.0	4.2	1.5	8.3	2.0	3.3	0.6	6.2	5.4	13.5
2003	49.9	1.09	2.0	4.0	1.5	8.2	1.9	3.2	0.6	6.1	5.3	13.6
2004	49.7	1.13	2.4	4.0	1.5	8.2	2.0	3.4	0.6	5.8	5.3	13.2
2005	49.5	1.17	2.4	3.7	1.4	8.4	1.9	3.3	0.7	5.8	5.2	13.3
2006	50.0	1.23	2.5	3.4	1.4	8.5	2.0	3.2	0.7	5.8	5.3	13.8
2007	50.7	1.31	2.5	3.3	1.3	8.5	2.0	3.2	0.7	5.9	5.2	14.3
2008	51.3	1.38	2.4	3.4	1.4	8.6	2.0	3.3	0.7	6.0	5.3	14.6
2009	52.0	1.42	2.3	3.4	1.4	8.7	2.0	3.3	0.7	6.1	5.3	14.9
2010	53.0	1.46	2.3	3.4	1.4	8.8	2.0	3.4	0.7	6.3	5.4	15.4
2011	53.9	1.49	2.3	3.4	1.5	8.9	2.0	3.6	0.8	6.5	5.4	15.8
2012	54.8	1.51	2.3	3.4	1.5	8.9	2.1	3.7	0.8	6.7	5.5	16.0
2013	55.5	1.53	2.3	3.4	1.6	9.0	2.1	3.8	0.8	6.9	5.5	16.3
2014	56.2	1.55	2.3	3.4	1.6	9.1	2.1	3.9	0.8	7.1	5.6	16.5
2015	56.9	1.56	2.3	3.4	1.7	9.1	2.1	4.0	0.8	7.3	5.6	16.7
2016	57.6	1.57	2.3	3.4	1.7	9.2	2.1	4.0	0.8	7.6	5.7	16.8
2017	58.3	1.58	2.3	3.4	1.8	9.3	2.1	4.0	0.8	7.8	5.7	17.0
2018	59.1	1.58	2.3	3.4	1.8	9.3	2.2	4.1	0.8	8.0	5.8	17.2
2019	59.8	1.59	2.3	3.4	1.9	9.4	2.2	4.1	0.8	8.3	5.8	17.4
2020	60.3	1.59	2.4	3.4	1.9	9.5	2.2	4.2	0.8	8.5	5.8	17.5
2021	60.9	1.60	2.4	3.3	2.0	9.5	2.2	4.2	0.8	8.8	5.9	17.6
2022	61.4	1.60	2.4	3.3	2.0	9.6	2.2	4.3	0.8	9.0	5.9	17.7
2023	61.9	1.60	2.4	3.3	2.0	9.6	2.2	4.3	0.9	9.2	5.9	17.8
2024	62.4	1.61	2.4	3.3	2.1	9.7	2.2	4.4	0.9	9.4	5.9	17.9
2025	62.8	1.61	2.4	3.2	2.1	9.8	2.2	4.4	0.9	9.6	5.9	17.9
2026	63.1	1.61	2.4	3.2	2.1	9.8	2.2	4.5	0.9	9.7	6.0	18.0
2027	63.5	1.61	2.4	3.2	2.2	9.9	2.3	4.5	0.9	9.8	6.0	18.0
2028	63.9	1.61	2.4	3.2	2.2	9.9	2.3	4.6	0.9	9.9	6.0	18.1
2029	64.2	1.62	2.4	3.2	2.2	10.0	2.3	4.6	0.9	10.0	6.0	18.1
2030	64.6	1.62	2.4	3.2	2.2	10.0	2.3	4.6	0.9	10.1	6.1	18.2





IMPERIAL COUNTY ECONOMIC FORECAST

Imperial County is located at the extreme southeastern edge of the state, sharing its western border with San Diego County and its southern border with Mexico. Imperial County has a population of nearly 170,000 people, together with 56,700 wage and salary jobs. The per capita income in Imperial County is \$21,615, and the average salary per worker is \$36,962, both measures representing the lowest levels among all Southern California counties.

Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Last year 3,700 total jobs were created in Inland County, implying a growth rate of 7.0 percent. The non-farm growth rate was 5.2 percent. The unemployment rate fell in 2006, but still remains very high at 15.3 percent. This high unemployment rate is largely due to the large farm sector, which represents 21 percent of total employment in the county. While this percentage is high, it has been declining, and as it declines so will the unemployment rate.

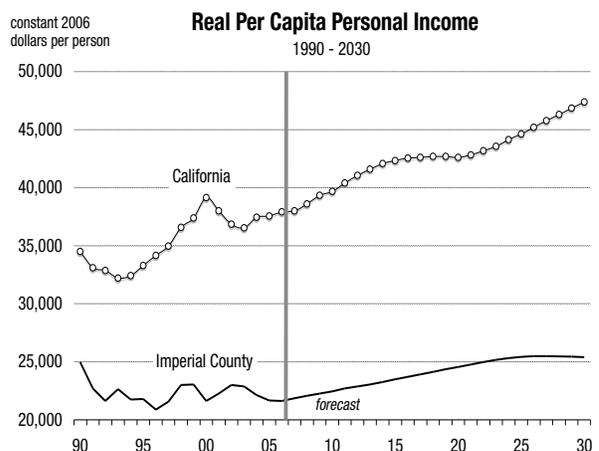
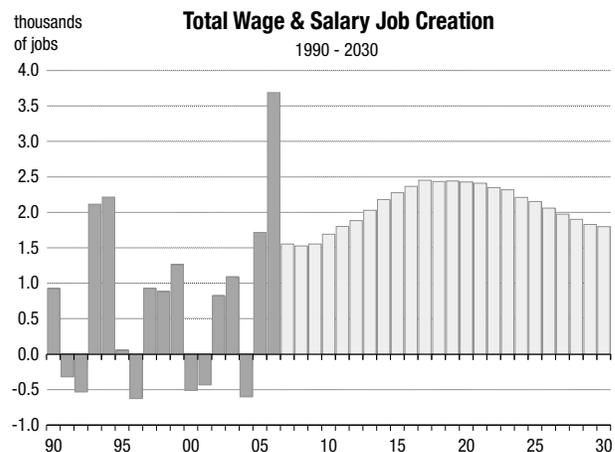
The principal labor markets in Imperial County are farming, retail trade, and government. The latter accounts for over 30 percent of total employment, and retail trade contributes another 14 percent of total jobs. In 2006, the government, retail trade and professional services sectors all created approximately 500 jobs, while the farm sector added nearly 1,500 workers.

Between January 2006 and 2007, the population grew at a rate of 3.4 percent in Imperial County, the highest of any county. The city of Imperial added nearly 1,700 people, at a rate greater than 10 percent.

Employment growth will moderate in Imperial County in 2007 and over the next several years, though the extent of job creation will remain healthy. The population is expected to continue to grow at one of the highest rates in the state.

FORECAST HIGHLIGHTS

- Non-farm job growth is expected to fall in 2007, averaging 3.9 percent. From 2007 to 2011, the average annual growth rate is 3.6 percent per year. Total wage and salary growth will be lower at 2.7 percent, due to the declining farm sector.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the forecast horizon. Real average salaries rise by an average of 1.8 percent per year over the next 5 years.
- Ninety-five percent of net job creation is expected to occur in the government, professional services and retail trade sectors over the next five years. Government employment alone increases by 4,000 jobs. Professional services employment grows by more than 50 percent in five years. Farm employment is expected to decline by nearly one percent per year.

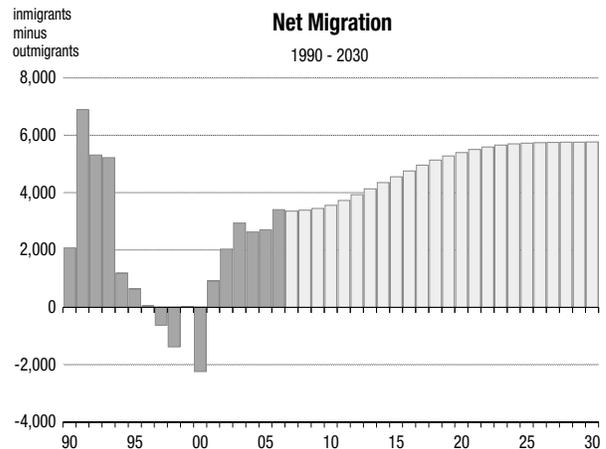
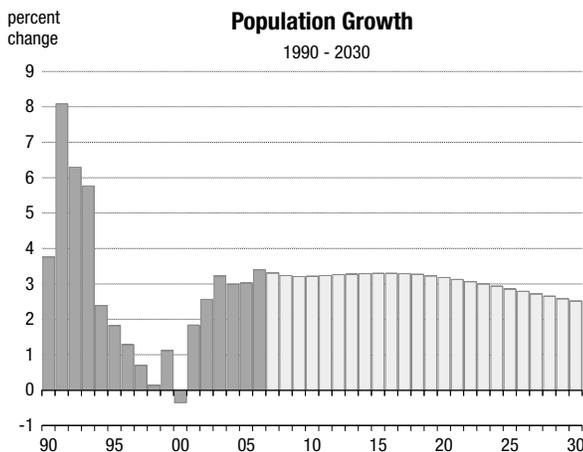


- The population will continue to grow at a very high rate in the county. Annual growth in the 2007 to 2011 period averages 3.2 percent per year.
- Net migration remains at elevated levels throughout the next five years. The forecast of net migration indicates an average of 3,500 people entering the county per year over the next five years.
- Real per capita incomes increase at a rate of 1.1 percent in 2007. An annual compound rate of growth of 1.0 percent is forecast from 2007 to 2011.
- Total taxable sales are expected to increase by an average of 11.1 percent over the next five years.
- Industrial production will increase by 7.2 percent in 2007. Over the next five years the growth rate of industrial production will average 6.1 percent per year.

Imperial County Economic Forecast

1997-2006 History, 2007-2030 Forecast

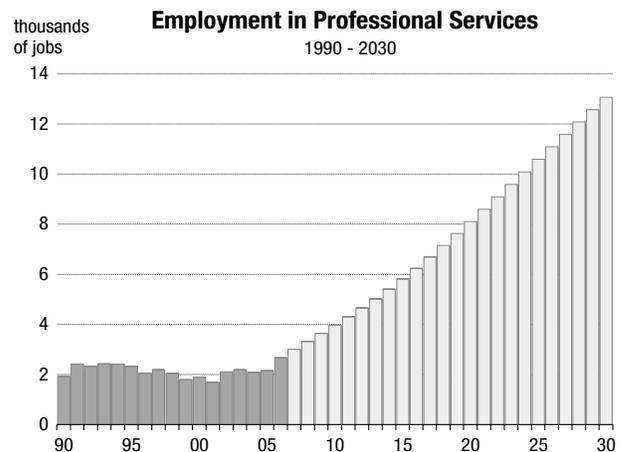
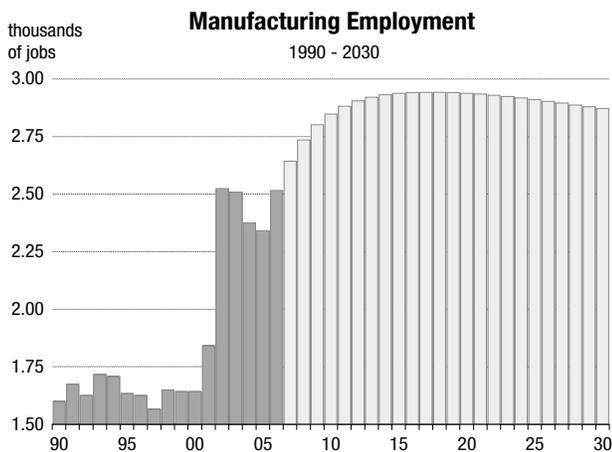
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	142,300	-623	106.7	38.2	327	\$1.05	\$2.33	\$21,554	1.7	1,367.9	287.2	26.9
1998	142,500	-1,376	108.8	38.6	394	\$1.11	\$2.53	\$22,986	1.4	1,404.8	305.6	25.9
1999	144,100	32	112.1	38.9	333	\$1.29	\$2.62	\$23,035	2.3	1,324.3	322.9	23.6
2000	143,589	-2,233	115.1	39.4	677	\$1.40	\$2.53	\$21,617	3.3	1,128.1	344.3	15.8
2001	146,230	928	117.4	39.7	756	\$1.38	\$2.74	\$22,254	3.4	1,199.1	354.6	15.9
2002	149,981	2,034	127.0	40.5	1,062	\$1.44	\$2.99	\$22,985	2.8	1,413.6	431.6	15.0
2003	154,828	2,947	128.9	41.3	1,211	\$1.53	\$3.15	\$22,869	2.6	1,208.3	478.5	15.6
2004	159,458	2,634	138.2	42.4	2,157	\$1.69	\$3.24	\$22,125	3.3	1,293.2	475.7	17.1
2005	164,293	2,705	140.4	43.7	2,974	\$2.00	\$3.41	\$21,662	4.5	1,270.8	479.8	16.0
2006	169,888	3,405	144.6	46.7	1,851	\$2.24	\$3.67	\$21,615	4.3	1,256.9	498.9	15.3
2007	175,521	3,358	149.3	48.8	1,522	\$2.57	\$3.97	\$21,849	3.6	1,237.6	535.0	15.1
2008	181,206	3,392	155.4	50.3	1,528	\$2.85	\$4.24	\$22,053	2.5	1,201.1	571.3	15.3
2009	187,029	3,452	161.4	51.8	1,553	\$3.14	\$4.53	\$22,251	2.5	1,215.1	605.5	14.6
2010	193,042	3,559	167.3	53.3	1,543	\$3.46	\$4.86	\$22,443	3.1	1,213.5	639.2	13.8
2011	199,291	3,729	172.9	54.8	1,607	\$3.79	\$5.22	\$22,696	2.9	1,191.5	670.5	13.2
2012	205,794	3,930	178.1	56.4	1,636	\$4.13	\$5.58	\$22,864	2.7	1,191.9	700.8	12.8
2013	212,545	4,138	183.5	58.0	1,661	\$4.48	\$5.97	\$23,027	2.8	1,197.7	732.0	12.4
2014	219,547	4,352	188.7	59.6	1,696	\$4.85	\$6.40	\$23,252	2.8	1,190.8	764.6	12.0
2015	226,787	4,561	193.9	61.3	1,732	\$5.24	\$6.88	\$23,478	3.1	1,187.0	794.9	11.5
2016	234,267	4,762	199.1	63.0	1,764	\$5.65	\$7.41	\$23,705	3.2	1,182.8	823.5	11.0
2017	241,987	4,961	203.6	64.7	1,809	\$6.09	\$7.96	\$23,904	3.2	1,155.6	853.5	10.4
2018	249,904	5,137	207.8	66.5	1,849	\$6.53	\$8.55	\$24,121	3.0	1,156.8	887.0	9.9
2019	257,987	5,281	211.2	68.3	1,882	\$6.99	\$9.18	\$24,359	3.0	1,153.1	918.4	9.4
2020	266,201	5,403	213.9	70.2	1,905	\$7.47	\$9.84	\$24,551	3.0	1,144.5	951.1	8.8
2021	274,538	5,509	216.7	72.0	1,913	\$7.97	\$10.53	\$24,751	3.0	1,120.7	980.7	8.3
2022	282,963	5,596	219.1	73.9	1,920	\$8.49	\$11.28	\$24,968	3.0	1,117.2	1,003.2	8.0
2023	291,472	5,660	221.1	75.8	1,919	\$9.02	\$12.06	\$25,166	3.0	1,087.2	1,027.2	7.7
2024	300,025	5,701	223.1	77.7	1,925	\$9.55	\$12.83	\$25,311	2.8	1,079.1	1,051.9	7.5
2025	308,617	5,727	225.0	79.5	1,933	\$10.11	\$13.64	\$25,423	2.9	1,055.7	1,073.1	7.2
2026	317,234	5,746	227.3	81.4	1,941	\$10.68	\$14.46	\$25,475	2.9	1,039.1	1,093.3	6.8
2027	325,869	5,756	230.1	83.3	1,951	\$11.27	\$15.30	\$25,477	3.0	1,022.1	1,110.3	6.6
2028	334,510	5,760	233.2	85.3	1,960	\$11.89	\$16.19	\$25,462	3.2	999.4	1,130.8	6.5
2029	343,150	5,765	236.5	87.2	1,967	\$12.54	\$17.11	\$25,430	3.2	995.7	1,153.6	6.2
2030	351,799	5,769	240.1	89.1	1,964	\$13.20	\$18.06	\$25,386	3.1	984.1	1,175.6	6.0

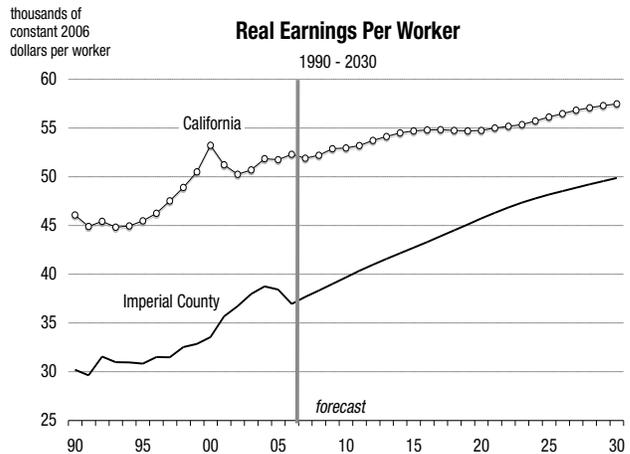
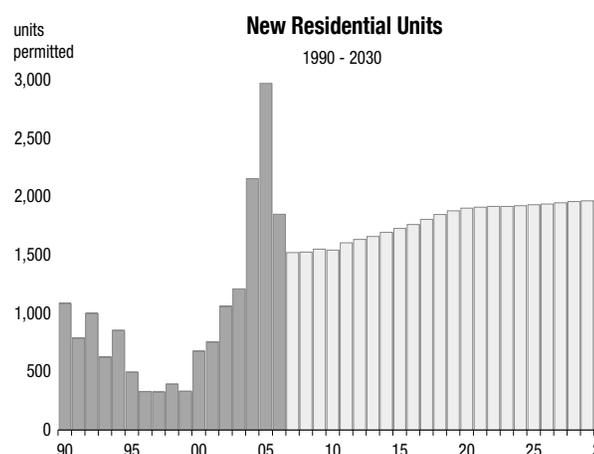
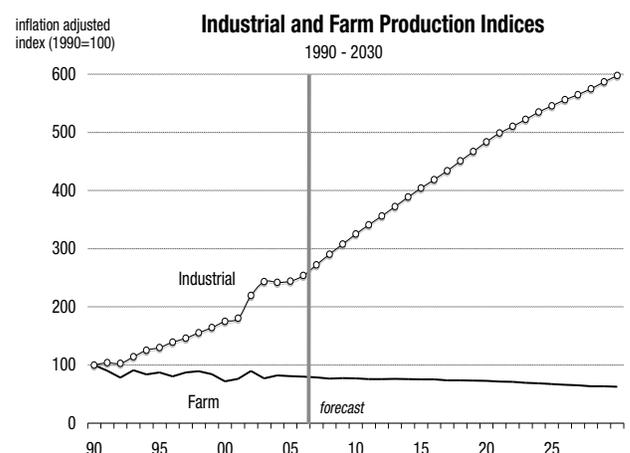
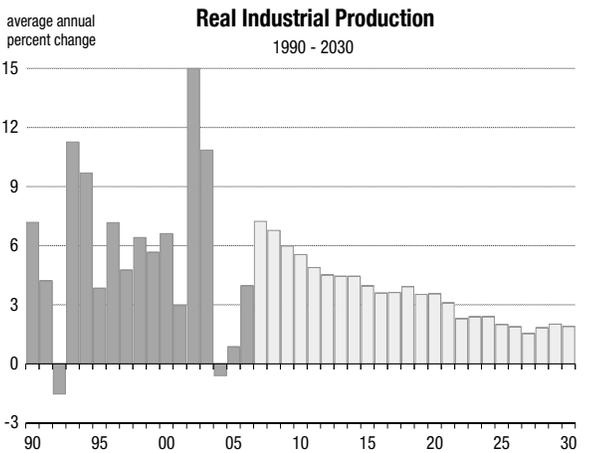
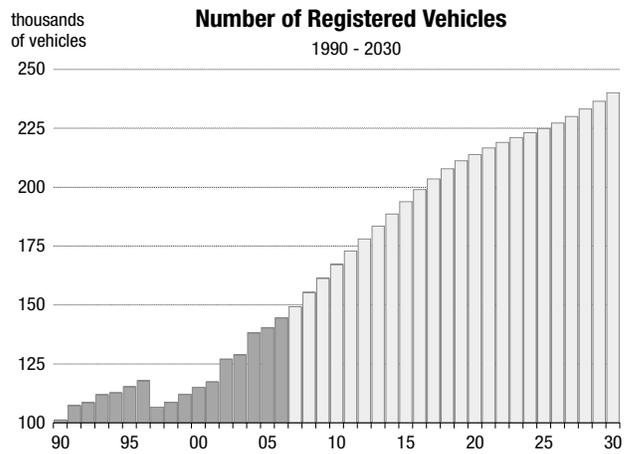
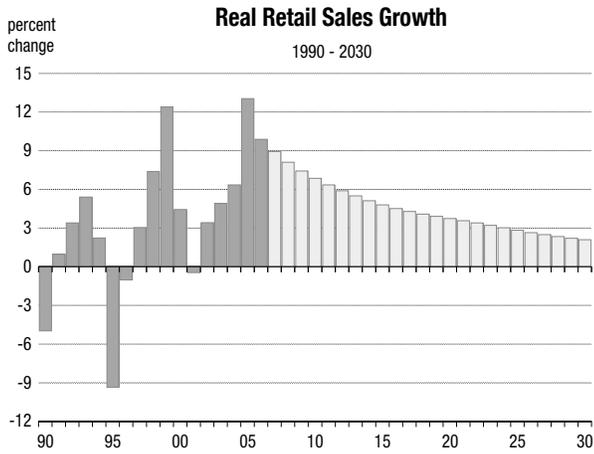


Imperial County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	48.8	13.87	1.4	1.6	1.4	7.0	1.3	2.2	0.5	2.2	2.8	14.0
1998	49.7	14.28	1.4	1.7	1.5	7.0	1.3	2.1	0.4	2.2	2.8	14.4
1999	51.0	14.35	1.7	1.6	1.5	7.4	1.3	1.8	0.4	2.3	2.9	14.8
2000	50.4	12.30	2.0	1.6	1.6	7.9	1.4	1.9	0.4	2.2	2.9	15.5
2001	50.0	11.34	1.7	1.8	1.7	7.8	1.4	1.7	0.4	2.3	2.8	16.1
2002	50.8	10.14	1.7	2.5	1.7	7.9	1.4	2.1	0.4	2.4	2.9	16.7
2003	51.9	10.78	1.6	2.5	1.9	8.2	1.4	2.2	0.4	2.5	2.7	16.9
2004	51.3	10.43	1.8	2.4	1.8	8.3	1.3	2.1	0.4	2.5	2.9	16.5
2005	53.0	10.57	1.9	2.3	1.8	9.0	1.3	2.2	0.4	2.8	3.1	16.8
2006	56.7	12.05	2.0	2.5	1.8	9.4	1.4	2.7	0.4	2.9	3.2	17.4
2007	58.3	11.88	1.9	2.6	1.8	9.7	1.4	3.0	0.4	2.9	3.3	18.2
2008	59.8	11.75	1.9	2.7	1.9	10.1	1.4	3.3	0.4	3.0	3.3	18.9
2009	61.4	11.61	1.8	2.8	1.9	10.5	1.4	3.6	0.4	3.0	3.3	19.8
2010	63.1	11.55	1.8	2.8	2.0	10.9	1.4	4.0	0.4	3.1	3.3	20.6
2011	64.9	11.51	1.8	2.9	2.1	11.3	1.4	4.3	0.4	3.1	3.3	21.6
2012	66.8	11.44	1.8	2.9	2.1	11.6	1.4	4.7	0.4	3.2	3.4	22.6
2013	68.8	11.41	1.8	2.9	2.2	12.0	1.4	5.0	0.4	3.3	3.4	23.7
2014	71.0	11.39	1.8	2.9	2.3	12.4	1.4	5.4	0.4	3.4	3.4	24.9
2015	73.2	11.38	1.7	2.9	2.3	12.7	1.4	5.8	0.4	3.5	3.4	26.2
2016	75.6	11.36	1.8	2.9	2.4	13.1	1.4	6.2	0.4	3.7	3.4	27.5
2017	78.1	11.34	1.8	2.9	2.5	13.4	1.4	6.7	0.4	3.8	3.4	28.9
2018	80.5	11.28	1.8	2.9	2.5	13.8	1.4	7.2	0.4	4.0	3.4	30.3
2019	82.9	11.25	1.8	2.9	2.6	14.1	1.4	7.6	0.5	4.1	3.4	31.7
2020	85.4	11.22	1.8	2.9	2.6	14.5	1.4	8.1	0.5	4.3	3.4	33.0
2021	87.8	11.19	1.8	2.9	2.7	14.8	1.4	8.6	0.5	4.4	3.4	34.3
2022	90.1	11.13	1.8	2.9	2.8	15.2	1.4	9.1	0.5	4.6	3.4	35.6
2023	92.5	11.09	1.8	2.9	2.8	15.5	1.4	9.6	0.5	4.8	3.4	36.8
2024	94.7	11.01	1.8	2.9	2.9	15.8	1.4	10.1	0.5	4.9	3.4	38.0
2025	96.8	10.95	1.8	2.9	3.0	16.2	1.4	10.6	0.5	5.1	3.4	39.1
2026	98.9	10.87	1.8	2.9	3.0	16.5	1.4	11.1	0.5	5.3	3.5	40.2
2027	100.9	10.79	1.8	2.9	3.1	16.8	1.4	11.6	0.5	5.4	3.5	41.1
2028	102.8	10.72	1.8	2.9	3.2	17.0	1.4	12.1	0.5	5.6	3.5	42.1
2029	104.6	10.63	1.8	2.9	3.2	17.3	1.4	12.6	0.5	5.7	3.5	42.9
2030	106.4	10.57	1.8	2.9	3.3	17.6	1.4	13.1	0.5	5.9	3.5	43.8





INYO COUNTY ECONOMIC FORECAST

Inyo County is the second largest county in California in terms of physical land, and 98 percent is publicly managed by state and federal government departments. The unique geography of the county includes Mount Whitney (highest point in the continental United States) and Badwater, Death Valley (the lowest point in the Western Hemisphere). Inyo County has a population of 18,327 people and 7,920 wage and salary jobs. The per capita income is \$31,188, and the average salary per worker is \$36,502.

In 2006, 143 total wage and salary jobs were lost in Inyo County, representing a decline in employment of 1.8 percent. However, the unemployment rate declined to 4.6 percent in 2006.

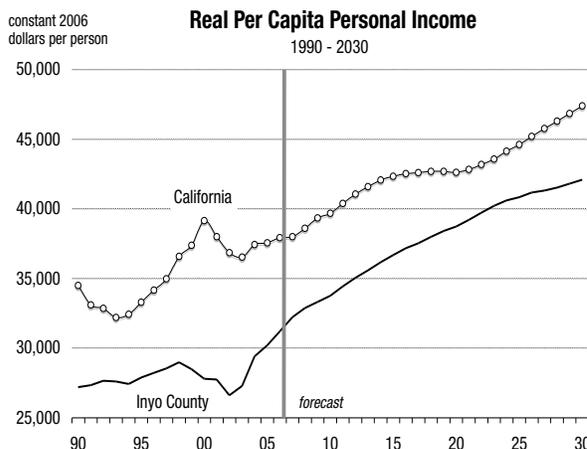
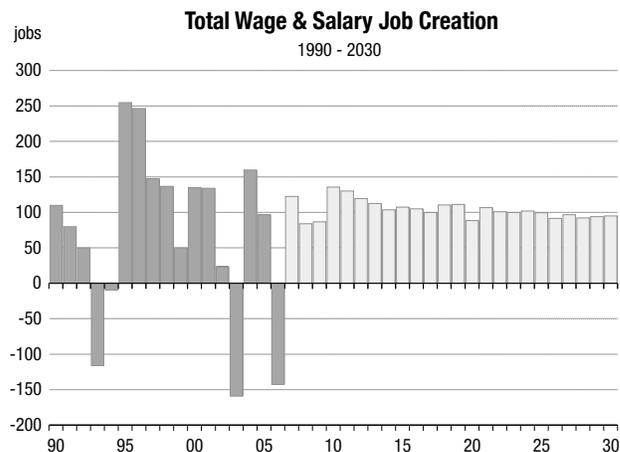
The majority of the job losses in 2006 were concentrated in the leisure services and government sectors. Government employment currently accounts for 40 percent of total employment in the county, dominated by the Naval Air Warfare Center at China Lake. Leisure services and retail trade are the two other largest sectors accounting for 18 and 13 percent, respectively of total employment in the county. Death Valley National Park is the largest visitor attraction in Inyo County. Thousands of hikers climb Mount Whitney each year.

The population was essentially unchanged in Inyo County in 2006. The only incorporated city in the county is Bishop, where the population fell 0.1 percent from January 2006 to January 2007. Net migration was negative last year, with an estimated total of 12 migrants leaving the county.

Employment growth is expected to improve over the next several years, as a result of an expansion of activities at China Lake. Population growth will be very modest over the next several years.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to increase to 1.5 percent in 2007. From 2007 to 2011, total employment growth averages 1.4 percent per year. Non-farm employment growth is also expected to be 1.4 percent over that period.
- 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 rise an average of 0.3 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in healthcare and education services, leisure services, and government. These sectors account for over 75 percent of all jobs created in the county over the next five years, with nearly 50 percent in the government sector alone.

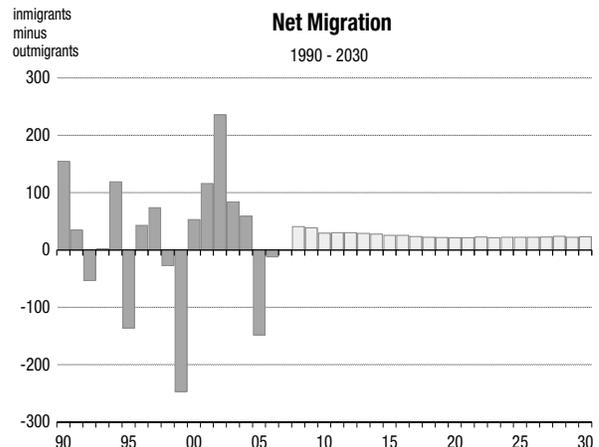
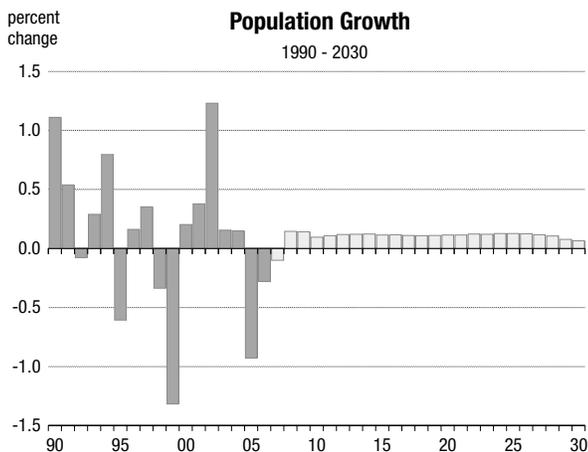


- The population in the county is forecast to grow, but at a much slower rate than the state average. Annual growth in the 2007 to 2011 period averages 0.1 percent per year.
- No net migration is expected in 2007, as the number of immigrants equals the number of out-migrants. Over the next five years net migration is expected to increase to an average of 30 net migrants entering the county per year.
- Real per capita income is forecast to increase 3.3 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 2.0 percent per year.
- Industrial production is forecast to increase 5.8 percent in 2007. Over the next five years the growth rate of industrial production will also average 5.8 percent per year. Total crop production, adjusted for inflation, is expected to decline an average of 1.0 percent per year between 2007 and 2011.

Inyo County Economic Forecast

1997-2006 History, 2007-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	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	18,466	74	22.7	7.85	18	\$217.1	\$0.40	\$28,539	3.4	16.1	83.9	8.3
1998	18,404	-27	23.2	7.87	19	\$225.4	\$0.42	\$28,979	3.2	15.2	90.7	7.3
1999	18,162	-247	23.7	7.88	18	\$240.1	\$0.43	\$28,478	4.2	16.4	87.3	5.7
2000	18,199	53	24.5	7.70	18	\$258.7	\$0.44	\$27,795	4.5	16.8	106.2	4.7
2001	18,268	116	25.5	7.72	20	\$263.8	\$0.46	\$27,750	5.4	18.1	100.6	4.5
2002	18,493	236	26.0	7.75	17	\$256.8	\$0.45	\$26,615	1.6	15.5	84.6	5.4
2003	18,522	84	25.8	7.77	19	\$268.1	\$0.47	\$27,287	1.8	14.1	48.6	5.8
2004	18,550	59	26.6	7.79	19	\$289.5	\$0.52	\$29,397	1.2	15.1	49.1	5.3
2005	18,378	-148	27.0	7.81	11	\$309.5	\$0.54	\$30,206	2.0	17.2	51.8	4.9
2006	18,327	-12	27.5	7.85	14	\$334.7	\$0.57	\$31,188	3.3	16.7	51.8	4.6
2007	18,309	0	27.8	7.89	42	\$352.8	\$0.61	\$32,218	2.9	16.8	54.8	4.6
2008	18,336	41	28.1	7.93	26	\$364.8	\$0.63	\$32,874	2.0	16.0	57.8	4.8
2009	18,362	39	28.4	7.96	28	\$376.5	\$0.66	\$33,324	2.0	16.4	61.4	4.8
2010	18,380	30	28.6	7.98	43	\$389.4	\$0.68	\$33,763	2.5	16.4	64.8	4.8
2011	18,400	30	28.8	8.03	34	\$401.9	\$0.71	\$34,432	2.4	15.8	68.7	4.9
2012	18,421	31	29.0	8.06	31	\$414.7	\$0.74	\$35,057	2.2	15.6	72.5	5.0
2013	18,444	29	29.2	8.09	16	\$428.7	\$0.77	\$35,587	2.3	15.6	76.6	5.1
2014	18,466	28	29.4	8.11	35	\$443.7	\$0.80	\$36,168	2.3	15.3	80.4	5.3
2015	18,488	26	29.6	8.15	40	\$460.4	\$0.84	\$36,679	2.6	15.1	83.6	5.4
2016	18,509	26	29.8	8.19	29	\$478.3	\$0.87	\$37,167	2.7	14.9	87.3	5.4
2017	18,530	24	30.0	8.22	26	\$497.2	\$0.90	\$37,534	2.7	14.2	90.8	5.5
2018	18,550	22	30.1	8.24	19	\$515.8	\$0.94	\$37,985	2.5	14.1	94.5	5.5
2019	18,571	22	30.3	8.26	27	\$535.0	\$0.98	\$38,408	2.5	13.8	97.9	5.5
2020	18,592	22	30.5	8.29	26	\$554.0	\$1.01	\$38,723	2.5	13.5	102.3	5.5
2021	18,614	21	30.7	8.32	23	\$573.2	\$1.05	\$39,205	2.4	12.9	105.1	5.4
2022	18,637	23	30.8	8.34	23	\$592.8	\$1.09	\$39,720	2.5	12.9	106.8	5.4
2023	18,660	22	31.0	8.36	18	\$612.3	\$1.13	\$40,210	2.5	12.3	109.1	5.4
2024	18,684	22	31.2	8.38	15	\$632.0	\$1.17	\$40,598	2.3	12.4	111.9	5.4
2025	18,708	22	31.3	8.40	14	\$653.2	\$1.21	\$40,842	2.4	12.1	114.6	5.4
2026	18,731	22	31.5	8.41	13	\$675.1	\$1.25	\$41,180	2.4	11.9	116.7	5.3
2027	18,753	23	31.7	8.42	12	\$697.9	\$1.28	\$41,320	2.5	11.6	118.5	5.3
2028	18,773	24	31.9	8.44	11	\$722.3	\$1.33	\$41,532	2.7	11.1	121.1	5.3
2029	18,788	23	32.0	8.45	11	\$747.3	\$1.37	\$41,801	2.7	11.1	123.9	5.3
2030	18,800	23	32.1	8.46	10	\$772.6	\$1.42	\$42,091	2.6	10.8	126.6	5.3

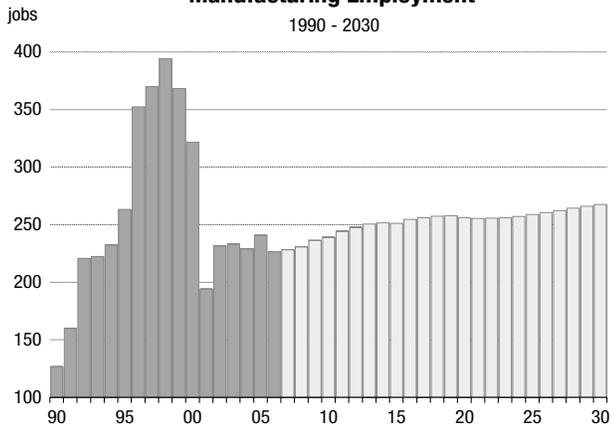


Inyo County Employment Forecast

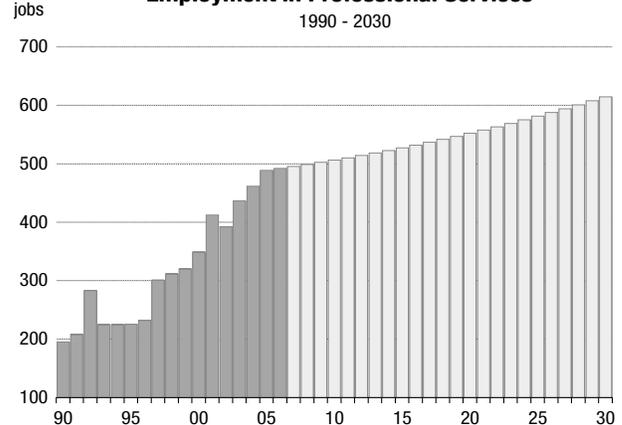
1997-2006 History, 2007-2030 Forecast

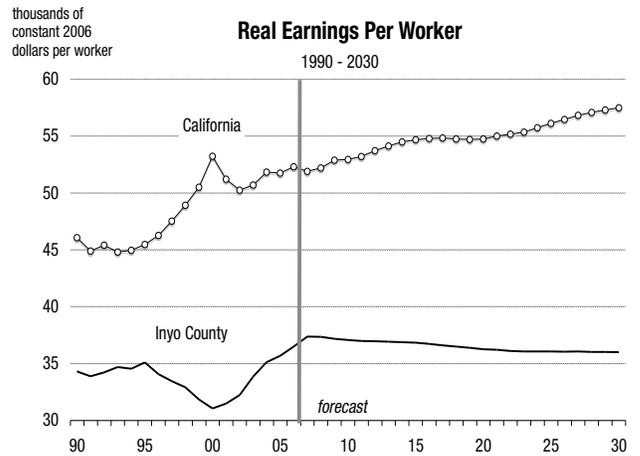
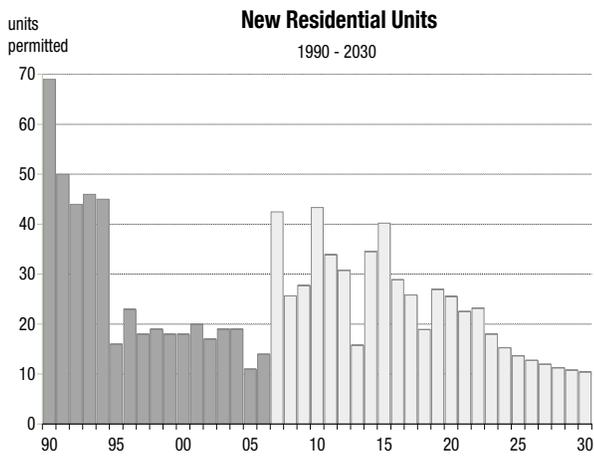
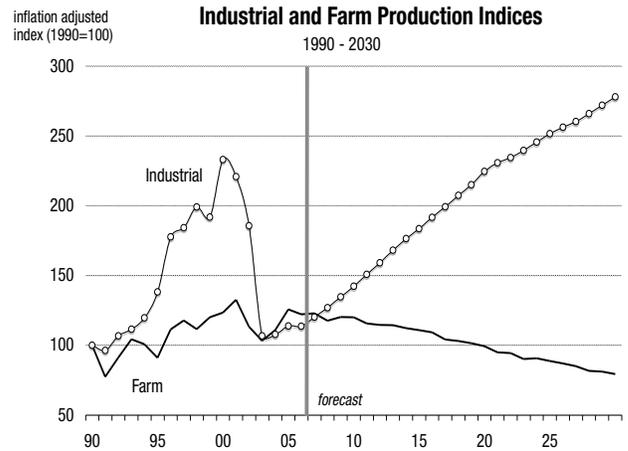
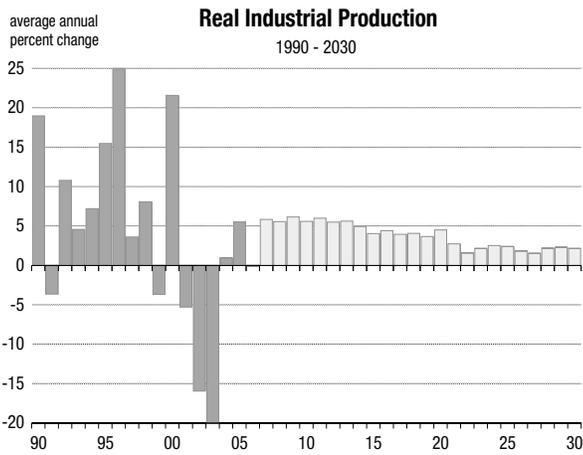
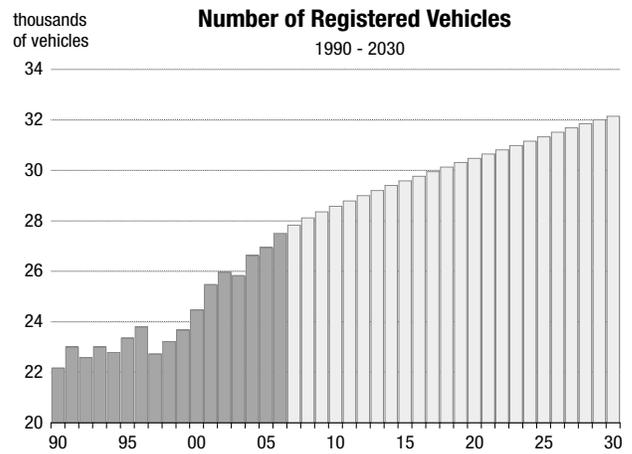
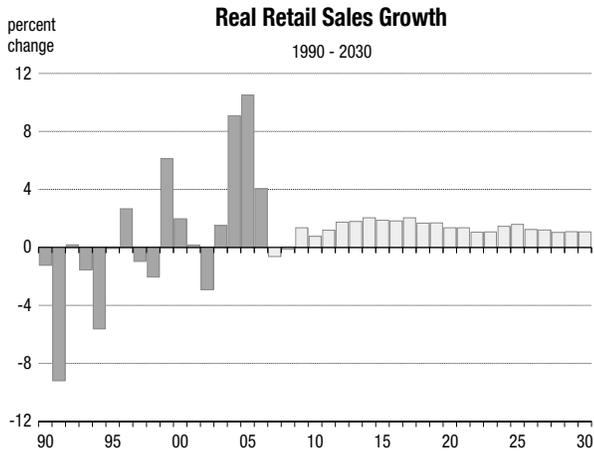
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	7.5	0.05	0.20	0.37	0.07	1.14	0.14	0.30	0.13	0.59	1.62	2.49
1998	7.6	0.05	0.19	0.39	0.07	1.12	0.16	0.31	0.13	0.55	1.64	2.55
1999	7.7	0.05	0.34	0.37	0.08	1.14	0.15	0.32	0.10	0.55	1.60	2.62
2000	7.8	0.05	0.37	0.32	0.08	1.14	0.10	0.35	0.09	0.55	1.67	2.74
2001	7.9	0.05	0.25	0.19	0.24	1.15	0.14	0.41	0.10	0.44	1.58	3.02
2002	8.0	0.04	0.24	0.23	0.26	1.15	0.16	0.39	0.10	0.41	1.51	3.18
2003	7.8	0.04	0.23	0.23	0.16	1.15	0.17	0.44	0.15	0.43	1.35	3.20
2004	8.0	0.05	0.25	0.23	0.15	1.18	0.17	0.46	0.15	0.39	1.40	3.30
2005	8.1	0.05	0.28	0.24	0.13	1.15	0.16	0.49	0.14	0.40	1.49	3.31
2006	7.9	0.05	0.30	0.23	0.14	1.14	0.16	0.49	0.19	0.39	1.42	3.20
2007	8.0	0.05	0.30	0.23	0.14	1.14	0.16	0.50	0.22	0.40	1.43	3.25
2008	8.1	0.05	0.30	0.23	0.15	1.15	0.17	0.50	0.22	0.41	1.45	3.28
2009	8.2	0.05	0.30	0.24	0.15	1.15	0.17	0.50	0.22	0.43	1.48	3.30
2010	8.4	0.05	0.30	0.24	0.15	1.16	0.17	0.51	0.23	0.45	1.49	3.39
2011	8.5	0.05	0.30	0.24	0.16	1.16	0.17	0.51	0.23	0.46	1.51	3.47
2012	8.6	0.05	0.30	0.25	0.16	1.17	0.17	0.51	0.23	0.47	1.53	3.53
2013	8.7	0.05	0.30	0.25	0.16	1.18	0.17	0.52	0.23	0.48	1.55	3.59
2014	8.8	0.05	0.30	0.25	0.17	1.19	0.17	0.52	0.23	0.49	1.56	3.65
2015	8.9	0.05	0.30	0.25	0.17	1.19	0.17	0.53	0.24	0.50	1.57	3.71
2016	9.0	0.05	0.30	0.25	0.17	1.20	0.18	0.53	0.24	0.52	1.58	3.77
2017	9.1	0.05	0.30	0.26	0.18	1.21	0.18	0.54	0.24	0.53	1.58	3.84
2018	9.2	0.05	0.30	0.26	0.18	1.21	0.18	0.54	0.24	0.53	1.58	3.92
2019	9.4	0.05	0.30	0.26	0.18	1.22	0.18	0.55	0.24	0.54	1.58	4.00
2020	9.4	0.05	0.30	0.26	0.19	1.23	0.18	0.55	0.25	0.54	1.58	4.07
2021	9.5	0.05	0.30	0.26	0.19	1.24	0.18	0.56	0.25	0.55	1.59	4.14
2022	9.7	0.05	0.30	0.26	0.19	1.24	0.18	0.56	0.25	0.55	1.60	4.21
2023	9.8	0.05	0.30	0.26	0.19	1.25	0.18	0.57	0.25	0.55	1.61	4.28
2024	9.9	0.05	0.30	0.26	0.20	1.26	0.19	0.58	0.26	0.54	1.63	4.35
2025	10.0	0.05	0.30	0.26	0.20	1.26	0.19	0.58	0.26	0.54	1.65	4.41
2026	10.0	0.05	0.30	0.26	0.20	1.27	0.19	0.59	0.26	0.53	1.66	4.47
2027	10.1	0.05	0.30	0.26	0.20	1.28	0.19	0.59	0.26	0.53	1.68	4.53
2028	10.2	0.05	0.30	0.26	0.21	1.28	0.19	0.60	0.26	0.52	1.70	4.59
2029	10.3	0.05	0.30	0.27	0.21	1.29	0.19	0.61	0.27	0.52	1.72	4.65
2030	10.4	0.05	0.30	0.27	0.21	1.30	0.19	0.61	0.27	0.51	1.74	4.71

Manufacturing Employment



Employment in Professional Services





KERN COUNTY ECONOMIC FORECAST

Kern County is located at the southern end of California's Central Valley, just north of Los Angeles County. Agriculture is a vital component of the county economy, and total crop value consistently ranks in the top five of the most productive counties in the nation. Kern County has a population of nearly 800,000 people, together with 277,000 wage and salary jobs. The per capita income in Kern County is \$25,839, which is lower than the California state average. The average salary per worker in 2006 was \$44,471. The median family income in 2007 was estimated at \$47,800.

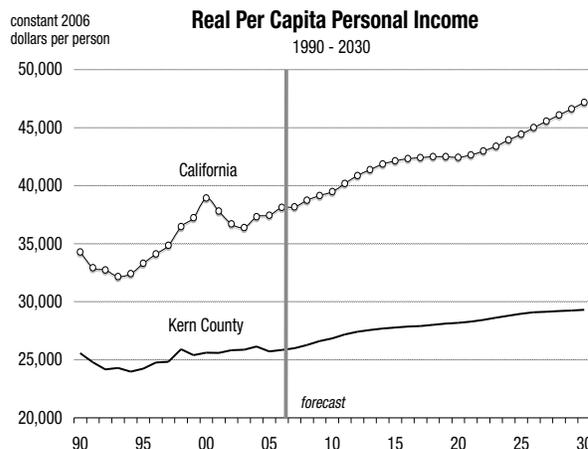
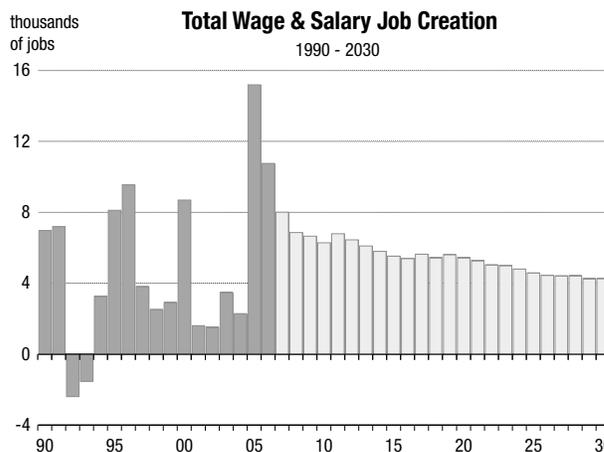
Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Last year 10,800 total jobs were created in Kern County, implying a growth rate of 4.0 percent. The non-farm growth rate was 4.8 percent. The unemployment rate dropped to 7.6 percent in 2006, the lowest rate in over 20 years.

The principal sectors that are producing jobs in Kern County are construction, wholesale trade, retail stores (including restaurant and food services), professional and business services, and government. Employment in the farm sector was flat in 2006. Farm jobs are expected to remain unchanged over the forecast period, but decline as a percent of total wage and salary jobs. Historically, most of the job creation has been population-serving. Over time however, more professional and wholesale distribution jobs will be created in Kern County. As the share of non-farm jobs rises in the county, the unemployment rate will continue to drop and average salaries will rise.

Between January 2006 and 2007, the population grew at a rate of 2.8 percent in Kern County. Over 65 percent of the growth was in Bakersfield, which grew by 3.6 percent and Delano, which grew by 7.4 percent.

FORECAST HIGHLIGHTS

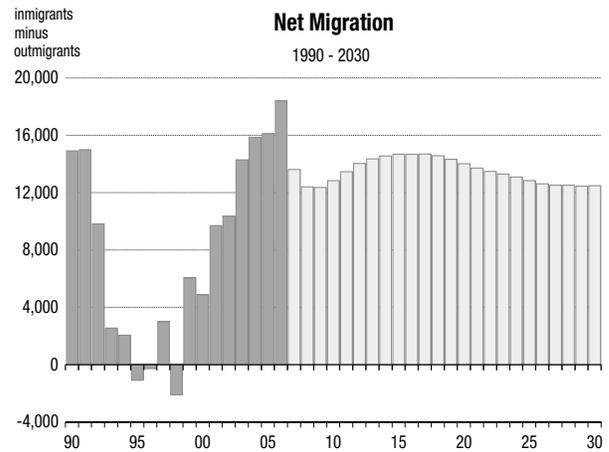
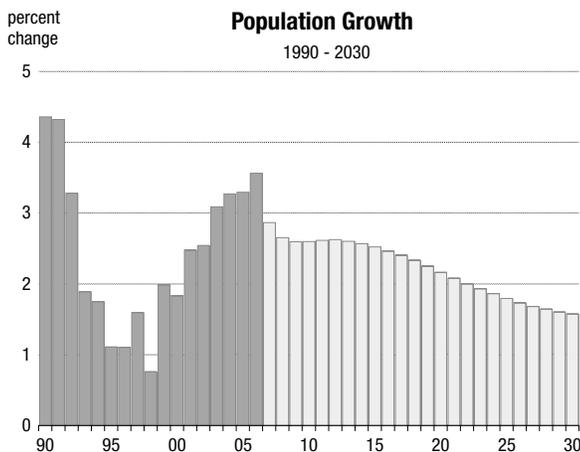
- Non-farm job growth will cool in 2007 to 3.0 percent. Total wage and salary job growth is expected to average 2.4 percent between 2007 and 2011.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the forecast horizon. Real average salaries rise an average of 1.0 percent per year over the next 5 years.
- The professional and business services sector is expected to grow at twice the rate of any other sector, adding 10,000 jobs over the next five years. Wholesale and retail trade, and government will also add significant employment. Employment in the construction industry increases marginally.
- The population will continue to grow at a rapid rate in the county. Annual growth in the 2007 to 2011 period averages 2.9 percent per year.
- Net migration declines from the record 2006 peak, but remains at historically elevated levels. An average of 13,000 net migrants are forecast per year over the next five years.
- Real per capita incomes increase at a rate of 0.5 percent in 2007. An annual compound rate of growth of 1.0 percent is forecast over the next five years.
- Total taxable sales are expected to increase by an average of 8.6 percent over the next five years.
- Industrial production will increase by 9.8 percent in 2007. From 2007 to 2011, the growth rate of industrial production will average 6.7 percent per year.



Kern County Economic Forecast

1997-2006 History, 2007-2030 Forecast

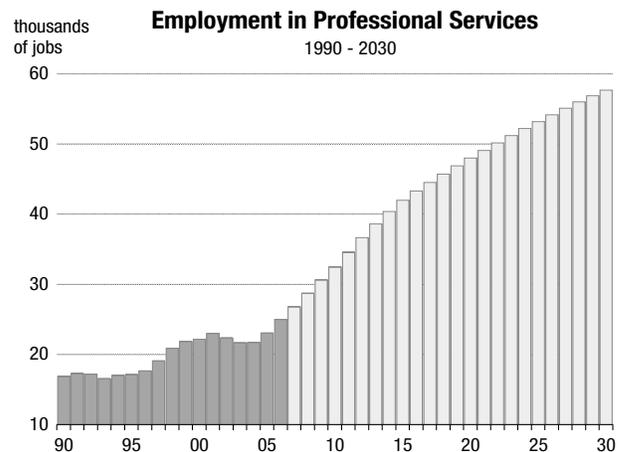
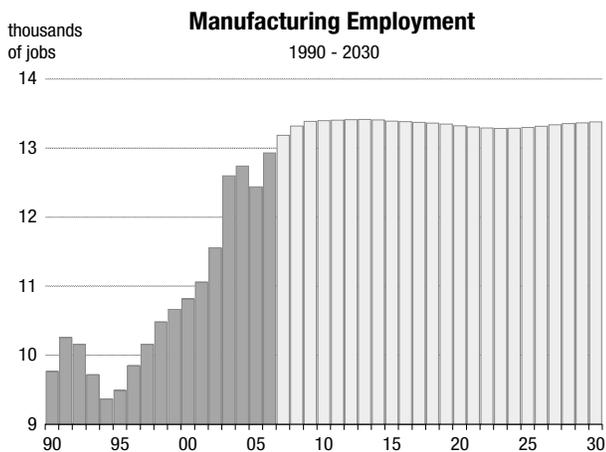
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	635,822	3,015	457.0	206.0	2,637	\$5.6	\$12.0	\$24,829	1.7	2.88	4.4	12.5
1998	640,659	-2,087	480.7	208.5	3,453	\$5.8	\$12.8	\$25,912	1.4	2.68	3.5	12.2
1999	653,400	6,080	492.2	211.8	3,157	\$6.3	\$13.1	\$25,389	2.3	2.70	4.0	11.5
2000	665,376	4,895	513.7	208.7	3,060	\$6.9	\$13.9	\$25,611	3.3	2.71	5.7	11.3
2001	681,880	9,710	535.2	210.9	3,637	\$7.6	\$14.7	\$25,594	3.4	2.64	5.4	8.6
2002	699,228	10,368	561.3	214.3	4,881	\$7.6	\$15.6	\$25,822	2.8	3.00	5.5	9.8
2003	720,825	14,294	571.1	218.4	6,112	\$8.0	\$16.6	\$25,856	2.6	2.79	6.2	10.3
2004	744,401	15,865	618.1	223.6	7,455	\$9.1	\$17.9	\$26,139	3.3	3.42	6.5	9.9
2005	768,928	16,125	640.2	229.7	9,450	\$10.7	\$19.0	\$25,708	4.5	3.70	6.9	8.3
2006	796,331	18,414	663.0	237.5	7,744	\$11.8	\$20.6	\$25,839	4.3	3.32	7.8	7.6
2007	819,157	13,621	691.5	244.8	6,771	\$13.2	\$22.0	\$25,977	3.6	3.46	8.6	7.2
2008	840,904	12,406	716.6	251.2	6,368	\$14.4	\$23.4	\$26,253	2.5	3.46	9.1	7.3
2009	862,743	12,373	740.8	257.2	6,631	\$15.5	\$25.0	\$26,593	2.5	3.44	9.7	7.6
2010	885,176	12,850	764.5	263.4	6,802	\$16.7	\$26.7	\$26,839	3.1	3.43	10.2	7.7
2011	908,352	13,464	788.5	269.7	7,005	\$17.9	\$28.5	\$27,183	2.9	3.43	10.9	7.7
2012	932,208	14,043	812.0	276.2	7,145	\$19.1	\$30.3	\$27,415	2.7	3.42	11.5	8.0
2013	956,475	14,370	834.8	282.8	7,208	\$20.3	\$32.1	\$27,555	2.8	3.41	12.3	8.1
2014	981,042	14,570	856.9	289.5	7,271	\$21.5	\$34.1	\$27,685	2.8	3.41	12.9	8.3
2015	1,005,806	14,681	878.0	296.2	7,275	\$22.7	\$36.1	\$27,773	3.1	3.40	13.2	8.3
2016	1,030,614	14,690	898.3	303.0	7,249	\$24.1	\$38.3	\$27,865	3.2	3.39	13.6	8.4
2017	1,055,426	14,698	917.7	309.8	7,276	\$25.4	\$40.5	\$27,908	3.2	3.40	14.1	8.4
2018	1,080,085	14,591	937.0	316.5	7,152	\$26.8	\$42.9	\$27,995	3.0	3.39	14.5	8.5
2019	1,104,411	14,331	956.0	323.2	7,078	\$28.2	\$45.4	\$28,110	3.0	3.38	15.1	8.4
2020	1,128,324	14,027	974.5	329.8	6,947	\$29.7	\$47.8	\$28,177	3.0	3.38	16.1	8.4
2021	1,151,796	13,718	992.9	336.3	6,837	\$31.1	\$50.5	\$28,273	3.0	3.38	16.5	8.3
2022	1,174,859	13,478	1,011.5	342.7	6,756	\$32.7	\$53.3	\$28,437	3.0	3.37	16.6	8.3
2023	1,197,587	13,306	1,030.2	349.0	6,693	\$34.2	\$56.3	\$28,616	3.0	3.38	16.9	8.3
2024	1,219,941	13,100	1,048.8	355.2	6,601	\$35.8	\$59.4	\$28,793	2.8	3.36	17.3	8.3
2025	1,241,859	12,840	1,067.1	361.4	6,516	\$37.4	\$62.5	\$28,950	2.9	3.36	17.8	8.3
2026	1,263,383	12,619	1,085.2	367.5	6,438	\$39.1	\$65.7	\$29,086	2.9	3.35	18.0	8.2
2027	1,284,658	12,530	1,103.0	373.5	6,433	\$40.8	\$69.0	\$29,139	3.0	3.35	18.2	8.2
2028	1,305,782	12,517	1,120.8	379.5	6,430	\$42.7	\$72.5	\$29,194	3.2	3.35	18.7	8.2
2029	1,326,733	12,457	1,138.4	385.5	6,417	\$44.7	\$76.1	\$29,245	3.2	3.34	19.1	8.2
2030	1,347,635	12,481	1,156.0	391.5	6,443	\$46.6	\$79.8	\$29,301	3.1	3.34	19.6	8.1

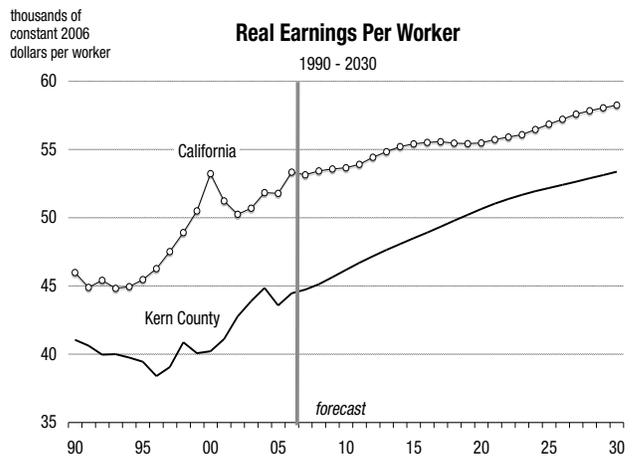
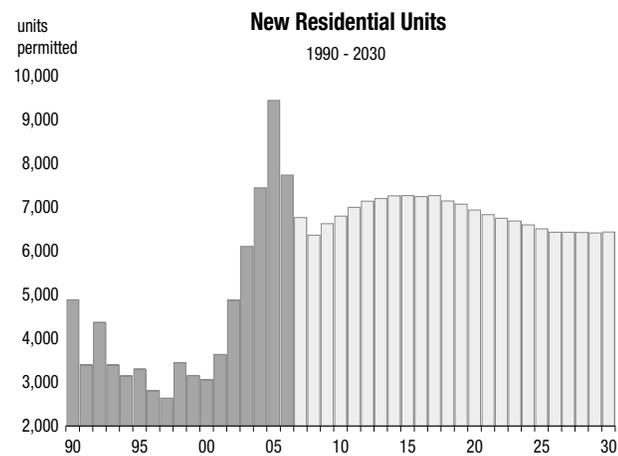
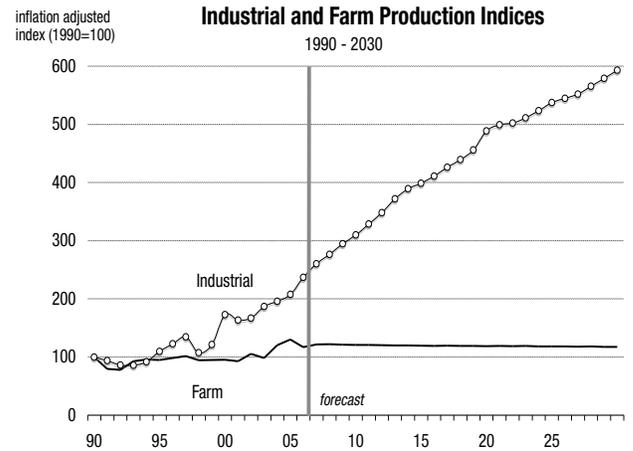
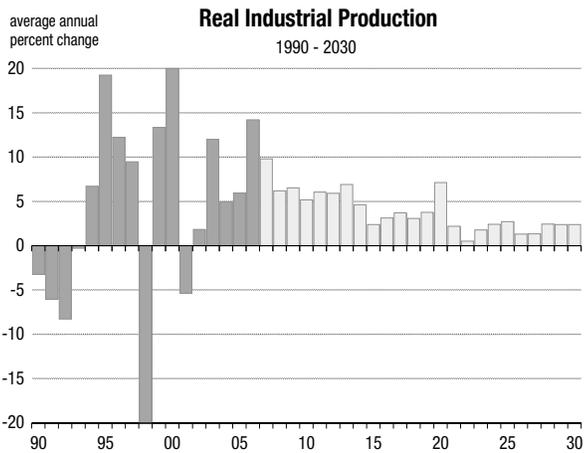
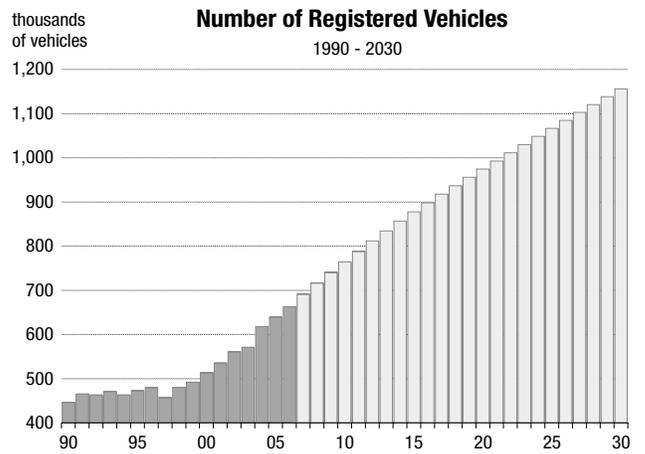
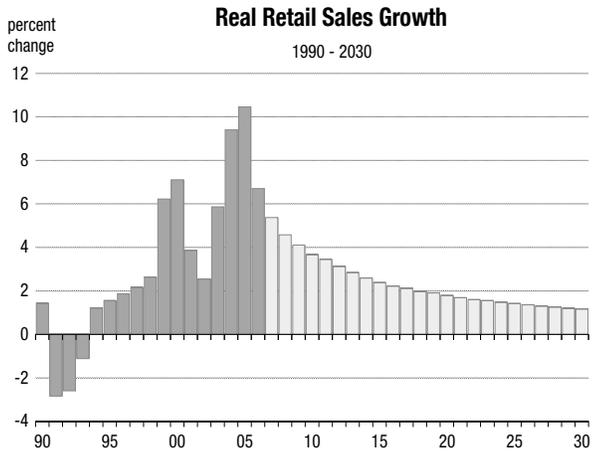


Kern County Employment Forecast

1997-2006 History, 2007-2030 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	228.3	49.03	9.4	10.2	7.2	28.2	6.8	19.1	2.5	16.2	15.5	48.2
1998	230.8	46.52	10.0	10.5	7.8	28.1	7.6	20.9	2.5	17.1	15.9	48.8
1999	233.7	44.85	10.7	10.7	8.2	28.3	7.7	21.9	2.4	18.1	16.5	50.3
2000	242.4	48.28	11.6	10.8	8.4	28.9	7.6	22.2	2.5	19.2	16.5	51.6
2001	244.0	41.75	13.0	11.1	8.3	30.1	7.8	23.0	2.5	20.2	17.2	53.6
2002	245.5	40.42	13.3	11.6	8.3	30.7	8.0	22.4	2.5	20.7	17.6	55.2
2003	249.0	41.88	13.6	12.6	8.7	30.9	8.3	21.7	2.5	21.3	18.0	54.5
2004	251.3	39.52	15.4	12.7	8.8	32.3	8.6	21.7	2.5	21.6	19.0	54.0
2005	266.5	44.42	18.2	12.4	9.2	34.4	8.7	23.0	2.5	22.2	20.1	55.8
2006	277.2	44.61	20.0	12.9	9.3	36.7	9.0	25.0	2.6	22.9	20.7	57.3
2007	285.3	45.70	20.6	13.2	9.6	37.6	8.8	26.8	2.6	23.5	21.5	58.9
2008	292.1	46.58	20.7	13.3	9.8	38.6	8.8	28.7	2.6	24.0	22.2	60.4
2009	298.8	47.11	20.7	13.4	10.0	39.8	8.8	30.6	2.6	24.5	22.8	61.8
2010	305.1	47.43	20.7	13.4	10.3	41.0	8.8	32.5	2.6	25.1	23.5	63.1
2011	311.9	47.69	20.8	13.4	10.6	42.2	8.8	34.6	2.5	25.7	24.1	64.7
2012	318.3	47.84	20.8	13.4	10.9	43.4	8.9	36.7	2.5	26.2	24.7	66.1
2013	324.5	47.87	20.8	13.4	11.2	44.6	8.9	38.6	2.5	26.8	25.3	67.6
2014	330.3	47.86	20.7	13.4	11.4	45.7	9.0	40.4	2.5	27.4	25.9	69.1
2015	335.8	47.81	20.6	13.4	11.7	46.7	9.1	42.0	2.5	28.1	26.5	70.6
2016	341.2	47.71	20.6	13.4	12.0	47.7	9.2	43.3	2.5	28.9	27.1	72.2
2017	346.8	47.70	20.5	13.4	12.3	48.7	9.3	44.6	2.5	29.7	27.8	73.8
2018	352.3	47.62	20.4	13.4	12.6	49.6	9.4	45.7	2.5	30.6	28.3	75.4
2019	357.9	47.52	20.4	13.3	12.9	50.5	9.5	46.9	2.5	31.7	28.8	77.0
2020	363.4	47.42	20.3	13.3	13.2	51.4	9.5	48.0	2.5	32.8	29.3	78.6
2021	368.6	47.39	20.2	13.3	13.5	52.1	9.6	49.1	2.5	34.0	29.7	80.2
2022	373.7	47.30	20.1	13.3	13.8	52.7	9.6	50.2	2.5	35.0	30.0	81.7
2023	378.7	47.28	20.0	13.3	14.2	53.3	9.6	51.2	2.5	36.1	30.3	83.3
2024	383.5	47.15	19.9	13.3	14.5	53.8	9.7	52.2	2.5	37.2	30.6	84.8
2025	388.1	47.04	19.8	13.3	14.8	54.3	9.7	53.2	2.5	38.1	30.8	86.4
2026	392.5	46.92	19.6	13.3	15.1	54.8	9.7	54.2	2.5	39.0	31.1	87.9
2027	396.9	46.81	19.6	13.3	15.4	55.2	9.8	55.1	2.5	39.9	31.4	89.4
2028	401.4	46.76	19.5	13.4	15.6	55.6	9.8	56.0	2.5	40.7	31.8	91.0
2029	405.6	46.63	19.5	13.4	15.9	56.0	9.8	56.9	2.5	41.6	32.2	92.5
2030	409.9	46.51	19.5	13.4	16.1	56.3	9.9	57.7	2.5	42.3	32.6	94.1





KINGS COUNTY ECONOMIC FORECAST

Kings County is located in the San Joaquin Valley, bordering Kern County to the south, Fresno County to the north and west, and Tulare County to the east. Kings County has a population of 149,800 people and 43,000 wage and salary jobs. The per capita income in Kings County is \$22,195, and the average salary per worker is \$48,857.

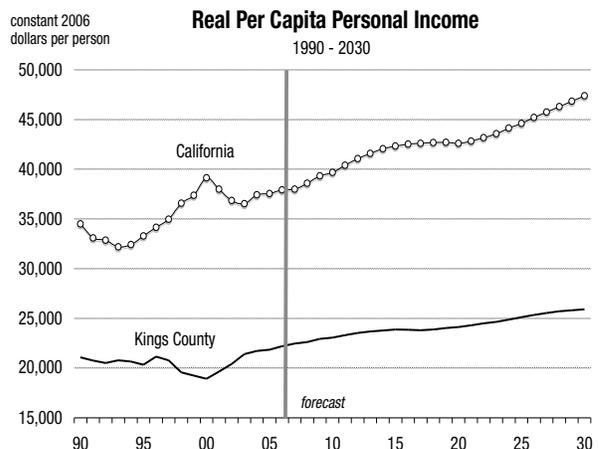
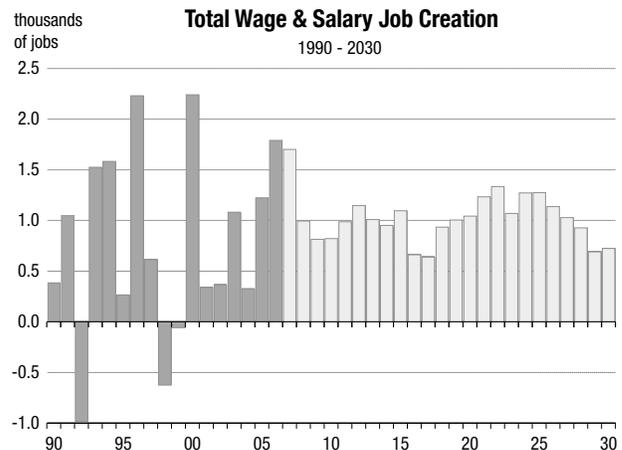
Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 1,800 total wage and salary jobs were created in Kings County, representing a growth rate of 4.3 percent. Farm employment, which accounts for 20 percent of total employment, grew by 14.2 percent last year, adding nearly 1,100 jobs. The non-farm sector added 700 new jobs, representing a growth rate of 2.1 percent. The unemployment rate declined to 8.5 percent in 2006.

Other than the farm sector, which has produced an uncharacteristically large number of jobs in the last two years, other sectors creating jobs are leisure and hospitality, healthcare and education, and government. The two largest sectors in the county are government and farm. The state penitentiaries in Avenal and Corcoran are the two of the largest employers in the county, with 2,500 total jobs at the two prisons. Combined, the correctional facilities have just over 15,000 inmates assigned.

The population of Kings County grew at a rate of 2.2 percent in 2006. The fastest growing city in the county is Corcoran, which jumped 8.7 percent between January 2006 and January 2007.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to remain high in 2007 at 4.0 percent. From 2007 to 2011, total employment growth averages 2.4 percent per year, while non-farm job growth also averages 2.4 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast. Inflation adjusted salaries are expected to rise an average of 0.9 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in the public and farm sectors. They account for 75 percent of expected job creation in the county over the next five years.
- The population in the county will continue to grow faster than the state average. Annual growth in the 2007 to 2011 period averages 2.1 percent per year.

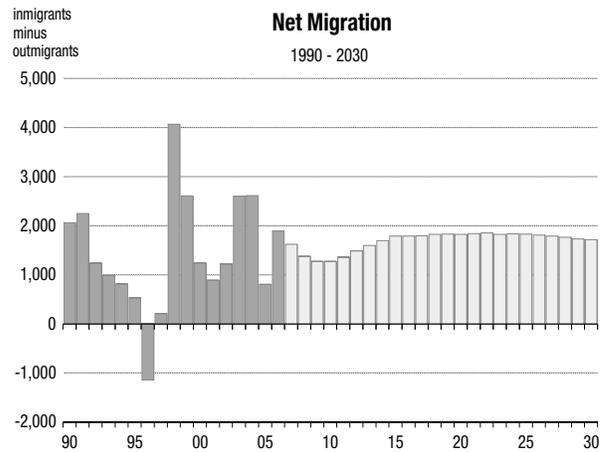
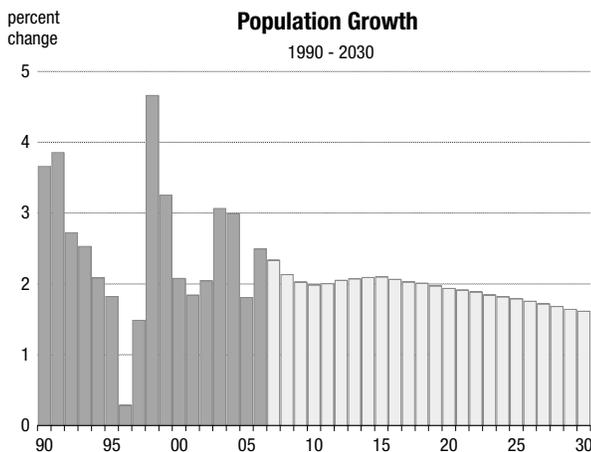


- Net migration declines in 2007 to 1,600 people. Over the next five years migration is expected to average approximately 1,400 net migrants entering the county per year. Net migration accounts for 42 percent of the population growth over the next five years.
- Real per capita incomes are forecast to rise 1.2 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.0 percent per year.
- Total taxable sales are expected to increase by an average of 5.6 percent over the next five years. Adjusted for inflation, they increase by 3.1 percent per year.
- Industrial production is forecast to advance 5.3 percent in 2007. Over the next five years industrial production is forecast to rise 4.7 percent per year. Total real crop production is expected to increase by an average of 0.9 percent per year between 2007 and 2011.

Kings County Economic Forecast

1997-2006 History, 2007-2030 Forecast

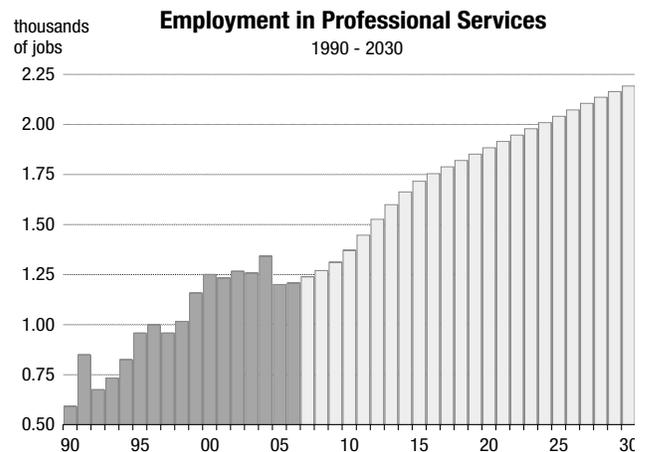
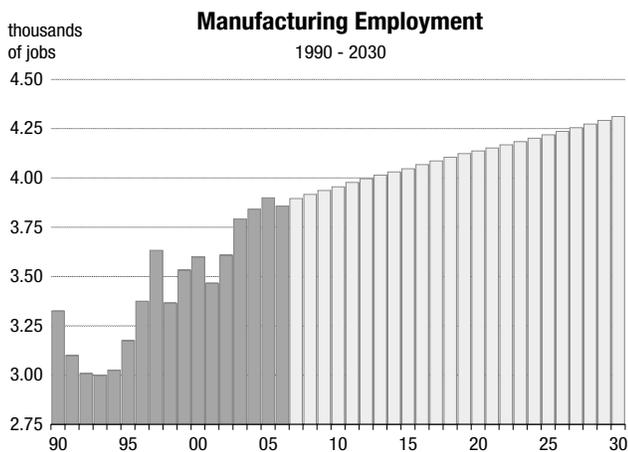
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	117,923	216	71.6	32.6	783	\$0.74	\$1.87	\$20,768	3.4	1.16	0.34	13.3
1998	123,424	4,065	75.4	33.3	757	\$0.72	\$1.91	\$19,558	3.2	1.03	0.34	13.9
1999	127,440	2,610	78.2	34.4	493	\$0.80	\$2.02	\$19,247	4.2	1.10	0.37	13.2
2000	130,090	1,243	81.2	34.6	443	\$0.89	\$2.12	\$18,928	4.5	1.03	0.40	10.0
2001	132,484	891	84.7	35.1	668	\$0.93	\$2.36	\$19,639	5.4	1.01	0.38	10.7
2002	135,196	1,225	89.3	35.2	699	\$0.98	\$2.54	\$20,403	1.6	1.11	0.40	11.7
2003	139,343	2,605	90.8	35.9	978	\$1.01	\$2.79	\$21,384	1.8	1.21	0.46	12.0
2004	143,513	2,613	97.7	36.6	852	\$1.09	\$2.96	\$21,729	1.2	1.36	0.49	11.0
2005	146,112	805	99.6	37.3	1,166	\$1.22	\$3.09	\$21,841	2.0	1.45	0.52	9.5
2006	149,758	1,894	102.7	38.3	905	\$1.36	\$3.32	\$22,195	3.3	1.29	0.53	8.5
2007	153,257	1,623	105.7	39.2	813	\$1.45	\$3.54	\$22,456	2.9	1.34	0.55	8.2
2008	156,524	1,379	108.7	40.0	782	\$1.53	\$3.72	\$22,612	2.0	1.35	0.58	8.7
2009	159,693	1,274	111.6	40.8	759	\$1.61	\$3.92	\$22,936	2.0	1.35	0.61	8.9
2010	162,866	1,272	114.6	41.5	743	\$1.69	\$4.13	\$23,065	2.5	1.34	0.63	8.9
2011	166,132	1,360	117.5	42.2	735	\$1.78	\$4.35	\$23,310	2.4	1.35	0.66	8.7
2012	169,535	1,492	120.4	42.9	734	\$1.87	\$4.59	\$23,537	2.2	1.36	0.69	8.6
2013	173,052	1,600	123.2	43.6	739	\$1.96	\$4.82	\$23,671	2.3	1.37	0.71	8.7
2014	176,668	1,696	126.0	44.4	747	\$2.06	\$5.06	\$23,775	2.3	1.36	0.74	8.8
2015	180,384	1,789	128.7	45.1	755	\$2.18	\$5.32	\$23,883	2.6	1.37	0.77	8.6
2016	184,109	1,792	131.4	45.8	763	\$2.29	\$5.56	\$23,848	2.7	1.38	0.80	8.8
2017	187,845	1,796	134.1	46.6	767	\$2.42	\$5.82	\$23,801	2.7	1.36	0.83	8.8
2018	191,617	1,824	136.6	47.3	770	\$2.54	\$6.10	\$23,874	2.5	1.37	0.86	8.5
2019	195,401	1,829	139.1	48.0	772	\$2.68	\$6.42	\$24,012	2.5	1.37	0.89	8.3
2020	199,185	1,823	141.5	48.8	773	\$2.81	\$6.73	\$24,120	2.5	1.37	0.93	8.1
2021	202,995	1,840	143.9	49.5	774	\$2.95	\$7.08	\$24,292	2.4	1.37	0.96	7.7
2022	206,828	1,853	146.2	50.3	774	\$3.10	\$7.46	\$24,488	2.5	1.36	0.98	7.5
2023	210,642	1,824	148.6	51.0	776	\$3.26	\$7.82	\$24,631	2.5	1.34	1.00	7.5
2024	214,475	1,833	150.8	51.8	775	\$3.42	\$8.23	\$24,865	2.3	1.31	1.03	7.3
2025	218,317	1,831	153.0	52.6	775	\$3.60	\$8.66	\$25,124	2.4	1.28	1.05	7.1
2026	222,148	1,812	155.2	53.3	776	\$3.78	\$9.11	\$25,342	2.4	1.27	1.07	6.9
2027	225,967	1,790	157.4	54.1	775	\$3.98	\$9.56	\$25,529	2.5	1.27	1.09	6.9
2028	229,771	1,768	159.7	54.8	774	\$4.19	\$10.05	\$25,706	2.7	1.27	1.11	6.9
2029	233,543	1,730	162.1	55.6	773	\$4.41	\$10.53	\$25,803	2.7	1.26	1.14	6.9
2030	237,309	1,717	164.5	56.3	771	\$4.63	\$11.02	\$25,918	2.6	1.26	1.16	6.7

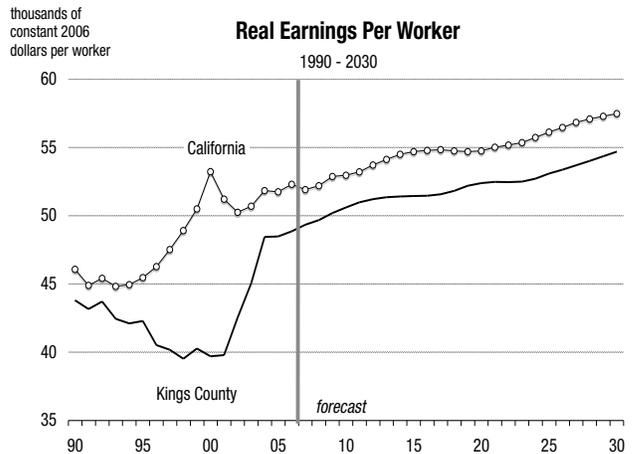
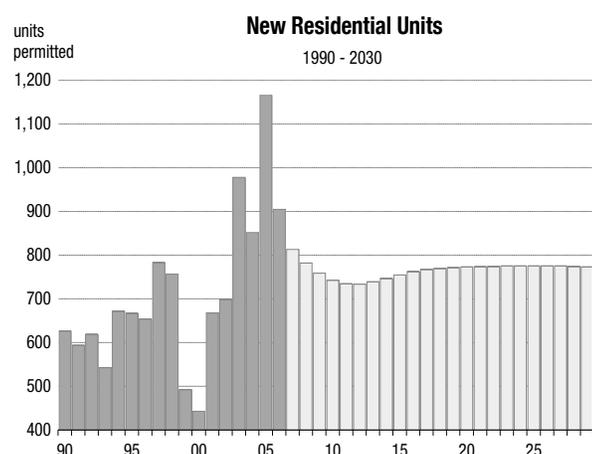
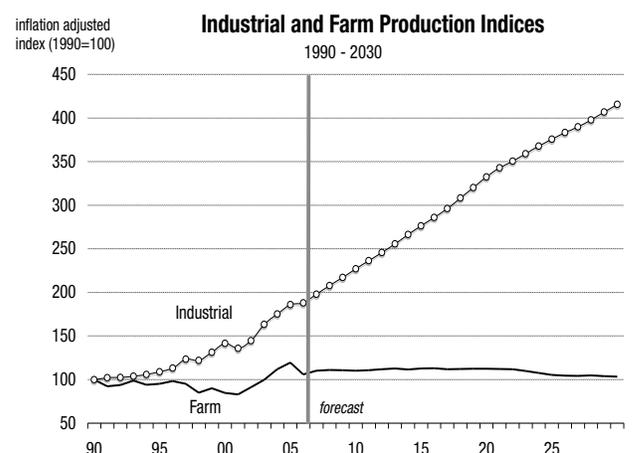
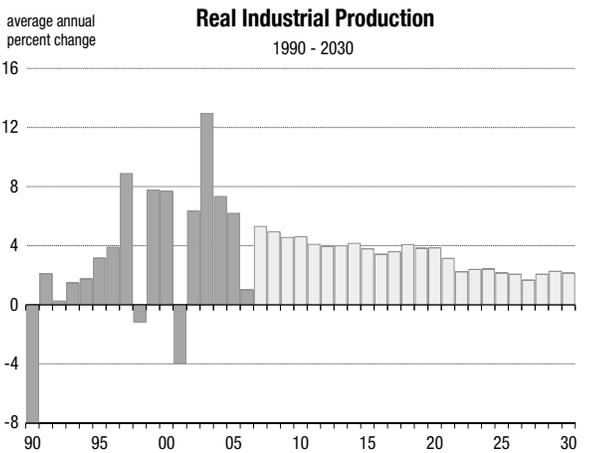
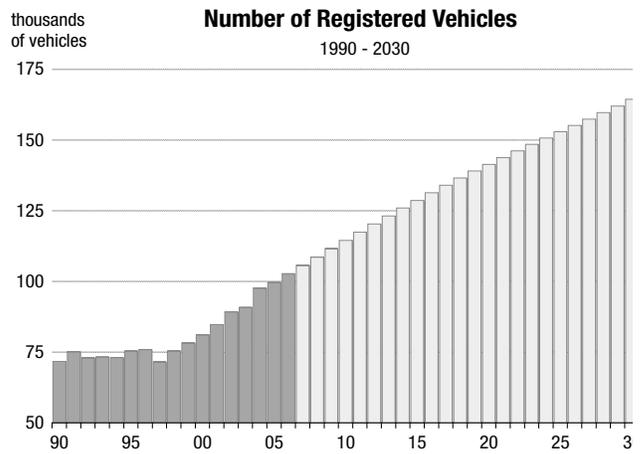
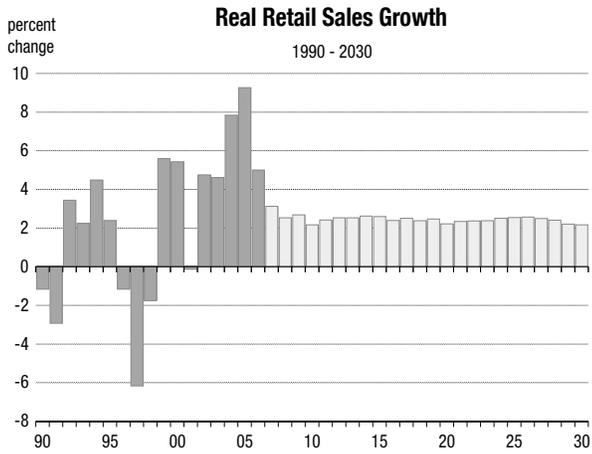


Kings County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	36.3	9.38	0.88	3.63	0.47	4.51	0.80	0.96	0.35	2.90	2.23	9.62
1998	35.7	7.78	0.92	3.37	0.50	4.53	0.84	1.02	0.30	2.98	2.28	10.54
1999	35.6	6.89	1.02	3.53	0.54	4.49	0.90	1.16	0.30	2.87	2.21	11.09
2000	37.9	7.65	1.08	3.60	0.53	4.27	1.06	1.25	0.26	2.84	2.23	12.51
2001	38.2	7.03	1.17	3.47	0.58	4.08	1.28	1.23	0.29	2.97	2.25	13.20
2002	38.6	6.67	1.25	3.61	0.59	4.02	1.29	1.27	0.30	3.11	2.38	13.43
2003	39.7	7.08	1.25	3.79	0.60	4.20	1.32	1.26	0.30	3.30	2.48	13.44
2004	40.0	7.08	1.21	3.84	0.67	4.34	1.23	1.34	0.30	3.28	2.54	13.56
2005	41.2	7.68	1.36	3.90	0.79	4.51	1.13	1.20	0.30	3.40	2.68	13.68
2006	43.0	8.78	1.42	3.86	0.81	4.56	1.10	1.21	0.30	3.64	2.80	13.95
2007	44.7	9.56	1.43	3.90	0.83	4.70	1.11	1.24	0.30	3.69	2.84	14.53
2008	45.7	9.76	1.44	3.92	0.83	4.77	1.11	1.27	0.30	3.74	2.89	15.08
2009	46.5	9.80	1.46	3.94	0.85	4.81	1.11	1.31	0.30	3.79	2.94	15.62
2010	47.4	9.80	1.47	3.96	0.86	4.85	1.11	1.37	0.30	3.84	2.99	16.18
2011	48.3	9.84	1.48	3.98	0.88	4.88	1.12	1.45	0.30	3.89	3.03	16.85
2012	49.5	9.90	1.50	4.00	0.89	4.91	1.13	1.53	0.30	3.96	3.08	17.65
2013	50.5	9.91	1.52	4.01	0.90	4.94	1.14	1.60	0.30	4.03	3.12	18.35
2014	51.5	9.84	1.54	4.03	0.90	4.98	1.15	1.66	0.30	4.11	3.16	19.09
2015	52.5	9.90	1.56	4.05	0.91	5.01	1.15	1.72	0.30	4.20	3.21	19.83
2016	53.2	9.90	1.58	4.07	0.92	5.05	1.16	1.75	0.30	4.29	3.26	20.22
2017	53.9	9.84	1.60	4.09	0.92	5.08	1.17	1.79	0.30	4.38	3.31	20.64
2018	54.8	9.86	1.62	4.11	0.94	5.12	1.18	1.82	0.30	4.47	3.36	21.25
2019	55.8	9.88	1.65	4.12	0.95	5.15	1.19	1.85	0.30	4.57	3.39	21.94
2020	56.8	9.87	1.67	4.14	0.96	5.19	1.20	1.88	0.30	4.67	3.42	22.72
2021	58.1	9.87	1.70	4.15	0.97	5.22	1.22	1.91	0.30	4.77	3.44	23.68
2022	59.4	9.86	1.73	4.17	0.98	5.26	1.23	1.95	0.30	4.89	3.46	24.72
2023	60.5	9.77	1.76	4.19	0.99	5.30	1.24	1.98	0.30	5.00	3.47	25.59
2024	61.8	9.71	1.79	4.20	1.00	5.34	1.25	2.01	0.30	5.12	3.49	26.62
2025	63.0	9.65	1.82	4.22	1.01	5.38	1.26	2.04	0.30	5.24	3.50	27.65
2026	64.2	9.68	1.85	4.24	1.02	5.43	1.27	2.07	0.30	5.36	3.52	28.47
2027	65.2	9.70	1.88	4.26	1.03	5.47	1.27	2.11	0.30	5.47	3.54	29.18
2028	66.1	9.72	1.91	4.27	1.04	5.52	1.28	2.14	0.30	5.59	3.56	29.78
2029	66.8	9.69	1.94	4.29	1.06	5.56	1.29	2.16	0.30	5.70	3.59	30.21
2030	67.5	9.67	1.97	4.31	1.07	5.61	1.29	2.19	0.30	5.81	3.61	30.66





LAKE COUNTY ECONOMIC FORECAST

Lake County is located in Northern California, approximately 100 miles north of San Francisco. The name of the county is derived from Clear Lake, which is the largest natural freshwater lake in California. The lake is a summer water sport recreation destination. Lake County has a population of 64,018 people and 14,888 wage and salary jobs. The per capita income in Lake County is \$29,814, and the average salary per worker is \$37,181. The median family income in 2007 was \$46,200.

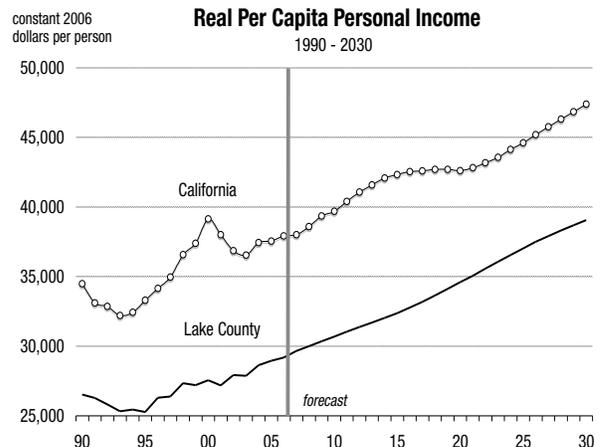
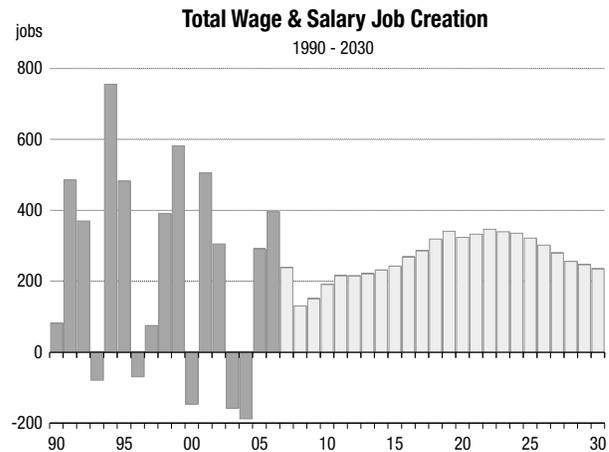
Total wage and salary employment increased by nearly 400 workers or 2.7 percent in Lake County during calendar 2006. Non-farm employment grew by 285 jobs, an increase of 2.1 percent. Farm employment grew by 12.5 percent, adding 115 jobs. The unemployment rate fell to 7.1 percent in 2006.

The principal sectors that are producing jobs in Lake County are the government, professional services, construction and farm sectors. The public sector created the most new non-farm jobs last year, adding 82 new wage and salary workers. No sector lost a significant number of jobs last year.

The population grew in Lake County at a rate of 0.8 percent in 2006. The only two incorporated cities in the county are Clearlake and Lakeport. The population of the former grew 2.2 percent and the population of the latter increased 0.1 percent from January 2006 to January 2007. Net migration was positive last year, with an estimated total of 808 migrants entering the county.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to decline to 1.6 percent in 2007. From 2007 to 2011, total employment growth averages 1.2 percent per year. Over that same period, non-farm growth averages 1.1 percent.
- 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 rise an average of 0.6 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in education and healthcare services, and wholesale and retail trade. These sectors account for 54 percent of net job creation over the next five years. The rest of the job growth is split fairly evenly between the farm, government, professional services, transportation, and leisure services sectors.
- Annual population growth in the 2007 to 2011 period averages 1.2 percent per year.

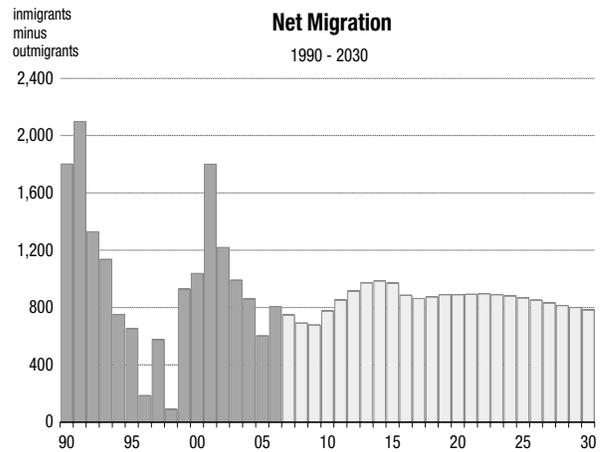
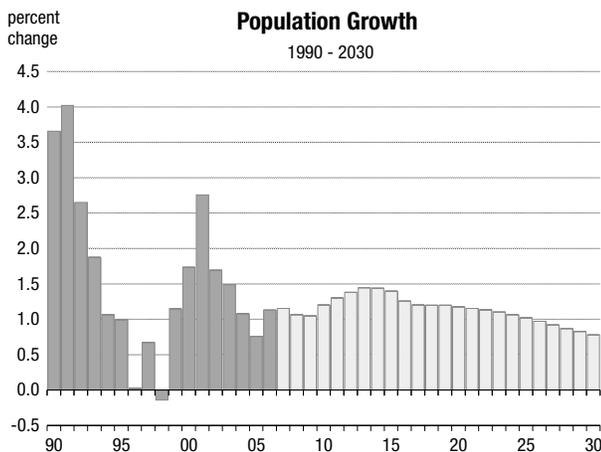


- Net migration will decline slightly to an estimated 750 people in 2007. Over the next five years net migration is also expected to average 750 net migrants entering the county per year. Net migration is responsible for almost all growth, as the natural increase is virtually zero from 2007 to 2011.
- Real per capita income is forecast to increase 1.6 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.2 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 1.8 percent in 2007. Over the next five years real taxable sales are forecast to increase 2.4 percent per year.
- Industrial production is forecast to increase 4.1 percent in 2007. Over the next five years the growth rate of industrial production will average 3.0 percent per year. Total crop production is expected to decline an average of 1.2 percent per year between 2007 and 2011.

Lake County Economic Forecast

1997-2006 History, 2007-2030 Forecast

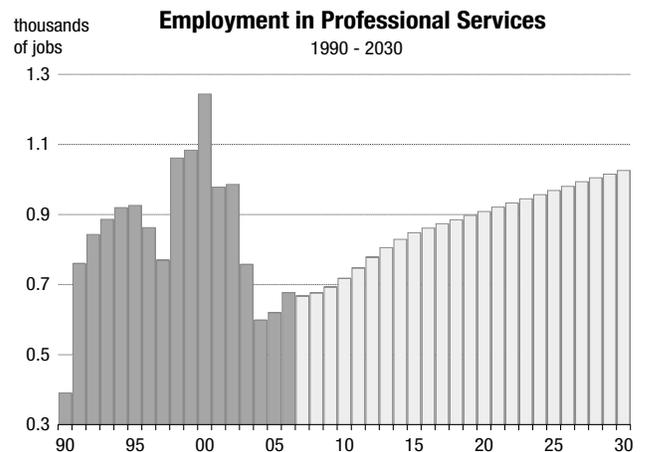
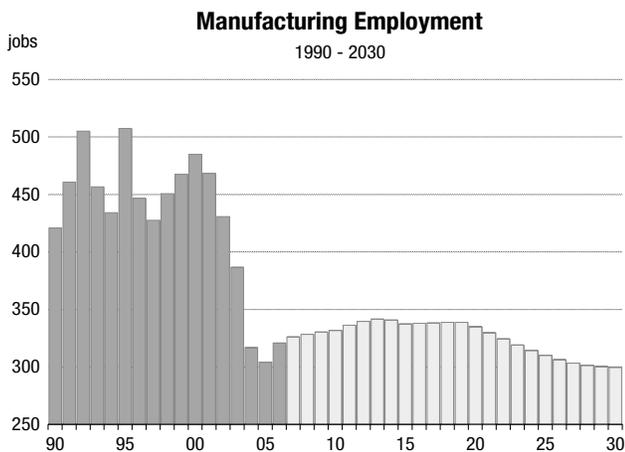
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	57,026	577	63.9	22.9	168	\$0.32	\$1.15	\$26,376	3.4	64.2	60.5	10.9
1998	56,947	90	66.1	23.0	84	\$0.34	\$1.23	\$27,346	3.2	52.7	65.0	9.7
1999	57,601	929	68.0	23.0	165	\$0.38	\$1.29	\$27,198	4.2	59.7	78.1	7.9
2000	58,601	1,037	72.1	24.0	187	\$0.41	\$1.39	\$27,542	4.5	62.3	72.0	7.3
2001	60,217	1,802	76.7	24.1	118	\$0.44	\$1.48	\$27,175	5.4	64.5	92.0	7.1
2002	61,238	1,220	78.7	24.1	313	\$0.44	\$1.58	\$27,923	1.6	69.4	112.9	8.3
2003	62,152	990	79.6	24.3	540	\$0.46	\$1.62	\$27,864	1.8	61.9	115.7	9.2
2004	62,824	861	84.4	24.6	632	\$0.51	\$1.71	\$28,624	1.2	64.8	113.1	9.1
2005	63,302	602	85.0	24.8	509	\$0.54	\$1.77	\$28,943	2.0	63.6	109.9	8.0
2006	64,018	808	87.1	25.1	641	\$0.59	\$1.87	\$29,184	3.3	61.8	112.3	7.1
2007	64,757	749	88.9	25.4	411	\$0.61	\$1.98	\$29,661	2.9	60.0	117.7	7.1
2008	65,446	692	90.6	25.8	386	\$0.64	\$2.06	\$29,987	2.0	59.2	121.9	7.5
2009	66,133	677	92.1	26.1	385	\$0.67	\$2.15	\$30,344	2.0	58.8	127.1	7.6
2010	66,928	777	93.7	26.4	413	\$0.70	\$2.26	\$30,684	2.5	59.3	134.8	7.6
2011	67,800	854	95.2	26.7	466	\$0.74	\$2.37	\$31,043	2.4	60.0	143.0	7.6
2012	68,738	917	96.6	27.0	503	\$0.78	\$2.48	\$31,379	2.2	60.6	150.3	7.7
2013	69,732	974	98.0	27.4	530	\$0.82	\$2.60	\$31,697	2.3	61.1	157.6	7.9
2014	70,738	987	99.3	27.7	549	\$0.86	\$2.73	\$32,023	2.3	61.4	164.8	8.0
2015	71,727	971	100.6	28.1	563	\$0.91	\$2.87	\$32,365	2.6	61.6	171.2	8.1
2016	72,629	886	102.0	28.5	568	\$0.95	\$3.02	\$32,776	2.7	62.0	178.5	8.1
2017	73,504	864	103.3	28.9	572	\$1.01	\$3.17	\$33,187	2.7	62.1	185.9	8.1
2018	74,386	875	104.6	29.3	580	\$1.06	\$3.34	\$33,638	2.5	62.7	194.9	8.1
2019	75,278	891	105.8	29.8	584	\$1.11	\$3.51	\$34,120	2.5	62.9	203.5	8.0
2020	76,163	891	106.9	30.2	587	\$1.17	\$3.69	\$34,604	2.5	62.8	210.9	8.0
2021	77,043	893	108.0	30.6	587	\$1.23	\$3.88	\$35,052	2.4	62.6	218.2	7.9
2022	77,918	897	109.0	31.0	586	\$1.29	\$4.08	\$35,566	2.5	61.9	224.6	7.8
2023	78,777	891	109.9	31.5	582	\$1.35	\$4.28	\$36,058	2.5	60.9	231.1	7.8
2024	79,616	882	110.7	31.9	579	\$1.41	\$4.49	\$36,543	2.3	58.8	237.8	7.8
2025	80,429	869	111.5	32.3	576	\$1.48	\$4.70	\$37,029	2.4	57.4	243.2	7.8
2026	81,211	851	112.2	32.7	573	\$1.55	\$4.93	\$37,497	2.4	58.0	247.9	7.8
2027	81,960	833	112.9	33.2	571	\$1.63	\$5.15	\$37,913	2.5	58.4	251.5	7.8
2028	82,675	814	113.6	33.6	570	\$1.70	\$5.39	\$38,321	2.7	59.7	256.6	7.9
2029	83,359	801	114.2	34.0	569	\$1.79	\$5.63	\$38,695	2.7	60.7	262.4	7.9
2030	84,011	785	114.9	34.4	565	\$1.87	\$5.88	\$39,056	2.6	61.5	268.3	7.9

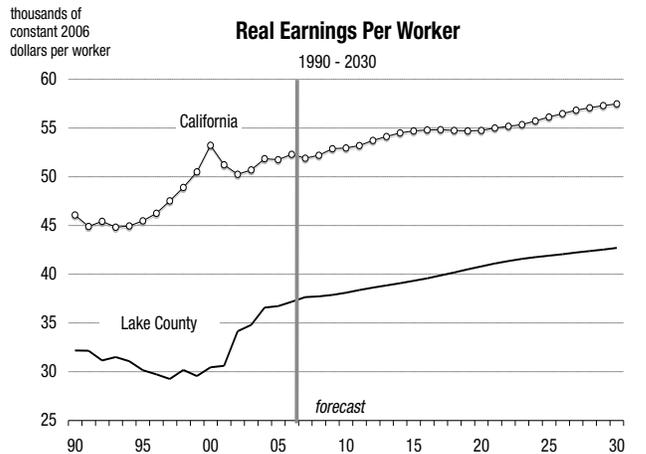
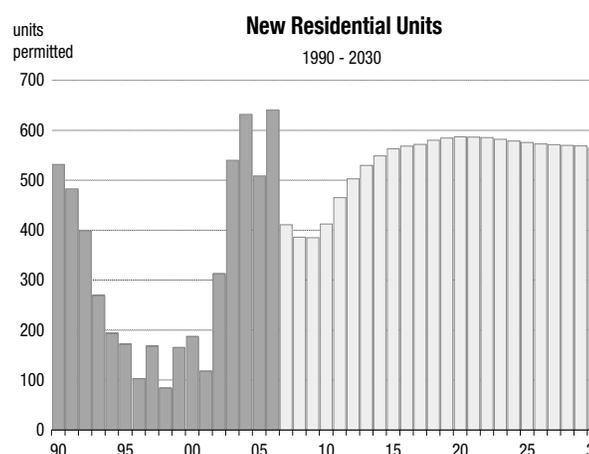
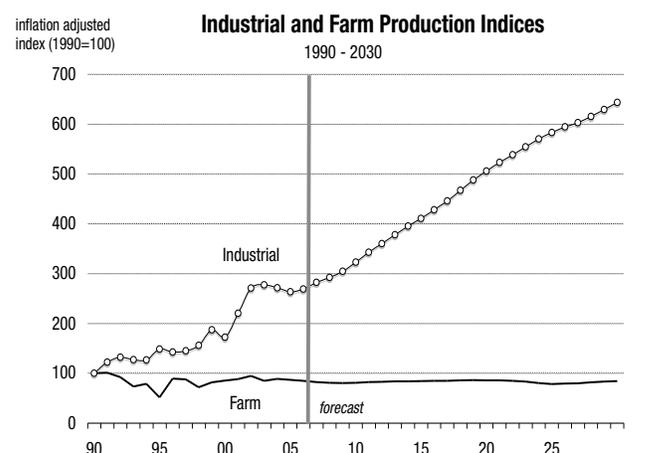
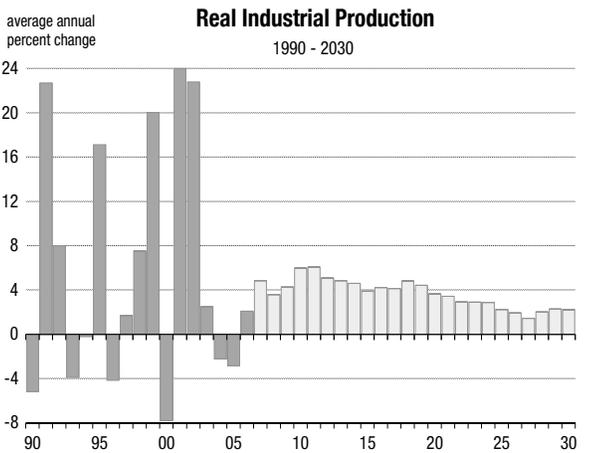
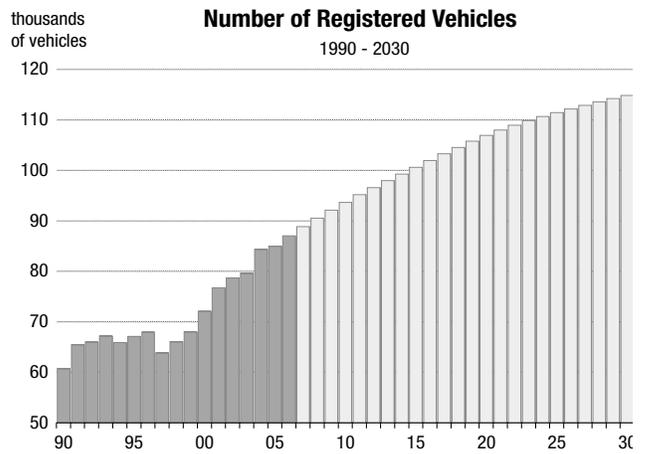
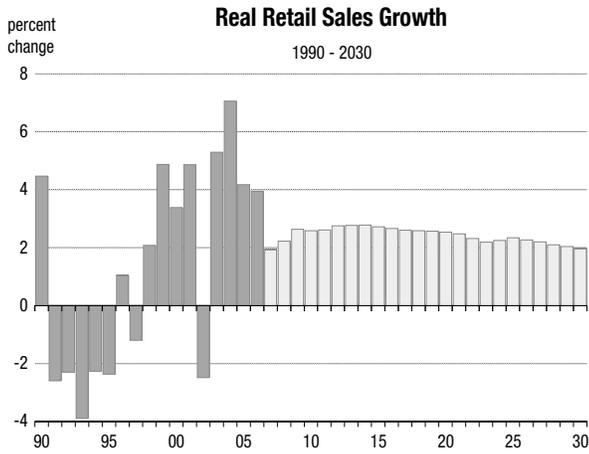


Lake County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	12.9	1.01	0.47	0.43	0.22	2.31	0.43	0.77	0.22	1.75	1.46	3.52
1998	13.3	0.97	0.53	0.45	0.23	2.31	0.42	1.06	0.22	1.81	1.50	3.43
1999	13.9	0.95	0.63	0.47	0.31	2.42	0.44	1.08	0.21	1.93	1.54	3.55
2000	13.7	0.93	0.66	0.49	0.20	2.21	0.44	1.24	0.18	1.75	1.56	3.71
2001	14.2	0.92	0.79	0.47	0.45	2.15	0.43	0.98	0.16	1.86	1.58	4.07
2002	14.5	0.84	0.78	0.43	0.65	2.21	0.42	0.99	0.15	2.05	1.59	4.04
2003	14.4	0.84	0.77	0.39	0.64	2.20	0.41	0.76	0.15	2.07	1.55	4.24
2004	14.2	0.86	0.74	0.32	0.65	2.29	0.42	0.60	0.16	2.09	1.57	4.18
2005	14.5	0.89	0.83	0.30	0.63	2.23	0.44	0.62	0.16	2.15	1.56	4.35
2006	14.9	1.00	0.89	0.32	0.62	2.23	0.46	0.68	0.16	2.16	1.59	4.44
2007	15.1	1.06	0.92	0.33	0.64	2.24	0.46	0.67	0.15	2.21	1.61	4.48
2008	15.3	1.09	0.91	0.33	0.65	2.28	0.45	0.68	0.14	2.26	1.62	4.50
2009	15.4	1.11	0.91	0.33	0.67	2.33	0.43	0.69	0.15	2.31	1.63	4.50
2010	15.6	1.12	0.91	0.33	0.70	2.38	0.42	0.72	0.15	2.38	1.64	4.50
2011	15.8	1.13	0.91	0.34	0.73	2.44	0.42	0.75	0.16	2.44	1.66	4.50
2012	16.0	1.13	0.91	0.34	0.76	2.51	0.41	0.78	0.17	2.51	1.67	4.50
2013	16.3	1.14	0.91	0.34	0.79	2.58	0.41	0.81	0.18	2.56	1.68	4.51
2014	16.5	1.14	0.92	0.34	0.81	2.66	0.41	0.83	0.19	2.62	1.69	4.53
2015	16.7	1.15	0.92	0.34	0.84	2.73	0.40	0.85	0.21	2.68	1.70	4.56
2016	17.0	1.15	0.93	0.34	0.87	2.80	0.40	0.86	0.22	2.74	1.71	4.62
2017	17.3	1.15	0.94	0.34	0.90	2.88	0.40	0.87	0.24	2.80	1.72	4.69
2018	17.6	1.16	0.94	0.34	0.93	2.96	0.40	0.89	0.25	2.87	1.74	4.77
2019	17.9	1.16	0.95	0.34	0.96	3.04	0.40	0.90	0.27	2.95	1.75	4.87
2020	18.3	1.16	0.95	0.33	1.00	3.12	0.39	0.91	0.29	3.03	1.75	4.97
2021	18.6	1.16	0.95	0.33	1.03	3.20	0.39	0.92	0.30	3.10	1.76	5.08
2022	19.0	1.16	0.95	0.32	1.06	3.28	0.39	0.93	0.32	3.19	1.77	5.20
2023	19.3	1.16	0.95	0.32	1.10	3.35	0.39	0.95	0.34	3.28	1.77	5.31
2024	19.6	1.17	0.95	0.31	1.13	3.42	0.40	0.96	0.35	3.36	1.78	5.43
2025	20.0	1.17	0.96	0.31	1.16	3.50	0.40	0.97	0.36	3.43	1.78	5.54
2026	20.3	1.17	0.97	0.31	1.18	3.56	0.40	0.98	0.38	3.50	1.79	5.64
2027	20.5	1.18	0.97	0.30	1.21	3.62	0.40	0.99	0.39	3.57	1.79	5.73
2028	20.8	1.18	0.98	0.30	1.23	3.67	0.40	1.01	0.40	3.63	1.80	5.82
2029	21.0	1.18	0.99	0.30	1.25	3.72	0.39	1.02	0.40	3.70	1.80	5.90
2030	21.3	1.18	1.00	0.30	1.28	3.76	0.39	1.03	0.41	3.76	1.81	5.97





LASSEN COUNTY ECONOMIC FORECAST

Lassen County is one of the northernmost counties in California. It is roughly the same size as the state of Connecticut. Lassen County has a population of 36,515 people and 10,275 wage and salary jobs. The per capita income in Lassen County is \$21,563, and the average salary per worker is \$42,816. In 2007 the median household income in Lassen County is estimated at \$53,200.

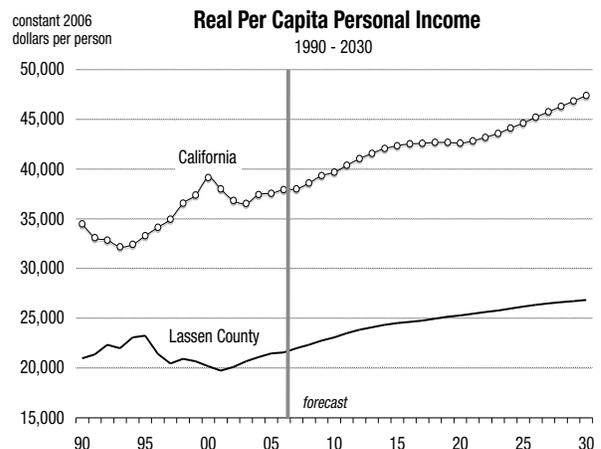
In 2006, wage and salary employment grew by 67 jobs in Lassen County, an increase of 0.7 percent. Non-farm employment gained 78 jobs, a 0.8 percent increase. The unemployment rate declined slightly to 8.0 percent in 2006.

The public sector had the most significant employment gains in 2006, adding 93 jobs. The next biggest job gainer was leisure services, which added 26 workers. Employment declined by 36 workers in the wholesale and retail trade sector, and 13 workers in the healthcare and education sector. The largest employment sectors in the county are public institutions. Nearly 59 percent of all jobs in the county are in the public sector. The penitentiaries and correctional institutions in Susanville are the largest employers in the county. They employ more than 2,500 people, and house over 11,000 inmates.

The population grew in Lassen County at a rate of 2.4 percent in 2006. All of the growth occurred in unincorporated areas as population of the only incorporated city in the county, Susanville, declined by 0.7 percent between January 2006 and January 2007. Migration was significantly positive last year with an estimated 679 net migrants entering the county.

FORECAST HIGHLIGHTS

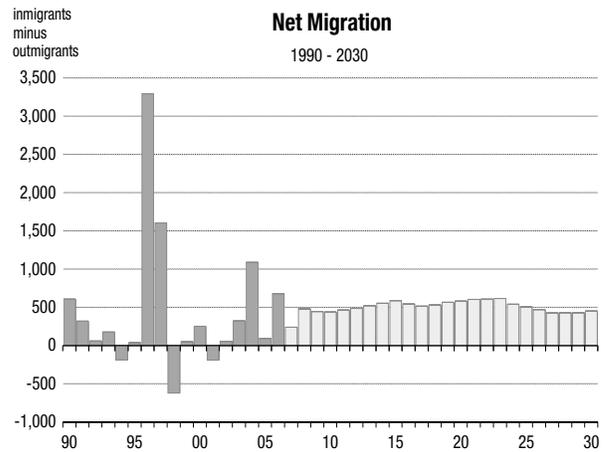
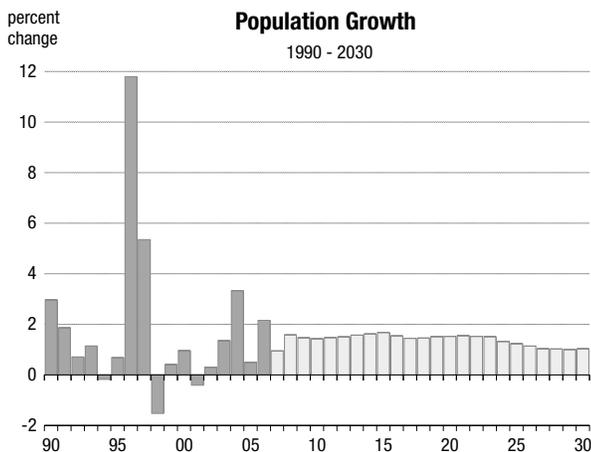
- Total wage and salary job growth is forecast to increase to 2.6 percent in 2007. Over the next five years job growth is expected to average 2.2 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.8 percent per year over the next 5 years.
- Between 2007 and 2011, employment growth is dominated by the public sector, which accounts for 65 percent of expected job growth. The leisure services, healthcare and education, and transportation and warehousing sectors account for an additional 20 percent of net job creation over the next five years.
- Population growth is expected to be 1.0 percent in 2007. Annual growth in the 2007 to 2011 period averages 1.4 percent per year.
- Net migration is forecast at approximately 240 persons in 2007. Over the next five years migration is expected to average 420 net migrants per year.
- Real per capita income is forecast to increase 2.0 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.7 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to decline 1.0 percent in 2007. Over the next five years real taxable sales are forecast to increase 0.9 percent per year.
- Industrial production is forecast to increase sharply in 2007, due to strong gains in the mining and transportation sectors. Over the next five years the growth rate of industrial production will remain high, with total production rising an average of 17 percent per year. Total crop production, adjusted for inflation, is expected to decline an average of 2.5 percent per year between 2007 and 2011.



Lassen County Economic Forecast

1997-2006 History, 2007-2030 Forecast

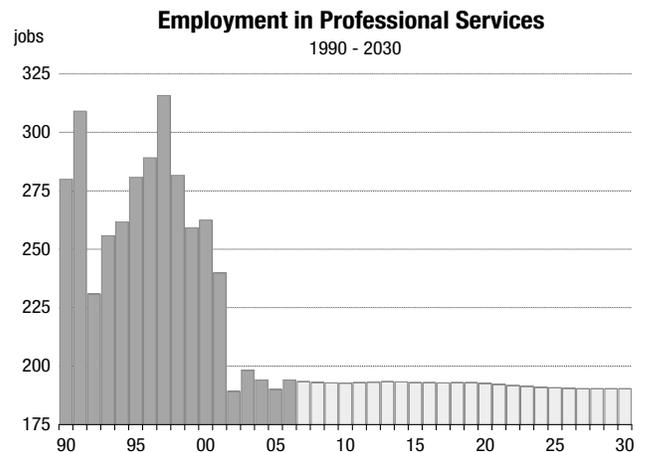
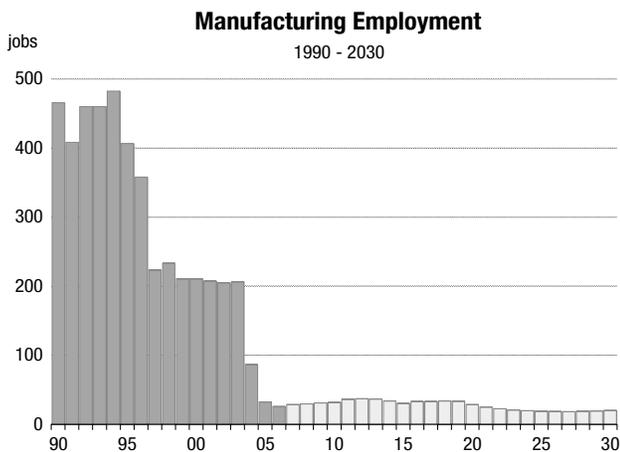
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	34,029	1,606	28.3	9.3	84	\$184.3	\$0.53	\$20,440	3.4	66.6	116.1	9.7
1998	33,514	-619	29.2	9.5	83	\$187.4	\$0.55	\$20,928	3.2	53.9	73.1	9.4
1999	33,654	51	29.9	9.6	116	\$208.5	\$0.57	\$20,673	4.2	57.2	92.4	7.0
2000	33,980	253	31.1	9.6	107	\$221.1	\$0.59	\$20,168	4.5	61.2	118.1	7.1
2001	33,845	-190	32.8	9.7	95	\$226.4	\$0.61	\$19,727	5.4	47.8	117.5	7.3
2002	33,951	56	33.7	9.8	125	\$247.8	\$0.63	\$20,091	1.6	49.7	123.2	7.7
2003	34,412	323	34.1	9.9	163	\$302.2	\$0.67	\$20,661	1.8	58.4	109.3	7.7
2004	35,562	1,090	36.4	10.0	210	\$257.1	\$0.71	\$21,100	1.2	63.8	100.8	7.6
2005	35,740	94	36.9	10.2	173	\$280.7	\$0.74	\$21,465	2.0	69.3	98.0	8.1
2006	36,515	679	37.7	10.4	120	\$281.8	\$0.79	\$21,563	3.3	73.0	99.3	8.0
2007	36,863	241	38.5	10.4	103	\$287.1	\$0.83	\$21,986	2.9	68.1	126.2	7.6
2008	37,451	481	39.2	10.5	108	\$294.2	\$0.88	\$22,329	2.0	66.4	150.7	7.7
2009	38,003	447	39.9	10.6	114	\$304.3	\$0.93	\$22,751	2.0	65.2	177.8	7.6
2010	38,550	441	40.5	10.7	117	\$317.6	\$0.98	\$23,069	2.5	64.5	200.6	7.6
2011	39,121	467	41.1	10.7	124	\$331.8	\$1.03	\$23,490	2.4	64.2	218.0	7.6
2012	39,712	487	41.7	10.8	145	\$346.6	\$1.09	\$23,831	2.2	64.1	230.9	7.7
2013	40,339	523	42.3	10.9	166	\$362.6	\$1.14	\$24,079	2.3	63.9	242.7	7.8
2014	40,997	555	42.8	11.0	177	\$379.4	\$1.20	\$24,346	2.3	63.8	248.9	7.9
2015	41,688	589	43.4	11.1	168	\$397.7	\$1.26	\$24,502	2.6	63.8	252.6	7.9
2016	42,333	544	44.0	11.2	167	\$416.9	\$1.32	\$24,648	2.7	63.5	258.3	8.0
2017	42,948	516	44.5	11.3	158	\$436.7	\$1.38	\$24,768	2.7	63.5	263.6	8.0
2018	43,578	531	45.1	11.4	159	\$456.5	\$1.45	\$24,959	2.5	63.3	270.3	8.0
2019	44,241	566	45.7	11.5	152	\$477.3	\$1.52	\$25,152	2.5	63.3	277.6	7.9
2020	44,918	581	46.2	11.7	174	\$498.6	\$1.59	\$25,279	2.5	63.2	290.5	7.9
2021	45,618	605	46.8	11.8	185	\$520.6	\$1.67	\$25,442	2.4	63.3	291.8	7.8
2022	46,318	608	47.4	11.9	195	\$543.9	\$1.75	\$25,635	2.5	63.2	288.9	7.8
2023	47,023	617	47.9	12.0	175	\$567.5	\$1.83	\$25,782	2.5	63.3	292.1	7.8
2024	47,651	540	48.5	12.1	173	\$591.2	\$1.91	\$25,974	2.3	62.9	298.5	7.9
2025	48,242	506	49.1	12.2	163	\$616.3	\$1.99	\$26,159	2.4	62.6	306.2	7.8
2026	48,796	471	49.7	12.4	153	\$642.6	\$2.08	\$26,353	2.4	62.4	310.4	7.8
2027	49,304	427	50.3	12.5	163	\$669.8	\$2.16	\$26,484	2.5	62.1	314.9	7.8
2028	49,813	431	50.9	12.6	163	\$699.0	\$2.26	\$26,607	2.7	62.0	323.6	7.8
2029	50,320	430	51.4	12.7	174	\$728.7	\$2.35	\$26,722	2.7	61.8	333.2	7.8
2030	50,846	451	52.0	12.8	184	\$758.7	\$2.44	\$26,828	2.6	61.7	342.7	7.8

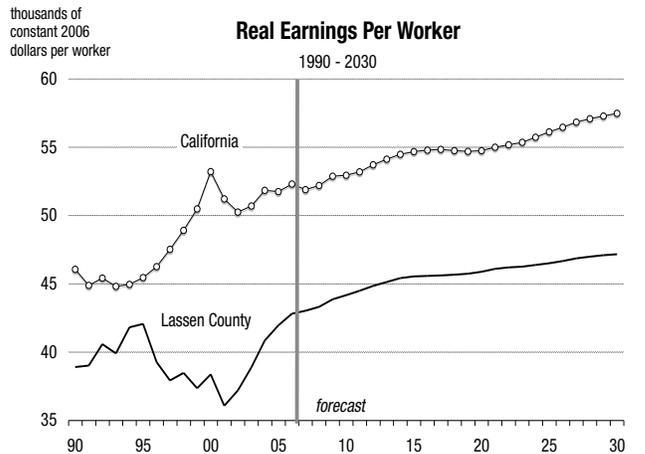
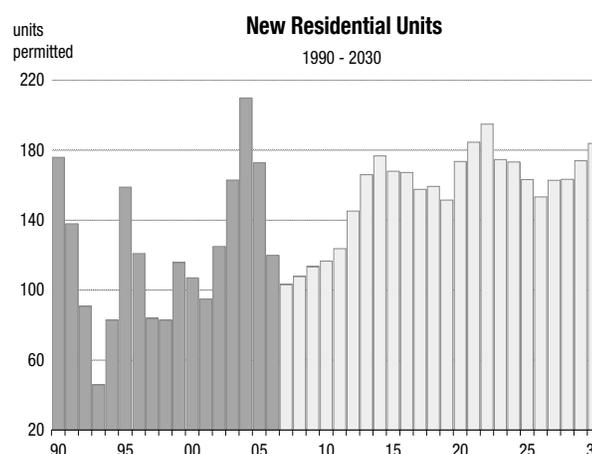
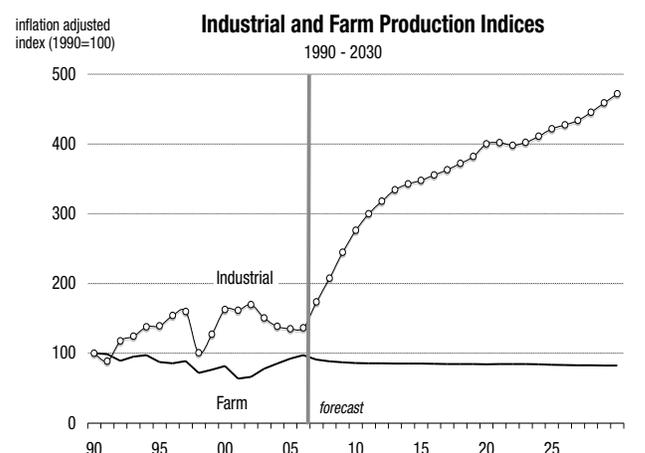
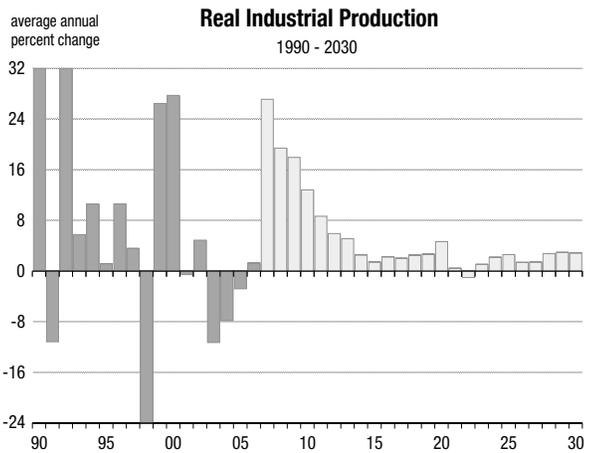
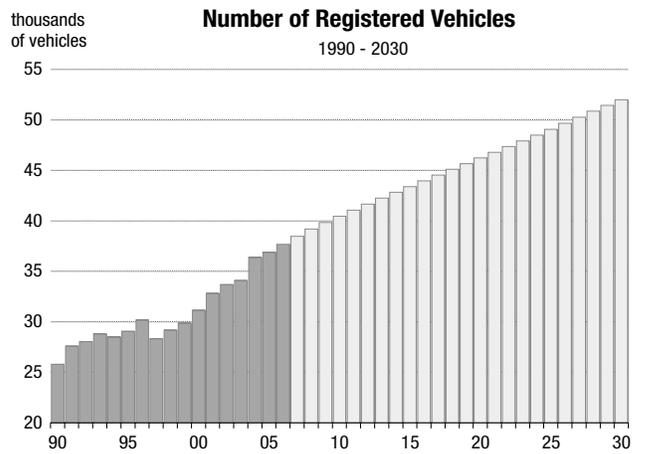
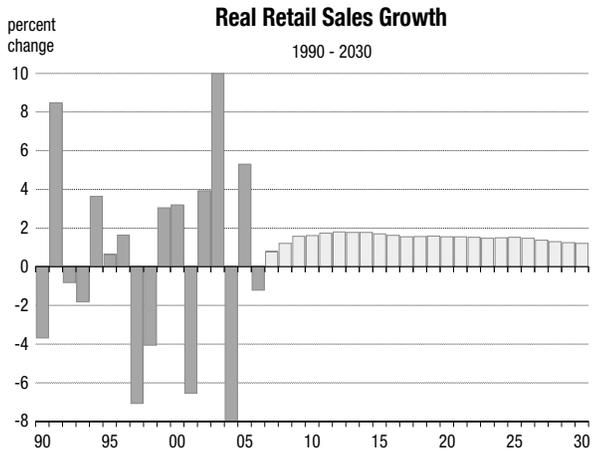


Lassen County Employment Forecast

1997-2006 History, 2007-2030 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	9.8	0.22	0.21	0.22	0.11	1.24	0.20	0.32	0.16	0.74	0.61	5.33
1998	9.6	0.23	0.23	0.23	0.07	1.22	0.17	0.28	0.15	0.77	0.62	5.27
1999	9.8	0.32	0.28	0.21	0.09	1.19	0.15	0.26	0.14	0.77	0.62	5.36
2000	9.6	0.24	0.20	0.21	0.10	1.24	0.16	0.26	0.13	0.76	0.61	5.35
2001	9.8	0.28	0.24	0.21	0.16	1.18	0.17	0.24	0.15	0.81	0.69	5.38
2002	10.2	0.31	0.35	0.21	0.18	1.12	0.15	0.19	0.14	0.89	0.78	5.55
2003	10.3	0.35	0.31	0.21	0.19	1.12	0.16	0.20	0.12	0.92	0.79	5.65
2004	10.2	0.44	0.30	0.09	0.19	1.06	0.15	0.19	0.10	0.90	0.75	5.70
2005	10.2	0.40	0.29	0.03	0.17	1.05	0.15	0.19	0.11	0.88	0.71	5.93
2006	10.3	0.39	0.30	0.03	0.16	1.02	0.16	0.19	0.12	0.87	0.73	6.02
2007	10.5	0.36	0.34	0.03	0.19	0.99	0.16	0.19	0.13	0.88	0.77	6.18
2008	10.8	0.39	0.33	0.03	0.20	0.99	0.16	0.19	0.14	0.89	0.79	6.33
2009	11.0	0.39	0.32	0.03	0.21	0.99	0.16	0.19	0.15	0.90	0.80	6.48
2010	11.2	0.39	0.31	0.03	0.23	1.01	0.17	0.19	0.15	0.92	0.82	6.63
2011	11.5	0.40	0.31	0.04	0.23	1.02	0.17	0.19	0.16	0.94	0.83	6.79
2012	11.7	0.40	0.31	0.04	0.24	1.04	0.17	0.19	0.16	0.97	0.84	6.95
2013	11.9	0.40	0.31	0.04	0.25	1.06	0.17	0.19	0.17	0.99	0.85	7.10
2014	12.1	0.40	0.31	0.03	0.25	1.09	0.17	0.19	0.17	1.01	0.87	7.26
2015	12.3	0.40	0.32	0.03	0.26	1.11	0.17	0.19	0.17	1.03	0.88	7.41
2016	12.5	0.40	0.32	0.03	0.27	1.12	0.17	0.19	0.17	1.05	0.89	7.54
2017	12.7	0.40	0.32	0.03	0.28	1.14	0.17	0.19	0.17	1.07	0.90	7.70
2018	13.0	0.40	0.32	0.03	0.30	1.16	0.17	0.19	0.18	1.10	0.91	7.87
2019	13.2	0.40	0.31	0.03	0.31	1.17	0.17	0.19	0.18	1.13	0.92	8.06
2020	13.5	0.40	0.31	0.03	0.32	1.19	0.17	0.19	0.18	1.16	0.92	8.23
2021	13.7	0.40	0.32	0.03	0.34	1.21	0.17	0.19	0.18	1.19	0.93	8.39
2022	13.9	0.40	0.32	0.02	0.35	1.22	0.17	0.19	0.18	1.21	0.94	8.52
2023	14.1	0.40	0.33	0.02	0.36	1.24	0.17	0.19	0.18	1.24	0.94	8.64
2024	14.2	0.40	0.32	0.02	0.38	1.25	0.17	0.19	0.18	1.26	0.95	8.75
2025	14.4	0.40	0.32	0.02	0.39	1.27	0.17	0.19	0.18	1.28	0.95	8.86
2026	14.5	0.40	0.32	0.02	0.40	1.29	0.17	0.19	0.18	1.30	0.96	8.95
2027	14.7	0.40	0.32	0.02	0.42	1.30	0.17	0.19	0.18	1.32	0.96	9.03
2028	14.8	0.40	0.32	0.02	0.43	1.31	0.17	0.19	0.18	1.33	0.97	9.10
2029	14.9	0.40	0.32	0.02	0.44	1.33	0.17	0.19	0.18	1.34	0.98	9.17
2030	15.0	0.40	0.32	0.02	0.46	1.34	0.17	0.19	0.18	1.36	0.98	9.24





LOS ANGELES COUNTY ECONOMIC FORECAST

Los Angeles County is the largest county-level economy in California, with 10.3 million people, and 4.1 million wage and salary jobs. Employment growth in the services such as healthcare, information, and professional services remains strong. However, employment growth in manufacturing remains weak and the construction sector is forecast to slow. The per capita income in Los Angeles County is \$36,069, and the average salary per worker is \$56,811.

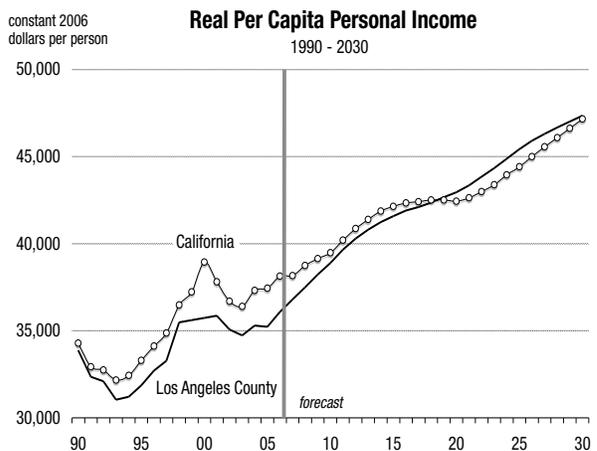
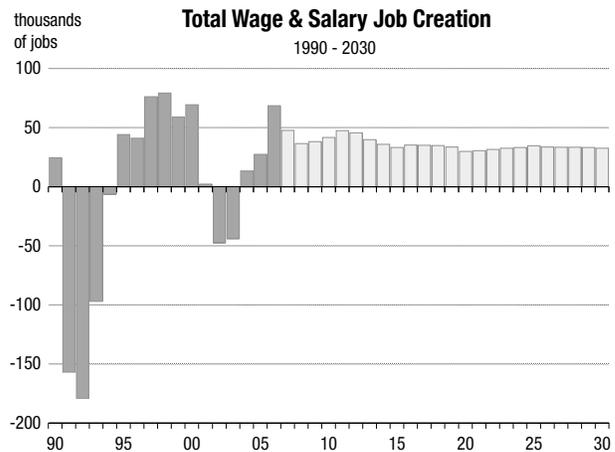
Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Employment growth in Los Angeles County was at the highest level since 2000, as employment increased by 1.7 percent. Total wage and salary employment has rebounded from the downturn in the early part of the decade. The unemployment rate fell to 4.7 percent in 2006, the lowest rate in over 20 years and indicative of a labor force with little slack.

Northern Los Angeles County is the fastest growing area of the county. In 2006, despite being just over 5 percent of the total county population, North Los Angeles County accounted for 10 percent of net job creation, 16 percent of housing production and 25 percent of population growth in Los Angeles County. Traffic counts have increased significantly in the area.

The larger problem in Los Angeles County is the lack of new housing production. From 1997 to 2004, only one unit was built for every 7.0 new residents causing housing density to increase from 3.0 to 3.2 persons per unit. Population growth is expected to slow and housing production will continue to be underproduced. This will cause household densities to increase marginally over the forecast. The lack of housing production continues to redistribute people and jobs out of Los Angeles County and into the Inland Empire.

FORECAST HIGHLIGHTS

- Job growth is forecast to slow down in 2007 to 1.2 percent. Over the next five years, the annual growth rate is expected to average 1.0 percent per year.
- Average salaries adjusted for inflation are currently above the California state average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 0.9 percent per year over the next 5 years.
- Transportation and utilities is expected to grow by 15 percent over the forecast period, tops among all sectors. From 2007 to 2011, all service sectors grow between 5.5 and 8.0 percent, except information technologies (11.5 percent) and financial services (1.4 percent). Employment declines in both the manufacturing and construction sectors.

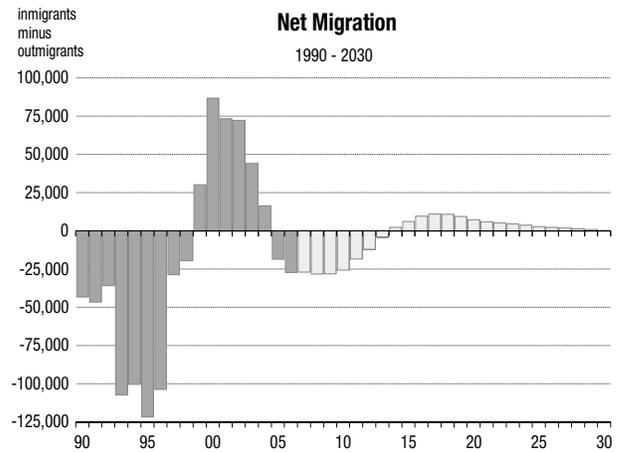
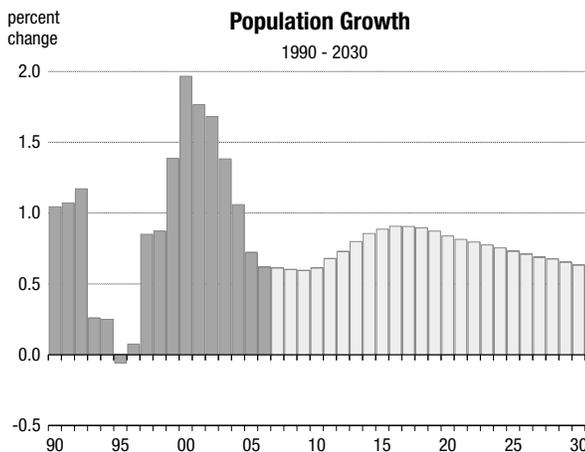


- Population growth remains flat over the forecast. Annual growth in the 2007 to 2011 period averages 0.6 percent per year. The slowdown in population growth is largely due to the forecast of negative net migration in Los Angeles County over the near term forecast. The labor markets create enough jobs to accommodate the natural increase in population over time. Consequently, net migration will not be a factor in population growth.
- Real per capita incomes increase at a rate of 2.0 percent in 2007. An annual compound rate of growth of 1.9 percent over the next 5 years is forecast.
- Total taxable sales are expected to increase by an average of 5.6 percent over the next five years.
- Industrial production increased 0.9 percent in 2006. From 2007 to 2011 it is forecast to increase 3.6 percent per year, as the transportation and utilities sector offsets continued job losses in the manufacturing sector.

Los Angeles County Economic Forecast

1997-2006 History, 2007-2030 Forecast

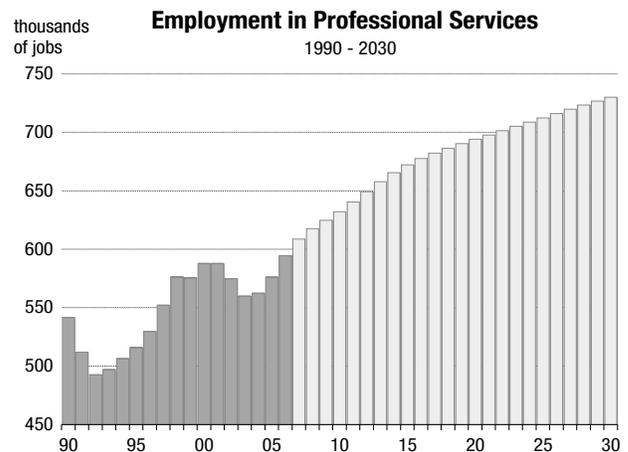
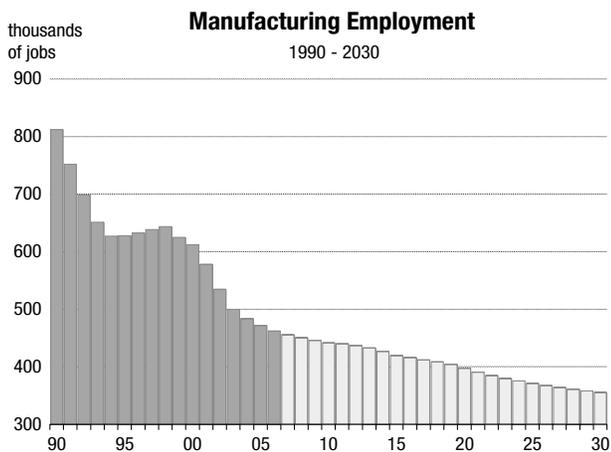
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemployment Rate (percent)
1997	9,185,584	-28,693	5.81	3,067.2	10,424	\$86.4	\$232.4	\$33,274	1.7	328.5	73.8	6.9
1998	9,265,811	-19,477	6.13	3,074.5	11,692	\$90.2	\$253.5	\$35,483	1.4	344.1	77.5	6.6
1999	9,394,293	30,208	6.29	3,082.1	14,363	\$97.3	\$264.0	\$35,608	2.3	320.6	80.6	5.9
2000	9,579,022	86,791	6.52	3,133.8	17,071	\$106.7	\$279.0	\$35,736	3.3	329.0	85.4	5.4
2001	9,748,152	73,378	6.70	3,141.8	18,248	\$107.4	\$294.5	\$35,856	3.4	306.5	73.8	5.7
2002	9,912,154	72,243	7.01	3,155.1	19,364	\$108.8	\$301.0	\$35,068	2.8	318.7	71.3	6.8
2003	10,049,244	44,125	7.01	3,170.5	21,313	\$113.7	\$310.0	\$34,728	2.6	310.6	73.3	7.0
2004	10,155,810	16,448	7.51	3,184.6	26,935	\$122.5	\$329.0	\$35,291	3.3	307.1	74.3	6.5
2005	10,229,226	-18,541	7.51	3,201.3	25,647	\$130.7	\$345.6	\$35,229	4.5	289.7	74.1	5.3
2006	10,292,723	-27,139	7.61	3,223.5	26,395	\$138.3	\$371.3	\$36,069	4.3	280.8	74.8	4.7
2007	10,355,973	-26,966	7.65	3,237.2	23,954	\$148.4	\$394.6	\$36,790	3.6	277.9	77.2	4.6
2008	10,418,315	-28,095	7.72	3,256.6	21,155	\$156.1	\$414.7	\$37,490	2.5	275.1	80.0	4.6
2009	10,480,407	-28,064	7.81	3,273.7	21,933	\$163.9	\$436.2	\$38,227	2.5	272.5	82.8	4.6
2010	10,544,893	-25,601	7.90	3,291.4	23,957	\$172.6	\$460.1	\$38,883	3.1	269.9	86.1	4.3
2011	10,616,574	-18,279	7.99	3,310.8	22,875	\$181.3	\$485.9	\$39,647	2.9	267.5	89.4	4.2
2012	10,694,072	-12,243	8.09	3,329.3	22,482	\$190.1	\$511.0	\$40,297	2.7	265.2	92.6	4.4
2013	10,779,563	-4,184	8.19	3,347.5	22,510	\$199.4	\$536.3	\$40,798	2.8	263.0	95.7	4.6
2014	10,871,818	2,366	8.28	3,365.7	21,397	\$209.1	\$562.4	\$41,244	2.8	260.9	98.9	4.8
2015	10,968,264	6,225	8.37	3,383.0	21,482	\$219.6	\$589.6	\$41,585	3.1	259.0	101.6	5.0
2016	11,067,799	9,653	8.46	3,400.3	21,593	\$230.8	\$618.4	\$41,897	3.2	257.1	104.5	5.3
2017	11,168,117	11,123	8.55	3,417.8	21,680	\$242.6	\$647.2	\$42,106	3.2	255.2	107.6	5.5
2018	11,268,110	10,853	8.63	3,435.3	22,709	\$254.6	\$676.8	\$42,353	3.0	253.5	111.4	5.7
2019	11,366,470	9,540	8.71	3,453.7	22,808	\$267.3	\$708.6	\$42,664	3.0	251.9	115.0	5.7
2020	11,461,815	7,267	8.78	3,472.1	22,362	\$280.4	\$740.8	\$42,950	3.0	250.3	118.1	5.6
2021	11,555,265	6,057	8.85	3,490.2	22,995	\$293.9	\$776.1	\$43,349	3.0	248.8	120.8	5.5
2022	11,647,345	5,189	8.92	3,508.8	22,894	\$308.1	\$815.2	\$43,847	3.0	247.4	122.6	5.4
2023	11,737,757	4,552	8.99	3,527.3	23,223	\$322.5	\$855.5	\$44,343	3.0	246.0	124.9	5.5
2024	11,826,347	3,790	9.06	3,546.1	23,000	\$337.4	\$896.9	\$44,882	2.8	244.7	127.4	5.6
2025	11,913,045	2,911	9.13	3,564.7	22,931	\$353.4	\$940.7	\$45,422	2.9	243.5	129.5	5.6
2026	11,997,890	2,395	9.19	3,583.2	22,665	\$370.3	\$985.5	\$45,911	2.9	242.3	131.4	5.6
2027	12,080,768	1,947	9.25	3,601.5	22,878	\$388.0	\$1,030.7	\$46,307	3.0	241.2	132.8	5.6
2028	12,162,697	1,470	9.31	3,620.0	22,786	\$407.0	\$1,079.1	\$46,667	3.2	240.1	134.7	5.7
2029	12,242,391	914	9.36	3,638.4	22,315	\$426.7	\$1,128.7	\$47,010	3.2	239.1	136.9	5.7
2030	12,320,142	329	9.40	3,656.5	22,257	\$446.8	\$1,179.6	\$47,351	3.1	238.1	139.1	5.7

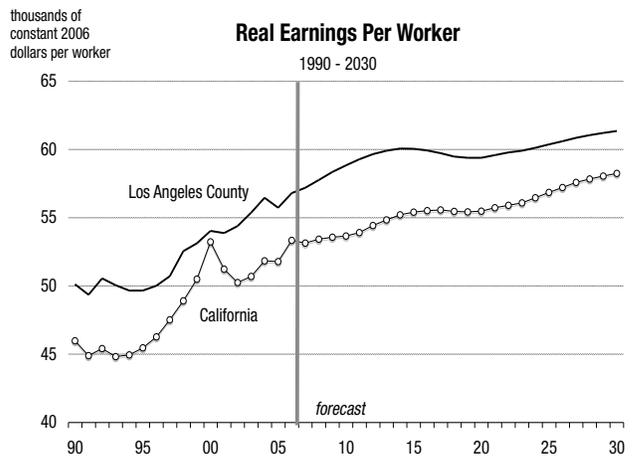
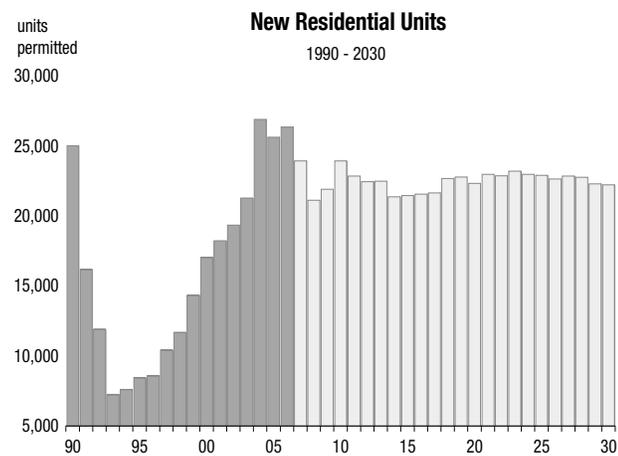
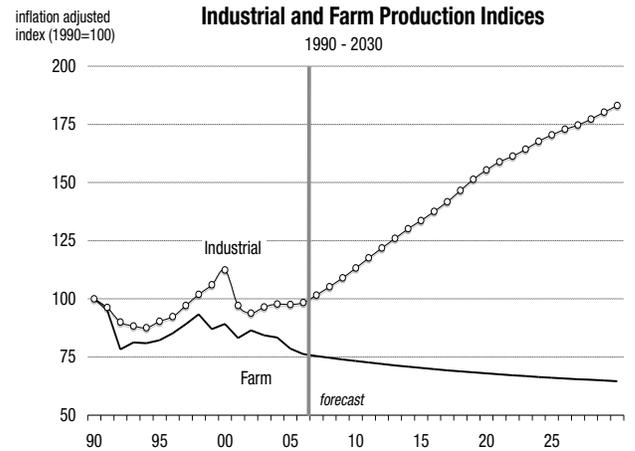
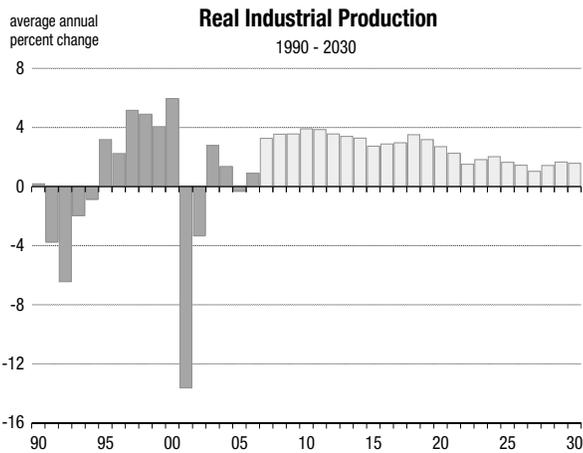
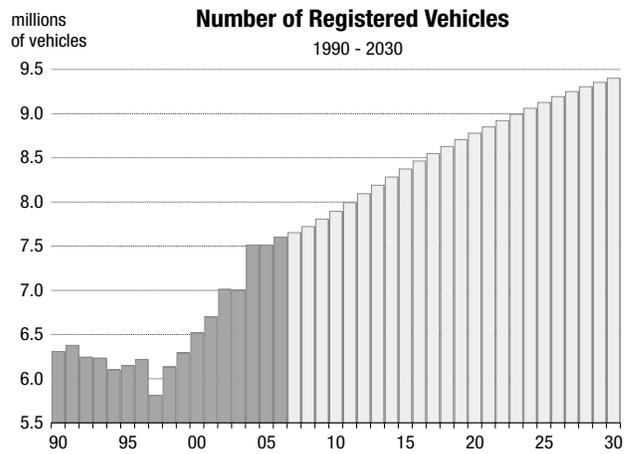
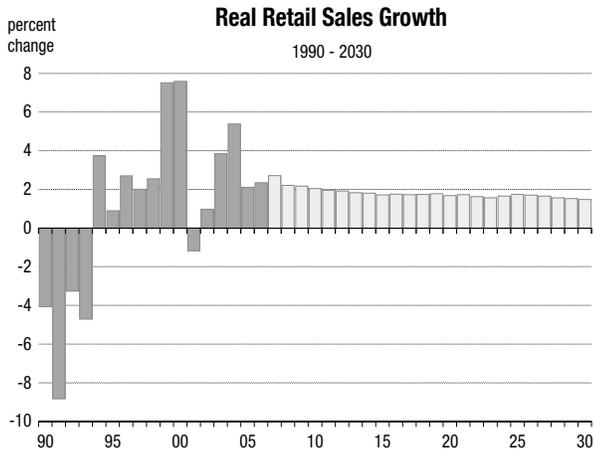


Los Angeles County Employment Forecast

1997-2006 History, 2007-2030 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	3,872.0	6.98	110.6	638.4	160.8	583.9	220.5	552.2	214.7	386.3	326.9	536.3
1998	3,951.2	7.71	119.1	643.6	168.0	591.0	224.2	576.4	214.9	395.0	331.9	541.0
1999	4,010.2	7.32	126.9	625.1	172.4	599.3	226.8	575.5	236.5	402.4	336.1	561.6
2000	4,079.8	7.66	131.7	612.2	174.6	611.4	224.5	587.9	243.7	416.8	344.7	581.3
2001	4,082.0	8.41	136.8	577.9	175.6	614.2	228.9	588.0	226.3	432.2	348.5	598.3
2002	4,034.6	7.80	134.5	534.8	167.2	615.5	232.6	575.0	207.3	450.4	354.2	606.1
2003	3,990.8	7.84	134.6	500.0	161.5	613.4	239.8	559.9	202.3	460.4	362.6	599.3
2004	4,004.1	7.61	140.2	483.6	161.1	620.4	241.6	562.4	211.9	467.0	372.8	587.1
2005	4,031.6	7.38	148.7	471.7	161.7	633.7	244.0	576.1	207.6	471.3	377.8	583.7
2006	4,100.2	7.61	156.7	462.3	165.7	648.4	248.0	594.7	209.7	481.3	387.5	588.6
2007	4,147.8	7.48	157.3	455.7	168.7	659.7	247.7	608.8	210.3	489.0	394.6	595.9
2008	4,184.4	7.37	155.6	450.5	171.3	668.9	248.4	617.7	212.1	493.5	401.1	602.6
2009	4,222.5	7.28	153.3	445.8	176.4	676.8	249.0	624.8	218.7	498.2	406.5	607.8
2010	4,264.3	7.20	151.2	441.6	183.2	684.9	250.2	632.2	226.8	503.2	411.6	612.0
2011	4,311.8	7.14	150.2	440.1	190.7	693.7	251.5	640.5	233.7	508.8	417.0	616.0
2012	4,357.4	7.08	149.7	437.1	197.9	701.8	253.0	649.3	239.3	516.3	422.6	618.9
2013	4,397.2	7.03	149.4	432.9	204.8	708.0	254.7	657.8	243.6	523.9	427.9	621.0
2014	4,433.1	6.98	149.6	426.9	211.6	714.1	256.5	665.6	246.7	531.5	433.0	622.5
2015	4,466.3	6.94	149.8	419.7	218.4	720.0	258.5	672.4	249.0	539.9	437.9	623.8
2016	4,501.7	6.90	150.3	416.2	225.3	725.9	260.5	677.7	251.6	547.8	442.8	625.1
2017	4,536.9	6.87	151.2	412.1	232.4	731.8	263.3	682.4	254.3	555.9	447.4	626.5
2018	4,571.9	6.83	152.0	408.5	240.2	737.9	265.2	686.4	257.0	564.3	451.8	628.0
2019	4,605.6	6.80	152.9	404.4	248.9	744.3	266.8	690.4	259.1	573.2	455.5	629.2
2020	4,635.6	6.78	153.5	397.4	257.4	751.6	268.4	694.1	260.7	583.1	458.0	630.6
2021	4,666.1	6.75	154.1	390.9	265.9	759.1	270.0	697.9	262.4	592.8	460.3	631.9
2022	4,697.8	6.72	154.6	384.9	274.8	766.7	271.9	701.6	264.0	602.6	463.0	633.2
2023	4,730.3	6.70	155.2	379.8	283.7	773.7	273.9	705.2	265.8	612.6	465.6	634.8
2024	4,763.5	6.68	156.0	375.5	292.4	780.5	276.1	708.9	267.5	622.3	468.3	636.6
2025	4,798.1	6.66	156.9	371.4	300.5	787.8	278.4	712.5	269.2	633.0	471.0	638.7
2026	4,831.9	6.64	157.9	367.7	307.9	795.4	280.6	716.1	270.8	642.5	474.0	641.0
2027	4,865.4	6.62	158.7	364.2	314.3	803.1	283.0	719.8	272.6	651.7	477.1	643.5
2028	4,899.0	6.60	159.2	361.1	320.7	810.5	285.5	723.5	274.6	660.8	480.4	646.0
2029	4,932.3	6.58	159.5	358.2	327.3	817.7	287.8	726.8	276.7	669.7	484.0	648.7
2030	4,965.1	6.56	159.6	355.5	333.9	825.1	290.1	730.1	278.4	678.2	487.7	651.4





MADERA COUNTY ECONOMIC FORECAST

Madera County is located in the heart of the San Joaquin Valley, northwest of Fresno County. Madera County has a population of 147,200 people and 45,400 wage and salary jobs. The per capita income in Madera County is \$23,048, and the average salary per worker is \$36,510.

Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 1,400 total wage and salary jobs were created in Madera County, representing a solid growth rate of 3.3 percent. The farm sector, which accounts for 23 percent of total employment, lost 200 jobs, so the non-farm job growth rate was higher at 4.9 percent. The unemployment rate declined from a revised level of 7.7 percent in 2005 to 7.0 percent in 2006.

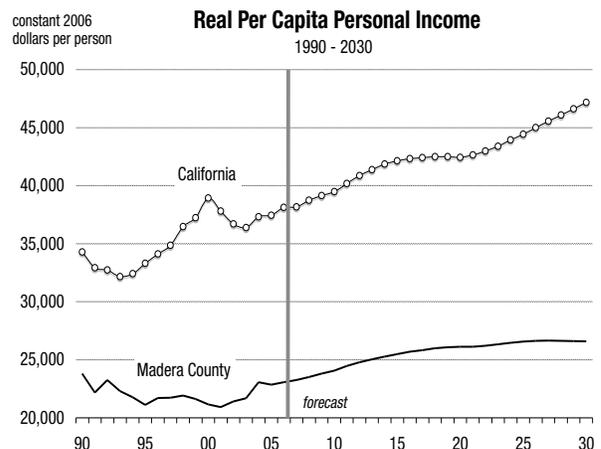
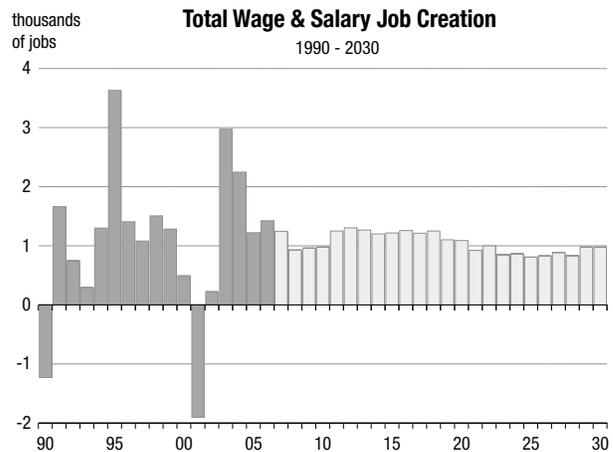
The principal sectors that are producing jobs are healthcare and education, government, retail trade and construction. Employment in the professional services sector accounts for less than six percent of total employment, compared to more than 14 percent at the state level.

From January 2006 to January 2007, Madera was the sixth fastest growing county in California, adding population at a rate of 2.4 percent. The two incorporated cities in the county, Chowchilla and Madera, grew at a rate of 4.0 and 5.5 percent, respectively.

Employment and population are forecast to grow at healthy rates in Madera County over the next several years because inland counties will dominate growth in the state due to the relative affordability and higher production of housing.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to moderate in 2007 to 2.7 percent, while non-farm job growth declines to 2.6 percent. From 2007 to 2011, total wage and salary job growth averages 2.3 percent and non-farm job growth averages 2.5 percent.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the foreseeable future. Real average salaries rise an average of 0.3 percent per year over the next 5 years.
- The population will continue to grow at a rate well above the state average. Annual growth in the 2007 to 2011 period averages 2.3 percent per year.
- Net migration will moderate to approximately 2,100 people in 2007. Over the next five years net migration is expected to average 1,900 net migrants per year.

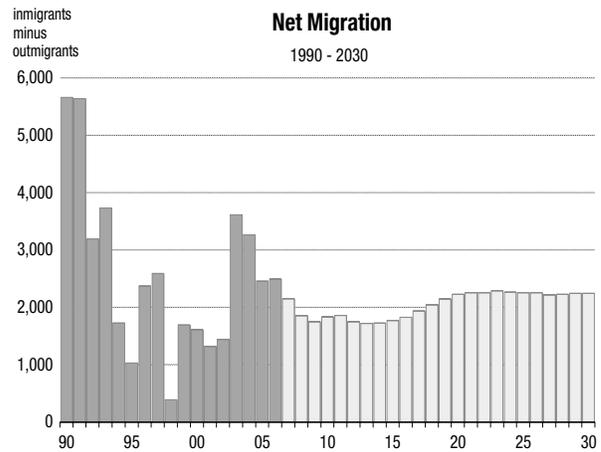
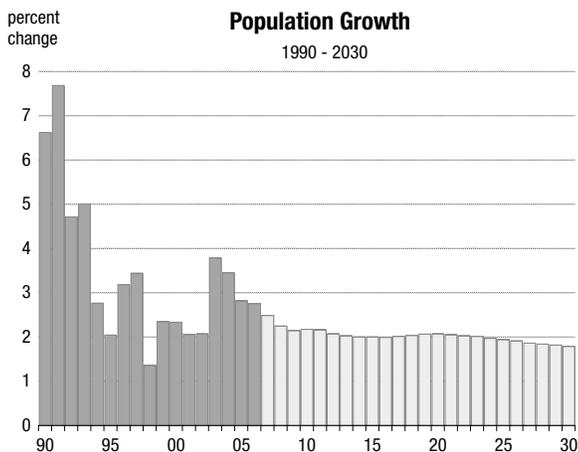


- Between 2007 and 2011, the momentum for employment growth is in professional services, government, farm, and education and healthcare services. These sectors account for 68 percent of all jobs created in the county over the next five years.
- Real per capita incomes are expected to increase 0.9 percent in 2007. Over the next five years real per capita incomes are forecast to increase by 1.2 percent per year.
- Total taxable sales are expected to increase by an average of 9.4 percent over the next five years. Adjusted for inflation, they increase by an average of 6.9 percent per year over the next five years.
- Industrial production is forecast to increase 6.5 percent in 2007. Over the next five years the growth rate will remain high, averaging 5.3 percent per year, due primarily to growth in the transportation and utilities sector.

Madera County Economic Forecast

1997-2006 History, 2007-2030 Forecast

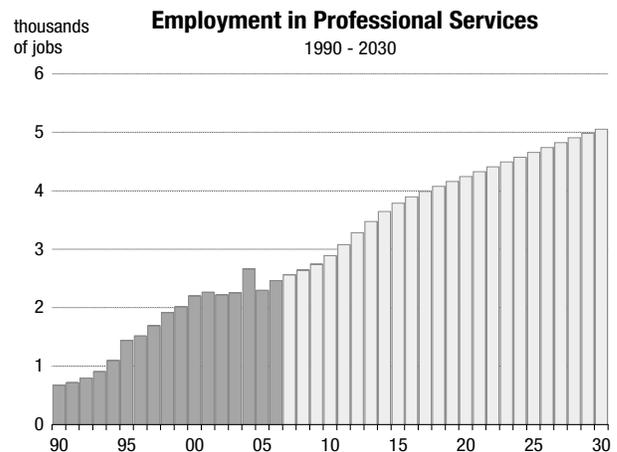
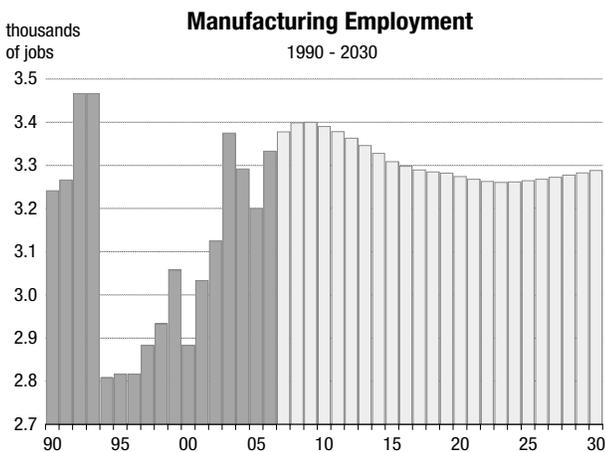
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	117,300	2,591	86.9	34.9	505	\$0.71	\$1.95	\$21,715	3.4	1,028.5	329.0	13.6
1998	118,900	388	91.8	35.5	633	\$0.78	\$2.06	\$21,901	3.2	803.1	349.4	12.8
1999	121,700	1,694	94.9	35.9	619	\$0.83	\$2.16	\$21,604	4.2	853.2	372.6	11.7
2000	124,545	1,612	98.6	36.2	648	\$0.88	\$2.27	\$21,148	4.5	827.2	374.5	8.9
2001	127,116	1,320	103.2	36.6	793	\$0.86	\$2.41	\$20,909	5.4	719.2	361.8	9.6
2002	129,749	1,444	108.4	37.2	982	\$0.92	\$2.56	\$21,393	1.6	772.3	386.0	10.6
2003	134,669	3,618	110.8	38.1	1,234	\$1.01	\$2.74	\$21,675	1.8	811.1	451.4	10.4
2004	139,322	3,267	120.6	39.1	1,658	\$1.13	\$3.05	\$23,064	1.2	1,127.7	463.2	9.1
2005	143,250	2,457	124.1	40.3	2,379	\$1.31	\$3.17	\$22,843	2.0	1,141.8	459.9	7.7
2006	147,201	2,492	127.5	41.8	1,391	\$1.46	\$3.39	\$23,048	3.3	1,162.6	485.1	7.0
2007	150,867	2,151	131.3	43.6	1,189	\$1.64	\$3.61	\$23,256	2.9	1,081.6	516.8	6.5
2008	154,262	1,859	134.9	44.9	1,107	\$1.80	\$3.81	\$23,501	2.0	961.7	548.3	6.6
2009	157,574	1,752	138.3	46.0	1,078	\$1.96	\$4.02	\$23,804	2.0	976.6	576.1	6.8
2010	161,001	1,836	141.6	47.1	1,089	\$2.12	\$4.25	\$24,057	2.5	985.5	603.7	7.0
2011	164,486	1,860	145.0	48.2	1,088	\$2.29	\$4.52	\$24,456	2.4	967.9	628.5	7.0
2012	167,892	1,753	148.5	49.3	1,070	\$2.47	\$4.78	\$24,771	2.2	995.3	653.9	7.2
2013	171,294	1,723	151.9	50.4	1,057	\$2.66	\$5.04	\$25,022	2.3	1,028.2	681.2	7.4
2014	174,722	1,725	155.2	51.5	1,050	\$2.85	\$5.31	\$25,261	2.3	1,029.7	710.7	7.5
2015	178,216	1,770	158.5	52.5	1,053	\$3.06	\$5.60	\$25,469	2.6	1,045.9	738.7	7.6
2016	181,775	1,827	161.5	53.6	1,060	\$3.27	\$5.92	\$25,681	2.7	1,066.1	764.7	7.7
2017	185,443	1,936	164.1	54.7	1,072	\$3.50	\$6.23	\$25,823	2.7	1,037.8	793.5	7.7
2018	189,229	2,047	166.6	55.8	1,084	\$3.72	\$6.56	\$25,980	2.5	1,089.8	826.5	7.8
2019	193,136	2,147	169.2	56.9	1,094	\$3.95	\$6.89	\$26,079	2.5	1,116.1	858.3	7.8
2020	197,140	2,229	171.8	58.0	1,103	\$4.17	\$7.21	\$26,108	2.5	1,119.8	891.4	7.7
2021	201,197	2,258	174.5	59.1	1,102	\$4.38	\$7.54	\$26,114	2.4	1,086.7	919.3	7.7
2022	205,274	2,258	177.4	60.2	1,100	\$4.60	\$7.92	\$26,209	2.5	1,106.5	939.5	7.6
2023	209,412	2,293	180.5	61.4	1,098	\$4.82	\$8.31	\$26,320	2.5	1,042.4	961.8	7.7
2024	213,550	2,266	183.9	62.5	1,091	\$5.04	\$8.71	\$26,449	2.3	1,024.3	986.0	7.7
2025	217,707	2,259	187.5	63.6	1,089	\$5.27	\$9.14	\$26,569	2.4	972.1	1,007.6	7.7
2026	221,876	2,259	191.3	64.7	1,089	\$5.50	\$9.56	\$26,635	2.4	988.0	1,028.4	7.6
2027	226,017	2,219	195.2	65.8	1,085	\$5.74	\$9.98	\$26,644	2.5	997.9	1,045.4	7.6
2028	230,174	2,230	199.1	66.9	1,082	\$5.99	\$10.43	\$26,621	2.7	1,015.3	1,066.0	7.6
2029	234,359	2,246	203.1	68.0	1,088	\$6.24	\$10.89	\$26,601	2.7	1,086.0	1,088.5	7.6
2030	238,557	2,245	207.1	69.1	1,090	\$6.50	\$11.36	\$26,585	2.6	1,107.4	1,110.0	7.5

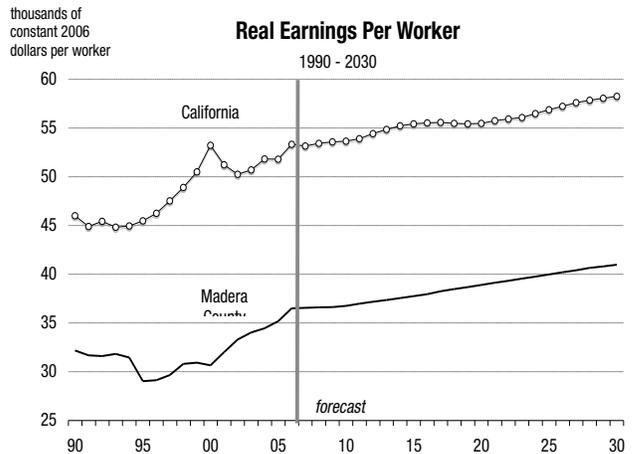
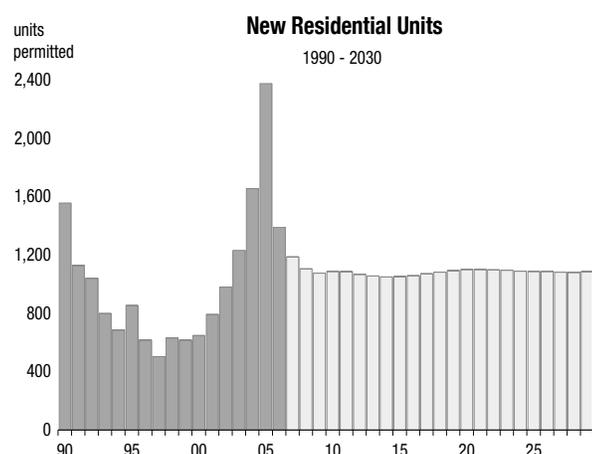
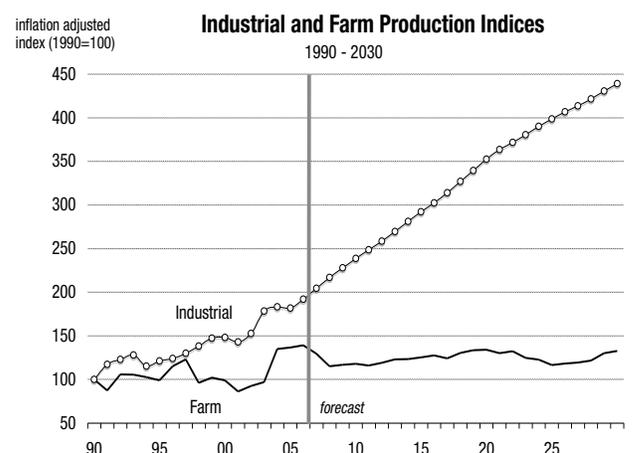
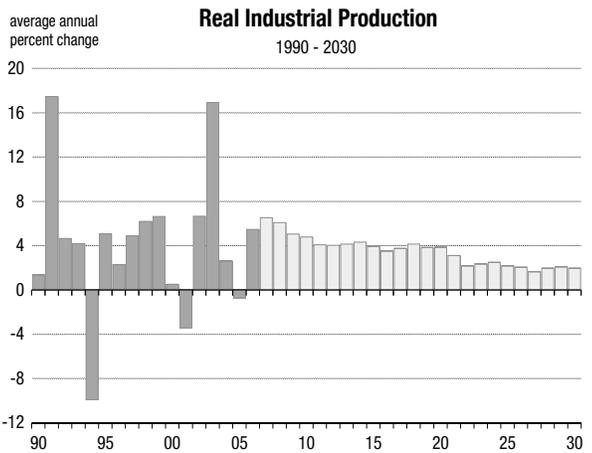
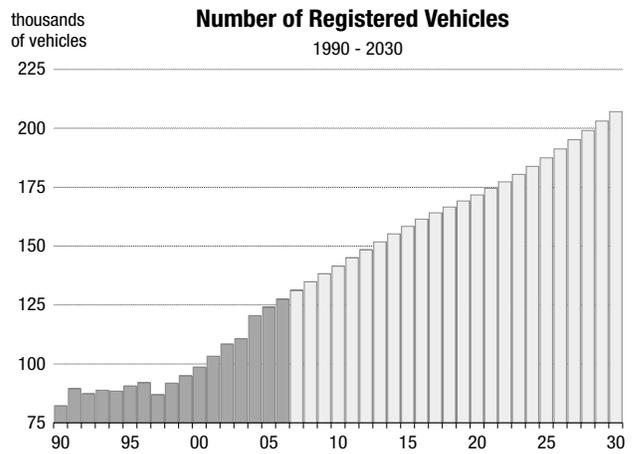
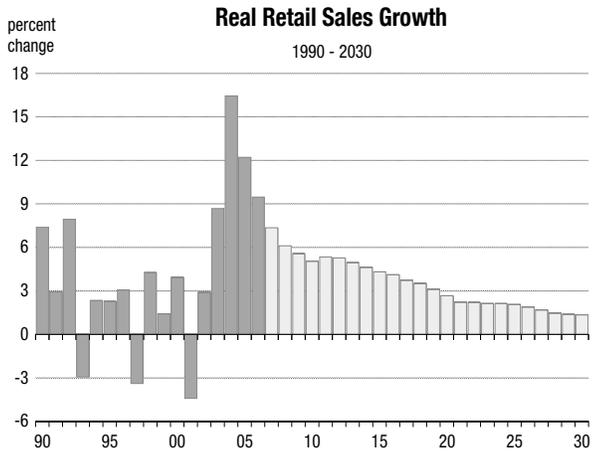


Madera County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	35.9	11.27	1.2	2.9	0.7	3.6	0.6	1.7	0.7	3.5	2.2	7.0
1998	37.5	11.87	1.2	2.9	0.8	3.6	0.6	1.9	0.8	3.7	2.4	7.2
1999	38.7	11.99	1.4	3.1	0.7	3.4	0.6	2.0	0.7	4.2	2.6	7.3
2000	39.2	11.90	1.5	2.9	0.6	3.6	0.7	2.2	0.6	4.4	2.5	7.6
2001	37.3	9.40	1.7	3.0	0.8	3.7	0.7	2.3	0.6	4.5	2.5	7.5
2002	37.6	8.68	1.8	3.1	0.8	3.8	0.7	2.2	0.6	4.9	2.4	8.0
2003	40.5	9.01	2.3	3.4	0.8	4.0	0.8	2.3	0.6	5.4	2.4	8.8
2004	42.8	9.46	2.6	3.3	0.8	4.2	0.8	2.7	0.6	5.5	2.5	9.7
2005	44.0	10.49	2.7	3.2	0.8	4.3	0.8	2.3	0.6	5.6	2.5	9.9
2006	45.4	10.28	2.9	3.3	0.9	4.5	0.9	2.5	0.5	5.9	2.7	10.2
2007	46.7	10.61	3.0	3.4	0.9	4.7	0.9	2.6	0.5	6.0	2.8	10.4
2008	47.6	10.69	3.1	3.4	1.0	4.7	0.9	2.6	0.5	6.2	2.9	10.7
2009	48.6	10.85	3.2	3.4	1.1	4.8	0.9	2.7	0.5	6.4	3.0	10.9
2010	49.5	11.03	3.2	3.4	1.1	4.9	0.9	2.9	0.5	6.5	3.1	11.1
2011	50.8	11.12	3.3	3.4	1.2	5.0	0.9	3.1	0.4	6.8	3.1	11.5
2012	52.1	11.25	3.3	3.4	1.2	5.1	1.0	3.3	0.4	7.2	3.2	11.9
2013	53.4	11.43	3.3	3.3	1.3	5.2	1.0	3.5	0.4	7.5	3.2	12.3
2014	54.6	11.57	3.3	3.3	1.4	5.2	1.0	3.6	0.4	7.8	3.2	12.7
2015	55.8	11.73	3.4	3.3	1.4	5.3	1.0	3.8	0.4	8.1	3.2	13.1
2016	57.1	11.90	3.4	3.3	1.5	5.4	1.0	3.9	0.4	8.4	3.2	13.6
2017	58.3	11.96	3.4	3.3	1.5	5.4	1.1	4.0	0.4	8.7	3.3	14.1
2018	59.5	12.10	3.4	3.3	1.6	5.5	1.1	4.1	0.4	9.1	3.3	14.6
2019	60.6	12.25	3.4	3.3	1.7	5.6	1.1	4.2	0.4	9.3	3.3	15.0
2020	61.7	12.38	3.4	3.3	1.7	5.6	1.1	4.2	0.4	9.6	3.3	15.5
2021	62.6	12.41	3.5	3.3	1.8	5.7	1.1	4.3	0.4	9.8	3.3	15.9
2022	63.6	12.50	3.5	3.3	1.8	5.7	1.2	4.4	0.4	10.1	3.3	16.3
2023	64.5	12.47	3.5	3.3	1.9	5.8	1.2	4.5	0.5	10.3	3.3	16.7
2024	65.4	12.50	3.5	3.3	1.9	5.8	1.2	4.6	0.5	10.5	3.3	17.1
2025	66.2	12.48	3.5	3.3	1.9	5.9	1.2	4.7	0.5	10.7	3.3	17.5
2026	67.0	12.50	3.6	3.3	2.0	5.9	1.2	4.7	0.5	10.8	3.3	17.9
2027	67.9	12.54	3.6	3.3	2.0	6.0	1.3	4.8	0.5	11.0	3.3	18.3
2028	68.7	12.57	3.6	3.3	2.1	6.0	1.3	4.9	0.5	11.2	3.3	18.7
2029	69.7	12.72	3.6	3.3	2.1	6.0	1.3	5.0	0.5	11.3	3.4	19.1
2030	70.7	12.86	3.6	3.3	2.1	6.1	1.3	5.1	0.5	11.5	3.4	19.6





MARIN COUNTY ECONOMIC FORECAST

Marin County, located north of San Francisco County and southeast of Sonoma County is one of the most affluent counties in the state. In tandem with San Francisco County and the rest of the Bay Area, Marin County thrived in the late 1990s when technology was booming. Since the dotcom bust of 2000, the county has been slow to recover economic momentum. However, in 2006, job growth was positive after four down years.

Marin County has a population of 254,000 people and 111,600 wage and salary jobs. The per capita income in Marin County is \$74,256, and the average salary per worker is \$64,516. Together with San Francisco and San Mateo Counties, the median household income for 2007 is \$86,500, second highest in the state behind Santa Clara County.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In 2006, nearly 2,500 jobs were created in Marin County, reversing four straight years of job losses. Employment increased by 2.2 percent last year. The unemployment rate fell to 4.3 percent in 2006.

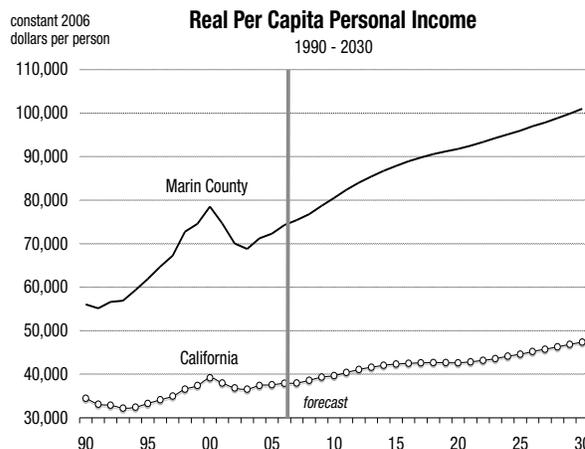
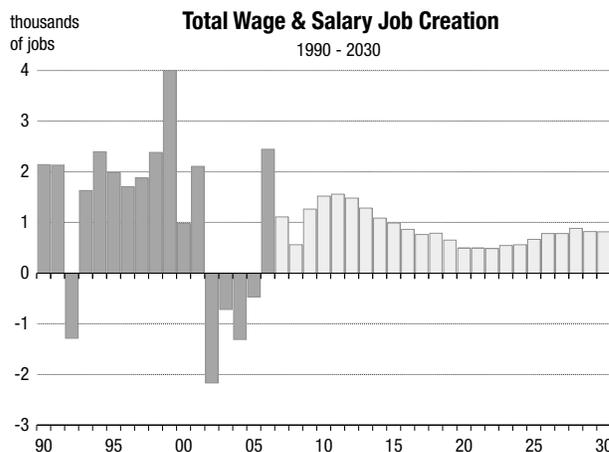
Approximately 35 percent of the net job creation in 2006 occurred in the professional services sector, which added 850 jobs. Other growing sectors included construction, healthcare and education and leisure, which all added more than 300 jobs. The manufacturing sector was unchanged and employment in 2006 represented just 52 percent of the level in 1996.

Population growth remains positive, but slow in Marin County. From January 2006 to January 2007, the population grew by 0.9 percent. The fastest growing city in the county is Novato, which increased 2.4 percent last year.

The near-term and long-term forecast calls for modest employment growth and very slow population growth. This is partially due to an older resident population and unprecedented home values which dampen job creation and net migration.

FORECAST HIGHLIGHTS

- Job growth declines to 1.0 percent in 2007. Over the next five years, from 2007 to 2011, the annual growth rate is forecast to average 1.1 percent per year.
- Average salaries adjusted for inflation are currently well above the California average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 2.2 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, which accounts for 45 percent of net job creation. Leisure services, retail trade and health services are responsible for most of the remaining job growth.

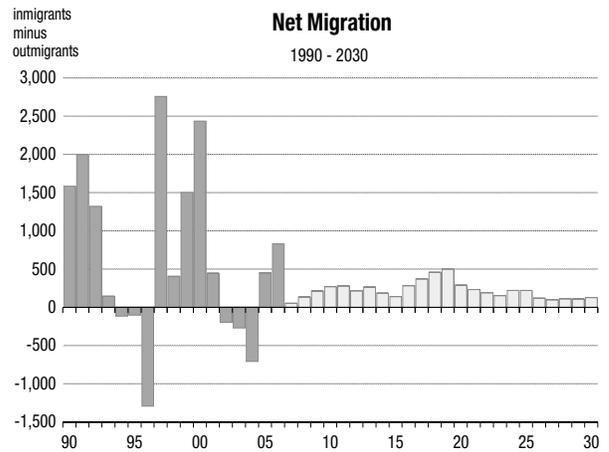
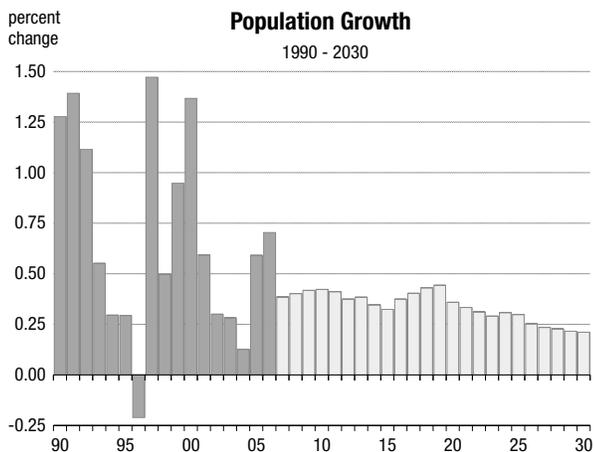


- The population will grow at a rate of 0.4 percent in 2007 and for the annual average from 2007 to 2011.
- Net migration is expected to remain positive and low in 2007 with 50 net migrants. Over the next five years net migration is forecast to average about 200 migrants per year.
- Real per capita incomes increase at a rate of 1.6 percent in 2007. Over the next five years real per capita incomes are forecast to increase 2.1 percent per year.
- Total taxable sales are expected to increase by an average of 4.8 percent over the next five years.
- Industrial production is expected to increase 6.1 percent in 2007. Over the next five years industrial production is forecast to increase 4.3 percent per year, as flat employment in the goods producing sector is offset by productivity gains.

Marin County Economic Forecast

1997-2006 History, 2007-2030 Forecast

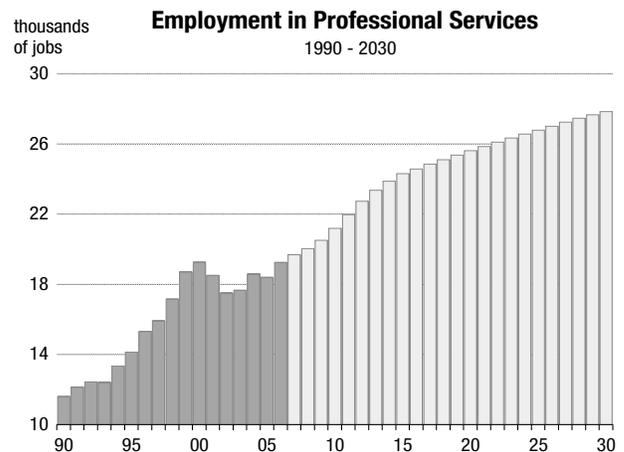
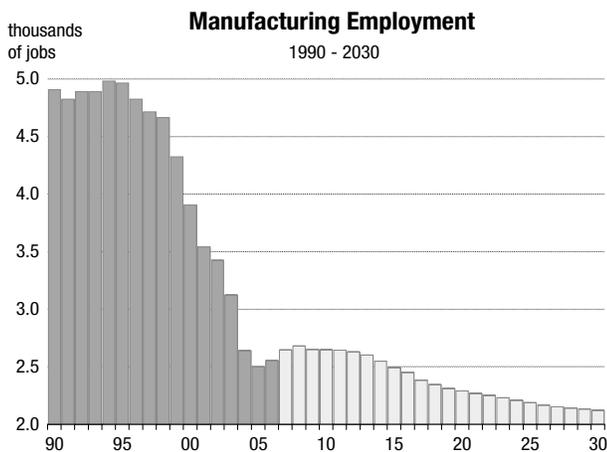
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	241,400	2,761	212.3	96.9	598	\$3.1	\$12.4	\$67,280	3.4	74.9	558.4	2.9
1998	242,600	404	225.6	97.7	713	\$3.4	\$13.9	\$72,740	3.2	71.1	583.9	2.4
1999	244,900	1,503	228.1	98.2	736	\$3.7	\$15.0	\$74,558	4.2	65.0	580.5	2.0
2000	248,247	2,438	232.5	100.7	633	\$4.1	\$16.8	\$78,530	4.5	56.0	565.9	2.9
2001	249,721	446	235.7	101.0	375	\$4.0	\$16.9	\$74,671	5.4	56.2	493.9	3.5
2002	250,472	-195	239.7	101.5	440	\$3.8	\$16.2	\$70,041	1.6	48.3	489.5	4.9
2003	251,180	-268	232.7	102.0	712	\$3.9	\$16.2	\$68,808	1.8	51.9	490.3	4.9
2004	251,500	-705	243.5	102.4	1,027	\$4.1	\$17.0	\$71,233	1.2	57.9	449.4	4.4
2005	252,988	452	238.0	103.0	476	\$4.2	\$17.7	\$72,278	2.0	54.6	444.5	4.4
2006	254,769	831	239.7	103.3	207	\$4.3	\$18.9	\$74,256	3.3	53.9	452.9	4.3
2007	255,751	52	243.9	103.2	298	\$4.6	\$19.8	\$75,409	2.9	53.1	480.6	4.3
2008	256,781	136	246.9	103.5	337	\$4.8	\$20.7	\$76,767	2.0	52.7	504.0	4.4
2009	257,855	216	249.3	103.7	437	\$5.0	\$21.7	\$78,693	2.0	51.8	519.8	4.4
2010	258,948	271	251.8	104.1	523	\$5.2	\$22.9	\$80,526	2.5	50.7	540.5	4.4
2011	260,015	280	254.1	104.5	559	\$5.4	\$24.1	\$82,350	2.4	49.8	559.1	4.4
2012	260,991	217	256.1	104.9	579	\$5.6	\$25.2	\$84,016	2.2	48.9	575.8	4.5
2013	261,994	266	258.2	105.4	567	\$5.8	\$26.3	\$85,429	2.3	47.8	590.7	4.6
2014	262,905	188	260.3	105.8	543	\$6.0	\$27.4	\$86,708	2.3	46.8	602.4	4.7
2015	263,760	143	262.5	106.3	542	\$6.2	\$28.6	\$87,889	2.6	45.7	611.6	4.7
2016	264,749	286	264.9	106.7	534	\$6.4	\$29.8	\$88,962	2.7	44.6	620.6	4.7
2017	265,819	374	267.6	107.1	529	\$6.6	\$31.0	\$89,764	2.7	43.8	625.7	4.7
2018	266,966	458	270.4	107.6	532	\$6.9	\$32.3	\$90,573	2.5	43.0	638.9	4.7
2019	268,151	503	273.7	108.0	536	\$7.1	\$33.5	\$91,231	2.5	42.1	651.5	4.7
2020	269,116	291	276.9	108.4	553	\$7.3	\$34.6	\$91,791	2.5	41.2	667.8	4.7
2021	270,014	235	280.0	108.8	556	\$7.5	\$35.9	\$92,523	2.4	40.7	681.0	4.7
2022	270,858	193	282.9	109.3	555	\$7.8	\$37.2	\$93,371	2.5	39.9	689.7	4.7
2023	271,647	154	285.4	109.7	561	\$8.0	\$38.6	\$94,264	2.5	39.5	699.2	4.7
2024	272,485	223	287.6	110.2	559	\$8.3	\$40.0	\$95,132	2.3	38.8	708.8	4.7
2025	273,302	222	289.6	110.6	568	\$8.5	\$41.4	\$95,962	2.4	38.0	716.1	4.7
2026	273,995	121	291.2	111.1	580	\$8.8	\$43.0	\$96,959	2.4	37.2	723.0	4.6
2027	274,641	101	292.4	111.5	593	\$9.1	\$44.5	\$97,849	2.5	36.5	728.5	4.7
2028	275,269	113	293.3	112.0	604	\$9.4	\$46.3	\$98,852	2.7	36.0	737.5	4.6
2029	275,866	112	293.9	112.5	599	\$9.7	\$48.1	\$99,889	2.7	35.2	748.9	4.6
2030	276,451	130	294.3	112.9	591	\$10.1	\$50.0	\$100,973	2.6	34.5	759.0	4.6

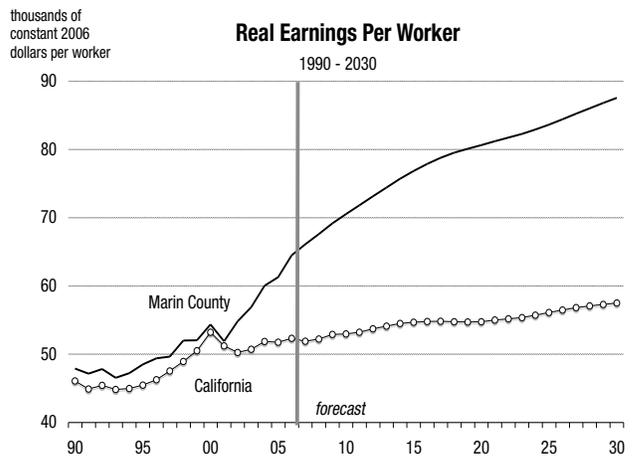
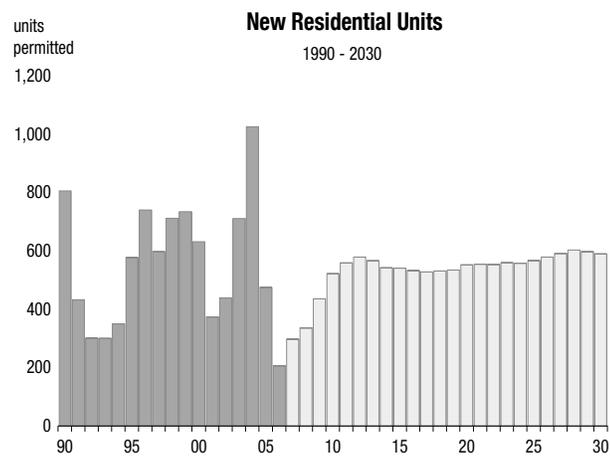
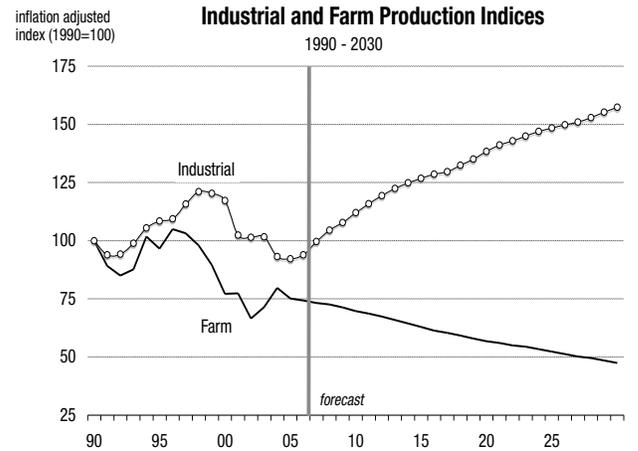
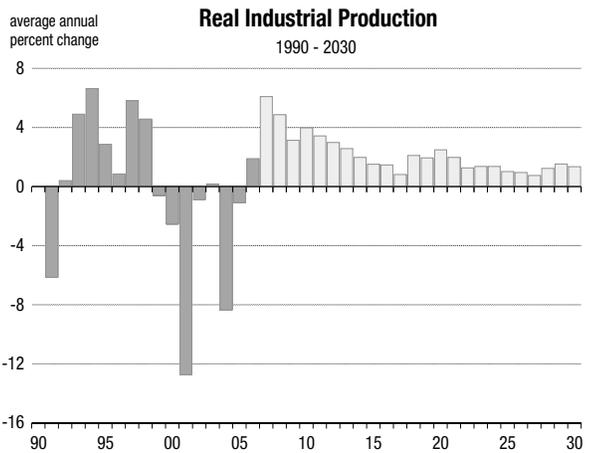
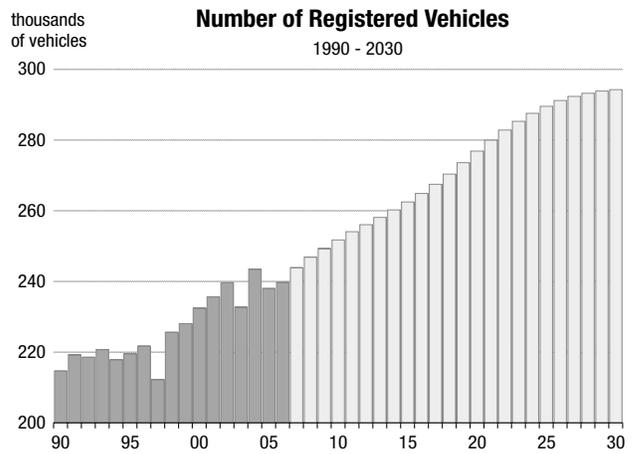
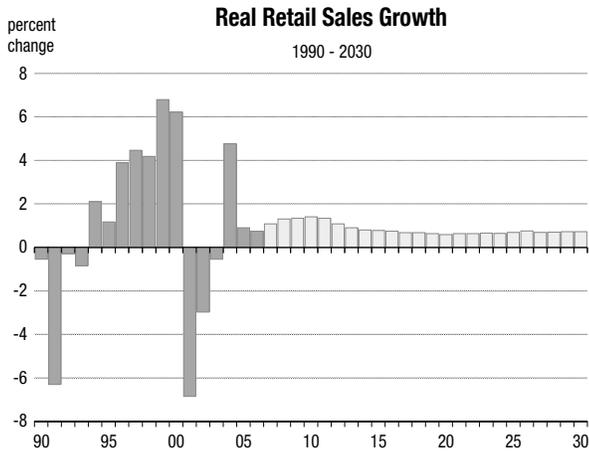


Marin County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	104.3	0.51	5.6	4.7	1.3	18.1	10.0	15.9	4.7	13.7	11.1	14.0
1998	106.7	0.45	6.3	4.7	1.5	17.6	9.5	17.2	5.5	14.0	11.1	14.2
1999	110.8	0.48	7.1	4.3	1.4	18.7	9.6	18.7	4.9	14.6	11.6	14.7
2000	111.7	0.46	7.9	3.9	1.4	18.4	9.7	19.3	4.6	14.6	12.2	14.8
2001	113.9	0.47	8.2	3.5	1.6	18.7	9.9	18.5	4.1	15.0	12.6	16.6
2002	111.7	0.49	8.5	3.4	1.5	18.8	9.7	17.5	3.7	15.6	12.8	15.1
2003	111.0	0.59	8.4	3.1	1.4	19.0	9.7	17.7	3.3	15.7	12.7	14.8
2004	109.7	0.72	8.6	2.6	1.3	17.8	9.4	18.6	3.3	15.5	12.7	14.4
2005	109.2	0.60	8.8	2.5	1.4	17.6	9.3	18.4	3.0	15.8	12.6	14.7
2006	111.6	0.61	9.1	2.6	1.4	17.6	9.4	19.2	2.8	16.2	13.1	15.0
2007	112.8	0.62	8.9	2.6	1.4	17.7	9.5	19.7	2.8	16.5	13.3	15.0
2008	113.3	0.62	8.4	2.7	1.4	17.9	9.5	20.0	2.8	16.8	13.4	15.0
2009	114.6	0.62	8.6	2.7	1.4	18.0	9.6	20.5	2.9	17.0	13.5	15.0
2010	116.1	0.62	8.8	2.6	1.4	18.2	9.6	21.2	3.0	17.2	13.6	15.0
2011	117.7	0.62	8.8	2.6	1.4	18.3	9.7	22.0	3.1	17.4	13.7	15.0
2012	119.1	0.62	8.9	2.6	1.5	18.5	9.8	22.7	3.2	17.6	13.7	15.0
2013	120.4	0.62	8.9	2.6	1.5	18.6	9.8	23.4	3.3	17.9	13.8	15.0
2014	121.5	0.62	9.0	2.6	1.5	18.7	9.9	23.9	3.4	18.1	13.9	14.9
2015	122.5	0.62	9.1	2.5	1.5	18.9	10.0	24.3	3.4	18.3	14.0	14.8
2016	123.4	0.62	9.2	2.5	1.5	19.0	10.1	24.6	3.5	18.5	14.0	14.8
2017	124.1	0.62	9.3	2.4	1.5	19.1	10.1	24.9	3.5	18.7	14.1	14.7
2018	124.9	0.62	9.4	2.3	1.5	19.2	10.2	25.1	3.6	18.8	14.2	14.6
2019	125.6	0.62	9.5	2.3	1.5	19.2	10.3	25.4	3.7	19.0	14.3	14.5
2020	126.1	0.62	9.5	2.3	1.5	19.3	10.3	25.6	3.7	19.1	14.3	14.3
2021	126.6	0.62	9.5	2.3	1.5	19.4	10.4	25.9	3.7	19.2	14.3	14.2
2022	127.1	0.62	9.5	2.3	1.6	19.5	10.5	26.1	3.7	19.2	14.4	14.1
2023	127.6	0.62	9.5	2.2	1.6	19.6	10.6	26.3	3.7	19.3	14.4	14.1
2024	128.2	0.62	9.6	2.2	1.6	19.6	10.6	26.6	3.7	19.4	14.4	14.0
2025	128.8	0.62	9.7	2.2	1.6	19.7	10.7	26.8	3.7	19.5	14.5	14.0
2026	129.6	0.62	9.8	2.2	1.6	19.8	10.8	27.0	3.8	19.6	14.5	14.0
2027	130.4	0.62	10.0	2.2	1.6	19.9	10.9	27.3	3.9	19.7	14.5	14.0
2028	131.3	0.62	10.2	2.1	1.6	20.0	10.9	27.5	4.0	19.7	14.6	14.1
2029	132.1	0.62	10.3	2.1	1.7	20.1	11.0	27.7	4.0	19.8	14.6	14.2
2030	132.9	0.62	10.5	2.1	1.7	20.2	11.1	27.9	4.1	19.9	14.6	14.2





MARIPOSA COUNTY ECONOMIC FORECAST

Mariposa County is located in the center of California. The county borders Tuolumne County to the north and west, Merced County to the east, and Madera County to the south. Yosemite National Park is located in Mariposa County, and with nearly 4 million people visiting the park every year, Yosemite is a critical part of the county's economy. Mariposa County has a population of 18,156 people and 5,530 wage and salary jobs. The per capita income in Mariposa County is \$27,674, and the average salary per worker is \$33,061.

In 2006, 230 total wage and salary jobs were created in Mariposa County, representing an increase in employment of 4.3 percent. Employment in the farm sector is virtually non-existent with approximately 14 total workers in 2006, equal to less than 1 percent of total wage and salary jobs. The unemployment rate declined to 5.7 percent in 2006.

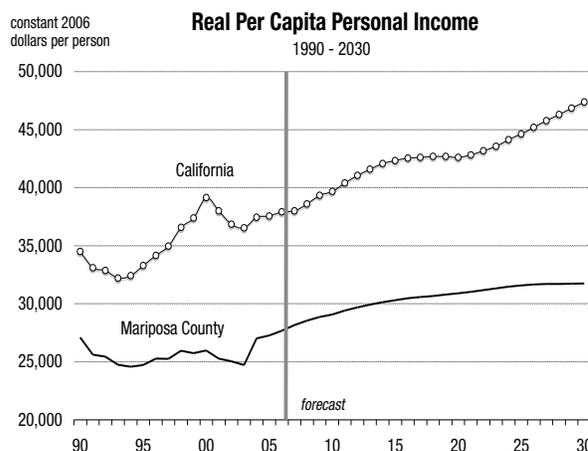
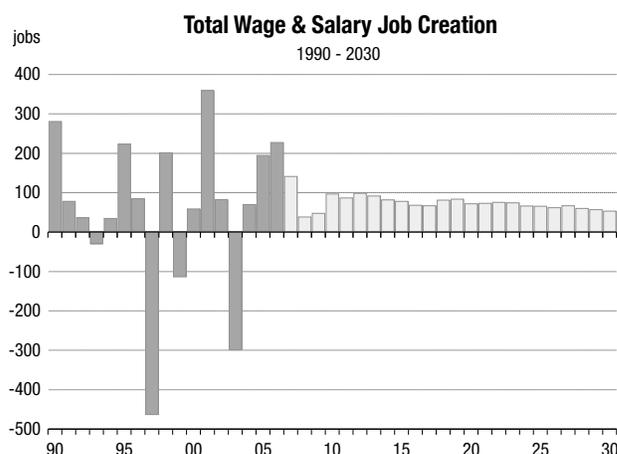
The principal sectors that are producing jobs in Mariposa County are leisure services, construction and government, which all created between 50 and 65 jobs in 2006. The leisure services and government sector account for 72 percent of all wage and salary employment, dwarfing all other sectors. Among all other smaller sectors, the only one with significant job gains in 2006 was healthcare and education services, which added 29 jobs.

During calendar 2006, the population grew in Mariposa County at a rate of 0.6 percent. A total of 160 net migrants entered the county last year.

Employment and population growth is expected to continue over the forecast period at modest rates. Much of the growth in employment will be attributable to the tourism sector.

FORECAST HIGHLIGHTS

- Total wage and salary jobs are forecast to rise 2.6 percent in 2007. Job growth is expected to average 1.5 percent over the next five years.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to increase by an average of 0.3 percent per year over the next five years.
- Between 2007 and 2011, the momentum for employment growth occurs in government, professional services and leisure services. These sectors account for 75 percent of all jobs created in the county over the next five years.
- Population growth is expected to increase to 1.1 percent in 2007. Annual growth in the 2007 to 2011 period averages 0.9 percent per year.

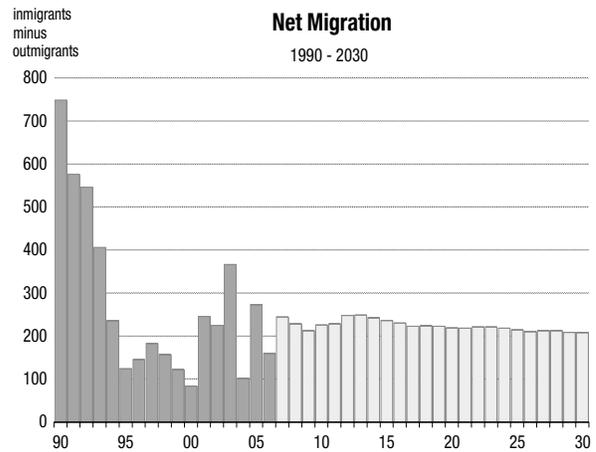
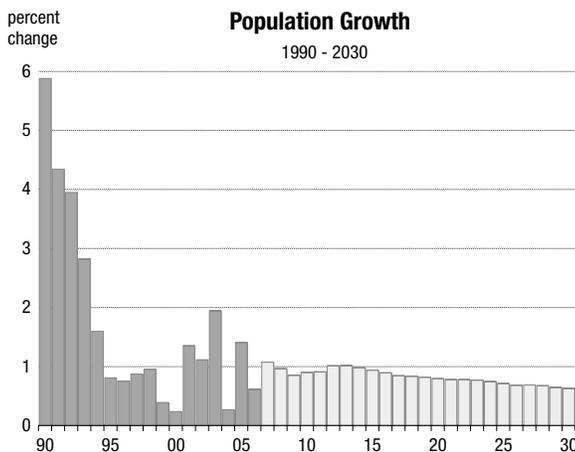


- Net migration is forecast to increase in 2007, with the level estimated at nearly 250 persons entering the county. Over the next five years net migration is expected to average 230 net migrants per year. Net migration accounts for all population growth, as net natural increase is negative.
- Real per capita income is forecast to rise 1.8 percent in 2007. Over the next five years, the growth in real per capita income will average 1.2 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise 5.1 percent in 2007. Over the next five years, the growth in real taxable sales will average 4.6 percent per year.
- Industrial production is forecast to increase 8.5 percent in 2007. Over the next five years the growth rate of industrial production averages 6.4 percent per year. Total agricultural crop production, adjusted for inflation, is expected to decline an average of 0.6 percent per year between 2007 and 2011.

Mariposa County Economic Forecast

1997-2006 History, 2007-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	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	16,719	183	20.7	6.5	58	\$115.5	\$0.32	\$25,251	3.4	24.0	16.6	10.5
1998	16,879	157	21.5	6.6	71	\$121.7	\$0.35	\$25,949	3.2	23.2	16.6	7.8
1999	16,945	122	22.0	6.7	74	\$127.3	\$0.36	\$25,738	4.2	22.7	18.6	7.6
2000	16,985	84	23.2	6.6	85	\$127.3	\$0.38	\$25,961	4.5	21.7	21.3	6.2
2001	17,215	246	24.6	6.7	95	\$130.1	\$0.39	\$25,257	5.4	23.7	21.7	5.8
2002	17,407	225	25.5	6.8	88	\$133.6	\$0.40	\$25,040	1.6	23.5	23.4	6.5
2003	17,746	366	26.1	7.0	137	\$136.3	\$0.41	\$24,717	1.8	22.6	26.3	7.0
2004	17,794	101	27.7	7.1	175	\$155.1	\$0.46	\$27,004	1.2	25.8	24.6	6.8
2005	18,045	273	27.8	7.3	164	\$170.4	\$0.48	\$27,252	2.0	28.0	29.8	6.5
2006	18,156	160	28.6	7.5	186	\$175.0	\$0.50	\$27,674	3.3	27.1	34.1	5.7
2007	18,352	244	29.7	7.6	153	\$189.3	\$0.53	\$28,162	2.9	27.3	37.0	5.5
2008	18,529	229	30.6	7.7	131	\$202.4	\$0.55	\$28,529	2.0	27.1	38.7	5.9
2009	18,687	213	31.5	7.8	135	\$216.3	\$0.58	\$28,851	2.0	27.0	40.8	5.9
2010	18,856	225	32.7	8.0	141	\$231.1	\$0.60	\$29,073	2.5	26.6	43.5	5.9
2011	19,028	228	33.8	8.1	140	\$246.3	\$0.63	\$29,401	2.4	26.4	46.5	5.9
2012	19,221	248	35.1	8.2	152	\$262.0	\$0.66	\$29,676	2.2	26.1	49.6	5.9
2013	19,417	248	36.3	8.3	154	\$278.5	\$0.68	\$29,908	2.3	25.8	52.9	6.0
2014	19,608	243	37.6	8.4	154	\$295.7	\$0.71	\$30,131	2.3	25.5	56.1	6.2
2015	19,792	236	38.8	8.6	153	\$313.9	\$0.74	\$30,307	2.6	25.1	58.9	6.2
2016	19,970	230	40.1	8.7	152	\$332.8	\$0.77	\$30,461	2.7	24.6	61.6	6.3
2017	20,139	223	41.5	8.8	151	\$352.2	\$0.80	\$30,566	2.7	24.0	64.3	6.4
2018	20,307	224	42.9	8.9	151	\$371.6	\$0.83	\$30,667	2.5	23.5	67.3	6.4
2019	20,474	223	44.4	9.0	151	\$391.9	\$0.86	\$30,785	2.5	22.9	70.1	6.3
2020	20,637	219	45.8	9.2	151	\$412.7	\$0.89	\$30,886	2.5	22.4	74.3	6.3
2021	20,798	218	47.4	9.3	152	\$434.2	\$0.93	\$31,023	2.4	21.9	76.7	6.3
2022	20,961	221	49.0	9.4	151	\$456.7	\$0.96	\$31,174	2.5	21.5	78.0	6.3
2023	21,123	221	50.6	9.5	151	\$479.5	\$1.00	\$31,324	2.5	21.1	80.1	6.3
2024	21,281	218	52.3	9.7	149	\$502.9	\$1.03	\$31,466	2.3	20.8	82.4	6.3
2025	21,433	214	54.0	9.8	148	\$527.7	\$1.07	\$31,562	2.4	20.5	84.7	6.3
2026	21,580	210	55.7	9.9	148	\$553.3	\$1.11	\$31,662	2.4	20.2	86.2	6.3
2027	21,729	213	57.5	10.0	148	\$579.4	\$1.14	\$31,688	2.5	19.9	87.5	6.3
2028	21,876	212	59.3	10.1	148	\$607.0	\$1.18	\$31,705	2.7	19.6	89.4	6.3
2029	22,017	209	61.2	10.3	148	\$635.4	\$1.22	\$31,726	2.7	19.2	91.6	6.3
2030	22,157	208	63.1	10.4	148	\$664.2	\$1.26	\$31,748	2.6	18.9	93.6	6.3

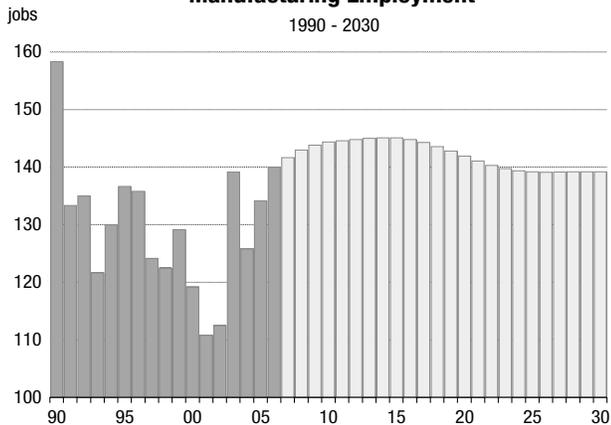


Mariposa County Employment Forecast

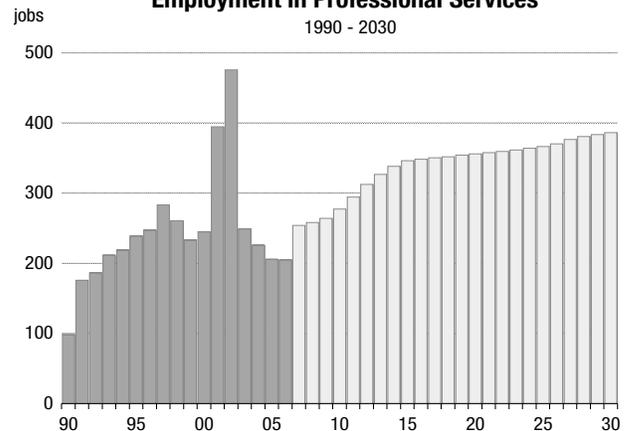
1997-2006 History, 2007-2030 Forecast

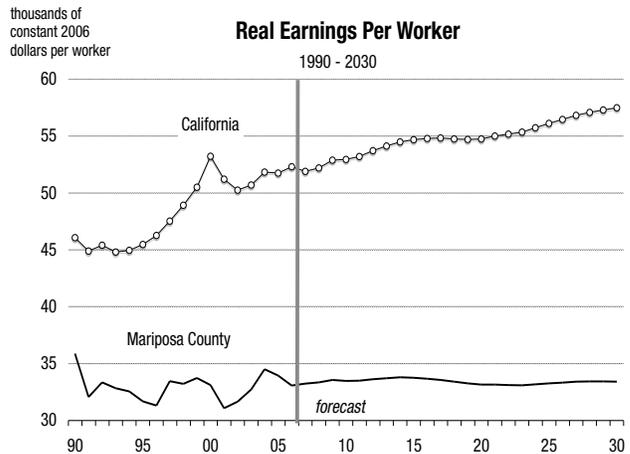
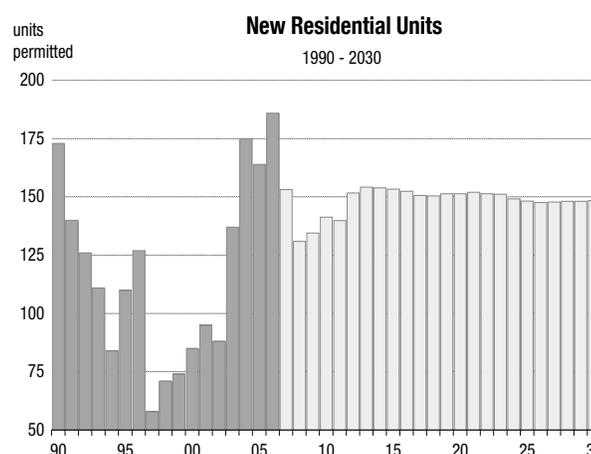
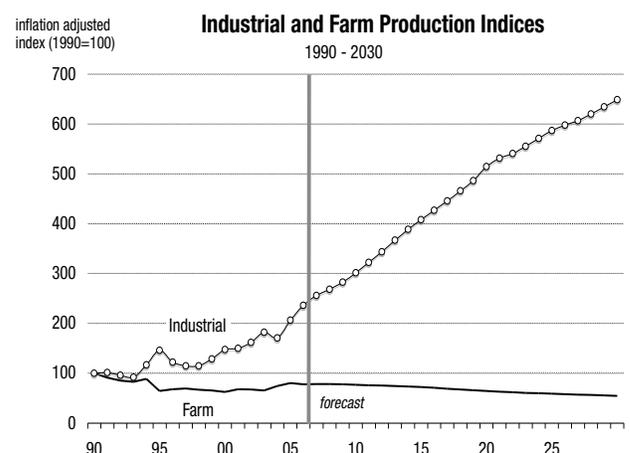
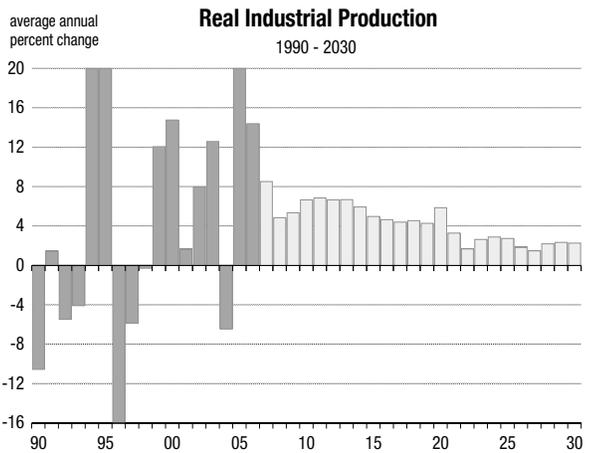
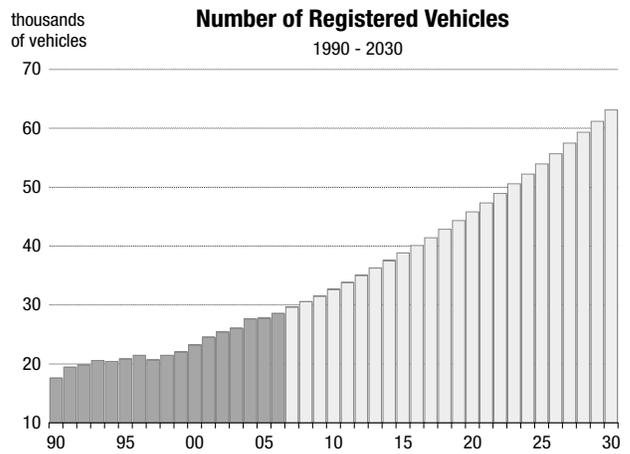
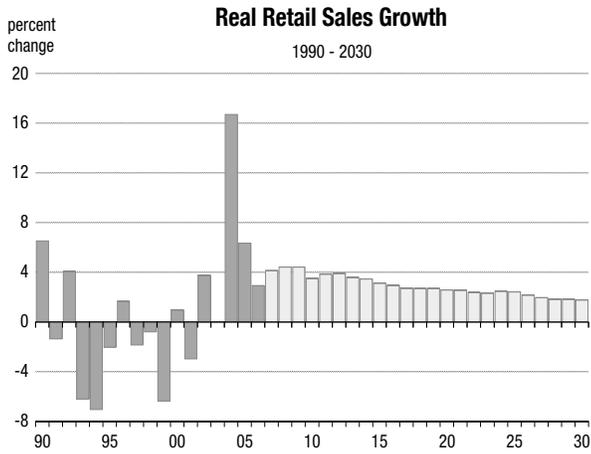
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Professional Services	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----										
1997	4.7	0.02	0.15	0.12	0.01	0.36	0.28	0.15	1.75	1.69
1998	4.9	0.01	0.14	0.12	0.01	0.38	0.26	0.15	2.01	1.66
1999	4.8	0.01	0.12	0.13	0.01	0.34	0.23	0.16	1.93	1.70
2000	4.9	0.01	0.16	0.12	0.01	0.33	0.25	0.15	1.93	1.73
2001	5.3	0.01	0.17	0.11	0.04	0.33	0.40	0.16	2.01	1.80
2002	5.3	0.01	0.18	0.11	0.05	0.32	0.48	0.18	1.99	1.84
2003	5.0	0.01	0.19	0.14	0.06	0.29	0.25	0.20	1.84	1.87
2004	5.1	0.01	0.22	0.13	0.06	0.31	0.23	0.23	1.85	1.84
2005	5.3	0.01	0.25	0.13	0.06	0.30	0.21	0.23	1.97	1.91
2006	5.5	0.01	0.32	0.14	0.07	0.29	0.21	0.26	2.02	1.96
2007	5.7	0.01	0.34	0.14	0.07	0.30	0.25	0.26	2.03	2.01
2008	5.7	0.01	0.32	0.14	0.07	0.30	0.26	0.27	2.04	2.03
2009	5.8	0.01	0.32	0.14	0.07	0.30	0.26	0.28	2.05	2.05
2010	5.9	0.01	0.33	0.14	0.08	0.31	0.28	0.29	2.06	2.10
2011	5.9	0.01	0.33	0.14	0.08	0.31	0.29	0.30	2.07	2.13
2012	6.0	0.01	0.34	0.14	0.09	0.31	0.31	0.31	2.08	2.17
2013	6.1	0.01	0.35	0.15	0.09	0.32	0.33	0.32	2.09	2.21
2014	6.2	0.01	0.36	0.15	0.10	0.32	0.34	0.33	2.10	2.25
2015	6.3	0.01	0.36	0.15	0.10	0.32	0.35	0.35	2.11	2.29
2016	6.4	0.01	0.36	0.14	0.10	0.33	0.35	0.36	2.12	2.32
2017	6.4	0.01	0.37	0.14	0.11	0.33	0.35	0.37	2.13	2.36
2018	6.5	0.01	0.37	0.14	0.11	0.33	0.35	0.38	2.14	2.40
2019	6.6	0.01	0.37	0.14	0.12	0.34	0.35	0.39	2.15	2.44
2020	6.7	0.01	0.38	0.14	0.12	0.34	0.36	0.41	2.17	2.48
2021	6.7	0.01	0.38	0.14	0.13	0.34	0.36	0.42	2.18	2.52
2022	6.8	0.01	0.39	0.14	0.13	0.35	0.36	0.43	2.19	2.56
2023	6.9	0.01	0.39	0.14	0.14	0.35	0.36	0.44	2.20	2.59
2024	7.0	0.01	0.39	0.14	0.15	0.35	0.36	0.46	2.21	2.63
2025	7.0	0.01	0.39	0.14	0.15	0.36	0.37	0.47	2.22	2.66
2026	7.1	0.01	0.39	0.14	0.16	0.36	0.37	0.48	2.23	2.69
2027	7.2	0.01	0.39	0.14	0.16	0.36	0.38	0.48	2.24	2.72
2028	7.2	0.01	0.40	0.14	0.16	0.37	0.38	0.49	2.25	2.75
2029	7.3	0.01	0.40	0.14	0.17	0.37	0.38	0.50	2.26	2.78
2030	7.3	0.01	0.40	0.14	0.17	0.37	0.39	0.51	2.28	2.80

Manufacturing Employment



Employment in Professional Services





MENDOCINO COUNTY ECONOMIC FORECAST

Mendocino County is located on the coast of Northern California. The county shares a southern border with Sonoma County, and an eastern border with Lake County. Trinity and Humboldt Counties are immediately to the north. Mendocino County has a population of 89,961 people and 32,610 wage and salary jobs. The per capita income in Mendocino County is \$30,037, and the average salary per worker is \$34,654. The median family income in Mendocino County was \$51,100 in 2007.

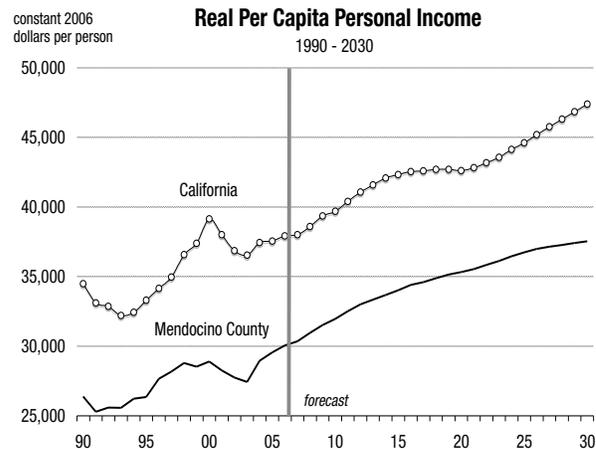
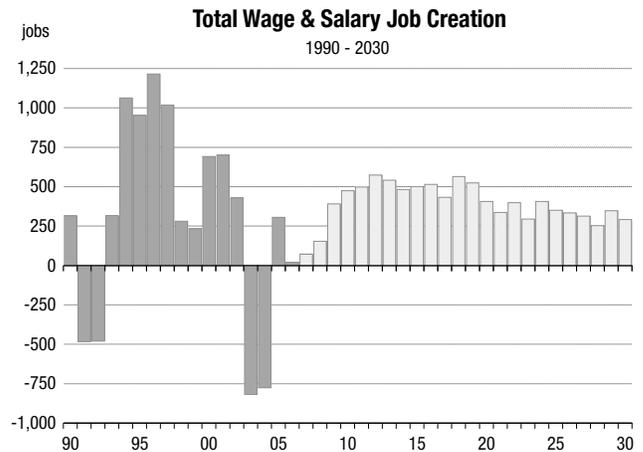
In 2006, total wage and salary jobs increased by 20 workers, a scant increase of 0.1 percent. Non-farm employment lost 90 jobs. This represents a decline of 0.3 percent. Farm employment, on the other hand, gained 110 jobs, an increase of 5.3 percent. The unemployment rate declined to 5.3 percent in 2006.

Other than the farm sector, the only other sector to create a significant number of jobs was construction, which increased employment by 110 workers in 2006. The financial services and professional services also added approximately 30 workers each. Employment fell between 30 and 60 jobs in the retail trade, transportation and warehousing, information technologies, and healthcare and education sectors. Employment in manufacturing declined by another 100 jobs in 2006, and has fallen by 2,000 jobs since 1999.

The population in Mendocino County rose 0.5 percent in 2006. The largest city in the county is Ukiah, with 15,876 residents, which increased by 0.2 percent from January 2006 to January 2007. Net migration was negative last year, with an estimated total of 149 migrants leaving the county.

FORECAST HIGHLIGHTS

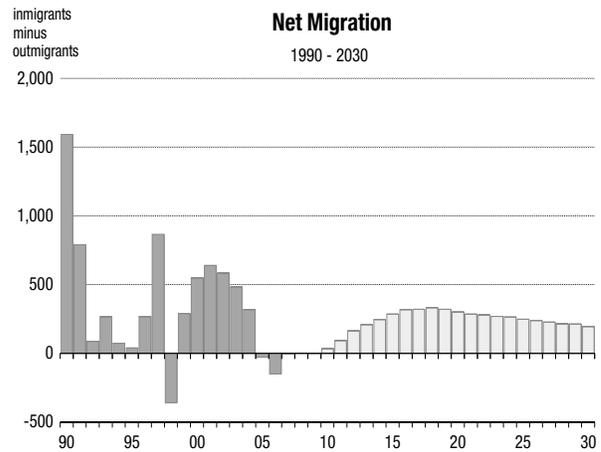
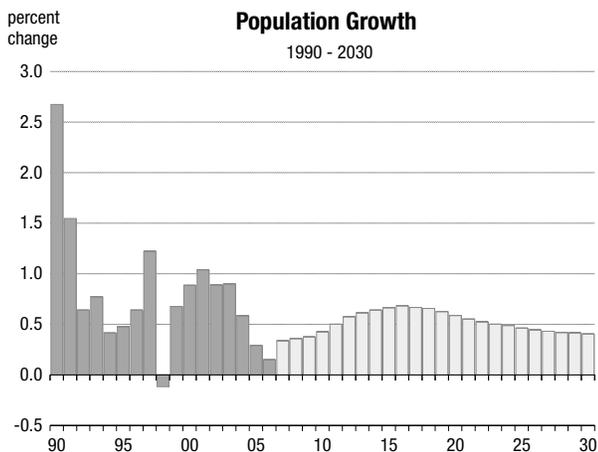
- Total wage and salary job growth is forecast to increase to 0.2 percent in 2007. From 2007 to 2011, total employment growth averages 1.0 percent per year. Over that same period, non-farm growth averages 0.9 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 0.7 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is predominately in the public sector, which is expected to account for nearly 45 percent of all job creation. Other sectors that significantly contribute to job growth include healthcare and education, professional services and farm.
- The population in the county will continue to grow, but at a slower rate than the state average. Annual growth in the 2007 to 2011 period averages 0.4 percent per year.
- Net migration is expected to be essentially zero from 2007 to 2009. Over the next five years net migration is expected to average just 25 net migrants per year.
- Real per capita income is forecast to increase 1.0 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 4.4 percent in 2007. Over the next five years real taxable sales are forecast to increase 2.6 percent per year.
- Industrial production is forecast to increase 2.9 percent in 2007. Over the next five years the growth rate of industrial production averages 5.1 percent. Total crop production in real inflation adjusted dollars is expected to decline marginally between 2007 and 2011.



Mendocino County Economic Forecast

1997-2006 History, 2007-2030 Forecast

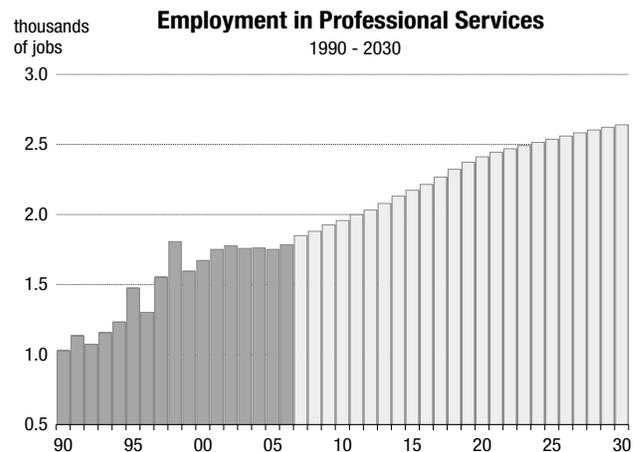
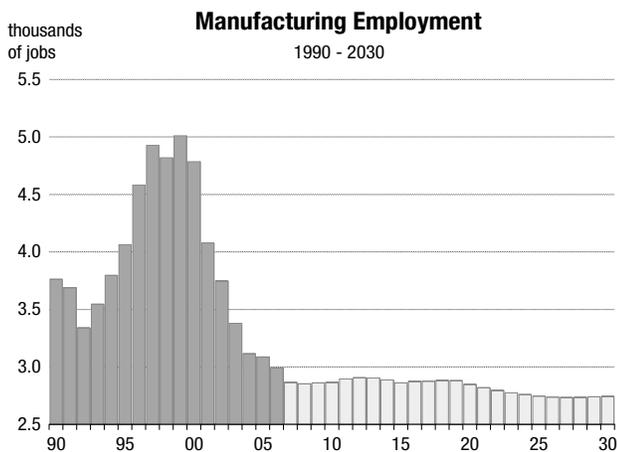
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	85,322	866	87.2	33.1	259	\$0.79	\$1.84	\$28,177	3.4	188.7	0.71	8.1
1998	85,223	-358	91.2	33.3	266	\$0.82	\$1.94	\$28,787	3.2	161.6	0.67	7.9
1999	85,800	290	93.9	33.5	270	\$0.90	\$2.01	\$28,526	4.2	155.1	0.77	6.9
2000	86,562	549	97.1	33.3	275	\$0.98	\$2.15	\$28,897	4.5	149.5	0.89	5.6
2001	87,463	640	101.0	33.5	353	\$1.01	\$2.24	\$28,250	5.4	144.6	0.65	6.0
2002	88,243	584	104.4	33.7	458	\$1.03	\$2.26	\$27,749	1.6	137.8	0.60	6.7
2003	89,039	484	104.2	34.1	382	\$1.06	\$2.29	\$27,418	1.8	127.0	0.60	6.9
2004	89,562	319	110.9	34.5	350	\$1.13	\$2.46	\$28,943	1.2	113.2	0.59	6.5
2005	89,825	-28	109.9	34.8	300	\$1.19	\$2.57	\$29,555	2.0	124.1	0.59	5.8
2006	89,961	-149	111.8	35.1	289	\$1.26	\$2.70	\$30,037	3.3	124.1	0.61	5.3
2007	90,267	-3	113.7	35.5	273	\$1.35	\$2.82	\$30,340	2.9	122.4	0.63	5.2
2008	90,593	2	115.3	35.8	271	\$1.41	\$2.94	\$30,941	2.0	121.7	0.66	5.5
2009	90,935	1	116.9	36.1	277	\$1.47	\$3.07	\$31,509	2.0	123.4	0.70	5.3
2010	91,325	35	118.7	36.4	284	\$1.54	\$3.20	\$31,950	2.5	124.3	0.74	5.3
2011	91,783	94	120.7	36.6	289	\$1.61	\$3.35	\$32,512	2.4	124.0	0.78	5.3
2012	92,311	164	122.8	36.9	298	\$1.68	\$3.50	\$32,999	2.2	124.6	0.82	5.5
2013	92,878	210	125.0	37.2	304	\$1.75	\$3.64	\$33,338	2.3	125.6	0.87	5.5
2014	93,474	247	127.4	37.5	310	\$1.83	\$3.79	\$33,683	2.3	125.9	0.91	5.6
2015	94,095	285	129.8	37.8	316	\$1.92	\$3.95	\$34,014	2.6	126.5	0.94	5.6
2016	94,739	319	132.3	38.1	321	\$2.01	\$4.13	\$34,394	2.7	127.1	0.98	5.6
2017	95,371	322	134.7	38.4	325	\$2.11	\$4.29	\$34,597	2.7	126.5	1.02	5.5
2018	95,998	332	137.2	38.7	328	\$2.20	\$4.47	\$34,886	2.5	127.2	1.06	5.5
2019	96,601	321	139.7	39.0	329	\$2.31	\$4.64	\$35,146	2.5	127.7	1.10	5.4
2020	97,169	302	142.1	39.3	328	\$2.41	\$4.81	\$35,321	2.5	128.0	1.15	5.3
2021	97,705	286	144.3	39.6	325	\$2.52	\$4.98	\$35,535	2.4	127.4	1.18	5.2
2022	98,219	280	146.4	39.9	325	\$2.63	\$5.18	\$35,833	2.5	128.3	1.18	5.2
2023	98,712	269	148.3	40.2	324	\$2.74	\$5.38	\$36,121	2.5	127.7	1.21	5.2
2024	99,195	265	150.1	40.5	323	\$2.85	\$5.58	\$36,458	2.3	128.9	1.23	5.3
2025	99,654	249	151.8	40.8	322	\$2.98	\$5.78	\$36,742	2.4	129.2	1.26	5.2
2026	100,100	239	153.3	41.2	321	\$3.11	\$5.99	\$36,980	2.4	129.5	1.28	5.2
2027	100,534	228	154.6	41.5	321	\$3.24	\$6.19	\$37,149	2.5	129.8	1.29	5.2
2028	100,956	215	155.7	41.8	321	\$3.38	\$6.40	\$37,268	2.7	129.4	1.32	5.2
2029	101,379	213	156.7	42.1	320	\$3.53	\$6.63	\$37,418	2.7	130.3	1.35	5.1
2030	101,792	196	157.6	42.4	318	\$3.68	\$6.85	\$37,538	2.6	130.6	1.38	5.1

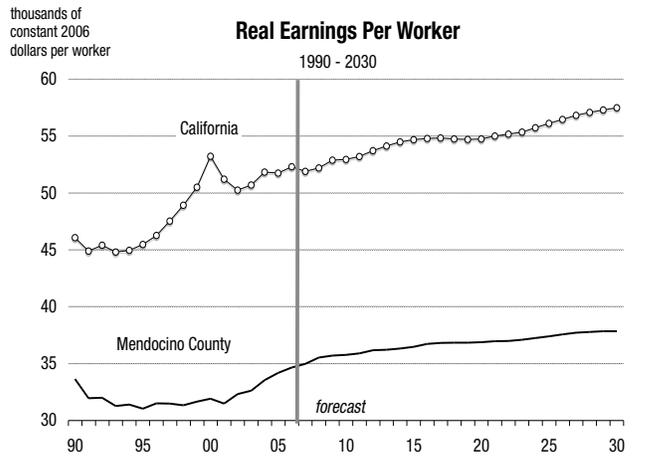
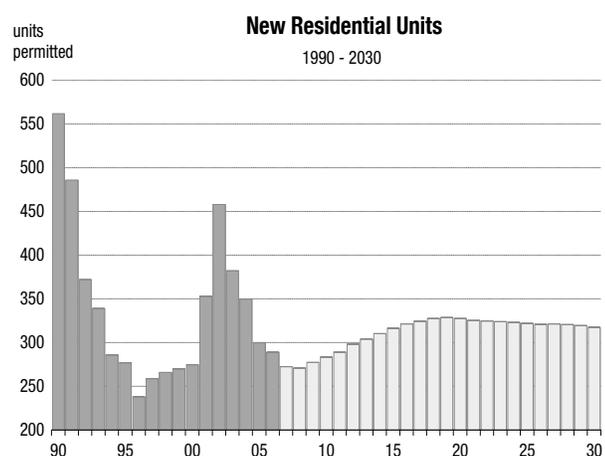
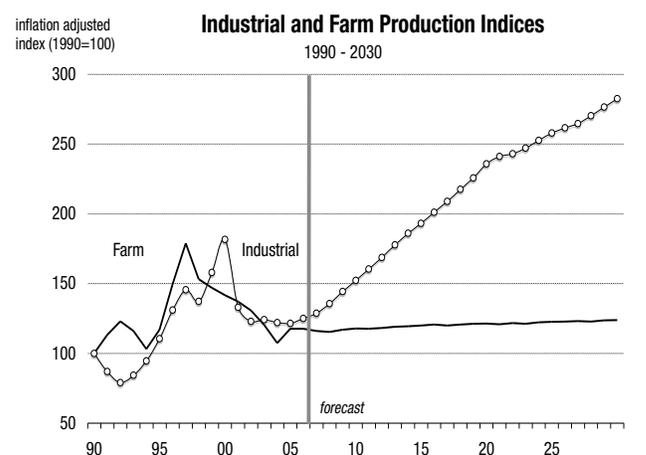
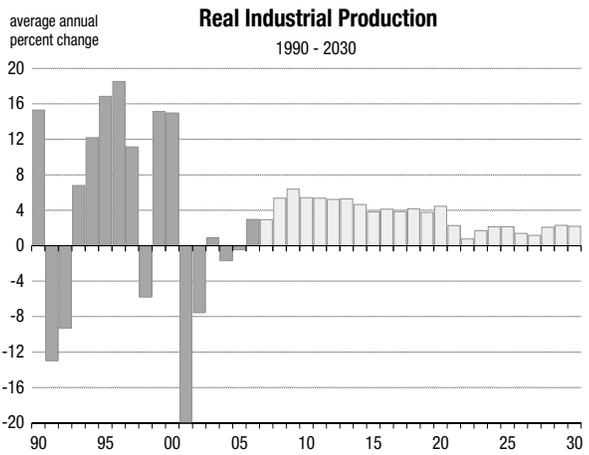
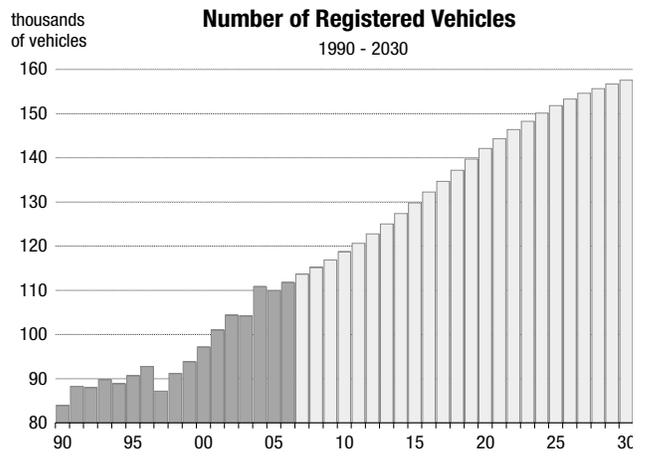
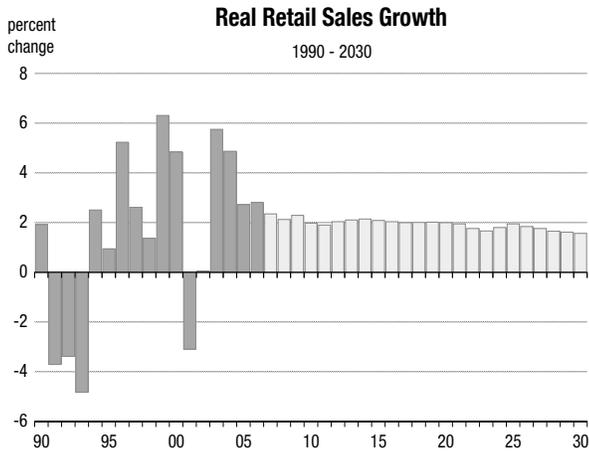


Mendocino County Employment Forecast

1997-2006 History, 2007-2030 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	31.5	2.41	1.4	4.9	0.6	5.1	1.0	1.6	0.5	3.5	3.7	5.3
1998	31.8	2.47	1.4	4.8	0.7	5.1	1.0	1.8	0.5	3.5	3.6	5.4
1999	32.1	2.41	1.4	5.0	0.7	5.3	1.1	1.6	0.5	3.5	3.7	5.6
2000	32.7	2.49	1.5	4.8	0.7	5.2	1.0	1.7	0.5	3.5	3.7	6.4
2001	33.4	2.47	1.6	4.1	0.7	5.4	1.2	1.8	0.5	3.5	4.2	6.7
2002	33.9	2.34	1.7	3.7	0.7	5.3	1.2	1.8	0.5	3.6	4.1	7.7
2003	33.1	2.17	1.6	3.4	0.7	5.2	1.2	1.8	0.5	3.4	4.1	7.8
2004	32.3	2.24	1.5	3.1	0.7	5.3	1.2	1.8	0.5	3.5	4.1	7.4
2005	32.6	2.08	1.5	3.1	0.6	5.4	1.2	1.8	0.4	3.8	4.2	7.4
2006	32.6	2.19	1.6	3.0	0.6	5.3	1.3	1.8	0.4	3.7	4.2	7.4
2007	32.7	2.29	1.6	2.9	0.6	5.3	1.2	1.8	0.4	3.7	4.1	7.5
2008	32.8	2.25	1.6	2.9	0.6	5.4	1.3	1.9	0.4	3.8	4.2	7.6
2009	33.2	2.36	1.6	2.9	0.6	5.4	1.3	1.9	0.4	3.8	4.2	7.7
2010	33.7	2.42	1.6	2.9	0.6	5.4	1.3	2.0	0.4	3.8	4.3	7.9
2011	34.2	2.40	1.6	2.9	0.7	5.4	1.3	2.0	0.4	3.9	4.4	8.1
2012	34.8	2.44	1.6	2.9	0.7	5.5	1.3	2.0	0.4	4.0	4.5	8.3
2013	35.3	2.51	1.6	2.9	0.7	5.5	1.3	2.1	0.4	4.1	4.5	8.5
2014	35.8	2.53	1.6	2.9	0.7	5.6	1.3	2.1	0.4	4.2	4.6	8.7
2015	36.3	2.57	1.6	2.9	0.8	5.6	1.3	2.2	0.4	4.3	4.7	8.9
2016	36.8	2.61	1.6	2.9	0.8	5.7	1.3	2.2	0.4	4.4	4.7	9.0
2017	37.3	2.57	1.6	2.9	0.8	5.7	1.4	2.3	0.4	4.5	4.8	9.2
2018	37.8	2.62	1.7	2.9	0.8	5.7	1.4	2.3	0.4	4.6	4.9	9.4
2019	38.3	2.66	1.7	2.9	0.8	5.8	1.4	2.4	0.4	4.6	4.9	9.6
2020	38.7	2.68	1.7	2.9	0.9	5.8	1.4	2.4	0.4	4.7	5.0	9.8
2021	39.1	2.64	1.7	2.8	0.9	5.9	1.4	2.4	0.4	4.8	5.0	9.9
2022	39.5	2.70	1.7	2.8	0.9	5.9	1.4	2.5	0.4	4.9	5.0	10.1
2023	39.8	2.66	1.7	2.8	0.9	6.0	1.4	2.5	0.4	4.9	5.1	10.3
2024	40.2	2.74	1.7	2.8	0.9	6.0	1.4	2.5	0.4	5.0	5.1	10.4
2025	40.5	2.76	1.7	2.7	1.0	6.1	1.4	2.5	0.4	5.0	5.1	10.6
2026	40.9	2.78	1.7	2.7	1.0	6.2	1.4	2.6	0.5	5.0	5.1	10.7
2027	41.2	2.81	1.7	2.7	1.0	6.2	1.5	2.6	0.5	5.1	5.2	10.8
2028	41.4	2.78	1.7	2.7	1.0	6.3	1.5	2.6	0.5	5.1	5.2	10.9
2029	41.8	2.85	1.7	2.7	1.0	6.3	1.5	2.6	0.5	5.1	5.2	11.1
2030	42.1	2.87	1.7	2.7	1.0	6.4	1.5	2.6	0.5	5.1	5.3	11.2





MERCED COUNTY ECONOMIC FORECAST

Merced County is located in the San Joaquin Valley and is home to the newest University of California campus, UC Merced. The campus opened in September 2005 and now has more than 1,200 students. Long-range plans call for a maximum of 25,000 students by 2030. Merced County has a population of 249,116 people and 70,130 wage and salary jobs. The per capita income in Merced County is \$23,602, and the average salary per worker is \$36,388.

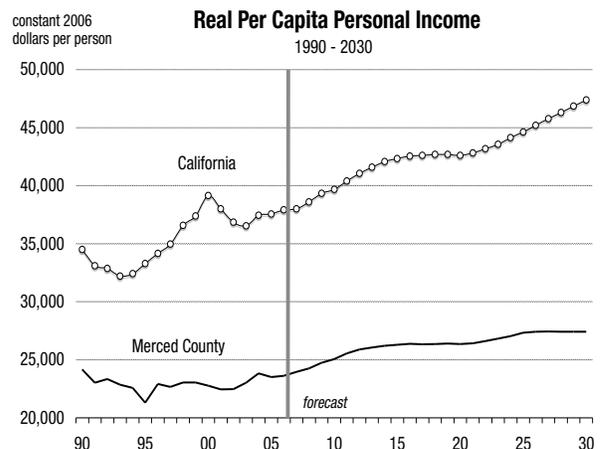
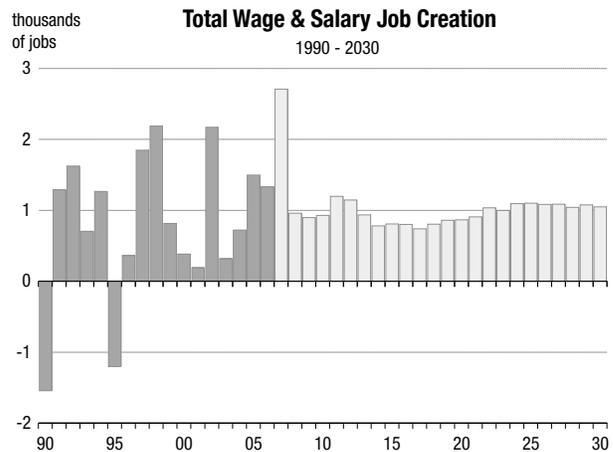
Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 1,330 total wage and salary jobs were created in Merced County, representing a growth rate of 1.9 percent. Farm employment, which accounts for 16 percent of total employment, grew by nearly 7 percent, adding 730 jobs. The non-farm sectors added 600 new jobs, representing a growth rate of 1.0 percent. The unemployment rate declined to 9.4 percent in 2006.

In addition to the farm sector, the principal sectors that are producing jobs in Merced County are government, and professional services. These two sectors combined for over 1,200 new jobs in 2006. The largest sectors in the county are government, manufacturing, and farm. The manufacturing sector lost 800 jobs in 2006. The construction sector, which had been a growth engine in recent years, had no job growth in 2006.

The population grew in Merced County at a rate of 2.2 percent in 2006. The fastest growing cities in the county are Livingston and Merced, which grew 5.8 and 5.1 percent respectively, between January 2006 and January 2007. Merced is the largest city in the county and is currently home to 79,715 residents.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to increase to 3.9 percent in 2007. From 2007 to 2011, total employment growth averages 1.8 percent per year, while non-farm job growth averages 2.0 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 rise an average of 0.3 percent per year over the next 5 years.
- The population in the county will continue to grow faster than the state average. Annual growth in the 2007 to 2011 period averages 1.8 percent per year.
- Net migration will be 2,300 people in 2007. Over the next five years net migration is expected to average approximately 1,200 people per year.

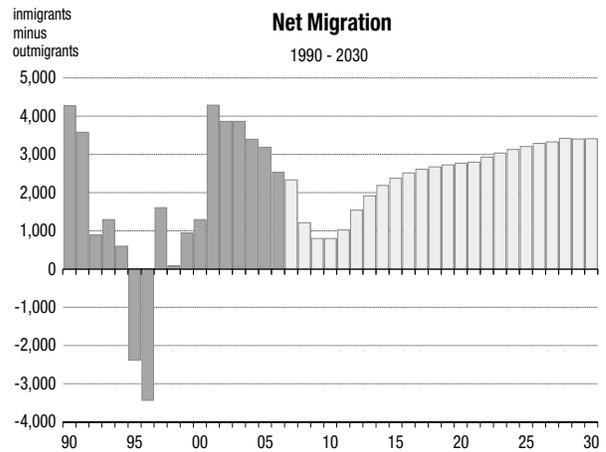
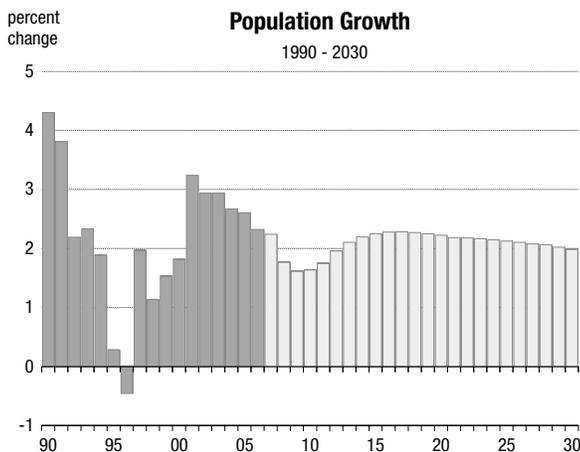


- Between 2007 and 2011, the momentum for employment growth is in wholesale and retail trade, education and healthcare services, manufacturing and government sectors. These sectors account for over 70 percent of all jobs created in the county over the next five years.
- Real per capita income is forecast to increase 1.5 percent in 2007. Over the next five years real per capita incomes are forecast to increase an average of 1.6 percent per year.
- Total taxable sales are expected to increase by an average of 6.6 percent over the next five years. Adjusted for inflation, they increase by 4.1 percent per year.
- Industrial production is forecast to increase 9.2 percent in 2007, due to growth in the manufacturing industry. Over the next five years the growth rate of industrial production will average 6.4 percent per year. Total real crop production is expected to increase by 0.5 percent per year between 2007 and 2011.

Merced County Economic Forecast

1997-2006 History, 2007-2030 Forecast

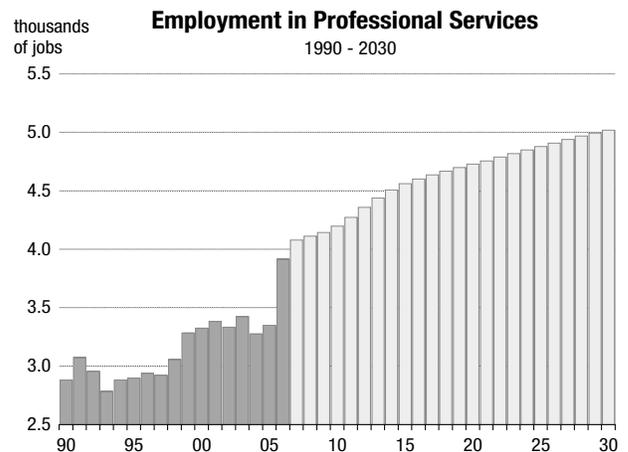
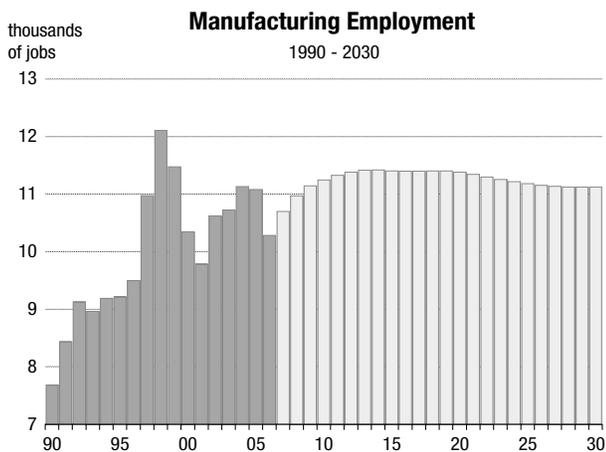
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	202,021	1,609	141.5	62.3	1,010	\$1.36	\$3.50	\$22,649	3.4	1.99	1.10	15.8
1998	204,325	88	150.4	63.1	1,032	\$1.45	\$3.72	\$23,045	3.2	1.84	1.24	15.2
1999	207,457	949	156.0	63.9	1,003	\$1.59	\$3.93	\$23,034	4.2	1.86	1.23	13.4
2000	211,231	1,295	161.9	63.8	1,553	\$1.74	\$4.13	\$22,756	4.5	1.79	1.21	9.6
2001	218,071	4,291	171.0	64.8	1,131	\$1.85	\$4.43	\$22,432	5.4	1.88	1.10	10.2
2002	224,485	3,867	180.8	66.0	1,726	\$1.86	\$4.64	\$22,463	1.6	1.88	1.25	11.0
2003	231,093	3,867	182.9	67.1	2,946	\$2.01	\$4.99	\$23,018	1.8	2.05	1.33	11.5
2004	237,270	3,401	197.3	69.2	2,576	\$2.27	\$5.36	\$23,820	1.2	2.49	1.42	11.0
2005	243,457	3,190	200.2	72.1	3,740	\$2.55	\$5.54	\$23,495	2.0	2.47	1.44	10.0
2006	249,116	2,535	203.7	74.9	2,143	\$2.75	\$5.88	\$23,602	3.3	2.45	1.39	9.4
2007	254,700	2,335	207.6	77.1	1,192	\$2.97	\$6.28	\$23,946	2.9	2.48	1.52	9.0
2008	259,220	1,214	211.7	79.0	961	\$3.15	\$6.60	\$24,245	2.0	2.46	1.63	9.4
2009	263,426	806	216.0	80.6	909	\$3.35	\$6.98	\$24,731	2.0	2.50	1.72	9.6
2010	267,747	805	220.4	81.9	870	\$3.57	\$7.37	\$25,050	2.5	2.52	1.81	9.6
2011	272,436	1,026	224.7	83.1	1,041	\$3.79	\$7.83	\$25,551	2.4	2.51	1.89	9.5
2012	277,788	1,543	229.0	84.2	1,146	\$4.02	\$8.26	\$25,871	2.2	2.53	1.97	9.6
2013	283,641	1,920	233.2	85.4	1,210	\$4.26	\$8.69	\$26,049	2.3	2.55	2.05	9.8
2014	289,878	2,190	237.4	86.6	1,266	\$4.50	\$9.14	\$26,197	2.3	2.55	2.13	10.0
2015	296,403	2,381	241.5	87.8	1,328	\$4.76	\$9.62	\$26,284	2.6	2.57	2.21	10.1
2016	303,159	2,520	245.5	89.1	1,403	\$5.03	\$10.13	\$26,366	2.7	2.58	2.28	10.1
2017	310,078	2,613	249.4	90.5	1,466	\$5.32	\$10.62	\$26,321	2.7	2.57	2.35	10.2
2018	317,123	2,679	253.2	91.9	1,535	\$5.60	\$11.14	\$26,343	2.5	2.58	2.44	10.2
2019	324,259	2,725	256.8	93.4	1,608	\$5.91	\$11.70	\$26,385	2.5	2.60	2.53	10.1
2020	331,474	2,772	260.3	95.0	1,623	\$6.22	\$12.24	\$26,348	2.5	2.60	2.62	10.0
2021	338,724	2,796	263.7	96.6	1,705	\$6.54	\$12.84	\$26,409	2.4	2.59	2.69	9.9
2022	346,117	2,934	267.0	98.2	1,777	\$6.88	\$13.55	\$26,604	2.5	2.61	2.74	9.8
2023	353,619	3,037	270.1	100.0	1,859	\$7.24	\$14.30	\$26,811	2.5	2.60	2.79	9.7
2024	361,219	3,133	273.1	101.8	1,926	\$7.61	\$15.06	\$27,021	2.3	2.62	2.84	9.6
2025	368,900	3,207	276.1	103.7	2,000	\$8.02	\$15.91	\$27,315	2.4	2.63	2.89	9.5
2026	376,676	3,291	279.2	105.7	2,010	\$8.44	\$16.70	\$27,407	2.4	2.64	2.93	9.4
2027	384,509	3,330	282.4	107.7	2,087	\$8.86	\$17.48	\$27,433	2.5	2.65	2.97	9.4
2028	392,458	3,425	285.7	109.8	2,068	\$9.31	\$18.31	\$27,416	2.7	2.64	3.02	9.3
2029	400,407	3,403	289.2	111.9	2,056	\$9.77	\$19.16	\$27,400	2.7	2.66	3.08	9.3
2030	408,384	3,409	292.9	114.0	2,060	\$10.24	\$20.06	\$27,407	2.6	2.67	3.13	9.2

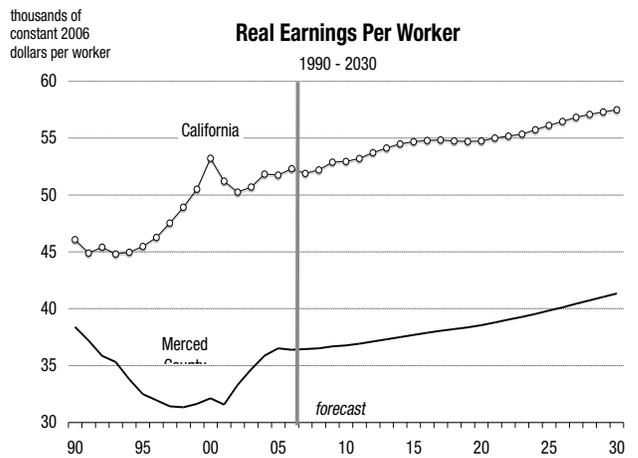
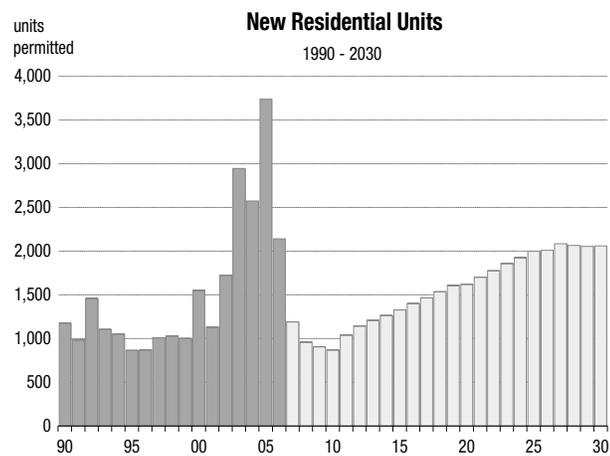
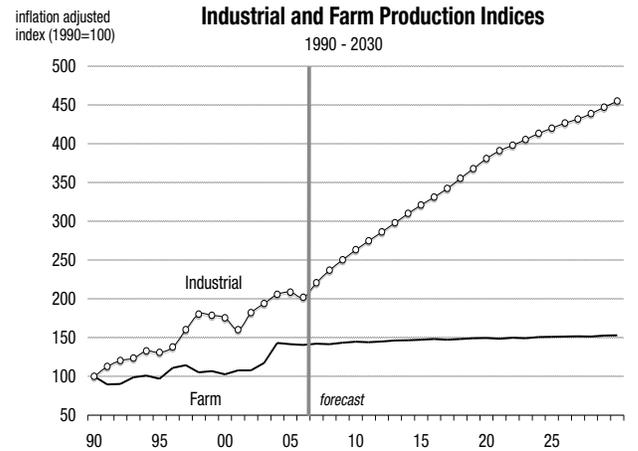
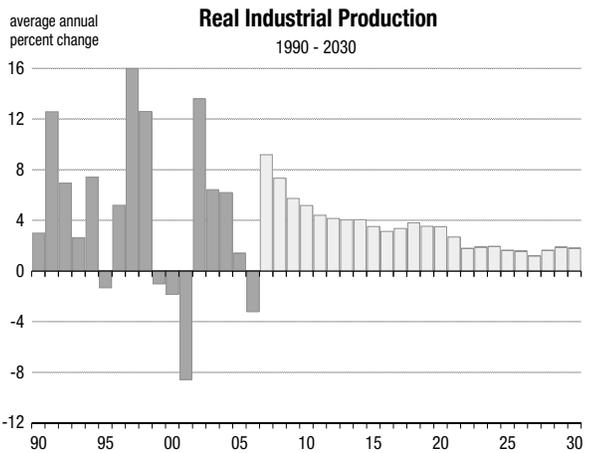
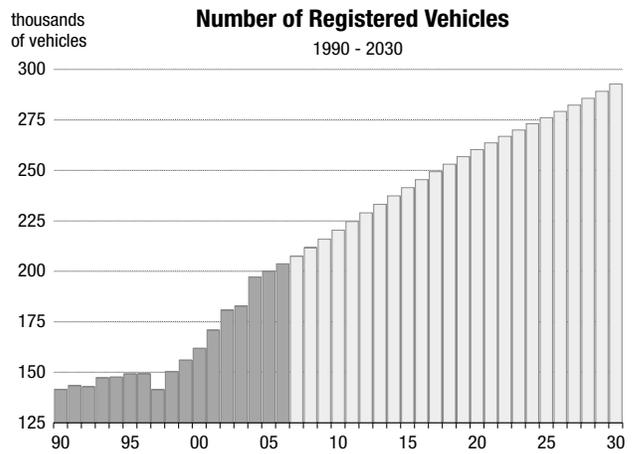
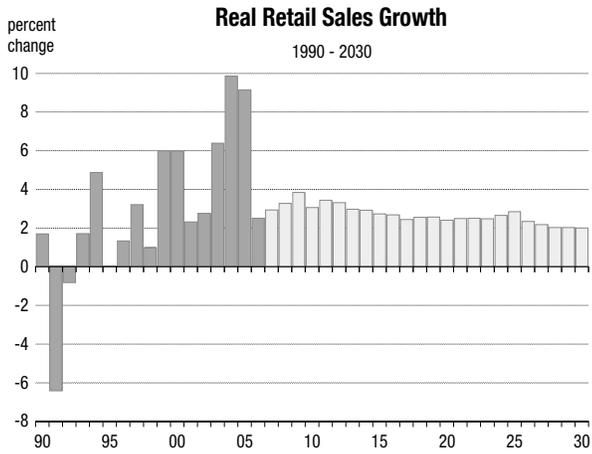


Merced County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	60.5	11.10	1.5	11.0	1.8	7.6	1.6	2.9	0.8	4.8	4.3	11.6
1998	62.7	11.06	1.8	12.1	1.7	8.0	1.5	3.1	1.3	4.6	4.4	11.7
1999	63.5	11.51	2.0	11.5	1.6	8.0	1.6	3.3	1.4	4.8	4.4	11.9
2000	63.9	11.58	2.1	10.4	1.7	8.4	1.7	3.3	1.4	5.1	4.5	12.2
2001	64.1	10.89	2.3	9.8	1.9	8.4	1.7	3.4	1.4	5.1	4.5	13.1
2002	66.3	10.75	2.4	10.6	2.3	8.6	1.7	3.3	1.5	5.4	4.5	13.4
2003	66.6	10.59	3.0	10.7	2.1	8.6	1.7	3.4	1.5	5.5	4.5	13.3
2004	67.3	10.22	3.3	11.1	1.9	9.0	1.7	3.3	1.6	5.5	4.7	13.4
2005	68.8	10.50	3.6	11.1	1.9	9.0	1.9	3.4	1.6	5.4	4.7	14.1
2006	70.1	11.23	3.6	10.3	2.1	9.1	1.9	3.9	1.4	5.5	4.8	14.8
2007	72.8	12.02	3.4	10.7	2.2	9.2	2.0	4.1	1.4	6.1	5.1	15.1
2008	73.8	11.95	3.2	11.0	2.3	9.4	2.0	4.1	1.5	6.1	5.2	15.5
2009	74.7	11.95	3.1	11.1	2.4	9.6	2.1	4.1	1.5	6.1	5.2	15.9
2010	75.6	11.94	2.9	11.2	2.5	9.8	2.1	4.2	1.6	6.1	5.3	16.3
2011	76.8	11.89	2.9	11.3	2.5	10.1	2.2	4.3	1.7	6.3	5.3	16.7
2012	78.0	11.87	2.9	11.4	2.6	10.3	2.2	4.4	1.8	6.4	5.3	17.0
2013	78.9	11.87	2.9	11.4	2.7	10.6	2.2	4.4	1.9	6.5	5.4	17.3
2014	79.7	11.85	2.9	11.4	2.7	10.8	2.3	4.5	1.9	6.6	5.4	17.5
2015	80.5	11.84	2.9	11.4	2.8	11.0	2.3	4.6	2.0	6.7	5.4	17.6
2016	81.3	11.83	3.0	11.4	2.8	11.3	2.3	4.6	2.1	6.9	5.5	17.7
2017	82.1	11.79	3.0	11.4	2.9	11.5	2.3	4.6	2.1	7.2	5.5	17.7
2018	82.9	11.79	3.0	11.4	2.9	11.8	2.4	4.7	2.2	7.4	5.5	17.7
2019	83.7	11.78	3.1	11.4	3.0	12.0	2.4	4.7	2.3	7.7	5.6	17.7
2020	84.6	11.77	3.1	11.4	3.1	12.3	2.4	4.7	2.3	8.0	5.6	17.9
2021	85.5	11.73	3.2	11.3	3.1	12.5	2.4	4.8	2.4	8.2	5.6	18.0
2022	86.5	11.75	3.2	11.3	3.2	12.8	2.4	4.8	2.4	8.5	5.6	18.3
2023	87.5	11.71	3.3	11.3	3.2	13.1	2.4	4.8	2.5	8.8	5.6	18.6
2024	88.6	11.74	3.3	11.2	3.3	13.3	2.4	4.8	2.5	9.1	5.6	18.9
2025	89.7	11.73	3.4	11.2	3.4	13.6	2.5	4.9	2.6	9.3	5.7	19.2
2026	90.8	11.73	3.4	11.2	3.4	13.9	2.5	4.9	2.6	9.6	5.7	19.5
2027	91.9	11.73	3.5	11.1	3.5	14.1	2.5	4.9	2.7	9.9	5.7	19.9
2028	93.0	11.70	3.5	11.1	3.5	14.4	2.5	5.0	2.7	10.2	5.7	20.2
2029	94.0	11.73	3.5	11.1	3.6	14.6	2.5	5.0	2.8	10.4	5.7	20.6
2030	95.1	11.73	3.6	11.1	3.6	14.9	2.5	5.0	2.8	10.7	5.7	20.9





MODOC COUNTY ECONOMIC FORECAST

Located in the northeastern corner of the state, Modoc County borders Oregon to the north and Nevada to the east. Approximately 90 percent of the land in the county consists of national forests and wilderness areas. Modoc County has a population of 9,910 people and 2,986 wage and salary jobs. The per capita income in Modoc County is \$26,672, and the average salary per worker is \$33,602. In 2007 the median household income in Modoc County is estimated at \$44,400.

In 2006, total wage and salary employment grew by 26 jobs in Modoc County, an increase of 0.8 percent. Non-farm employment, which accounts for 88 percent of total employment in the county, added 22 jobs last year. The unemployment rate declined to 7.8 percent in 2006.

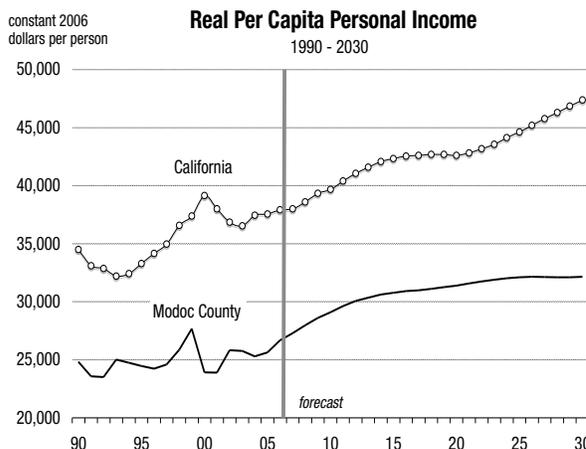
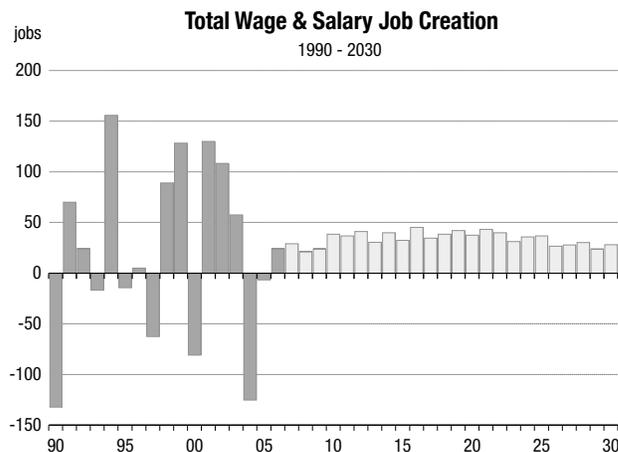
The goods producing sector added 21 jobs in 2006, the most of any sector in Modoc County. Retail and wholesale trade added 23 workers, while healthcare and education gained 6 workers. The leisure services sector lost 13 jobs in 2006. The largest employment sector in the county is government, which lost 18 jobs last year.

The population grew 0.1 percent in calendar 2006. The only incorporated city is Alturas, home to 29 percent of the county's population. The population of Alturas declined 0.1 percent between January 2006 and January 2007. Net migration was positive last year, with 49 net migrants entering the county.

Employment growth is expected to remain positive over the next several years, driven by non-farm employment growth. Population growth will remain positive, but modest.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to increase to 1.0 percent in 2007. From 2007 to 2011, job growth averages 1.0 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 1.3 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in goods-production, and trade. These sectors account for 75 percent of the growth in the county over the next five years.
- Total taxable sales, adjusted for inflation, are forecast to increase 0.3 percent in 2007. Over the next five years real taxable sales are forecast to increase 0.9 percent per year.

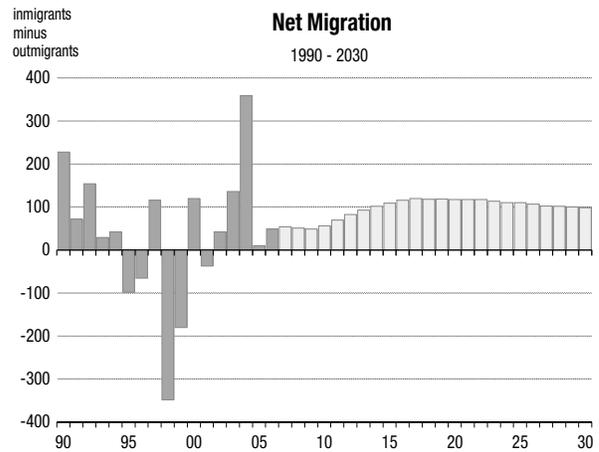
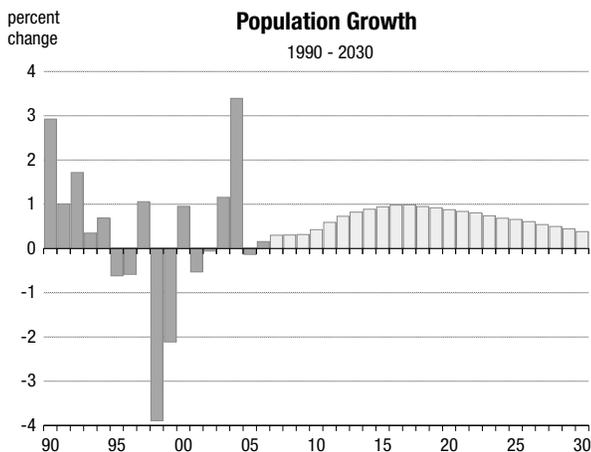


- Annual population growth in the 2007 to 2011 period averages 0.4 percent per year.
- Net migration is forecast at approximately 50 people in 2007. Over the next five years migration is expected to average 55 net migrants per year. Net migration is responsible for all of the population growth because the natural increase is negative.
- Real per capita income is forecast to increase 2.3 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 2.1 percent per year.
- Industrial production is forecast to rise sharply due to an increase in employment in the goods producing sector. Over the next five years the growth rate of industrial production averages 9.4 percent per year. Total crop production, adjusted for inflation, is expected to increase an average of 0.4 percent per year between 2007 and 2011.

Modoc County Economic Forecast

1997-2006 History, 2007-2030 Forecast

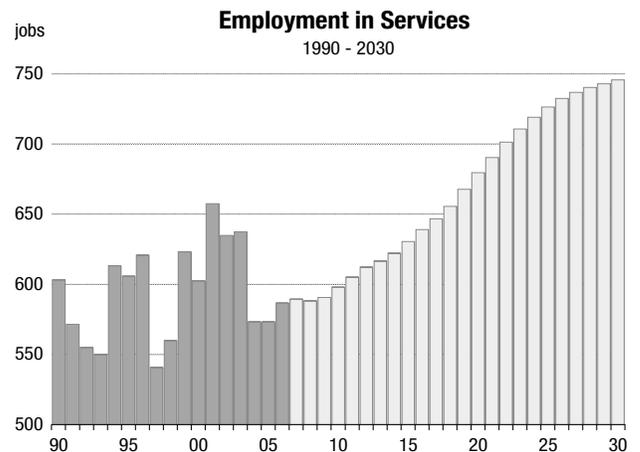
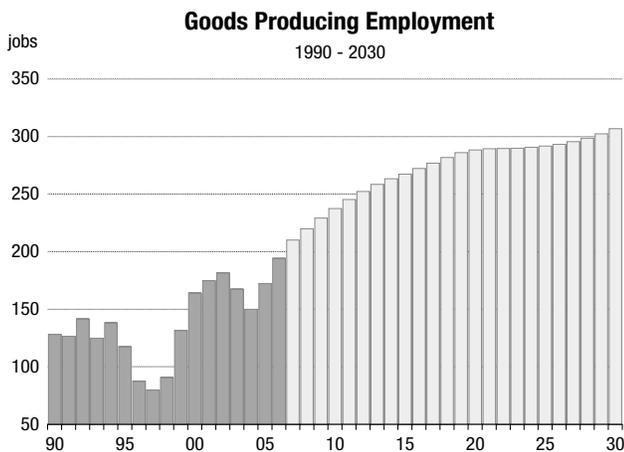
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (number)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	10,030	116	10.7	4,043	7	\$61.4	\$188.7	\$24,578	3.4	74.7	6.4	11.8
1998	9,640	-348	10.9	4,063	10	\$62.2	\$196.8	\$25,851	3.2	71.5	7.6	11.3
1999	9,437	-180	11.0	4,094	14	\$61.9	\$214.9	\$27,655	4.2	77.5	11.2	8.6
2000	9,527	120	11.4	3,784	20	\$75.9	\$195.9	\$23,909	4.5	79.4	15.0	7.5
2001	9,477	-37	11.9	3,809	10	\$77.1	\$205.2	\$23,895	5.4	63.4	16.0	7.0
2002	9,472	42	12.1	3,813	27	\$72.9	\$225.3	\$25,821	1.6	80.1	16.9	7.9
2003	9,582	136	12.2	3,844	35	\$74.0	\$231.4	\$25,752	1.8	77.1	16.8	8.8
2004	9,907	359	13.1	3,938	14	\$83.3	\$237.6	\$25,279	1.2	74.3	15.8	8.8
2005	9,894	10	13.2	3,978	23	\$82.0	\$245.5	\$25,631	2.0	90.3	18.5	8.1
2006	9,910	49	13.3	4,010	22	\$89.4	\$264.3	\$26,672	3.3	93.1	21.3	7.8
2007	9,940	54	13.4	4,024	22	\$92.3	\$279.1	\$27,282	2.9	93.6	24.1	7.4
2008	9,970	51	13.5	4,038	22	\$95.3	\$292.7	\$27,969	2.0	94.1	26.4	7.5
2009	10,002	49	13.6	4,050	23	\$98.4	\$306.4	\$28,599	2.0	94.5	28.8	7.8
2010	10,045	56	13.8	4,063	24	\$101.9	\$321.0	\$29,090	2.5	94.8	31.1	7.8
2011	10,105	70	13.9	4,077	25	\$105.3	\$336.5	\$29,623	2.4	95.0	33.4	7.8
2012	10,179	83	14.0	4,091	26	\$108.5	\$351.7	\$30,068	2.2	95.2	35.6	8.0
2013	10,263	93	14.1	4,105	26	\$111.6	\$366.1	\$30,333	2.3	95.3	37.8	8.1
2014	10,354	102	14.3	4,120	26	\$114.8	\$381.4	\$30,610	2.3	95.5	40.1	8.2
2015	10,452	109	14.4	4,135	26	\$118.1	\$396.8	\$30,759	2.6	95.6	42.3	8.3
2016	10,555	116	14.6	4,150	27	\$121.5	\$413.5	\$30,921	2.7	95.6	44.4	8.3
2017	10,659	120	14.7	4,165	26	\$125.0	\$429.6	\$30,974	2.7	95.7	46.7	8.3
2018	10,760	118	14.9	4,180	27	\$128.4	\$446.5	\$31,107	2.5	95.8	49.4	8.3
2019	10,860	119	15.1	4,195	27	\$131.9	\$464.3	\$31,262	2.5	95.8	52.0	8.3
2020	10,955	118	15.2	4,211	27	\$135.5	\$481.8	\$31,381	2.5	95.8	54.4	8.2
2021	11,047	117	15.4	4,226	27	\$139.2	\$500.6	\$31,562	2.4	95.9	56.2	8.1
2022	11,137	118	15.6	4,241	27	\$143.1	\$520.3	\$31,740	2.5	95.9	57.4	8.1
2023	11,219	114	15.8	4,256	26	\$147.0	\$539.5	\$31,883	2.5	95.9	58.7	8.1
2024	11,296	110	16.0	4,271	26	\$150.7	\$558.1	\$32,023	2.3	95.9	60.0	8.1
2025	11,371	110	16.1	4,286	26	\$154.5	\$576.4	\$32,096	2.4	95.9	61.3	8.0
2026	11,440	107	16.3	4,301	25	\$158.3	\$594.8	\$32,144	2.4	95.9	62.7	8.0
2027	11,502	103	16.5	4,315	25	\$162.2	\$612.3	\$32,122	2.5	95.9	64.0	8.0
2028	11,559	102	16.7	4,330	25	\$166.5	\$631.6	\$32,112	2.7	95.9	65.8	8.0
2029	11,610	100	16.8	4,344	25	\$170.9	\$651.0	\$32,100	2.7	95.9	67.9	7.9
2030	11,655	98	17.0	4,358	25	\$175.4	\$671.2	\$32,141	2.6	95.9	70.1	7.9

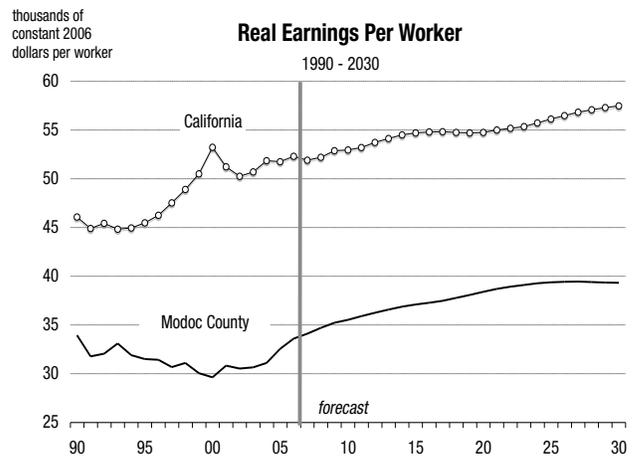
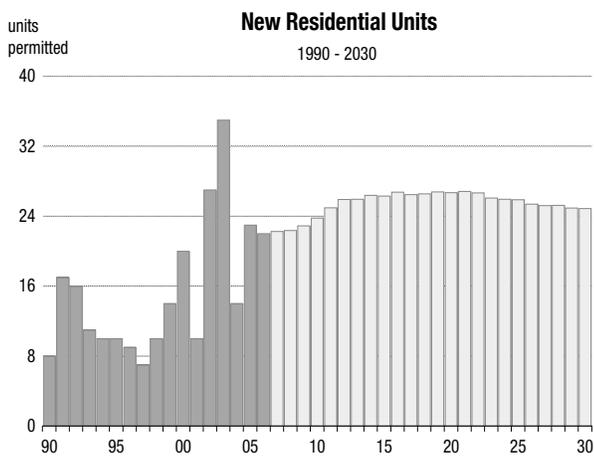
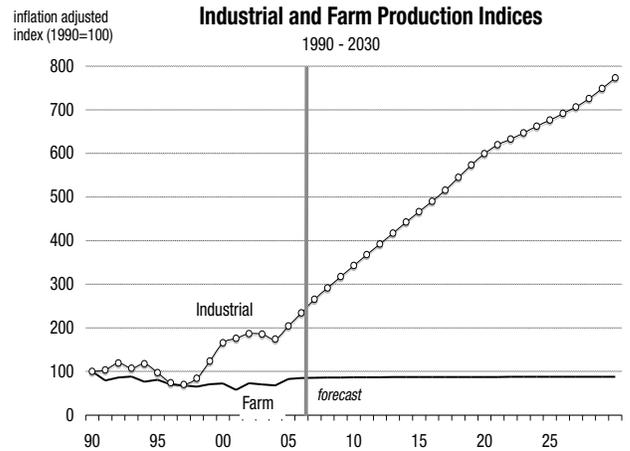
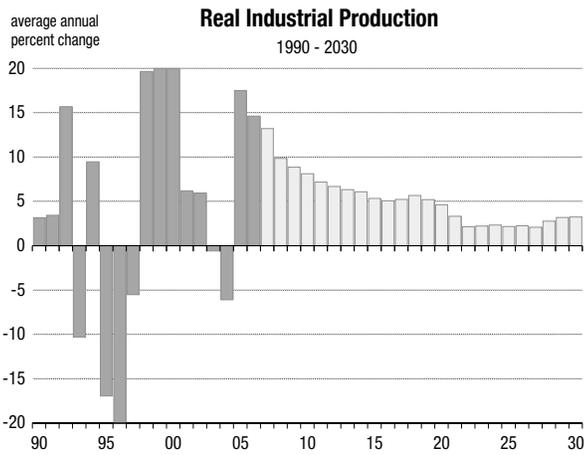
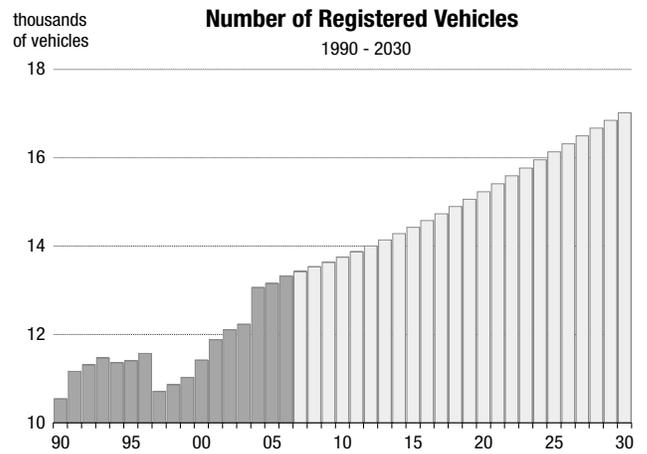
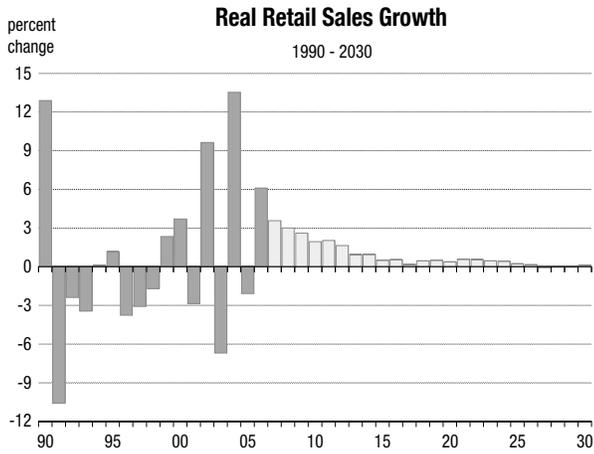


Modoc County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Goods Producing	Wholesale & Retail Trade	Health & Education	Leisure	Government
	-----employment (jobs)-----						
1997	2,661	347	80	397	163	158	1,297
1998	2,750	408	91	427	148	152	1,265
1999	2,878	381	132	464	151	153	1,278
2000	2,798	338	164	428	144	158	1,265
2001	2,928	293	175	461	138	158	1,342
2002	3,036	312	182	528	148	152	1,380
2003	3,093	375	168	519	148	167	1,394
2004	2,968	375	150	470	133	166	1,400
2005	2,962	351	173	465	148	154	1,400
2006	2,986	353	194	470	154	141	1,382
2007	3,015	357	210	477	149	141	1,380
2008	3,036	361	220	486	142	142	1,381
2009	3,060	361	229	497	140	144	1,383
2010	3,099	364	237	510	140	146	1,389
2011	3,135	363	245	524	140	148	1,398
2012	3,176	366	252	537	139	151	1,408
2013	3,207	363	258	549	136	154	1,420
2014	3,247	369	263	561	134	157	1,431
2015	3,279	365	267	573	136	160	1,443
2016	3,325	373	272	584	138	162	1,456
2017	3,359	370	277	596	139	163	1,469
2018	3,398	369	282	608	141	165	1,483
2019	3,440	368	286	620	147	167	1,498
2020	3,477	366	288	631	151	169	1,512
2021	3,521	371	289	643	155	170	1,527
2022	3,560	373	290	654	160	172	1,542
2023	3,592	370	290	665	163	173	1,556
2024	3,628	372	291	675	165	174	1,570
2025	3,664	377	292	685	167	175	1,584
2026	3,691	375	293	694	169	176	1,597
2027	3,719	376	296	701	170	175	1,609
2028	3,749	380	299	709	171	174	1,621
2029	3,773	377	303	717	172	171	1,633
2030	3,801	378	307	725	173	169	1,645





MONO COUNTY ECONOMIC FORECAST

Mono County is located on the California-Nevada state border. The county economy is dependent on being a leisure destination for residents of Southern California. The main draw is the Mammoth Mountain resort, which features year round outdoor activities, punctuated by one of the longest skiing seasons in the nation. Mono County has a population of 13,755 people and 7,175 wage and salary jobs. The per capita income in Mono County is \$37,879, and the average salary per worker is \$42,321.

In 2006, 18 total wage and salary jobs were created in Mono County, representing an increase in employment of 0.3 percent. Non-farm employment, which represents over 99 percent of total employment in the county, increased by 9 jobs. The unemployment rate declined to 4.4 percent in 2006.

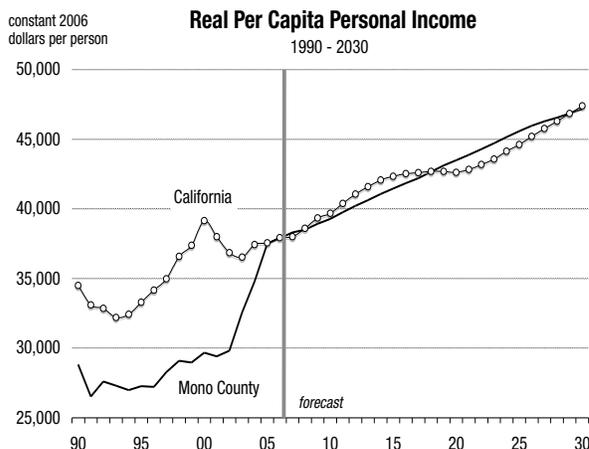
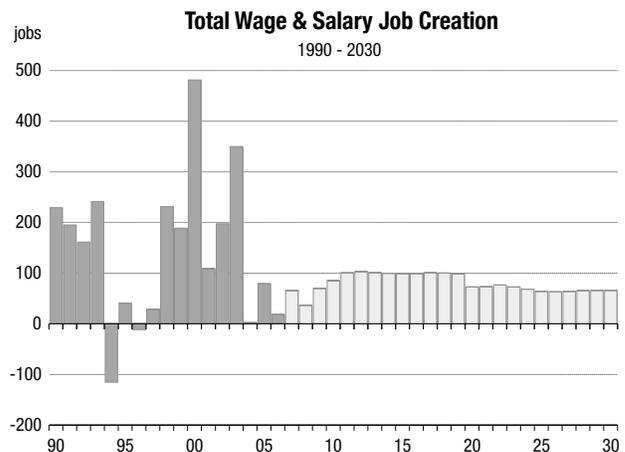
The principal sectors producing jobs in Mono County in 2006 are retail trade and financial services, which both added approximately 20 jobs. The construction sector declined by nearly 15 jobs, while the healthcare and education sector lost more than 20 jobs. The largest sectors in the county are leisure services and government, which account for 63 percent of total wage and salary jobs.

During 2006, the population grew in Mono County at a rate of 1.0 percent. A total of four net migrants entered the county last year. The only incorporated city in the county is Mammoth Lakes, which grew 0.9 percent between January 2006 and January 2007.

Employment growth is expected to stay positive over the forecast period. Much of the growth in employment will be attributable to the tourism sector, which is driven by the resorts and national parks located in the county.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is expected to increase to 0.9 percent in 2007. From 2007 to 2011, total job growth averages 1.0 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 rise an average of 0.5 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth occurs primarily in leisure services. That sector accounts for 60 percent of job growth, with the remaining 40 percent coming from professional services and government.
- Annual population growth in the 2007 to 2011 period will average 0.8 percent per year.

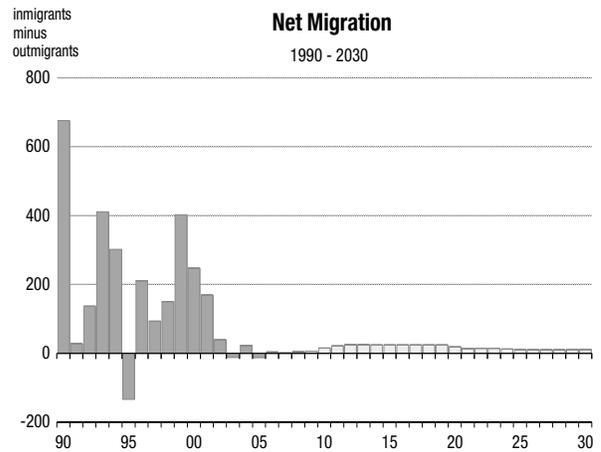
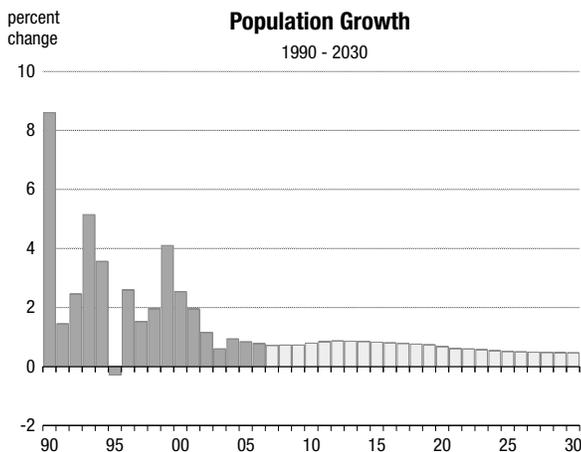


- In 2007, net migration is forecast to be approximately zero. Over the next five years net migration will average 10 net migrants entering the county per year.
- Real per capita income is forecast to rise 1.2 percent in 2007. Over the next five years, the growth in real per capita income will average approximately 1.0 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise 5.2 percent in 2007. Over the next five years real taxable sales are forecast to increase at an average rate of 3.4 percent per year.
- Industrial production is forecast to increase 3.9 percent in 2007. Over the next five years the growth rate of industrial production averages 3.8 percent per year. Total agricultural crop production, adjusted for inflation, is expected to increase an average of 1.0 percent per year between 2007 and 2011.

Mono County Economic Forecast

1997-2006 History, 2007-2030 Forecast

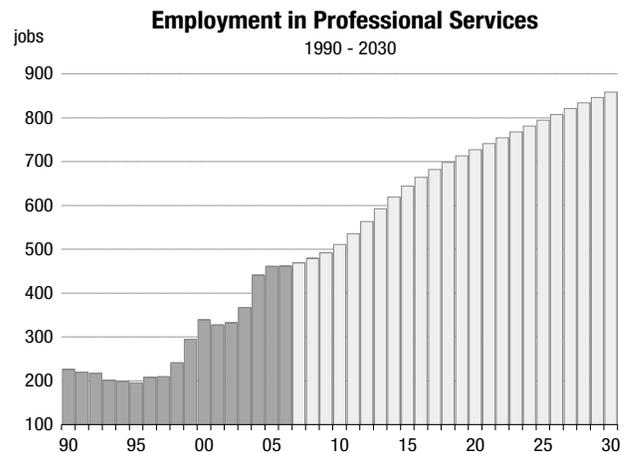
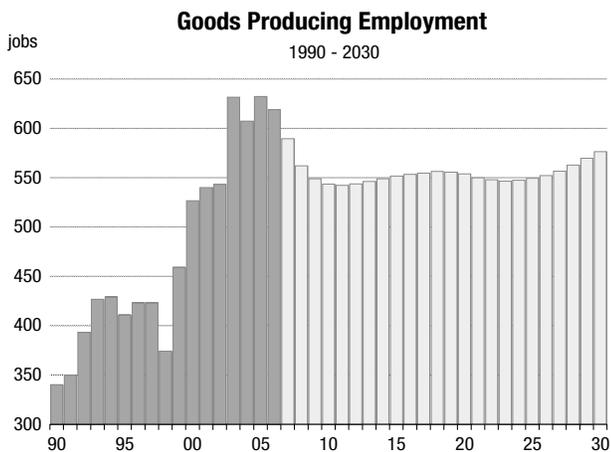
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	11,875	93	12.5	4.3	96	\$148.8	\$0.26	\$28,279	3.4	23.9	8.6	10.6
1998	12,107	150	13.1	4.3	115	\$158.0	\$0.28	\$29,085	3.2	22.1	9.0	8.4
1999	12,604	403	13.6	4.3	213	\$177.8	\$0.30	\$28,966	4.2	23.3	9.3	6.8
2000	12,924	247	14.8	5.1	244	\$195.8	\$0.33	\$29,671	4.5	24.6	9.9	4.7
2001	13,177	169	15.6	5.2	310	\$201.4	\$0.35	\$29,402	5.4	24.7	10.4	4.7
2002	13,330	39	16.3	5.3	92	\$223.2	\$0.37	\$29,814	1.6	23.8	11.1	5.2
2003	13,410	-12	16.2	5.4	318	\$225.0	\$0.41	\$32,546	1.8	29.2	12.1	5.1
2004	13,536	22	17.3	5.6	226	\$252.6	\$0.45	\$34,785	1.2	27.7	13.0	5.1
2005	13,649	-13	17.1	5.7	534	\$274.8	\$0.50	\$37,491	2.0	27.9	13.5	4.9
2006	13,755	4	17.2	6.0	163	\$329.3	\$0.52	\$37,879	3.3	26.5	14.7	4.4
2007	13,855	1	17.3	6.0	147	\$356.6	\$0.55	\$38,314	2.9	27.1	15.3	4.7
2008	13,956	5	17.4	6.1	136	\$378.3	\$0.56	\$38,503	2.0	27.4	15.9	5.0
2009	14,059	6	17.5	6.1	138	\$398.0	\$0.59	\$38,929	2.0	27.8	16.5	5.2
2010	14,171	15	17.7	6.1	147	\$418.2	\$0.61	\$39,280	2.5	27.9	17.1	5.2
2011	14,291	22	17.8	6.2	157	\$436.8	\$0.64	\$39,761	2.4	27.9	17.7	5.2
2012	14,415	25	18.1	6.2	168	\$454.6	\$0.67	\$40,214	2.2	28.0	18.3	5.2
2013	14,540	25	18.3	6.3	173	\$472.6	\$0.69	\$40,624	2.3	28.0	19.0	5.3
2014	14,664	25	18.5	6.3	174	\$490.7	\$0.72	\$41,060	2.3	28.0	19.7	5.3
2015	14,785	24	18.8	6.4	172	\$510.1	\$0.76	\$41,450	2.6	27.7	20.3	5.4
2016	14,905	24	19.0	6.4	161	\$530.3	\$0.79	\$41,841	2.7	27.4	20.9	5.4
2017	15,022	24	19.2	6.5	152	\$551.1	\$0.82	\$42,201	2.7	26.8	21.6	5.4
2018	15,137	25	19.5	6.5	148	\$571.7	\$0.86	\$42,661	2.5	26.3	22.3	5.4
2019	15,249	24	19.8	6.5	135	\$593.2	\$0.90	\$43,120	2.5	25.8	23.0	5.4
2020	15,352	19	20.0	6.6	128	\$614.8	\$0.94	\$43,483	2.5	25.3	23.7	5.5
2021	15,447	14	20.3	6.6	113	\$636.8	\$0.97	\$43,870	2.4	24.7	24.3	5.5
2022	15,540	14	20.5	6.6	113	\$659.7	\$1.01	\$44,287	2.5	24.3	24.9	5.5
2023	15,629	14	20.8	6.7	106	\$682.8	\$1.05	\$44,706	2.5	23.9	25.4	5.5
2024	15,714	13	21.0	6.7	105	\$705.6	\$1.09	\$45,158	2.3	23.8	25.9	5.5
2025	15,796	11	21.3	6.7	104	\$729.4	\$1.14	\$45,575	2.4	23.6	26.4	5.5
2026	15,874	10	21.5	6.8	105	\$754.1	\$1.18	\$45,969	2.4	23.5	26.8	5.5
2027	15,951	10	21.8	6.8	108	\$779.7	\$1.22	\$46,285	2.5	23.3	27.1	5.5
2028	16,028	10	22.0	6.8	113	\$807.2	\$1.27	\$46,557	2.7	23.0	27.5	5.5
2029	16,105	11	22.2	6.8	120	\$835.2	\$1.32	\$46,844	2.7	22.8	28.0	5.4
2030	16,180	11	22.3	6.9	120	\$863.5	\$1.37	\$47,162	2.6	22.6	28.4	5.4

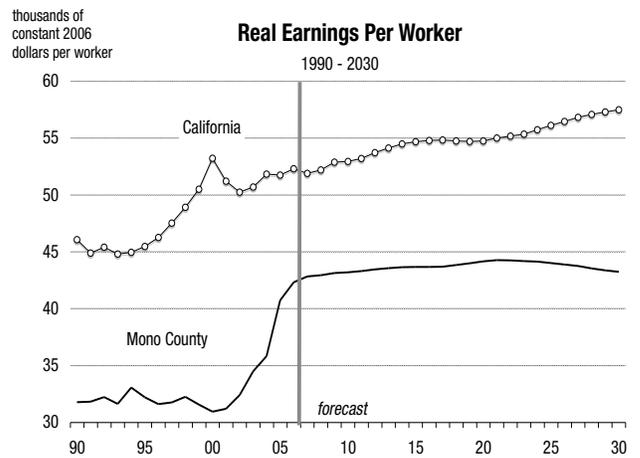
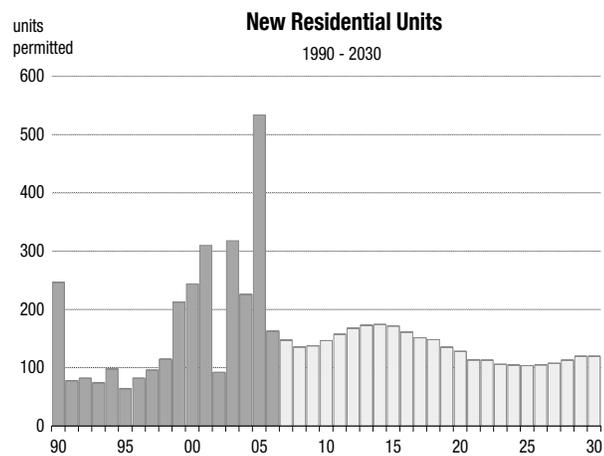
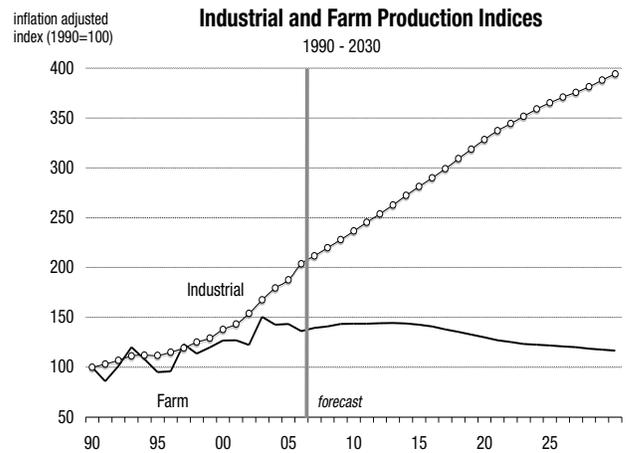
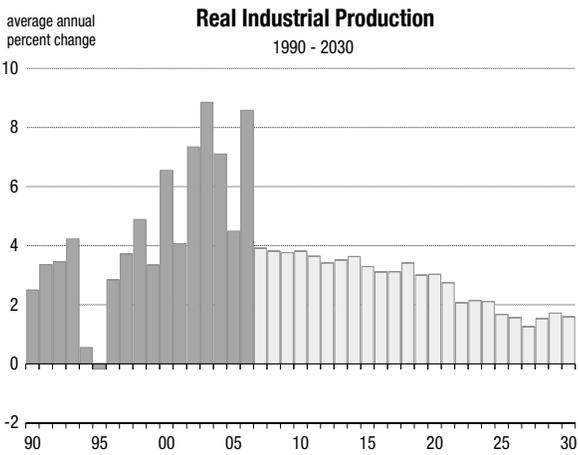
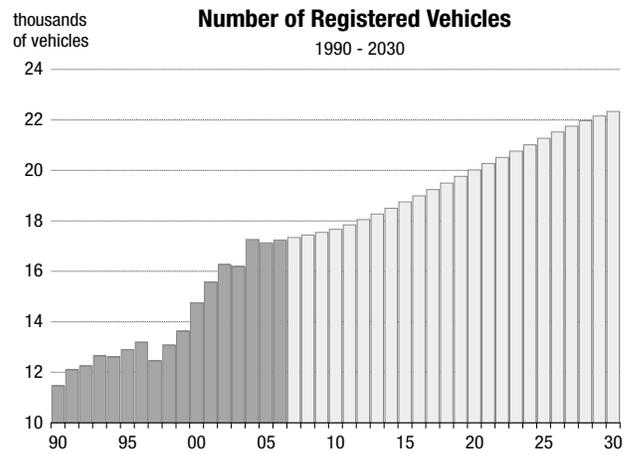
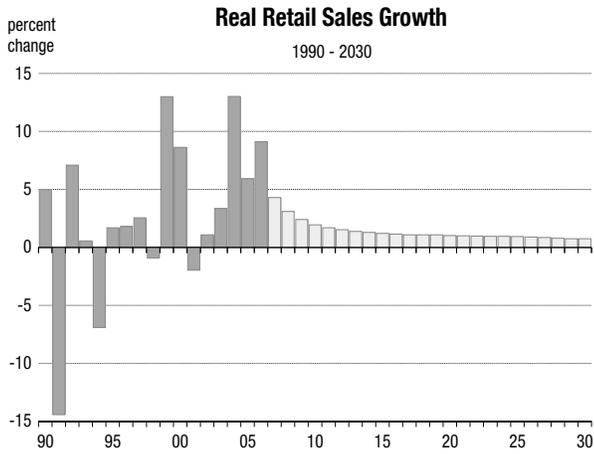


Mono County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----											
1997	5.5	0.02	0.35	0.07	0.03	0.73	0.31	0.21	0.05	2.31	1.20
1998	5.7	0.02	0.31	0.07	0.03	0.73	0.35	0.24	0.07	2.47	1.22
1999	5.9	0.01	0.39	0.07	0.03	0.73	0.38	0.30	0.06	2.50	1.24
2000	6.4	0.01	0.46	0.07	0.04	0.73	0.38	0.34	0.08	2.71	1.33
2001	6.5	0.01	0.48	0.06	0.04	0.73	0.40	0.33	0.09	2.75	1.41
2002	6.7	0.02	0.48	0.06	0.05	0.73	0.44	0.33	0.09	2.79	1.47
2003	7.1	0.02	0.57	0.06	0.05	0.73	0.45	0.37	0.09	2.96	1.53
2004	7.1	0.02	0.55	0.06	0.05	0.72	0.44	0.44	0.08	2.97	1.50
2005	7.2	0.03	0.57	0.06	0.06	0.73	0.44	0.46	0.06	2.99	1.49
2006	7.2	0.04	0.56	0.06	0.07	0.75	0.46	0.46	0.04	3.00	1.50
2007	7.2	0.03	0.53	0.06	0.07	0.75	0.46	0.47	0.04	3.04	1.54
2008	7.3	0.04	0.50	0.06	0.07	0.75	0.47	0.48	0.03	3.08	1.56
2009	7.3	0.04	0.49	0.06	0.07	0.75	0.47	0.49	0.03	3.13	1.58
2010	7.4	0.04	0.48	0.06	0.07	0.75	0.47	0.51	0.03	3.17	1.59
2011	7.5	0.04	0.48	0.06	0.07	0.75	0.48	0.54	0.03	3.22	1.61
2012	7.6	0.04	0.48	0.06	0.07	0.75	0.49	0.56	0.03	3.26	1.63
2013	7.7	0.04	0.48	0.06	0.07	0.75	0.49	0.59	0.03	3.31	1.64
2014	7.8	0.04	0.49	0.06	0.07	0.75	0.50	0.62	0.03	3.35	1.66
2015	7.9	0.04	0.49	0.06	0.08	0.75	0.51	0.64	0.03	3.39	1.68
2016	8.0	0.04	0.49	0.06	0.08	0.75	0.52	0.66	0.03	3.44	1.70
2017	8.1	0.03	0.49	0.06	0.08	0.76	0.53	0.68	0.03	3.48	1.72
2018	8.2	0.03	0.49	0.06	0.08	0.76	0.54	0.70	0.04	3.53	1.74
2019	8.3	0.03	0.49	0.06	0.08	0.76	0.55	0.71	0.05	3.57	1.77
2020	8.4	0.03	0.49	0.06	0.08	0.76	0.55	0.73	0.06	3.59	1.78
2021	8.5	0.03	0.49	0.06	0.08	0.76	0.56	0.74	0.07	3.62	1.80
2022	8.6	0.03	0.49	0.06	0.08	0.76	0.57	0.75	0.08	3.64	1.82
2023	8.6	0.03	0.48	0.06	0.08	0.76	0.58	0.77	0.09	3.66	1.84
2024	8.7	0.03	0.48	0.06	0.09	0.76	0.59	0.78	0.10	3.68	1.86
2025	8.8	0.03	0.49	0.06	0.09	0.76	0.60	0.79	0.10	3.69	1.87
2026	8.8	0.03	0.49	0.06	0.09	0.76	0.60	0.81	0.11	3.71	1.89
2027	8.9	0.03	0.49	0.06	0.09	0.76	0.61	0.82	0.11	3.72	1.91
2028	9.0	0.03	0.50	0.06	0.09	0.76	0.62	0.83	0.11	3.74	1.93
2029	9.0	0.03	0.51	0.06	0.09	0.76	0.63	0.85	0.11	3.76	1.94
2030	9.1	0.03	0.51	0.06	0.09	0.76	0.64	0.86	0.12	3.78	1.96





MONTEREY COUNTY ECONOMIC FORECAST

Monterey County is located on the central coast of California, north of San Luis Obispo County. Farming is a vital component of the county economy, accounting for over \$3.4 billion in total crop value, and 24 percent of the workforce. Monterey County has a population of 423,500 people and 167,900 wage and salary jobs. The per capita income in Monterey County is \$36,674, and the average salary per worker is \$47,170.

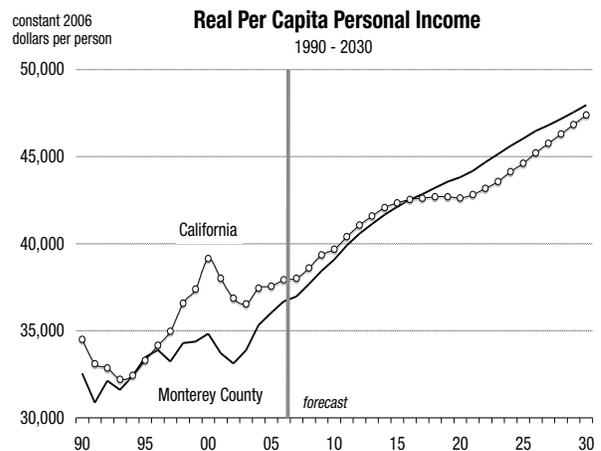
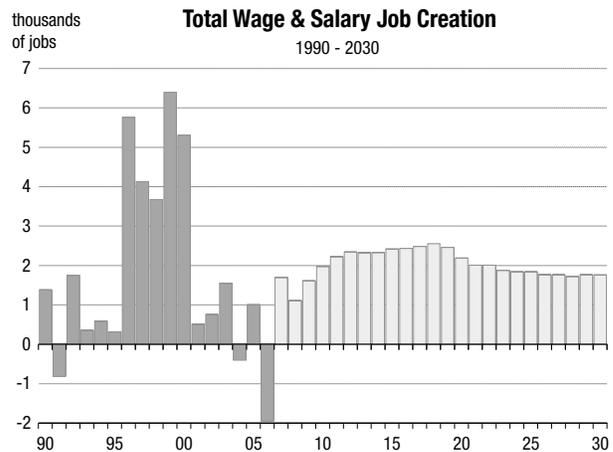
In 2006, an estimated 1,950 wage and salary jobs were lost in Monterey County, representing a decline in employment of 1.1 percent. Non-farm employment grew by 275 jobs, an increase of 0.2 percent. The farm sector lost 2,225 jobs in 2006, after creating a total of 5,600 jobs in the previous four years. The unemployment rate declined to 7.1 percent in 2006.

The principal sectors producing jobs in 2006 in Monterey County are the construction, government, and healthcare and education sectors. The manufacturing sector lost another 525 jobs in 2006. Since 2001, the sector has lost over 3,000 jobs. Government and farm are the largest sectors in the county, accounting for 18 and 24 percent, respectively of total employment in the county. Many of the public sector jobs are associated with the state correctional facilities in Soledad, which accommodate a total of 11,500 inmates.

From January 2006 to January 2007, the population barely increased by 0.7 percent in Monterey County. The largest city in the county is Salinas with a population of 149,360, more than 100,000 people larger than the cities of Seaside and Monterey. Population in Salinas increased by 0.3 percent during 2006.

FORECAST HIGHLIGHTS

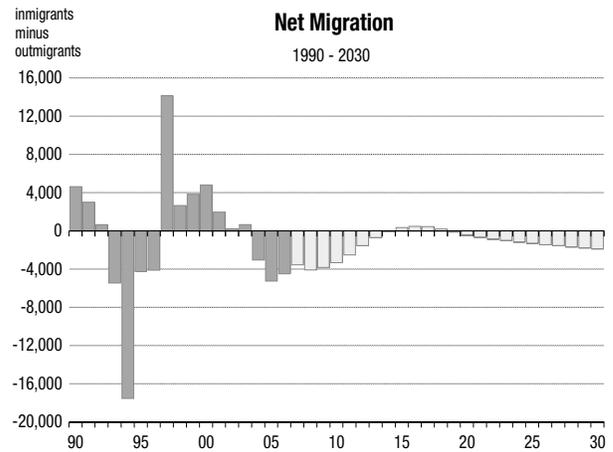
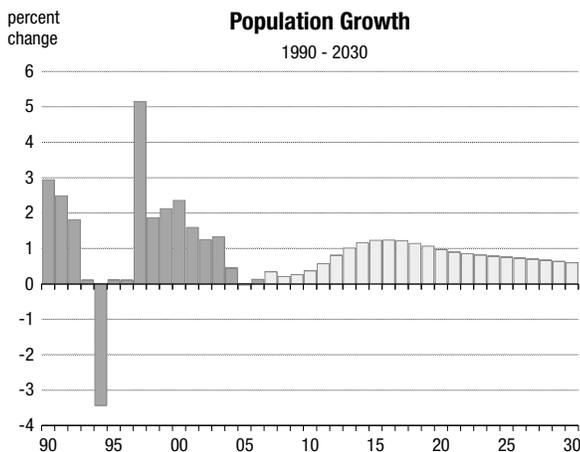
- Job growth averages 1.0 percent in 2007. Over the next five years, a 1.0 percent average annual growth rate is forecast. Non-farm employment increases by an average of 1.4 percent over the same period.
- Average salaries adjusted for inflation are currently below the California state average. Inflation adjusted salaries are expected to rise an average of 0.7 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in the professional services, wholesale and retail trade, leisure services, government, and healthcare and education sectors. These sectors account for 98 percent of all net job creation in the county over the next five years.
- Population growth will remain low over the foreseeable future. Annual growth in the 2007 to 2011 period averages 0.4 percent per year.
- Net migration will remain negative over the next five years. In 2007, out-migration will be 3,550 people. Over the next five years out-migration is expected to average 3,450 net migrants per year.
- Real per capita incomes increase at a rate of 0.8 percent in 2007. But over the next five years real per capita incomes are forecast to increase approximately 1.7 percent per year.
- Total taxable sales are expected to increase by an average of 3.6 percent over the next five years. Adjusted for inflation, they increase by 1.2 percent per year.
- Industrial production is forecast to increase 4.7 percent in 2007. Over the next five years the growth rate of industrial production will average 4.2 percent. Total real crop production is expected to decline an average of 0.7 percent per year between 2007 and 2011.



Monterey County Economic Forecast

1997-2006 History, 2007-2030 Forecast

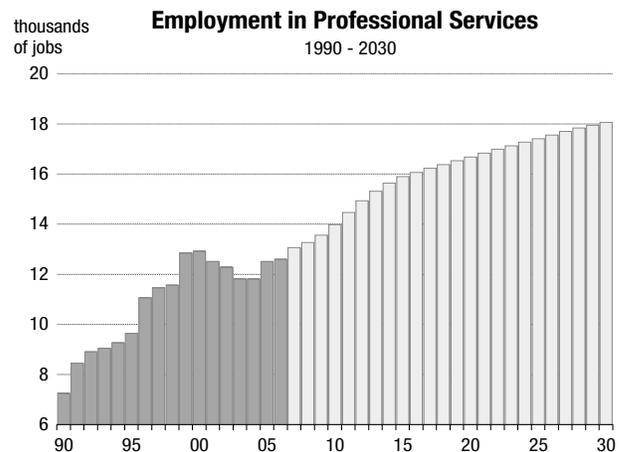
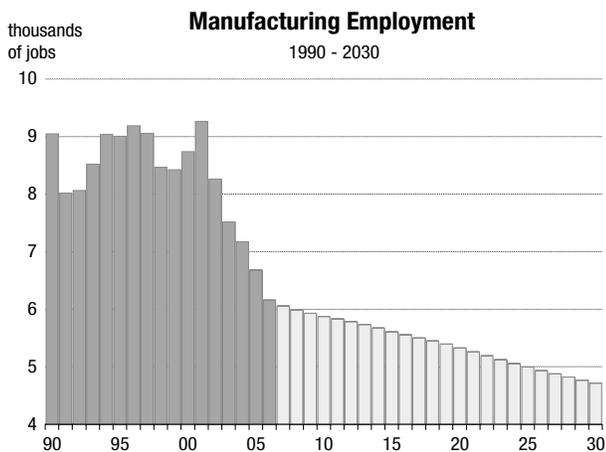
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	379,344	14,140	266.9	114.7	1,713	\$3.6	\$9.6	\$33,223	3.4	2.96	1.13	11.0
1998	386,441	2,659	285.1	116.3	1,178	\$3.9	\$10.5	\$34,296	3.2	2.91	1.13	10.8
1999	394,653	3,844	296.5	117.5	2,081	\$4.3	\$11.2	\$34,377	4.2	2.88	1.19	9.7
2000	403,976	4,820	309.8	121.2	1,702	\$4.9	\$12.1	\$34,820	4.5	3.50	1.29	7.4
2001	410,437	1,971	322.7	122.0	1,064	\$5.1	\$12.5	\$33,714	5.4	2.95	1.31	7.9
2002	415,580	222	335.3	123.3	1,223	\$4.9	\$12.7	\$33,115	1.6	3.05	1.25	9.0
2003	421,146	659	332.1	124.2	1,385	\$4.9	\$13.4	\$33,874	1.8	3.51	1.25	9.0
2004	423,054	-3,029	350.6	125.3	1,276	\$5.2	\$14.2	\$35,324	1.2	3.11	1.27	8.4
2005	422,925	-5,239	345.1	126.6	1,335	\$5.5	\$14.8	\$36,026	2.0	3.46	1.25	7.4
2006	423,478	-4,473	348.4	127.7	951	\$5.7	\$15.5	\$36,674	3.3	3.49	1.21	7.1
2007	424,946	-3,548	352.6	128.8	1,309	\$5.9	\$16.2	\$36,967	2.9	3.43	1.27	6.7
2008	425,854	-4,068	356.6	129.7	1,093	\$6.1	\$16.8	\$37,671	2.0	3.38	1.32	6.8
2009	426,971	-3,822	360.8	130.6	1,055	\$6.3	\$17.6	\$38,440	2.0	3.36	1.38	6.6
2010	428,572	-3,326	365.1	131.5	1,082	\$6.5	\$18.4	\$39,088	2.5	3.37	1.43	6.5
2011	431,040	-2,497	369.4	132.3	1,044	\$6.8	\$19.3	\$39,897	2.4	3.36	1.48	6.4
2012	434,522	-1,553	373.8	133.2	1,047	\$7.1	\$20.3	\$40,580	2.2	3.37	1.53	6.4
2013	438,922	-710	378.1	133.9	1,017	\$7.4	\$21.2	\$41,127	2.3	3.39	1.58	6.4
2014	444,025	-40	382.3	134.7	999	\$7.7	\$22.3	\$41,666	2.3	3.41	1.62	6.5
2015	449,513	356	386.6	135.4	995	\$8.0	\$23.4	\$42,109	2.6	3.43	1.66	6.5
2016	455,104	487	390.9	136.1	983	\$8.4	\$24.5	\$42,530	2.7	3.46	1.70	6.5
2017	460,641	450	395.1	136.7	978	\$8.8	\$25.7	\$42,832	2.7	3.47	1.75	6.5
2018	465,928	197	399.4	137.4	1,001	\$9.2	\$26.9	\$43,207	2.5	3.50	1.80	6.5
2019	470,893	-109	403.6	138.0	1,012	\$9.6	\$28.1	\$43,561	2.5	3.52	1.85	6.4
2020	475,484	-448	407.6	138.6	1,013	\$10.0	\$29.2	\$43,816	2.5	3.54	1.90	6.4
2021	479,784	-673	411.6	139.2	1,002	\$10.4	\$30.4	\$44,185	2.4	3.55	1.93	6.4
2022	483,883	-852	415.5	139.8	1,010	\$10.8	\$31.8	\$44,675	2.5	3.57	1.95	6.4
2023	487,862	-1,011	419.3	140.4	1,010	\$11.2	\$33.2	\$45,148	2.5	3.58	1.98	6.4
2024	491,708	-1,170	423.1	140.9	1,000	\$11.7	\$34.6	\$45,611	2.3	3.60	2.01	6.4
2025	495,439	-1,315	426.9	141.5	1,005	\$12.1	\$36.0	\$46,032	2.4	3.63	2.03	6.3
2026	499,072	-1,439	430.6	142.1	1,000	\$12.6	\$37.5	\$46,472	2.4	3.65	2.05	6.3
2027	502,577	-1,552	434.3	142.7	1,020	\$13.1	\$39.0	\$46,797	2.5	3.67	2.06	6.3
2028	505,936	-1,671	437.9	143.3	1,024	\$13.7	\$40.6	\$47,163	2.7	3.68	2.09	6.3
2029	509,153	-1,779	441.6	143.9	1,018	\$14.2	\$42.3	\$47,552	2.7	3.71	2.11	6.2
2030	512,217	-1,882	445.2	144.5	1,013	\$14.8	\$44.0	\$47,957	2.6	3.73	2.14	6.2

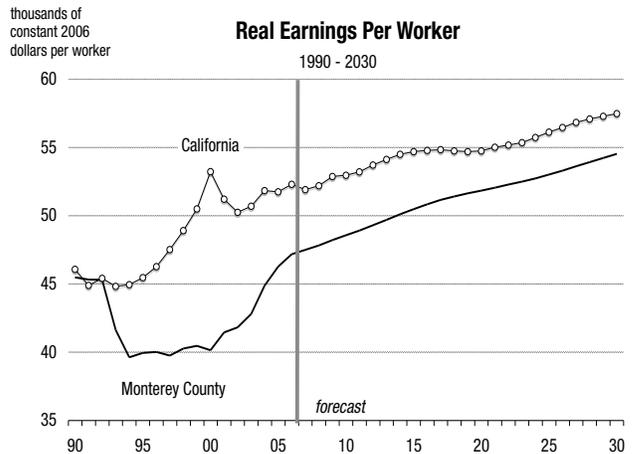
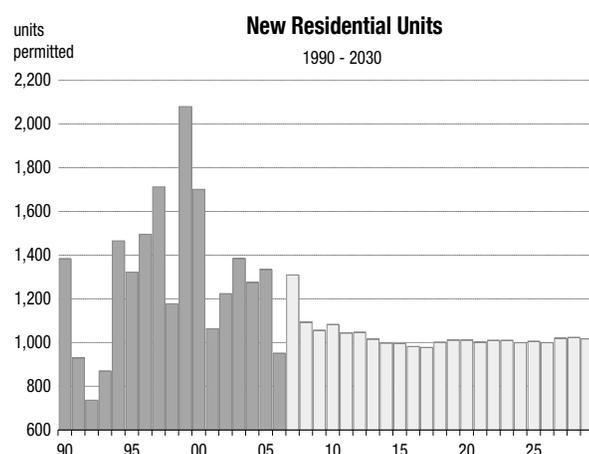
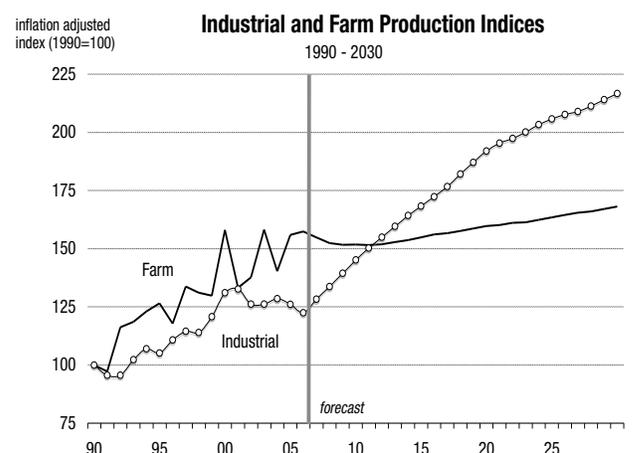
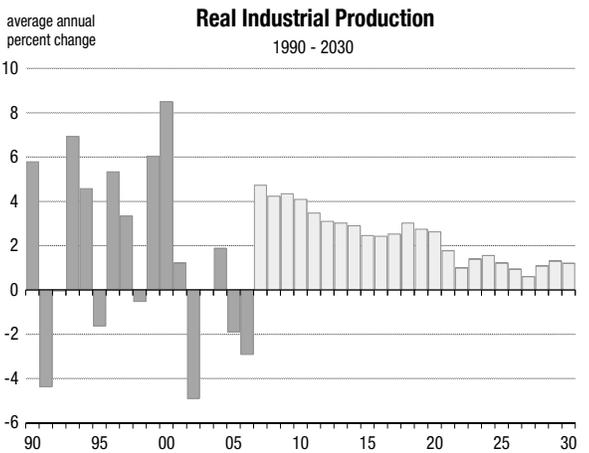
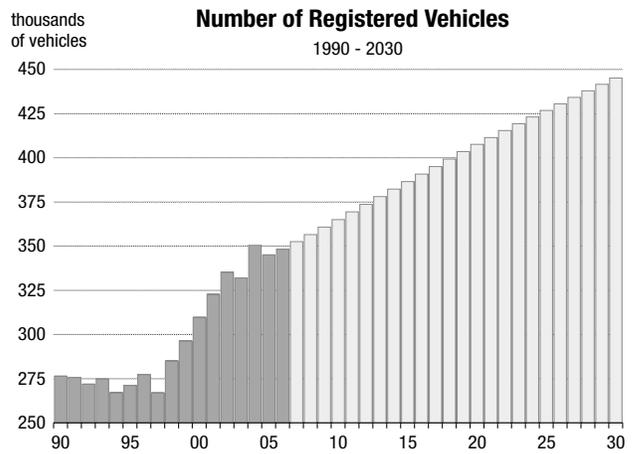
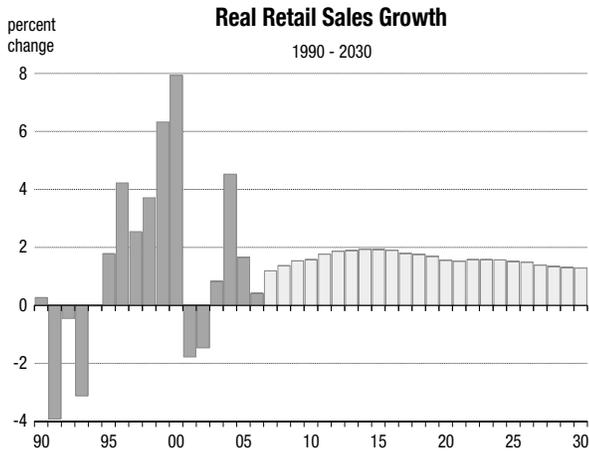


Monterey County Employment Forecast

1997-2006 History, 2007-2030 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	151.0	34.76	4.5	9.1	3.2	19.1	6.1	11.5	3.0	10.0	17.9	28.1
1998	154.7	35.18	5.3	8.5	3.3	19.6	6.2	11.6	3.0	10.7	18.2	29.2
1999	161.1	37.50	5.9	8.4	3.6	20.2	6.3	12.9	2.9	10.7	18.8	29.8
2000	166.4	39.08	6.3	8.7	3.5	20.9	6.3	12.9	2.8	11.2	20.0	30.4
2001	166.9	36.88	6.7	9.3	3.5	21.9	6.5	12.5	2.8	11.7	20.4	30.4
2002	167.7	38.11	6.6	8.3	3.4	22.1	6.5	12.3	2.4	12.0	20.1	31.3
2003	169.2	41.43	6.7	7.5	3.2	22.0	6.5	11.8	2.4	12.3	19.7	31.1
2004	168.8	41.93	6.7	7.2	3.3	21.9	5.9	11.8	2.3	12.3	20.3	30.3
2005	169.8	42.43	6.7	6.7	3.4	21.6	6.1	12.5	2.4	12.2	20.8	30.3
2006	167.9	40.22	7.2	6.2	3.4	21.6	6.2	12.6	2.2	12.5	20.6	30.6
2007	169.6	40.05	7.5	6.1	3.4	21.9	6.2	13.1	2.1	12.7	20.9	31.0
2008	170.7	39.89	7.4	6.0	3.5	22.2	6.2	13.3	2.1	12.9	21.2	31.3
2009	172.3	39.84	7.4	5.9	3.5	22.5	6.3	13.6	2.0	13.2	21.5	31.7
2010	174.3	39.84	7.5	5.9	3.6	22.8	6.3	14.0	2.0	13.5	21.8	32.2
2011	176.5	39.83	7.6	5.8	3.7	23.1	6.3	14.5	1.9	14.0	22.1	32.7
2012	178.9	39.85	7.6	5.8	3.8	23.4	6.3	14.9	1.9	14.5	22.4	33.3
2013	181.2	39.91	7.6	5.7	3.9	23.7	6.3	15.3	1.9	15.0	22.7	33.9
2014	183.5	39.97	7.6	5.7	4.0	24.0	6.3	15.6	1.9	15.6	23.0	34.5
2015	185.9	40.05	7.7	5.6	4.1	24.3	6.4	15.9	2.0	16.3	23.2	35.2
2016	188.4	40.13	7.7	5.6	4.1	24.6	6.4	16.1	2.0	17.0	23.5	36.0
2017	190.9	40.17	7.8	5.5	4.2	24.8	6.4	16.2	2.0	17.7	23.8	36.8
2018	193.4	40.23	7.9	5.5	4.3	25.1	6.4	16.4	2.0	18.4	24.1	37.6
2019	195.9	40.30	7.9	5.4	4.4	25.4	6.4	16.5	2.0	19.2	24.3	38.4
2020	198.1	40.37	8.0	5.3	4.5	25.6	6.4	16.7	2.0	19.9	24.5	39.1
2021	200.1	40.39	8.0	5.3	4.6	25.9	6.4	16.8	2.0	20.5	24.6	39.8
2022	202.1	40.45	8.0	5.2	4.7	26.1	6.4	17.0	2.1	21.2	24.7	40.4
2023	204.0	40.47	8.0	5.1	4.7	26.4	6.4	17.1	2.1	21.8	24.8	40.9
2024	205.8	40.54	8.0	5.1	4.8	26.6	6.4	17.3	2.1	22.5	24.9	41.5
2025	207.7	40.61	8.0	5.0	4.9	26.9	6.4	17.4	2.1	23.1	25.0	42.0
2026	209.4	40.67	8.0	4.9	4.9	27.1	6.4	17.6	2.1	23.8	25.1	42.5
2027	211.2	40.73	8.1	4.9	5.0	27.3	6.4	17.7	2.1	24.4	25.2	43.0
2028	212.9	40.77	8.1	4.8	5.1	27.6	6.4	17.8	2.1	25.0	25.3	43.4
2029	214.7	40.83	8.2	4.8	5.1	27.8	6.4	18.0	2.1	25.6	25.4	43.9
2030	216.5	40.90	8.2	4.7	5.2	28.0	6.4	18.1	2.2	26.2	25.6	44.4





NAPA COUNTY ECONOMIC FORECAST

Napa County is home to the Napa Valley, which is a popular tourist destination known for wine grape and premium wine production. Napa County has a population of over 135,000 people and 67,000 wage and salary jobs. The per capita income in Napa County is \$44,229, and the average salary per worker is \$47,947. Median family income in the Napa-Solano metro area is estimated at \$75,400 in 2007.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. There were 1,100 total wage and salary jobs created in Napa County in 2006, representing a growth rate of 1.7 percent. Non-farm employment increased by 1.6 percent. The unemployment rate declined to 3.9 percent in 2006.

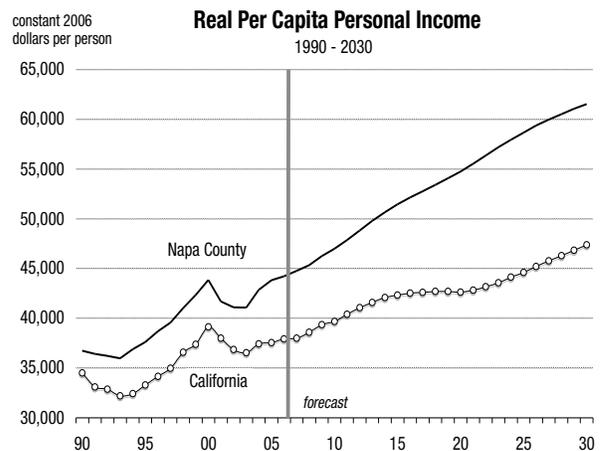
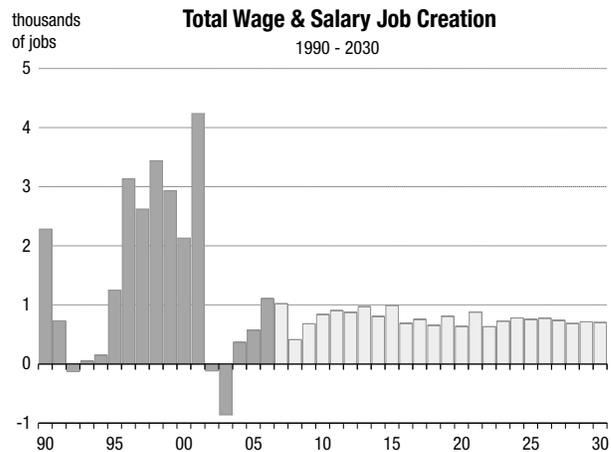
After contracting in 2002 and 2003, the total number of wage and salary jobs in 2006 managed to surpass the 2001 high due to decent job growth rates the past three years. In 2006, the construction sector created nearly 800 jobs, more than twice as many as the next largest growing job sector, professional services. The manufacturing sector, which is largely food manufacturing from the wine industry, did not increase employment in 2006, after adding 900 jobs in the last two years combined.

The population continues to grow in Napa County, but the growth rate is modest at 1.2 percent (from January 2006 to January 2007). The fastest growing city in the county is American Canyon, whose population grew by 7.2 percent last year.

The economy of Napa County continues to show improvement in tandem with the Bay Area economic recovery. Employment growth is forecast to remain positive over the next five years, but will not return to the peak levels recorded in the late 1990s.

FORECAST HIGHLIGHTS

- Job growth averages 1.5 percent in 2007. Over the next five years, the average annual growth rate is forecast to be 1.1 percent per year.
- Average salaries adjusted for inflation are currently below the California average, but over the long-term forecast are expected to surpass the state average. Real average salaries are forecast to rise an average of 1.4 percent per year over the next 5 years.
- Between 2007 and 2011, virtually all net job creation occurs in leisure services, wholesale and retail trade, professional services, government and manufacturing. Along with the Inland Empire and parts of the Sacramento Valley, Napa County is one of the few areas in California where manufacturing employment is forecast to increase.

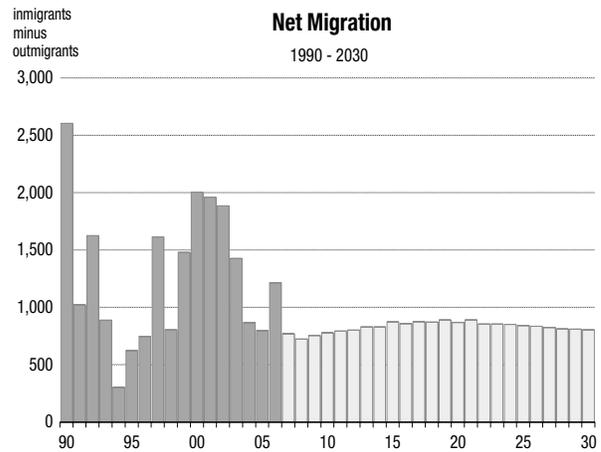
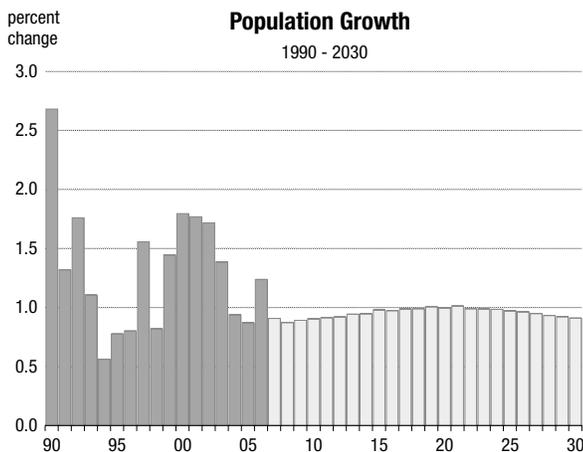


- Population growth is expected to be 0.9 percent each year from 2007 to 2011.
- Net migration is forecast to decline slightly in 2007, to approximately 750 people. Net migration will stabilize over the next five years, averaging 750 people entering the county per year.
- Real per capita incomes increase at a rate of 1.2 percent in 2007. Over the next five years real per capita incomes are forecast to increase approximately 1.6 percent per year.
- Total taxable sales are expected to increase by an average of 6.1 percent over the next five years.
- Industrial production is expected to increase 5.8 percent in 2007. Over the next five years industrial production is forecast to rise an average of 5.2 percent per year.

Napa County Economic Forecast

1997-2006 History, 2007-2030 Forecast

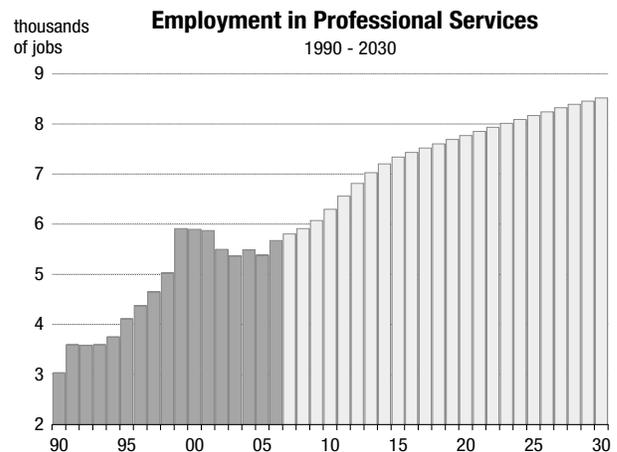
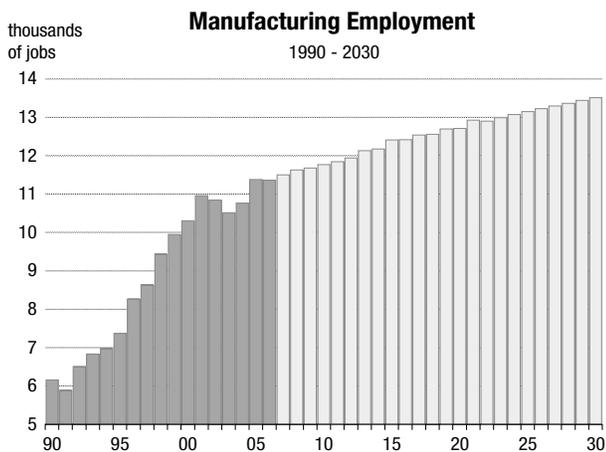
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	120,051	1,614	108.1	44.6	350	\$1.3	\$3.6	\$39,556	3.4	333.5	0.84	5.2
1998	121,037	803	115.0	44.9	483	\$1.5	\$3.9	\$41,033	3.2	255.9	0.95	4.0
1999	122,788	1,478	118.1	45.2	720	\$1.7	\$4.3	\$42,327	4.2	277.1	1.04	3.3
2000	124,993	2,004	122.4	45.4	535	\$1.9	\$4.7	\$43,849	4.5	399.9	1.16	3.5
2001	127,206	1,961	126.8	45.8	907	\$1.9	\$4.8	\$41,685	5.4	400.2	1.18	3.5
2002	129,393	1,886	130.7	46.5	1,194	\$2.1	\$4.9	\$41,101	1.6	421.1	1.21	4.4
2003	131,187	1,427	129.8	47.2	649	\$2.0	\$5.1	\$41,080	1.8	418.9	1.25	4.8
2004	132,420	868	136.8	48.3	924	\$2.1	\$5.4	\$42,853	1.2	376.5	1.32	4.6
2005	133,574	797	135.7	48.9	653	\$2.3	\$5.7	\$43,818	2.0	566.6	1.41	4.2
2006	135,228	1,215	137.4	49.6	491	\$2.4	\$6.0	\$44,229	3.3	450.0	1.47	3.9
2007	136,458	769	138.7	50.3	394	\$2.7	\$6.3	\$44,764	2.9	420.3	1.55	3.8
2008	137,650	724	140.0	50.7	393	\$2.8	\$6.5	\$45,323	2.0	398.5	1.64	4.0
2009	138,879	755	141.5	51.1	405	\$3.0	\$6.9	\$46,258	2.0	394.3	1.72	3.9
2010	140,136	778	143.0	51.5	419	\$3.1	\$7.2	\$46,990	2.5	397.2	1.81	3.8
2011	141,418	794	144.7	51.9	393	\$3.3	\$7.6	\$47,866	2.4	397.2	1.89	3.8
2012	142,722	801	146.4	52.3	397	\$3.5	\$8.0	\$48,837	2.2	400.8	1.98	3.9
2013	144,070	830	148.1	52.7	406	\$3.6	\$8.4	\$49,780	2.3	408.4	2.09	4.0
2014	145,435	830	149.8	53.2	418	\$3.8	\$8.9	\$50,655	2.3	414.9	2.19	4.1
2015	146,863	874	151.4	53.6	434	\$4.0	\$9.3	\$51,453	2.6	422.5	2.31	4.1
2016	148,294	859	153.1	54.0	443	\$4.2	\$9.8	\$52,148	2.7	430.7	2.39	4.2
2017	149,762	875	154.7	54.5	450	\$4.4	\$10.3	\$52,765	2.7	432.1	2.50	4.2
2018	151,246	871	156.2	54.9	454	\$4.6	\$10.8	\$53,404	2.5	437.2	2.60	4.3
2019	152,770	890	157.9	55.4	457	\$4.8	\$11.3	\$54,087	2.5	443.3	2.72	4.3
2020	154,294	869	159.5	55.9	453	\$5.0	\$11.8	\$54,738	2.5	448.9	2.83	4.3
2021	155,859	891	161.2	56.3	451	\$5.2	\$12.4	\$55,547	2.4	448.7	2.96	4.3
2022	157,404	854	162.8	56.8	450	\$5.5	\$13.1	\$56,356	2.5	454.0	3.01	4.3
2023	158,961	855	164.3	57.3	453	\$5.7	\$13.7	\$57,198	2.5	453.6	3.10	4.4
2024	160,526	852	165.9	57.7	449	\$6.0	\$14.4	\$57,944	2.3	460.6	3.19	4.4
2025	162,088	841	167.5	58.2	449	\$6.2	\$15.0	\$58,647	2.4	466.7	3.27	4.4
2026	163,650	836	169.1	58.7	446	\$6.5	\$15.7	\$59,385	2.4	472.2	3.34	4.3
2027	165,205	825	170.6	59.1	448	\$6.7	\$16.4	\$59,966	2.5	477.4	3.40	4.3
2028	166,748	813	172.1	59.6	445	\$7.0	\$17.2	\$60,513	2.7	478.3	3.48	4.3
2029	168,288	811	173.6	60.0	440	\$7.3	\$17.9	\$61,067	2.7	484.8	3.57	4.3
2030	169,820	805	175.0	60.5	440	\$7.6	\$18.7	\$61,531	2.6	490.5	3.65	4.3

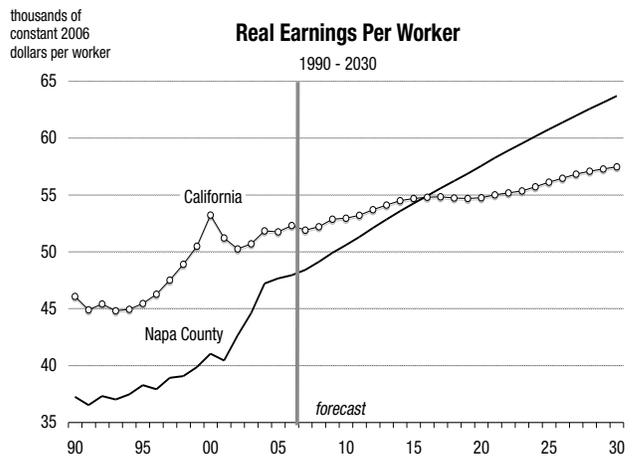
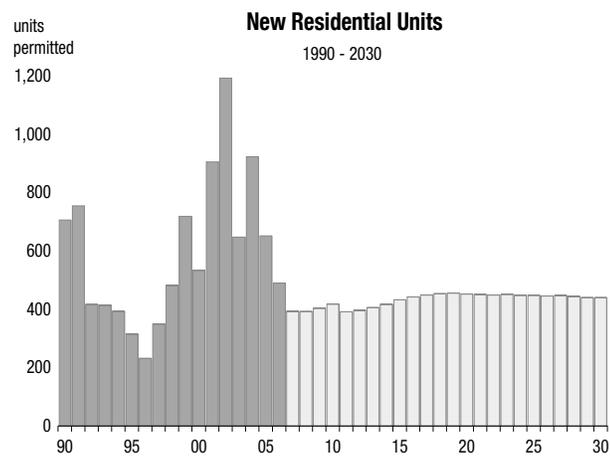
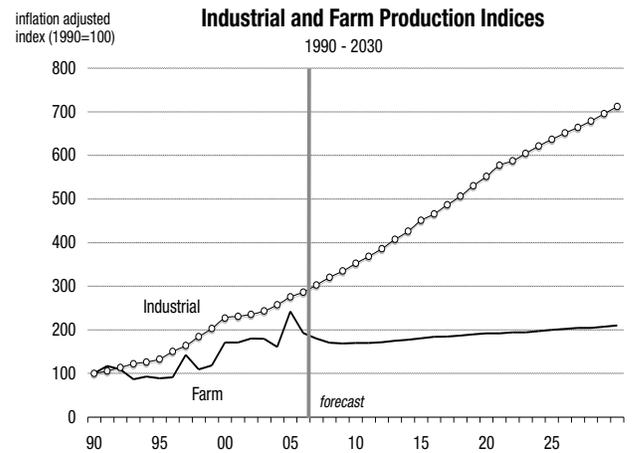
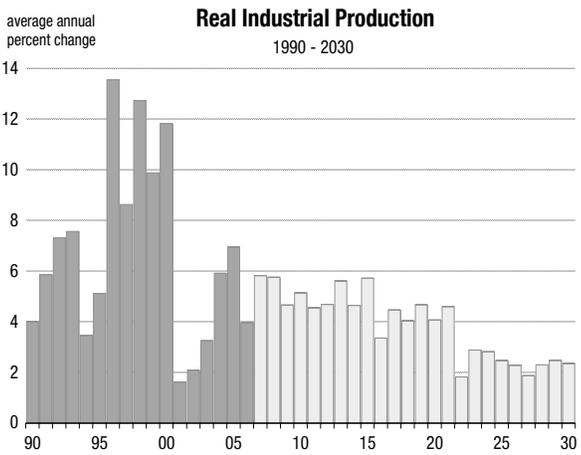
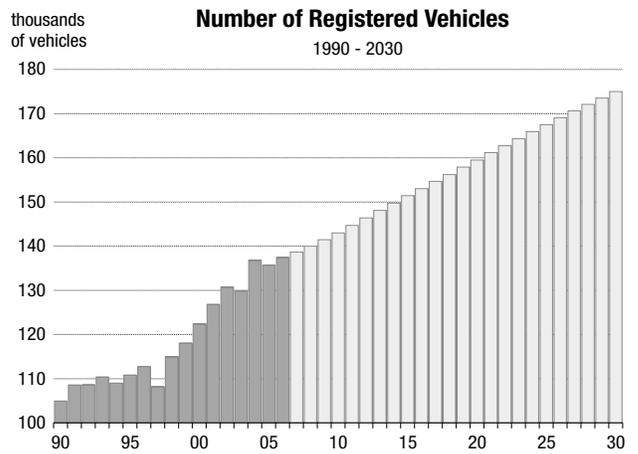
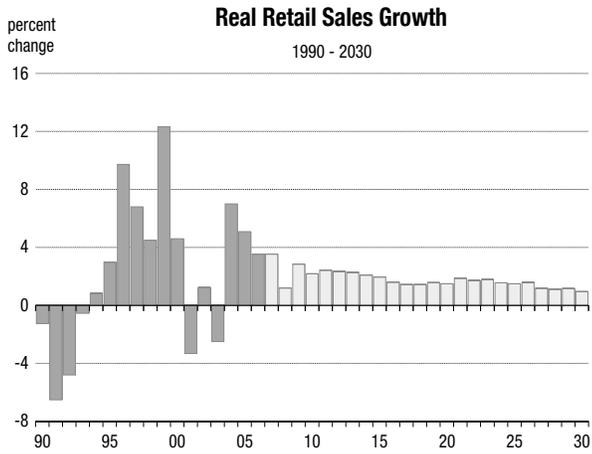


Napa County Employment Forecast

1997-2006 History, 2007-2030 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	53.5	4.17	2.5	8.6	0.9	6.2	2.3	4.7	0.7	6.7	7.0	8.5
1998	56.9	4.36	2.9	9.4	1.0	6.5	2.5	5.0	0.7	7.2	7.2	8.6
1999	59.9	4.41	3.1	10.0	1.0	6.7	2.6	5.9	0.8	7.3	7.6	9.0
2000	62.0	4.92	3.5	10.3	1.1	7.0	2.6	5.9	0.8	7.3	7.7	9.5
2001	66.3	5.28	4.0	11.0	1.3	7.6	2.8	5.9	0.9	7.9	8.3	9.7
2002	66.1	5.27	4.2	10.9	1.3	7.4	3.0	5.5	0.8	8.1	8.0	9.9
2003	65.3	4.86	4.3	10.5	1.5	7.6	2.7	5.4	0.8	7.8	8.4	9.7
2004	65.6	4.71	4.6	10.8	1.4	7.6	2.5	5.5	0.7	7.9	8.5	9.7
2005	66.2	4.59	4.5	11.4	1.3	7.6	2.7	5.4	0.7	7.8	8.5	10.0
2006	67.3	4.72	5.2	11.4	1.4	7.5	2.8	5.7	0.7	7.8	8.4	10.0
2007	68.3	4.73	5.2	11.5	1.4	7.7	2.8	5.8	0.7	7.8	8.8	10.1
2008	68.8	4.57	5.2	11.6	1.4	7.7	2.8	5.9	0.7	7.8	9.0	10.2
2009	69.4	4.56	5.2	11.7	1.4	7.9	2.7	6.1	0.7	7.8	9.3	10.2
2010	70.3	4.58	5.2	11.8	1.5	8.0	2.7	6.3	0.7	7.8	9.5	10.3
2011	71.2	4.58	5.1	11.9	1.5	8.1	2.7	6.6	0.7	7.8	9.7	10.5
2012	72.1	4.61	5.1	11.9	1.6	8.3	2.7	6.8	0.8	7.8	9.8	10.6
2013	73.0	4.67	5.1	12.1	1.6	8.4	2.7	7.0	0.8	7.9	9.9	10.7
2014	73.8	4.72	5.1	12.2	1.7	8.5	2.7	7.2	0.8	7.9	10.1	10.8
2015	74.8	4.77	5.1	12.4	1.7	8.6	2.7	7.3	0.8	8.0	10.2	10.9
2016	75.5	4.82	5.2	12.4	1.8	8.7	2.7	7.4	0.8	8.1	10.3	11.0
2017	76.3	4.82	5.2	12.5	1.8	8.8	2.7	7.5	0.8	8.3	10.4	11.1
2018	76.9	4.84	5.2	12.6	1.9	8.9	2.8	7.6	0.8	8.4	10.5	11.3
2019	77.7	4.87	5.3	12.7	1.9	9.0	2.8	7.7	0.8	8.5	10.5	11.4
2020	78.4	4.91	5.3	12.7	2.0	9.1	2.8	7.8	0.8	8.7	10.6	11.5
2021	79.3	4.91	5.3	12.9	2.1	9.2	2.8	7.9	0.9	8.9	10.6	11.7
2022	79.9	4.95	5.3	12.9	2.1	9.3	2.8	7.9	0.9	9.0	10.7	11.8
2023	80.6	4.95	5.3	13.0	2.2	9.4	2.8	8.0	0.9	9.2	10.7	11.9
2024	81.4	5.00	5.4	13.1	2.2	9.4	2.8	8.1	0.9	9.4	10.7	12.0
2025	82.2	5.04	5.4	13.2	2.3	9.5	2.8	8.2	0.9	9.6	10.7	12.1
2026	82.9	5.08	5.4	13.2	2.3	9.6	2.9	8.2	0.9	9.8	10.8	12.2
2027	83.7	5.12	5.4	13.3	2.4	9.7	2.9	8.3	0.9	10.1	10.9	12.3
2028	84.4	5.13	5.4	13.4	2.4	9.7	2.9	8.4	0.9	10.3	10.9	12.4
2029	85.1	5.18	5.4	13.4	2.5	9.8	2.9	8.5	0.9	10.5	11.0	12.5
2030	85.8	5.22	5.5	13.5	2.5	9.9	2.9	8.5	0.9	10.7	11.0	12.6





NEVADA COUNTY ECONOMIC FORECAST

Nevada County is located on the California-Nevada state border. In addition to being a leisure destination, the county is a mini technology hub, home to over 50 high tech businesses. Nevada County has a population of 99,584 people and 30,342 wage and salary jobs. The per capita income in Nevada County is \$38,812, and the average salary per worker is \$40,419. The median household income is estimated at \$65,100 in 2007.

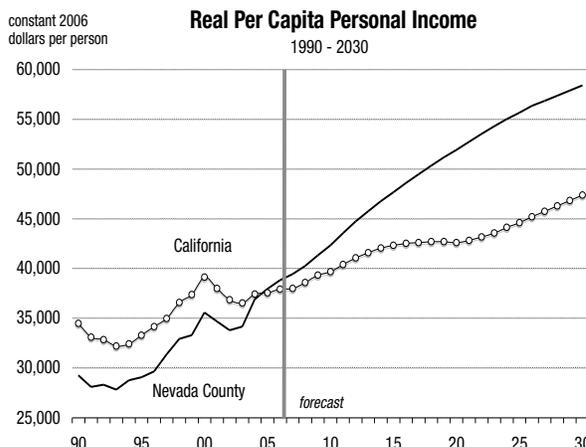
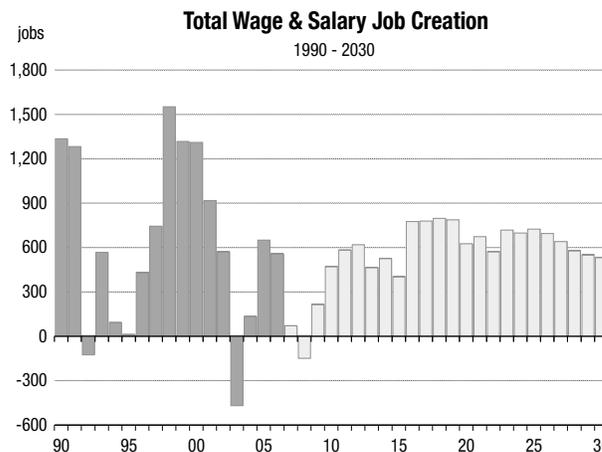
In 2006, 560 total wage and salary jobs were created in Nevada County, representing an increase in employment of 1.9 percent. Non-farm employment, which accounts for over 99 percent of total employment in the county, accounted for all of the growth. The unemployment rate declined to 4.4 percent in 2006.

The principal sectors that are producing jobs in Nevada County are professional services and construction. In 2006, 250 construction jobs and nearly 280 professional service jobs were created. The healthcare and education services, and public sectors both lost 50 jobs in 2006. The largest employment sectors in the county are the retail, leisure services, education and healthcare services, and government sectors. Many of the largest employers in the county are related to tourism, including Soda Springs Ski Area, Sugar Bowl Ski Resort, and Boreal Mountain Resort.

The population grew in Nevada County at a rate of 0.4 percent in 2006. The largest city in the county is Truckee with 16,019 residents, which grew 1.4 percent from January 2006 to January 2007. Net migration was positive last year, with an estimated total of 485 migrants entering the county. Since 1997 the county has relied on net migration for growth, as the natural increase has been negative.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to decline to 0.2 percent in 2007. From 2007 to 2011, total employment growth averages 0.8 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 rise an average of 0.6 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, leisure services, retail trade and government. These sectors account for virtually all net job creation over the next five years. Employment declines in the healthcare and education, and construction sectors.
- Population growth in the 2007 to 2011 period is forecast to average a scant 0.3 percent per year.

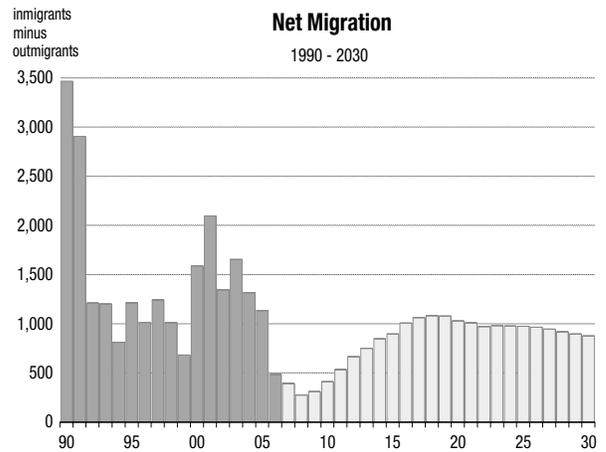
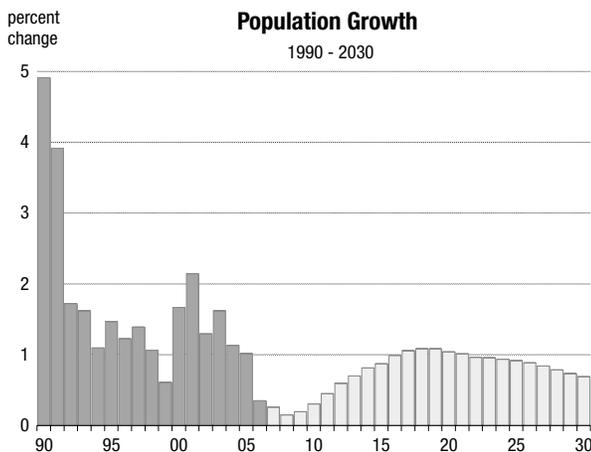


- Net migration is expected to be approximately 400 net migrants entering the county in 2007, down from over 1,000 every year from 2000 to 2005. Over the next five years net migration averages 390 net migrants per year.
- Real per capita income is forecast to increase 1.6 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 2.3 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to increase 1.9 percent in 2007. Over the next five years real taxable sales are forecast to increase at a rate of 3.4 percent per year.
- Industrial production is forecast to increase 4.7 percent in 2007. Over the next five years the growth rate of industrial production averages 4.5 percent per year. Total crop production is expected to decline marginally between 2007 and 2011.

Nevada County Economic Forecast

1997-2006 History, 2007-2030 Forecast

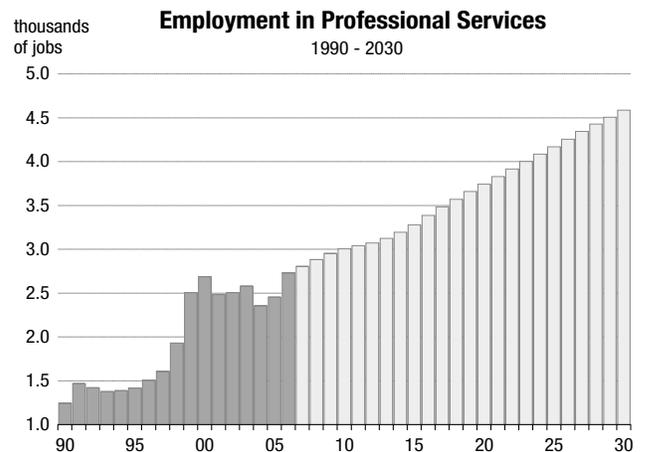
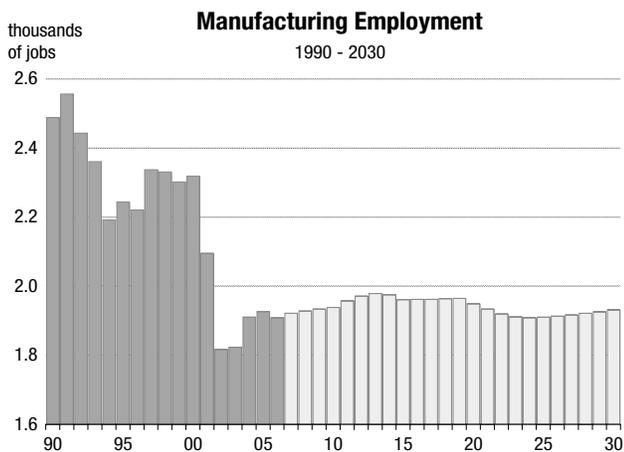
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	89,353	1,243	95.1	35.0	645	\$0.76	\$2.14	\$31,354	3.4	9.2	236.3	6.2
1998	90,306	1,011	102.0	35.4	668	\$0.78	\$2.35	\$32,932	3.2	7.6	272.4	5.5
1999	90,860	683	106.1	36.0	815	\$0.91	\$2.49	\$33,308	4.2	8.2	249.2	4.1
2000	92,378	1,589	112.4	36.9	847	\$1.00	\$2.83	\$35,577	4.5	8.3	261.9	4.1
2001	94,360	2,096	118.0	37.4	680	\$1.02	\$2.97	\$34,674	5.4	7.9	249.1	4.4
2002	95,584	1,346	120.1	38.0	912	\$1.03	\$2.98	\$33,792	1.6	8.1	229.9	5.3
2003	97,134	1,655	119.3	38.6	912	\$1.06	\$3.11	\$34,156	1.8	8.4	245.9	5.6
2004	98,235	1,316	128.2	39.4	979	\$1.17	\$3.44	\$36,915	1.2	9.1	263.0	5.3
2005	99,236	1,134	129.4	40.2	829	\$1.27	\$3.65	\$37,947	2.0	9.6	266.8	4.8
2006	99,584	485	131.5	40.6	639	\$1.37	\$3.87	\$38,812	3.3	9.9	270.8	4.4
2007	99,845	394	133.6	41.2	525	\$1.43	\$4.05	\$39,440	2.9	10.1	283.5	4.6
2008	99,997	276	134.5	41.7	588	\$1.51	\$4.23	\$40,258	2.0	10.0	296.8	4.8
2009	100,194	311	135.9	42.2	573	\$1.62	\$4.43	\$41,319	2.0	10.0	309.6	4.7
2010	100,501	410	138.3	42.6	656	\$1.72	\$4.67	\$42,350	2.5	10.0	322.9	4.6
2011	100,954	535	141.5	43.2	692	\$1.82	\$4.94	\$43,542	2.4	9.8	337.2	4.5
2012	101,557	664	144.9	43.8	789	\$1.93	\$5.22	\$44,739	2.2	9.7	351.4	4.6
2013	102,270	750	148.1	44.4	795	\$2.05	\$5.50	\$45,761	2.3	9.6	365.6	4.8
2014	103,103	847	151.3	45.1	852	\$2.17	\$5.80	\$46,778	2.3	9.5	379.4	4.9
2015	104,004	895	154.0	45.8	849	\$2.30	\$6.12	\$47,671	2.6	9.4	390.9	5.0
2016	105,039	1,007	157.7	46.5	880	\$2.44	\$6.47	\$48,609	2.7	9.3	403.5	4.9
2017	106,151	1,063	161.6	47.2	880	\$2.58	\$6.83	\$49,461	2.7	9.0	417.1	4.9
2018	107,302	1,083	165.5	47.9	884	\$2.73	\$7.20	\$50,332	2.5	8.9	433.2	5.0
2019	108,466	1,078	169.4	48.7	879	\$2.89	\$7.59	\$51,184	2.5	8.7	448.3	5.0
2020	109,595	1,029	172.8	49.4	855	\$3.05	\$7.98	\$51,933	2.5	8.6	461.3	5.0
2021	110,705	1,009	175.8	50.1	830	\$3.22	\$8.38	\$52,752	2.4	8.3	471.9	5.0
2022	111,775	973	178.3	50.8	792	\$3.38	\$8.81	\$53,541	2.5	8.2	479.0	5.1
2023	112,848	981	181.0	51.4	805	\$3.54	\$9.24	\$54,311	2.5	8.0	487.7	5.1
2024	113,908	976	183.7	52.1	796	\$3.72	\$9.67	\$55,024	2.3	7.9	497.8	5.1
2025	114,954	975	186.4	52.8	802	\$3.93	\$10.11	\$55,671	2.4	7.8	507.0	5.1
2026	115,975	965	189.0	53.4	792	\$4.13	\$10.57	\$56,351	2.4	7.7	516.5	5.0
2027	116,953	945	191.1	54.1	786	\$4.33	\$11.02	\$56,855	2.5	7.5	524.4	5.0
2028	117,875	918	193.0	54.7	767	\$4.55	\$11.51	\$57,364	2.7	7.3	534.4	4.9
2029	118,744	895	194.6	55.4	745	\$4.77	\$12.01	\$57,887	2.7	7.2	545.7	4.9
2030	119,564	875	196.2	56.0	717	\$5.00	\$12.52	\$58,417	2.6	7.1	556.6	4.8

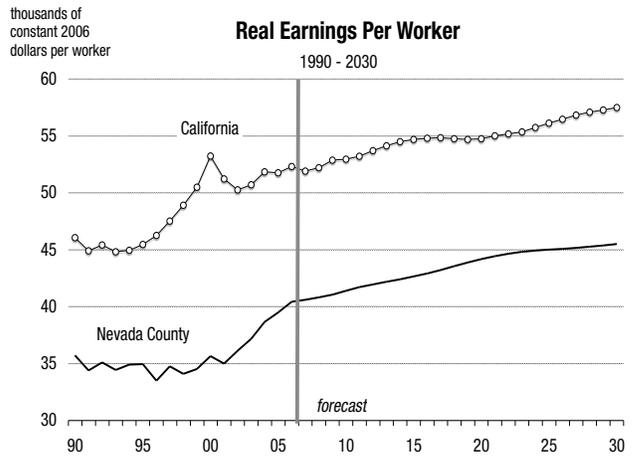
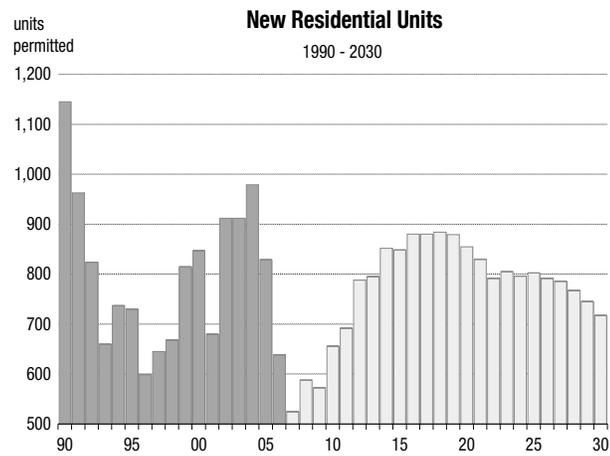
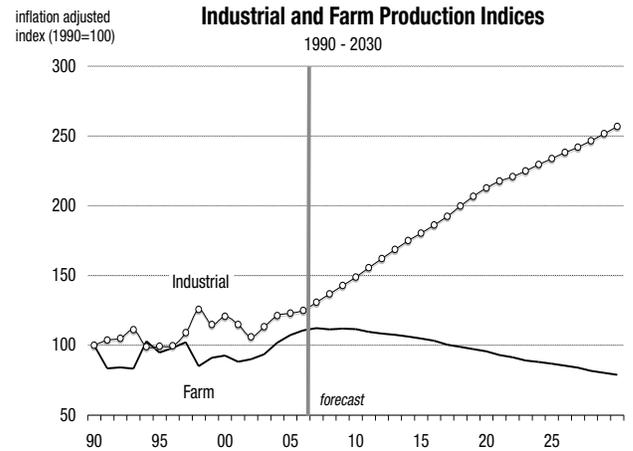
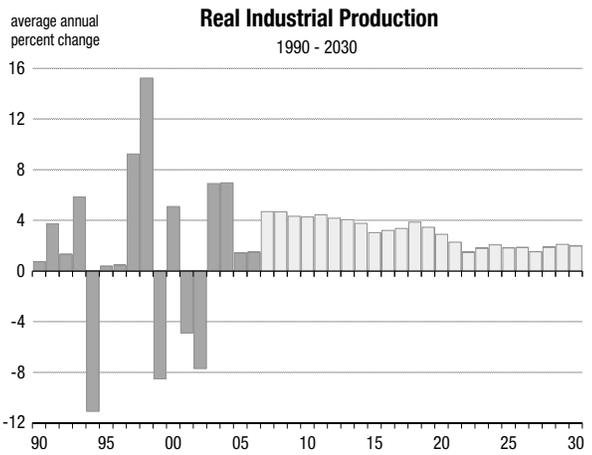
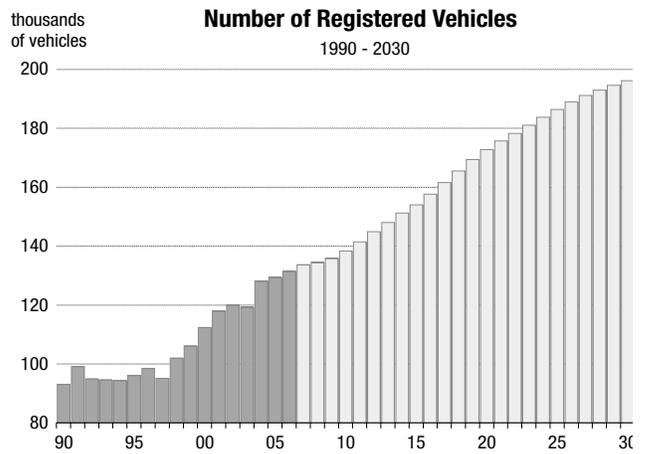
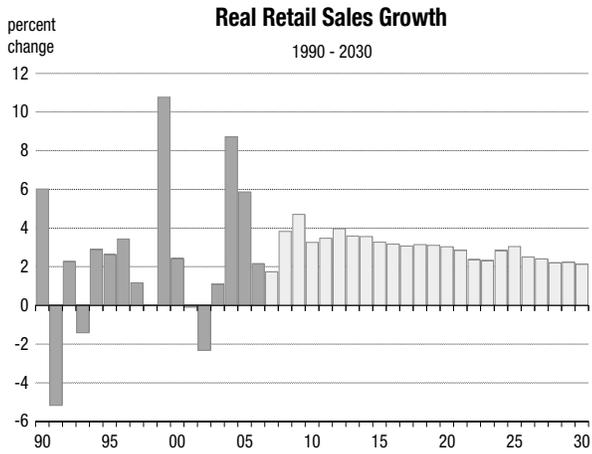


Nevada County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	23.8	0.11	1.9	2.3	0.5	4.4	1.3	1.6	0.4	2.6	3.1	4.9
1998	25.3	0.13	2.3	2.3	0.7	4.4	1.3	1.9	0.4	2.6	3.4	5.0
1999	26.7	0.15	2.7	2.3	0.5	4.6	1.4	2.5	0.4	2.8	3.5	5.1
2000	28.0	0.09	2.9	2.3	0.5	4.9	1.5	2.7	0.4	3.0	3.7	5.3
2001	28.9	0.10	3.3	2.1	0.5	4.7	1.6	2.5	0.4	3.4	3.7	5.6
2002	29.5	0.10	3.3	1.8	0.5	4.8	1.7	2.5	0.4	3.6	3.8	5.8
2003	29.0	0.10	3.1	1.8	0.5	4.6	1.7	2.6	0.4	3.8	3.7	5.7
2004	29.1	0.09	3.3	1.9	0.5	4.5	1.7	2.4	0.4	3.8	4.0	5.5
2005	29.8	0.08	3.7	1.9	0.5	4.5	1.6	2.5	0.4	3.8	4.2	5.4
2006	30.3	0.08	3.9	1.9	0.5	4.7	1.6	2.7	0.4	3.8	4.2	5.4
2007	30.4	0.06	4.2	1.9	0.5	4.5	1.6	2.8	0.4	3.7	4.0	5.5
2008	30.3	0.06	3.8	1.9	0.5	4.7	1.6	2.9	0.4	3.7	4.0	5.6
2009	30.5	0.06	3.6	1.9	0.5	4.8	1.6	3.0	0.4	3.6	4.2	5.6
2010	31.0	0.06	3.6	1.9	0.5	4.9	1.6	3.0	0.4	3.5	4.4	5.8
2011	31.5	0.07	3.6	2.0	0.5	5.0	1.6	3.0	0.4	3.5	4.5	5.9
2012	32.2	0.07	3.8	2.0	0.5	5.0	1.6	3.1	0.4	3.5	4.7	6.0
2013	32.6	0.07	3.7	2.0	0.6	5.1	1.6	3.1	0.4	3.5	4.8	6.2
2014	33.2	0.08	3.8	2.0	0.6	5.2	1.6	3.2	0.4	3.6	4.9	6.3
2015	33.6	0.08	3.6	2.0	0.6	5.2	1.6	3.3	0.4	3.7	5.0	6.4
2016	34.3	0.08	3.7	2.0	0.6	5.3	1.7	3.4	0.4	3.8	5.1	6.5
2017	35.1	0.08	3.7	2.0	0.6	5.4	1.7	3.5	0.4	4.0	5.3	6.6
2018	35.9	0.09	3.8	2.0	0.6	5.4	1.7	3.6	0.4	4.2	5.4	6.8
2019	36.7	0.09	3.8	2.0	0.6	5.5	1.7	3.7	0.4	4.4	5.5	6.9
2020	37.3	0.09	3.8	1.9	0.6	5.5	1.7	3.7	0.4	4.6	5.6	7.1
2021	38.0	0.10	3.8	1.9	0.7	5.6	1.7	3.8	0.4	4.9	5.6	7.2
2022	38.6	0.10	3.7	1.9	0.7	5.7	1.8	3.9	0.5	5.1	5.7	7.3
2023	39.3	0.10	3.7	1.9	0.7	5.7	1.8	4.0	0.5	5.3	5.7	7.4
2024	40.0	0.10	3.8	1.9	0.7	5.8	1.8	4.1	0.5	5.6	5.8	7.6
2025	40.7	0.11	3.8	1.9	0.7	5.8	1.8	4.2	0.5	5.8	5.8	7.7
2026	41.4	0.11	3.9	1.9	0.7	5.9	1.9	4.3	0.5	6.0	5.8	7.8
2027	42.1	0.11	3.9	1.9	0.7	5.9	1.9	4.3	0.5	6.2	5.9	7.9
2028	42.6	0.11	3.9	1.9	0.7	6.0	1.9	4.4	0.5	6.4	5.9	8.0
2029	43.2	0.12	3.9	1.9	0.7	6.0	1.9	4.5	0.5	6.6	6.0	8.1
2030	43.7	0.12	3.8	1.9	0.7	6.1	1.9	4.6	0.5	6.8	6.0	8.2





ORANGE COUNTY ECONOMIC FORECAST

The population of Orange County is nearly 3.1 million people. In any given year it is the third or second largest county in California, depending on population trends in neighboring San Diego County, which also has a population of 3 million. There are more than 1.5 million wage and salary jobs located in the county. Employment growth in services such as healthcare, leisure, and professional services remains strong. Employment in construction has also jumped sharply in the past four years. Employment in manufacturing has been flat since 2003, after heavy job losses in the early part of the decade.

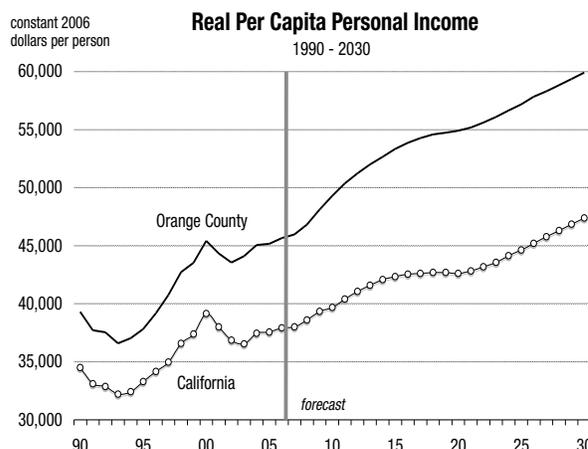
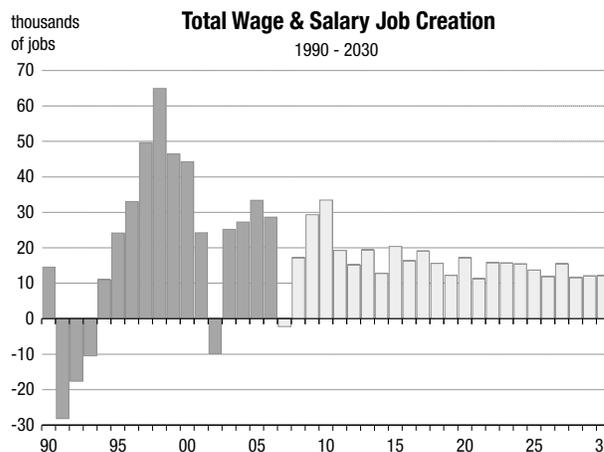
Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Last year 29,000 jobs were created in Orange County, representing a growth rate of 1.9 percent. The unemployment rate fell to 3.4 percent in 2006, indicative of a tight labor market.

The net population gain from January 2006 to January 2007 in Orange County was 26,000 people, 30 percent of which was located in Irvine, the fastest growing city in the county.

The current nationwide downturn in residential real estate will have a large impact on Orange County. Recent growth in the county has been driven in part by the expansion of mortgage loan companies headquartered in Orange County. In the past year, a number of these companies have significantly downsized or declared bankruptcy as loan volumes declined and loan defaults rose. Heavy job losses in the financial sector are expected in 2007 and 2008, but are not expected to derail the county economy, especially past 2008. However, commercial markets will experience higher vacancy rates and less new construction due to the downsizings in the office-using financial sector.

FORECAST HIGHLIGHTS

- Job growth falls sharply in 2007, averaging -0.1 percent. Job growth rebounds in 2008 to 1.1 percent. Over the next five years, the average annual growth rate is 1.2 percent per year.
- Average salaries adjusted for inflation are currently well above the California state average, and will remain so over the forecast horizon. Real average salaries rise an average of 1.2 percent per year over the next 5 years.
- The services sector remains the growth engine of jobs in Orange County. Employment in health care and education, professional services, information services and leisure services is expected to grow more than 10 percent between 2007 and 2011. Employment in financial services declines by nearly 20,000 jobs by 2008.

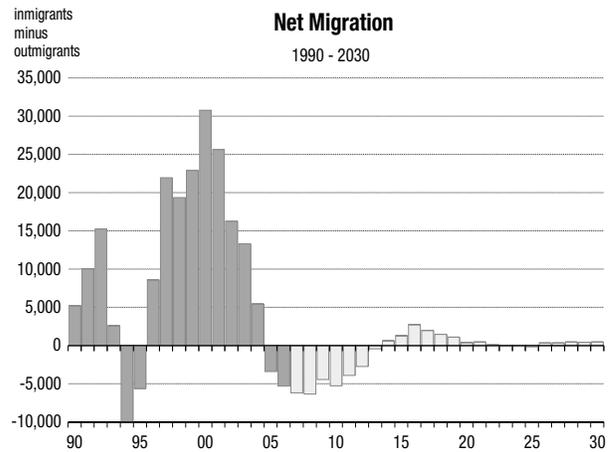
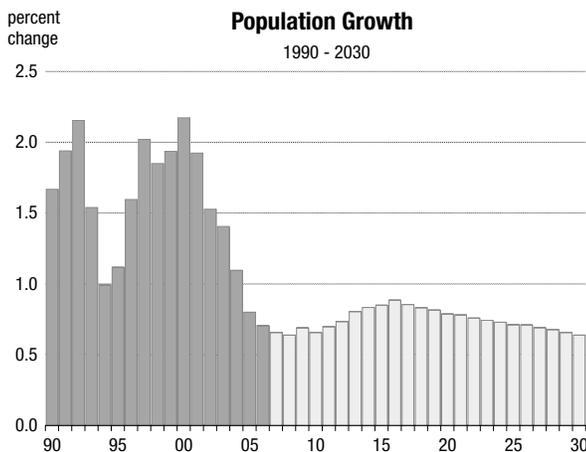


- Annual population growth in the 2007 to 2011 period averages 0.7 percent per year.
- Net migration has fallen significantly since 2000 and turned negative in 2005 and 2006. On average between 2007 and 2011, the forecast has approximately 5,200 net migrants leaving the county per year.
- Real per capita incomes increase at a rate of 0.7 percent in 2007. An annual compound rate of growth of 2.0 percent is forecast over the next 5 years.
- Total taxable sales are expected to increase by an average of 6.9 percent over the next five years.
- Industrial production will increase by 4.0 percent in 2007. From 2007 to 2011, the industrial production will average gains of 3.8 percent per year.

Orange County Economic Forecast

1997-2006 History, 2007-2030 Forecast

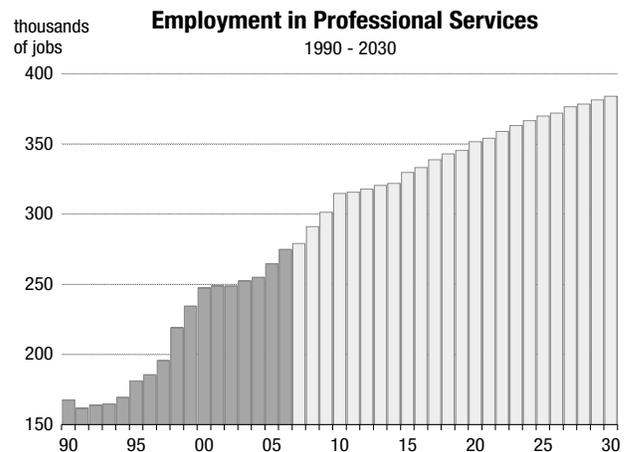
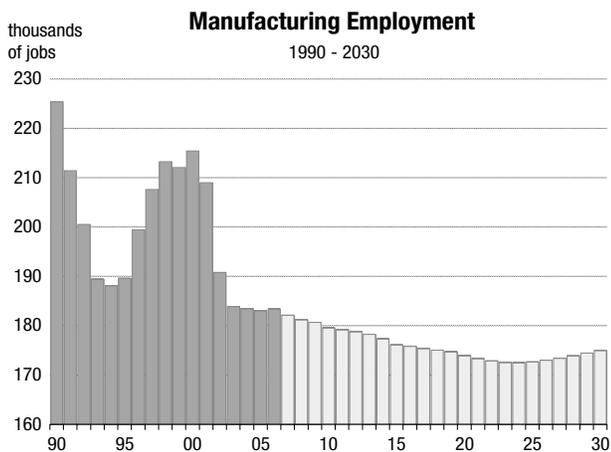
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemployment Rate (percent)
1997	2,699,584	21,969	1.98	883.2	12,251	\$34.9	\$83.6	\$40,752	1.7	363.0	21.9	3.3
1998	2,749,564	19,353	2.12	892.5	10,101	\$37.1	\$90.6	\$42,724	1.4	378.5	23.1	2.9
1999	2,802,818	22,924	2.16	900.6	12,348	\$40.4	\$96.3	\$43,532	2.3	432.9	24.6	2.7
2000	2,863,706	30,792	2.25	935.3	12,367	\$44.5	\$106.0	\$45,408	3.3	449.5	27.2	3.5
2001	2,918,791	25,647	2.31	941.9	8,646	\$44.6	\$109.0	\$44,325	3.4	378.7	22.9	4.0
2002	2,963,394	16,278	2.37	951.4	12,020	\$44.9	\$111.8	\$43,548	2.8	397.6	21.8	5.0
2003	3,005,043	13,321	2.36	959.1	9,311	\$47.5	\$117.7	\$44,096	2.6	350.8	23.2	4.8
2004	3,037,949	5,443	2.52	966.9	9,322	\$51.7	\$125.7	\$45,058	3.3	319.8	24.1	4.3
2005	3,062,275	-3,373	2.50	976.5	7,206	\$55.1	\$132.6	\$45,155	4.5	325.7	24.4	3.8
2006	3,083,894	-5,293	2.55	982.7	8,371	\$57.9	\$140.7	\$45,638	4.3	306.6	24.7	3.4
2007	3,104,193	-6,179	2.57	988.8	8,418	\$63.2	\$147.8	\$45,969	3.6	316.5	25.7	4.0
2008	3,124,024	-6,333	2.60	996.5	12,741	\$67.5	\$155.3	\$46,824	2.5	328.2	26.8	3.9
2009	3,145,581	-4,426	2.65	1,008.1	11,714	\$71.6	\$164.7	\$48,102	2.5	317.4	27.8	3.6
2010	3,166,277	-5,260	2.70	1,018.8	11,989	\$76.2	\$175.2	\$49,296	3.1	305.0	28.8	3.4
2011	3,188,408	-3,887	2.75	1,029.8	11,128	\$80.8	\$185.3	\$50,355	2.9	299.2	29.7	3.7
2012	3,211,826	-2,721	2.78	1,039.9	7,460	\$85.3	\$195.1	\$51,223	2.7	292.6	30.7	3.9
2013	3,237,694	-395	2.81	1,046.8	7,684	\$90.0	\$205.3	\$51,986	2.8	293.8	31.7	3.9
2014	3,264,714	644	2.84	1,053.8	6,319	\$94.7	\$215.6	\$52,647	2.8	283.7	32.8	4.1
2015	3,292,446	1,299	2.88	1,059.6	5,004	\$99.7	\$227.0	\$53,327	3.1	284.2	33.8	4.0
2016	3,321,645	2,750	2.91	1,064.1	5,617	\$104.8	\$238.6	\$53,861	3.2	272.0	34.7	4.0
2017	3,350,080	1,981	2.94	1,069.3	4,861	\$110.1	\$250.2	\$54,270	3.2	287.9	35.7	4.0
2018	3,378,003	1,484	2.98	1,073.7	4,181	\$115.0	\$261.5	\$54,582	3.0	285.3	36.9	4.1
2019	3,405,545	1,096	3.00	1,077.5	3,518	\$119.9	\$272.4	\$54,735	3.0	270.9	38.1	4.1
2020	3,432,369	407	3.03	1,080.7	3,017	\$124.6	\$283.6	\$54,900	3.0	279.9	39.3	4.0
2021	3,459,180	463	3.06	1,083.5	3,309	\$129.1	\$295.7	\$55,170	3.0	279.8	40.2	4.1
2022	3,485,473	86	3.08	1,086.5	3,532	\$133.8	\$309.4	\$55,606	3.0	294.9	40.8	4.0
2023	3,511,385	-86	3.10	1,089.7	3,050	\$138.5	\$323.7	\$56,094	3.0	298.3	41.5	4.0
2024	3,537,021	-94	3.13	1,092.5	3,300	\$143.2	\$338.6	\$56,648	2.8	283.6	42.4	4.0
2025	3,562,233	-172	3.15	1,095.5	3,450	\$148.1	\$354.1	\$57,180	2.9	261.8	43.2	4.1
2026	3,587,544	337	3.16	1,098.7	3,544	\$153.2	\$371.2	\$57,827	2.9	266.1	44.0	4.1
2027	3,612,399	339	3.18	1,101.9	3,090	\$158.7	\$388.1	\$58,305	3.0	258.2	44.6	4.0
2028	3,636,897	487	3.20	1,104.8	3,088	\$164.7	\$406.8	\$58,837	3.2	265.5	45.4	4.1
2029	3,660,821	441	3.22	1,107.6	2,705	\$171.0	\$426.3	\$59,370	3.2	275.8	46.3	4.1
2030	3,684,203	461	3.23	1,110.0	2,967	\$177.3	\$446.3	\$59,914	3.1	291.4	47.2	4.1

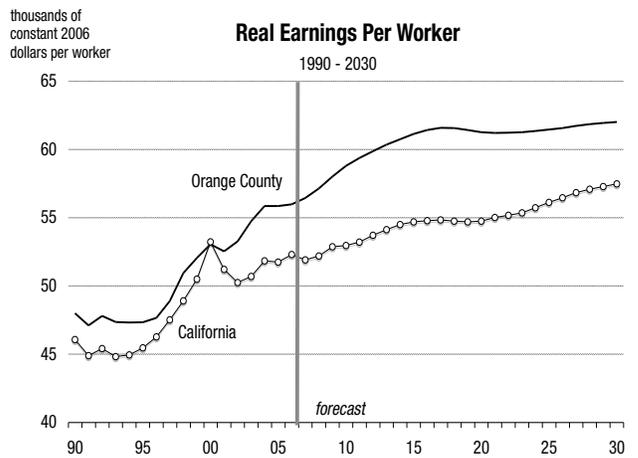
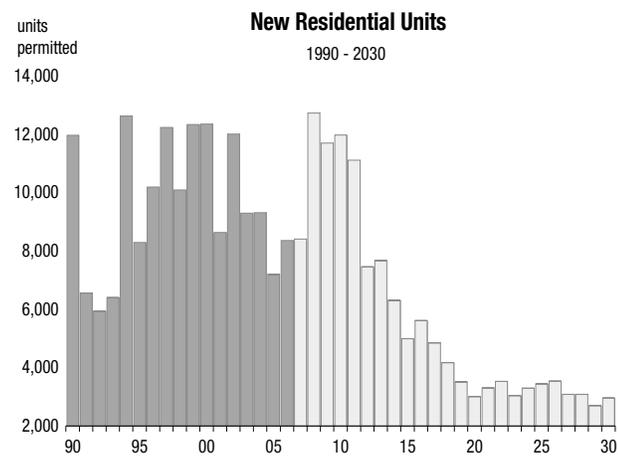
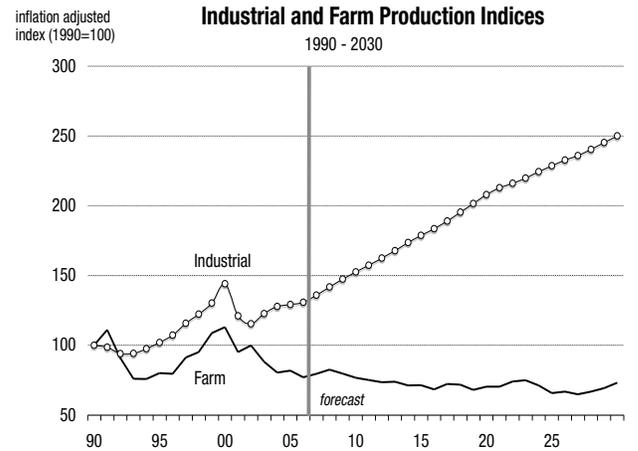
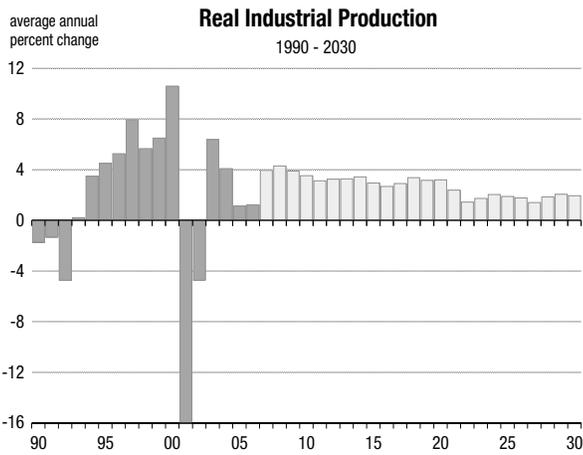
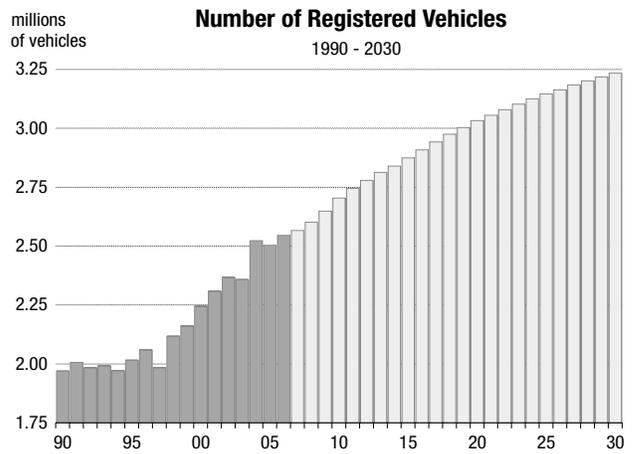
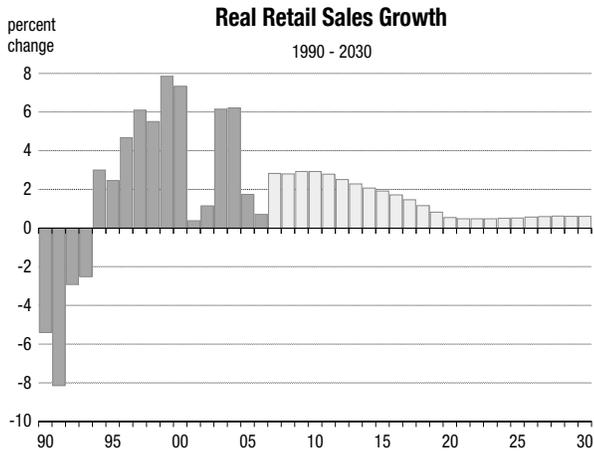


Orange County Employment Forecast

1997-2006 History, 2007-2030 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	1,240.7	6.93	58.9	207.6	29.6	207.8	91.6	195.6	32.3	105.7	131.2	132.7
1998	1,305.7	6.58	64.9	213.3	28.6	217.2	99.5	219.1	34.4	107.1	136.0	136.4
1999	1,352.2	6.99	71.8	212.1	29.0	223.8	101.2	234.4	36.3	109.6	142.6	141.1
2000	1,396.5	7.63	76.6	215.5	30.3	227.8	100.9	247.5	41.2	112.1	145.9	146.6
2001	1,420.8	7.09	80.8	209.0	30.5	231.9	106.1	249.0	40.3	114.8	154.6	150.9
2002	1,411.0	7.26	79.2	190.8	28.7	233.8	110.2	248.8	36.8	118.4	155.4	155.1
2003	1,436.2	7.16	83.7	183.9	29.0	236.0	122.2	252.6	35.2	126.3	158.6	154.2
2004	1,463.4	6.69	92.2	183.5	29.2	235.7	132.3	254.9	33.8	131.0	162.9	153.4
2005	1,496.8	5.49	99.7	183.1	28.7	241.2	138.5	264.7	32.8	133.4	165.0	155.3
2006	1,525.5	5.44	107.0	183.4	28.4	242.3	139.0	274.8	31.7	138.9	169.5	156.5
2007	1,523.4	5.39	105.2	182.1	28.6	245.1	123.8	279.2	32.3	141.8	173.2	157.7
2008	1,540.6	5.38	102.0	181.2	28.8	248.6	119.6	291.1	32.7	145.6	177.3	158.9
2009	1,570.0	5.34	104.9	180.7	29.0	252.4	120.1	301.5	33.2	149.6	183.1	160.1
2010	1,603.5	5.29	107.6	179.6	29.2	256.7	123.1	314.8	35.1	154.5	186.4	160.8
2011	1,622.8	5.23	111.3	179.2	29.4	261.1	125.9	315.7	36.9	157.0	188.8	161.5
2012	1,638.1	5.17	109.6	178.8	29.5	265.1	128.8	317.9	38.4	160.4	191.0	161.9
2013	1,657.5	5.13	112.8	178.3	29.6	269.0	131.9	320.7	39.7	163.7	192.7	162.1
2014	1,670.3	5.07	113.9	177.4	29.7	272.6	134.4	321.9	40.7	166.4	193.4	162.4
2015	1,690.8	5.03	115.4	176.2	29.7	276.0	136.1	329.9	41.7	170.6	194.5	162.6
2016	1,707.1	4.97	116.3	175.9	29.7	279.3	137.0	333.3	42.7	174.7	196.6	162.9
2017	1,726.2	4.96	119.0	175.4	29.7	282.5	137.9	338.8	43.8	178.2	198.3	163.2
2018	1,741.8	4.95	119.7	175.1	29.7	285.3	138.4	343.1	44.9	181.9	200.0	163.7
2019	1,754.1	4.91	120.2	174.8	29.7	287.8	138.8	345.4	45.8	185.5	201.0	164.4
2020	1,771.3	4.90	122.8	174.0	29.7	290.1	139.1	351.7	46.6	189.5	201.2	165.4
2021	1,782.6	4.89	122.7	173.4	29.6	292.3	139.7	354.2	47.3	192.7	202.4	166.3
2022	1,798.5	4.92	124.2	172.9	29.6	294.4	140.3	359.2	48.1	195.8	204.1	167.3
2023	1,814.2	4.95	125.4	172.6	29.6	296.2	141.8	363.4	48.9	198.9	205.7	168.2
2024	1,829.7	4.94	126.9	172.5	29.6	298.0	143.5	366.8	49.6	201.5	207.7	169.1
2025	1,843.4	4.87	127.1	172.7	29.6	299.7	144.6	370.1	50.3	204.5	209.5	170.2
2026	1,855.4	4.84	127.5	173.0	29.6	301.5	144.8	372.1	51.0	207.2	211.8	171.2
2027	1,870.9	4.79	129.2	173.4	29.6	303.2	145.1	376.7	51.8	209.4	214.0	172.3
2028	1,882.6	4.77	129.8	173.9	29.5	305.1	144.8	378.6	52.6	211.6	216.2	173.4
2029	1,894.7	4.78	129.7	174.5	29.5	306.9	144.6	381.5	53.4	213.7	218.6	174.4
2030	1,906.9	4.83	130.0	175.0	29.5	308.8	144.7	384.1	54.1	215.7	221.0	175.5





PLACER COUNTY ECONOMIC FORECAST

Rising from 100 feet above sea level on its western border to over 9,000 feet in the eastern Sierra Mountain range, Placer County is located in the northern Sacramento Valley with an eastern border that touches the Nevada state line. Placer County has a population of 322,400 people and over 141,000 wage and salary jobs. The per capita income in Placer County is \$40,853, and the average salary per worker is \$46,444.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a robust pace of 2.2 percent. In 2006, nearly 2,900 total wage and salary jobs were created in Placer County, representing a growth rate of 2.1 percent. The unemployment rate increased slightly to 4.2 percent in 2006.

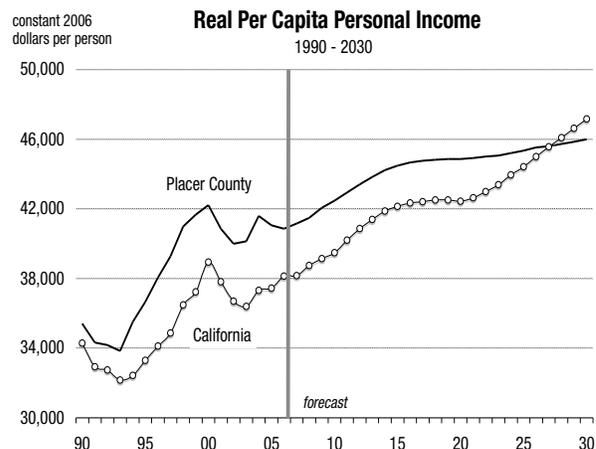
In 2006, the professional services, leisure services, government, wholesale and retail trade, and healthcare and education sectors each created approximately 450 to 750 jobs. The manufacturing sector added nearly 100 jobs. Since 2002, the manufacturing sector in Placer County has upsized by 1,400 jobs, but is still below the peak in 2000.

The population increased 2.2 percent in Placer County from January 2006 to January 2007, making it the 9th fastest growing county in California. The fastest growing city in the county is Lincoln, which through annexation and development has grown 60 percent in the last three years.

Employment and population growth in Placer County is expected to moderate over the next few years, but over the long term will return to higher levels. Inland counties, like Placer County, will dominate growth in the state due to the relative affordability and higher production of homes.

FORECAST HIGHLIGHTS

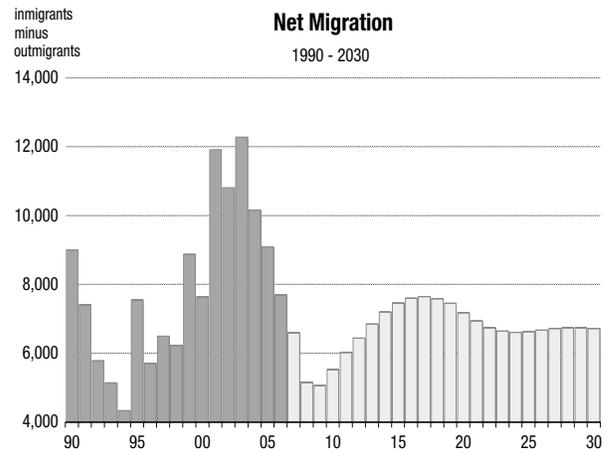
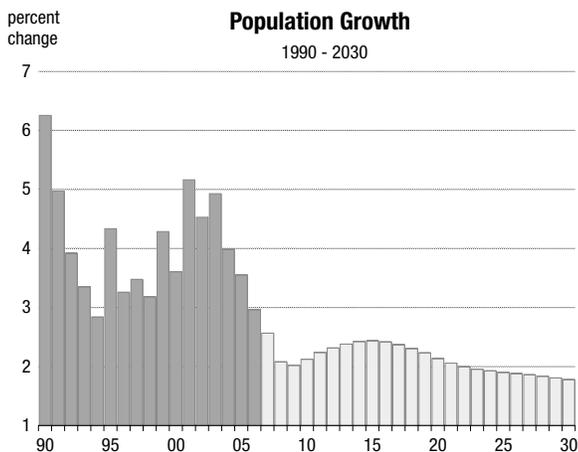
- Job growth is forecast to decline in 2007 to 1.7 percent. Job growth is expected to rebound and over the five period from 2007 to 2011 will average 2.1 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, but are rising at a faster rate than the state average. Average salaries adjusted for inflation are forecast to rise an average of 1.5 percent per year over the next 5 years.
- The momentum for employment growth is in government, wholesale and retail trade, leisure services and professional services. These sectors account for 83 percent of net job creation over the next five years. Employment in construction is forecast to decline as housing production moderates.
- The population will continue to grow at a rapid rate in the county. Annual growth in the 2007 to 2011 period averages 2.2 percent per year.
- Net migration will decline to approximately 6,600 people in 2007. Over the next five years net migration is expected to average 5,700 net migrants entering the county per year.
- Real per capita incomes increase at a rate of 0.7 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.0 percent per year.
- Total taxable sales are expected to increase by an average of 8.3 percent over the next five years.
- Industrial production is forecast to increase 4.3 percent in 2007. Over the next five years industrial production will rise 5.3 percent per year, due to growth in the durable manufacturing and transportation sectors.



Placer County Economic Forecast

1997-2006 History, 2007-2030 Forecast

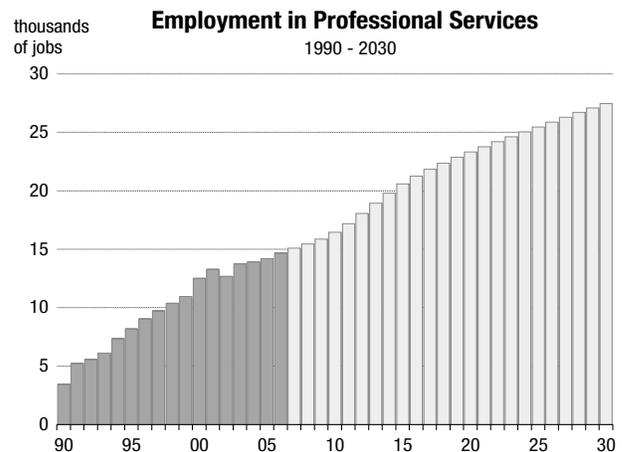
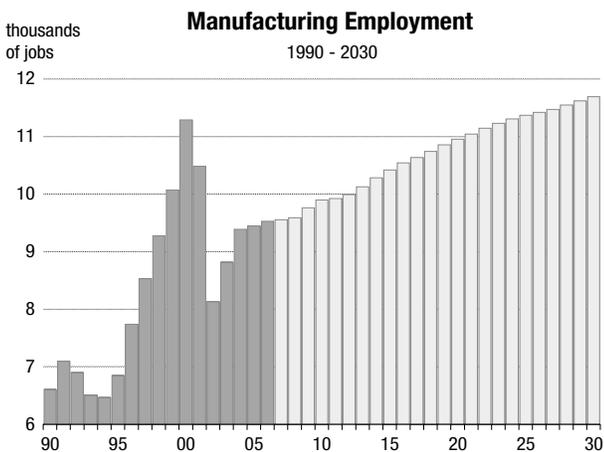
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	226,100	6,498	214.7	79.6	3,837	\$3.1	\$6.8	\$39,278	3.4	64.9	1.02	4.7
1998	233,300	6,230	233.8	82.1	5,206	\$3.4	\$7.6	\$40,979	3.2	61.5	1.12	4.1
1999	243,300	8,877	246.0	85.9	4,896	\$4.0	\$8.3	\$41,669	4.2	70.9	1.32	3.2
2000	252,076	7,638	266.5	93.4	6,379	\$4.7	\$9.2	\$42,222	4.5	68.9	1.63	3.6
2001	265,100	11,918	287.8	97.2	5,974	\$5.2	\$9.8	\$40,854	5.4	68.0	1.35	3.9
2002	277,108	10,814	301.9	102.8	7,188	\$5.5	\$10.2	\$39,998	1.6	72.3	1.14	4.8
2003	290,777	12,285	308.8	108.7	5,254	\$6.0	\$10.9	\$40,137	1.8	70.8	1.31	4.8
2004	302,377	10,160	346.2	114.8	4,894	\$6.6	\$11.9	\$41,595	1.2	63.7	1.44	4.6
2005	313,133	9,095	357.5	120.0	5,294	\$7.2	\$12.4	\$41,054	2.0	64.4	1.46	4.0
2006	322,428	7,701	368.1	125.1	3,207	\$7.8	\$13.2	\$40,853	3.3	63.9	1.50	4.2
2007	330,710	6,597	378.7	127.2	2,530	\$8.7	\$14.0	\$41,153	2.9	67.2	1.57	4.2
2008	337,593	5,152	388.5	129.5	2,681	\$9.5	\$14.8	\$41,478	2.4	70.6	1.64	4.3
2009	344,417	5,060	398.1	132.0	3,137	\$10.2	\$15.6	\$42,061	2.0	71.4	1.74	4.2
2010	351,741	5,527	407.6	134.9	3,302	\$10.9	\$16.5	\$42,468	2.5	71.4	1.85	4.2
2011	359,619	6,026	417.2	137.9	3,546	\$11.7	\$17.4	\$42,931	2.4	72.2	1.95	4.4
2012	367,944	6,439	427.1	141.2	3,749	\$12.4	\$18.4	\$43,409	2.2	72.2	2.06	4.5
2013	376,710	6,849	437.3	144.6	3,940	\$13.1	\$19.5	\$43,833	2.3	71.6	2.18	4.4
2014	385,853	7,200	447.6	148.3	4,135	\$13.9	\$20.6	\$44,225	2.3	71.2	2.32	4.2
2015	395,263	7,462	458.0	152.1	4,184	\$14.7	\$21.8	\$44,487	2.6	70.6	2.45	4.1
2016	404,817	7,601	468.3	155.9	4,184	\$15.6	\$23.0	\$44,668	2.7	69.9	2.56	4.0
2017	414,428	7,651	478.5	159.8	4,260	\$16.5	\$24.2	\$44,758	2.7	70.6	2.68	3.9
2018	423,998	7,587	488.4	163.7	4,078	\$17.4	\$25.5	\$44,824	2.5	70.3	2.81	3.9
2019	433,470	7,455	498.0	167.5	3,985	\$18.3	\$26.7	\$44,860	2.5	69.8	2.95	3.9
2020	442,732	7,180	507.1	171.1	3,819	\$19.3	\$27.9	\$44,858	2.5	69.4	3.10	3.9
2021	451,862	6,942	515.7	174.6	3,738	\$20.2	\$29.3	\$44,925	2.4	70.1	3.22	3.9
2022	460,885	6,745	524.0	178.1	3,669	\$21.2	\$30.7	\$44,997	2.5	69.5	3.31	3.8
2023	469,904	6,645	532.0	181.5	3,648	\$22.2	\$32.1	\$45,062	2.5	69.8	3.41	3.8
2024	478,962	6,609	539.7	184.8	3,682	\$23.2	\$33.5	\$45,207	2.3	68.6	3.52	3.8
2025	488,076	6,627	547.4	188.2	3,708	\$24.3	\$35.1	\$45,347	2.4	67.6	3.62	3.8
2026	497,263	6,672	554.9	191.6	3,736	\$25.4	\$36.8	\$45,523	2.4	66.9	3.70	3.8
2027	506,524	6,721	562.4	195.1	3,755	\$26.6	\$38.4	\$45,604	2.5	66.2	3.77	3.8
2028	515,834	6,744	569.9	198.5	3,741	\$27.8	\$40.3	\$45,723	2.7	66.3	3.86	3.8
2029	525,167	6,741	577.3	202.0	3,729	\$29.1	\$42.2	\$45,849	2.7	65.2	3.95	3.8
2030	534,509	6,725	584.6	205.4	3,731	\$30.4	\$44.2	\$45,990	2.6	64.3	4.05	3.8

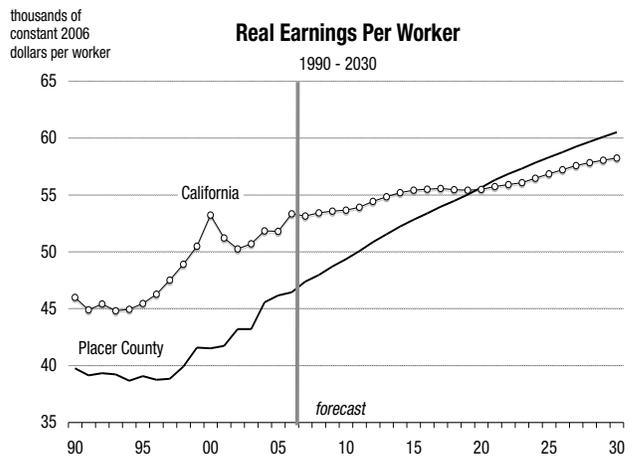
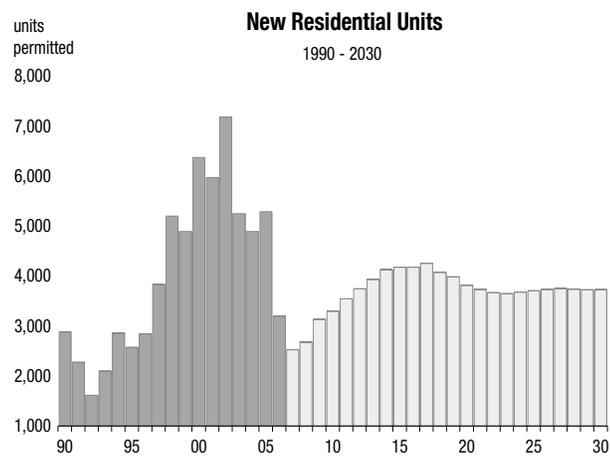
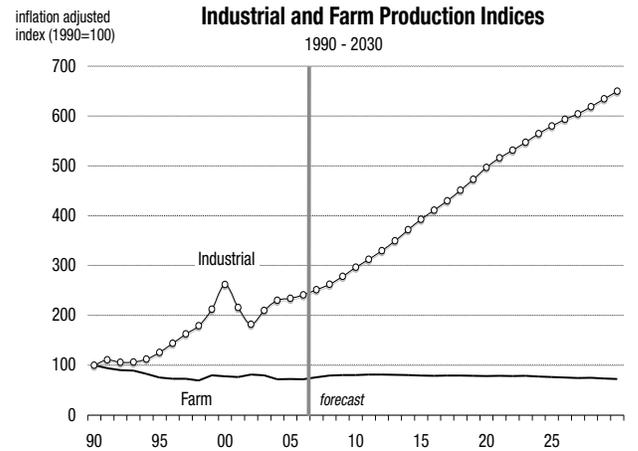
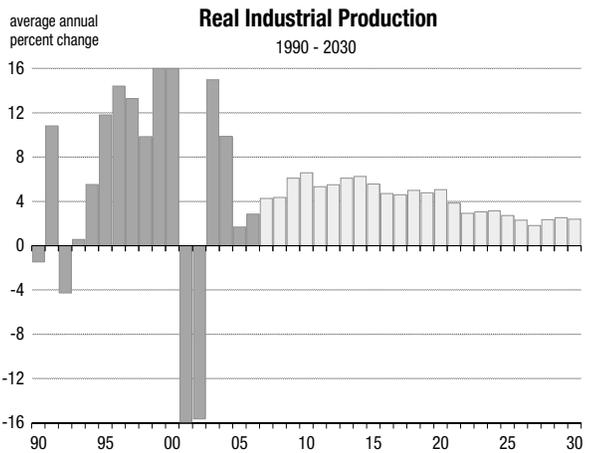
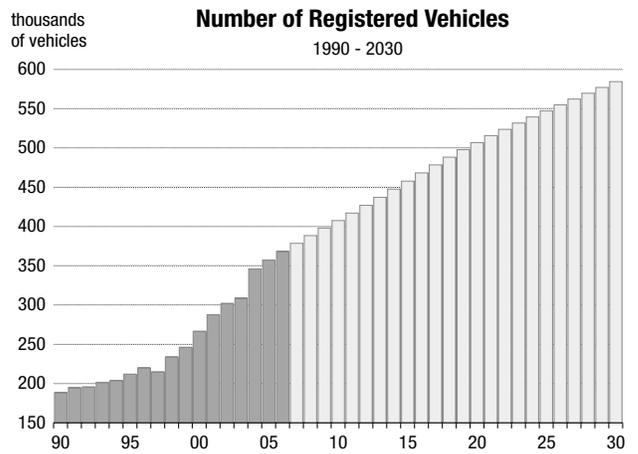
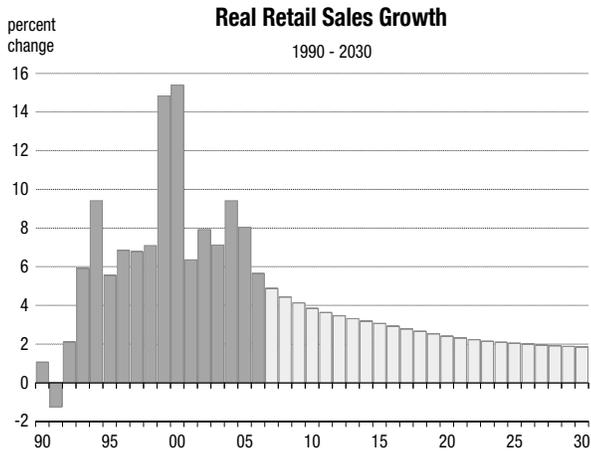


Placer County Employment Forecast

1997-2006 History, 2007-2030 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	88.7	0.36	6.6	8.5	2.0	15.3	5.0	9.7	1.8	8.9	12.6	14.4
1998	95.1	0.36	8.4	9.3	2.0	15.9	5.5	10.4	2.1	8.8	12.6	15.7
1999	101.6	0.34	10.0	10.1	2.3	16.3	5.9	11.0	2.2	9.1	13.2	16.8
2000	111.5	0.38	11.9	11.3	2.7	17.9	6.7	12.5	2.5	9.5	13.7	17.7
2001	119.5	0.38	14.1	10.5	3.1	19.9	7.3	13.3	2.6	10.8	14.5	18.2
2002	120.7	0.39	14.7	8.1	2.7	20.8	8.2	12.7	2.5	11.8	15.4	19.5
2003	129.9	0.53	16.6	8.8	2.6	22.0	9.2	13.8	2.8	12.5	16.4	20.9
2004	134.7	0.57	16.8	9.4	2.8	22.7	10.0	13.9	2.9	13.1	17.2	21.4
2005	138.6	0.52	16.7	9.5	2.8	23.7	11.0	14.2	2.7	13.5	17.6	22.2
2006	141.4	0.53	16.1	9.5	2.8	24.3	11.3	14.7	2.7	14.1	18.4	22.6
2007	143.9	0.55	14.9	9.6	2.8	25.4	11.6	15.1	2.7	14.5	19.2	23.2
2008	146.4	0.54	14.3	9.6	2.8	26.2	11.8	15.5	2.7	14.9	20.0	23.8
2009	149.8	0.54	14.1	9.8	2.9	27.0	12.1	15.9	2.8	15.2	20.7	24.3
2010	153.2	0.53	14.0	9.9	3.1	27.8	12.4	16.5	2.8	15.6	21.3	24.9
2011	157.0	0.53	14.1	9.9	3.4	28.5	12.6	17.2	2.9	15.9	21.9	25.4
2012	161.0	0.53	14.5	10.0	3.6	29.2	12.9	18.1	3.0	16.3	22.6	25.9
2013	165.0	0.53	14.8	10.1	3.8	29.8	13.2	19.0	3.1	16.6	23.1	26.3
2014	169.1	0.53	15.2	10.3	4.1	30.4	13.5	19.8	3.2	16.9	23.7	26.7
2015	173.0	0.53	15.5	10.4	4.3	31.0	13.7	20.6	3.3	17.3	24.3	27.1
2016	176.7	0.54	15.8	10.5	4.4	31.6	14.0	21.3	3.3	17.7	25.0	27.5
2017	180.2	0.54	15.9	10.6	4.6	32.1	14.3	21.9	3.4	18.1	25.6	27.9
2018	183.4	0.54	15.9	10.7	4.8	32.7	14.6	22.4	3.5	18.5	26.2	28.2
2019	186.4	0.54	15.7	10.9	5.0	33.2	14.8	22.9	3.6	19.0	26.8	28.6
2020	189.1	0.54	15.3	11.0	5.2	33.7	15.1	23.3	3.6	19.5	27.3	29.0
2021	191.6	0.54	14.9	11.0	5.3	34.3	15.3	23.8	3.7	20.0	27.8	29.4
2022	194.1	0.54	14.5	11.1	5.5	34.8	15.5	24.2	3.8	20.5	28.2	29.8
2023	196.6	0.54	14.2	11.2	5.7	35.2	15.7	24.6	3.8	20.9	28.5	30.2
2024	199.1	0.55	14.1	11.3	5.9	35.7	16.0	25.1	3.9	21.4	28.8	30.6
2025	201.8	0.56	14.1	11.4	6.0	36.2	16.3	25.5	4.0	21.9	29.1	31.0
2026	204.4	0.56	14.1	11.4	6.2	36.6	16.5	25.9	4.0	22.4	29.4	31.4
2027	207.1	0.57	14.2	11.5	6.3	37.1	16.8	26.3	4.1	22.9	29.6	31.7
2028	209.8	0.57	14.3	11.5	6.4	37.6	17.1	26.7	4.1	23.4	29.9	32.1
2029	212.5	0.58	14.4	11.6	6.5	38.0	17.4	27.1	4.2	23.9	30.2	32.4
2030	215.2	0.58	14.5	11.7	6.6	38.5	17.7	27.5	4.2	24.4	30.5	32.8





PLUMAS COUNTY ECONOMIC FORECAST

Plumas County borders Lassen County to the north, Sierra County to the south, and Butte County to the west. The county's name is derived from the original Spanish name for the Feather River (Rio de las Plumas). Plumas County has a population of 21,093 people and 7,417 wage and salary jobs. The per capita income in Plumas County is \$34,353, and the average salary per worker is \$40,170. In 2007 the median household income in Plumas County is estimated at \$56,600.

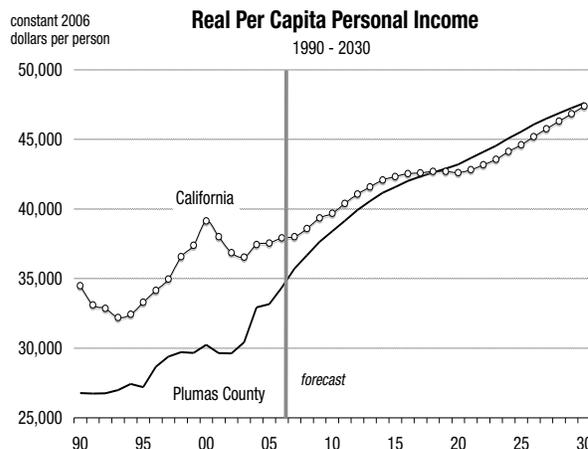
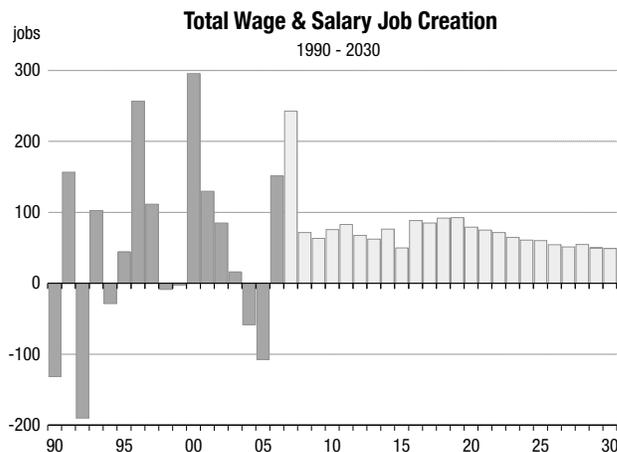
In 2006, 152 total wage and salary jobs were created in Plumas County, representing an increase in employment of 2.1 percent. Non-farm employment gained 157 jobs. This represents an increase of 2.2 percent. The unemployment rate declined to 8.0 percent in 2006.

The largest sectors in the county are retail trade, leisure services, manufacturing, and government. The principal sectors producing jobs in Plumas County are construction, healthcare and education, government, and professional services. The construction sector added 100 workers in 2006, while the other three sectors added between 40 and 60 workers each. The largest declines in employment occurred in the retail trade and manufacturing sectors, which both lost approximately 35 workers.

During calendar 2006, the population in Plumas declined marginally. The only incorporated city in the county is Portola. The population in Portola declined 0.8 percent from January 2006 to January 2007. Net migration in the county was negative last year, with an estimated total of 32 net migrants leaving the county.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to jump to 3.3 percent in 2007. From 2007 to 2011, total employment growth averages 1.4 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 1.3 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, leisure services, and government. These sectors account for 90 percent of all jobs created in the county over the next five years. Employment in the construction industry is expected to decline a total of seven percent over the next five years as housing production wanes.
- Real per capita income is forecast to rise 3.9 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 2.6 percent per year.

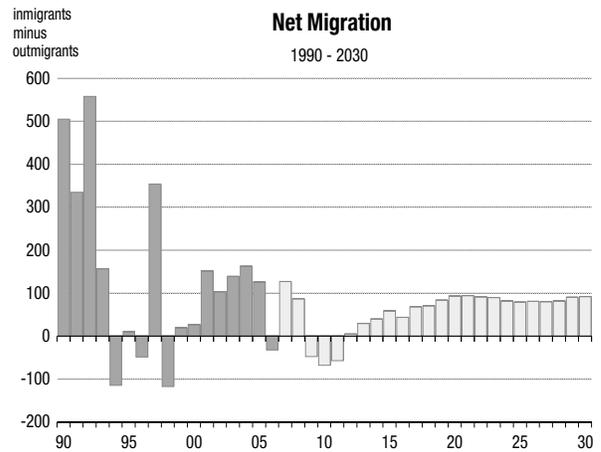
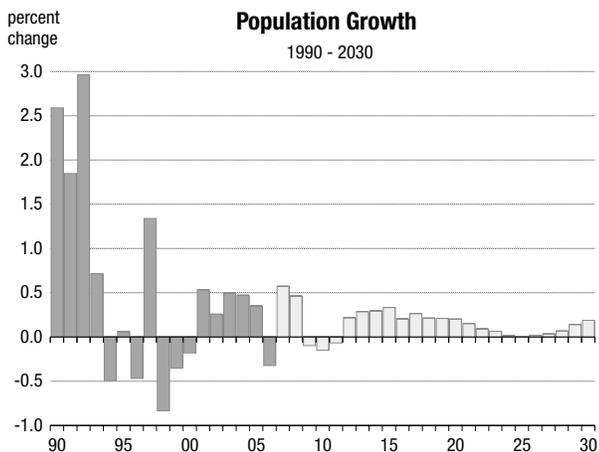


- The population in the county is forecast to grow at a scant average annual rate of 0.1 percent from 2007 to 2011.
- Net migration will increase to an estimated 130 people in 2007. Over the next five years net migration is expected to average just 10 net migrants entering the county per year. In the near term, the natural increase is responsible for most of the population growth. Over the long term, net migration drives population growth, as the natural increase becomes negative.
- Total taxable sales, adjusted for inflation, are forecast to rise 6.3 percent in 2007. Over the next five years real taxable sales growth is forecast to average 4.6 percent per year.
- Industrial production is forecast to increase 2.9 percent in 2007. Over the next five years the growth rate of industrial production will average 4.3 percent per year. Total crop production, adjusted for inflation, is expected to increase an average of 0.6 percent per year between 2007 and 2011.

Plumas County Economic Forecast

1997-2006 History, 2007-2030 Forecast

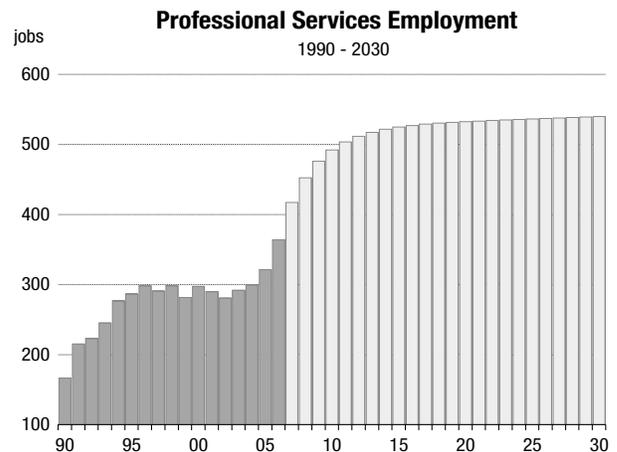
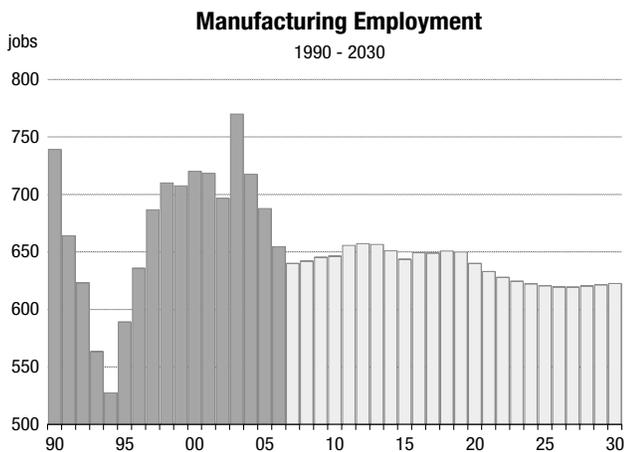
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	21,004	354	27.5	9.2	120	\$157.3	\$0.47	\$29,398	3.4	20.2	113.9	10.8
1998	20,829	-117	28.7	9.3	123	\$155.6	\$0.49	\$29,714	3.2	19.5	101.6	10.4
1999	20,756	20	29.6	9.4	101	\$168.1	\$0.51	\$29,648	4.2	20.0	121.8	9.2
2000	20,719	27	30.4	9.0	188	\$187.4	\$0.54	\$30,248	4.5	20.5	137.7	7.2
2001	20,830	152	31.7	9.1	191	\$193.0	\$0.56	\$29,636	5.4	19.8	161.2	7.7
2002	20,884	104	32.6	9.2	260	\$194.7	\$0.57	\$29,622	1.6	15.9	135.9	8.6
2003	20,988	139	32.7	9.4	263	\$201.9	\$0.60	\$30,415	1.8	18.9	148.8	10.0
2004	21,087	163	34.9	9.6	270	\$223.1	\$0.66	\$32,925	1.2	21.9	133.9	9.9
2005	21,161	126	35.0	9.8	267	\$240.5	\$0.68	\$33,165	2.0	22.0	136.2	8.6
2006	21,093	-32	35.7	10.1	237	\$258.4	\$0.72	\$34,353	3.3	22.3	139.4	8.0
2007	21,214	127	36.7	10.2	152	\$282.7	\$0.78	\$35,706	2.9	22.6	143.4	7.9
2008	21,313	87	37.5	10.2	139	\$302.9	\$0.82	\$36,668	2.0	22.8	149.8	8.1
2009	21,292	-47	38.0	10.3	124	\$322.9	\$0.86	\$37,647	2.0	22.9	156.8	8.1
2010	21,260	-68	38.4	10.4	125	\$343.4	\$0.90	\$38,398	2.5	22.9	164.0	8.1
2011	21,246	-57	38.8	10.5	165	\$363.1	\$0.94	\$39,144	2.4	23.0	172.5	8.1
2012	21,293	5	39.0	10.6	189	\$382.7	\$0.98	\$39,920	2.2	23.0	180.2	8.3
2013	21,354	30	39.3	10.7	199	\$402.3	\$1.02	\$40,570	2.3	23.1	188.5	8.5
2014	21,418	40	39.5	10.8	205	\$421.7	\$1.06	\$41,161	2.3	23.0	195.9	8.6
2015	21,490	59	39.7	10.9	208	\$441.1	\$1.10	\$41,581	2.6	23.1	202.0	8.8
2016	21,534	44	40.0	11.0	208	\$460.9	\$1.15	\$42,014	2.7	22.9	210.0	8.8
2017	21,592	69	40.2	11.2	213	\$480.3	\$1.19	\$42,338	2.7	22.9	217.1	8.9
2018	21,638	71	40.4	11.3	219	\$498.6	\$1.23	\$42,614	2.5	23.0	225.1	8.9
2019	21,684	84	40.7	11.4	226	\$517.1	\$1.27	\$42,905	2.5	23.0	232.4	8.9
2020	21,729	94	40.9	11.6	231	\$535.7	\$1.32	\$43,208	2.5	23.1	241.3	8.9
2021	21,762	95	41.0	11.7	230	\$555.8	\$1.36	\$43,670	2.4	23.0	246.2	8.8
2022	21,782	92	41.2	11.8	229	\$577.3	\$1.41	\$44,111	2.5	23.0	248.3	8.8
2023	21,797	90	41.2	12.0	223	\$599.2	\$1.46	\$44,548	2.5	23.0	252.2	8.8
2024	21,800	82	41.3	12.1	219	\$621.7	\$1.52	\$45,078	2.3	22.9	256.9	8.8
2025	21,800	79	41.4	12.2	218	\$645.3	\$1.57	\$45,563	2.4	22.8	261.4	8.8
2026	21,804	81	41.5	12.4	217	\$670.1	\$1.62	\$46,062	2.4	22.8	264.6	8.7
2027	21,812	80	41.6	12.5	218	\$695.7	\$1.68	\$46,501	2.5	22.7	267.3	8.7
2028	21,827	82	41.8	12.6	221	\$722.8	\$1.74	\$46,889	2.7	22.6	272.0	8.7
2029	21,858	91	42.0	12.8	224	\$750.2	\$1.80	\$47,253	2.7	22.6	277.4	8.7
2030	21,900	92	42.3	12.9	220	\$777.8	\$1.87	\$47,614	2.6	22.6	282.6	8.7

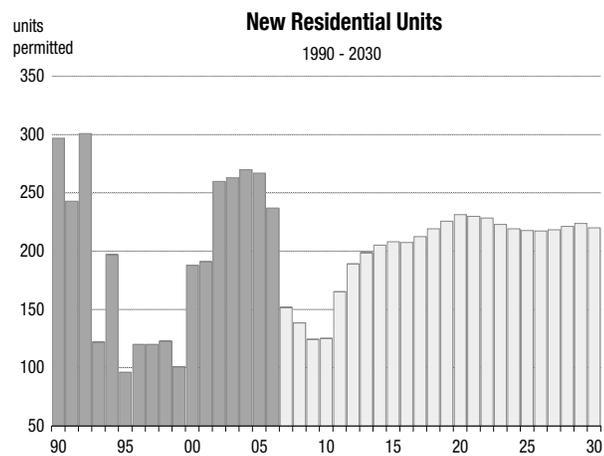
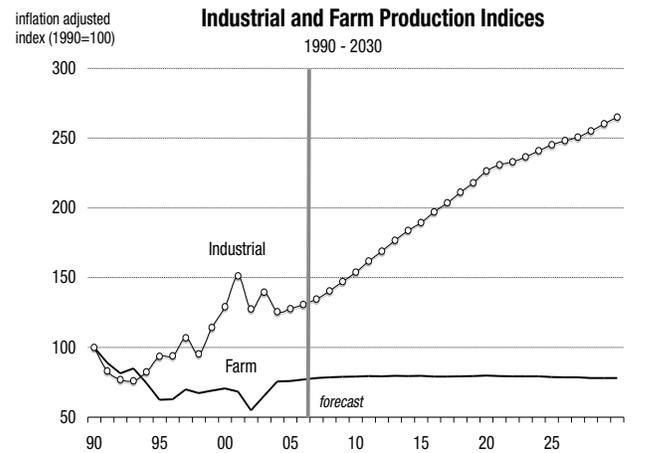
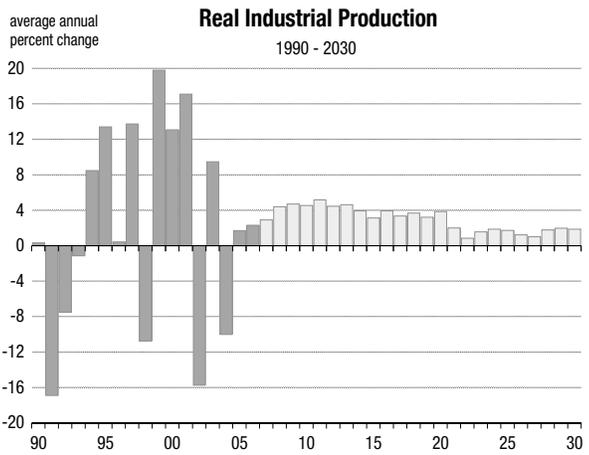
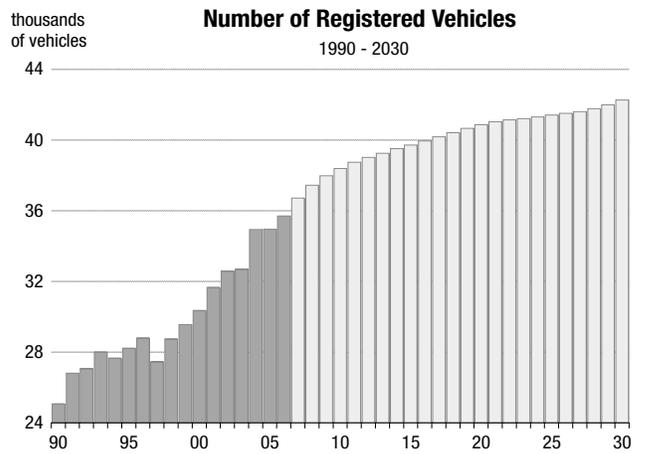
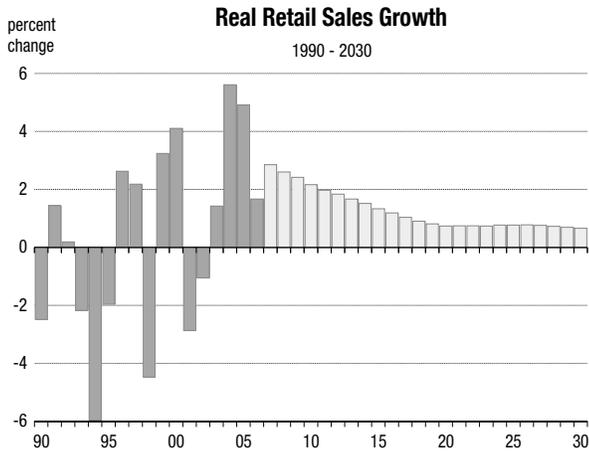


Plumas County Employment Forecast

1997-2006 History, 2007-2030 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	6.9	0.06	0.26	0.69	0.09	1.12	0.26	0.29	0.10	0.64	0.87	2.28
1998	6.9	0.08	0.28	0.71	0.10	1.05	0.26	0.30	0.10	0.67	0.86	2.26
1999	6.9	0.10	0.32	0.71	0.10	1.00	0.26	0.28	0.11	0.50	0.91	2.34
2000	7.2	0.15	0.37	0.72	0.08	1.02	0.25	0.30	0.11	0.48	0.99	2.48
2001	7.3	0.18	0.41	0.72	0.35	0.90	0.22	0.29	0.12	0.43	0.94	2.49
2002	7.4	0.11	0.52	0.70	0.35	0.88	0.28	0.28	0.11	0.48	0.98	2.53
2003	7.4	0.08	0.56	0.77	0.34	0.83	0.29	0.29	0.11	0.46	0.96	2.51
2004	7.4	0.09	0.59	0.72	0.32	0.88	0.27	0.30	0.10	0.48	0.97	2.44
2005	7.3	0.09	0.60	0.69	0.34	0.84	0.26	0.32	0.10	0.46	0.87	2.49
2006	7.4	0.08	0.71	0.65	0.36	0.79	0.25	0.36	0.10	0.51	0.89	2.54
2007	7.7	0.08	0.69	0.64	0.36	0.80	0.25	0.42	0.10	0.54	0.98	2.62
2008	7.7	0.09	0.67	0.64	0.36	0.80	0.26	0.45	0.10	0.55	0.98	2.64
2009	7.8	0.09	0.66	0.65	0.36	0.80	0.26	0.48	0.10	0.55	0.99	2.68
2010	7.9	0.09	0.66	0.65	0.36	0.80	0.26	0.49	0.11	0.55	0.99	2.72
2011	8.0	0.09	0.66	0.66	0.36	0.80	0.26	0.50	0.11	0.55	1.00	2.77
2012	8.0	0.09	0.66	0.66	0.36	0.80	0.26	0.51	0.11	0.54	1.00	2.81
2013	8.1	0.09	0.66	0.66	0.36	0.80	0.27	0.52	0.11	0.54	1.00	2.86
2014	8.2	0.10	0.66	0.65	0.36	0.80	0.27	0.52	0.11	0.54	1.01	2.92
2015	8.2	0.10	0.64	0.64	0.36	0.79	0.27	0.52	0.11	0.55	1.01	2.97
2016	8.3	0.10	0.64	0.65	0.37	0.79	0.27	0.53	0.11	0.56	1.02	3.03
2017	8.4	0.10	0.64	0.65	0.37	0.79	0.28	0.53	0.12	0.57	1.02	3.08
2018	8.5	0.10	0.65	0.65	0.37	0.79	0.28	0.53	0.12	0.58	1.02	3.14
2019	8.6	0.10	0.66	0.65	0.37	0.79	0.28	0.53	0.12	0.59	1.03	3.20
2020	8.6	0.10	0.67	0.64	0.37	0.79	0.28	0.53	0.12	0.60	1.03	3.26
2021	8.7	0.10	0.67	0.63	0.37	0.78	0.29	0.53	0.12	0.61	1.03	3.31
2022	8.8	0.11	0.67	0.63	0.38	0.78	0.29	0.53	0.12	0.62	1.03	3.36
2023	8.9	0.10	0.68	0.62	0.38	0.78	0.29	0.54	0.12	0.63	1.03	3.41
2024	8.9	0.11	0.68	0.62	0.38	0.78	0.29	0.54	0.12	0.64	1.03	3.45
2025	9.0	0.11	0.68	0.62	0.38	0.77	0.30	0.54	0.12	0.64	1.04	3.49
2026	9.0	0.11	0.68	0.62	0.38	0.77	0.30	0.54	0.12	0.65	1.04	3.53
2027	9.1	0.11	0.69	0.62	0.38	0.77	0.30	0.54	0.12	0.65	1.04	3.57
2028	9.1	0.11	0.70	0.62	0.39	0.77	0.30	0.54	0.13	0.64	1.04	3.60
2029	9.2	0.11	0.71	0.62	0.39	0.77	0.31	0.54	0.13	0.64	1.04	3.63
2030	9.2	0.12	0.72	0.62	0.39	0.77	0.31	0.54	0.13	0.63	1.04	3.66





RIVERSIDE COUNTY ECONOMIC FORECAST

Riverside County is the fourth largest county in the state in terms of total land area. The county, along with its neighbor to the north, San Bernardino County, comprise the Inland Empire. The Inland Empire is the fastest growing region of the state, and among the fastest growing metro areas in the nation. Riverside County has a population of 2.0 million people, and there are 611,000 wage and salary jobs located in the county. The per capita income in Riverside County is \$27,879, and the average salary per worker is \$42,981.

Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Much of the growth in Southern California took place in the Inland Empire. Last year over 22,000 total jobs were created in Riverside County, representing an outstanding growth rate of 3.7 percent. The unemployment rate dropped to 5.0 percent.

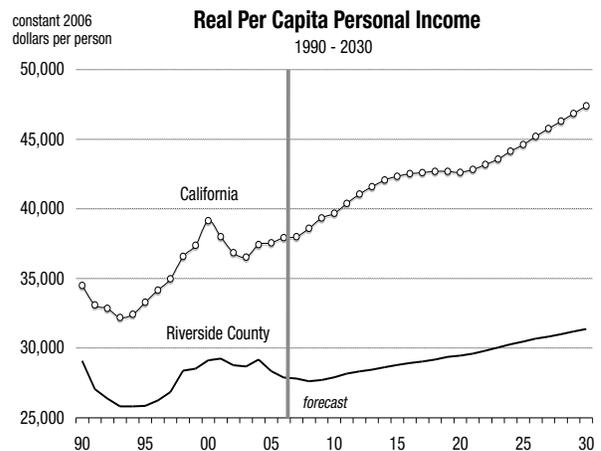
The principal sectors that are producing jobs in Riverside County are business services, retail and wholesale trade, and leisure and hospitality. The recreation and leisure services sector is creating more job opportunities as population growth continues to swell in the Inland Empire. The construction sector added jobs in 2006, but growth in the sector has slowed and may reverse in the upcoming years. Employment increased moderately in the manufacturing sector again in 2006.

The population continues to grow at annual average rates exceeding 3 percent in Riverside County. The Coachella Valley (Indio, Coachella, Beaumont) is adding population rapidly, as is Murrieta, Perris, and Temecula. Falling levels of home production, especially in the Coachella Valley mean that population growth is likely to slow.

However, population and employment are expected to grow at healthy rates in Riverside County over the next several years. The Inland Empire is positioned to dominate growth in California for the foreseeable future.

FORECAST HIGHLIGHTS

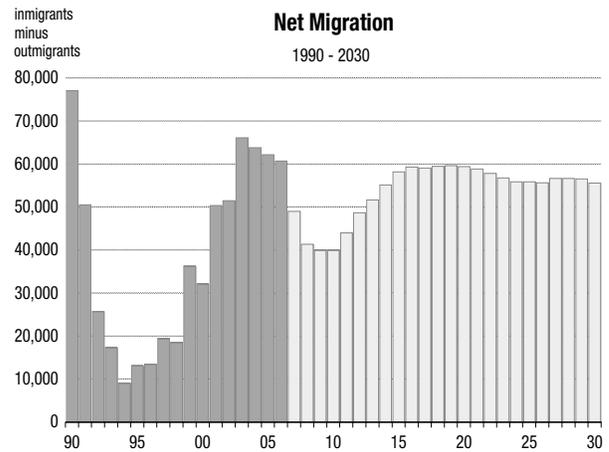
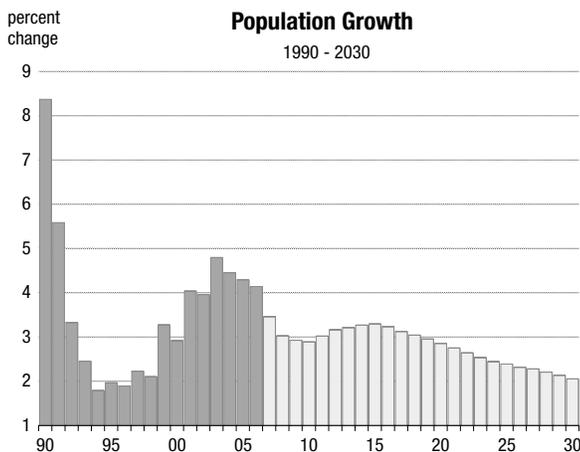
- Job growth is forecast to slow down in 2007, but remain at a 2.5 percent pace. Over the next five years, the annual growth rate is expected to average 2.7 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 0.6 percent per year over the next 5 years.
- Over the next five years, the momentum for employment growth is in services and logistics. Employment in professional services is forecast to grow 37 percent over the next five years. Transportation, wholesale and retail trade, and leisure and hospitality are all forecast to increase by at least 18 percent from 2007 to 2011.
- The population will continue to grow at a rapid, but slower rate in the county. Annual growth in the 2007 to 2011 period is expected to average 3.1 percent per year.
- Over the next five years net migration is expected to decline slightly from the levels observed in the past four years, but still average 42,900 net migrants per year.
- Population growth is forecast to exceed income growth through 2009. Real per capita incomes are expected to decline 0.3 percent in 2007, but increase 0.2 percent per year overall through 2011.
- Total taxable sales are expected to increase by an average of 10.7 percent over the next five years.
- Industrial production is forecast to increase by 5.0 percent in 2007. From 2007 to 2011, the growth rate of industrial production is expected average to 5.1 percent per year.



Riverside County Economic Forecast

1997-2006 History, 2007-2030 Forecast

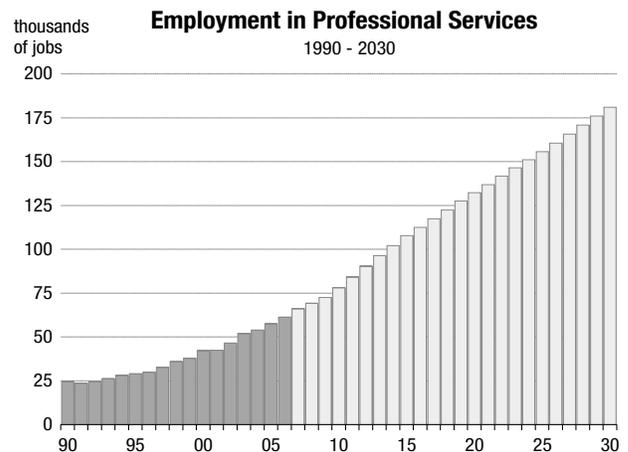
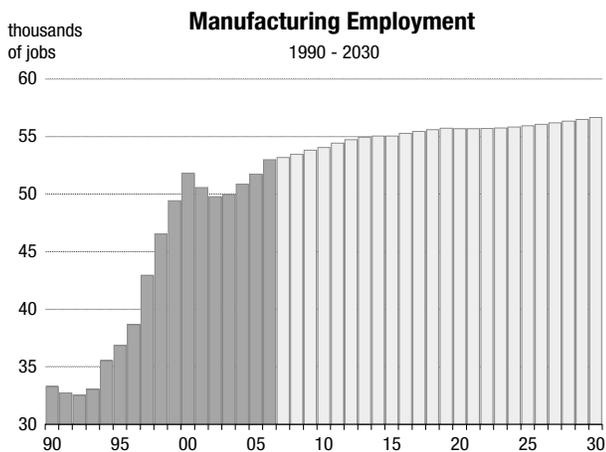
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemployment Rate (percent)
1997	1,436,278	19,412	0.96	458.0	9,784	\$12.0	\$29.3	\$26,832	1.7	1,431.0	4.8	7.6
1998	1,466,539	18,528	1.04	464.2	12,493	\$13.1	\$32.1	\$28,378	1.4	1,555.6	5.4	6.7
1999	1,514,602	36,213	1.10	473.1	14,579	\$15.1	\$34.1	\$28,519	2.3	1,517.2	6.2	5.5
2000	1,558,824	32,109	1.18	506.2	15,410	\$17.0	\$37.0	\$29,129	3.3	1,286.3	7.0	5.3
2001	1,621,757	50,324	1.26	515.7	19,014	\$18.2	\$40.0	\$29,254	3.4	1,335.1	6.0	5.5
2002	1,685,987	51,459	1.34	531.5	22,664	\$19.5	\$42.0	\$28,774	2.8	1,228.1	6.2	6.4
2003	1,766,831	66,103	1.39	549.5	30,361	\$21.7	\$45.0	\$28,679	2.6	1,201.4	7.0	6.4
2004	1,845,524	63,776	1.56	572.0	34,226	\$25.2	\$49.4	\$29,182	3.3	1,232.6	7.5	5.7
2005	1,924,881	62,141	1.62	598.0	34,134	\$28.3	\$52.3	\$28,336	4.5	1,218.6	7.9	5.1
2006	2,004,608	60,719	1.70	626.7	25,211	\$31.7	\$55.9	\$27,879	4.3	1,202.8	8.3	5.0
2007	2,074,024	48,987	1.77	644.8	16,896	\$35.7	\$59.7	\$27,809	3.6	1,199.1	8.7	5.2
2008	2,136,853	41,334	1.83	659.1	17,215	\$39.4	\$62.6	\$27,611	2.5	1,198.7	9.2	5.5
2009	2,199,407	39,990	1.87	673.6	18,562	\$43.3	\$66.3	\$27,701	2.5	1,192.0	9.7	5.2
2010	2,262,989	39,985	1.93	689.2	20,626	\$47.8	\$70.8	\$27,896	3.1	1,183.0	10.2	5.0
2011	2,331,416	44,017	1.99	706.6	22,194	\$52.5	\$75.8	\$28,172	2.9	1,177.1	10.6	4.9
2012	2,405,223	48,679	2.06	725.3	22,363	\$57.5	\$80.8	\$28,318	2.7	1,170.0	11.1	5.1
2013	2,482,603	51,674	2.13	744.1	23,643	\$62.8	\$86.2	\$28,459	2.8	1,160.7	11.7	5.1
2014	2,563,860	55,159	2.20	764.1	24,107	\$68.4	\$92.1	\$28,628	2.8	1,152.2	12.2	5.1
2015	2,648,349	58,187	2.28	784.4	24,377	\$74.5	\$98.5	\$28,778	3.1	1,143.1	12.8	5.1
2016	2,734,070	59,286	2.37	804.9	25,269	\$81.0	\$105.5	\$28,932	3.2	1,133.6	13.3	5.1
2017	2,819,608	59,091	2.46	826.2	24,975	\$87.9	\$112.7	\$29,028	3.2	1,128.4	13.8	5.1
2018	2,905,450	59,472	2.56	847.3	25,540	\$95.1	\$120.2	\$29,184	3.0	1,121.6	14.4	5.0
2019	2,991,447	59,651	2.66	868.8	26,110	\$102.5	\$128.4	\$29,370	3.0	1,114.3	15.0	4.9
2020	3,076,968	59,391	2.77	890.8	26,087	\$110.2	\$136.4	\$29,462	3.0	1,107.4	15.7	4.8
2021	3,161,736	58,849	2.88	912.8	25,492	\$118.1	\$145.0	\$29,600	3.0	1,104.2	16.2	4.8
2022	3,245,371	57,847	2.98	934.2	25,950	\$126.5	\$154.5	\$29,815	3.0	1,098.3	16.6	4.8
2023	3,327,779	56,756	3.08	956.1	25,561	\$134.9	\$164.3	\$30,047	3.0	1,095.8	17.0	4.8
2024	3,409,256	55,849	3.18	977.6	25,536	\$143.5	\$174.4	\$30,267	2.8	1,089.4	17.5	4.8
2025	3,490,829	55,887	3.28	999.2	25,744	\$152.4	\$184.9	\$30,474	2.9	1,083.2	18.0	4.7
2026	3,571,747	55,668	3.38	1,020.8	26,229	\$161.6	\$196.0	\$30,676	2.9	1,077.2	18.4	4.7
2027	3,653,228	56,625	3.47	1,042.9	26,702	\$171.3	\$207.5	\$30,827	3.0	1,071.4	18.8	4.7
2028	3,733,959	56,669	3.56	1,065.4	27,125	\$181.6	\$220.0	\$30,999	3.2	1,068.1	19.2	4.7
2029	3,813,884	56,517	3.65	1,088.3	26,557	\$192.4	\$233.3	\$31,191	3.2	1,062.0	19.7	4.6
2030	3,892,276	55,572	3.74	1,110.7	26,138	\$203.4	\$246.9	\$31,374	3.1	1,056.1	20.2	4.6

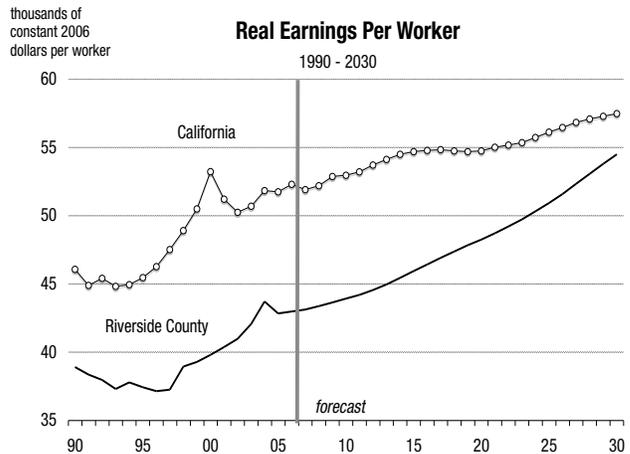
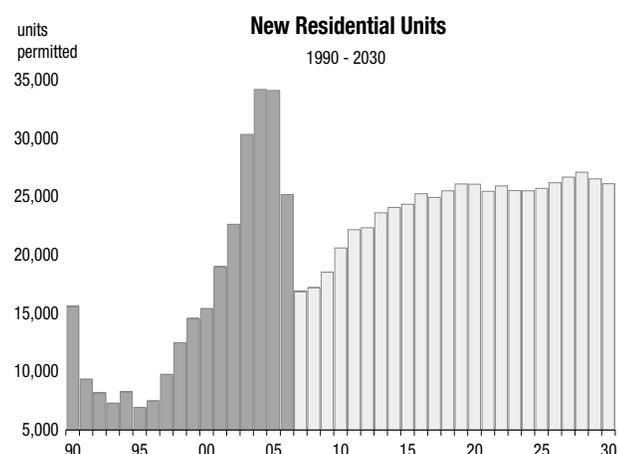
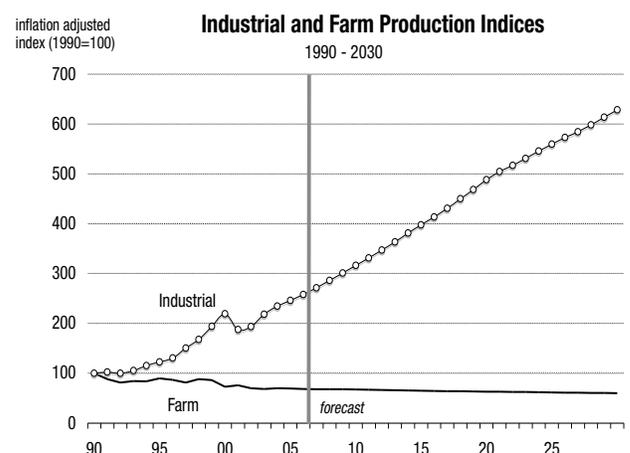
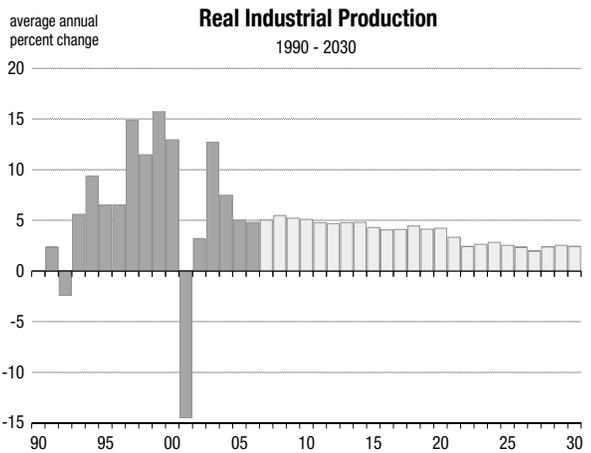
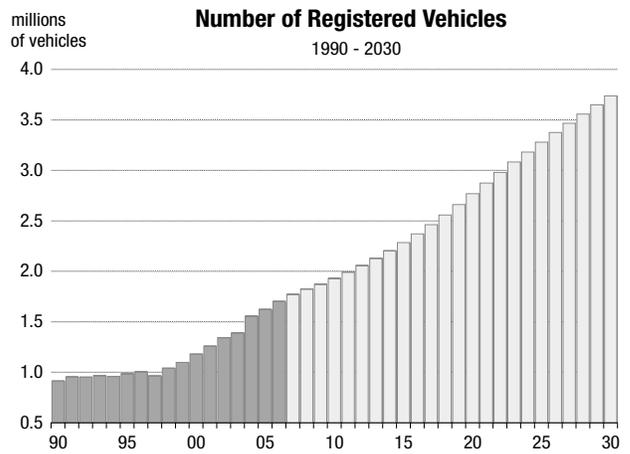
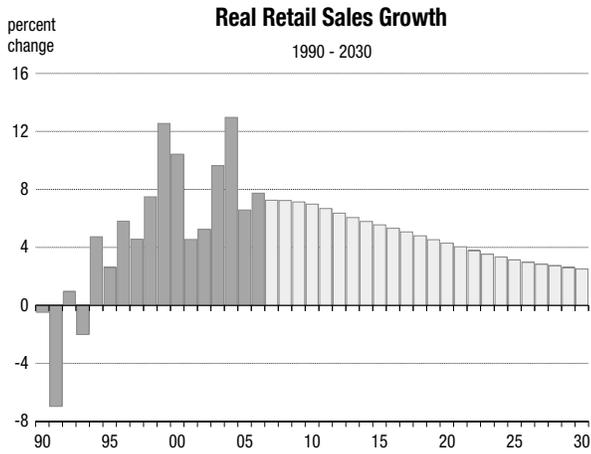


Riverside County Employment Forecast

1997-2006 History, 2007-2030 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	388.4	17.44	30.4	42.9	8.0	62.5	14.1	32.7	4.9	39.1	49.7	72.2
1998	412.2	17.49	36.4	46.5	8.9	65.4	14.8	35.9	5.4	41.6	50.4	73.9
1999	441.6	17.28	43.7	49.4	10.2	69.7	15.7	37.9	5.5	42.7	54.5	78.2
2000	466.5	17.57	48.4	51.8	10.2	73.5	16.0	42.2	5.8	44.0	55.4	84.1
2001	484.3	16.67	53.4	50.6	10.5	77.5	16.8	42.5	6.3	45.3	57.3	89.3
2002	508.9	16.18	55.0	49.8	10.8	82.5	17.6	46.5	6.6	49.6	59.2	96.6
2003	529.6	16.21	60.8	50.0	12.3	86.3	19.5	52.0	6.6	50.7	60.6	96.2
2004	557.4	15.13	70.4	50.9	13.6	93.1	20.8	54.0	7.0	51.9	64.5	97.7
2005	589.5	15.13	77.6	51.7	15.1	99.8	21.8	57.5	7.5	52.9	67.7	103.3
2006	611.5	14.23	81.5	53.0	16.0	104.0	23.1	61.3	7.8	54.1	71.1	105.0
2007	626.7	14.17	77.6	53.2	16.5	108.0	23.8	66.2	8.3	56.5	74.0	107.4
2008	639.3	14.09	74.5	53.5	17.1	112.1	24.3	69.3	8.5	57.7	76.6	110.2
2009	655.3	14.26	75.5	53.8	17.8	116.4	24.7	72.6	8.5	59.0	79.1	111.5
2010	676.0	14.52	76.4	54.1	18.5	121.0	25.2	78.1	8.6	60.9	81.7	114.0
2011	698.9	14.78	77.5	54.4	19.3	125.7	25.7	84.2	8.8	63.1	84.5	117.1
2012	722.4	14.96	78.8	54.7	20.2	130.4	26.3	90.4	9.0	65.2	87.6	120.3
2013	746.4	15.06	80.6	55.0	21.0	135.1	26.8	96.4	9.2	67.5	90.8	123.5
2014	770.6	15.06	82.4	55.1	21.9	139.9	27.4	102.1	9.4	70.2	94.2	126.6
2015	795.0	15.06	84.3	55.1	22.9	144.8	28.0	107.7	9.5	73.1	97.9	129.7
2016	819.6	15.04	86.3	55.3	23.8	149.7	28.6	112.6	9.7	76.3	101.6	132.7
2017	844.5	15.01	88.1	55.5	24.8	154.7	29.4	117.5	9.8	79.8	105.5	135.9
2018	870.5	14.95	90.1	55.6	25.7	159.6	30.0	122.5	9.9	83.7	109.3	139.2
2019	897.4	14.91	92.3	55.7	26.7	164.5	30.7	127.6	10.0	87.7	113.3	142.9
2020	923.2	14.91	94.4	55.7	27.7	169.4	31.3	132.4	10.2	91.7	117.3	146.4
2021	948.1	14.91	96.0	55.7	28.7	174.3	31.9	137.0	10.2	95.2	121.3	149.9
2022	973.3	14.93	97.8	55.7	29.7	179.0	32.5	141.8	10.3	98.8	125.2	153.3
2023	997.9	14.93	99.3	55.8	30.6	183.7	33.1	146.5	10.4	102.2	129.3	156.6
2024	1,022.0	14.94	100.9	55.8	31.6	188.2	33.8	151.1	10.4	105.5	133.4	159.8
2025	1,045.9	14.94	102.6	56.0	32.6	192.6	34.5	155.7	10.4	108.6	137.6	162.9
2026	1,070.0	14.95	104.6	56.1	33.6	197.0	35.1	160.6	10.5	111.4	141.9	165.7
2027	1,094.0	14.95	106.8	56.2	34.6	201.3	35.8	165.8	10.5	114.1	146.0	168.6
2028	1,118.1	14.96	109.1	56.4	35.7	205.6	36.5	170.9	10.5	116.7	150.1	171.4
2029	1,141.5	14.96	110.7	56.5	36.7	209.9	37.2	176.0	10.6	119.1	154.3	174.2
2030	1,164.3	14.98	111.9	56.7	37.7	214.2	37.8	181.0	10.6	121.6	158.4	177.1





SACRAMENTO COUNTY ECONOMIC FORECAST

Sacramento County is home to the state capital and 7th largest city in California. Sacramento County has a population of nearly 1.4 million people and 610,900 wage and salary jobs. The per capita income in Sacramento County is \$35,351, and the average salary per worker is \$56,745.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a robust pace of 2.2 percent. In 2006, 13,400 total wage and salary jobs were created in Sacramento County, implying a growth rate of 2.2 percent. Non-farm employment grew at the same rate. The unemployment rate declined slightly to 4.7 percent in 2006.

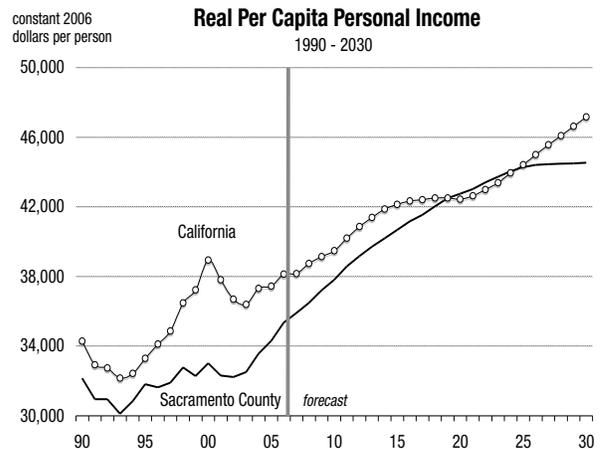
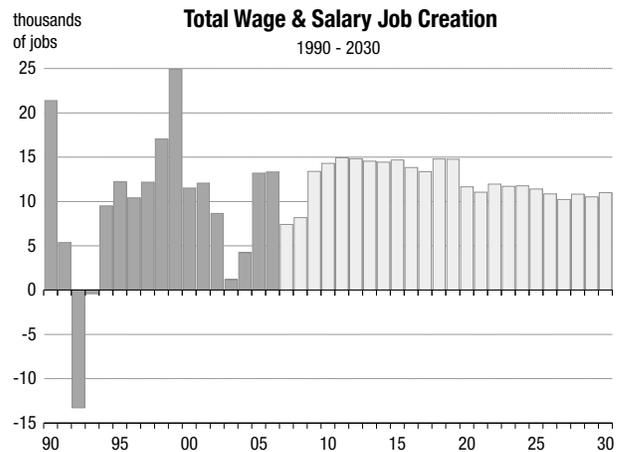
The principal sectors that are producing jobs in Sacramento County are professional services, government, retail trade, healthcare and education, and leisure services. Leisure services and other population serving sectors are creating more job opportunities as the greater Valley population continues to grow. The construction sector lost 1,500 jobs in 2006 as housing production continued to slow.

The city of Sacramento, which accounts for 33 percent of the total population in the county, grew at a rate of 2.0 percent last year. The fastest growing cities are Rancho Cordova and Elk Grove, which grew 4.6 and 4.0 percent respectively from January 2006 to January 2007.

Employment and population growth in Sacramento County is expected to moderate over the next few years, but over the long term will return to higher levels. Inland counties, like Sacramento County, will dominate growth in the state due to the relative affordability and higher production of homes.

FORECAST HIGHLIGHTS

- Job growth declines in 2007, averaging 1.2 percent. From 2007 to 2011, the rate is forecast to average 1.8 percent, with higher rates in 2009, 2010 and 2011.
- Average salaries adjusted for inflation are currently above the California state average, and will remain so over the foreseeable future. Average salaries adjusted for inflation rise an average of 0.8 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, government, and wholesale and retail trade. These three sectors are forecast to contribute nearly 70 percent of all jobs created in the county over the next five years. The construction sector loses 2,500 jobs in the near term, but fully recovers by 2011.

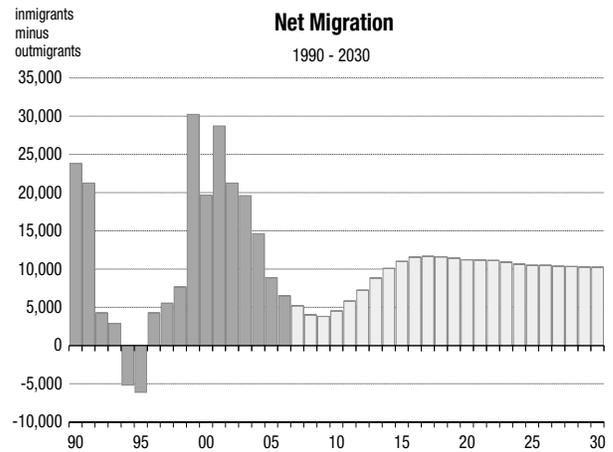
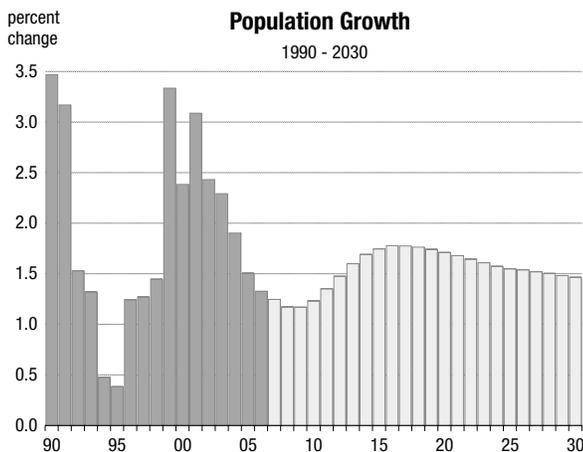


- The population will continue to grow, but at a lower rate than in the previous five years. Annual growth in the 2007 to 2011 period averages 1.2 percent per year.
- Net migration is expected to slow to 5,200 people in 2007. Over the next five years net migration is forecast to average 4,700 net migrants entering the county per year.
- Real per capita incomes are forecast to rise 1.6 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.8 percent per year.
- Total taxable sales are expected to increase by an average of 5.5 percent over the next five years.
- Industrial production will improve by 5.4 percent in 2007. Over the next five years industrial production is forecast to rise 4.7 percent per year, due to sustained growth in the durable manufacturing and transportation sectors.

Sacramento County Economic Forecast

1997-2006 History, 2007-2030 Forecast

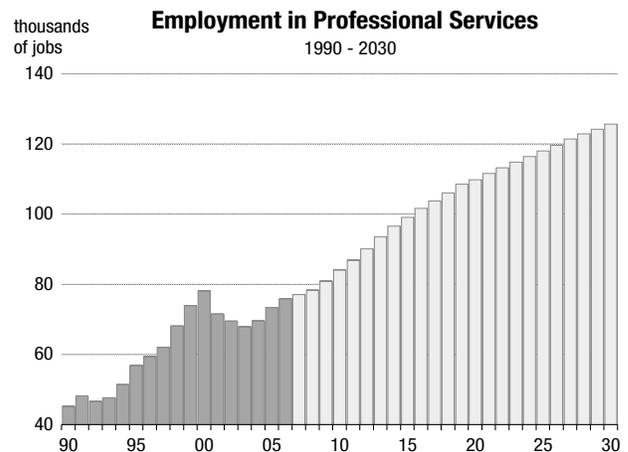
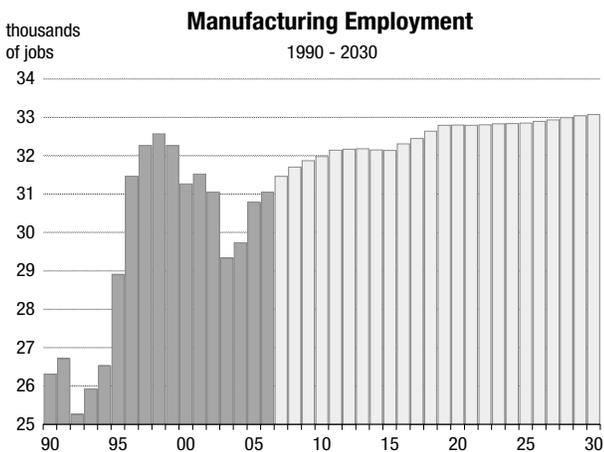
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	1,149,127	5,524	860.8	430.5	4,339	\$12.5	\$28.1	\$31,891	3.4	330.8	4.12	5.6
1998	1,165,767	7,656	919.4	434.3	6,842	\$13.3	\$30.2	\$32,776	3.2	348.9	4.31	5.0
1999	1,204,658	30,239	948.8	438.7	7,743	\$15.0	\$32.0	\$32,285	4.2	356.9	4.67	4.3
2000	1,233,386	19,682	991.0	453.6	7,750	\$16.6	\$35.0	\$33,012	4.5	332.8	4.90	4.4
2001	1,271,471	28,735	1,044.1	459.6	9,434	\$17.3	\$37.2	\$32,304	5.4	329.6	4.30	4.5
2002	1,302,397	21,275	1,098.0	469.1	12,440	\$17.6	\$38.6	\$32,218	1.6	299.6	4.34	5.6
2003	1,332,269	19,613	1,110.1	480.4	13,833	\$18.5	\$40.6	\$32,512	1.8	293.1	4.55	5.8
2004	1,357,617	14,664	1,187.2	490.8	12,962	\$20.2	\$43.2	\$33,561	1.2	341.7	4.82	5.5
2005	1,378,068	8,902	1,181.6	502.1	9,749	\$21.3	\$45.8	\$34,298	2.0	360.3	5.06	4.8
2006	1,396,353	6,517	1,197.3	512.9	6,665	\$22.5	\$49.4	\$35,351	3.3	373.0	5.21	4.7
2007	1,413,789	5,220	1,214.2	518.7	6,373	\$24.2	\$52.2	\$35,904	2.9	369.8	5.49	4.6
2008	1,430,375	4,024	1,241.5	524.9	5,349	\$25.4	\$54.8	\$36,479	2.0	367.2	5.75	4.8
2009	1,447,121	3,815	1,268.0	530.1	6,389	\$26.6	\$57.7	\$37,198	2.0	365.1	6.01	4.9
2010	1,464,977	4,522	1,294.8	536.3	6,870	\$28.0	\$60.8	\$37,816	2.5	363.4	6.28	4.8
2011	1,484,793	5,824	1,325.2	542.9	7,688	\$29.5	\$64.4	\$38,578	2.4	362.0	6.54	4.8
2012	1,506,697	7,258	1,352.0	550.4	8,135	\$31.0	\$67.8	\$39,172	2.2	360.9	6.78	4.9
2013	1,530,802	8,822	1,379.9	558.2	7,997	\$32.6	\$71.5	\$39,707	2.3	360.0	7.03	5.0
2014	1,556,700	10,085	1,409.1	566.0	8,315	\$34.4	\$75.3	\$40,193	2.3	359.3	7.31	5.0
2015	1,583,898	10,998	1,438.5	574.0	8,673	\$36.2	\$79.5	\$40,674	2.6	358.7	7.57	5.0
2016	1,612,073	11,593	1,468.9	582.4	7,975	\$38.3	\$84.1	\$41,165	2.7	358.2	7.83	5.1
2017	1,640,705	11,669	1,498.6	590.2	8,173	\$40.4	\$88.7	\$41,541	2.7	357.9	8.11	5.1
2018	1,669,657	11,628	1,526.6	598.1	8,424	\$42.5	\$93.6	\$42,030	2.5	357.6	8.45	5.0
2019	1,698,742	11,463	1,554.0	606.2	8,374	\$44.7	\$98.7	\$42,494	2.5	357.3	8.77	5.0
2020	1,727,808	11,249	1,580.9	614.3	7,295	\$47.0	\$103.5	\$42,757	2.5	357.1	9.08	5.0
2021	1,756,853	11,204	1,604.3	621.4	7,044	\$49.4	\$108.5	\$43,021	2.4	357.0	9.34	5.0
2022	1,785,802	11,145	1,625.1	628.2	7,275	\$51.8	\$114.1	\$43,399	2.5	356.8	9.53	5.0
2023	1,814,567	10,916	1,644.7	635.3	7,764	\$54.2	\$119.7	\$43,735	2.5	356.7	9.75	5.0
2024	1,843,159	10,658	1,664.1	642.8	8,179	\$56.7	\$125.3	\$44,047	2.3	356.6	9.97	5.0
2025	1,871,761	10,491	1,681.1	650.7	8,407	\$59.4	\$130.9	\$44,288	2.4	356.6	10.17	5.0
2026	1,900,607	10,514	1,700.3	658.8	8,142	\$62.2	\$136.5	\$44,416	2.4	356.5	10.36	5.0
2027	1,929,524	10,391	1,720.7	666.7	8,096	\$65.1	\$142.1	\$44,445	2.5	356.5	10.50	5.0
2028	1,958,547	10,359	1,744.3	674.6	8,192	\$68.2	\$148.2	\$44,475	2.7	356.4	10.69	5.0
2029	1,987,620	10,284	1,768.9	682.5	8,357	\$71.4	\$154.5	\$44,495	2.7	356.4	10.90	4.9
2030	2,016,757	10,263	1,794.0	690.6	8,395	\$74.7	\$160.9	\$44,534	2.6	356.4	11.10	4.9

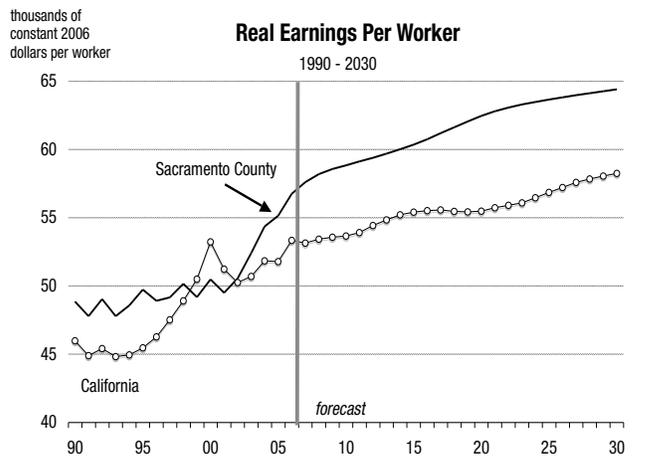
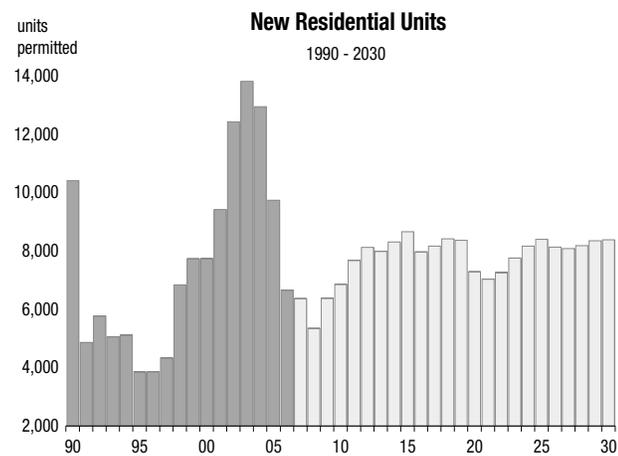
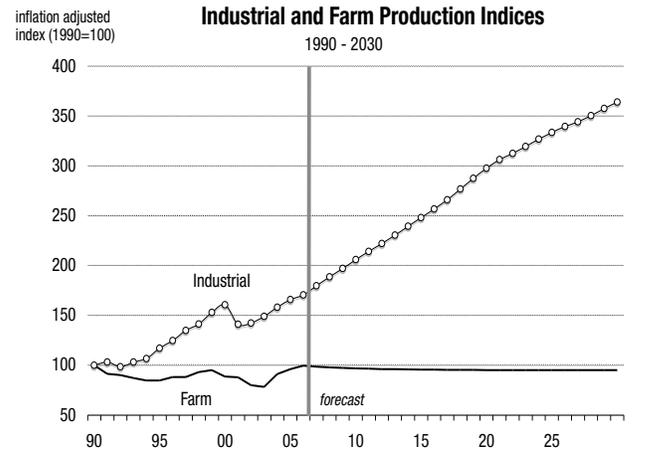
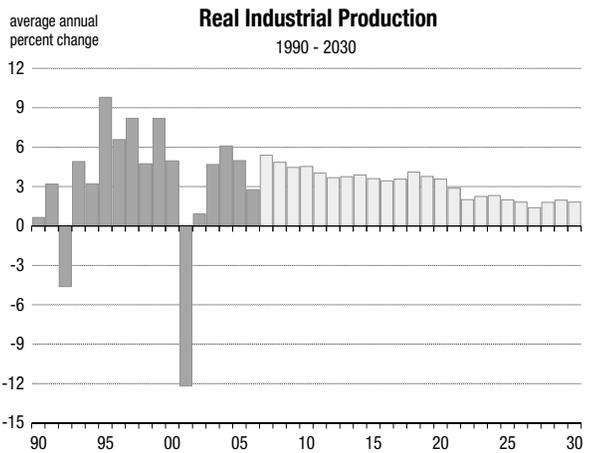
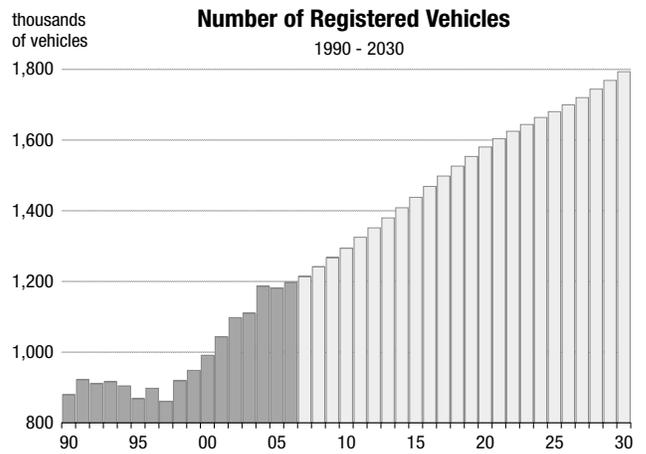
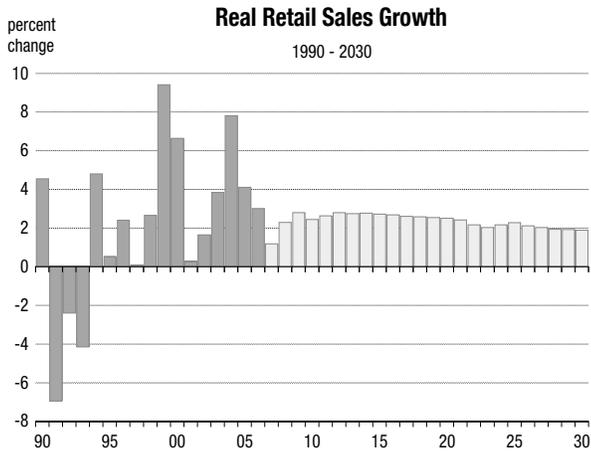


Sacramento County Employment Forecast

1997-2006 History, 2007-2030 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	504.6	3.19	23.9	32.3	11.5	68.4	36.9	62.1	13.8	47.4	41.2	146.3
1998	521.7	2.99	26.0	32.6	12.0	70.6	42.1	68.1	13.8	47.4	40.2	147.6
1999	546.6	3.17	30.2	32.3	12.8	74.5	42.5	74.0	14.7	48.9	41.5	152.9
2000	558.1	3.16	32.2	31.3	12.9	76.7	40.3	78.1	14.4	51.3	43.9	154.7
2001	570.2	3.25	36.1	31.5	11.9	77.7	39.8	71.5	18.1	54.9	44.7	160.5
2002	578.8	2.65	37.4	31.1	11.2	78.1	40.8	69.6	18.9	55.4	46.5	166.0
2003	580.0	2.38	40.2	29.3	11.4	80.5	43.3	67.9	17.4	57.4	47.2	161.8
2004	584.3	2.58	43.6	29.7	11.7	82.2	43.6	69.6	16.3	60.0	48.2	155.5
2005	597.5	2.58	45.8	30.8	12.2	83.0	45.3	73.5	15.5	62.0	49.8	155.9
2006	610.9	2.66	44.3	31.1	12.5	85.4	46.6	75.9	15.5	64.6	52.0	158.9
2007	618.3	2.68	42.9	31.5	12.7	86.9	46.1	77.1	15.6	65.2	52.8	163.1
2008	626.5	2.69	41.6	31.7	12.9	88.3	45.7	78.4	15.7	66.6	53.7	167.4
2009	639.9	2.69	42.2	31.9	13.2	89.8	46.3	81.0	15.9	68.0	54.6	172.1
2010	654.2	2.69	43.1	32.0	13.6	91.6	47.2	84.2	16.2	69.5	55.4	176.1
2011	669.1	2.68	44.3	32.2	13.9	93.4	48.2	87.0	16.6	71.6	56.3	179.9
2012	684.0	2.68	45.6	32.2	14.3	95.3	49.0	90.1	17.0	73.5	57.1	183.7
2013	698.5	2.67	46.4	32.2	14.5	97.1	49.5	93.6	17.4	75.6	58.0	187.7
2014	712.9	2.67	47.1	32.2	14.8	98.9	50.1	96.6	17.7	77.8	59.0	191.9
2015	727.6	2.66	47.8	32.1	15.1	100.7	50.8	99.2	18.1	80.3	60.0	196.2
2016	741.5	2.66	47.5	32.3	15.4	102.6	50.7	101.7	18.4	83.2	61.1	200.9
2017	754.9	2.66	47.6	32.5	15.6	104.6	50.8	103.8	18.7	86.1	62.2	205.0
2018	769.7	2.65	47.8	32.6	16.0	106.5	51.4	106.1	19.0	89.3	63.3	209.1
2019	784.5	2.65	48.0	32.8	16.3	108.4	51.8	108.6	19.3	92.3	64.4	213.7
2020	796.1	2.65	47.1	32.8	16.6	110.3	51.3	109.8	19.6	95.0	65.5	218.9
2021	807.2	2.65	46.3	32.8	16.8	112.3	51.0	111.6	19.8	96.7	66.6	223.4
2022	819.2	2.65	46.0	32.8	17.1	114.3	51.2	113.3	20.1	98.4	67.6	228.2
2023	830.9	2.64	46.1	32.8	17.4	116.1	51.7	114.8	20.3	100.0	68.6	232.4
2024	842.7	2.64	46.1	32.8	17.7	117.9	52.2	116.5	20.5	101.4	69.6	236.9
2025	854.1	2.64	46.2	32.9	17.9	119.7	52.6	118.1	20.7	102.8	70.6	241.3
2026	865.0	2.64	46.2	32.9	18.1	121.4	52.6	119.7	20.9	104.2	71.5	245.7
2027	875.2	2.64	46.1	32.9	18.3	122.8	52.6	121.5	21.1	105.4	72.4	249.9
2028	886.0	2.64	46.2	33.0	18.5	124.3	52.8	122.9	21.4	106.8	73.4	254.4
2029	896.6	2.64	46.2	33.0	18.7	125.8	53.2	124.3	21.6	108.2	74.4	258.4
2030	907.6	2.64	46.3	33.1	18.9	127.4	53.6	125.7	21.8	109.5	75.4	262.9





SAN BENITO COUNTY ECONOMIC FORECAST

San Benito County is located in Central California, south of Santa Clara County and east of Monterey County. San Benito County has one of the highest rates in California of workers who reside in the county, but commute outside the county for work. San Benito County has a population of 57,534 people and 15,990 wage and salary jobs. The per capita income in San Benito County is \$31,267, and the average salary per worker is \$43,373.

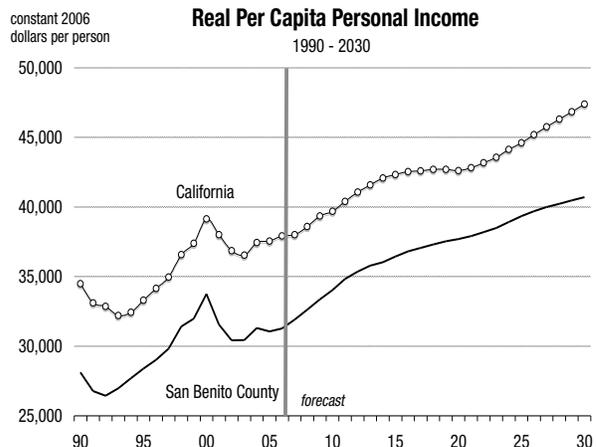
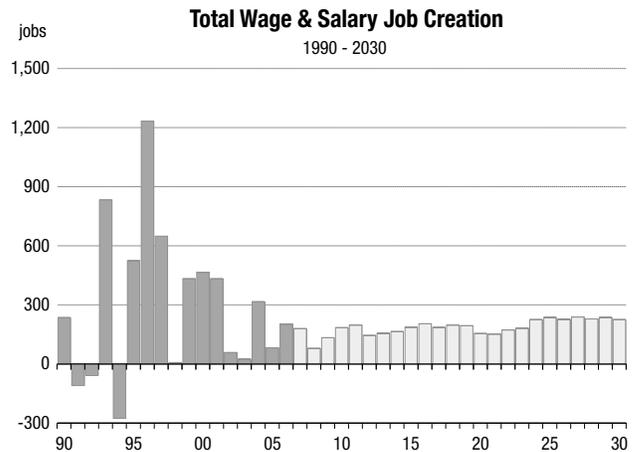
In 2006, 203 total wage and salary jobs were created in San Benito County, representing an increase in employment of 1.3 percent. Non-farm employment increased 282 jobs. This represents an increase in employment of 2.1 percent. The farm sector lost 79 jobs—representing a decline of 3.0 percent. The unemployment rate fell sharply to 7.0 percent in 2006.

The principal sectors that are producing jobs in San Benito County are construction, wholesale and retail trade, and leisure services. Construction added 94 jobs in 2006, the most of any sector. Since 2002, 80 percent of all net job creation has occurred in the construction sector. In addition to the farm sector, only manufacturing, and transportation and utilities had no job gains in 2006.

During 2006, the population grew in San Benito County at a rate of 0.5 percent. Nearly two thirds of the population lives in Hollister, which grew 0.3 percent from January 2006 to January 2007. There was an estimated 578 net migrants leaving the county in 2006, the largest out-migration on record.

FORECAST HIGHLIGHTS

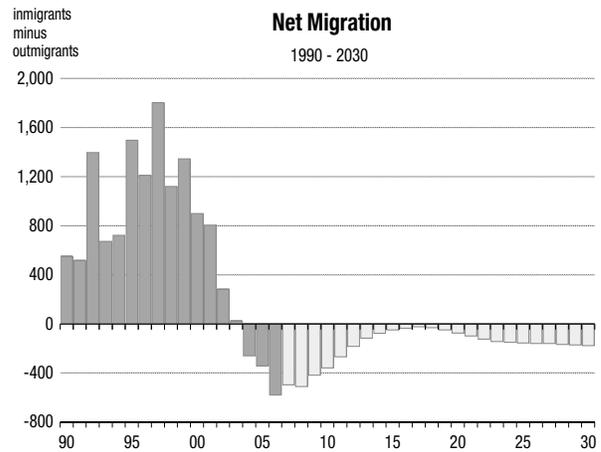
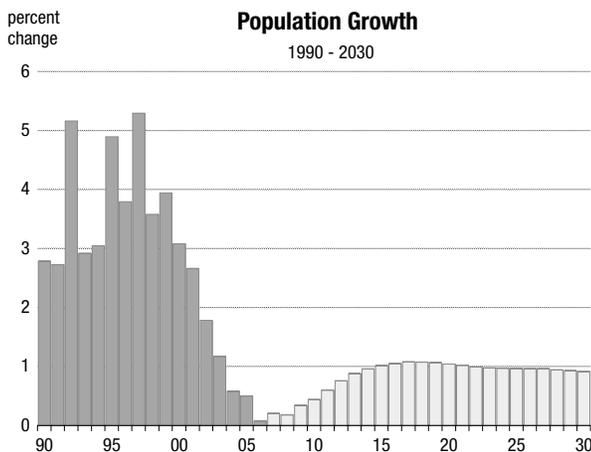
- Job growth averages 1.1 percent in 2007. Over the next five years, annual growth rate is forecast to average 1.0 percent. Non-farm employment will also increase by an average of 1.0 percent over the same period.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.1 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth occurs in leisure services, wholesale and retail trade, and government. These sectors account for 60 percent of all jobs created in the county over the next five years. Employment in the construction sector is expected to decline, as new housing permits remain low.
- Population growth will be a scant 0.2 percent in 2007. Annual growth in the 2007 to 2011 period averages 0.4 percent per year.
- Net migration will remain negative over the next five years. In 2007, there is expected to be nearly 500 net migrants leaving the county. Over the next five years net migration is expected to average over 400 out-migrants per year.
- Real per capita income is forecast to rise 2.0 percent in 2007. Over the next five years, the growth in real per capita income will average approximately 2.2 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise 0.3 percent in 2007. Over the next five years real taxable sales are forecast to increase at an average rate of 1.4 percent per year.
- Industrial production is forecast to increase 4.7 percent in 2007. Over the next five years the growth rate of industrial production averages 4.1 percent per year. Total crop production, adjusted for inflation, is expected to increase an average of 1.1 percent per year between 2007 and 2011.



San Benito County Economic Forecast

1997-2006 History, 2007-2030 Forecast

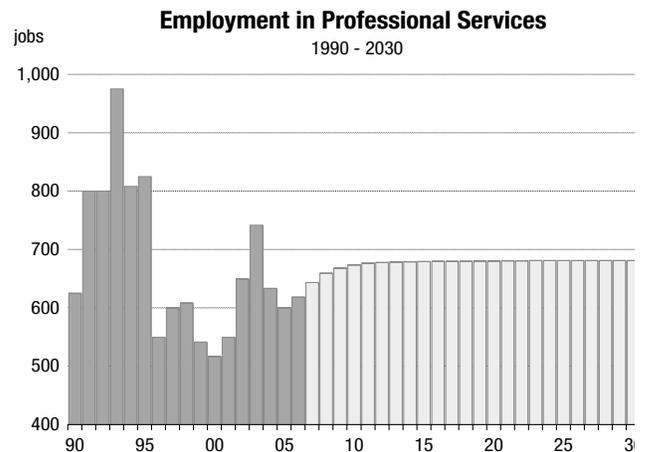
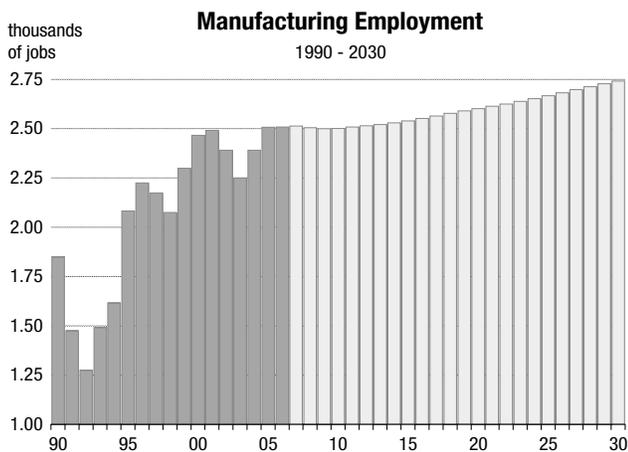
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	48,469	1,802	37.9	13.8	630	\$0.36	\$1.11	\$29,825	3.4	215.3	210.6	11.3
1998	50,205	1,121	41.9	14.4	745	\$0.38	\$1.25	\$31,407	3.2	203.4	209.8	10.6
1999	52,185	1,345	44.9	14.9	581	\$0.42	\$1.37	\$31,973	4.2	218.5	247.3	8.1
2000	53,794	899	49.0	15.9	541	\$0.48	\$1.56	\$33,743	4.5	242.9	289.1	6.0
2001	55,227	804	52.2	16.1	340	\$0.50	\$1.58	\$31,559	5.4	230.3	247.7	6.3
2002	56,212	282	53.6	16.6	148	\$0.47	\$1.58	\$30,420	1.6	233.2	246.5	8.9
2003	56,872	25	52.9	16.8	98	\$0.50	\$1.62	\$30,441	1.8	254.6	255.7	9.9
2004	57,203	-260	56.2	16.9	112	\$0.53	\$1.70	\$31,310	1.2	280.4	298.3	9.5
2005	57,490	-341	55.9	17.0	126	\$0.54	\$1.73	\$31,053	2.0	277.7	316.4	8.1
2006	57,534	-578	56.3	17.0	34	\$0.54	\$1.80	\$31,267	3.3	283.9	320.3	7.0
2007	57,652	-496	56.8	17.1	19	\$0.56	\$1.89	\$31,897	2.9	289.8	335.3	6.8
2008	57,757	-509	57.3	17.2	37	\$0.57	\$1.98	\$32,611	2.0	293.8	349.9	7.5
2009	57,954	-417	57.7	17.2	58	\$0.59	\$2.07	\$33,351	2.0	296.8	363.1	7.9
2010	58,208	-357	58.1	17.2	101	\$0.62	\$2.18	\$34,031	2.5	298.9	378.4	7.8
2011	58,559	-268	58.6	17.3	147	\$0.65	\$2.29	\$34,824	2.4	300.5	392.4	7.7
2012	59,003	-182	59.1	17.5	181	\$0.68	\$2.40	\$35,352	2.2	301.9	407.1	8.0
2013	59,523	-116	59.7	17.6	198	\$0.71	\$2.51	\$35,787	2.3	303.0	423.0	8.1
2014	60,094	-76	60.3	17.8	212	\$0.75	\$2.61	\$36,039	2.3	304.0	441.3	8.2
2015	60,705	-49	61.0	18.0	223	\$0.79	\$2.73	\$36,440	2.6	305.0	459.4	8.1
2016	61,342	-34	61.7	18.3	232	\$0.83	\$2.86	\$36,812	2.7	306.0	474.9	8.1
2017	62,005	-23	62.5	18.5	240	\$0.87	\$2.99	\$37,064	2.7	306.9	492.8	8.0
2018	62,673	-32	63.3	18.8	241	\$0.92	\$3.12	\$37,303	2.5	307.7	513.3	8.0
2019	63,343	-48	64.1	19.0	241	\$0.96	\$3.25	\$37,538	2.5	308.6	533.6	7.9
2020	64,003	-74	64.8	19.2	238	\$1.01	\$3.38	\$37,693	2.5	309.5	556.1	7.8
2021	64,656	-98	65.5	19.5	230	\$1.06	\$3.52	\$37,910	2.4	310.3	574.4	7.7
2022	65,299	-123	66.2	19.7	223	\$1.11	\$3.67	\$38,194	2.5	311.1	587.5	7.6
2023	65,936	-142	66.7	20.0	220	\$1.16	\$3.83	\$38,500	2.5	311.9	602.3	7.6
2024	66,579	-149	67.1	20.2	218	\$1.21	\$4.00	\$38,916	2.3	312.7	618.2	7.6
2025	67,223	-156	67.5	20.4	222	\$1.26	\$4.18	\$39,346	2.4	313.5	633.2	7.4
2026	67,871	-158	67.8	20.6	224	\$1.32	\$4.36	\$39,694	2.4	314.2	647.5	7.3
2027	68,524	-159	68.1	20.9	224	\$1.39	\$4.54	\$39,992	2.5	314.9	659.2	7.3
2028	69,172	-166	68.4	21.1	224	\$1.45	\$4.73	\$40,230	2.7	315.6	673.7	7.2
2029	69,817	-170	68.7	21.3	223	\$1.52	\$4.93	\$40,468	2.7	316.3	689.7	7.1
2030	70,457	-176	69.0	21.6	223	\$1.59	\$5.14	\$40,699	2.6	316.9	705.0	7.1

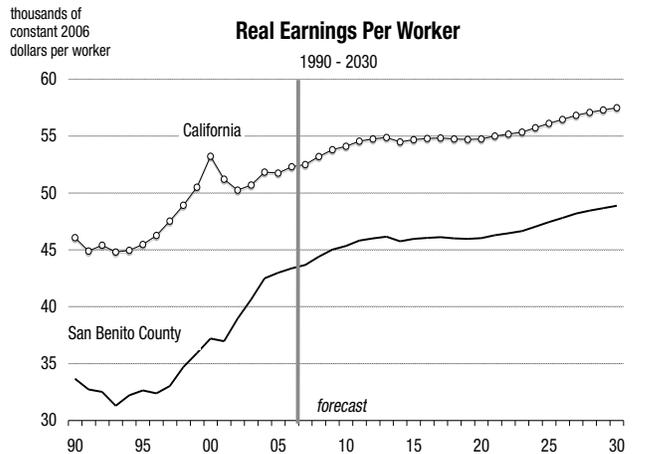
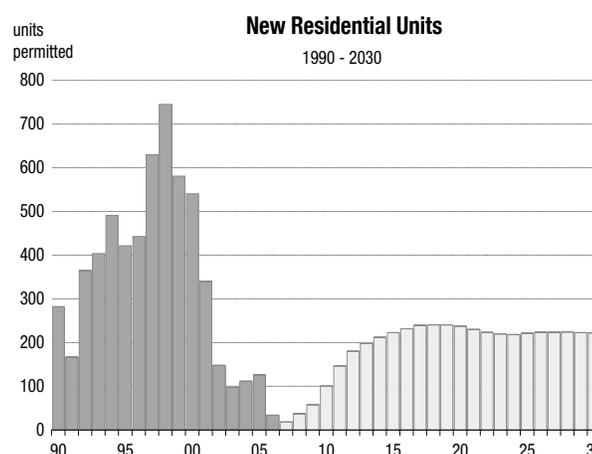
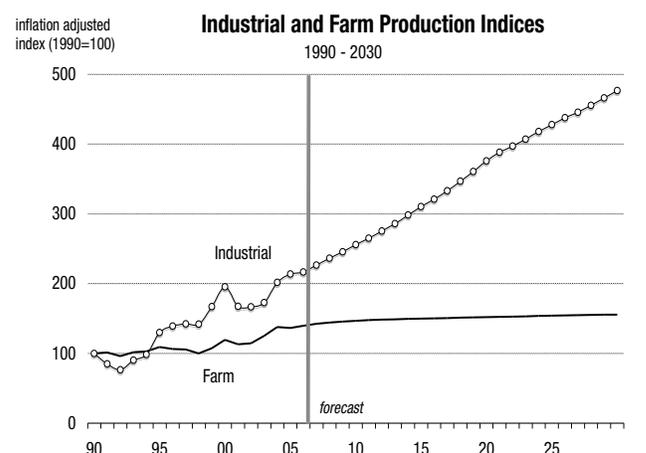
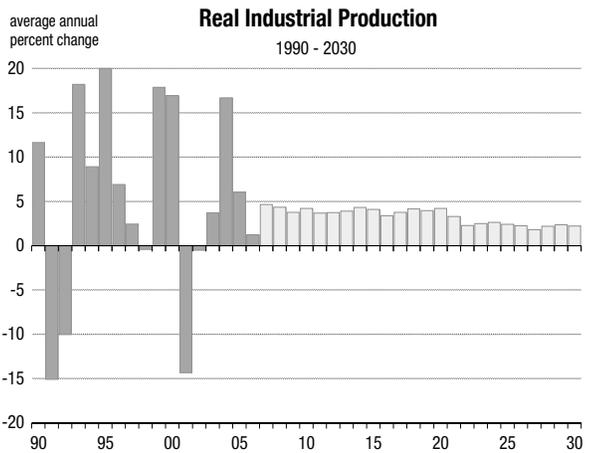
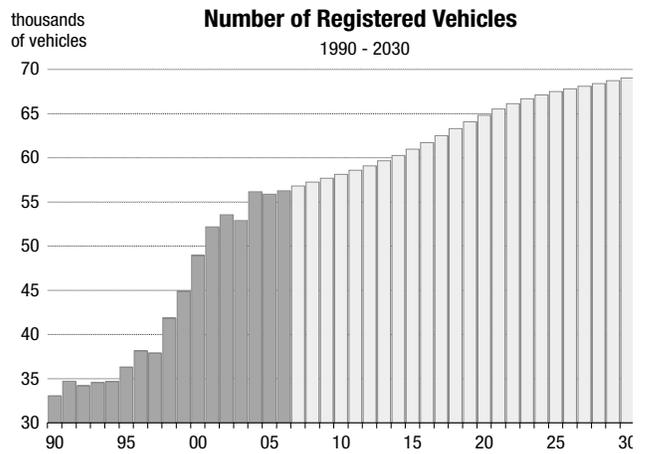
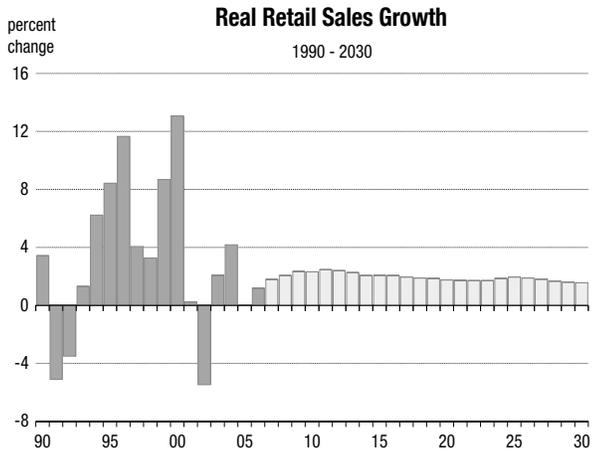


San Benito County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	14.0	2.25	1.11	2.18	0.18	2.17	0.40	0.60	0.10	0.68	1.57	2.43
1998	14.0	2.00	1.18	2.08	0.18	2.33	0.40	0.61	0.10	0.69	1.54	2.58
1999	14.4	1.97	1.39	2.30	0.18	2.43	0.40	0.54	0.10	0.62	1.50	2.68
2000	14.9	1.93	1.50	2.47	0.17	2.62	0.40	0.52	0.10	0.69	1.42	2.77
2001	15.3	2.35	1.32	2.49	0.16	2.74	0.33	0.55	0.10	0.65	1.36	2.81
2002	15.4	2.44	1.27	2.39	0.15	2.38	0.40	0.65	0.12	0.60	1.42	3.04
2003	15.4	2.38	1.44	2.25	0.15	2.33	0.30	0.74	0.10	0.60	1.50	3.05
2004	15.7	2.57	1.58	2.39	0.28	2.30	0.30	0.63	0.10	0.63	1.48	3.01
2005	15.8	2.60	1.68	2.51	0.29	2.18	0.30	0.60	0.06	0.78	1.38	2.93
2006	16.0	2.52	1.77	2.51	0.29	2.23	0.31	0.62	0.06	0.81	1.43	2.95
2007	16.2	2.59	1.68	2.51	0.29	2.27	0.30	0.64	0.07	0.85	1.45	3.01
2008	16.2	2.58	1.63	2.51	0.29	2.31	0.30	0.66	0.07	0.86	1.47	3.03
2009	16.4	2.60	1.64	2.50	0.29	2.37	0.31	0.67	0.07	0.87	1.49	3.05
2010	16.6	2.61	1.68	2.50	0.29	2.42	0.31	0.67	0.08	0.87	1.51	3.05
2011	16.8	2.61	1.73	2.51	0.30	2.49	0.32	0.68	0.09	0.88	1.53	3.07
2012	16.9	2.61	1.73	2.52	0.30	2.55	0.32	0.68	0.09	0.88	1.54	3.09
2013	17.1	2.62	1.74	2.52	0.30	2.61	0.32	0.68	0.10	0.88	1.56	3.12
2014	17.2	2.62	1.77	2.53	0.30	2.66	0.33	0.68	0.10	0.88	1.57	3.16
2015	17.4	2.63	1.81	2.54	0.30	2.72	0.33	0.68	0.11	0.88	1.58	3.20
2016	17.6	2.64	1.85	2.55	0.30	2.77	0.33	0.68	0.11	0.88	1.60	3.25
2017	17.8	2.63	1.88	2.56	0.31	2.83	0.34	0.68	0.12	0.88	1.61	3.30
2018	18.0	2.64	1.91	2.58	0.31	2.88	0.34	0.68	0.12	0.88	1.62	3.36
2019	18.2	2.64	1.92	2.59	0.31	2.93	0.34	0.68	0.13	0.88	1.63	3.42
2020	18.4	2.65	1.91	2.60	0.31	2.98	0.35	0.68	0.13	0.88	1.64	3.49
2021	18.5	2.64	1.90	2.61	0.31	3.03	0.35	0.68	0.13	0.89	1.65	3.56
2022	18.7	2.65	1.90	2.63	0.32	3.08	0.35	0.68	0.14	0.89	1.65	3.63
2023	18.9	2.64	1.91	2.64	0.32	3.13	0.36	0.68	0.14	0.89	1.66	3.71
2024	19.1	2.65	1.94	2.65	0.32	3.19	0.36	0.68	0.15	0.89	1.67	3.80
2025	19.3	2.66	1.96	2.67	0.32	3.25	0.36	0.68	0.15	0.89	1.67	3.89
2026	19.6	2.66	1.99	2.68	0.32	3.31	0.37	0.68	0.15	0.90	1.68	3.99
2027	19.8	2.66	2.03	2.70	0.32	3.37	0.37	0.68	0.16	0.90	1.68	4.08
2028	20.0	2.66	2.07	2.71	0.33	3.43	0.37	0.68	0.16	0.90	1.69	4.17
2029	20.3	2.67	2.11	2.73	0.33	3.48	0.37	0.68	0.17	0.90	1.70	4.26
2030	20.5	2.67	2.15	2.74	0.33	3.53	0.37	0.68	0.17	0.91	1.70	4.35





SAN BERNARDINO COUNTY ECONOMIC FORECAST

San Bernardino County is the largest county in the nation in terms of total land area. The county, along with its neighbor to the south, Riverside County, comprise the Inland Empire. The Inland Empire is the fastest growing region of the state, and among the fastest growing metro areas in the nation. San Bernardino County has a population of 2.02 million people, with over 670,000 wage and salary jobs. The per capita income in San Bernardino County is \$27,035, the average salary per worker is \$43,123, and median family income is \$59,200.

Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Much of the growth in Southern California took place in the Inland Empire. Last year 25,800 total jobs were created in San Bernardino County, representing a spectacular growth rate of 4.0 percent. The unemployment rate dropped to 4.8 percent in 2006.

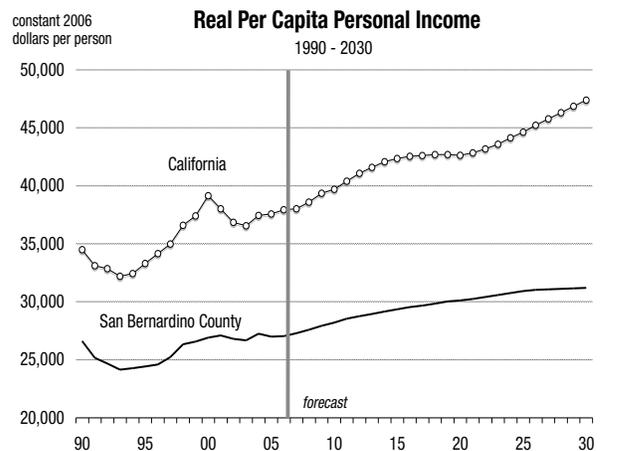
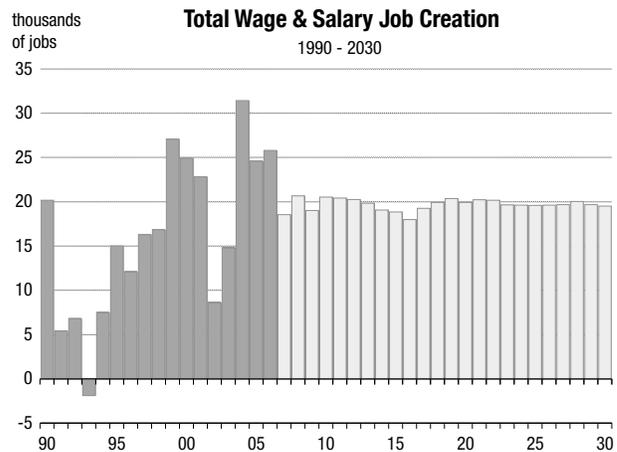
Every sector experienced positive job creation in 2005, led by leisure services, transportation, wholesale and retail trade, and professional and business services. The manufacturing sector is also creating jobs, making the county one of the few areas in California where manufacturing employment is not shrinking.

The population growth rate still exceeds 2 percent in San Bernardino County, though it is lower than neighboring Riverside County. Four cities grew by more than seven percent from January 2006 to January 2007: Adelanto, Hesperia, Fontana and Victorville.

Population and employment growth are expected to remain healthy for the remainder of the decade in San Bernardino County. The Inland Empire is positioned to dominate growth in California for the foreseeable future.

FORECAST HIGHLIGHTS

- Job growth is forecast to decline in 2007 to 2.7 percent, but still remain well above the state average. Over the next five years, the annual growth rate is expected to average 2.8 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the foreseeable future. Real average salaries are forecast to rise an average of 0.3 percent per year over the next 5 years.
- Over the next five years, the momentum for employment growth is in services and logistics. Transportation and utilities, professional and business services, leisure services, and wholesale and retail trade all grow between 20 and 30 percent over the forecast period. Together, these sectors account for 85 percent of growth.

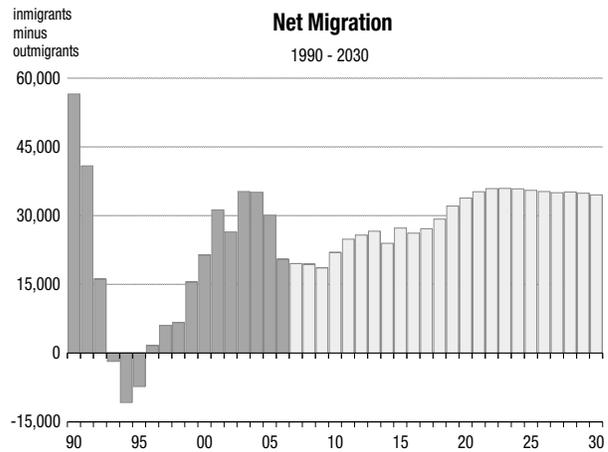
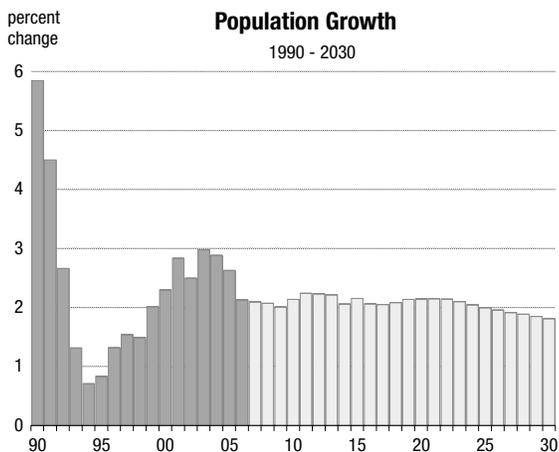


- The population will continue to grow at a strong, but slowing rate in the county. Annual growth in the 2007 to 2011 period is forecast to average 2.1 percent per year, largely on the strength of net migration
- Net migration is expected to be 19,500 net in-migrants in 2007. Over the next five years net migration is forecast to average 20,800 people per year.
- Real per capita incomes are expected to increase at a rate of 0.9 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.1 percent per year.
- Total taxable sales are expected to increase by an average of 10.1 percent over the next five years.
- Industrial production is expected to increase by 5.8 percent in 2007. From 2007 to 2011, the growth rate of industrial production is expected to average 5.6 percent per year.

San Bernardino County Economic Forecast

1997-2006 History, 2007-2030 Forecast

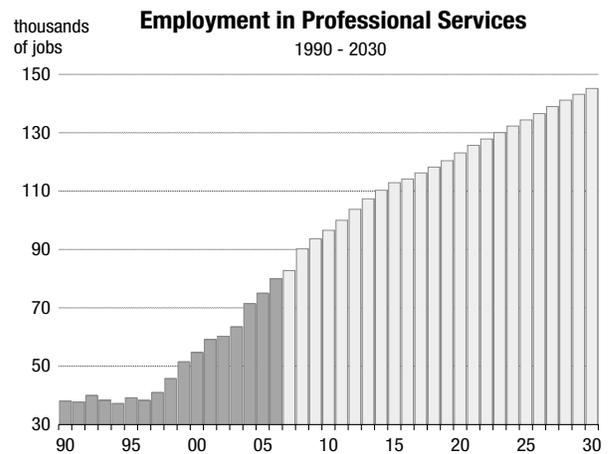
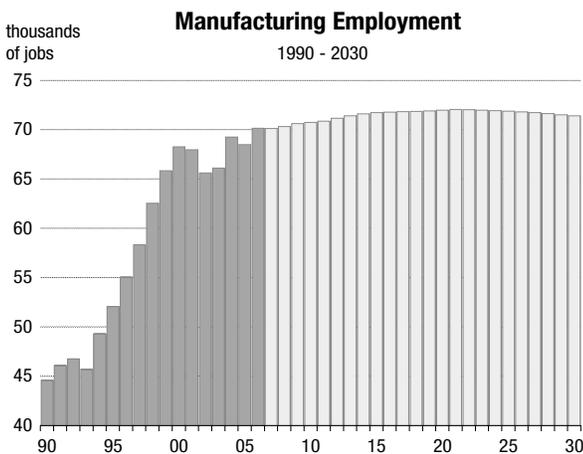
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	1,626,289	6,062	1.10	506.2	5,593	\$14.0	\$31.2	\$25,219	1.7	883.5	8.7	6.5
1998	1,650,580	6,727	1.17	510.9	6,113	\$15.0	\$33.5	\$26,340	1.4	912.5	9.6	5.7
1999	1,683,843	15,560	1.21	515.9	7,072	\$16.8	\$35.3	\$26,575	2.3	915.2	10.6	4.9
2000	1,722,573	21,459	1.27	528.6	6,580	\$18.9	\$37.8	\$26,899	3.3	760.6	11.8	4.8
2001	1,771,386	31,242	1.33	532.6	8,527	\$19.7	\$40.4	\$27,089	3.4	835.7	10.3	5.1
2002	1,815,631	26,437	1.41	539.4	10,616	\$20.8	\$42.1	\$26,803	2.8	729.3	10.5	6.0
2003	1,869,704	35,264	1.44	547.4	12,640	\$22.6	\$44.3	\$26,664	2.6	727.0	11.8	6.2
2004	1,923,610	35,120	1.59	556.9	18,470	\$26.2	\$48.1	\$27,246	3.3	749.2	13.1	5.7
2005	1,974,206	30,119	1.64	569.0	16,684	\$29.7	\$51.1	\$26,981	4.5	589.2	13.6	5.0
2006	2,016,277	20,479	1.69	583.5	13,872	\$33.2	\$54.5	\$27,035	4.3	580.4	14.3	4.8
2007	2,058,560	19,534	1.75	595.7	9,533	\$37.6	\$58.2	\$27,281	3.6	594.8	15.1	5.0
2008	2,101,233	19,433	1.82	604.3	11,559	\$41.5	\$61.5	\$27,576	2.5	602.2	15.9	5.3
2009	2,143,477	18,632	1.88	614.7	13,077	\$45.3	\$65.2	\$27,922	2.5	604.2	16.8	5.1
2010	2,189,318	21,996	1.93	626.4	14,061	\$49.4	\$69.3	\$28,199	3.1	601.9	17.8	5.1
2011	2,238,354	24,854	1.98	639.1	14,100	\$53.5	\$73.7	\$28,534	2.9	594.8	18.7	5.1
2012	2,288,388	25,754	2.04	651.8	14,901	\$57.7	\$78.0	\$28,755	2.7	589.4	19.7	5.3
2013	2,339,135	26,622	2.08	665.2	15,278	\$62.0	\$82.6	\$28,947	2.8	585.4	20.7	5.4
2014	2,387,351	23,994	2.11	678.9	15,618	\$66.4	\$87.3	\$29,167	2.8	580.3	21.8	5.4
2015	2,438,843	27,278	2.14	693.0	15,930	\$71.2	\$92.5	\$29,354	3.1	576.1	22.8	5.4
2016	2,489,158	26,198	2.16	707.3	15,810	\$76.2	\$98.1	\$29,536	3.2	572.3	23.7	5.4
2017	2,540,262	27,162	2.18	721.5	15,835	\$81.4	\$103.7	\$29,667	3.2	564.4	24.8	5.4
2018	2,593,197	29,251	2.20	735.8	16,083	\$86.6	\$109.8	\$29,846	3.0	559.2	25.9	5.4
2019	2,648,687	32,103	2.23	750.3	16,200	\$92.1	\$116.2	\$30,020	3.0	554.3	26.9	5.4
2020	2,705,590	33,862	2.27	764.8	16,136	\$97.7	\$122.6	\$30,111	3.0	548.8	28.1	5.3
2021	2,763,789	35,208	2.31	779.4	15,856	\$103.5	\$129.4	\$30,231	3.0	540.7	29.1	5.3
2022	2,823,041	35,931	2.36	793.6	15,614	\$109.7	\$137.1	\$30,415	3.0	536.5	29.9	5.3
2023	2,882,361	35,949	2.42	807.7	15,437	\$116.0	\$144.9	\$30,589	3.0	529.2	30.7	5.3
2024	2,941,414	35,831	2.48	821.6	15,130	\$122.4	\$152.9	\$30,760	2.8	527.2	31.6	5.3
2025	3,000,172	35,527	2.55	835.2	15,035	\$129.2	\$161.3	\$30,922	2.9	523.9	32.3	5.2
2026	3,058,868	35,282	2.63	848.7	14,865	\$136.3	\$169.8	\$31,029	2.9	519.1	33.0	5.2
2027	3,117,450	35,033	2.71	862.1	14,949	\$143.8	\$178.5	\$31,074	3.0	512.7	33.6	5.2
2028	3,176,243	35,143	2.79	875.6	14,851	\$152.0	\$187.9	\$31,115	3.2	502.7	34.3	5.2
2029	3,235,054	34,924	2.87	888.9	14,589	\$160.5	\$197.7	\$31,163	3.2	497.4	35.1	5.1
2030	3,293,778	34,518	2.96	902.0	14,276	\$169.3	\$207.8	\$31,207	3.1	493.1	35.8	5.1

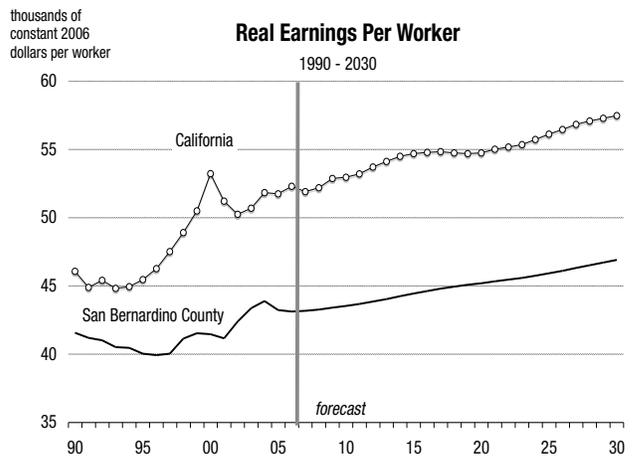
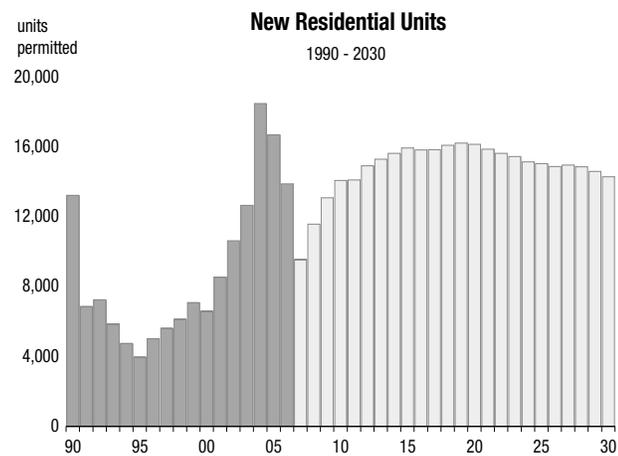
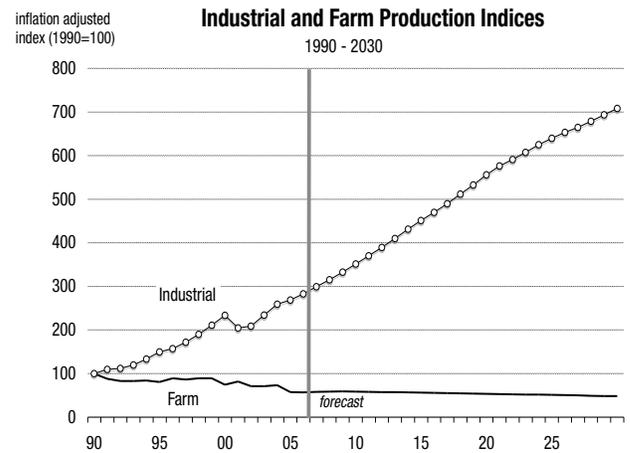
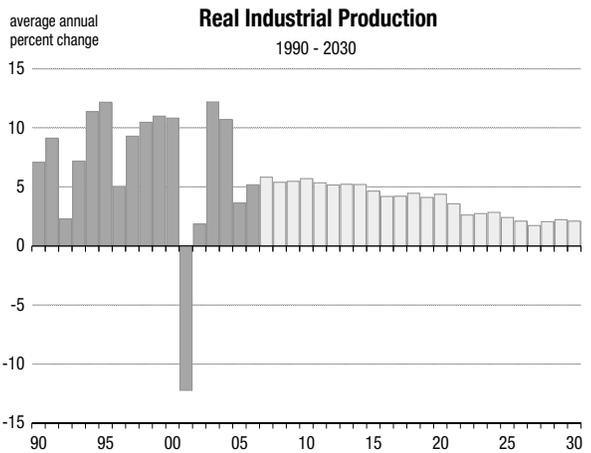
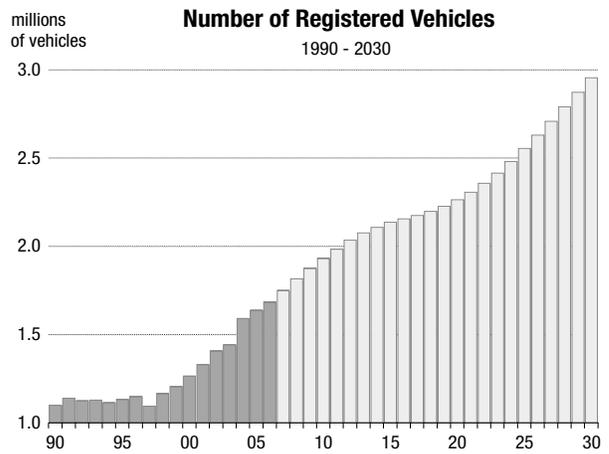
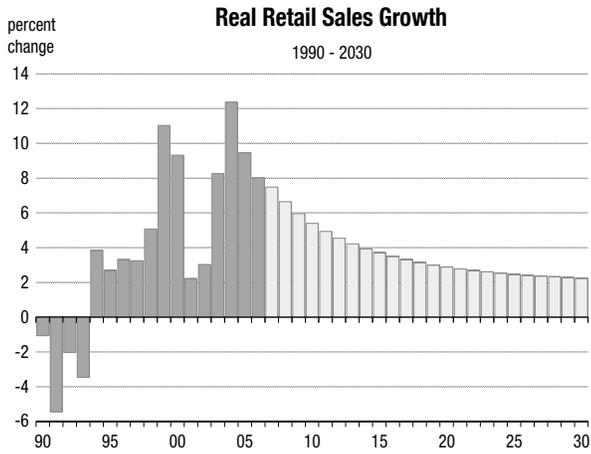


San Bernardino County Employment Forecast

1997-2006 History, 2007-2030 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	474.8	4.23	23.1	58.3	29.8	84.3	18.7	41.0	6.6	53.8	39.2	99.4
1998	491.6	4.10	24.6	62.6	33.1	83.8	18.2	45.8	6.9	54.8	40.4	100.8
1999	518.7	4.06	28.0	65.8	34.6	86.9	19.1	51.5	7.3	57.0	41.3	104.9
2000	543.6	4.15	31.7	68.3	36.3	92.2	18.7	54.8	7.1	58.1	45.4	108.1
2001	566.4	4.28	35.1	68.0	35.1	96.3	21.3	59.2	8.3	60.7	47.1	111.0
2002	575.1	4.12	35.9	65.6	35.2	96.9	21.9	60.3	7.5	62.8	48.0	116.2
2003	589.9	4.04	38.2	66.1	37.8	99.9	23.1	63.5	7.3	65.1	48.4	115.3
2004	621.3	3.57	41.3	69.3	41.9	106.3	24.9	71.5	7.1	66.5	52.2	114.7
2005	645.9	3.12	44.6	68.5	44.7	114.3	26.8	75.0	6.9	67.2	54.7	117.1
2006	671.7	2.93	46.8	70.2	47.3	119.6	28.4	80.1	7.2	68.7	57.4	119.1
2007	690.3	2.81	46.1	70.1	50.0	124.9	29.2	82.8	7.4	69.5	60.3	122.0
2008	711.0	2.71	45.7	70.3	52.0	130.4	29.5	90.2	7.5	70.1	62.9	123.3
2009	730.0	2.63	47.2	70.6	54.4	135.9	29.7	93.7	7.5	70.9	65.8	124.3
2010	750.6	2.57	48.5	70.7	57.4	141.6	29.9	96.6	7.6	71.8	68.5	126.5
2011	771.0	2.50	49.3	70.9	60.4	147.3	30.3	100.0	7.6	72.4	71.4	128.8
2012	791.2	2.44	50.0	71.2	63.2	152.6	30.7	103.8	7.7	72.8	74.4	130.8
2013	811.1	2.39	50.9	71.4	66.0	157.8	31.1	107.4	7.7	73.2	77.4	132.8
2014	830.2	2.33	51.6	71.6	68.9	162.9	31.6	110.3	7.8	73.6	80.5	134.7
2015	849.0	2.28	52.3	71.8	71.7	167.9	32.1	112.9	7.8	74.0	83.9	136.8
2016	867.1	2.24	53.0	71.8	74.5	172.9	32.6	114.2	7.9	74.5	87.5	138.9
2017	886.3	2.19	53.5	71.8	77.2	177.9	33.2	116.2	7.9	75.3	91.3	141.2
2018	906.3	2.15	54.2	71.9	80.1	182.8	33.8	118.2	7.9	76.3	95.0	143.9
2019	926.6	2.10	54.9	71.9	82.9	187.6	34.3	120.4	8.0	77.6	98.5	146.7
2020	946.6	2.06	55.6	72.0	85.7	192.3	34.8	123.1	8.0	78.8	101.7	149.2
2021	966.8	2.01	56.0	72.1	88.4	197.3	35.2	125.7	8.0	80.3	105.1	151.7
2022	987.0	1.97	56.6	72.0	91.2	202.1	35.7	127.9	8.0	82.0	108.6	154.0
2023	1,006.7	1.92	57.1	72.0	93.8	206.8	36.2	130.1	8.1	83.8	112.1	156.3
2024	1,026.3	1.88	57.6	72.0	96.4	211.5	36.8	132.3	8.1	85.7	115.7	158.4
2025	1,045.9	1.84	58.1	71.9	98.8	216.1	37.4	134.4	8.1	87.6	119.4	160.4
2026	1,065.5	1.81	58.9	71.8	101.2	220.9	38.1	136.6	8.2	89.4	123.3	162.3
2027	1,085.2	1.77	59.7	71.7	103.4	225.6	38.7	139.0	8.2	91.1	127.3	164.1
2028	1,105.3	1.72	60.6	71.6	105.7	230.5	39.2	141.2	8.2	92.8	131.6	165.8
2029	1,124.9	1.68	61.2	71.5	108.0	235.5	39.7	143.2	8.3	94.3	136.1	167.5
2030	1,144.5	1.64	61.6	71.4	110.2	240.6	40.2	145.2	8.3	95.8	140.7	169.2





SAN DIEGO COUNTY ECONOMIC FORECAST

San Diego County, the southern-most county in California, has a population that now exceeds 3.08 million people. There are 1.31 million wage and salary jobs located in the county, and the growth of labor markets has been positive though moderate. The per capita income in San Diego County is \$41,197, which is higher than the California state average.

Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Over 18,000 jobs were created in San Diego County last year, representing a growth rate of 1.4 percent. The unemployment rate declined to 4.0 percent last year, which is indicative of a very tight labor market.

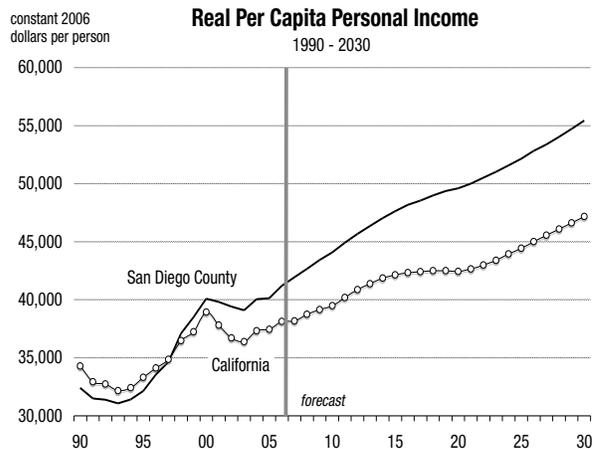
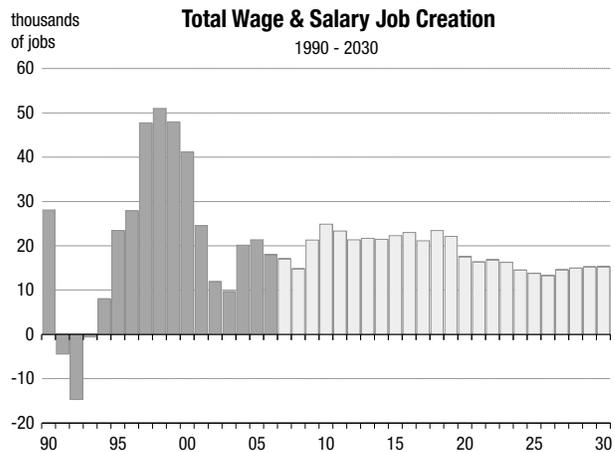
The principal employment clusters in San Diego County are defense contractors, computer and electronics manufacturing, healthcare services, and tourism. The U.S. Navy is the largest employer. The north county area is still growing faster than the City of San Diego or the south county areas, due to the greater production of housing between Carlsbad, Poway, and the northern county border. More new housing is targeted for the South County.

The fastest growing cities include San Marcos, Carlsbad, and Chula Vista with population growth rates exceeding 1.5 percent between January 2006 and January 2007. San Diego is the largest city in the county, with over 1.3 million residents. The growth rate last year was 0.9 percent.

Employment and population will continue to grow at a healthy rate in San Diego County over the next five years. The northern end of the county is expected to dominate growth in the county, but population and residential development in the City of Chula Vista, located in the south, has recently accelerated and is also expected to grow rapidly over the forecast.

FORECAST HIGHLIGHTS

- Job growth averages 1.3 percent in 2007. Over the next five years, the average annual growth rate is 1.5 percent per year.
- Average salaries adjusted for inflation are currently well above the California state average, and will remain so over the foreseeable future. Real average salaries rise an average of 0.7 percent per year over the next 5 years.
- The services sector remains the growth engine of jobs in San Diego County. Professional and business services, information technologies, and leisure services are all expected to grow by more than 10 percent over the next five years. Construction employment declines marginally after large gains in the earlier part of the decade.

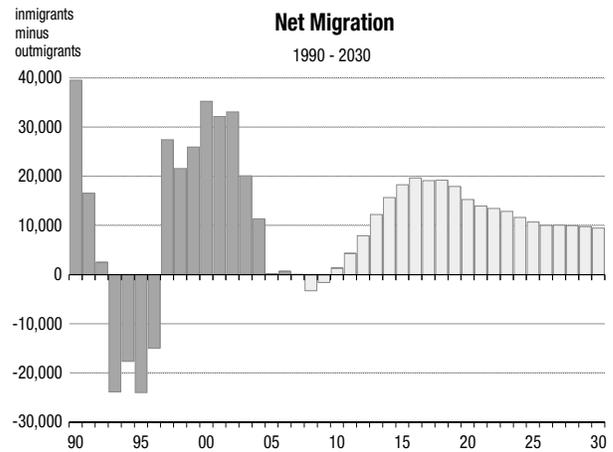
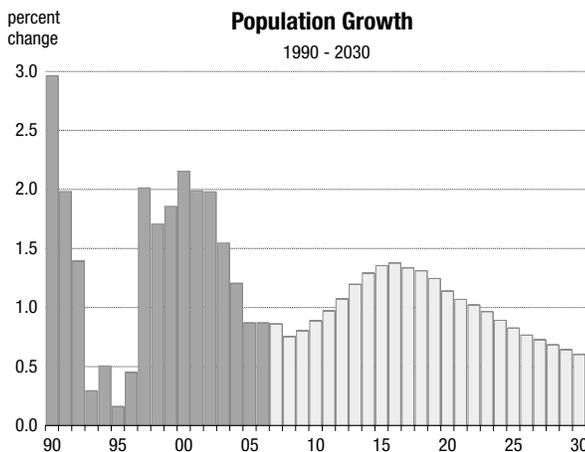


- The population will continue to grow in the county at the slower rate that has prevailed since 2005. Annual growth in the 2007 to 2011 period averages 0.9 percent per year.
- In the near term, migration is expected to decline, but it will increase over the longer forecast period. From 2007 to 2011, net migration is negligible.
- Real per capita incomes increase at a rate of 1.8 percent in 2007. An annual compound rate of growth of 1.7 percent is forecast over the next 5 years.
- Total taxable sales are expected to increase by an average of 6.1 percent over the next five years.
- Industrial production will increase by 4.3 percent in 2007. From 2007 to 2011, the growth rate of industrial production will average 4.4 percent per year.

San Diego County Economic Forecast

1997-2006 History, 2007-2030 Forecast

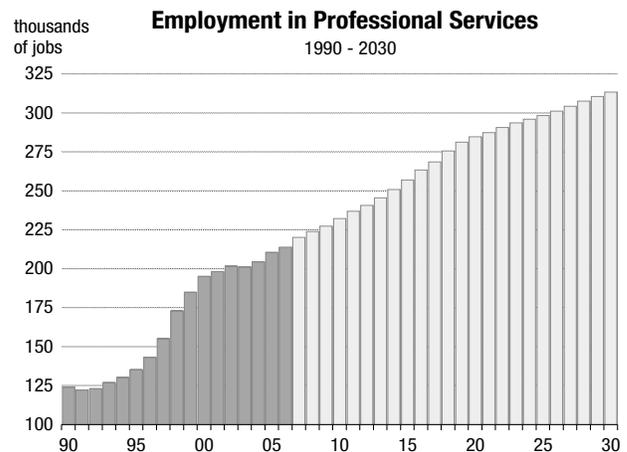
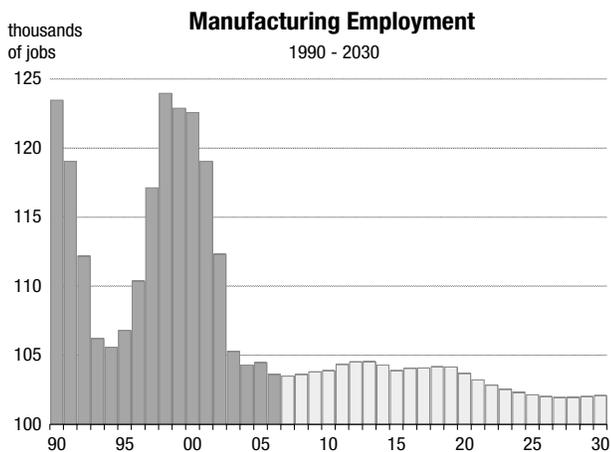
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	2,679,967	27,451	1.95	944.0	11,402	\$27.4	\$70.5	\$34,620	1.7	1,498.6	13.7	4.3
1998	2,725,718	21,571	2.10	951.8	12,173	\$29.6	\$78.0	\$37,097	1.4	1,528.2	14.7	3.5
1999	2,776,342	25,952	2.17	962.4	16,427	\$32.8	\$84.3	\$38,497	2.3	1,574.5	15.7	3.1
2000	2,836,171	35,293	2.27	994.7	15,927	\$36.2	\$92.7	\$40,075	3.3	1,538.9	17.0	3.9
2001	2,892,601	32,178	2.35	1,003.3	15,638	\$37.7	\$97.0	\$39,802	3.4	1,530.7	14.6	4.2
2002	2,949,916	33,090	2.44	1,015.6	15,738	\$38.6	\$100.7	\$39,403	2.8	1,498.1	14.2	5.1
2003	2,995,580	20,110	2.45	1,029.2	18,314	\$40.9	\$104.1	\$39,097	2.6	1,520.9	14.6	5.2
2004	3,031,679	11,360	2.60	1,043.2	17,306	\$44.5	\$111.4	\$40,037	3.3	1,592.6	15.2	4.8
2005	3,058,026	173	2.60	1,056.1	15,258	\$46.7	\$117.7	\$40,135	4.5	1,596.9	15.4	4.3
2006	3,084,634	667	2.65	1,069.3	10,765	\$49.6	\$127.1	\$41,197	4.3	1,584.0	15.6	4.0
2007	3,111,203	27	2.71	1,080.1	9,633	\$53.0	\$135.1	\$41,938	3.6	1,616.6	16.2	4.0
2008	3,134,667	-3,272	2.77	1,089.3	8,303	\$56.1	\$142.0	\$42,652	2.5	1,627.0	17.0	4.3
2009	3,159,845	-1,596	2.83	1,097.3	10,967	\$59.4	\$149.4	\$43,410	2.5	1,637.2	17.7	4.4
2010	3,187,932	1,341	2.88	1,107.8	12,063	\$63.0	\$157.7	\$44,071	3.1	1,645.6	18.5	4.3
2011	3,218,964	4,320	2.93	1,119.3	10,935	\$66.8	\$166.9	\$44,912	2.9	1,651.1	19.2	4.3
2012	3,253,539	7,893	2.98	1,129.8	10,234	\$70.7	\$176.2	\$45,676	2.7	1,661.0	20.0	4.4
2013	3,292,475	12,214	3.02	1,139.6	10,112	\$74.7	\$186.1	\$46,346	2.8	1,673.7	20.8	4.4
2014	3,335,036	15,666	3.06	1,149.3	10,243	\$78.9	\$196.7	\$47,034	2.8	1,684.1	21.6	4.5
2015	3,380,289	18,274	3.10	1,159.1	10,498	\$83.4	\$208.1	\$47,622	3.1	1,695.1	22.3	4.4
2016	3,426,867	19,661	3.14	1,169.2	10,613	\$88.1	\$220.2	\$48,172	3.2	1,706.6	23.0	4.4
2017	3,472,727	19,144	3.18	1,179.4	10,532	\$92.7	\$232.0	\$48,541	3.2	1,711.4	23.8	4.4
2018	3,518,345	19,240	3.21	1,189.5	10,603	\$97.5	\$244.4	\$48,975	3.0	1,720.6	24.8	4.3
2019	3,562,237	17,962	3.24	1,199.6	10,559	\$102.3	\$256.9	\$49,355	3.0	1,731.5	25.6	4.3
2020	3,602,868	15,280	3.27	1,209.8	9,999	\$107.2	\$268.9	\$49,601	3.0	1,740.2	26.5	4.3
2021	3,641,441	13,936	3.30	1,219.3	9,634	\$112.2	\$282.1	\$49,994	3.0	1,744.5	27.2	4.3
2022	3,678,669	13,473	3.33	1,228.6	9,662	\$117.6	\$296.6	\$50,507	3.0	1,753.1	27.7	4.3
2023	3,714,253	12,865	3.36	1,237.8	9,944	\$123.2	\$311.5	\$51,027	3.0	1,756.5	28.3	4.3
2024	3,747,433	11,626	3.38	1,247.4	9,666	\$129.0	\$326.6	\$51,569	2.8	1,770.0	28.9	4.3
2025	3,778,411	10,690	3.41	1,256.6	9,683	\$135.3	\$342.4	\$52,135	2.9	1,783.2	29.4	4.4
2026	3,807,419	10,042	3.44	1,265.9	9,560	\$142.0	\$359.8	\$52,820	2.9	1,796.3	29.9	4.4
2027	3,835,114	10,084	3.46	1,275.1	9,911	\$149.1	\$377.2	\$53,383	3.0	1,807.4	30.3	4.4
2028	3,861,393	9,977	3.49	1,284.6	9,926	\$156.7	\$396.7	\$54,035	3.2	1,810.5	30.8	4.4
2029	3,886,214	9,771	3.51	1,294.1	9,757	\$164.7	\$417.1	\$54,724	3.2	1,818.3	31.4	4.4
2030	3,909,662	9,465	3.53	1,303.4	9,953	\$173.0	\$438.2	\$55,428	3.1	1,824.1	32.0	4.4

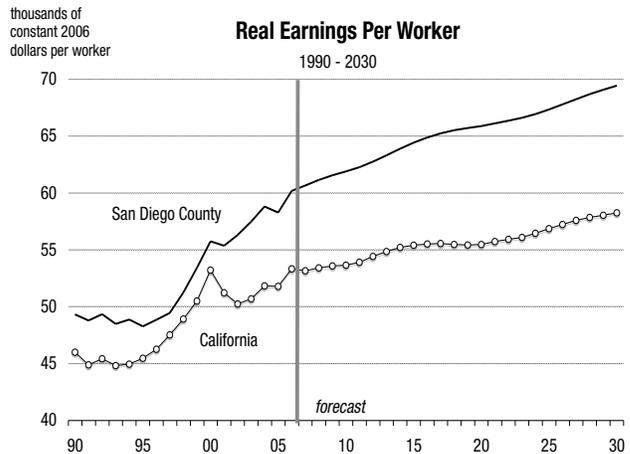
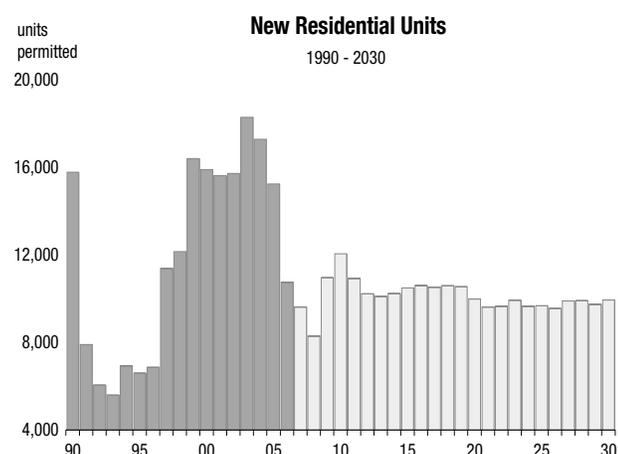
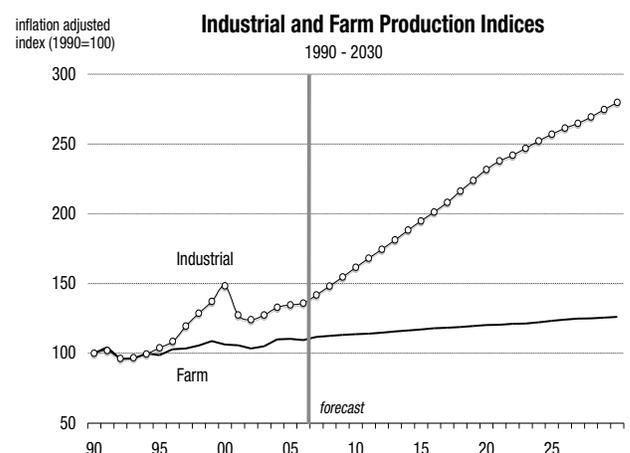
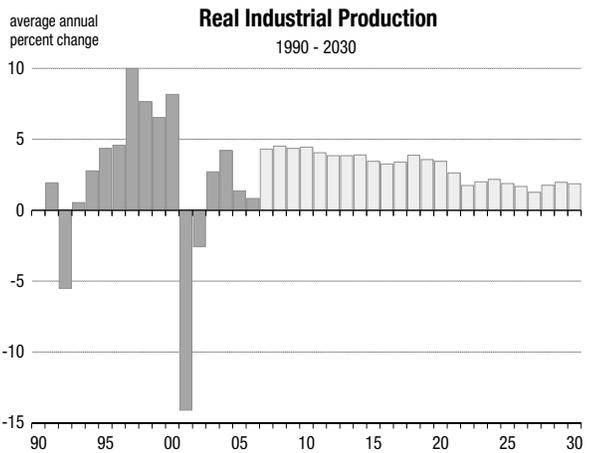
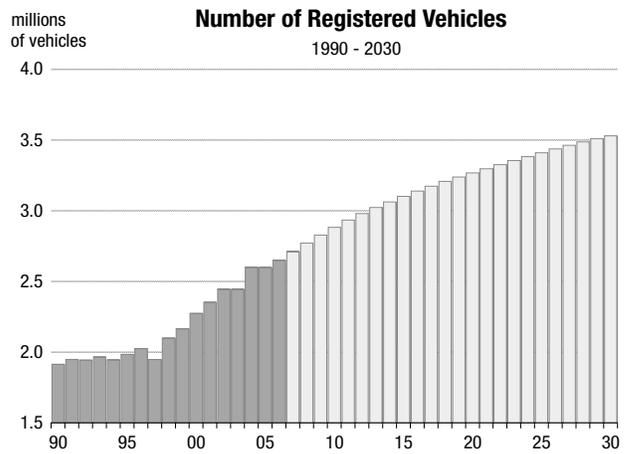
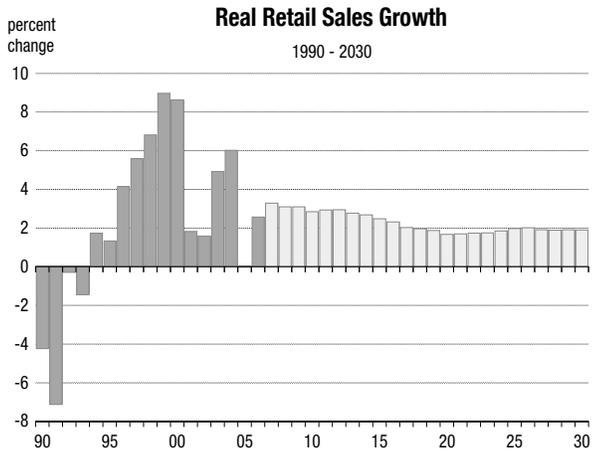


San Diego County Employment Forecast

1997-2006 History, 2007-2030 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	1,065.0	10.75	51.9	117.1	28.8	158.9	62.3	155.2	30.6	102.9	116.2	192.0
1998	1,116.1	10.59	60.2	124.0	28.6	159.3	66.0	173.1	34.3	107.1	118.6	194.5
1999	1,164.0	11.18	67.0	122.9	29.2	165.0	70.4	185.0	36.2	112.2	124.4	199.3
2000	1,205.2	11.43	69.7	122.6	29.8	172.9	71.2	195.2	39.2	115.3	129.0	206.6
2001	1,229.8	11.36	75.1	119.0	32.0	177.1	72.0	198.2	38.8	116.0	131.4	213.8
2002	1,241.7	11.00	76.4	112.3	29.3	179.3	75.0	201.7	37.7	119.7	133.8	219.7
2003	1,251.3	11.16	80.2	105.3	27.3	182.4	79.9	201.2	36.9	121.8	140.7	217.3
2004	1,271.5	11.12	87.7	104.3	28.4	186.9	81.9	204.5	36.6	121.7	145.7	214.3
2005	1,292.8	10.73	90.8	104.5	28.4	191.0	83.2	210.4	37.4	122.5	149.6	215.1
2006	1,310.9	10.96	92.6	103.6	28.3	192.7	83.7	213.8	37.2	124.7	156.2	217.7
2007	1,328.0	10.90	89.1	103.5	28.8	195.5	84.5	220.1	37.6	126.4	161.3	220.4
2008	1,342.8	10.84	87.0	103.6	29.0	198.7	86.0	223.9	38.1	127.8	165.4	222.3
2009	1,364.1	10.79	87.9	103.8	29.7	202.2	87.4	227.4	39.1	129.5	168.7	227.0
2010	1,389.0	10.74	89.6	103.9	30.6	205.9	88.8	232.2	40.5	131.4	171.9	232.0
2011	1,412.4	10.69	90.5	104.3	31.4	209.6	90.2	236.9	42.1	133.2	175.1	236.2
2012	1,433.8	10.64	91.1	104.5	32.1	213.3	91.5	240.7	43.7	134.8	178.5	240.3
2013	1,455.5	10.60	91.5	104.6	32.7	216.9	92.9	245.6	45.1	136.5	181.6	244.0
2014	1,477.0	10.55	92.2	104.3	33.4	220.4	94.4	250.8	46.4	138.5	184.4	247.4
2015	1,499.3	10.51	93.3	103.9	34.1	223.8	96.0	257.0	47.5	140.7	187.0	250.8
2016	1,522.4	10.46	94.5	104.1	34.8	227.0	97.7	263.5	48.5	142.9	189.3	254.3
2017	1,543.5	10.42	95.4	104.1	35.5	230.0	99.5	268.6	49.6	144.9	191.6	257.9
2018	1,566.9	10.38	96.4	104.2	36.3	232.8	101.0	275.6	50.6	146.7	193.9	262.3
2019	1,589.1	10.34	97.3	104.2	37.2	235.5	102.4	281.3	51.5	148.2	196.4	267.1
2020	1,606.7	10.30	97.8	103.7	38.0	238.0	103.7	284.8	52.3	149.8	198.9	271.0
2021	1,623.1	10.26	98.3	103.2	38.8	240.5	104.9	287.5	53.0	151.3	201.0	275.0
2022	1,639.9	10.22	98.9	102.8	39.7	243.0	106.2	290.6	53.7	152.8	203.2	278.7
2023	1,656.2	10.19	99.8	102.5	40.5	245.5	107.4	293.7	54.4	153.9	205.2	282.3
2024	1,670.8	10.15	100.5	102.3	41.3	248.0	108.6	295.9	55.0	155.0	206.9	285.6
2025	1,684.6	10.12	101.3	102.1	42.0	250.5	109.8	298.3	55.6	156.0	208.0	288.8
2026	1,697.9	10.08	102.0	102.0	42.6	253.0	110.9	301.3	56.2	156.8	208.8	291.5
2027	1,712.5	10.04	102.9	101.9	43.2	255.6	112.1	304.3	56.8	157.5	210.7	294.3
2028	1,727.5	10.00	103.6	102.0	43.8	258.1	113.4	307.5	57.4	158.0	212.8	297.2
2029	1,742.8	9.97	104.1	102.0	44.4	260.7	114.6	310.6	58.0	158.4	215.7	300.0
2030	1,758.1	9.94	104.6	102.1	45.0	263.3	115.7	313.4	58.6	158.9	218.8	302.8





SAN FRANCISCO COUNTY ECONOMIC FORECAST

San Francisco County, located on a peninsula north of San Mateo County between the San Francisco Bay and Pacific Ocean, is one of the State's largest tourist destinations. Like most other counties in the Bay Area, the county thrived in the late 1990s when technology was booming, but conditions turned negative in the dotcom bust in 2000. The county and the region have shown signs of recovery in the last two years. San Francisco County has a population of 800,000 people, and 520,000 wage and salary jobs making it a jobs center for the adjacent counties of Marin and San Mateo. The per capita income in San Francisco County is \$66,194, and the average salary per worker is among the highest in the state at \$85,231.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. Employment grew by 10,900 total jobs in San Francisco County, an increase of 2.1 percent. The unemployment rate fell to 4.2 percent in 2006.

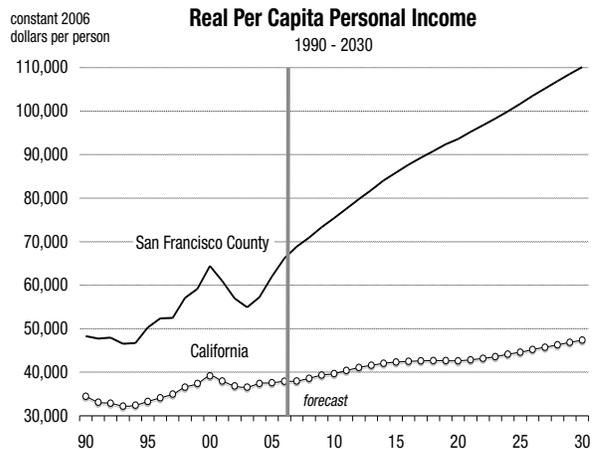
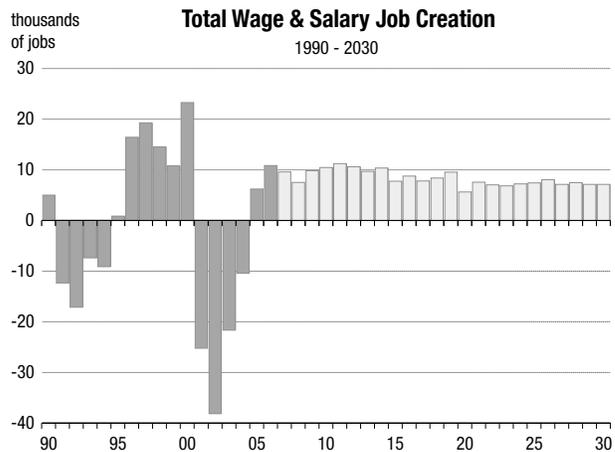
Most of the net job creation in 2006 occurred in the professional services, and leisure and hospitality sectors. Combined, the two sectors added 7,300 jobs during 2006, 4,900 of them in professional services alone. The weakest sector was information technologies, which lost 900 jobs, representing a decline of five percent. The manufacturing sector added 300 jobs in 2006, the first year of job creation since 1997.

The population continues to grow in San Francisco County, but the growth rate remains modest at 1.1 percent between January 2006 and 2007. Net migration increased to over 4,000 people.

Employment growth is forecast to moderate in San Francisco County during 2007 and 2008, but remain positive. The county will create more jobs and higher income levels as it continues to recover from the dotcom bust of 2000. Still, total wage and salary jobs are not forecast to reach the levels of 1999-2001 until the middle of the next decade.

FORECAST HIGHLIGHTS

- Job growth in 2007 averages 1.9 percent. From 2007 to 2011, the annual growth rate is forecast to average 1.8 percent per year.
- Average salaries adjusted for inflation are currently well above the California state average, and will remain so over the foreseeable future. Real average salaries are expected to rise an average of 1.8 percent per year over the next 5 years.
- Total taxable sales are expected to increase by an average of 5.1 percent over the next five years.

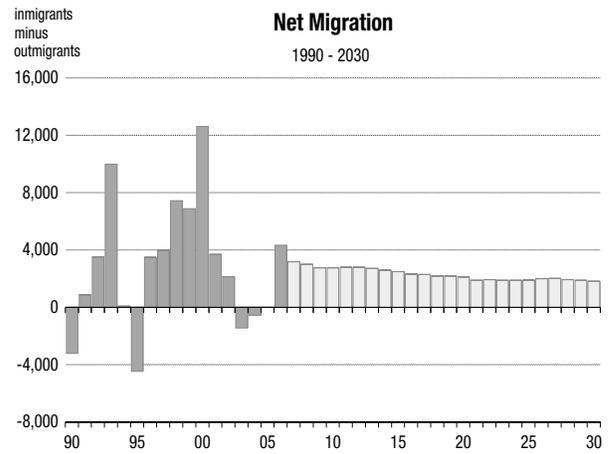
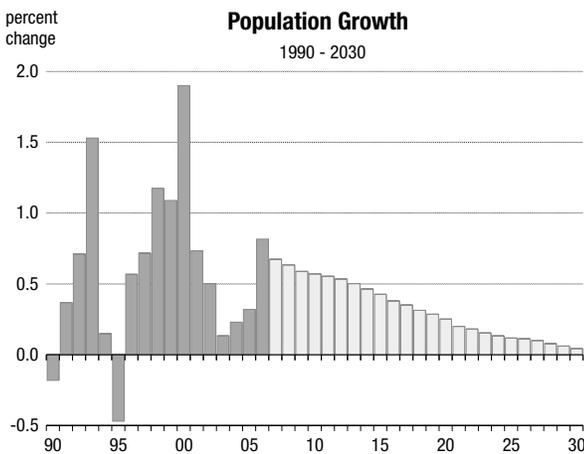


- Over the next five years, the momentum for employment growth is in professional services, leisure services, healthcare services, and information services. These sectors account for nearly 85 percent of the job growth in the county.
- Population growth remains positive, but modest, averaging 0.6 percent per year from 2007 to 2011.
- Net migration is expected to moderate in 2007, to 3,200 people. Net migration averages 2,900 persons from 2007 to 2011.
- Real per capita incomes are forecast to increase at a rate of 4.0 percent in 2007. Over the next five years real per capita incomes are forecast to increase 3.2 percent per year.
- Industrial production will increase by 2.9 percent in 2007. Over the next five years industrial production will increase by 2.8 percent annually.

San Francisco County Economic Forecast

1997-2006 History, 2007-2030 Forecast

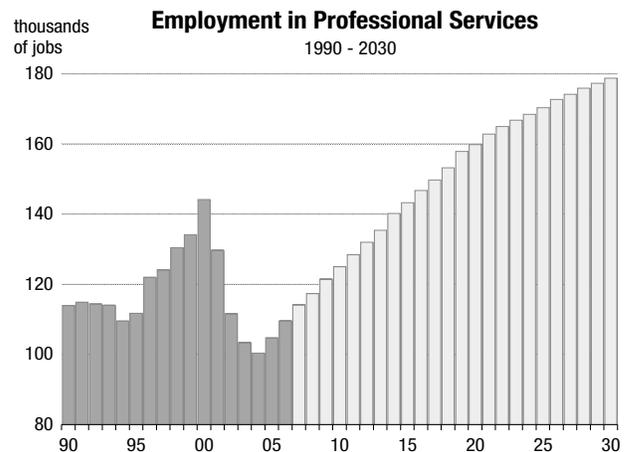
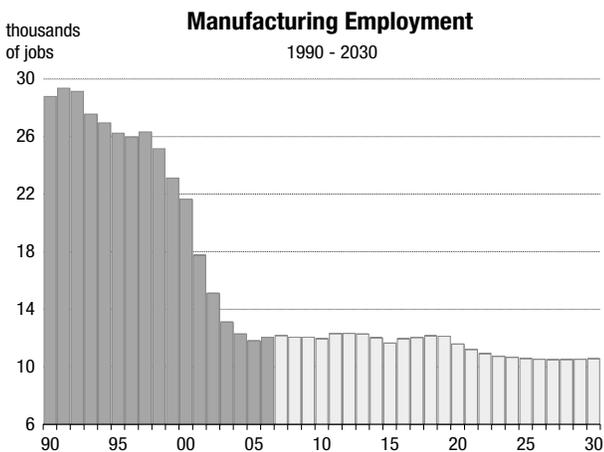
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	749,406	3,987	418.5	309.7	1,721	\$11.0	\$30.1	\$52,482	3.4	2.1	4.77	4.1
1998	758,210	7,449	445.7	311.1	2,336	\$11.3	\$34.2	\$57,069	3.2	2.5	4.78	3.7
1999	766,471	6,887	453.9	312.7	3,811	\$12.3	\$37.3	\$59,179	4.2	2.3	4.45	3.1
2000	781,028	12,628	469.6	329.7	3,365	\$14.1	\$43.3	\$64,440	4.5	2.3	4.43	3.4
2001	786,766	3,705	469.1	330.8	1,819	\$12.5	\$43.5	\$60,978	5.4	2.5	3.66	5.1
2002	790,716	2,143	474.5	332.9	1,330	\$11.6	\$41.5	\$56,971	1.6	1.8	3.42	7.0
2003	791,778	-1,440	458.5	335.7	1,582	\$11.5	\$40.8	\$54,924	1.8	2.0	3.33	6.9
2004	793,601	-561	476.4	336.9	2,368	\$12.2	\$43.1	\$57,245	1.2	2.0	3.18	5.9
2005	796,150	-6	465.0	338.2	2,724	\$13.0	\$47.8	\$61,971	2.0	1.9	3.08	5.1
2006	802,651	4,342	468.8	339.6	2,992	\$13.5	\$53.1	\$66,194	3.3	1.8	3.11	4.2
2007	808,060	3,196	471.9	340.2	1,926	\$14.7	\$57.3	\$68,857	2.9	1.8	3.20	4.2
2008	813,197	3,011	474.3	341.4	1,517	\$15.4	\$60.5	\$70,923	2.0	1.8	3.26	4.5
2009	817,980	2,762	476.8	342.4	1,360	\$16.0	\$64.2	\$73,308	2.0	1.8	3.34	4.4
2010	822,653	2,773	479.0	343.3	1,332	\$16.7	\$68.1	\$75,408	2.5	1.8	3.43	4.3
2011	827,213	2,794	481.0	344.1	1,445	\$17.3	\$72.1	\$77,559	2.4	1.8	3.57	4.3
2012	831,639	2,804	482.3	345.1	1,578	\$17.9	\$76.2	\$79,756	2.2	1.8	3.68	4.4
2013	835,825	2,719	483.3	346.1	1,549	\$18.5	\$80.4	\$81,836	2.3	1.8	3.78	4.5
2014	839,718	2,600	484.0	347.1	1,436	\$19.2	\$84.9	\$84,054	2.3	1.8	3.87	4.6
2015	843,311	2,493	484.5	348.0	1,283	\$19.9	\$89.4	\$85,897	2.6	1.8	3.93	4.7
2016	846,530	2,325	484.9	348.8	1,224	\$20.6	\$94.1	\$87,707	2.7	1.8	4.10	4.7
2017	849,510	2,299	485.4	349.6	1,184	\$21.4	\$98.7	\$89,278	2.7	1.8	4.25	4.7
2018	852,176	2,198	486.1	350.4	1,035	\$22.2	\$103.2	\$90,791	2.5	1.8	4.43	4.7
2019	854,616	2,187	487.4	351.0	1,093	\$23.0	\$108.0	\$92,395	2.5	1.8	4.58	4.6
2020	856,772	2,121	489.0	351.7	1,010	\$23.8	\$112.4	\$93,608	2.5	1.8	4.63	4.7
2021	858,491	1,897	491.0	352.4	1,055	\$24.7	\$117.4	\$95,210	2.4	1.8	4.71	4.7
2022	860,050	1,940	493.2	353.1	1,065	\$25.6	\$122.5	\$96,766	2.5	1.8	4.77	4.7
2023	861,377	1,896	495.6	353.8	1,067	\$26.5	\$127.7	\$98,279	2.5	1.8	4.87	4.7
2024	862,532	1,896	498.3	354.4	1,082	\$27.4	\$133.0	\$99,928	2.3	1.8	4.98	4.7
2025	863,549	1,912	501.3	355.1	1,089	\$28.4	\$138.6	\$101,650	2.4	1.8	5.08	4.7
2026	864,529	2,011	504.5	355.8	1,103	\$29.4	\$144.7	\$103,516	2.4	1.8	5.19	4.6
2027	865,405	2,027	507.8	356.6	1,095	\$30.5	\$150.9	\$105,188	2.5	1.8	5.28	4.6
2028	866,086	1,941	511.0	357.3	1,084	\$31.6	\$157.5	\$106,882	2.7	1.8	5.40	4.6
2029	866,617	1,887	514.2	358.0	1,076	\$32.8	\$164.3	\$108,511	2.7	1.8	5.54	4.6
2030	867,001	1,827	517.1	358.6	1,077	\$34.0	\$171.1	\$110,110	2.6	1.8	5.67	4.6

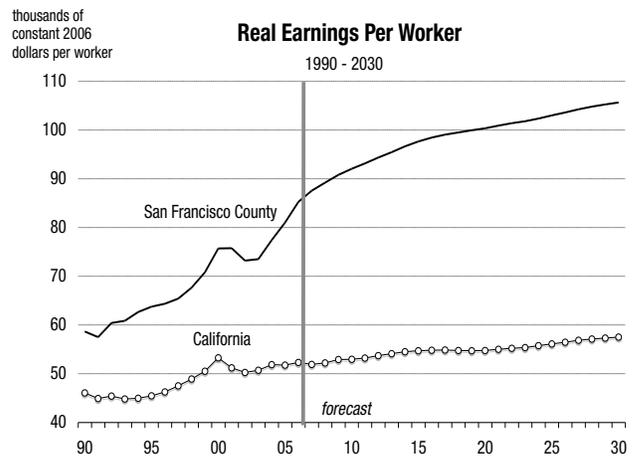
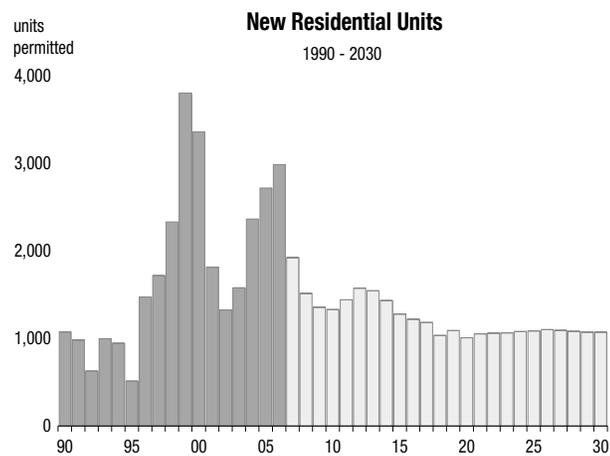
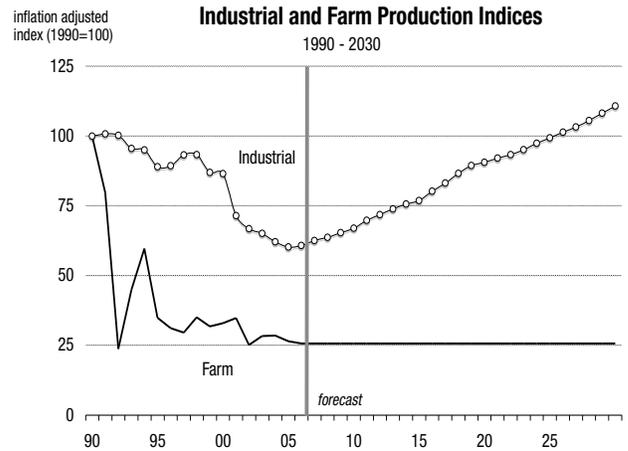
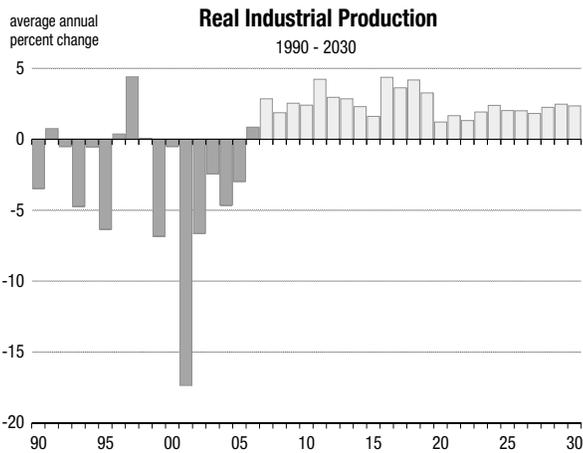
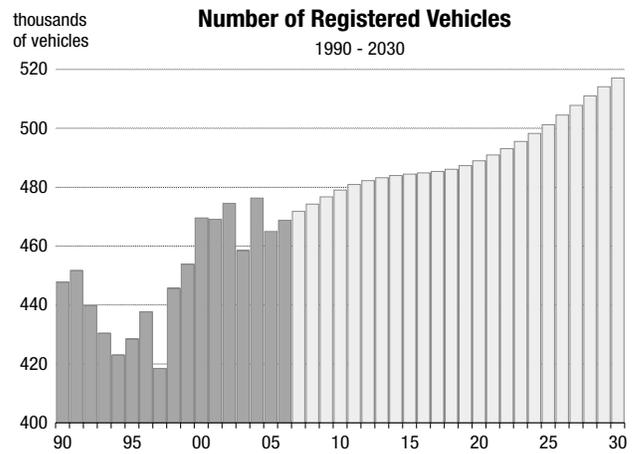
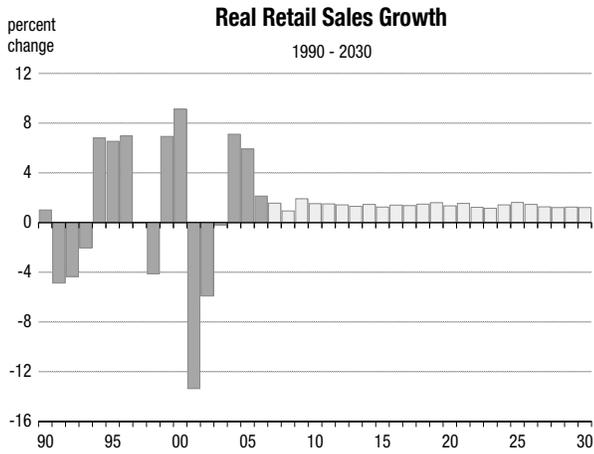


San Francisco County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	549.5	0.22	15.5	26.3	24.2	55.7	59.3	124.1	20.1	53.8	65.1	80.0
1998	564.1	0.27	17.0	25.2	24.1	57.6	60.8	130.5	21.6	55.9	68.1	77.0
1999	574.9	0.21	18.3	23.1	21.7	58.4	61.6	134.2	25.9	56.9	70.7	78.8
2000	598.2	0.27	18.9	21.6	21.2	60.8	62.9	144.2	34.7	52.6	72.2	83.8
2001	573.0	0.19	19.7	17.8	18.9	59.1	68.2	129.7	29.8	51.9	72.2	80.8
2002	534.9	0.25	17.9	15.1	17.9	56.2	63.5	111.6	23.7	51.7	69.9	84.4
2003	513.2	0.32	17.3	13.1	16.9	54.3	59.1	103.4	20.5	53.2	69.6	83.7
2004	502.8	0.26	16.0	12.3	15.4	54.6	57.0	100.4	19.1	54.4	70.7	81.7
2005	509.1	0.13	16.7	11.8	14.7	55.3	57.5	104.8	17.6	54.6	71.8	82.6
2006	520.0	0.14	17.3	12.1	14.4	55.5	58.3	109.6	16.7	56.2	74.3	83.5
2007	529.6	0.11	17.1	12.2	14.3	55.9	58.2	114.2	16.6	57.3	76.7	84.4
2008	537.1	0.10	16.8	12.1	14.2	56.2	58.6	117.4	16.8	58.2	79.4	85.1
2009	547.0	0.10	16.2	12.1	14.1	56.6	59.0	121.5	17.2	59.2	82.5	85.6
2010	557.4	0.10	15.9	12.0	14.2	57.0	59.5	125.1	18.4	60.6	84.8	86.1
2011	568.7	0.10	15.9	12.3	14.2	57.4	59.9	128.5	19.6	61.9	87.3	86.6
2012	579.3	0.10	16.1	12.3	14.3	57.8	60.4	132.0	20.7	63.0	89.7	87.2
2013	589.0	0.10	16.2	12.3	14.4	58.2	60.9	135.5	21.7	64.0	91.9	87.7
2014	599.4	0.10	16.2	12.0	14.6	58.6	61.4	140.2	22.5	65.1	93.9	88.3
2015	607.2	0.10	16.0	11.6	14.8	59.0	61.9	143.3	23.1	66.1	95.4	88.9
2016	616.0	0.10	15.8	12.0	15.1	59.4	62.4	146.8	23.8	67.1	96.7	89.5
2017	623.8	0.10	15.7	12.0	15.4	59.9	63.1	149.8	24.5	68.1	97.5	90.1
2018	632.2	0.10	15.4	12.2	15.7	60.3	63.6	153.2	25.2	69.3	98.2	90.7
2019	641.8	0.10	15.4	12.1	16.0	60.9	64.0	157.9	25.8	70.7	98.6	91.4
2020	647.4	0.10	15.3	11.6	16.4	61.3	64.4	159.9	26.3	71.8	98.8	92.1
2021	655.0	0.10	15.3	11.2	16.8	61.9	64.9	162.9	26.7	73.0	99.3	92.9
2022	662.1	0.10	15.3	10.9	17.2	62.3	65.3	165.0	27.2	74.3	100.2	93.6
2023	668.9	0.10	15.3	10.7	17.6	62.8	65.8	166.8	27.6	75.5	101.2	94.4
2024	676.2	0.10	15.2	10.7	18.0	63.3	66.3	168.5	28.0	76.6	102.6	95.2
2025	683.6	0.10	15.2	10.6	18.5	63.9	66.8	170.4	28.5	77.6	104.0	96.1
2026	691.7	0.10	15.3	10.5	18.9	64.4	67.3	172.7	28.9	78.5	105.7	96.9
2027	698.8	0.10	15.3	10.5	19.4	64.9	67.8	174.2	29.3	79.3	107.4	97.8
2028	706.3	0.10	15.3	10.5	19.8	65.4	68.3	175.9	29.7	80.1	109.1	98.6
2029	713.5	0.10	15.3	10.5	20.2	65.9	68.9	177.4	30.2	80.9	110.8	99.5
2030	720.6	0.10	15.3	10.6	20.7	66.4	69.3	178.8	30.6	81.7	112.4	100.5





SAN JOAQUIN COUNTY ECONOMIC FORECAST

San Joaquin County is the northernmost county of the San Joaquin Valley. The county's central location in California makes it a hot spot for business activity, because it connects the San Joaquin Valley, Bay Area, and Sacramento Valley. San Joaquin County has a population of 674,300 people and over 223,000 wage and salary jobs. The per capita income in San Joaquin County is \$27,617, and the average salary per worker is \$42,929.

Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 2,700 total wage and salary jobs were created in San Joaquin County, representing a growth rate of 1.2 percent. Non-farm employment grew at a rate of 1.3 percent. The unemployment remained relatively unchanged at 9.6 percent in 2006.

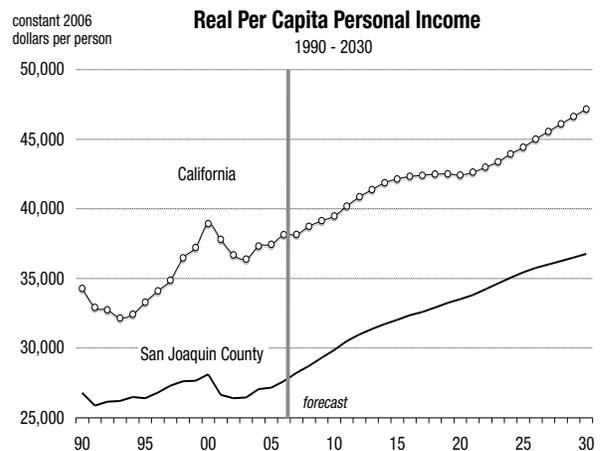
The sectors that added the most jobs in 2006 in San Joaquin County were wholesale and retail trade, transportation, manufacturing, and professional services. Employment in the construction industry declined by nearly 700 jobs in 2006.

From January 2006 to January 2007, population growth was 1.7 percent in San Joaquin County, compared to 1.3 percent for the entire state. The largest city in the county, Stockton, grew 1.3 percent last year. Communities in the western half of San Joaquin County are growing due to an influx of people that commute to the East Bay or Santa Clara County for work, but cannot afford the expensive housing in those areas.

Employment and population growth will continue at healthy rates in San Joaquin County over the next several years because inland counties will dominate growth in the state due to the relative affordability and higher production of housing.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to decline in 2006 to 1.0 percent. From 2007 to 2011, total job growth averages 1.6 percent and non-farm job growth averages 1.7 percent.
- Average salaries adjusted for inflation are currently well below the California state average, but are rising at a rate faster than the state average. Average salaries adjusted for inflation are forecast to rise an average of 1.6 percent per year over the next 5 years.
- Annual population growth in the 2007 to 2011 period averages 1.9 percent per year.
- Net migration will not reach the levels seen from 2000 to 2005. Over the next five years net migration is expected to average 4,700 people per year.

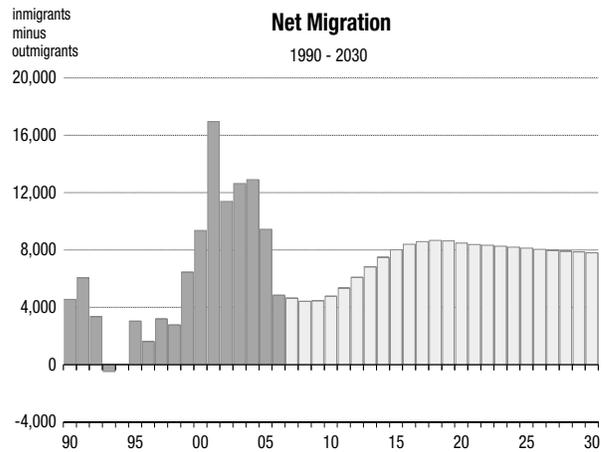
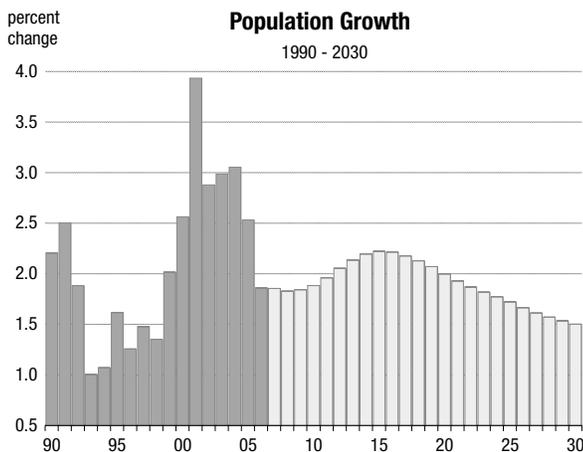


- Between 2007 and 2011, employment growth will be led by job creation in professional services, transportation, wholesale and retail trade, healthcare and education, and the public sector. These sectors account for more than 90 percent of all expected new jobs in the county over the next five years. Employment in the construction sector contracts by more than 1,500 jobs.
- Real per capita incomes are forecast to rise 2.2 percent in 2007. Over the next five years real per capita incomes are forecast to increase 2.0 percent per year.
- Total taxable sales are expected to increase by an average of 7.4 percent over the next five years.
- Industrial production is forecast to increase 4.5 percent in 2007. Over the next five years the growth rate will remain approximately the same averaging 4.8 percent per year.

San Joaquin County Economic Forecast

1997-2006 History, 2007-2030 Forecast

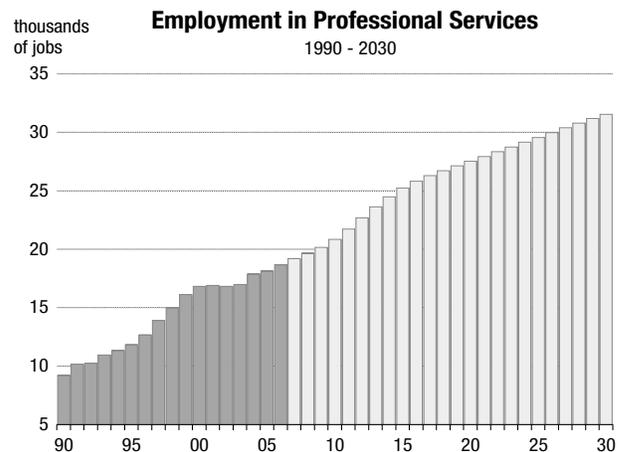
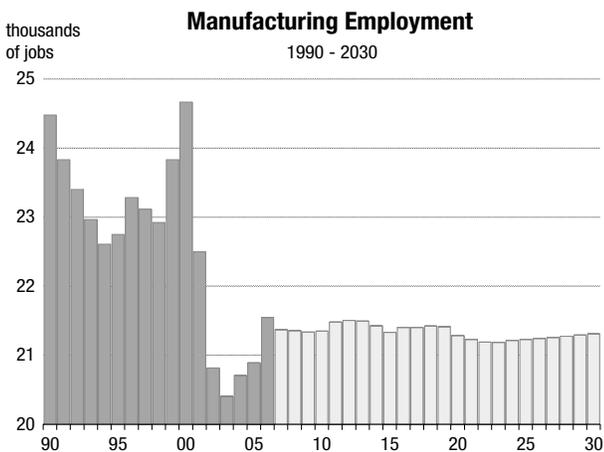
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	536,476	3,183	388.3	173.4	2,475	\$4.7	\$11.2	\$27,293	3.4	1.94	3.16	10.9
1998	543,745	2,769	414.5	175.1	3,229	\$5.1	\$11.9	\$27,614	3.2	1.66	3.23	10.6
1999	554,706	6,439	434.6	177.5	4,046	\$5.8	\$12.6	\$27,661	4.2	1.64	3.59	8.9
2000	568,932	9,364	454.1	181.6	5,323	\$6.6	\$13.8	\$28,117	4.5	1.57	3.94	8.9
2001	591,307	16,961	477.0	184.6	4,399	\$7.0	\$14.3	\$26,649	5.4	1.53	3.49	8.9
2002	608,337	11,396	509.2	189.5	6,280	\$7.3	\$14.8	\$26,393	1.6	1.47	3.49	10.0
2003	626,513	12,638	515.6	193.5	6,952	\$7.7	\$15.5	\$26,450	1.8	1.59	3.82	9.1
2004	645,645	12,909	558.9	199.3	6,886	\$8.7	\$16.6	\$27,055	1.2	1.70	3.97	8.6
2005	662,008	9,449	568.0	205.4	6,272	\$9.6	\$17.4	\$27,155	2.0	1.81	4.01	9.7
2006	674,323	4,852	578.6	211.1	4,022	\$10.5	\$18.6	\$27,617	3.3	1.88	4.20	9.6
2007	686,846	4,642	587.6	216.2	4,199	\$11.2	\$19.9	\$28,221	2.9	1.93	4.39	9.7
2008	699,419	4,423	596.6	220.5	4,238	\$12.1	\$21.1	\$28,710	2.0	1.88	4.61	9.5
2009	712,310	4,475	606.0	224.9	4,283	\$12.9	\$22.4	\$29,301	2.0	1.95	4.83	9.0
2010	725,729	4,770	616.1	229.2	4,321	\$13.8	\$23.8	\$29,861	2.5	1.99	5.07	8.4
2011	739,974	5,355	627.0	233.7	4,367	\$15.0	\$25.4	\$30,494	2.4	1.97	5.32	7.8
2012	755,181	6,092	638.7	238.1	4,417	\$16.1	\$26.9	\$30,979	2.2	1.99	5.55	7.4
2013	771,325	6,833	651.0	242.7	4,452	\$17.2	\$28.5	\$31,365	2.3	2.04	5.80	7.1
2014	788,279	7,491	663.8	247.2	4,476	\$18.4	\$30.1	\$31,718	2.3	2.05	6.06	7.0
2015	805,801	8,025	676.9	251.8	4,495	\$19.7	\$31.9	\$32,030	2.6	2.07	6.29	6.9
2016	823,660	8,411	690.2	256.4	4,506	\$21.1	\$33.8	\$32,354	2.7	2.10	6.54	6.9
2017	841,599	8,592	703.7	261.0	4,518	\$22.5	\$35.7	\$32,592	2.7	2.06	6.79	6.9
2018	859,518	8,679	717.4	265.6	4,539	\$24.0	\$37.7	\$32,908	2.5	2.09	7.07	6.9
2019	877,320	8,649	731.2	270.3	4,563	\$25.6	\$39.9	\$33,245	2.5	2.12	7.32	6.8
2020	894,866	8,498	744.8	274.9	4,572	\$27.2	\$42.0	\$33,504	2.5	2.13	7.59	7.0
2021	912,143	8,392	758.3	279.6	4,587	\$28.9	\$44.3	\$33,808	2.4	2.09	7.82	7.1
2022	929,195	8,330	771.7	284.3	4,597	\$30.8	\$46.8	\$34,223	2.5	2.14	7.99	7.1
2023	946,096	8,263	785.0	289.0	4,614	\$32.7	\$49.4	\$34,639	2.5	2.10	8.19	7.2
2024	962,876	8,201	798.2	293.7	4,635	\$34.7	\$52.1	\$35,054	2.3	2.17	8.41	7.2
2025	979,479	8,131	811.2	298.5	4,664	\$36.8	\$54.8	\$35,441	2.4	2.19	8.60	7.2
2026	995,795	8,054	824.1	303.3	4,695	\$38.9	\$57.6	\$35,754	2.4	2.20	8.78	7.3
2027	1,011,858	7,989	836.7	308.1	4,728	\$41.0	\$60.4	\$36,007	2.5	2.22	8.93	7.4
2028	1,027,768	7,927	849.2	312.9	4,746	\$43.2	\$63.4	\$36,249	2.7	2.20	9.11	7.4
2029	1,043,568	7,875	861.4	317.8	4,750	\$45.6	\$66.5	\$36,503	2.7	2.25	9.31	7.5
2030	1,059,259	7,813	873.4	322.6	4,742	\$48.0	\$69.8	\$36,764	2.6	2.27	9.50	7.5

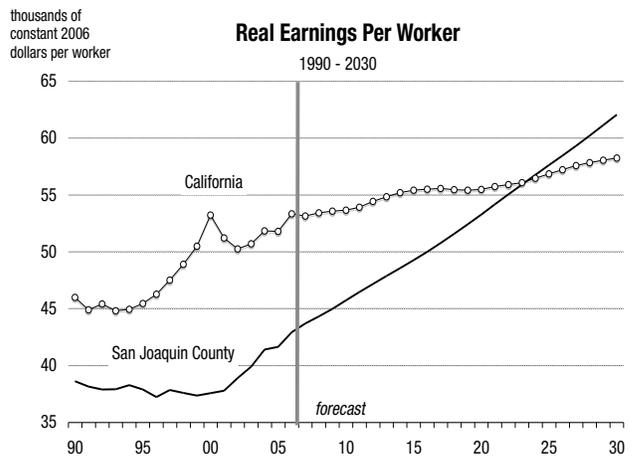
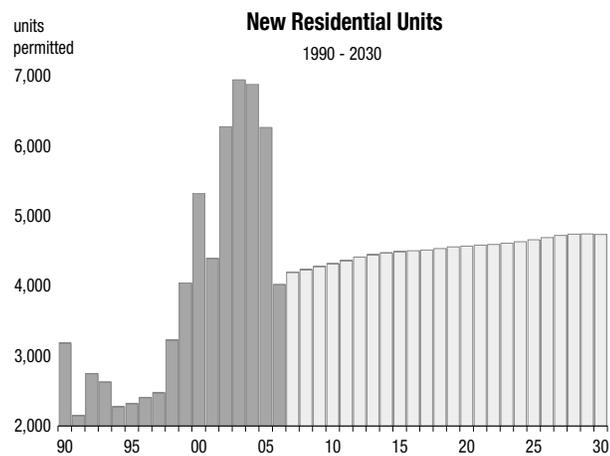
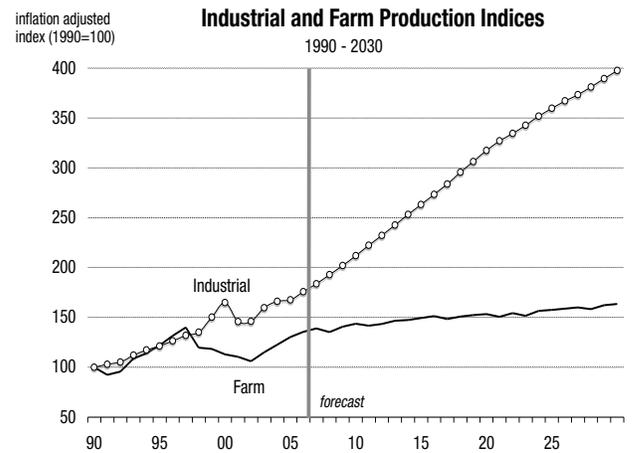
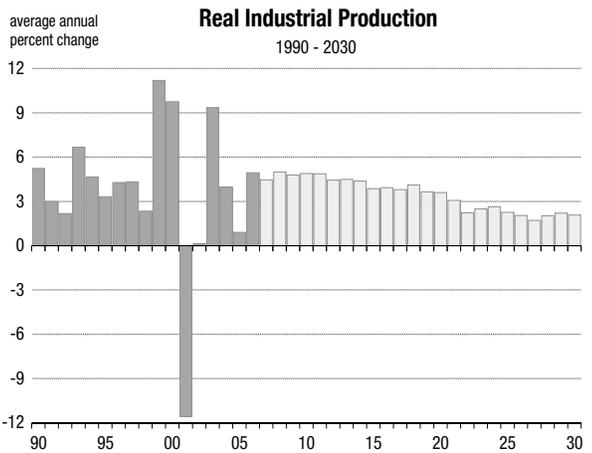
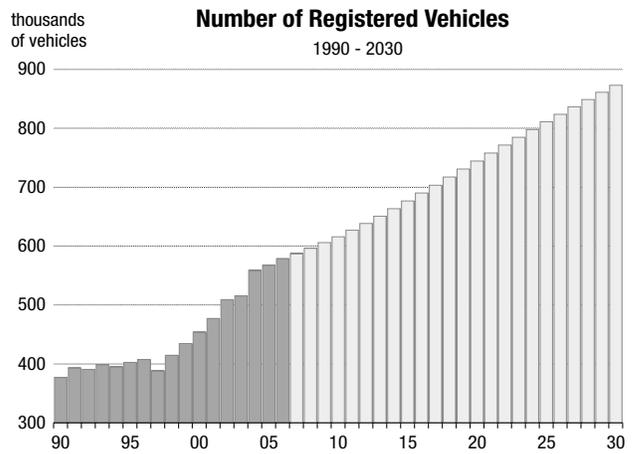
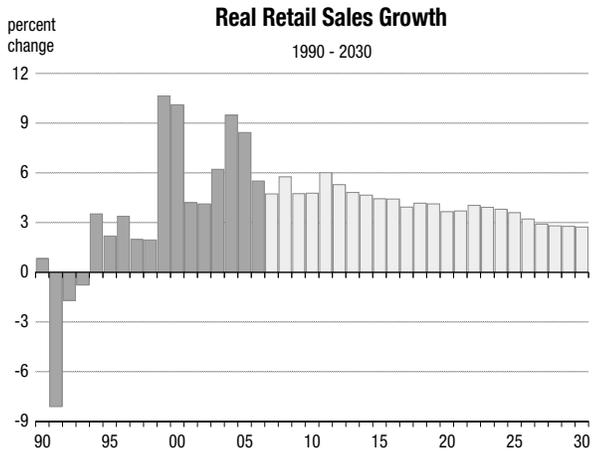


San Joaquin County Employment Forecast

1997-2006 History, 2007-2030 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	185.0	17.56	7.8	23.1	10.5	27.6	8.3	13.9	2.5	20.3	13.3	34.3
1998	188.6	17.11	8.8	22.9	10.5	28.1	8.2	15.0	2.5	21.2	13.7	34.8
1999	196.7	18.06	10.5	23.8	11.6	28.8	8.4	16.1	2.7	21.5	13.8	35.6
2000	202.6	16.74	11.6	24.7	11.7	30.0	8.5	16.8	3.0	22.0	14.4	37.0
2001	206.8	15.73	13.2	22.5	12.3	31.3	8.9	16.9	3.3	22.3	15.3	38.8
2002	210.0	15.93	13.5	20.8	12.7	32.0	9.4	16.8	3.1	23.2	15.9	40.1
2003	213.8	16.56	14.4	20.4	13.4	33.1	9.9	17.0	2.9	23.9	16.4	39.5
2004	216.7	16.00	15.3	20.7	13.3	34.0	9.6	17.9	2.8	24.4	16.8	39.4
2005	221.0	15.20	16.7	20.9	13.0	36.0	9.8	18.1	2.6	25.6	17.1	39.6
2006	223.7	15.11	16.1	21.6	13.6	36.8	9.9	18.7	2.5	26.0	17.3	39.6
2007	225.9	15.04	15.1	21.4	14.1	37.8	10.0	19.2	2.5	26.4	17.6	40.3
2008	228.7	14.95	14.6	21.4	14.6	39.0	10.1	19.7	2.5	26.8	17.9	40.7
2009	232.4	15.03	14.4	21.3	15.2	40.0	10.2	20.2	2.5	27.1	18.2	41.7
2010	236.7	15.10	14.3	21.4	15.7	41.0	10.3	20.9	2.6	27.5	18.5	42.7
2011	241.6	15.10	14.4	21.5	16.3	42.1	10.4	21.7	2.7	28.2	18.8	43.5
2012	246.7	15.14	14.6	21.5	16.9	43.2	10.5	22.7	2.8	29.0	19.1	44.3
2013	251.6	15.21	14.7	21.5	17.5	44.2	10.6	23.6	2.9	29.9	19.4	45.0
2014	256.3	15.25	14.9	21.4	18.0	45.2	10.7	24.5	2.9	30.8	19.7	45.6
2015	261.0	15.30	15.1	21.3	18.6	46.1	10.8	25.2	3.0	31.7	20.0	46.3
2016	265.7	15.35	15.2	21.4	19.2	47.0	11.0	25.8	3.1	32.7	20.4	47.0
2017	270.1	15.31	15.4	21.4	19.8	47.9	11.1	26.3	3.1	33.7	20.8	47.7
2018	274.6	15.32	15.6	21.4	20.3	48.7	11.2	26.7	3.2	34.6	21.2	48.5
2019	279.1	15.35	15.7	21.4	20.9	49.6	11.3	27.1	3.3	35.6	21.5	49.4
2020	283.0	15.37	15.8	21.3	21.4	50.4	11.4	27.5	3.3	36.6	21.7	50.1
2021	287.0	15.33	15.9	21.2	22.0	51.1	11.5	27.9	3.4	37.5	21.9	50.9
2022	291.0	15.39	16.0	21.2	22.5	52.0	11.6	28.4	3.4	38.4	22.1	51.6
2023	294.9	15.36	16.1	21.2	23.0	52.7	11.7	28.8	3.5	39.3	22.3	52.3
2024	298.7	15.44	16.1	21.2	23.5	53.5	11.8	29.2	3.5	40.2	22.5	52.9
2025	302.5	15.49	16.2	21.2	24.0	54.3	11.9	29.6	3.6	41.0	22.7	53.6
2026	306.1	15.53	16.3	21.2	24.5	55.0	12.0	30.0	3.6	41.8	22.9	54.1
2027	309.7	15.57	16.4	21.3	25.0	55.6	12.1	30.4	3.6	42.6	23.2	54.8
2028	313.1	15.55	16.5	21.3	25.5	56.2	12.2	30.8	3.7	43.3	23.4	55.3
2029	316.6	15.62	16.5	21.3	26.0	56.8	12.3	31.2	3.7	44.0	23.6	56.0
2030	319.9	15.67	16.5	21.3	26.5	57.4	12.4	31.6	3.8	44.6	23.9	56.6





SAN LUIS OBISPO COUNTY ECONOMIC FORECAST

San Luis Obispo County is located on the central coast north of Santa Barbara County. The population exceeds 260,000 people, and there are over 107,000 wage and salary jobs. The per capita income in San Luis Obispo County is \$35,006, and the average salary per worker is \$39,574.

Nearly 2,000 wage and salary jobs were created in San Luis Obispo County last year, representing a growth rate of 1.9 percent. The unemployment rate remained at 4.0 percent, a level indicating a fully employed labor market.

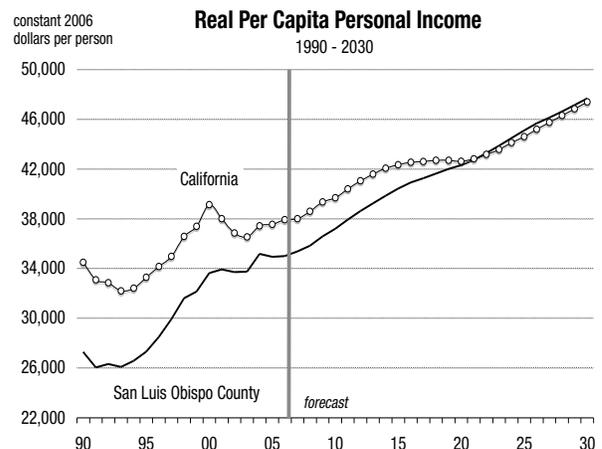
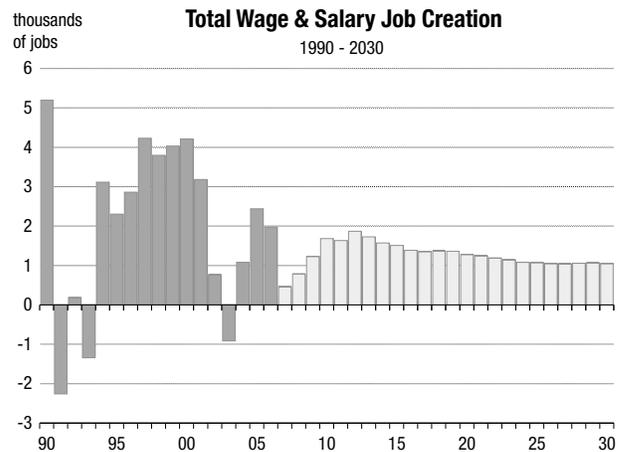
The principal employment clusters in San Luis Obispo County are retail trade, leisure services, education and healthcare services, and government. The public sector dominates all other sectors in terms of jobs because of the large state institutions located in the county, including Cal Poly State University, Cuesta College, Atascadero State Hospital, the California Men's Colony, and the California Youth Authority. The fastest growing sectors last year were construction, information, professional services and transportation, each recording a rate of 3 percent or greater.

The fastest growing city in the county is Paso Robles, where population increased 2.1 percent between 2006 and 2007. San Luis Obispo, the largest city in the county with just over 44,400 residents, experienced a 0.2 percent reduction in population last year.

Due to an older population, higher home prices and a lack of housing growth, population has been falling in a number of southern coastal cities. Population growth will average between one and two percent in the north, and between zero and one percent in the south. Future growth will occur in Paso Robles and Atascadero to the north, and Nipomo to the south.

FORECAST HIGHLIGHTS

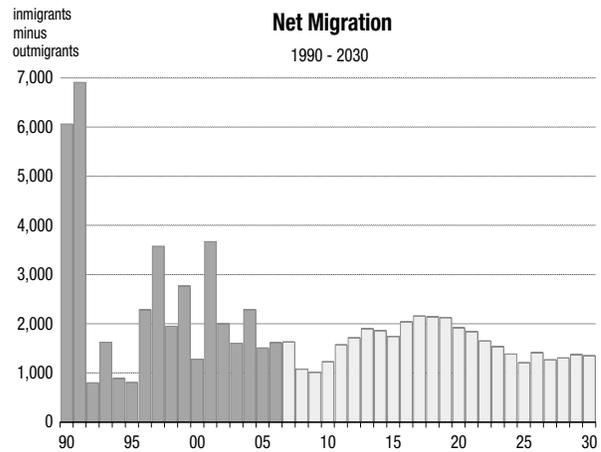
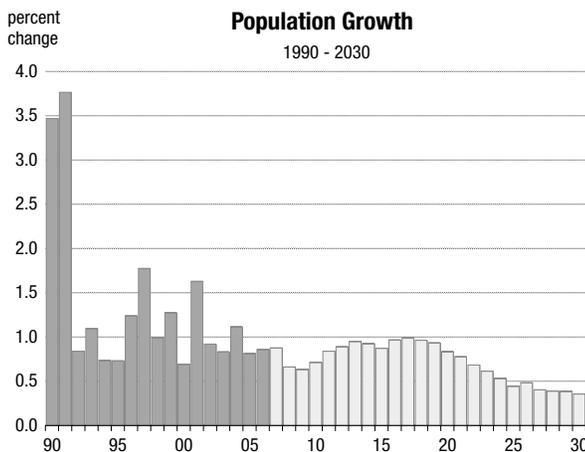
- Job growth is forecast to decline sharply in 2007 to 0.4 percent. Over the next five years, the average annual growth rate is forecast to average 1.1 percent per year.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the forecast horizon. Real average salaries rise an average of 0.4 percent per year over the next 5 years.
- The service, retail trade, and government sectors remain the growth engine of jobs in San Luis Obispo County, accounting for virtually all net job creation. Many of the service jobs will cater to the large population group aged 65 and over. Construction employment declines by more than 1,000 jobs.
- Population will continue to grow modestly in the county. In 2007, a growth rate of 0.9 percent is forecast. Annual growth in the 2007 to 2011 period averages 0.8 percent per year.
- Net migration is expected to be 1,600 persons in 2007. Over the next five years net migration is forecast to average 1,300 people entering the county per year, accounting for over 65 percent of population growth. Much of the new population will relocate in the north county, especially in Paso Robles.
- Real per capita incomes increase at a rate of 1.1 percent in 2007. An annual compound rate of growth of 1.6 percent is forecast over the next 5 years.
- Total taxable sales are expected to increase by an average of 5.4 percent over the next five years. Adjusted for inflation, they rise an average of 2.4 percent per year.
- Industrial production is forecast to increase by 2.8 percent in 2007. From 2007 to 2011, the growth rate of industrial production will average 3.1 percent per year.



San Luis Obispo County Economic Forecast

1997-2006 History, 2007-2030 Forecast

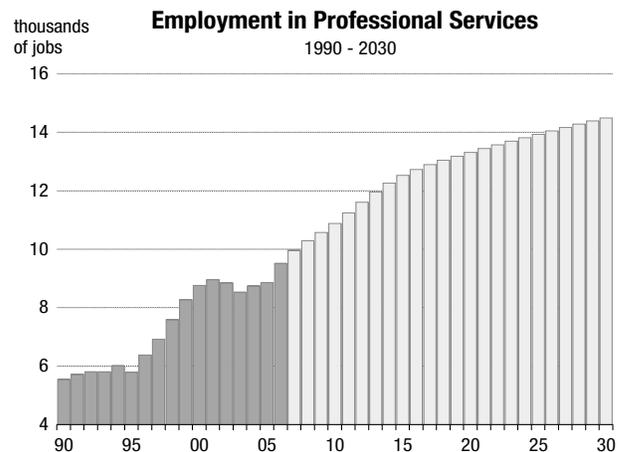
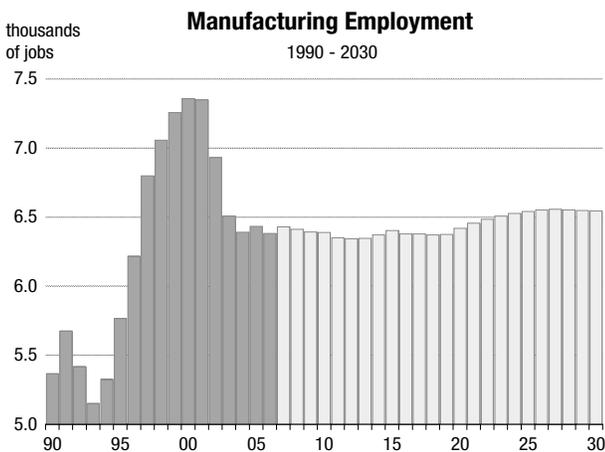
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	240,900	3,577	205.4	86.6	1,329	\$2.18	\$5.48	\$29,919	1.7	502.2	943.1	4.8
1998	243,300	1,951	219.7	87.6	1,730	\$2.29	\$5.93	\$31,614	1.4	465.4	990.6	4.2
1999	246,400	2,765	229.1	88.8	1,664	\$2.60	\$6.25	\$32,149	2.3	501.2	1,050.6	3.3
2000	248,105	1,280	244.1	92.7	1,650	\$2.92	\$6.80	\$33,626	3.3	598.2	1,124.5	4.0
2001	252,149	3,674	257.1	93.9	2,025	\$3.08	\$7.21	\$33,937	3.4	581.3	1,021.3	4.7
2002	254,473	2,000	263.3	95.6	1,972	\$3.10	\$7.43	\$33,712	2.8	553.1	1,034.4	4.7
2003	256,596	1,604	263.3	97.3	2,222	\$3.31	\$7.69	\$33,750	2.6	595.5	1,101.0	4.6
2004	259,462	2,289	282.0	98.5	2,263	\$3.67	\$8.38	\$35,177	3.3	587.6	1,144.2	4.3
2005	261,572	1,504	281.7	100.5	1,945	\$3.94	\$8.77	\$34,943	4.5	619.0	1,158.4	4.0
2006	263,824	1,617	288.2	102.1	1,612	\$4.43	\$9.24	\$35,006	4.3	621.5	1,183.1	4.0
2007	266,136	1,628	293.9	103.7	1,406	\$4.69	\$9.75	\$35,375	3.6	630.7	1,216.4	3.9
2008	267,899	1,078	297.3	105.0	1,524	\$4.92	\$10.19	\$35,822	2.5	639.2	1,257.8	4.1
2009	269,603	1,013	300.2	106.4	1,688	\$5.16	\$10.74	\$36,594	2.5	647.5	1,297.2	3.9
2010	271,530	1,227	304.4	108.0	1,755	\$5.46	\$11.34	\$37,208	3.1	654.9	1,341.5	3.9
2011	273,814	1,571	308.7	109.6	1,950	\$5.75	\$11.99	\$37,932	2.9	660.6	1,376.9	4.0
2012	276,251	1,712	313.6	111.4	2,031	\$6.06	\$12.66	\$38,633	2.7	663.3	1,417.0	4.1
2013	278,879	1,899	318.4	113.3	2,023	\$6.38	\$13.35	\$39,240	2.8	663.7	1,461.6	4.1
2014	281,465	1,859	323.0	115.2	2,001	\$6.71	\$14.07	\$39,862	2.8	662.7	1,514.2	4.2
2015	283,924	1,741	327.3	117.0	1,983	\$7.06	\$14.84	\$40,434	3.1	661.2	1,565.2	4.1
2016	286,669	2,037	331.5	118.9	1,942	\$7.43	\$15.64	\$40,919	3.2	659.0	1,601.4	4.2
2017	289,513	2,155	335.9	120.7	1,929	\$7.82	\$16.44	\$41,262	3.2	655.1	1,646.0	4.2
2018	292,309	2,140	340.1	122.5	1,946	\$8.20	\$17.26	\$41,647	3.0	650.0	1,696.4	4.2
2019	295,045	2,129	344.4	124.3	1,957	\$8.60	\$18.11	\$42,010	3.0	644.4	1,745.8	4.1
2020	297,512	1,922	348.3	126.1	1,951	\$9.00	\$18.94	\$42,308	3.0	639.2	1,807.5	4.0
2021	299,830	1,841	351.7	127.9	1,904	\$9.41	\$19.85	\$42,731	3.0	634.9	1,859.4	4.0
2022	301,882	1,650	354.6	129.7	1,861	\$9.85	\$20.86	\$43,288	3.0	631.5	1,895.3	4.0
2023	303,741	1,535	357.1	131.4	1,802	\$10.30	\$21.90	\$43,874	3.0	628.5	1,933.9	4.0
2024	305,364	1,382	359.3	133.1	1,754	\$10.75	\$22.96	\$44,490	2.8	626.5	1,973.9	4.0
2025	306,724	1,207	361.4	134.7	1,722	\$11.22	\$24.05	\$45,099	2.9	625.2	2,007.2	4.0
2026	308,207	1,413	363.6	136.3	1,693	\$11.72	\$25.19	\$45,679	2.9	624.6	2,037.4	3.9
2027	309,455	1,263	365.9	137.8	1,680	\$12.24	\$26.31	\$46,136	3.0	624.6	2,059.5	3.9
2028	310,669	1,306	368.0	139.4	1,683	\$12.81	\$27.54	\$46,632	3.2	625.5	2,086.8	3.9
2029	311,879	1,374	370.1	141.0	1,687	\$13.40	\$28.84	\$47,144	3.2	627.1	2,118.5	3.8
2030	312,997	1,348	372.1	142.5	1,661	\$14.00	\$30.17	\$47,678	3.1	629.2	2,148.4	3.8

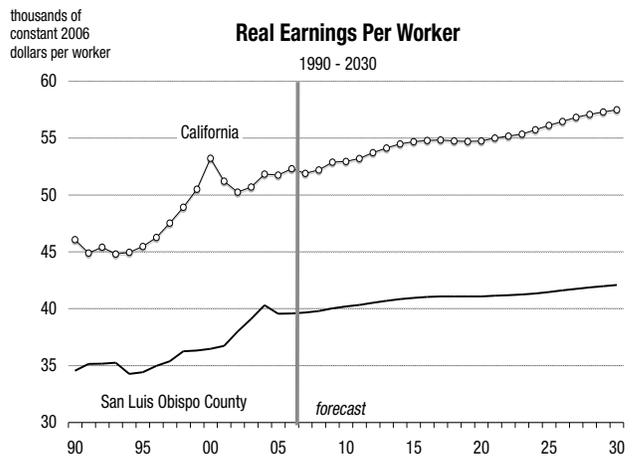
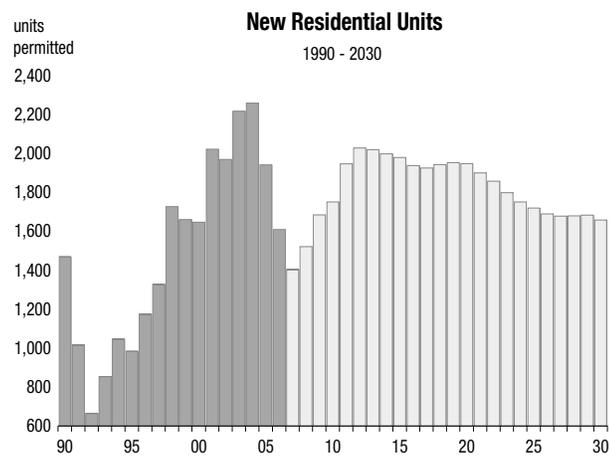
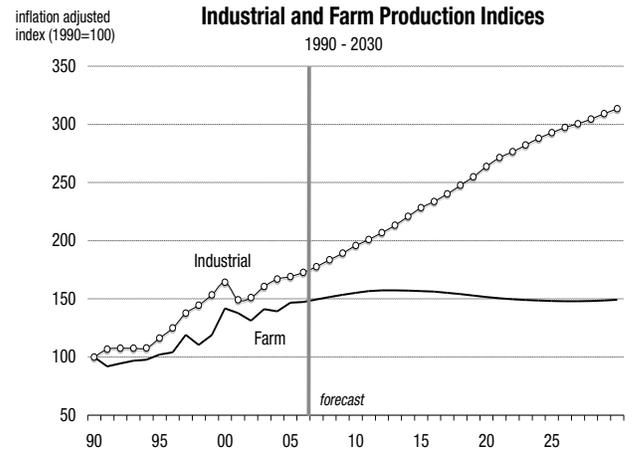
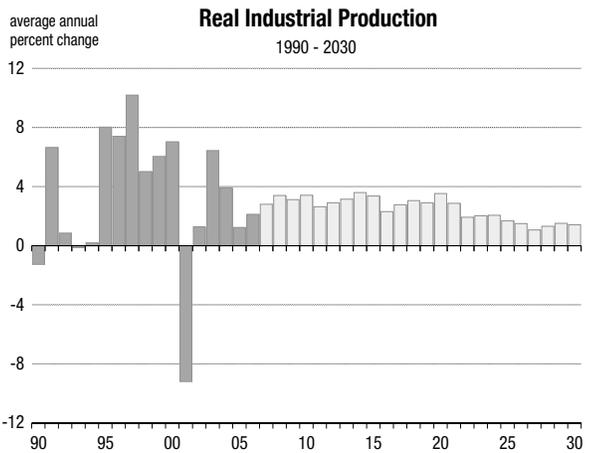
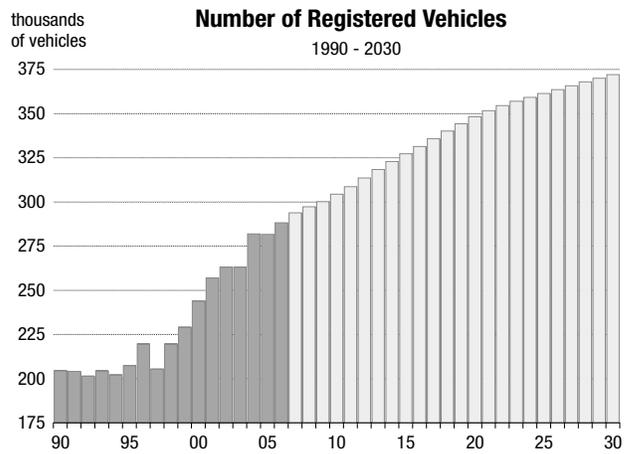
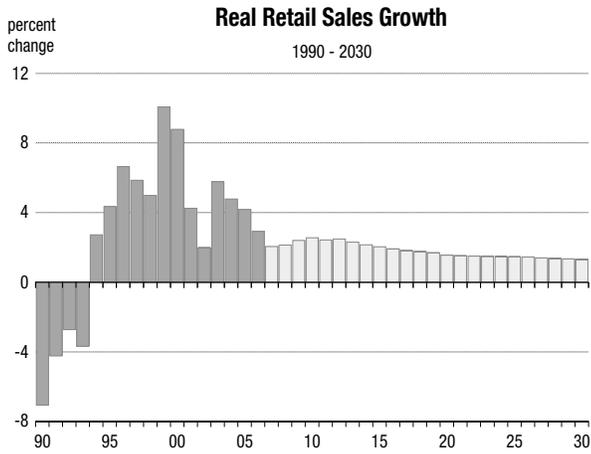


San Luis Obispo County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	87.0	4.84	4.4	6.8	3.3	12.4	3.3	6.9	1.4	8.2	11.3	20.3
1998	90.8	4.62	5.0	7.1	3.2	13.2	3.6	7.6	1.3	8.5	11.9	21.2
1999	94.8	4.29	6.5	7.3	3.1	14.0	3.7	8.3	1.6	8.5	12.3	21.6
2000	99.0	4.78	6.1	7.4	3.2	15.0	3.7	8.8	1.8	8.7	13.0	22.4
2001	102.2	4.85	6.7	7.4	3.2	15.6	3.8	9.0	1.8	9.6	13.2	22.8
2002	103.0	4.58	6.8	6.9	3.3	15.6	4.3	8.9	1.5	10.0	13.8	23.0
2003	102.0	3.91	6.9	6.5	3.5	15.5	4.4	8.5	1.4	10.3	14.3	22.4
2004	103.1	4.03	7.2	6.4	3.7	16.0	4.7	8.8	1.5	10.5	14.4	22.0
2005	105.6	4.28	7.8	6.4	3.6	16.4	4.8	8.9	1.6	10.8	14.9	21.8
2006	107.5	4.27	8.1	6.4	3.8	16.9	4.9	9.5	1.6	10.7	14.9	22.2
2007	108.0	3.84	7.3	6.4	3.7	17.1	4.9	10.0	1.6	11.0	15.4	22.5
2008	108.8	3.62	6.8	6.4	3.7	17.4	4.9	10.3	1.6	11.2	15.8	22.8
2009	110.0	3.56	6.7	6.4	3.7	17.6	4.9	10.6	1.6	11.4	16.1	23.0
2010	111.7	3.48	6.8	6.4	3.7	17.9	5.0	10.9	1.7	11.6	16.4	23.5
2011	113.3	3.36	6.9	6.4	3.7	18.1	5.1	11.2	1.7	11.7	16.6	24.0
2012	115.2	3.33	7.1	6.3	3.7	18.4	5.2	11.6	1.8	11.8	16.9	24.6
2013	116.9	3.30	7.2	6.3	3.7	18.6	5.3	12.0	1.8	11.9	17.1	25.1
2014	118.5	3.28	7.2	6.4	3.7	18.9	5.4	12.3	1.8	12.0	17.3	25.6
2015	120.0	3.25	7.3	6.4	3.8	19.1	5.5	12.5	1.9	12.1	17.6	26.0
2016	121.4	3.22	7.3	6.4	3.8	19.3	5.6	12.7	1.9	12.2	17.8	26.5
2017	122.8	3.20	7.3	6.4	3.8	19.5	5.7	12.9	1.9	12.3	18.1	27.0
2018	124.1	3.17	7.3	6.4	3.8	19.7	5.8	13.0	2.0	12.4	18.3	27.6
2019	125.5	3.15	7.4	6.4	3.8	19.9	5.9	13.2	2.0	12.4	18.5	28.1
2020	126.8	3.14	7.4	6.4	3.8	20.1	6.0	13.3	2.0	12.5	18.6	28.7
2021	128.1	3.12	7.4	6.5	3.8	20.2	6.1	13.4	2.0	12.6	18.7	29.2
2022	129.2	3.11	7.4	6.5	3.8	20.4	6.2	13.6	2.1	12.7	18.8	29.8
2023	130.4	3.10	7.4	6.5	3.8	20.6	6.2	13.7	2.1	12.8	18.9	30.3
2024	131.5	3.10	7.4	6.5	3.8	20.8	6.3	13.8	2.1	12.9	18.9	30.8
2025	132.5	3.09	7.3	6.5	3.9	20.9	6.4	13.9	2.1	13.0	19.0	31.3
2026	133.6	3.08	7.3	6.6	3.9	21.1	6.5	14.1	2.1	13.1	19.1	31.7
2027	134.7	3.08	7.3	6.6	3.9	21.3	6.6	14.2	2.2	13.2	19.2	32.1
2028	135.7	3.08	7.3	6.6	3.9	21.4	6.7	14.3	2.2	13.3	19.3	32.6
2029	136.8	3.07	7.4	6.5	3.9	21.6	6.8	14.4	2.2	13.4	19.4	33.0
2030	137.8	3.06	7.4	6.5	3.9	21.7	6.9	14.5	2.2	13.5	19.5	33.5





SAN MATEO COUNTY ECONOMIC FORECAST

San Mateo County thrived in the late 1990s during the technology boom in California and the rapid rise in visitor and business travel through San Francisco International Airport. However, since the dotcom bust of 2000, the county has had severe job loss and is only now showing signs of recovery. San Mateo County has a population of 730,000 people and approximately 334,000 wage and salary jobs. The per capita income in San Mateo County is \$59,324, and the average salary per worker is among the highest in the state at \$77,759.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In 2006, job growth was significantly positive in San Mateo County for the first time since 2000. A total of 5,600 jobs were created, a growth rate of 1.7 percent. The unemployment rate fell to 3.7 percent in 2006.

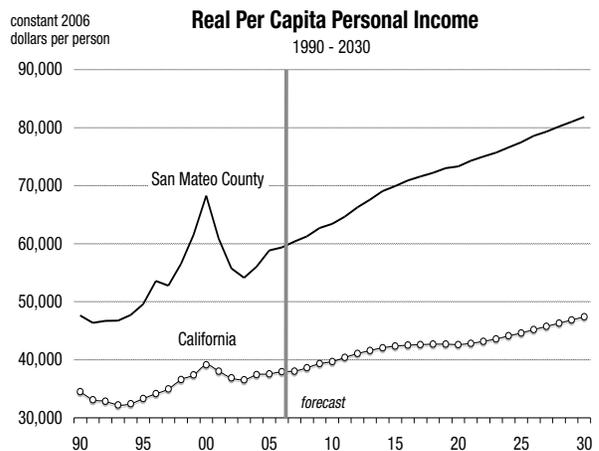
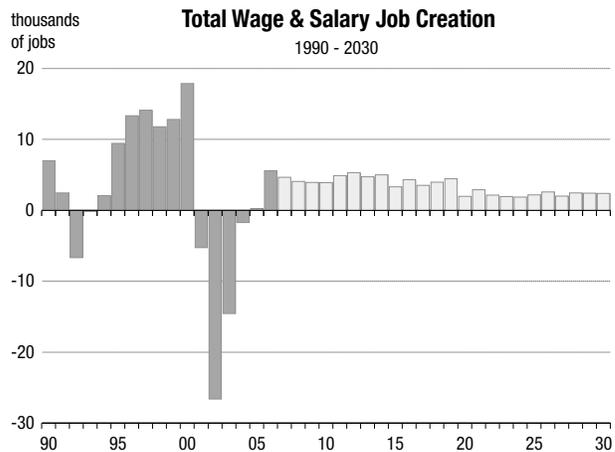
The professional services sector added 2,800 jobs in 2006, accounting for half of all net job creation. Leisure services, and healthcare and education, each added approximately 1,000 jobs. The transportation (largely SFO airport) and information sectors lost a combined total of 1,500 jobs. The manufacturing sector added nearly 700 jobs.

Population growth remains positive in San Mateo County. The rate of growth during calendar 2006 was 1.0 percent. The vast majority of cities grew between 0.7 and 1.1 percent. The largest city in the county, Daly City, grew 1.0 percent.

Employment growth is forecast to moderate in San Mateo County in 2007 and 2008. Population growth will remain steady.

FORECAST HIGHLIGHTS

- Job growth is forecast to be 1.4 percent in 2007. Over the next five years job growth is expected to average 1.3 percent per year.
- Average salaries adjusted for inflation are currently well above the California average, and will remain so over the forecast horizon. Real average salaries are forecast to rise an average of 1.3 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in service sectors. The professional service sector accounts for 40 percent of job creation alone. Employment in information technologies is expected to reverse the downward trend and add 2,000 jobs by 2011. The manufacturing and construction sectors combine to lose 1,400 jobs over the next five years.

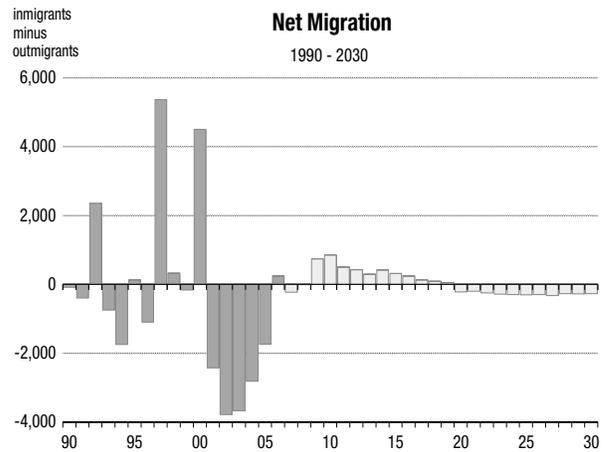
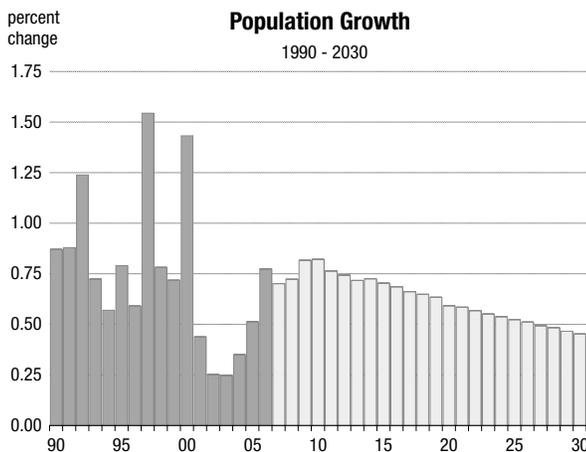


- The population will grow at a rate of approximately 0.8 percent in 2007. Annual growth in the 2007 to 2011 period is forecast to also average 0.8 percent per year.
- After high levels of out-migration from 2001 to 2005, net migration will be positive, but insignificant, over the forecast. Over the next five years net migration is expected to average 400 persons entering the county per year.
- Real per capita incomes increase at a rate of 1.8 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.7 percent per year.
- Total taxable sales are expected to increase by an average of 4.7 percent over the next five years.
- Industrial production is forecast to rise 2.2 percent in 2007. Over the next five years the growth rate of industrial production will average 2.6 percent per year.

San Mateo County Economic Forecast

1997-2006 History, 2007-2030 Forecast

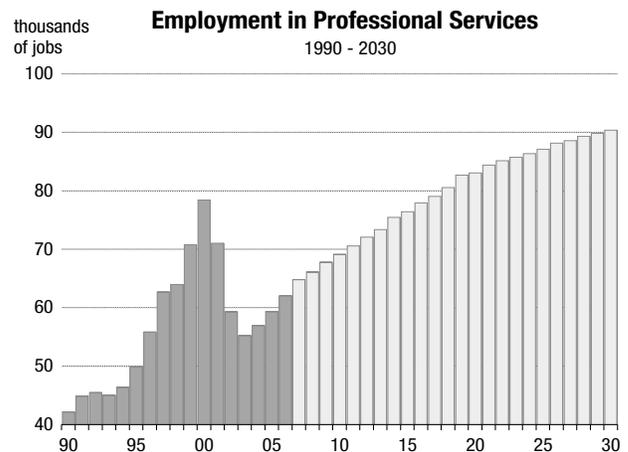
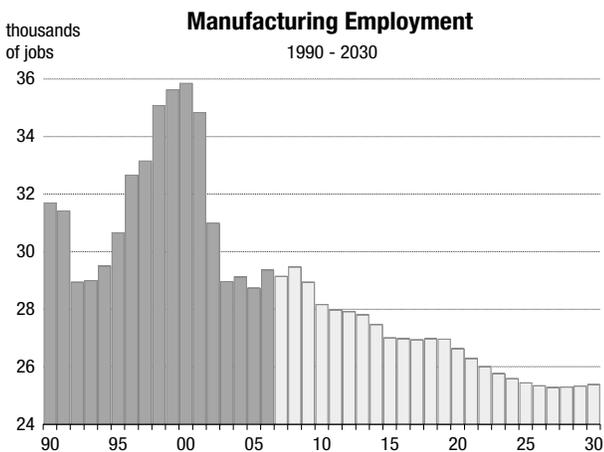
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	690,400	5,375	637.4	248.5	1,519	\$10.7	\$27.9	\$52,739	3.4	281.0	6.43	2.7
1998	695,800	323	711.9	249.8	2,175	\$11.0	\$31.1	\$56,541	3.2	233.1	6.86	2.5
1999	700,800	-157	714.4	251.2	901	\$12.1	\$35.5	\$61,507	4.2	215.2	7.27	2.0
2000	710,836	4,509	708.9	254.1	2,317	\$14.0	\$41.7	\$68,262	4.5	231.0	7.74	2.9
2001	713,958	-2,423	698.0	255.1	1,441	\$12.9	\$39.4	\$60,884	5.4	195.4	6.93	3.8
2002	715,763	-3,779	712.4	256.7	1,423	\$11.6	\$36.7	\$55,722	1.6	198.8	6.22	5.7
2003	717,538	-3,670	685.4	258.1	1,304	\$11.4	\$36.4	\$54,099	1.8	192.6	6.33	5.9
2004	720,063	-2,815	714.9	258.9	609	\$11.8	\$38.3	\$56,009	1.2	191.3	6.61	4.9
2005	723,762	-1,733	711.7	259.9	892	\$12.5	\$41.2	\$58,813	2.0	167.4	6.54	4.3
2006	729,366	251	717.2	260.2	895	\$12.7	\$43.3	\$59,324	3.3	169.2	6.62	3.7
2007	734,484	-222	723.2	260.8	813	\$13.6	\$45.6	\$60,381	2.9	169.2	6.76	3.5
2008	739,800	-9	729.4	261.5	952	\$14.1	\$47.6	\$61,266	2.0	169.2	7.04	3.4
2009	745,845	746	736.2	262.4	1,123	\$14.7	\$50.1	\$62,698	2.0	169.2	7.20	3.5
2010	751,973	861	743.7	263.4	1,238	\$15.3	\$52.4	\$63,406	2.5	169.2	7.36	3.6
2011	757,717	510	751.6	264.5	1,326	\$16.0	\$55.1	\$64,650	2.4	169.2	7.54	3.5
2012	763,354	432	759.0	265.7	1,389	\$16.7	\$58.1	\$66,242	2.2	169.2	7.74	3.5
2013	768,828	297	766.3	266.9	1,451	\$17.5	\$61.1	\$67,562	2.3	169.2	7.92	3.6
2014	774,407	420	773.9	268.2	1,507	\$18.3	\$64.4	\$69,062	2.3	169.2	8.07	3.6
2015	779,861	321	781.7	269.6	1,552	\$19.0	\$67.3	\$69,926	2.6	169.2	8.18	3.7
2016	785,210	247	789.6	271.0	1,600	\$19.9	\$70.5	\$70,905	2.7	169.2	8.36	3.7
2017	790,413	136	797.8	272.4	1,614	\$20.7	\$73.6	\$71,572	2.7	169.2	8.55	3.8
2018	795,540	91	806.5	273.8	1,635	\$21.5	\$76.6	\$72,228	2.5	169.2	8.78	3.8
2019	800,592	48	816.0	275.3	1,649	\$22.5	\$80.0	\$73,019	2.5	169.2	8.97	3.7
2020	805,341	-213	825.9	276.8	1,676	\$23.3	\$82.8	\$73,324	2.5	169.2	9.11	3.8
2021	810,056	-196	836.0	278.3	1,668	\$24.3	\$86.4	\$74,308	2.4	169.2	9.20	3.8
2022	814,662	-244	845.8	279.8	1,680	\$25.2	\$89.9	\$75,009	2.5	169.2	9.23	3.9
2023	819,162	-280	855.2	281.3	1,645	\$26.1	\$93.5	\$75,701	2.5	169.2	9.27	3.9
2024	823,574	-294	864.3	282.8	1,605	\$27.2	\$97.3	\$76,591	2.3	169.2	9.32	3.9
2025	827,894	-302	873.2	284.2	1,570	\$28.3	\$101.3	\$77,487	2.4	169.2	9.36	3.9
2026	832,135	-291	881.8	285.6	1,537	\$29.5	\$105.8	\$78,581	2.4	169.2	9.40	3.8
2027	836,243	-320	889.7	287.0	1,522	\$30.6	\$109.9	\$79,318	2.5	169.2	9.42	3.9
2028	840,292	-263	897.1	288.4	1,552	\$31.9	\$114.6	\$80,178	2.7	169.2	9.47	3.9
2029	844,210	-275	904.1	289.7	1,574	\$33.1	\$119.4	\$81,001	2.7	169.2	9.56	3.8
2030	848,033	-263	910.6	291.2	1,587	\$34.5	\$124.4	\$81,837	2.6	169.2	9.64	3.8

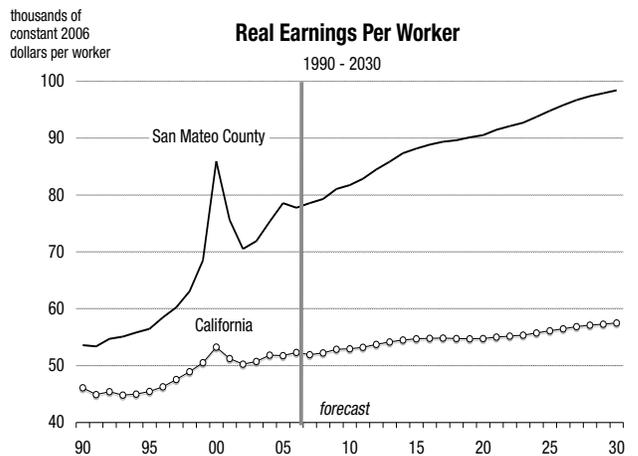
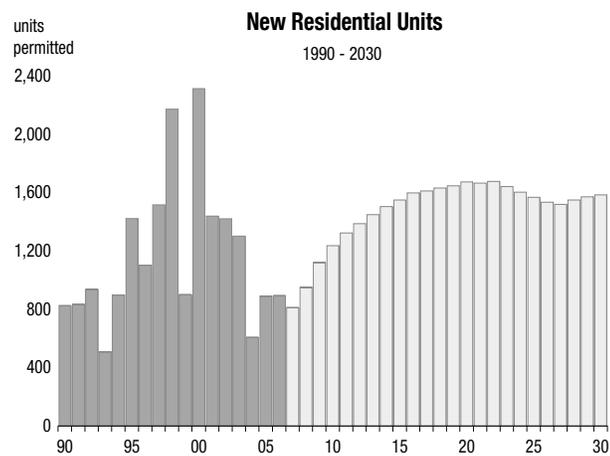
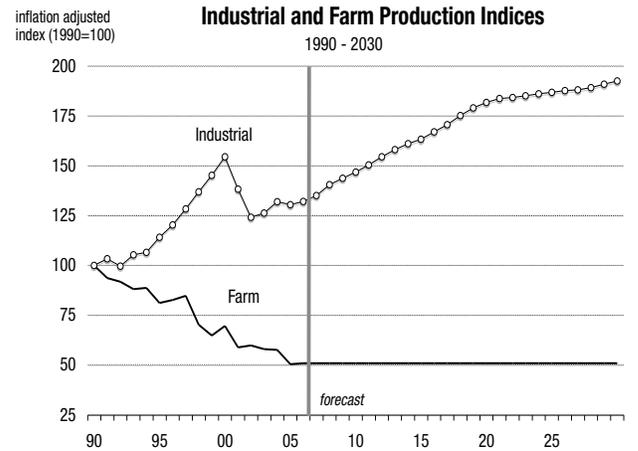
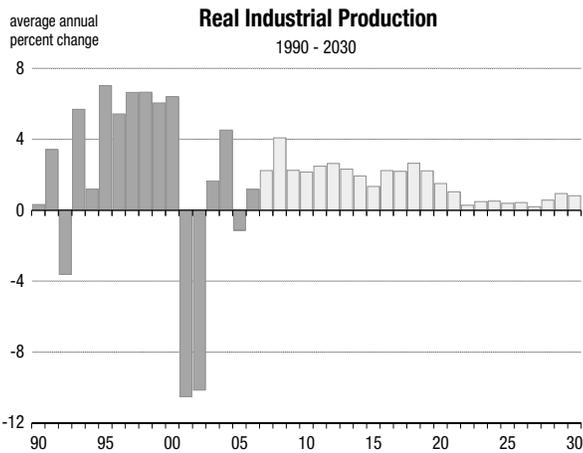
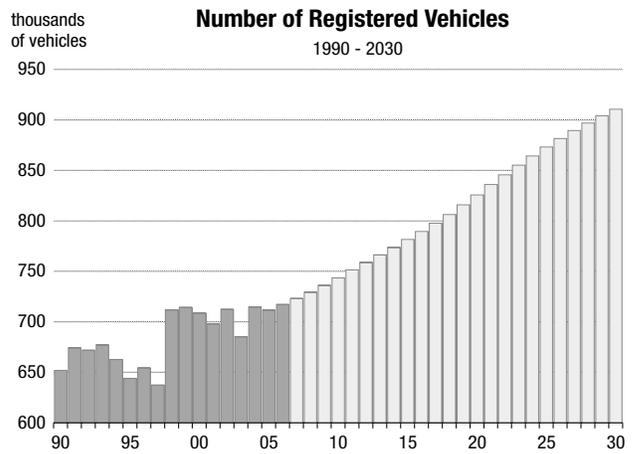
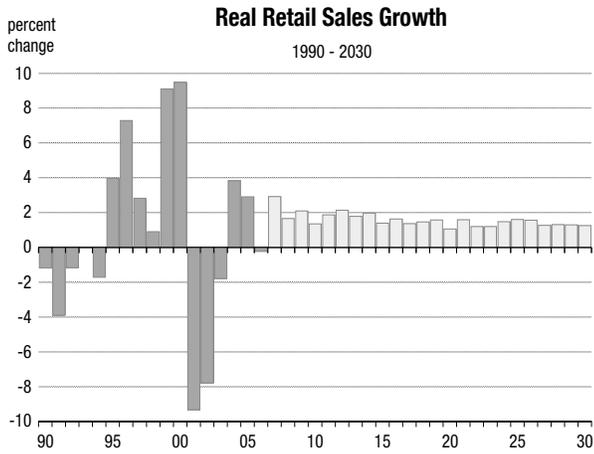


San Mateo County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	333.3	2.88	15.4	33.2	32.8	52.9	24.7	62.7	11.2	27.2	30.7	30.1
1998	345.1	2.92	16.7	35.1	33.7	53.6	25.8	64.0	13.6	28.2	30.2	31.4
1999	357.9	2.88	17.8	35.6	34.0	53.5	25.8	70.8	17.7	27.9	29.5	32.1
2000	375.8	2.93	19.0	35.9	35.2	54.0	24.7	78.5	24.0	28.1	30.5	32.5
2001	370.6	2.88	19.7	34.8	34.4	54.0	23.9	71.0	26.1	29.1	30.9	32.9
2002	344.0	2.68	19.0	31.0	29.3	51.2	22.1	59.3	23.3	30.0	30.8	33.6
2003	329.4	2.58	18.0	29.0	27.8	48.9	21.1	55.2	22.5	30.1	30.3	32.7
2004	327.8	2.17	17.8	29.1	28.2	47.4	21.1	57.0	21.1	30.2	30.7	32.1
2005	328.0	1.99	16.3	28.7	27.4	47.6	21.2	59.3	20.6	30.5	31.4	32.0
2006	333.6	2.02	16.9	29.4	27.0	47.8	21.4	62.1	19.6	31.4	32.5	32.5
2007	338.3	2.10	16.8	29.1	26.7	48.6	21.6	64.8	19.3	32.1	32.8	32.9
2008	342.4	2.11	16.7	29.5	26.9	49.5	21.7	66.1	19.2	32.6	33.2	33.3
2009	346.4	2.12	16.6	28.9	27.1	50.5	21.8	67.8	19.4	33.1	33.5	33.7
2010	350.3	2.12	16.6	28.2	27.4	51.3	21.9	69.1	20.4	33.5	33.9	34.0
2011	355.2	2.13	16.8	28.0	27.5	52.1	22.0	70.6	21.7	33.9	34.2	34.4
2012	360.5	2.14	17.1	27.9	27.6	52.9	22.1	72.1	23.2	34.4	34.6	34.7
2013	365.3	2.14	17.3	27.8	27.5	53.5	22.2	73.4	24.7	34.9	35.0	35.0
2014	370.3	2.14	17.5	27.5	27.4	54.1	22.2	75.5	26.0	35.5	35.3	35.2
2015	373.6	2.14	17.6	27.0	27.2	54.6	22.3	76.4	27.2	36.0	35.6	35.4
2016	378.0	2.14	17.7	27.0	27.2	55.0	22.3	77.9	28.4	36.6	35.9	35.6
2017	381.5	2.14	17.8	26.9	27.2	55.3	22.3	79.1	29.5	37.2	36.1	35.8
2018	385.5	2.14	17.9	27.0	27.1	55.6	22.4	80.6	30.7	37.7	36.2	35.9
2019	390.0	2.14	18.0	27.0	27.0	56.0	22.4	82.7	31.7	38.2	36.3	36.0
2020	391.9	2.14	18.1	26.6	26.8	56.4	22.4	83.1	32.6	38.7	36.4	36.2
2021	394.9	2.15	18.1	26.3	26.6	56.9	22.4	84.4	33.5	39.2	36.5	36.3
2022	397.0	2.15	18.1	26.0	26.3	57.3	22.4	85.2	34.3	39.6	36.6	36.4
2023	399.0	2.15	18.0	25.8	26.0	57.7	22.5	85.7	35.1	40.0	36.8	36.5
2024	400.9	2.15	17.8	25.6	25.6	58.2	22.5	86.4	35.8	40.5	37.0	36.6
2025	403.0	2.15	17.6	25.4	25.3	58.6	22.5	87.1	36.6	40.9	37.2	36.6
2026	405.7	2.15	17.4	25.3	25.0	59.1	22.5	88.2	37.3	41.3	37.5	36.7
2027	407.7	2.15	17.4	25.3	24.7	59.5	22.5	88.6	37.9	41.8	37.8	36.8
2028	410.2	2.15	17.4	25.3	24.3	60.0	22.5	89.3	38.6	42.2	38.1	36.9
2029	412.6	2.15	17.4	25.3	24.0	60.4	22.5	89.8	39.4	42.7	38.4	37.0
2030	415.0	2.15	17.5	25.4	23.6	60.9	22.5	90.4	40.0	43.2	38.7	37.0





SANTA BARBARA COUNTY ECONOMIC FORECAST

Santa Barbara County located immediately west of Ventura County is dominated by three principal economic activities: tourism, Vandenberg Air Force Base, and education. The population now exceeds 420,000 people, and there are 188,000 wage and salary jobs. The per capita income in Santa Barbara County is \$39,425, and the average salary per worker is \$47,218. The median family income in 2007 is \$67,100.

In Santa Barbara County, only 200 wage and salary jobs were created last year, representing an anemic growth rate of 0.1 percent. Non-farm employment grew at a modestly higher rate of 0.6 percent last year. The unemployment rate dropped to 4.1 percent, indicative of a very tight labor market.

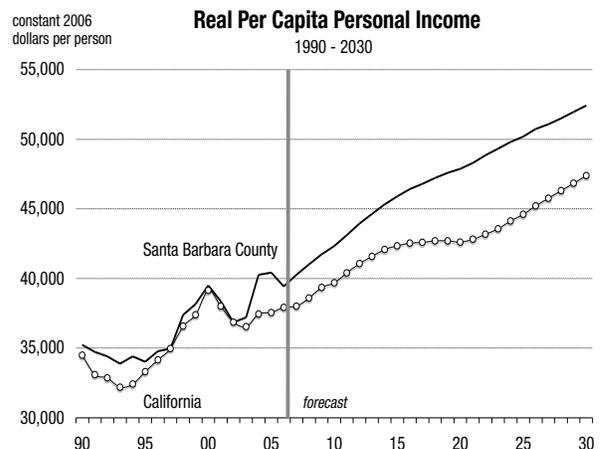
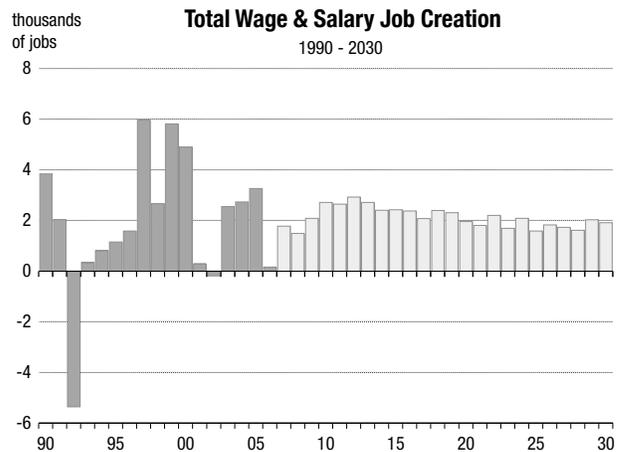
The principal employment clusters in Santa Barbara County are government, retail trade, and services. Last year the fastest growing sectors in the county were wholesale trade, leisure services, and construction. Employment in the farm sector, which was at a record high in 2005 and accounts for 8 percent of total employment, lost 800 jobs in 2006, declining nearly 5 percent.

Seventy percent of the population gain from January 2006 to January 2007 occurred in the unincorporated areas, mostly in the north county. The north county region is growing much faster than the south county area, due largely to the greater production of housing in the Santa Maria Valley.

Employment and population growth will remain modest in Santa Barbara County over the next five years. The northern end of the county will continue to dominate population and job growth in the county. The growth of population in the southern end of the county will decline and new job creation will remain limited.

FORECAST HIGHLIGHTS

- Non-farm job growth is expected to increase slightly in 2007 to 0.8 percent. From 2007 to 2012, both non-farm job growth and total wage and salary job growth averages 1.1 percent.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast horizon. Real average salaries are forecast to rise an average of 0.9 percent per year over the next 5 years.
- The professional services, government, leisure services, wholesale and retail trade, and farm sectors each add at least 1,300 jobs over the next five years. Together they account for nearly 90 percent of net job creation. No other sectors is expected to add 500 jobs from 2007 to 2011.
- Real per capita incomes are expected to rise at an annual compound growth rate of 1.8 percent over the next 5 years.

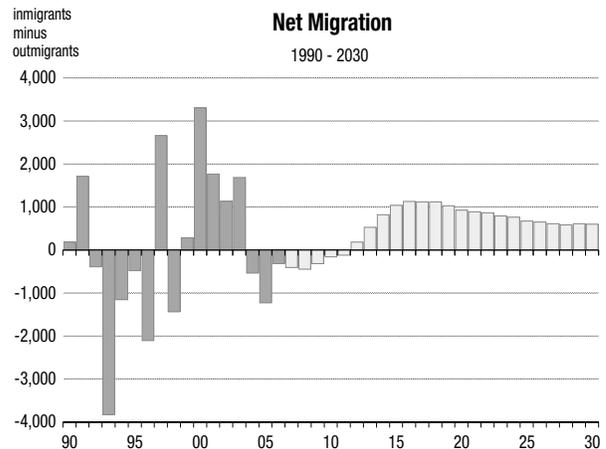
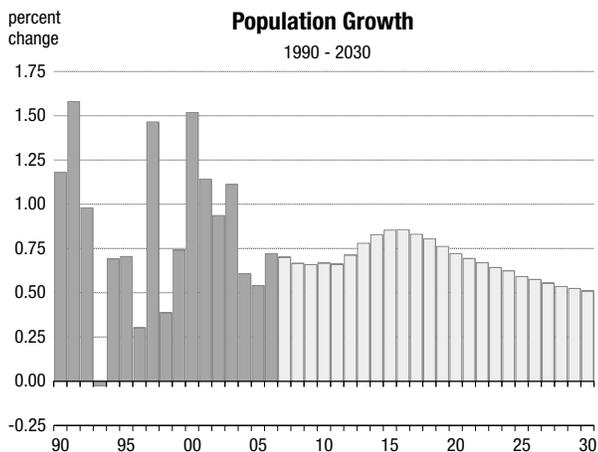


- Population growth will remain modest in the county. Annual growth in the 2007 to 2011 period averages 0.7 percent per year. The population will increase at faster rates in the Santa Maria Valley, while continuing to decline in the Santa Barbara-Goleta area.
- Net migration for the entire county is expected to remain slightly negative for the entire forecast. The north county will likely have positive net migration, but that will be offset by losses in the south county. From 2007 to 2011, there is an average of 300 net migrants leaving the county per year.
- Total taxable sales are expected to increase by an average of 4.3 percent over the next five years.
- Industrial production will increase by 8.3 percent in 2007. From 2007 to 2011, the growth rate of industrial production will average 7.2 percent per year, due to gains in the mining sector from oil and gas operations.

Santa Barbara County Economic Forecast

1997-2006 History, 2007-2030 Forecast

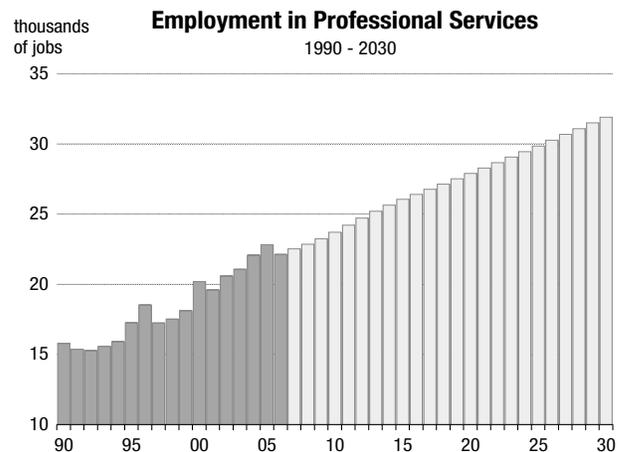
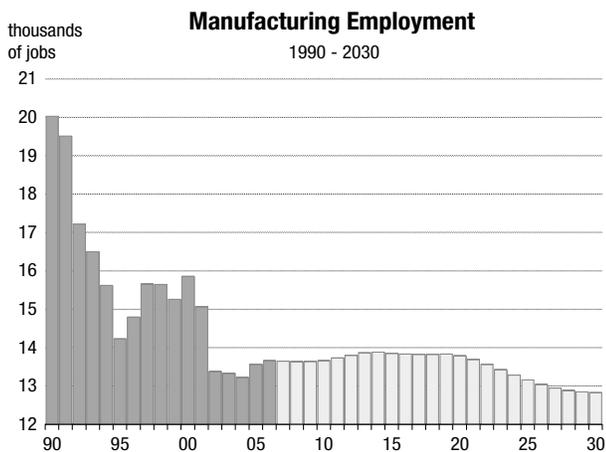
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	390,515	2,662	312.3	134.9	903	\$3.8	\$10.4	\$34,953	1.7	823.4	2.24	5.1
1998	392,029	-1,435	318.0	135.3	1,026	\$4.0	\$11.3	\$37,386	1.4	793.5	2.10	4.4
1999	394,936	285	323.7	136.1	915	\$4.4	\$11.9	\$38,149	2.3	832.5	2.22	3.9
2000	400,932	3,307	336.0	136.6	924	\$4.8	\$12.9	\$39,503	3.3	901.6	2.60	4.4
2001	405,511	1,767	347.0	137.5	1,113	\$5.0	\$13.1	\$38,361	3.4	841.6	2.19	4.4
2002	409,309	1,137	355.0	138.3	1,732	\$5.1	\$13.1	\$36,844	2.8	891.1	1.98	5.2
2003	413,865	1,690	353.1	140.2	1,617	\$5.3	\$13.7	\$37,197	2.6	965.8	2.15	5.1
2004	416,385	-534	374.6	141.6	1,517	\$5.5	\$15.4	\$40,257	3.3	986.2	2.22	4.8
2005	418,639	-1,229	369.4	143.3	960	\$5.8	\$16.2	\$40,426	4.5	1,040.2	2.38	4.4
2006	421,656	-315	373.2	146.2	897	\$6.0	\$16.6	\$39,425	4.3	1,016.7	2.57	4.1
2007	424,618	-403	378.4	147.0	843	\$6.3	\$17.7	\$40,256	3.6	1,020.0	2.78	4.0
2008	427,445	-443	382.1	147.7	1,009	\$6.5	\$18.6	\$40,997	2.5	1,020.0	2.99	4.2
2009	430,263	-316	384.6	148.6	1,162	\$6.8	\$19.5	\$41,723	2.5	1,026.8	3.21	4.2
2010	433,143	-160	386.3	149.6	1,305	\$7.1	\$20.6	\$42,337	3.1	1,036.6	3.43	4.1
2011	436,008	-121	387.3	150.7	1,380	\$7.5	\$21.7	\$43,117	2.9	1,043.4	3.63	4.1
2012	439,123	186	389.7	151.9	1,418	\$7.9	\$22.9	\$43,940	2.7	1,051.8	3.84	4.2
2013	442,549	532	393.1	153.2	1,414	\$8.3	\$24.1	\$44,624	2.8	1,062.9	4.07	4.3
2014	446,216	821	396.9	154.4	1,381	\$8.7	\$25.4	\$45,316	2.8	1,073.5	4.28	4.4
2015	450,030	1,038	401.0	155.6	1,351	\$9.2	\$26.7	\$45,894	3.1	1,085.1	4.44	4.4
2016	453,885	1,133	404.9	156.8	1,320	\$9.7	\$28.1	\$46,423	3.2	1,097.5	4.60	4.4
2017	457,654	1,121	408.3	158.0	1,270	\$10.2	\$29.5	\$46,799	3.2	1,105.0	4.76	4.4
2018	461,336	1,121	411.4	159.1	1,253	\$10.7	\$30.9	\$47,209	3.0	1,114.5	4.93	4.5
2019	464,853	1,029	414.1	160.2	1,225	\$11.2	\$32.3	\$47,584	3.0	1,124.7	5.10	4.4
2020	468,205	931	416.2	161.2	1,175	\$11.7	\$33.7	\$47,866	3.0	1,134.6	5.36	4.4
2021	471,454	889	418.2	162.3	1,133	\$12.2	\$35.3	\$48,297	3.0	1,140.1	5.47	4.4
2022	474,615	866	420.5	163.3	1,133	\$12.8	\$37.0	\$48,842	3.0	1,148.8	5.48	4.4
2023	477,670	794	423.0	164.3	1,098	\$13.3	\$38.7	\$49,320	3.0	1,153.2	5.54	4.4
2024	480,655	766	426.4	165.2	1,103	\$13.9	\$40.5	\$49,806	2.8	1,162.5	5.62	4.4
2025	483,504	674	430.4	166.2	1,071	\$14.5	\$42.2	\$50,186	2.9	1,171.5	5.71	4.4
2026	486,288	654	434.9	167.1	1,067	\$15.1	\$44.1	\$50,727	2.9	1,180.4	5.76	4.3
2027	488,988	613	438.9	168.0	1,057	\$15.7	\$46.0	\$51,073	3.0	1,189.2	5.80	4.3
2028	491,609	586	442.4	169.0	1,044	\$16.4	\$48.1	\$51,490	3.2	1,194.8	5.90	4.4
2029	494,187	611	445.8	169.9	1,065	\$17.2	\$50.4	\$51,956	3.2	1,203.9	6.01	4.3
2030	496,713	600	449.1	170.8	1,072	\$18.0	\$52.6	\$52,418	3.1	1,212.9	6.13	4.3

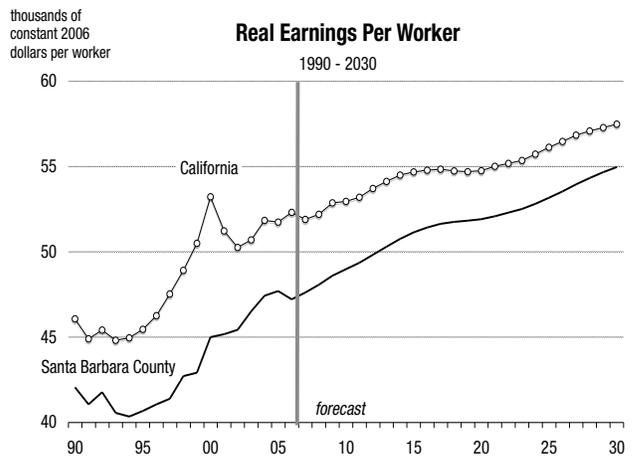
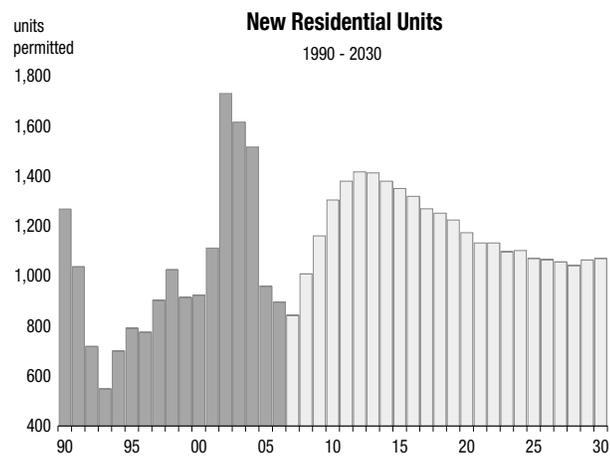
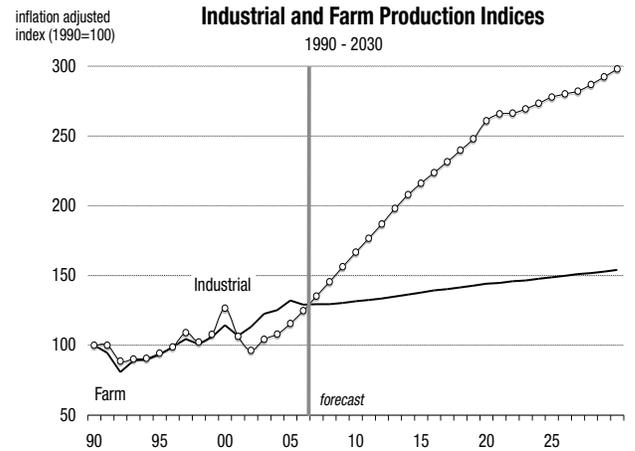
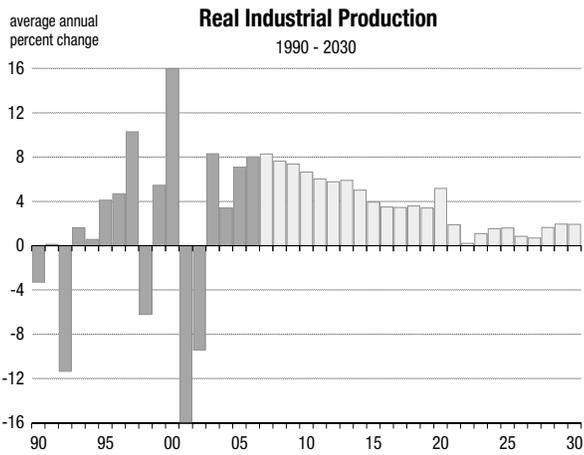
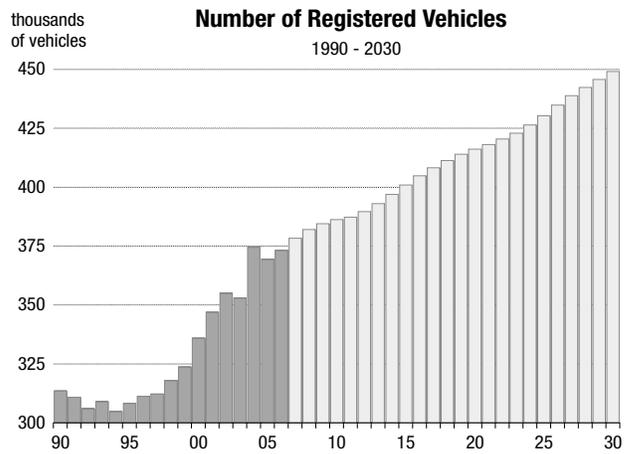
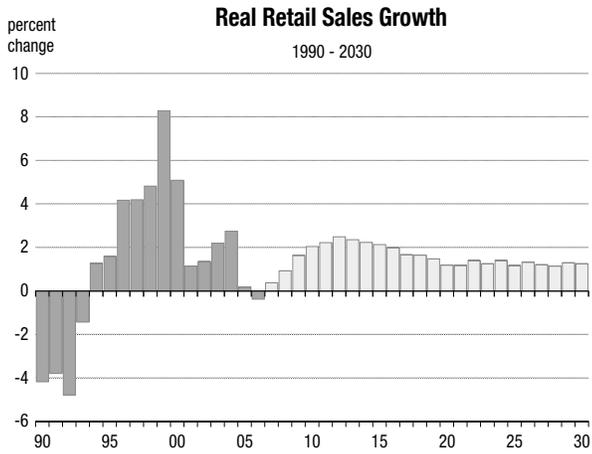


Santa Barbara County Employment Forecast

1997-2006 History, 2007-2030 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	166.2	14.73	7.1	15.7	3.8	23.1	7.5	17.2	4.2	16.4	19.1	30.9
1998	168.8	13.83	6.9	15.7	3.3	23.9	8.0	17.5	4.4	17.2	19.6	31.8
1999	174.6	15.26	8.0	15.3	2.9	25.6	8.1	18.1	4.1	18.0	20.2	32.4
2000	179.5	14.85	8.1	15.9	2.9	26.1	8.4	20.2	4.3	18.4	20.8	32.8
2001	179.8	13.76	8.4	15.1	3.0	25.5	8.8	19.6	4.5	18.6	21.0	34.5
2002	179.6	14.23	8.0	13.4	2.8	25.1	8.6	20.6	4.1	19.3	21.0	35.8
2003	182.2	16.18	8.6	13.3	2.9	24.4	8.4	21.1	4.1	19.3	21.7	35.6
2004	184.9	16.01	9.7	13.2	2.9	24.7	8.5	22.1	4.0	19.6	21.9	35.9
2005	188.2	16.25	10.1	13.6	3.0	24.9	8.6	22.8	4.1	19.4	22.4	36.4
2006	188.4	15.46	10.5	13.7	3.1	25.3	8.8	22.1	4.1	19.4	23.0	36.0
2007	190.1	15.85	10.3	13.6	3.1	25.4	8.7	22.5	4.0	19.4	23.4	36.6
2008	191.6	15.84	10.2	13.6	3.1	25.7	8.7	22.9	4.0	19.3	23.8	37.0
2009	193.7	16.32	10.0	13.6	3.1	26.1	8.9	23.2	4.0	19.2	24.2	37.2
2010	196.4	16.68	10.1	13.7	3.1	26.5	9.1	23.7	4.1	19.2	24.5	38.0
2011	199.1	16.77	10.3	13.7	3.1	26.9	9.3	24.2	4.1	19.2	24.8	38.6
2012	202.0	17.06	10.6	13.8	3.1	27.4	9.5	24.7	4.2	19.2	25.1	39.2
2013	204.7	17.42	10.8	13.9	3.1	27.8	9.7	25.2	4.3	19.2	25.4	39.7
2014	207.1	17.66	10.9	13.9	3.1	28.2	9.8	25.6	4.4	19.2	25.6	40.1
2015	209.6	17.96	11.1	13.9	3.1	28.6	10.0	26.1	4.4	19.3	25.9	40.7
2016	211.9	18.27	11.2	13.8	3.1	29.0	10.2	26.4	4.5	19.3	26.2	41.2
2017	214.0	18.29	11.3	13.8	3.1	29.4	10.4	26.8	4.6	19.3	26.5	41.7
2018	216.4	18.61	11.4	13.8	3.1	29.7	10.5	27.2	4.6	19.3	26.8	42.4
2019	218.7	18.88	11.5	13.8	3.1	30.1	10.7	27.5	4.7	19.2	27.0	43.2
2020	220.7	19.12	11.6	13.8	3.1	30.4	10.8	27.9	4.8	19.2	27.1	43.9
2021	222.5	19.13	11.7	13.7	3.1	30.7	10.9	28.3	4.9	19.3	27.2	44.5
2022	224.7	19.48	11.8	13.6	3.1	31.0	11.1	28.7	5.0	19.4	27.3	45.1
2023	226.4	19.49	11.9	13.4	3.1	31.3	11.2	29.1	5.0	19.4	27.4	45.7
2024	228.5	19.92	12.0	13.3	3.1	31.7	11.4	29.5	5.1	19.5	27.5	46.3
2025	230.1	20.14	11.8	13.2	3.1	31.9	11.6	29.9	5.2	19.5	27.6	46.8
2026	231.9	20.37	11.9	13.0	3.1	32.2	11.8	30.3	5.3	19.5	27.8	47.3
2027	233.6	20.60	11.9	13.0	3.1	32.5	11.9	30.7	5.3	19.5	27.9	47.8
2028	235.2	20.66	11.8	12.9	3.1	32.8	12.1	31.1	5.4	19.4	28.1	48.3
2029	237.3	21.03	11.8	12.8	3.1	33.1	12.3	31.5	5.5	19.4	28.2	48.8
2030	239.2	21.26	11.8	12.8	3.1	33.4	12.4	31.9	5.6	19.4	28.4	49.3





SANTA CLARA COUNTY ECONOMIC FORECAST

Santa Clara County is the largest county in the San Francisco Bay Area and accounts for more than 25 percent of the region's total employment. The northwest portion of the county, known as Silicon Valley, is home to many leading computer and electronics companies. The county thrived in the late 1990s when technology was booming, but conditions turned negative in the dotcom bust in 2000. The county and the region have shown signs of recovery in the last two years. Santa Clara County has a population of 1.79 million people and more than 880,000 wage and salary jobs. The per capita income in Santa Clara County is \$53,664, and the average salary per worker is the highest in the state at \$90,916. The median family income is also the highest in the state at \$94,500.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In 2006, 22,000 wage and salary jobs were created in Santa Clara County, an increase of 2.6 percent. The unemployment rate fell to 4.5 percent.

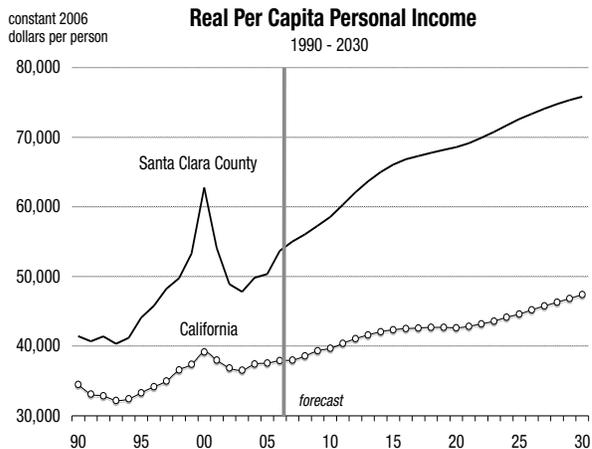
Job growth was broad-based in 2006, with professional services, healthcare and education, leisure services, information technologies, wholesale and retail trade, and construction all adding between 2,400 and 5,000 jobs. The manufacturing sector did not lose any jobs in 2006, after declining by 87,000 workers from 2000 to 2005.

During calendar 2006, the population in Santa Clara County grew 1.6 percent. The fastest growing cities in the county are Morgan Hill and Campbell, where population growth was 3.1 and 3.0 percent respectively last year.

Employment and population growth in Santa Clara County is forecast to moderate compared to 2006, but remain positive. Total wage and salary employment is not forecast to reach the peak of 2000 until 2015.

FORECAST HIGHLIGHTS

- Job growth in 2007 averages 1.6 percent. Job growth declines in 2008, but is still well above 1 percent. Over the next five years, from 2007 to 2011, the annual growth rate is forecast to average 1.8 percent per year.
- Average salaries adjusted for inflation are currently well above the California state average, and will remain so over the forecast horizon. Real average salaries are forecast to rise an average of 1.8 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in the professional services sector, which accounts for nearly half of all job creation. The information sectors is expected to continue to rebound from dotcom era job losses, while the manufacturing sector is not.

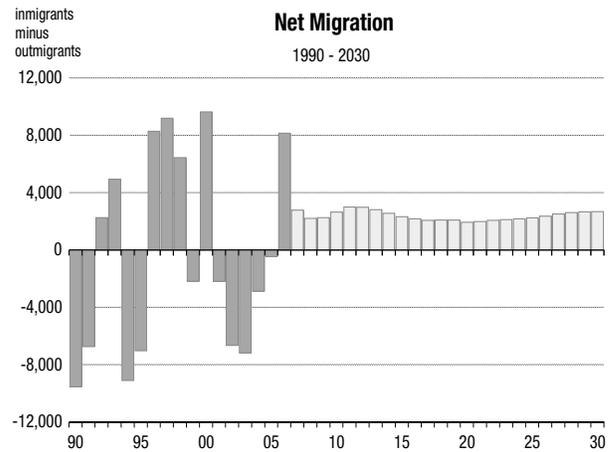
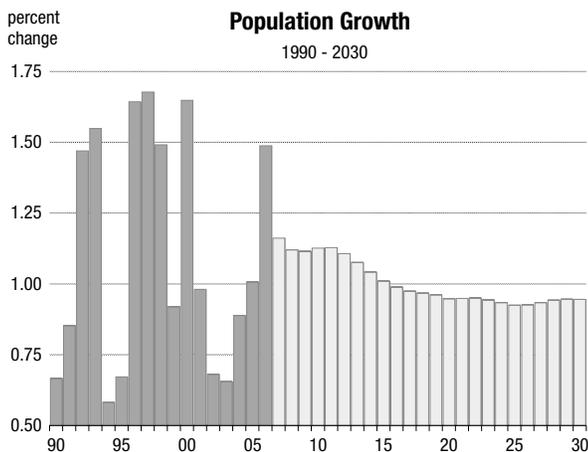


- The population is expected to grow at a rate of 1.2 percent in 2007. Annual growth in the 2007 to 2011 period is forecast to average 1.1 percent per year.
- Net migration is expected to moderate from the 2006 level, but remain positive. Over the next five years an annual average of 2,600 net migrants is forecast.
- Real per capita incomes increase at a rate of 2.5 percent in 2007. Over the next five years real per capita incomes are forecast to rise 2.4 percent per year.
- Total taxable sales are expected to increase by an average of 8.8 percent over the next five years.
- Industrial production is expected to increase 3.6 percent in 2007. Over the next five years the growth rate of industrial production is forecast to average 4.2 percent per year.

Santa Clara County Economic Forecast

1997-2006 History, 2007-2030 Forecast

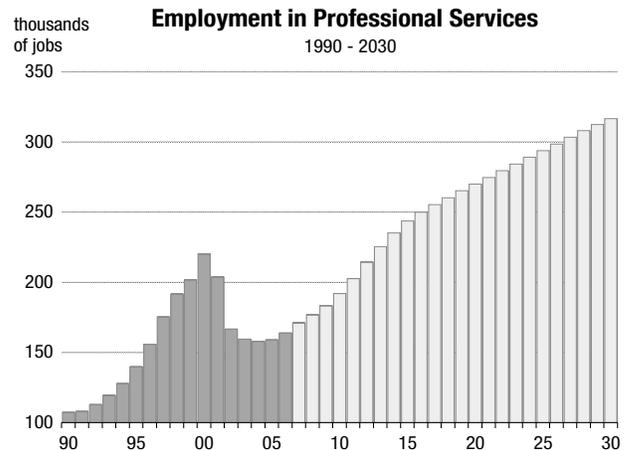
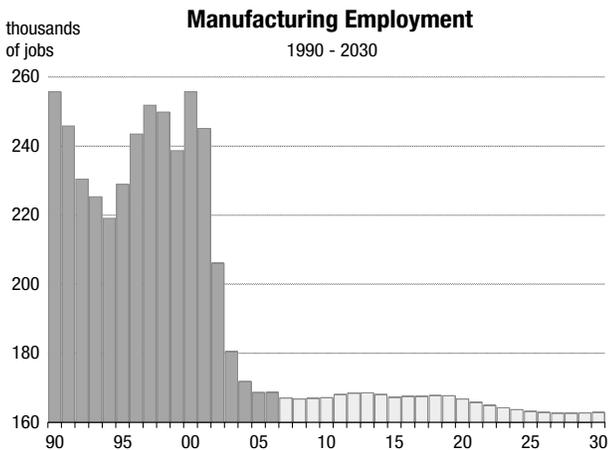
	Population (people)	Net Migration (people)	Registered Vehicles (millions)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	1,626,163	9,192	1.30	544.4	8,810	\$27.0	\$60.0	\$48,207	3.4	199.5	25.0	3.1
1998	1,650,414	6,453	1.39	551.5	7,686	\$27.5	\$64.9	\$49,748	3.2	202.3	25.7	3.3
1999	1,665,590	-2,169	1.40	559.2	6,014	\$30.3	\$73.0	\$53,271	4.2	213.9	26.9	3.1
2000	1,693,040	9,638	1.45	565.9	7,054	\$37.3	\$91.4	\$62,764	4.5	349.9	31.5	2.0
2001	1,709,645	-2,178	1.47	570.7	5,960	\$32.1	\$83.8	\$54,109	5.4	318.0	24.6	4.6
2002	1,721,297	-6,645	1.47	576.7	4,513	\$27.5	\$77.5	\$48,912	1.6	277.6	21.8	8.5
2003	1,732,582	-7,165	1.42	582.3	7,490	\$27.1	\$77.7	\$47,801	1.8	257.1	21.3	8.2
2004	1,747,991	-2,876	1.48	586.9	5,505	\$28.5	\$82.6	\$49,829	1.2	272.2	21.0	6.6
2005	1,765,604	-463	1.46	593.2	5,872	\$30.2	\$86.1	\$50,347	2.0	260.6	20.8	5.4
2006	1,791,869	8,153	1.49	598.2	6,186	\$31.1	\$96.2	\$53,664	3.3	253.6	21.1	4.5
2007	1,812,693	2,783	1.50	603.2	5,527	\$36.5	\$102.6	\$55,020	2.9	245.2	21.9	4.6
2008	1,833,015	2,218	1.52	608.3	5,550	\$39.4	\$107.9	\$56,059	2.0	240.0	22.9	4.8
2009	1,853,456	2,256	1.54	613.5	5,641	\$41.7	\$113.7	\$57,289	2.0	234.3	23.9	4.6
2010	1,874,338	2,657	1.57	618.8	5,735	\$44.4	\$120.6	\$58,556	2.5	229.0	24.9	4.4
2011	1,895,492	3,002	1.59	624.1	5,511	\$47.2	\$128.5	\$60,280	2.4	225.6	25.9	4.2
2012	1,916,481	2,989	1.61	629.3	5,490	\$50.1	\$136.7	\$62,084	2.2	222.3	27.0	4.3
2013	1,937,101	2,813	1.63	634.4	5,431	\$53.0	\$145.0	\$63,653	2.3	218.9	28.0	4.4
2014	1,957,295	2,571	1.65	639.5	5,379	\$55.8	\$153.1	\$65,011	2.3	216.0	29.1	4.6
2015	1,977,085	2,321	1.67	644.5	5,332	\$58.6	\$161.2	\$66,066	2.6	213.2	30.1	4.8
2016	1,996,655	2,184	1.69	649.5	5,282	\$61.4	\$169.1	\$66,846	2.7	210.3	31.0	4.9
2017	2,016,119	2,081	1.71	654.4	5,247	\$64.1	\$176.5	\$67,288	2.7	209.1	32.1	4.9
2018	2,035,629	2,091	1.74	659.3	5,245	\$66.8	\$184.0	\$67,751	2.5	207.3	33.3	4.9
2019	2,055,206	2,099	1.76	664.2	5,263	\$69.5	\$191.6	\$68,178	2.5	205.3	34.5	4.8
2020	2,074,697	1,943	1.78	669.2	5,235	\$72.2	\$199.4	\$68,559	2.5	203.6	35.7	4.7
2021	2,094,392	1,994	1.81	674.0	5,250	\$75.0	\$207.9	\$69,139	2.4	203.0	36.6	4.5
2022	2,114,307	2,078	1.83	678.9	5,279	\$78.3	\$217.6	\$69,929	2.5	201.5	37.1	4.4
2023	2,134,272	2,118	1.85	683.9	5,349	\$81.7	\$227.8	\$70,762	2.5	201.2	37.7	4.4
2024	2,154,209	2,175	1.87	688.9	5,380	\$85.2	\$238.3	\$71,699	2.3	199.4	38.4	4.4
2025	2,174,133	2,250	1.89	693.9	5,456	\$88.9	\$249.3	\$72,608	2.4	197.8	39.1	4.3
2026	2,194,284	2,369	1.91	699.0	5,531	\$92.8	\$260.3	\$73,332	2.4	196.2	39.7	4.2
2027	2,214,789	2,512	1.93	704.2	5,642	\$96.9	\$272.0	\$74,097	2.5	194.7	40.2	4.1
2028	2,235,677	2,623	1.95	709.4	5,692	\$101.2	\$284.4	\$74,751	2.7	194.1	40.9	4.0
2029	2,256,830	2,663	1.98	714.8	5,699	\$105.7	\$296.9	\$75,327	2.7	192.4	41.7	3.9
2030	2,278,170	2,675	2.00	720.1	5,728	\$110.1	\$309.6	\$75,832	2.6	190.8	42.5	3.8

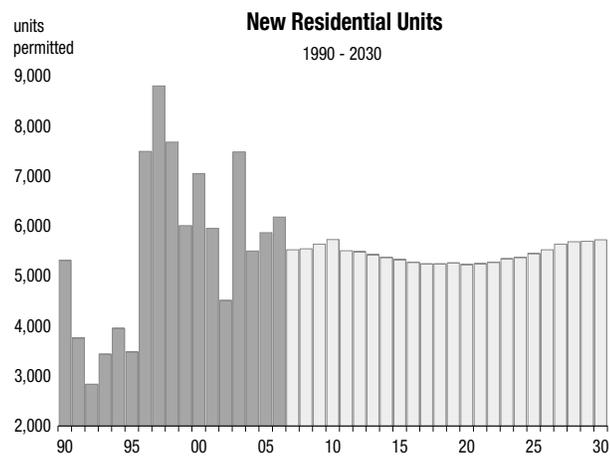
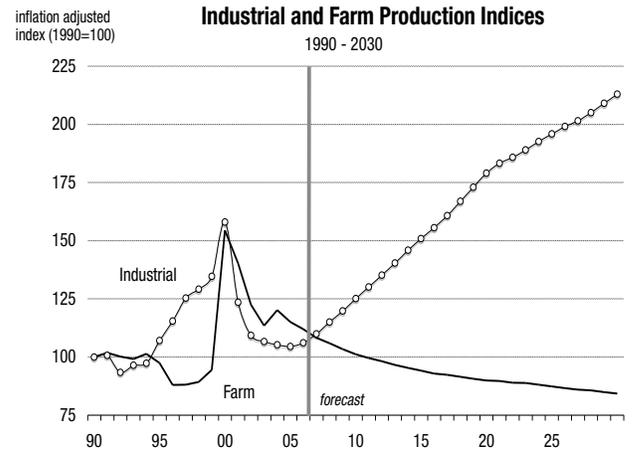
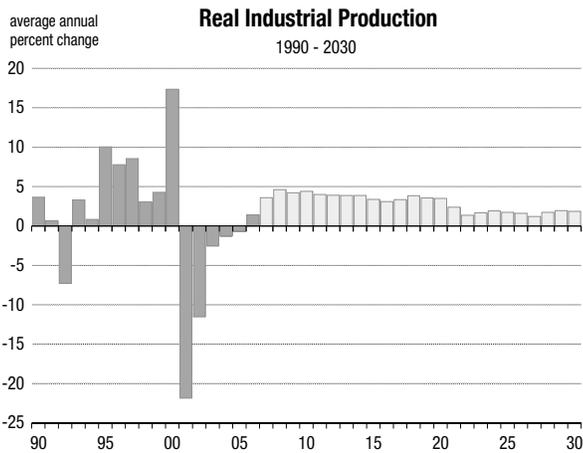
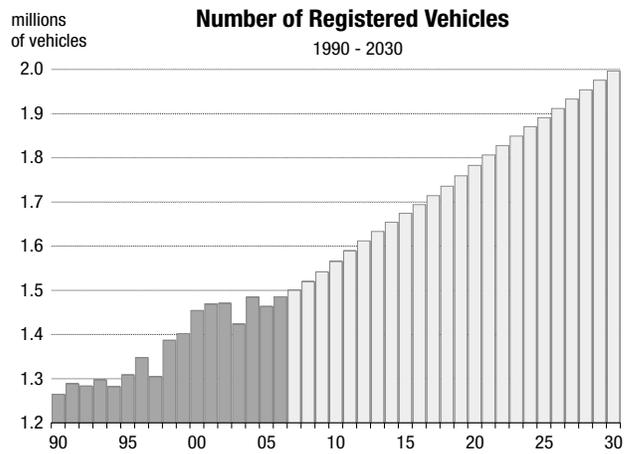
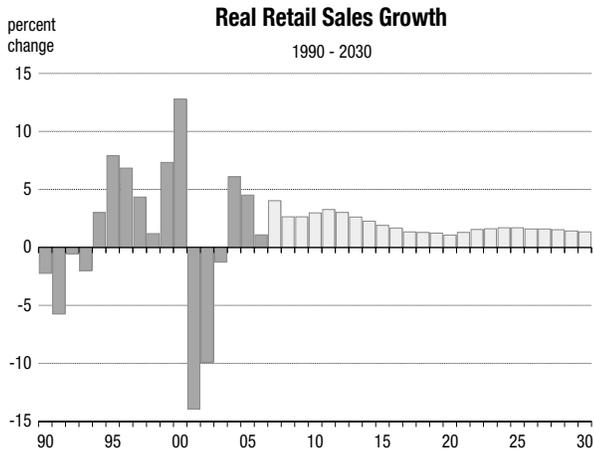


Santa Clara County Employment Forecast

1997-2006 History, 2007-2030 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	933.1	5.07	37.0	251.9	16.7	124.8	32.3	175.4	28.1	81.4	64.6	89.9
1998	962.9	5.15	41.9	249.9	16.9	126.8	33.8	191.7	29.0	84.2	66.7	90.3
1999	978.0	5.28	45.4	238.7	17.3	129.5	34.2	201.9	32.5	85.5	68.6	92.8
2000	1,036.4	5.01	48.2	255.8	17.5	133.5	34.0	220.2	42.7	85.2	71.4	95.9
2001	1,009.5	4.62	48.6	245.1	16.3	129.4	35.3	204.0	41.9	89.8	72.0	96.0
2002	908.7	4.47	43.1	206.1	15.0	119.8	35.2	166.7	34.2	91.1	67.4	99.5
2003	861.4	4.24	40.1	180.5	14.0	115.4	34.8	159.5	31.3	92.9	67.5	96.1
2004	853.0	4.13	41.5	171.8	13.2	115.0	35.1	158.0	32.5	94.4	69.4	93.2
2005	858.6	3.77	42.7	168.6	12.9	116.8	35.9	159.0	34.6	95.7	71.0	93.0
2006	880.6	3.65	45.0	168.7	12.7	119.9	36.6	163.9	37.8	100.1	73.6	93.5
2007	894.4	3.64	45.7	167.1	12.7	121.7	37.1	171.3	38.6	101.9	75.0	94.4
2008	906.4	3.61	45.9	166.8	12.6	123.2	37.3	177.0	39.2	103.4	76.1	95.6
2009	920.2	3.58	46.3	167.0	12.7	125.1	37.5	183.4	39.8	104.8	77.3	97.0
2010	939.5	3.55	46.7	167.2	12.9	127.6	37.8	192.0	41.7	106.7	78.6	98.4
2011	962.4	3.53	47.2	168.0	13.2	130.2	38.0	202.8	43.7	108.8	79.9	100.0
2012	984.7	3.51	47.7	168.5	13.4	132.7	38.3	214.5	45.6	110.6	80.9	101.6
2013	1,004.9	3.49	48.1	168.5	13.6	134.8	38.6	225.5	47.3	112.3	81.8	103.2
2014	1,022.7	3.47	48.3	168.1	13.7	136.6	38.9	235.4	48.6	114.1	82.5	104.8
2015	1,038.1	3.45	48.5	167.3	13.7	138.2	39.1	243.8	49.8	116.0	83.2	106.4
2016	1,052.5	3.44	48.7	167.5	13.8	139.7	39.5	250.0	51.1	117.8	83.9	107.9
2017	1,066.1	3.43	48.9	167.6	14.0	141.1	39.8	255.5	52.4	119.7	84.7	109.5
2018	1,079.9	3.42	49.1	167.7	14.1	142.6	40.1	260.4	53.7	122.0	85.5	111.1
2019	1,093.5	3.41	49.3	167.7	14.4	144.1	40.4	265.3	54.8	124.2	86.3	112.7
2020	1,105.4	3.40	49.6	166.8	14.6	145.5	40.7	270.1	55.8	126.2	87.0	114.3
2021	1,117.8	3.39	49.8	165.8	14.9	147.2	41.0	274.9	56.8	128.4	87.8	116.0
2022	1,130.9	3.38	50.1	165.0	15.2	148.9	41.2	279.7	57.6	131.0	88.5	117.7
2023	1,143.8	3.38	50.3	164.2	15.5	150.5	41.5	284.4	58.6	133.6	89.1	119.4
2024	1,156.5	3.37	50.5	163.7	15.7	152.1	41.8	289.2	59.5	136.0	89.6	121.1
2025	1,168.8	3.36	50.7	163.2	15.9	153.6	42.2	293.9	60.4	138.2	90.0	122.9
2026	1,181.2	3.35	50.9	162.9	16.1	155.2	42.5	298.6	61.2	140.2	90.5	124.8
2027	1,193.8	3.34	51.0	162.7	16.3	156.7	42.8	303.5	62.1	142.3	91.0	126.7
2028	1,206.7	3.34	51.2	162.7	16.5	158.2	43.1	308.2	63.1	144.2	91.6	128.6
2029	1,219.4	3.33	51.4	162.8	16.7	159.6	43.4	312.5	64.1	146.3	92.2	130.6
2030	1,231.9	3.32	51.6	162.9	16.9	161.0	43.7	316.7	65.0	148.3	92.8	132.6





SANTA CRUZ COUNTY ECONOMIC FORECAST

Santa Cruz County is located on the central coast of California and is the second smallest county in terms of physical size behind San Francisco. The county borders Monterey County to the south, San Mateo County to the north, and Santa Clara County to the east. Santa Cruz County has a population of 263,390 people and 103,150 wage and salary jobs. The per capita income in Santa Cruz County is \$42,917, and the average salary per worker is \$44,513.

In 2006, just less than 1,900 total wage and salary jobs were created in Santa Cruz County, representing an increase in employment of 1.9 percent. Non-farm employment grew by 2,700 jobs, an increase of 2.9 percent. Farm employment declined by 800 jobs in 2006 and is 40 percent below the level of 1996. The unemployment rate fell to 5.6 percent in 2006.

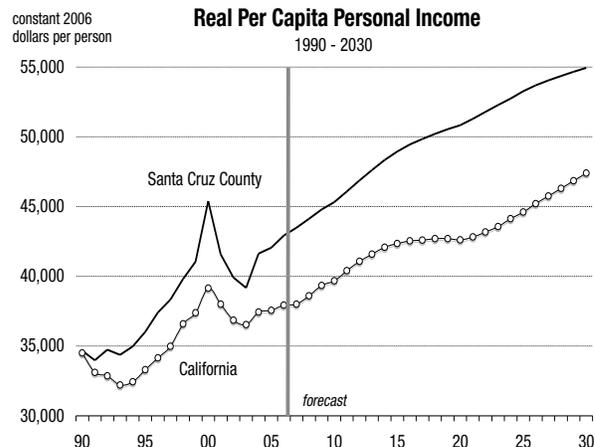
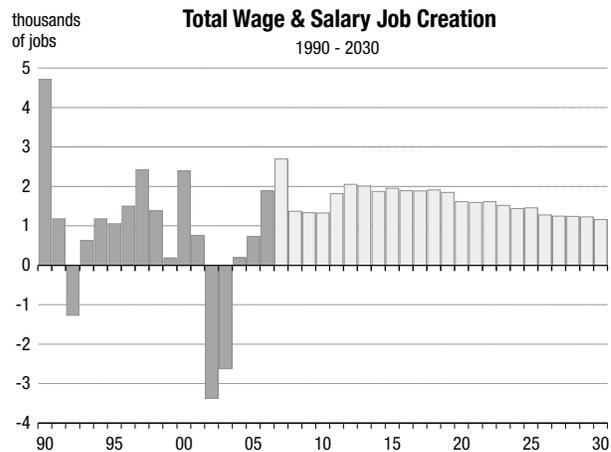
The principal sectors that are producing jobs in Santa Cruz County are the construction, wholesale and retail trade, healthcare and education, and government sectors. Many of the public sector jobs are associated with the University of California located in Santa Cruz. The manufacturing sector lost nearly 400 jobs last year. The information technologies sector lost 100 jobs last year.

During 2006, the population grew at a rate of 1.0 percent. The fastest growing city in the county was Watsonville, which rose 2.5 percent from January 2006 to January 2007. The largest city in the county is Santa Cruz with a population of 57,553.

Employment growth will remain at healthy levels over the forecast. Population growth will remain subdued.

FORECAST HIGHLIGHTS

- Job growth averages 2.6 percent in 2007. Over the next five years, a 1.6 percent average annual growth rate is forecast. Non-farm employment increases by an average of 1.8 percent over the same period.
- Average salaries adjusted for inflation are currently below the California state average. Inflation adjusted salaries are expected to rise an average of 0.6 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth occurs in professional services, construction and government. These sectors account for 68 percent of the net job growth over the next five years. The manufacturing and farm sectors are expected to have declining employment.
- Population growth will remain modest over the foreseeable future. Annual growth in the 2007 to 2011 period averages 0.7 percent per year.

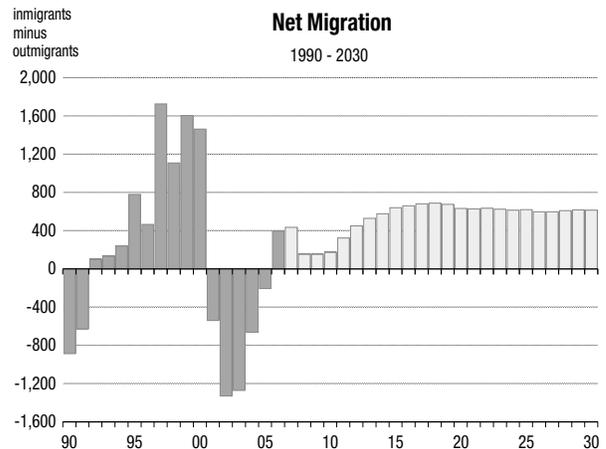
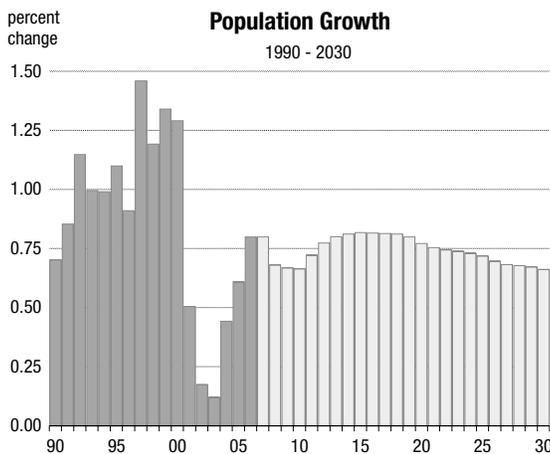


- Net migration will remain low in 2007, forecast at 440 people. Over the next five years net migration is expected to average 250 people entering the county per year. Net migration accounts for less than 15 percent of population growth over the next five years.
- Real per capita income is forecast to increase 1.3 percent in 2007. Over the next five years real per capita incomes are forecast to increase approximately 1.4 percent per year.
- Total taxable sales are expected to increase by an average of 4.4 percent over the next five years. Adjusted for inflation, they increase by 1.9 percent per year.
- Industrial production is forecast to increase 0.9 percent in 2007. Over the next five years industrial production will increase by an average of 2.5 percent. Total crop production is expected to decline by an average of 1.8 percent per year between 2007 and 2011.

Santa Cruz County Economic Forecast

1997-2006 History, 2007-2030 Forecast

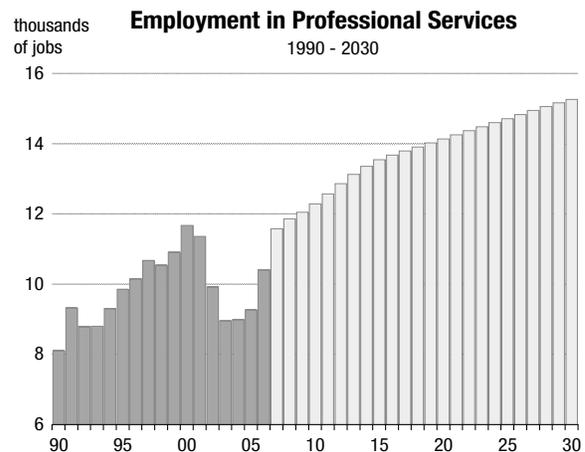
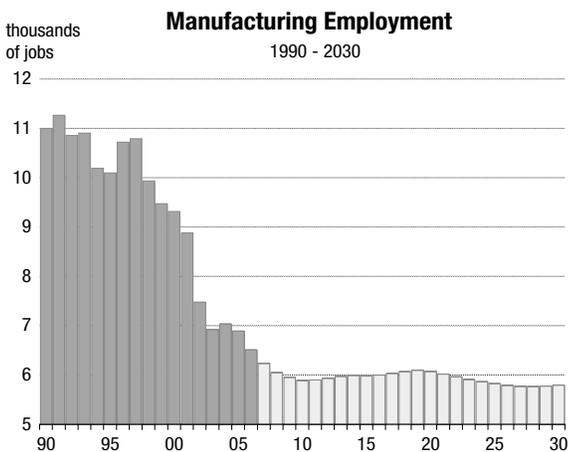
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	246,950	1,726	200.2	86.9	751	\$2.3	\$7.2	\$38,326	3.4	364.1	1.10	7.9
1998	249,893	1,109	214.8	87.5	639	\$2.4	\$7.9	\$39,811	3.2	292.2	1.07	7.4
1999	253,241	1,604	219.6	88.0	506	\$2.6	\$8.6	\$41,047	4.2	375.6	1.08	6.4
2000	256,510	1,463	227.3	91.1	587	\$2.9	\$10.0	\$45,397	4.5	409.3	1.15	5.1
2001	257,805	-539	232.6	91.5	602	\$2.9	\$9.7	\$41,576	5.4	402.9	1.00	5.7
2002	258,255	-1,328	236.4	92.0	922	\$2.8	\$9.5	\$39,919	1.6	313.6	0.89	7.4
2003	258,568	-1,270	231.6	92.4	1,202	\$2.8	\$9.5	\$39,165	1.8	395.8	0.90	7.8
2004	259,713	-664	244.7	93.3	804	\$2.9	\$10.3	\$41,630	1.2	472.3	0.95	7.1
2005	261,295	-204	241.0	94.7	894	\$3.1	\$10.6	\$42,042	2.0	431.8	0.95	6.3
2006	263,385	398	243.3	95.2	444	\$3.2	\$11.3	\$42,917	3.3	440.1	0.91	5.6
2007	265,490	436	245.6	95.7	601	\$3.4	\$11.9	\$43,476	2.9	419.0	0.92	5.6
2008	267,297	156	247.9	96.3	566	\$3.5	\$12.4	\$44,118	2.0	405.2	0.94	5.7
2009	269,085	158	250.1	96.9	619	\$3.7	\$12.9	\$44,788	2.0	401.5	0.96	5.9
2010	270,873	178	252.2	97.5	646	\$3.8	\$13.5	\$45,316	2.5	401.9	1.00	5.8
2011	272,828	325	254.2	98.2	673	\$4.0	\$14.1	\$46,077	2.4	401.3	1.03	5.8
2012	274,938	452	256.1	98.9	705	\$4.2	\$14.8	\$46,866	2.2	402.6	1.08	6.0
2013	277,139	528	257.9	99.7	713	\$4.3	\$15.5	\$47,619	2.3	405.9	1.12	6.0
2014	279,389	577	259.5	100.5	719	\$4.5	\$16.3	\$48,333	2.3	408.6	1.17	6.1
2015	281,674	640	261.0	101.2	729	\$4.7	\$17.0	\$48,936	2.6	411.9	1.21	6.1
2016	283,970	661	262.5	102.0	725	\$4.9	\$17.8	\$49,456	2.7	415.4	1.25	6.1
2017	286,281	680	263.8	102.8	724	\$5.1	\$18.6	\$49,845	2.7	415.8	1.30	6.0
2018	288,606	688	264.9	103.6	729	\$5.3	\$19.3	\$50,207	2.5	417.9	1.35	6.0
2019	290,913	676	266.0	104.3	728	\$5.5	\$20.1	\$50,553	2.5	420.6	1.41	6.0
2020	293,157	632	266.9	105.1	718	\$5.7	\$20.9	\$50,831	2.5	422.9	1.45	5.9
2021	295,369	628	267.8	105.9	709	\$5.9	\$21.8	\$51,286	2.4	422.6	1.49	5.8
2022	297,571	637	268.6	106.6	710	\$6.1	\$22.7	\$51,791	2.5	424.9	1.50	5.8
2023	299,770	625	269.3	107.4	707	\$6.4	\$23.6	\$52,279	2.5	424.6	1.52	5.8
2024	301,961	616	269.9	108.2	697	\$6.6	\$24.6	\$52,742	2.3	427.8	1.55	5.8
2025	304,134	621	270.5	108.9	698	\$6.8	\$25.6	\$53,271	2.4	430.4	1.57	5.8
2026	306,252	598	271.1	109.7	689	\$7.1	\$26.6	\$53,692	2.4	432.8	1.59	5.7
2027	308,341	599	271.6	110.4	697	\$7.4	\$27.6	\$54,055	2.5	435.0	1.61	5.7
2028	310,431	609	272.1	111.1	699	\$7.6	\$28.7	\$54,359	2.7	435.2	1.63	5.7
2029	312,519	617	272.5	111.9	694	\$7.9	\$29.8	\$54,671	2.7	438.1	1.66	5.7
2030	314,586	615	272.9	112.6	689	\$8.2	\$31.0	\$54,940	2.6	440.6	1.70	5.6

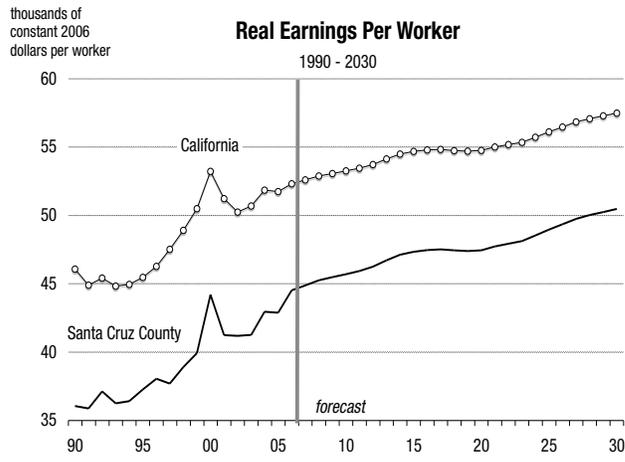
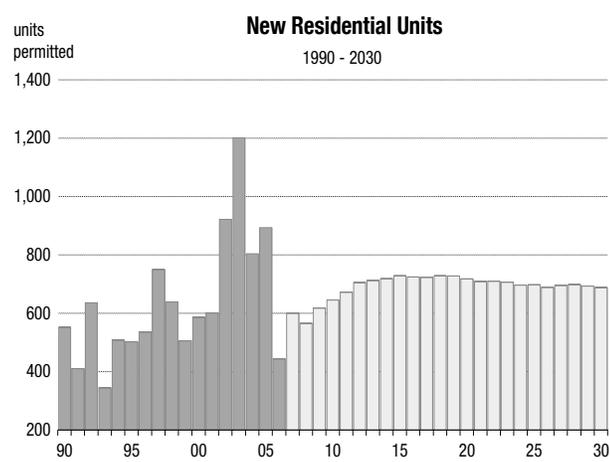
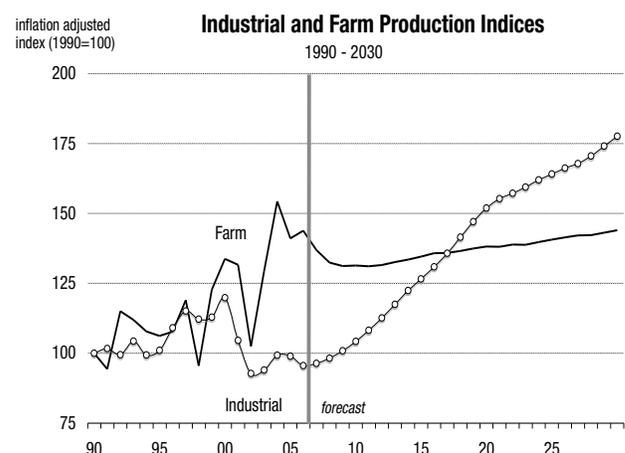
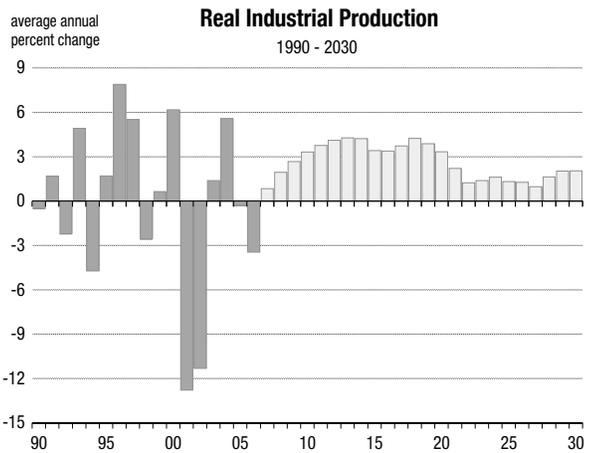
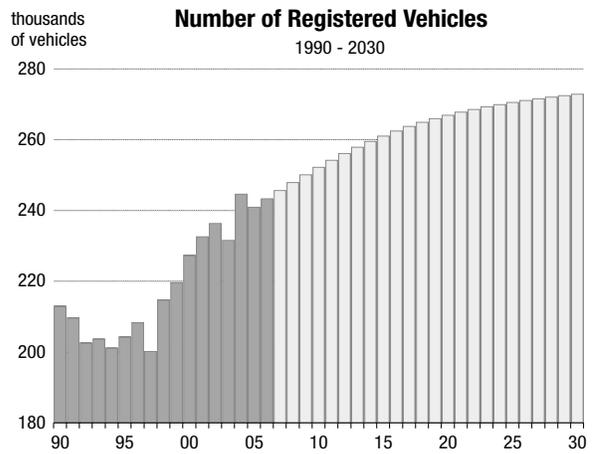
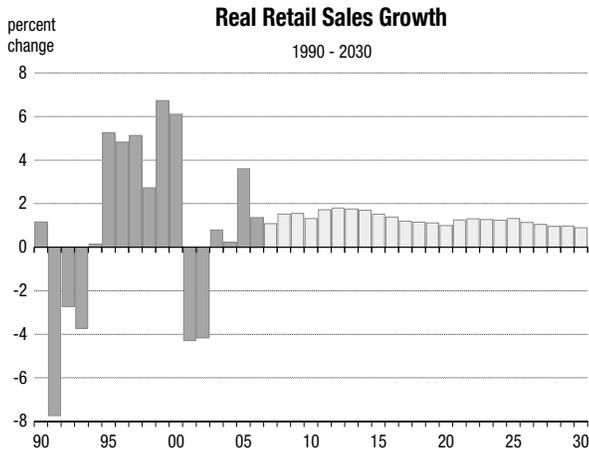


Santa Cruz County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	101.6	11.24	3.4	10.8	1.5	16.1	3.4	10.7	2.2	10.3	10.4	17.6
1998	103.0	10.96	3.8	9.9	1.5	16.8	3.5	10.5	2.4	10.5	10.8	18.0
1999	103.2	9.11	4.2	9.5	1.5	17.2	3.8	10.9	2.4	10.4	11.1	18.8
2000	105.6	8.34	4.5	9.3	1.4	17.6	4.1	11.7	2.6	10.6	11.5	19.5
2001	106.3	7.83	4.9	8.9	1.7	17.4	3.9	11.4	2.6	11.0	12.1	20.2
2002	102.9	8.30	4.8	7.5	1.6	16.9	3.8	9.9	2.2	11.7	11.6	20.7
2003	100.3	8.53	4.8	6.9	1.5	16.5	3.8	9.0	2.0	11.9	11.4	20.3
2004	100.5	7.50	5.5	7.0	1.5	16.7	3.7	9.0	1.8	12.0	11.2	21.0
2005	101.3	7.82	5.8	6.9	1.5	16.8	3.7	9.3	1.6	11.9	11.0	21.3
2006	103.1	7.03	6.1	6.5	1.5	17.2	3.8	10.4	1.5	12.4	11.2	21.8
2007	105.8	6.80	6.6	6.2	1.5	17.3	3.8	11.6	1.5	12.8	11.5	22.3
2008	107.2	6.65	6.8	6.1	1.5	17.6	3.9	11.9	1.4	13.0	11.6	22.8
2009	108.5	6.59	7.1	6.0	1.5	17.8	3.9	12.0	1.4	13.3	11.8	23.1
2010	109.9	6.57	7.2	5.9	1.6	18.0	4.0	12.3	1.4	13.1	12.0	23.6
2011	111.7	6.53	7.4	5.9	1.6	18.3	4.0	12.6	1.4	13.3	12.1	24.1
2012	113.7	6.51	7.6	5.9	1.6	18.6	4.1	12.9	1.4	13.7	12.3	24.6
2013	115.8	6.50	7.8	6.0	1.6	18.9	4.2	13.1	1.4	14.1	12.4	25.1
2014	117.6	6.48	7.9	6.0	1.7	19.2	4.2	13.4	1.4	14.5	12.5	25.5
2015	119.6	6.45	8.1	6.0	1.7	19.4	4.3	13.5	1.4	15.1	12.7	26.0
2016	121.5	6.43	8.2	6.0	1.7	19.7	4.4	13.7	1.4	15.6	12.9	26.4
2017	123.4	6.38	8.3	6.0	1.8	19.9	4.5	13.8	1.4	16.2	13.0	26.8
2018	125.3	6.34	8.5	6.1	1.8	20.1	4.5	13.9	1.4	16.7	13.2	27.3
2019	127.1	6.30	8.6	6.1	1.8	20.3	4.6	14.0	1.4	17.2	13.3	27.9
2020	128.7	6.26	8.7	6.1	1.9	20.5	4.7	14.1	1.4	17.7	13.3	28.4
2021	130.3	6.20	8.8	6.0	1.9	20.8	4.7	14.3	1.4	18.2	13.4	28.9
2022	131.9	6.16	8.8	6.0	1.9	21.1	4.8	14.4	1.4	18.6	13.4	29.3
2023	133.5	6.10	8.9	5.9	2.0	21.3	4.9	14.5	1.4	19.0	13.5	29.8
2024	134.9	6.07	8.9	5.9	2.0	21.5	4.9	14.6	1.4	19.4	13.5	30.2
2025	136.4	6.02	8.9	5.8	2.0	21.8	5.0	14.7	1.4	19.9	13.6	30.7
2026	137.7	5.98	9.0	5.8	2.1	22.0	5.1	14.8	1.4	20.2	13.6	31.1
2027	138.9	5.93	9.0	5.8	2.1	22.3	5.2	14.9	1.4	20.5	13.7	31.4
2028	140.1	5.87	9.0	5.8	2.1	22.5	5.2	15.1	1.4	20.8	13.7	31.8
2029	141.4	5.82	9.0	5.8	2.1	22.7	5.3	15.2	1.4	21.0	13.8	32.2
2030	142.5	5.77	9.0	5.8	2.2	22.9	5.4	15.3	1.4	21.3	13.9	32.6





SHASTA COUNTY ECONOMIC FORECAST

Shasta County is one of the northernmost counties in California. The county seat of Shasta is Redding, which is the largest city in a 160 mile radius, with 90,000 residents. Shasta County has a population of 180,757 people and 66,250 wage and salary jobs. The per capita income in Shasta County is \$30,435, and the average salary per worker is \$38,830.

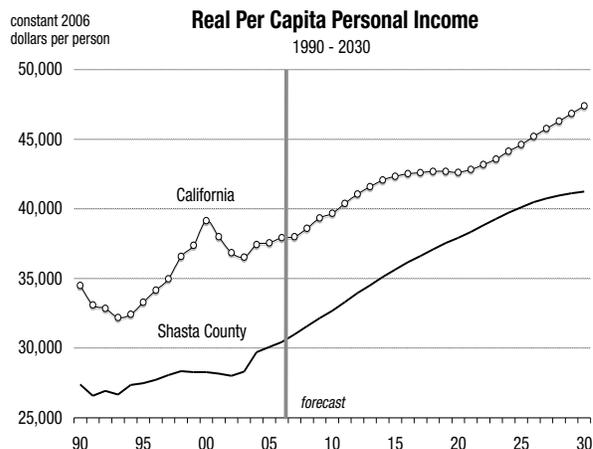
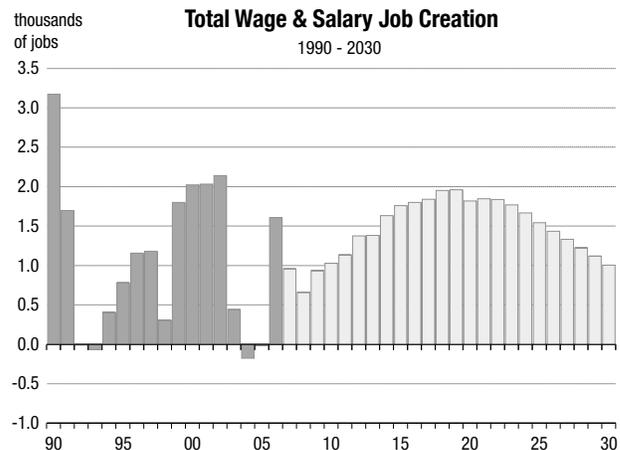
In 2006, 1,610 total wage and salary jobs were created in Shasta County, representing an increase in employment of 2.5 percent. All of the job growth occurred in the non-farm sector, which accounts for 99 percent of total wage and salary jobs. The unemployment rate fell to 6.6 percent in 2006.

The largest employment sectors in the county are retail trade, education and healthcare services, leisure services, professional services, and government. The principal sectors producing jobs in Shasta County are construction, wholesale and retail trade, and leisure services, which added 475, 510 and 350 jobs respectively. The manufacturing sector gained 190 workers last year, but employment remains below the levels seen earlier in the decade. Employment in the education and healthcare services sector declined by another 150 workers in 2006, after falling by 800 workers in the previous two years.

The population grew in Shasta County at a rate of 0.9 percent in 2006. The fastest growing city in the county was Redding, which grew 1.0 percent between January 2006 and January 2007. Net migration in the county was positive last year, with an estimated 1,548 migrants entering the county.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to moderate to 1.4 percent in 2007. From 2007 to 2011, total employment growth averages 1.4 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 rise an average of 0.8 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in government, wholesale and retail trade, and professional services. These sectors account for 78 percent of all jobs created in the county over the next five years. Employment in the construction sector is expected to decline by 9 percent over the next five years.
- Net migration is forecast to decline to 1,350 people in 2007. Over the next five years net migration is expected to average 1,100 net migrants per year. Net migration accounts for 75 percent of the expected population growth.

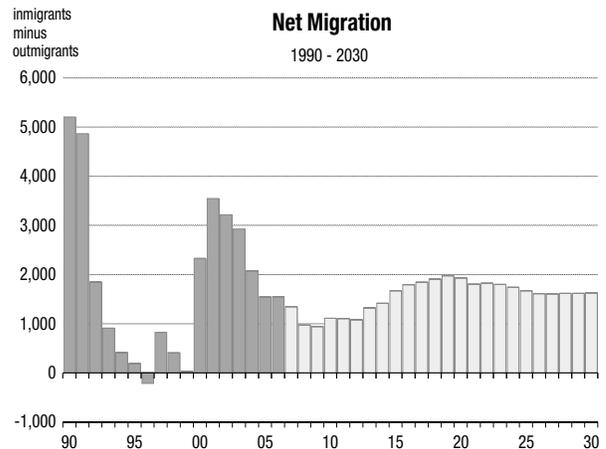
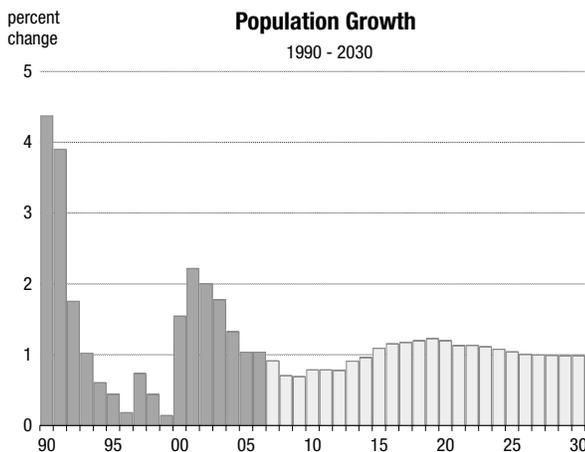


- Annual population growth in the 2007 to 2011 period averages 0.8 percent per year.
- Real per capita income is forecast to increase 1.8 percent in 2007. Over the next five years real per capita incomes are also expected to rise an average of 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 3.9 percent in 2007. Over the next five years real taxable sales are forecast to increase 3.3 percent per year.
- Industrial production is forecast to increase 15.3 percent in 2007, due to a sharp increase in mining employment and a strong rise in manufacturing employment. Over the next five years the growth rate of industrial production will moderate, with total production rising 8.0 percent per year. Total crop production, adjusted for inflation, is expected to increase an average of 0.7 percent per year between 2007 and 2011.

Shasta County Economic Forecast

1997-2006 History, 2007-2030 Forecast

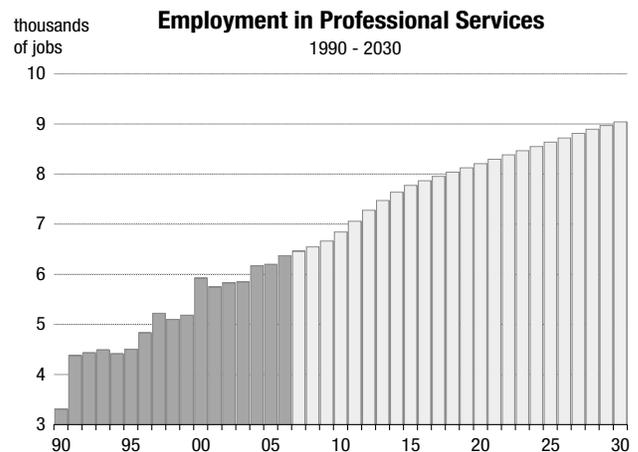
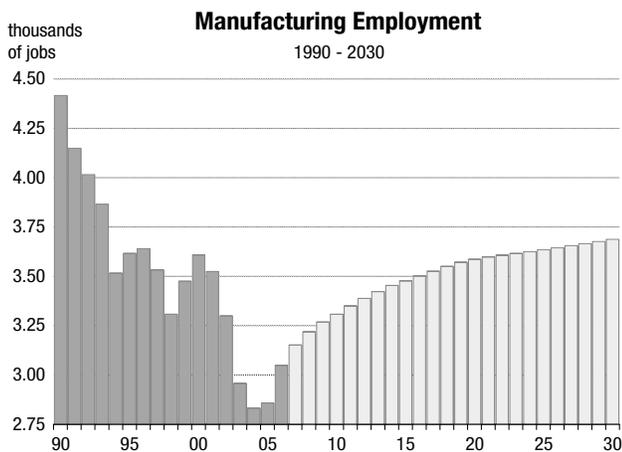
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	161,212	826	159.7	64.3	676	\$1.61	\$3.46	\$28,055	3.4	69.2	0.73	9.3
1998	161,921	406	167.3	65.1	694	\$1.65	\$3.63	\$28,348	3.2	61.1	0.67	9.1
1999	162,154	28	172.5	65.8	809	\$1.85	\$3.78	\$28,279	4.2	60.8	0.79	7.1
2000	164,659	2,329	181.0	63.4	972	\$2.06	\$4.00	\$28,281	4.5	58.8	0.92	6.1
2001	168,312	3,551	192.6	64.0	1,021	\$2.19	\$4.30	\$28,161	5.4	57.0	0.82	6.3
2002	171,689	3,221	199.5	64.9	1,349	\$2.21	\$4.43	\$28,009	1.6	56.7	0.85	7.2
2003	174,743	2,930	200.4	66.1	1,338	\$2.38	\$4.64	\$28,308	1.8	57.8	0.87	7.6
2004	177,061	2,079	214.7	67.4	1,039	\$2.59	\$4.99	\$29,711	1.2	62.8	0.83	7.6
2005	178,898	1,545	216.8	68.2	1,581	\$2.80	\$5.21	\$30,072	2.0	66.3	0.89	7.3
2006	180,757	1,548	222.0	69.4	952	\$3.02	\$5.50	\$30,435	3.3	67.9	0.96	6.6
2007	182,411	1,350	225.6	70.6	710	\$3.23	\$5.82	\$30,986	2.9	69.1	1.10	6.6
2008	183,698	973	228.0	71.3	661	\$3.41	\$6.09	\$31,565	2.0	70.5	1.19	6.9
2009	184,970	946	230.2	71.9	710	\$3.59	\$6.37	\$32,152	2.0	70.8	1.27	6.9
2010	186,425	1,111	232.4	72.6	709	\$3.79	\$6.69	\$32,673	2.5	70.4	1.34	6.8
2011	187,894	1,105	234.8	73.3	770	\$3.99	\$7.03	\$33,290	2.4	70.3	1.41	6.8
2012	189,358	1,081	237.5	74.0	818	\$4.20	\$7.39	\$33,946	2.2	69.9	1.48	7.1
2013	191,084	1,324	240.4	74.8	832	\$4.43	\$7.75	\$34,504	2.3	68.9	1.56	7.3
2014	192,925	1,419	243.6	75.6	882	\$4.66	\$8.15	\$35,099	2.3	67.9	1.64	7.5
2015	195,035	1,672	247.2	76.4	913	\$4.91	\$8.58	\$35,641	2.6	66.6	1.71	7.7
2016	197,288	1,797	251.0	77.3	932	\$5.17	\$9.04	\$36,158	2.7	65.2	1.78	7.8
2017	199,607	1,845	254.8	78.2	963	\$5.43	\$9.51	\$36,608	2.7	64.3	1.86	7.9
2018	202,004	1,907	258.9	79.1	994	\$5.70	\$9.99	\$37,084	2.5	63.1	1.94	8.0
2019	204,488	1,979	263.1	80.1	1,011	\$5.98	\$10.50	\$37,538	2.5	61.8	2.02	8.1
2020	206,944	1,935	267.2	81.1	1,004	\$6.25	\$11.00	\$37,918	2.5	60.5	2.12	8.2
2021	209,285	1,807	271.3	82.0	1,008	\$6.54	\$11.52	\$38,348	2.4	59.8	2.18	8.2
2022	211,657	1,825	275.3	83.0	1,010	\$6.84	\$12.09	\$38,814	2.5	58.6	2.22	8.2
2023	214,016	1,800	279.3	84.0	1,000	\$7.14	\$12.68	\$39,277	2.5	57.9	2.28	8.3
2024	216,325	1,740	283.0	84.9	993	\$7.45	\$13.26	\$39,715	2.3	56.6	2.34	8.3
2025	218,575	1,672	286.6	85.9	985	\$7.77	\$13.85	\$40,114	2.4	55.3	2.41	8.1
2026	220,776	1,615	289.9	86.8	978	\$8.10	\$14.46	\$40,485	2.4	54.0	2.45	8.0
2027	222,975	1,607	293.1	87.8	974	\$8.44	\$15.06	\$40,749	2.5	52.7	2.49	7.8
2028	225,193	1,618	295.9	88.7	968	\$8.80	\$15.70	\$40,961	2.7	51.8	2.55	7.6
2029	227,416	1,618	298.6	89.6	960	\$9.16	\$16.34	\$41,126	2.7	50.4	2.62	7.3
2030	229,659	1,631	301.0	90.5	944	\$9.51	\$16.97	\$41,247	2.6	49.1	2.68	7.0

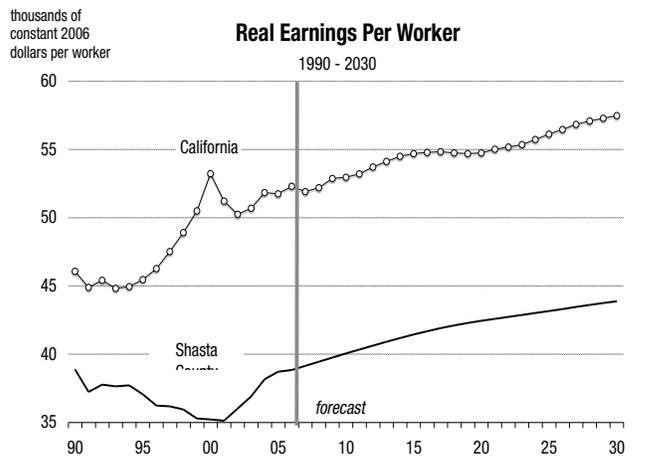
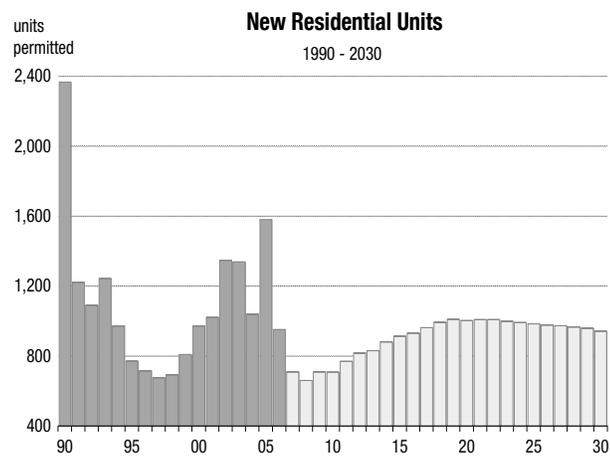
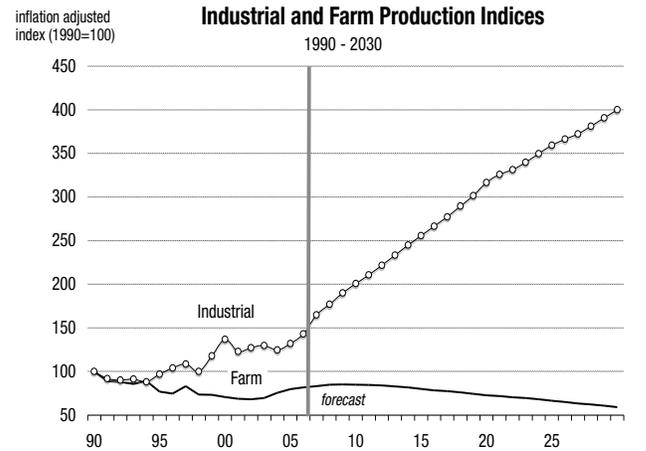
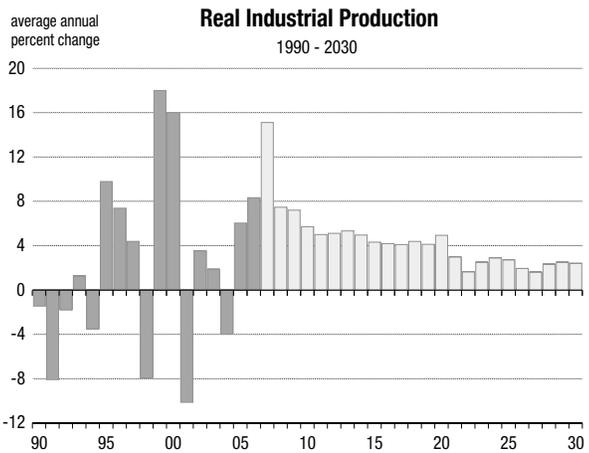
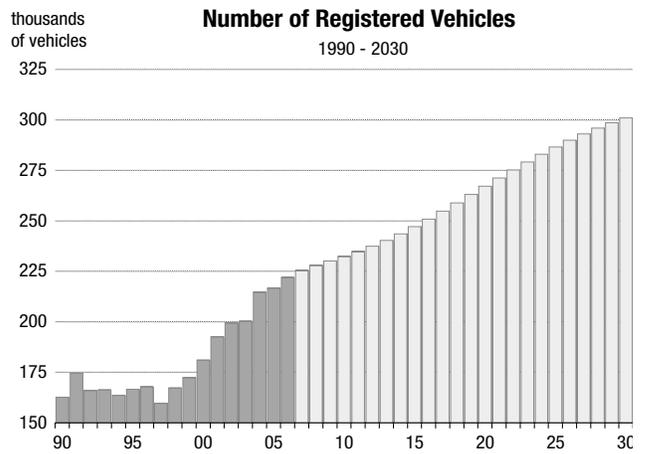
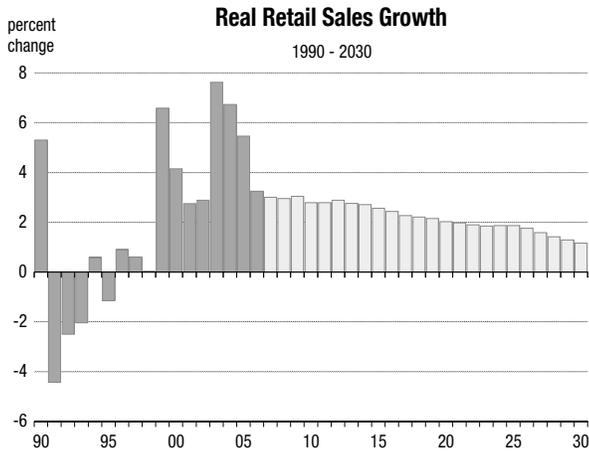


Shasta County Employment Forecast

1997-2006 History, 2007-2030 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	56.1	0.82	3.4	3.5	2.3	10.6	2.3	5.2	0.9	8.4	5.8	10.6
1998	56.4	0.85	3.0	3.3	2.4	10.4	2.3	5.1	0.9	9.1	5.9	10.7
1999	58.2	0.88	3.3	3.5	2.5	10.5	2.3	5.2	1.0	9.5	6.0	11.1
2000	60.2	0.85	3.5	3.6	2.4	10.5	2.3	5.9	1.0	9.3	6.2	12.1
2001	62.3	0.98	3.9	3.5	2.6	10.3	2.8	5.8	1.1	9.8	6.1	12.4
2002	64.4	0.98	4.2	3.3	2.7	10.6	2.9	5.8	1.1	10.3	6.4	13.0
2003	64.8	0.85	4.5	3.0	2.4	11.1	3.2	5.9	1.2	10.5	6.6	12.6
2004	64.7	0.89	4.5	2.8	2.4	11.2	3.3	6.2	1.2	10.0	6.4	12.8
2005	64.6	0.79	4.6	2.9	2.5	11.4	3.3	6.2	1.0	9.7	6.4	13.0
2006	66.3	0.80	5.1	3.1	2.5	11.9	3.3	6.4	1.0	9.5	6.7	13.0
2007	67.2	0.81	4.9	3.2	2.6	12.6	3.0	6.5	1.0	9.5	6.9	13.0
2008	67.9	0.81	4.8	3.2	2.6	13.2	3.0	6.5	1.0	9.4	7.0	13.1
2009	68.8	0.82	4.8	3.3	2.7	13.5	3.0	6.7	1.0	9.4	7.0	13.3
2010	69.8	0.82	4.7	3.3	2.8	13.8	3.1	6.8	1.0	9.5	7.1	13.5
2011	71.0	0.82	4.6	3.3	2.9	14.1	3.1	7.1	1.0	9.7	7.1	13.8
2012	72.4	0.82	4.6	3.4	3.0	14.3	3.2	7.3	1.0	10.0	7.2	14.1
2013	73.7	0.82	4.5	3.4	3.1	14.5	3.3	7.5	1.0	10.4	7.2	14.5
2014	75.4	0.81	4.5	3.5	3.2	14.6	3.4	7.6	1.0	10.9	7.3	15.0
2015	77.1	0.81	4.6	3.5	3.3	14.8	3.5	7.8	1.0	11.4	7.3	15.4
2016	78.9	0.80	4.7	3.5	3.4	15.0	3.6	7.9	1.0	12.0	7.4	15.9
2017	80.8	0.80	4.7	3.5	3.5	15.1	3.7	8.0	1.1	12.7	7.5	16.5
2018	82.7	0.79	4.8	3.6	3.7	15.3	3.8	8.0	1.1	13.3	7.5	17.1
2019	84.7	0.79	4.8	3.6	3.8	15.4	3.9	8.1	1.1	14.0	7.6	17.6
2020	86.5	0.78	4.9	3.6	3.9	15.6	4.1	8.2	1.1	14.7	7.6	18.2
2021	88.4	0.78	4.8	3.6	4.0	15.7	4.2	8.3	1.1	15.3	7.6	18.8
2022	90.2	0.78	4.9	3.6	4.2	15.8	4.3	8.4	1.1	16.0	7.6	19.4
2023	92.0	0.77	4.9	3.6	4.3	16.0	4.4	8.5	1.1	16.5	7.7	19.9
2024	93.6	0.77	4.9	3.6	4.4	16.1	4.5	8.6	1.1	17.1	7.7	20.5
2025	95.2	0.76	4.9	3.6	4.5	16.3	4.6	8.6	1.1	17.6	7.7	20.9
2026	96.6	0.76	4.9	3.6	4.7	16.4	4.8	8.7	1.1	18.0	7.7	21.4
2027	97.9	0.75	4.9	3.7	4.8	16.5	4.9	8.8	1.2	18.4	7.7	21.8
2028	99.2	0.75	5.0	3.7	4.9	16.6	5.0	8.9	1.2	18.8	7.8	22.1
2029	100.3	0.74	5.0	3.7	5.0	16.7	5.1	9.0	1.2	19.1	7.8	22.4
2030	101.3	0.74	5.0	3.7	5.1	16.9	5.1	9.0	1.2	19.3	7.8	22.6





SIERRA COUNTY ECONOMIC FORECAST

Sierra County is located on the California-Nevada state border. The county is the second smallest in the state in terms of population. One indication of its size is that there is only one traffic signal in Sierra County. The county has a population of 3,495 people and 780 wage and salary jobs. The per capita income in Sierra County is \$26,907, and the average salary per worker is \$40,388.

In 2006, total wage and salary employment in Sierra County increased by 12 jobs, representing an increase of 1.7 percent. The unemployment rate declined to 7.6 percent in 2006.

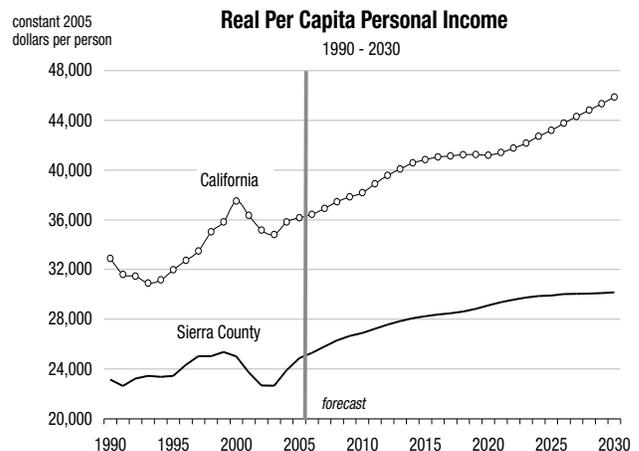
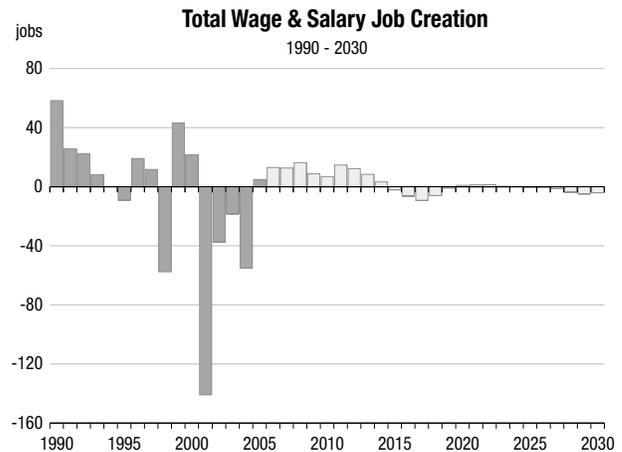
The goods producing sector gained 5 jobs last year, bringing total jobs in that sector to 127. The public sector, which represents 55 percent of total employment in the county, added 7 jobs last year. There was no change in the overall employment in level in the services sector, which accounts for nearly 28 percent of total employment in the county.

During 2006, the population declined in Sierra County at a rate of 0.2 percent. A total of 3 net migrants entered the county last year. The only incorporated city in the county is Loyaltton, which shrunk 0.3 percent between January 2006 and January 2007. The city has a total of 878 residents, representing 25 percent of the county total.

Employment growth is expected to remain positive over the forecast period, but no more than 25 jobs are expected to be created in a single year over the next several years.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to increase to 2.9 percent in 2007. Over the next five years job growth is expected to average 1.8 percent per year.
- Average salaries adjusted for inflation are currently well below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to increase an average of 0.8 percent per year over the next 5 years.
- Between 2007 and 2011, the public sector is forecast to create most of the new jobs. That sector is forecast to create 38 jobs over the next five years. The services sector is forecast to create 25 jobs and the goods producing sector 10 jobs over that same time period.
- Population growth is expected to be 0.5 percent in 2007. Annual growth in the 2007 to 2011 period will be modest, averaging 0.5 percent per year.

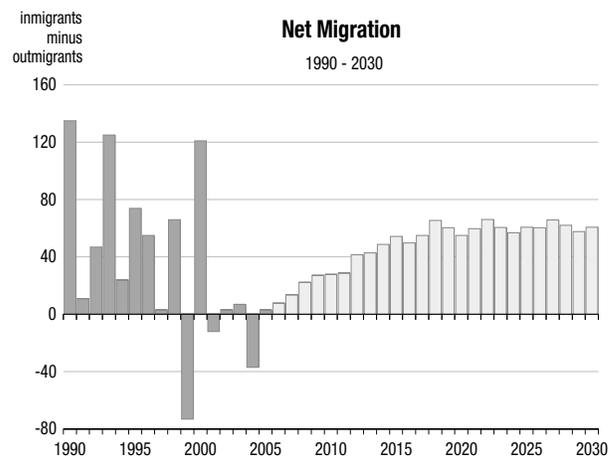
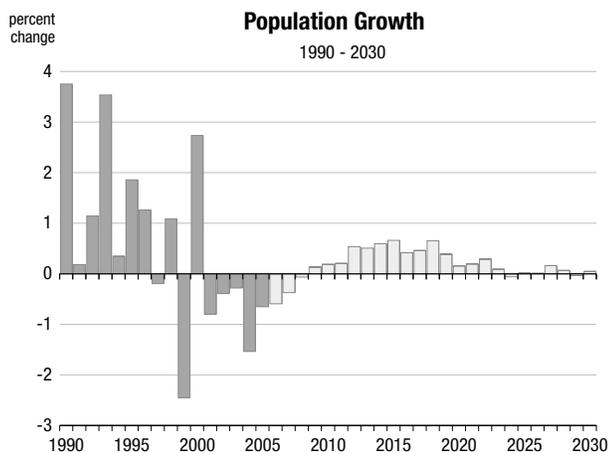


- Net migration is forecast at 16 persons entering the county in 2007. Over the next five years net migration will average approximately 15 net migrants per year.
- Real per capita income is forecast to rise 2.4 percent in 2007. Over the next five years, the growth in real per capita income will average approximately 1.5 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to increase a scant 0.6 percent in 2007. Over the next five years real taxable sales are forecast to increase marginally, at an average rate of 0.6 percent per year.
- Industrial production is forecast to increase 5.5 percent in 2007. Over the next five years the growth rate of industrial production averages 6.0 percent per year. Total crop production, adjusted for inflation, increases by an average of 0.8 percent per year over the next five years.

Sierra County Economic Forecast

1997-2006 History, 2007-2030 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (number)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	3,598	3	4.2	1,394	9	\$15.5	\$71.2	\$25,864	3.4	7.0	20.7	10.7
1998	3,637	66	4.3	1,401	10	\$17.6	\$74.3	\$25,858	3.2	7.0	19.1	11.9
1999	3,548	-73	4.5	1,407	14	\$20.0	\$76.5	\$26,195	4.2	6.9	20.7	9.4
2000	3,632	108	4.7	1,520	19	\$20.0	\$81.0	\$25,927	4.5	7.3	24.6	6.0
2001	3,613	-2	4.9	1,526	18	\$20.5	\$80.3	\$24,517	5.4	7.6	14.7	7.6
2002	3,600	4	5.2	1,532	17	\$26.1	\$77.7	\$23,429	1.6	4.8	12.3	8.8
2003	3,591	8	5.2	1,544	20	\$20.8	\$79.4	\$23,570	1.8	6.1	11.4	9.5
2004	3,521	-59	5.4	1,562	18	\$22.9	\$84.6	\$25,312	1.2	6.6	10.8	9.8
2005	3,489	-19	5.5	1,568	14	\$25.6	\$88.3	\$26,133	2.0	6.7	13.1	8.4
2006	3,495	3	5.5	1,574	17	\$28.3	\$94.0	\$26,907	3.3	6.9	13.9	7.6
2007	3,514	16	5.5	1,570	18	\$29.3	\$99.7	\$27,564	2.9	7.0	14.6	7.6
2008	3,533	18	5.6	1,572	18	\$30.1	\$103.8	\$27,997	2.0	7.1	15.6	7.8
2009	3,551	16	5.7	1,576	19	\$30.9	\$107.9	\$28,378	2.0	7.1	16.5	7.9
2010	3,568	13	5.8	1,581	19	\$31.9	\$112.1	\$28,615	2.5	7.2	17.3	7.9
2011	3,585	13	5.8	1,586	19	\$32.8	\$116.8	\$28,987	2.4	7.2	18.6	7.9
2012	3,605	15	6.0	1,592	20	\$33.6	\$121.4	\$29,309	2.2	7.2	19.5	8.0
2013	3,624	13	6.1	1,597	20	\$34.5	\$125.9	\$29,539	2.3	7.2	20.2	8.1
2014	3,642	12	6.2	1,602	20	\$35.4	\$130.5	\$29,768	2.3	7.2	20.7	8.1
2015	3,658	11	6.3	1,608	21	\$36.3	\$135.1	\$29,913	2.6	7.2	21.0	8.2
2016	3,673	11	6.5	1,613	21	\$37.3	\$140.0	\$30,080	2.7	7.2	22.1	8.2
2017	3,690	13	6.6	1,619	21	\$38.3	\$144.8	\$30,165	2.7	7.2	22.8	8.2
2018	3,705	12	6.8	1,624	21	\$39.3	\$149.6	\$30,270	2.5	7.2	23.8	8.2
2019	3,721	14	7.0	1,630	21	\$40.4	\$154.3	\$30,319	2.5	7.2	24.6	8.2
2020	3,737	13	7.1	1,635	21	\$41.4	\$158.6	\$30,292	2.5	7.2	24.7	8.2
2021	3,751	12	7.2	1,641	20	\$42.4	\$163.2	\$30,306	2.4	7.2	24.8	8.2
2022	3,765	12	7.2	1,646	20	\$43.5	\$167.9	\$30,301	2.5	7.2	24.8	8.2
2023	3,779	12	7.3	1,652	20	\$44.6	\$172.5	\$30,274	2.5	7.2	25.0	8.3
2024	3,792	12	7.4	1,657	20	\$45.6	\$176.7	\$30,206	2.3	7.2	25.3	8.3
2025	3,805	11	7.4	1,662	20	\$46.7	\$180.8	\$30,085	2.4	7.2	25.6	8.3
2026	3,817	10	7.5	1,668	20	\$47.8	\$185.6	\$30,068	2.4	7.2	25.9	8.3
2027	3,828	10	7.5	1,673	20	\$49.0	\$190.4	\$30,005	2.5	7.2	26.2	8.3
2028	3,840	10	7.5	1,679	20	\$50.3	\$195.8	\$29,970	2.7	7.2	26.8	8.4
2029	3,850	9	7.5	1,684	20	\$51.7	\$201.3	\$29,941	2.7	7.2	27.4	8.4
2030	3,858	8	7.4	1,689	20	\$53.0	\$206.8	\$29,920	2.6	7.2	27.9	8.4

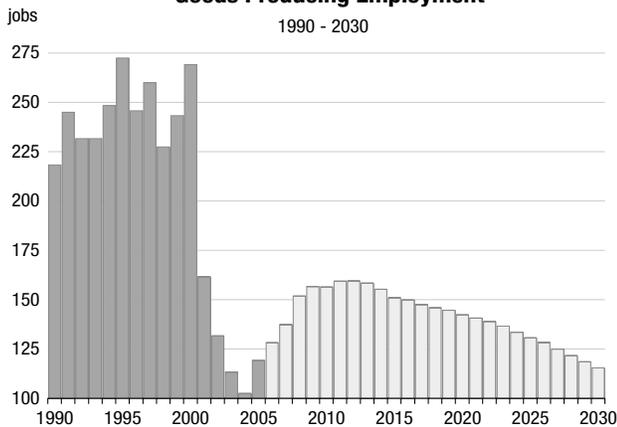


Sierra County Employment Forecast

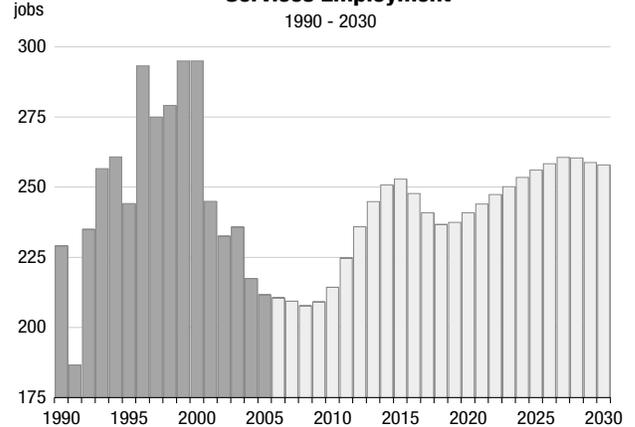
1997-2006 History, 2007-2030 Forecast

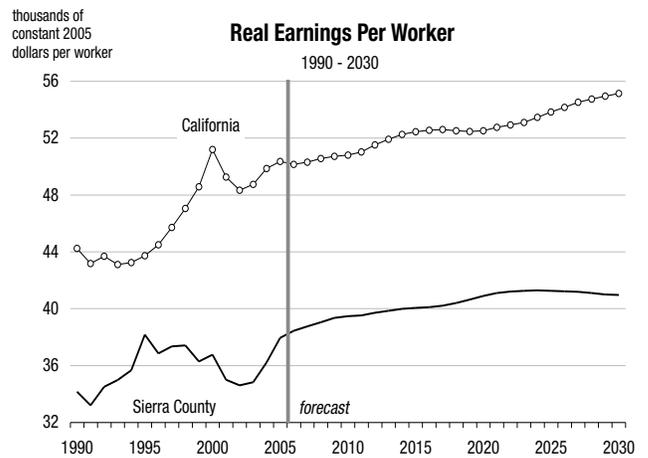
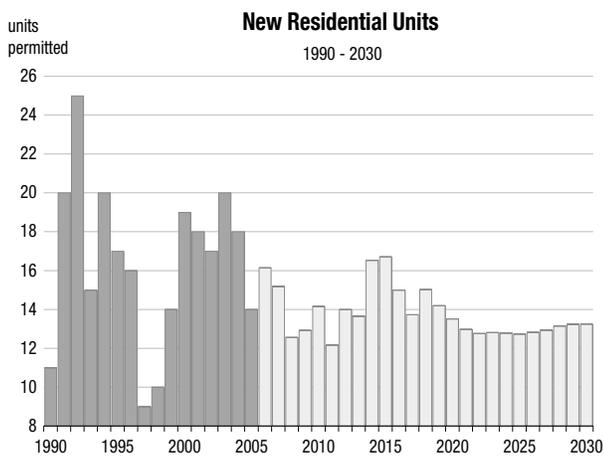
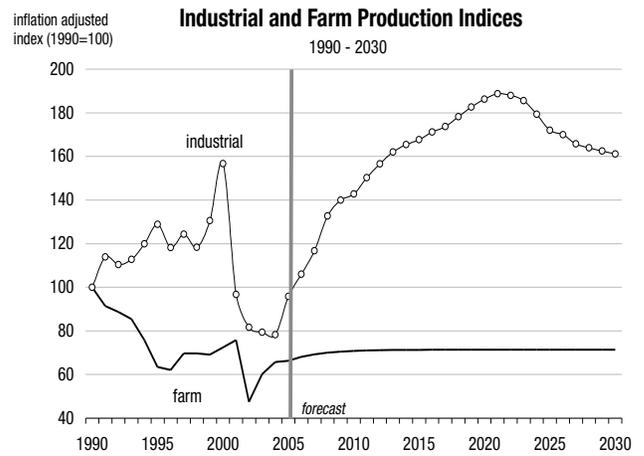
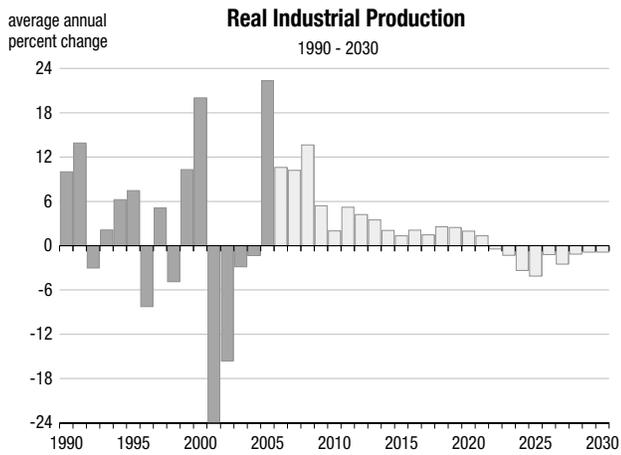
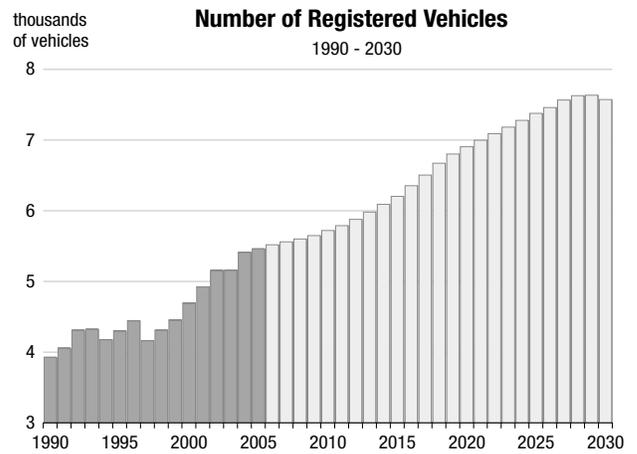
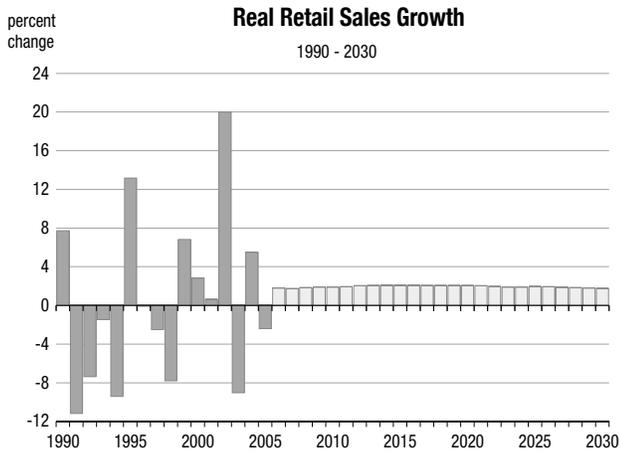
	Total Wage & Salary	Farm	Goods Producing	Services	Government
	-----employment (number of jobs)-----				
1997	1,003	0	260	275	468
1998	946	0	228	279	439
1999	989	10	243	295	441
2000	1,011	0	269	295	447
2001	870	0	162	245	463
2002	833	5	132	233	463
2003	814	10	113	236	455
2004	759	10	103	218	429
2005	768	10	122	217	419
2006	780	11	127	217	426
2007	803	11	128	229	434
2008	813	11	129	233	439
2009	825	11	131	236	446
2010	836	11	132	239	453
2011	854	11	137	242	464
2012	871	11	138	246	476
2013	887	11	138	249	488
2014	903	11	136	252	503
2015	919	11	133	255	519
2016	942	11	135	258	537
2017	965	11	135	261	558
2018	990	11	136	264	578
2019	1,013	11	136	267	599
2020	1,028	11	131	270	616
2021	1,042	11	128	272	631
2022	1,054	11	125	275	643
2023	1,065	11	124	277	653
2024	1,073	11	123	280	660
2025	1,081	11	122	282	665
2026	1,086	11	121	284	669
2027	1,092	11	121	286	674
2028	1,097	11	121	288	675
2029	1,097	11	122	290	673
2030	1,092	11	122	292	666

Goods Producing Employment



Services Employment





SISKIYOU COUNTY ECONOMIC FORECAST

Siskiyou County is one of the northernmost counties in California, sharing its border with the state of Oregon. The county is the fifth largest in terms of land size in the state. Siskiyou County has a population of 45,941 people and 13,920 wage and salary jobs. The per capita income in Siskiyou County is \$27,950, and the average salary per worker is \$35,573. In 2007 the median household income in Siskiyou County is estimated at \$45,500.

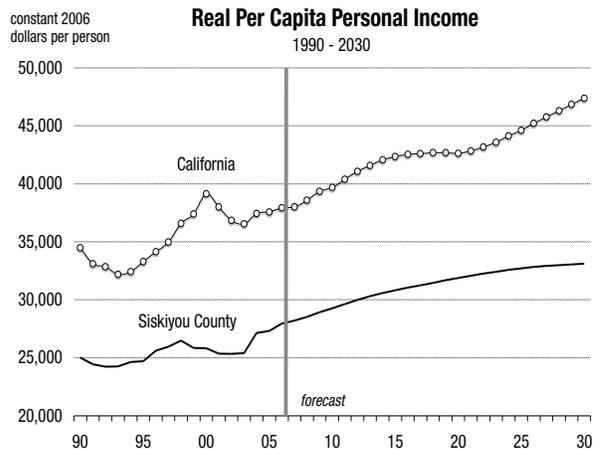
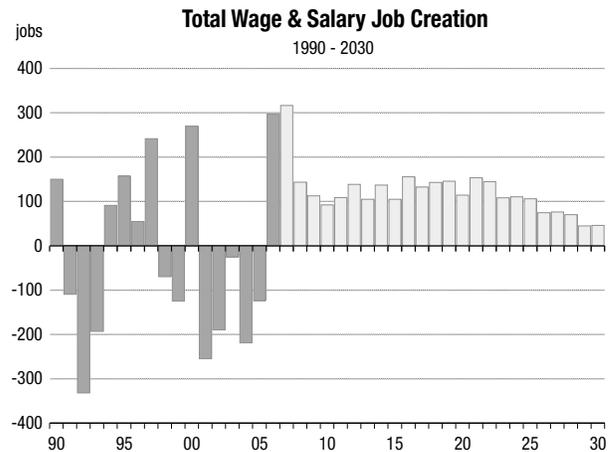
In 2006, total wage and salary jobs increased by nearly 300 jobs in Siskiyou County, or 2.2 percent. This reverses five straight years of job losses in the county. Over that period, employment fell by 800 jobs. The unemployment rate declined to 8.1 percent in 2006.

The principal sectors creating jobs in Siskiyou County in 2006 were leisure services and construction, which added 131 and 85 workers, respectively. No other sector created more than 30 jobs in 2006. The only two sectors to have a decline in employment were manufacturing, and healthcare and education, which lost 17 and 12 jobs, respectively. The government sector is the largest in the county accounting for 28 percent of total employment in the county.

The population grew in Siskiyou County at a rate of 0.2 percent in 2006. The only two cities to add population were Weed and Yreka, which grew 3.1 and 0.8 percent, respectively. Net migration in the county was positive last year, with an estimated total of 214 migrants entering the county.

FORECAST HIGHLIGHTS

- The number of total wage and salary jobs is forecast to increase 2.3 percent in 2007. From 2007 to 2011, total employment growth moderates, averaging 1.1 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 rise an average of 0.8 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, leisure services, and education and healthcare services. These sectors account for 75 percent of the job growth in the county over the next five years.
- Net migration will decline to an estimated 190 people in 2007. Over the next five years net migration is expected to average 180 net migrants per year. Net migration is responsible for all population growth because the net natural increase is expected to be zero.

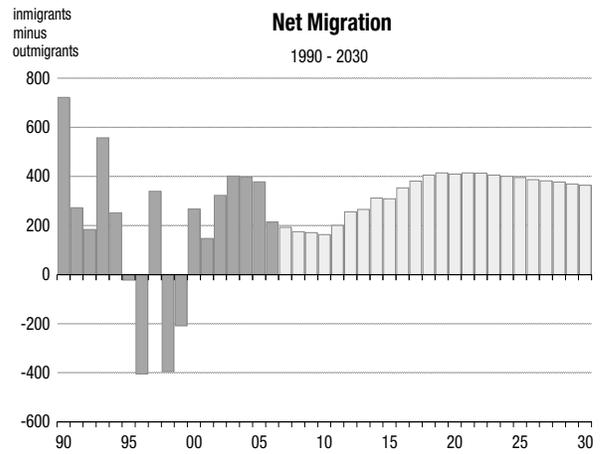
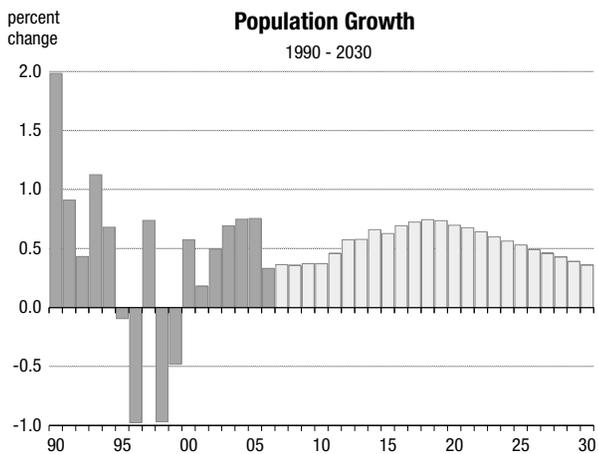


- The population in the county will continue to grow, but at a slower rate than the state average. Annual growth in the 2007 to 2011 period averages 0.4 percent per year.
- Real per capita income is forecast to increase 0.9 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.2 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 2.3 percent in 2007. Over the next five years real taxable sales growth is forecast to average 2.1 percent per year.
- Industrial production is forecast to increase 8.1 percent in 2007. Over the next five years the growth rate of industrial production will average 4.5 percent per year. Total crop production, adjusted for inflation, is expected to increase an average of 2.0 percent per year between 2007 and 2011.

Siskiyou County Economic Forecast

1997-2006 History, 2007-2030 Forecast

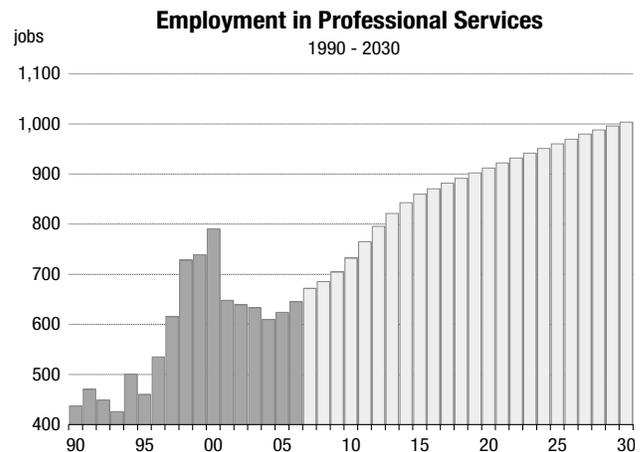
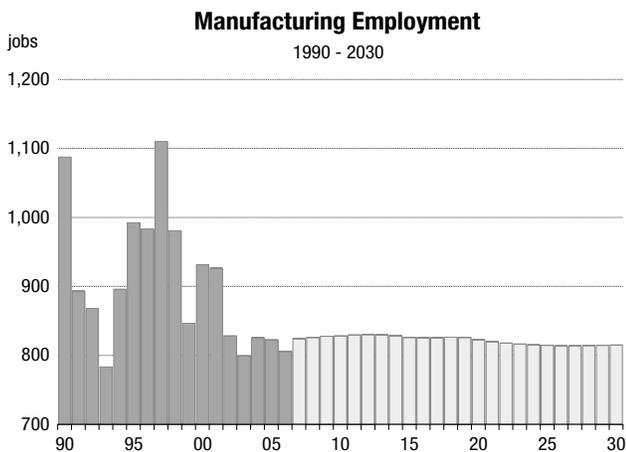
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	44,889	339	52.8	18.6	138	\$0.33	\$0.89	\$25,958	3.4	160.5	254.8	12.2
1998	44,455	-395	54.6	18.7	125	\$0.32	\$0.93	\$26,473	3.2	150.5	199.2	12.6
1999	44,241	-208	55.2	18.9	154	\$0.36	\$0.94	\$25,839	4.2	141.6	217.1	10.4
2000	44,495	267	56.7	18.6	147	\$0.38	\$0.99	\$25,812	4.5	138.3	278.7	7.6
2001	44,575	147	59.0	18.7	216	\$0.38	\$1.02	\$25,360	5.4	120.7	221.2	8.1
2002	44,797	323	60.8	18.8	194	\$0.40	\$1.05	\$25,338	1.6	129.2	236.5	9.0
2003	45,108	401	60.5	19.0	219	\$0.41	\$1.07	\$25,402	1.8	122.4	243.1	9.5
2004	45,446	397	64.5	19.2	316	\$0.45	\$1.17	\$27,149	1.2	137.4	248.8	9.5
2005	45,789	378	64.5	19.5	476	\$0.49	\$1.21	\$27,318	2.0	152.5	241.9	9.5
2006	45,941	214	66.0	19.7	270	\$0.51	\$1.28	\$27,950	3.3	170.0	241.7	8.1
2007	46,108	192	67.3	19.9	190	\$0.54	\$1.34	\$28,210	2.9	178.2	261.3	8.1
2008	46,272	175	68.1	20.1	158	\$0.56	\$1.39	\$28,524	2.0	183.5	274.6	8.4
2009	46,445	171	68.5	20.3	150	\$0.58	\$1.44	\$28,916	2.0	187.3	293.8	8.4
2010	46,618	163	68.8	20.4	147	\$0.61	\$1.50	\$29,254	2.5	188.6	300.7	8.3
2011	46,832	200	69.1	20.5	156	\$0.63	\$1.56	\$29,634	2.4	188.1	301.3	8.3
2012	47,101	256	69.4	20.6	163	\$0.66	\$1.62	\$29,992	2.2	187.1	305.2	8.5
2013	47,373	265	69.7	20.8	167	\$0.69	\$1.69	\$30,296	2.3	185.7	307.2	8.6
2014	47,687	312	70.0	20.9	169	\$0.73	\$1.75	\$30,573	2.3	183.6	311.8	8.7
2015	47,986	309	70.3	21.0	170	\$0.76	\$1.83	\$30,816	2.6	180.9	316.4	8.7
2016	48,319	353	70.5	21.1	169	\$0.79	\$1.90	\$31,040	2.7	178.0	321.8	8.8
2017	48,669	381	70.9	21.3	168	\$0.83	\$1.98	\$31,237	2.7	174.1	328.3	8.8
2018	49,031	405	71.2	21.4	169	\$0.86	\$2.06	\$31,460	2.5	170.8	338.2	8.7
2019	49,393	414	71.6	21.5	170	\$0.90	\$2.14	\$31,682	2.5	167.6	346.8	8.7
2020	49,737	409	71.9	21.7	171	\$0.93	\$2.22	\$31,877	2.5	164.4	343.8	8.6
2021	50,074	414	72.2	21.8	170	\$0.97	\$2.31	\$32,074	2.4	160.7	350.0	8.5
2022	50,396	413	72.5	21.9	169	\$1.01	\$2.39	\$32,252	2.5	157.4	352.1	8.4
2023	50,698	405	72.9	22.1	167	\$1.04	\$2.48	\$32,417	2.5	153.8	357.0	8.4
2024	50,984	400	73.3	22.2	165	\$1.08	\$2.56	\$32,578	2.3	151.1	364.3	8.4
2025	51,255	396	73.7	22.3	164	\$1.12	\$2.65	\$32,705	2.4	148.3	370.4	8.4
2026	51,507	386	74.1	22.5	163	\$1.16	\$2.73	\$32,830	2.4	145.5	375.8	8.3
2027	51,744	381	74.4	22.6	163	\$1.20	\$2.82	\$32,919	2.5	142.5	380.3	8.3
2028	51,966	377	74.7	22.7	163	\$1.24	\$2.92	\$32,980	2.7	139.0	387.4	8.3
2029	52,170	369	74.8	22.8	164	\$1.28	\$3.01	\$33,041	2.7	136.1	395.3	8.3
2030	52,359	364	75.0	23.0	162	\$1.33	\$3.11	\$33,115	2.6	133.2	403.0	8.2

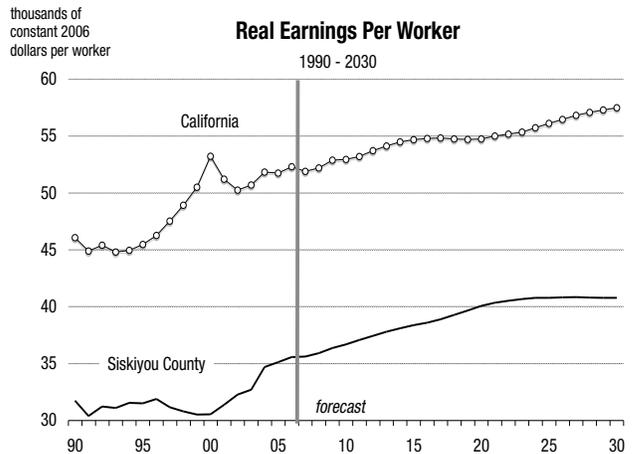
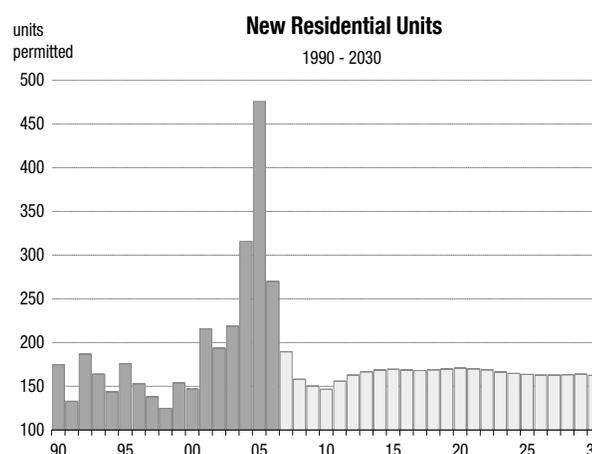
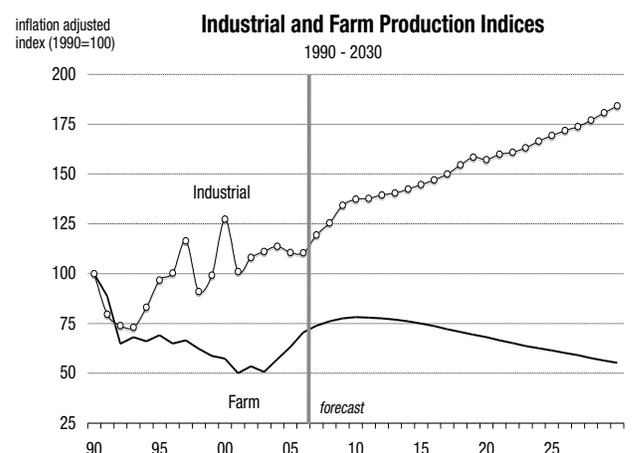
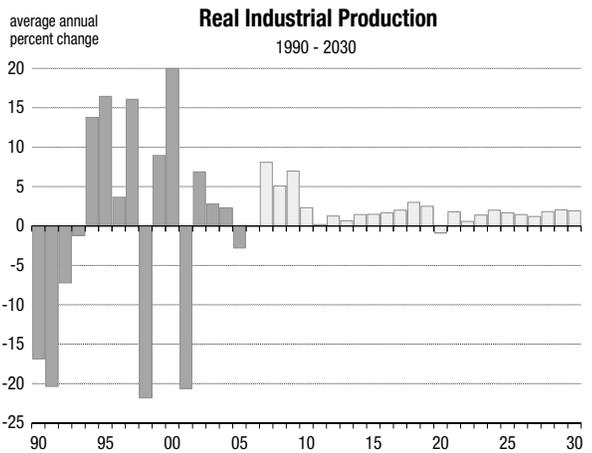
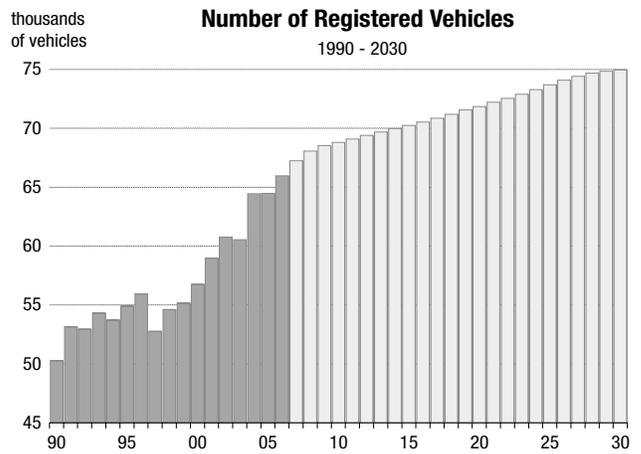
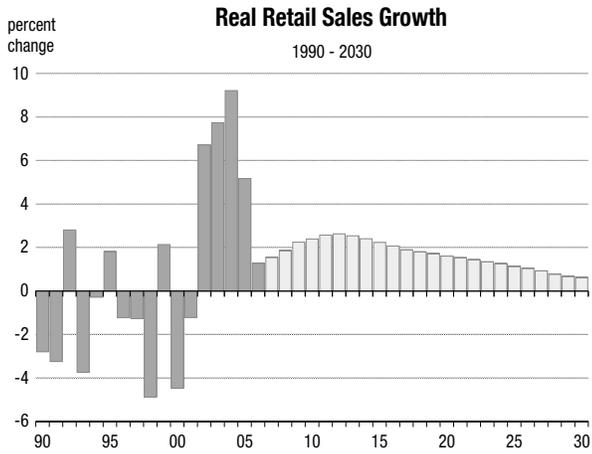


Siskiyou County Employment Forecast

1997-2006 History, 2007-2030 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	14.4	1.21	0.54	1.11	0.55	1.89	0.44	0.62	0.24	1.53	1.85	3.80
1998	14.3	1.21	0.42	0.98	0.52	1.88	0.44	0.73	0.25	1.59	1.92	3.81
1999	14.2	1.07	0.41	0.85	0.51	1.99	0.44	0.74	0.25	1.63	1.90	3.82
2000	14.4	1.08	0.43	0.93	0.51	1.97	0.47	0.79	0.25	1.67	1.94	3.85
2001	14.2	0.85	0.44	0.93	0.57	2.07	0.49	0.65	0.24	1.67	1.92	3.86
2002	14.0	0.77	0.43	0.83	0.54	2.08	0.46	0.64	0.23	1.65	1.94	3.90
2003	14.0	0.63	0.48	0.80	0.54	1.96	0.45	0.63	0.24	1.66	2.08	4.00
2004	13.7	0.68	0.50	0.83	0.54	1.90	0.47	0.61	0.24	1.68	1.95	3.87
2005	13.6	0.64	0.51	0.82	0.55	1.94	0.47	0.62	0.23	1.66	1.85	3.89
2006	13.9	0.67	0.59	0.81	0.55	1.95	0.49	0.65	0.24	1.65	1.98	3.92
2007	14.2	0.69	0.63	0.82	0.55	1.95	0.51	0.67	0.22	1.66	2.15	3.94
2008	14.4	0.70	0.63	0.83	0.55	1.96	0.52	0.69	0.22	1.66	2.24	3.95
2009	14.5	0.70	0.63	0.83	0.55	1.96	0.53	0.70	0.22	1.67	2.29	3.96
2010	14.6	0.71	0.63	0.83	0.54	1.97	0.53	0.73	0.22	1.70	2.31	3.96
2011	14.7	0.71	0.63	0.83	0.54	1.97	0.54	0.76	0.22	1.75	2.33	3.99
2012	14.8	0.71	0.63	0.83	0.55	1.97	0.54	0.80	0.23	1.81	2.34	4.02
2013	14.9	0.70	0.63	0.83	0.55	1.97	0.54	0.82	0.23	1.87	2.35	4.04
2014	15.1	0.71	0.63	0.83	0.55	1.98	0.55	0.84	0.23	1.93	2.36	4.07
2015	15.2	0.70	0.63	0.83	0.55	1.98	0.55	0.86	0.23	2.00	2.37	4.09
2016	15.3	0.72	0.63	0.83	0.55	1.98	0.56	0.87	0.23	2.08	2.38	4.13
2017	15.5	0.71	0.63	0.83	0.55	1.98	0.56	0.88	0.23	2.16	2.39	4.17
2018	15.6	0.71	0.64	0.83	0.55	1.99	0.56	0.89	0.23	2.24	2.39	4.20
2019	15.8	0.70	0.64	0.83	0.55	1.99	0.57	0.90	0.23	2.34	2.40	4.24
2020	15.9	0.69	0.64	0.82	0.55	1.99	0.57	0.91	0.24	2.42	2.41	4.27
2021	16.0	0.70	0.64	0.82	0.55	1.99	0.57	0.92	0.24	2.51	2.41	4.31
2022	16.2	0.70	0.64	0.82	0.55	2.00	0.57	0.93	0.24	2.60	2.41	4.34
2023	16.3	0.69	0.64	0.82	0.55	2.00	0.58	0.94	0.24	2.68	2.42	4.37
2024	16.4	0.70	0.64	0.82	0.54	2.00	0.58	0.95	0.24	2.74	2.42	4.39
2025	16.5	0.71	0.64	0.81	0.54	2.00	0.58	0.96	0.24	2.80	2.42	4.42
2026	16.6	0.70	0.64	0.81	0.54	2.00	0.58	0.97	0.24	2.84	2.43	4.44
2027	16.6	0.70	0.64	0.81	0.54	2.01	0.59	0.98	0.24	2.88	2.43	4.46
2028	16.7	0.71	0.64	0.81	0.54	2.01	0.59	0.99	0.24	2.91	2.43	4.47
2029	16.8	0.70	0.64	0.81	0.54	2.01	0.60	1.00	0.24	2.92	2.44	4.49
2030	16.8	0.70	0.64	0.82	0.54	2.01	0.60	1.00	0.25	2.93	2.44	4.50





SOLANO COUNTY ECONOMIC FORECAST

Solano County is located in the San Francisco Bay Area. The county shares its eastern and northern borders with Yolo and Sacramento Counties. The economy of Solano County has fared far better than other Bay Area counties since the dotcom bust of 2000. Solano County has a population of more than 423,000 people and 132,000 wage and salary jobs. The per capita income in Solano County is \$35,057, and the average salary per worker is \$51,964.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In 2006, 2,100 wage and salary jobs were created in Solano County, representing a growth rate of 1.6 percent. The unemployment rate declined to 4.9 percent in 2006.

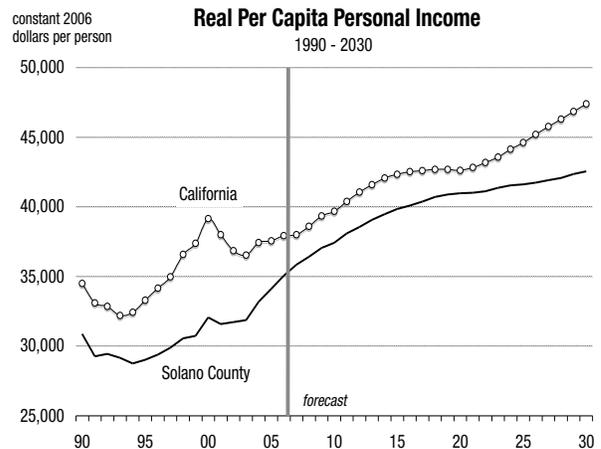
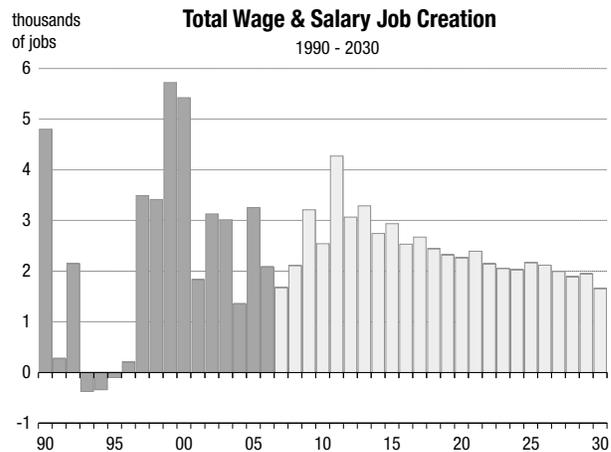
The healthcare and education, leisure services, government and construction sectors all added between 400 and 600 jobs in 2006. Employment in manufacturing grew by 200 jobs, the third straight year of growth in the sector.

Population growth remains positive in Solano County, but the growth rate during calendar 2006 was modest at 0.8 percent. The three largest cities in the county, Vallejo, Fairfield and Vacaville, account for over 75 percent of the total population. They grew by a scant 0.4 percent from January 2006 to January 2007.

The economy of Solano County never experienced the significant downturn that most other Bay Area counties faced at the turn of the century. Employment and population growth are forecast to remain healthy for the remainder of the decade. Over the next five years, the county is expected to be the fastest growing in the Bay Area, in terms of population and employment growth.

FORECAST HIGHLIGHTS

- Job growth will moderate in 2007 to 1.3 percent. Over the next five years, the annual growth rate is forecast to average 2.0 percent per year.
- Salaries per worker adjusted for inflation are about equal to the California average, but are increasing at a faster rate than the state average. Real salaries are forecast to rise an average of 1.7 percent per year over the next 5 years, and will surpass the state in 2007.
- Over the next five years, all sectors experience at least some positive job creation. The fastest growing sectors are expected to be professional services, and wholesale and retail trade. Leisure services, government, and healthcare and education will also contribute to job growth. Construction employment falls in the near term forecast, but recovers by



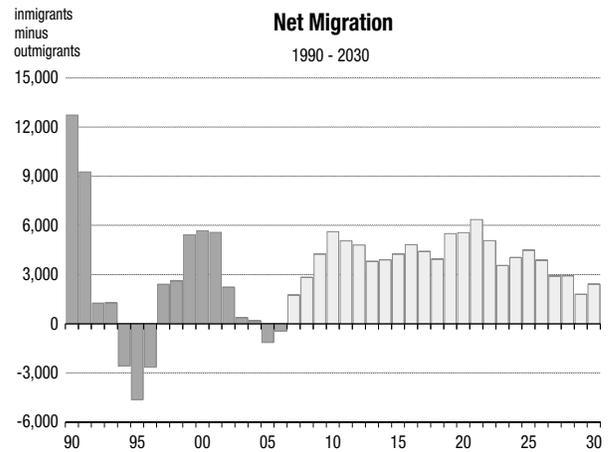
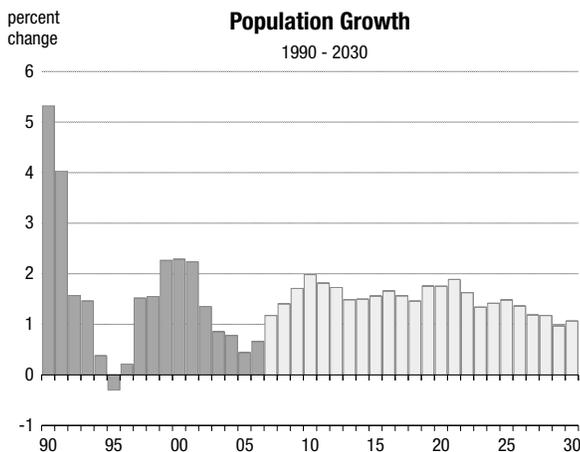
2011.

- Population is expected to grow 1.2 percent in 2007. Annual growth in the 2007 to 2011 period is forecast to average 1.7 percent per year.
- Net migration is expected to increase over the forecast. From 2007 to 2011, an average of 3,900 net migrants enter the county per year.
- Real per capita income is forecast to rise 2.2 percent in 2007. Over the next five years real per capita incomes grow an average of 1.7 percent per year.
- Total taxable sales are expected to increase by an average of 6.0 percent over the next five years.
- Industrial production is expected to increase 6.2 percent in 2007. Over the next five years the growth rate of industrial production is forecast to moderate, rising an average of 5.0

Solano County Economic Forecast

1997-2006 History, 2007-2030 Forecast

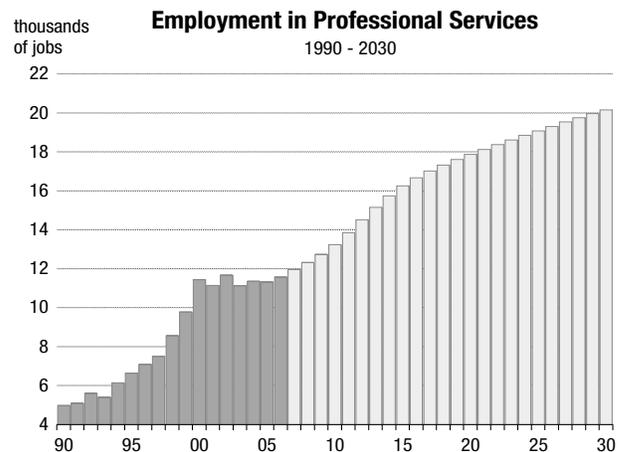
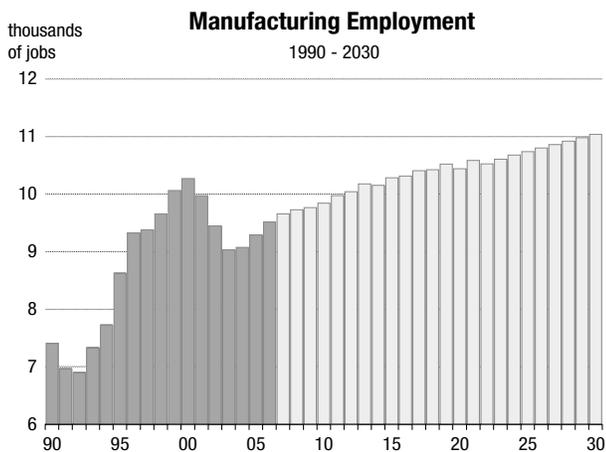
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	373,900	2,410	280.8	124.1	1,542	\$3.3	\$8.6	\$29,892	3.4	273.2	1.26	6.4
1998	379,700	2,630	299.4	125.8	2,204	\$3.4	\$9.2	\$30,552	3.2	234.4	1.28	5.5
1999	388,300	5,423	312.2	127.1	1,953	\$3.9	\$9.8	\$30,732	4.2	237.4	1.35	4.6
2000	397,187	5,684	329.5	130.4	2,346	\$4.4	\$11.0	\$32,066	4.5	215.8	1.45	4.2
2001	406,088	5,584	345.6	131.7	2,560	\$4.7	\$11.6	\$31,581	5.4	204.9	1.36	4.6
2002	411,601	2,226	358.8	134.1	2,461	\$5.1	\$12.0	\$31,728	1.6	216.6	1.30	5.7
2003	415,134	383	356.5	136.2	2,678	\$5.3	\$12.4	\$31,870	1.8	228.3	1.52	6.4
2004	418,383	194	377.5	138.2	3,022	\$5.8	\$13.2	\$33,171	1.2	222.6	1.66	5.9
2005	420,246	-1,147	375.1	140.9	2,553	\$6.0	\$13.9	\$34,114	2.0	246.5	1.77	5.4
2006	423,033	-451	377.6	143.2	1,300	\$6.3	\$14.8	\$35,057	3.3	245.2	1.80	4.9
2007	428,018	1,755	383.3	145.0	1,105	\$6.7	\$15.8	\$35,837	2.9	243.5	1.91	4.8
2008	434,043	2,828	390.6	146.0	1,438	\$7.1	\$16.6	\$36,419	2.0	235.0	2.01	4.8
2009	441,468	4,263	400.6	147.3	1,744	\$7.5	\$17.5	\$37,047	2.0	239.5	2.10	4.6
2010	450,229	5,627	410.4	148.9	1,804	\$8.0	\$18.5	\$37,415	2.5	239.0	2.19	4.6
2011	458,419	5,065	423.3	150.6	2,354	\$8.5	\$19.6	\$38,084	2.4	231.8	2.29	4.4
2012	466,362	4,815	435.0	152.8	2,344	\$9.0	\$20.7	\$38,544	2.2	230.2	2.38	4.5
2013	473,318	3,807	446.4	155.0	2,428	\$9.5	\$21.7	\$39,058	2.3	230.0	2.49	4.6
2014	480,418	3,914	456.6	157.3	2,357	\$10.1	\$22.8	\$39,471	2.3	226.4	2.58	4.7
2015	487,917	4,266	466.6	159.4	2,380	\$10.7	\$24.0	\$39,851	2.6	224.0	2.69	4.8
2016	496,035	4,829	475.8	161.7	2,345	\$11.4	\$25.2	\$40,095	2.7	221.3	2.78	4.9
2017	503,801	4,414	484.8	163.8	2,387	\$12.1	\$26.5	\$40,375	2.7	212.5	2.88	4.9
2018	511,173	3,950	493.4	166.1	2,384	\$12.8	\$27.8	\$40,719	2.5	210.7	2.98	4.9
2019	520,170	5,500	501.4	168.3	2,383	\$13.5	\$29.1	\$40,880	2.5	207.9	3.10	5.0
2020	529,301	5,556	508.9	170.5	2,515	\$14.3	\$30.4	\$40,977	2.5	204.3	3.20	5.0
2021	539,306	6,354	516.9	172.8	2,491	\$15.1	\$31.8	\$41,005	2.4	196.7	3.32	4.9
2022	548,099	5,072	524.7	175.2	2,510	\$15.9	\$33.2	\$41,112	2.5	195.9	3.35	5.0
2023	555,442	3,561	532.3	177.5	2,385	\$16.8	\$34.7	\$41,365	2.5	188.6	3.42	5.0
2024	563,321	4,041	539.8	179.7	2,260	\$17.6	\$36.1	\$41,536	2.3	189.5	3.51	5.0
2025	571,701	4,497	547.5	181.8	2,265	\$18.5	\$37.6	\$41,613	2.4	186.4	3.59	5.0
2026	579,503	3,879	555.4	183.9	2,274	\$19.5	\$39.1	\$41,743	2.4	183.2	3.65	5.0
2027	586,378	2,924	563.1	186.0	2,262	\$20.4	\$40.7	\$41,912	2.5	180.0	3.70	5.0
2028	593,277	2,930	570.6	188.1	2,250	\$21.5	\$42.5	\$42,071	2.7	173.9	3.78	5.0
2029	599,056	1,802	578.3	190.2	2,290	\$22.6	\$44.3	\$42,348	2.7	173.0	3.86	5.0
2030	605,448	2,415	585.6	192.4	2,195	\$23.7	\$46.2	\$42,558	2.6	169.8	3.95	5.0

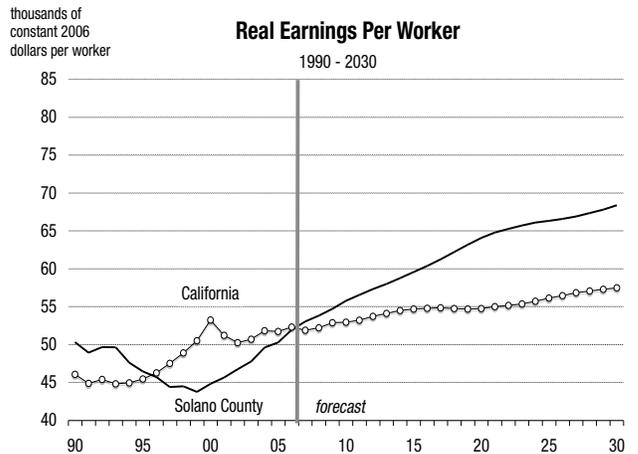
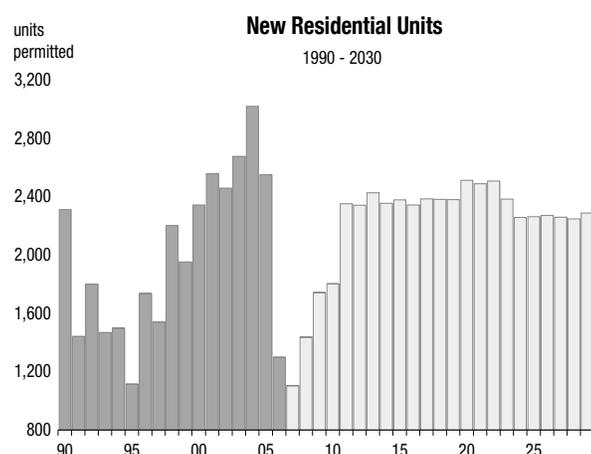
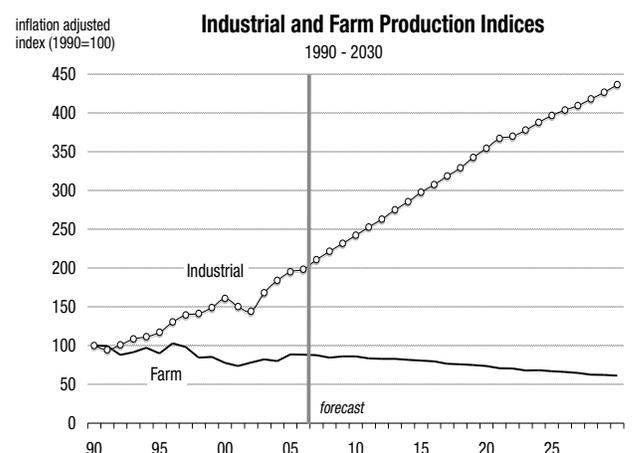
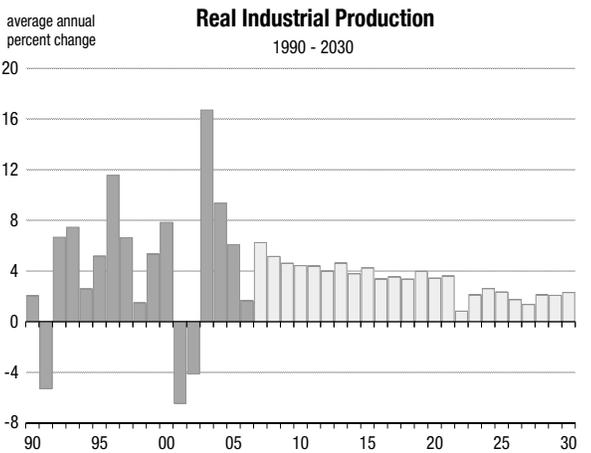
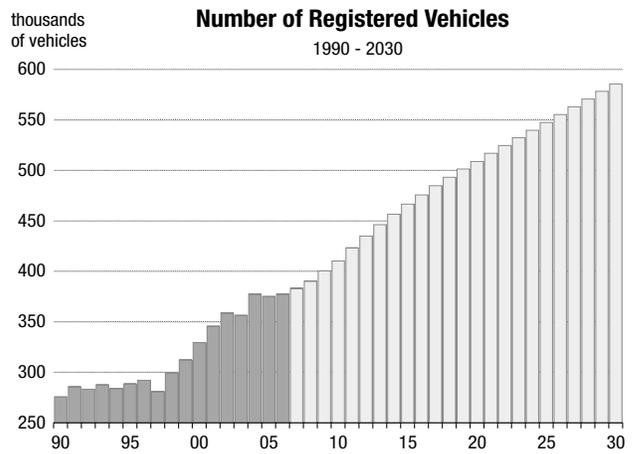
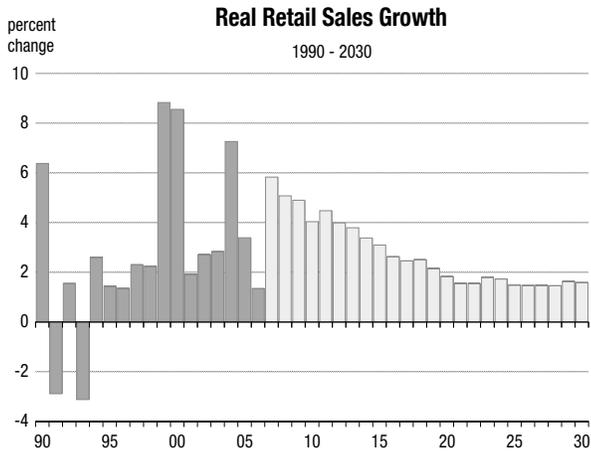


Solano County Employment Forecast

1997-2006 History, 2007-2030 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	102.9	2.11	7.6	9.4	3.8	18.8	3.4	7.5	1.7	11.4	10.6	22.4
1998	106.3	2.17	7.7	9.7	3.8	18.8	3.4	8.6	1.8	11.9	11.2	23.1
1999	112.0	2.25	8.8	10.1	3.6	19.7	3.6	9.8	1.7	12.5	11.7	24.3
2000	117.4	2.28	9.9	10.3	3.3	20.1	3.8	11.5	1.7	13.7	12.0	24.5
2001	119.3	2.19	10.6	10.0	3.0	20.9	3.8	11.2	1.7	14.3	12.4	25.5
2002	122.4	1.95	10.9	9.5	3.0	21.8	4.7	11.7	1.8	14.5	12.3	26.4
2003	125.4	1.92	11.3	9.0	3.8	22.3	5.8	11.1	1.9	15.6	12.6	25.7
2004	126.8	1.98	12.1	9.1	4.4	22.4	6.0	11.4	1.7	15.4	12.8	25.0
2005	130.0	1.98	13.4	9.3	4.7	22.9	6.3	11.3	1.7	15.8	12.6	25.5
2006	132.1	1.72	14.0	9.5	4.7	23.0	6.3	11.6	1.6	16.2	13.1	25.9
2007	133.8	1.78	13.2	9.7	4.8	23.7	6.3	12.0	1.7	16.6	13.6	26.0
2008	135.9	1.81	13.1	9.7	4.8	24.4	6.3	12.3	1.7	17.0	13.8	26.4
2009	139.1	1.83	13.7	9.8	4.9	25.2	6.3	12.7	1.7	17.3	14.0	27.1
2010	141.7	1.85	13.7	9.8	4.9	26.0	6.4	13.2	1.7	17.7	14.2	27.6
2011	145.9	1.84	14.7	10.0	4.9	26.8	6.4	13.9	1.8	18.1	14.4	28.6
2012	149.0	1.83	14.7	10.0	4.9	27.6	6.5	14.5	1.8	18.6	14.6	29.4
2013	152.3	1.83	14.8	10.2	4.9	28.4	6.6	15.2	1.8	19.1	14.7	30.3
2014	155.0	1.82	14.7	10.2	4.9	29.1	6.7	15.7	1.9	19.6	14.9	31.1
2015	158.0	1.81	14.7	10.3	4.9	29.8	6.7	16.3	1.9	20.1	15.0	31.9
2016	160.5	1.80	14.6	10.3	4.9	30.5	6.8	16.7	1.9	20.6	15.1	32.7
2017	163.2	1.77	14.7	10.4	4.9	31.2	7.0	17.0	1.9	21.1	15.2	33.5
2018	165.6	1.76	14.6	10.4	4.9	31.8	7.1	17.3	2.0	21.6	15.3	34.4
2019	168.0	1.74	14.6	10.5	4.9	32.4	7.1	17.6	2.0	22.1	15.3	35.1
2020	170.2	1.72	14.7	10.4	4.9	32.9	7.2	17.9	2.0	22.7	15.4	35.9
2021	172.6	1.70	14.7	10.6	4.9	33.5	7.3	18.1	2.0	23.3	15.4	36.7
2022	174.8	1.68	14.7	10.5	4.9	34.0	7.4	18.4	2.0	23.8	15.4	37.5
2023	176.8	1.65	14.5	10.6	4.9	34.4	7.5	18.6	2.0	24.3	15.5	38.3
2024	178.9	1.64	14.3	10.7	4.9	34.9	7.6	18.9	2.1	24.8	15.5	39.1
2025	181.0	1.63	14.3	10.7	4.9	35.4	7.7	19.1	2.1	25.3	15.5	39.8
2026	183.2	1.61	14.4	10.8	4.9	35.9	7.8	19.3	2.1	25.8	15.6	40.5
2027	185.2	1.60	14.4	10.9	4.9	36.3	7.9	19.5	2.1	26.2	15.6	41.2
2028	187.1	1.57	14.3	10.9	4.9	36.8	8.0	19.8	2.1	26.6	15.6	41.9
2029	189.0	1.56	14.3	11.0	4.9	37.3	8.0	20.0	2.2	27.0	15.7	42.6
2030	190.7	1.54	14.1	11.0	4.9	37.8	8.1	20.2	2.2	27.3	15.7	43.3





SONOMA COUNTY ECONOMIC FORECAST

Sonoma County is the northernmost county in the San Francisco Bay Area. Although not as famous as its neighbor to the east, Sonoma County actually produces more wine grapes than Napa County. The county thrived in the late 1990s when technology was booming, but conditions turned negative in the dotcom bust in 2000. The county has not yet recovered all of the jobs lost in 2001 and 2002, but is likely to do so by 2007. Sonoma County has a population of 480,000 people and more than 195,000 wage and salary jobs. The per capita income in Sonoma County is \$42,240, and the average salary per worker is \$48,060. Median family income in 2007 is \$74,500.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the greater Bay Area increased by 1.9 percent last year. In 2006, 3,000 jobs were created in Sonoma County, representing a growth rate of 1.5 percent. The unemployment rate declined sharply to 4.0 percent in 2006.

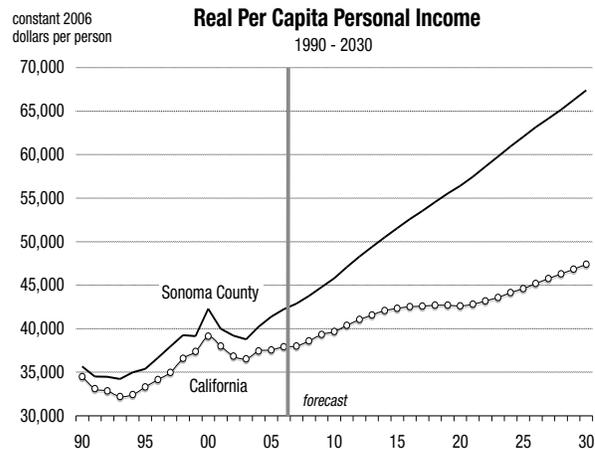
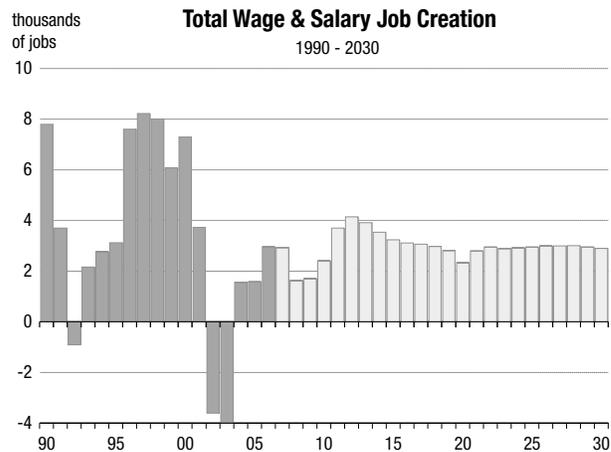
Professional services added 1,600 jobs in 2006, accounting for the majority of job growth. Employment in manufacturing continued to decline, shrinking by 550 jobs. Manufacturing employment peaked in 2001 with 30,400 jobs, but since then has declined by nearly 7,500 jobs.

The population continues to grow in Sonoma County, but the growth rate is modest at 0.7 percent. The fastest growing cities in the county during calendar 2006 were Cotati and Windsor, growing 2.3 and 1.8 percent respectively.

Employment growth will moderate in Sonoma County in 2008 and 2009, in line with the state. In 2010, the county will return to healthier levels of job creation, but population growth is forecast to remain slow in all years.

FORECAST HIGHLIGHTS

- Employment will rise at the rate of 1.5 percent in 2007. Over the next five years, the annual growth rate is expected to average 1.2 percent per year.
- Average salaries adjusted for inflation are currently below the California average, but are increasing at a faster rate than the state average. Real average salaries are forecast to rise an average of 1.3 percent per year over the next 5 years.
- The momentum for employment growth is in professional services, trade, leisure services, education and healthcare services, and government. These sectors account for almost all of the job growth in the county during the forecast period. The manufacturing and construction sectors will shed a combined 2,500 jobs over the next five years.

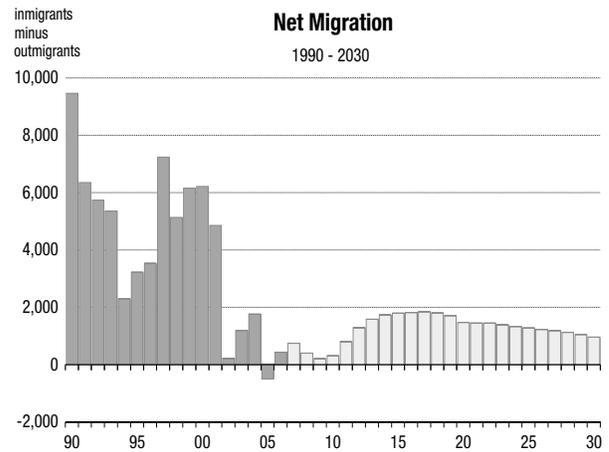
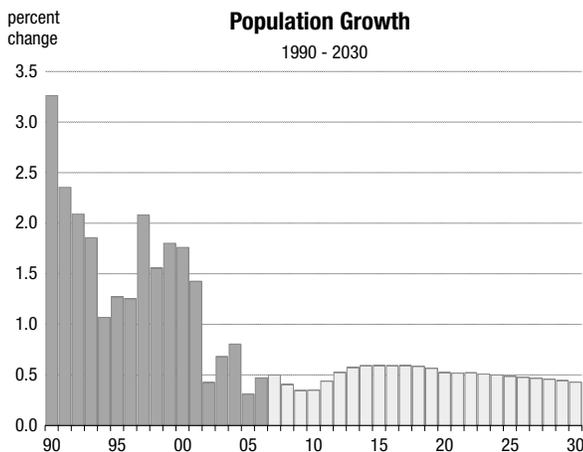


- The population will grow at a rate of 0.5 percent in 2007. Annual growth in the 2007 to 2011 period is forecast to be 0.4 percent.
- Net migration is expected to be nearly 750 people in 2007. Over the next five years net migration is expected to average 500 migrants each year.
- Real per capita incomes increase at a rate of 1.5 percent in 2007. Over the next five years real per capita incomes are forecast to increase 2.2 percent per year.
- Total taxable sales are expected to increase by an average of 5.1 percent over the next five years.
- Industrial production is forecast to increase 6.0 percent in 2007. Over the next five years the growth rate of industrial production will average 3.2 percent per year.

Sonoma County Economic Forecast

1997-2006 History, 2007-2030 Forecast

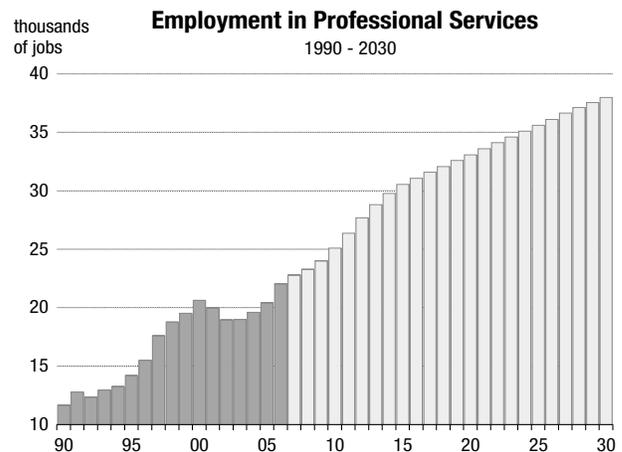
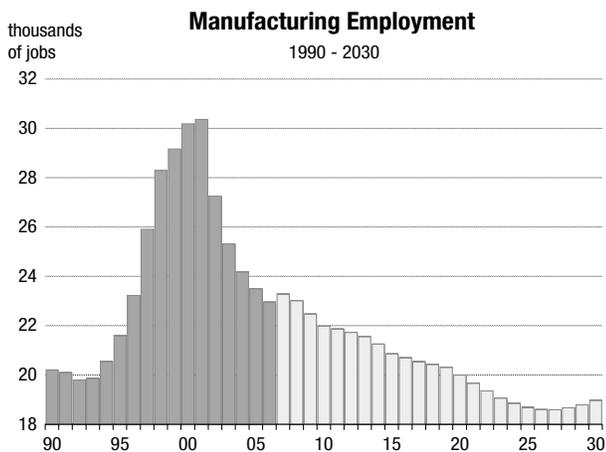
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	438,615	7,244	389.8	163.8	2,121	\$5.0	\$12.7	\$37,956	3.4	662.5	2.88	3.9
1998	445,444	5,140	417.3	165.3	2,964	\$5.4	\$13.8	\$39,249	3.2	574.2	3.16	3.3
1999	453,470	6,162	431.3	167.2	3,052	\$6.0	\$14.6	\$39,146	4.2	586.7	3.45	2.7
2000	461,464	6,221	453.6	172.4	2,555	\$6.8	\$16.8	\$42,277	4.5	687.4	3.87	3.3
2001	468,038	4,864	467.6	174.2	2,579	\$6.8	\$17.0	\$40,003	5.4	644.4	3.36	3.7
2002	470,039	218	474.8	176.1	1,835	\$6.7	\$17.0	\$39,188	1.6	613.1	3.19	5.1
2003	473,238	1,198	466.4	178.1	2,339	\$6.8	\$17.2	\$38,778	1.8	545.3	3.24	5.5
2004	477,047	1,765	489.8	179.6	1,941	\$7.2	\$18.2	\$40,218	1.2	554.4	3.24	5.0
2005	478,547	-495	480.8	180.9	3,003	\$7.6	\$19.2	\$41,376	2.0	658.6	3.17	5.2
2006	480,805	437	483.1	182.7	1,956	\$7.9	\$20.3	\$42,240	3.3	640.7	3.19	4.0
2007	483,210	748	485.9	184.4	2,183	\$8.3	\$21.3	\$42,889	2.9	645.1	3.38	4.0
2008	485,172	408	489.1	186.4	1,872	\$8.7	\$22.3	\$43,750	2.0	648.0	3.50	4.3
2009	486,853	208	492.2	188.2	1,778	\$9.2	\$23.3	\$44,776	2.0	650.9	3.58	4.4
2010	488,571	309	495.2	189.9	1,911	\$9.6	\$24.6	\$45,783	2.5	652.4	3.64	4.3
2011	490,723	798	498.0	191.7	2,004	\$10.2	\$26.0	\$47,059	2.4	653.9	3.74	4.2
2012	493,309	1,288	500.8	193.5	2,069	\$10.7	\$27.4	\$48,277	2.2	655.3	3.83	4.1
2013	496,143	1,589	503.6	195.5	2,023	\$11.3	\$28.8	\$49,392	2.3	656.4	3.93	4.2
2014	499,081	1,739	506.5	197.4	1,979	\$11.8	\$30.3	\$50,504	2.3	657.1	4.03	4.2
2015	502,047	1,797	509.3	199.2	1,926	\$12.4	\$31.9	\$51,548	2.6	657.4	4.09	4.3
2016	505,026	1,822	511.9	201.0	1,881	\$13.0	\$33.7	\$52,590	2.7	657.2	4.18	4.4
2017	508,030	1,845	514.4	202.8	1,871	\$13.6	\$35.4	\$53,526	2.7	656.5	4.28	4.4
2018	511,008	1,807	516.8	204.5	1,835	\$14.1	\$37.2	\$54,537	2.5	654.7	4.41	4.4
2019	513,909	1,709	519.2	206.2	1,791	\$14.7	\$39.0	\$55,538	2.5	652.7	4.53	4.4
2020	516,600	1,474	521.4	207.9	1,701	\$15.2	\$40.8	\$56,417	2.5	651.4	4.61	4.5
2021	519,292	1,451	523.1	209.5	1,832	\$15.8	\$42.8	\$57,449	2.4	650.6	4.66	4.4
2022	522,001	1,448	524.5	211.2	1,915	\$16.6	\$45.0	\$58,614	2.5	650.4	4.68	4.4
2023	524,670	1,393	525.7	213.0	1,952	\$17.3	\$47.3	\$59,772	2.5	650.3	4.70	4.4
2024	527,293	1,337	526.7	214.8	1,994	\$18.1	\$49.6	\$60,929	2.3	650.5	4.75	4.4
2025	529,868	1,283	527.6	216.7	2,024	\$19.0	\$51.9	\$62,039	2.4	650.6	4.80	4.4
2026	532,406	1,236	528.4	218.6	2,053	\$19.9	\$54.4	\$63,160	2.4	650.9	4.85	4.4
2027	534,907	1,187	529.1	220.5	2,089	\$20.8	\$56.9	\$64,133	2.5	651.1	4.91	4.3
2028	537,366	1,131	529.7	222.5	2,116	\$21.8	\$59.6	\$65,170	2.7	651.5	5.00	4.3
2029	539,762	1,052	530.4	224.5	2,109	\$22.9	\$62.5	\$66,261	2.7	651.7	5.12	4.3
2030	542,084	963	531.1	226.4	2,106	\$24.0	\$65.5	\$67,400	2.6	652.1	5.24	4.3

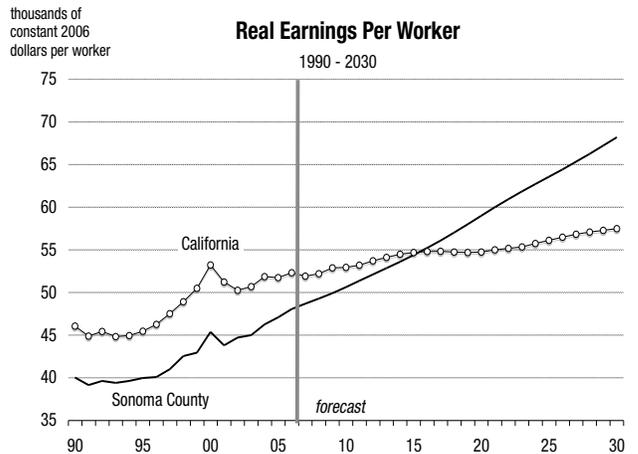
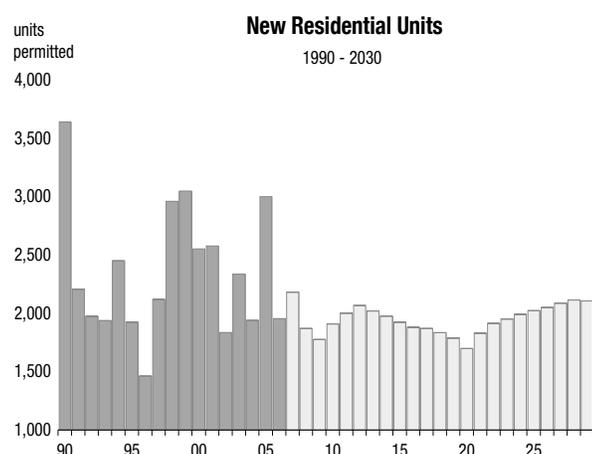
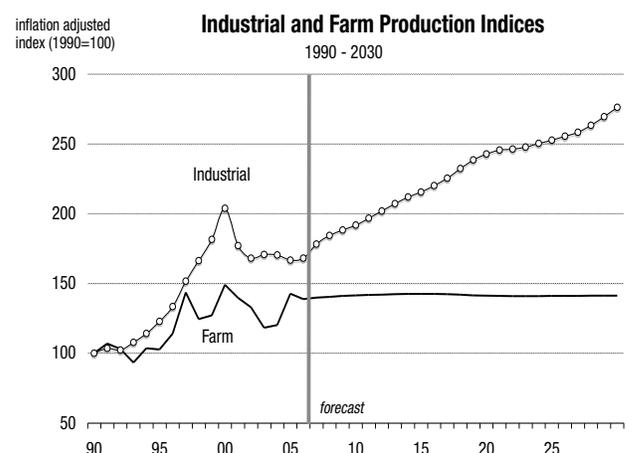
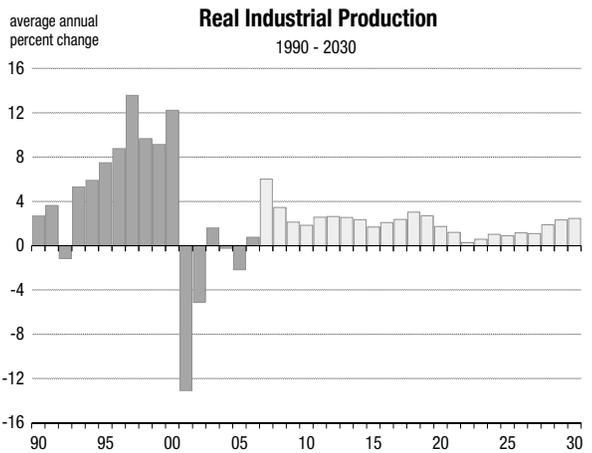
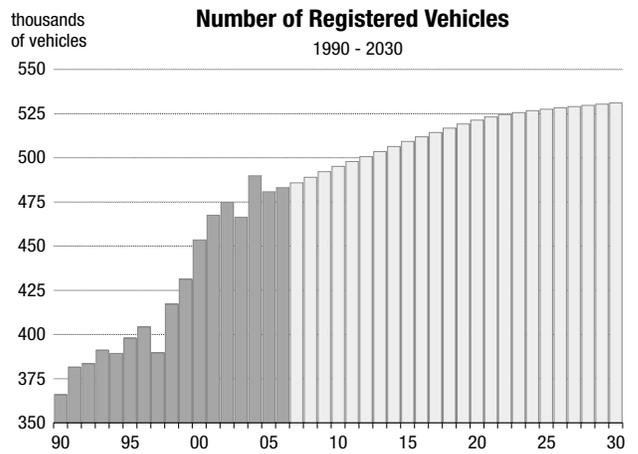
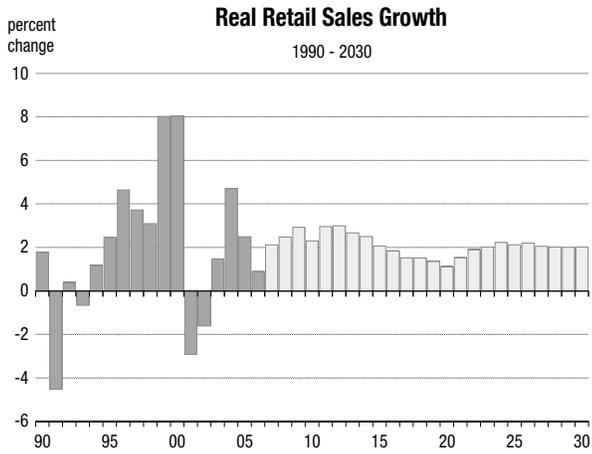


Sonoma County Employment Forecast

1997-2006 History, 2007-2030 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	171.6	6.18	9.4	25.9	4.3	28.0	9.0	17.6	3.1	19.9	16.6	25.2
1998	179.6	6.54	10.1	28.3	4.2	28.8	9.4	18.8	3.4	20.7	17.1	25.6
1999	185.7	6.41	11.9	29.2	4.1	29.1	10.0	19.5	3.6	21.1	17.5	26.6
2000	193.0	6.89	13.1	30.2	4.1	29.5	10.2	20.6	4.1	22.0	17.9	27.6
2001	196.7	6.95	13.7	30.4	4.0	30.1	10.4	20.0	4.5	22.9	18.7	28.0
2002	193.1	6.54	13.3	27.3	4.1	30.0	10.3	19.0	4.2	23.3	19.7	28.4
2003	189.1	5.87	13.0	25.3	3.8	30.0	10.3	19.0	4.0	22.7	19.9	28.5
2004	190.7	5.73	13.7	24.2	3.9	30.3	10.0	19.6	4.3	22.5	20.2	29.7
2005	192.3	5.81	14.2	23.5	3.7	31.1	9.8	20.4	3.7	22.8	20.5	30.4
2006	195.2	5.83	14.9	23.0	4.0	31.2	9.8	22.1	3.4	23.2	20.7	30.8
2007	198.1	5.86	14.5	23.3	4.0	31.6	9.9	22.8	3.4	23.8	21.2	31.3
2008	199.8	5.86	14.0	23.0	4.0	32.0	9.9	23.3	3.4	24.3	21.6	31.8
2009	201.5	5.89	13.7	22.5	4.0	32.2	10.0	24.0	3.5	24.8	22.0	32.4
2010	203.9	5.91	13.5	22.0	4.0	32.5	10.0	25.1	3.6	25.3	22.3	33.0
2011	207.6	5.92	13.4	21.9	4.0	32.8	10.0	26.4	3.7	26.3	22.6	33.6
2012	211.7	5.93	13.5	21.7	4.0	33.0	10.1	27.7	3.9	27.6	22.9	34.3
2013	215.7	5.95	13.6	21.6	4.0	33.3	10.1	28.8	4.0	29.0	23.2	35.0
2014	219.2	5.96	13.7	21.3	4.0	33.5	10.1	29.8	4.1	30.3	23.4	35.6
2015	222.4	5.98	13.8	20.9	4.0	33.7	10.2	30.6	4.3	31.6	23.7	36.3
2016	225.5	5.99	13.8	20.7	4.0	33.9	10.2	31.1	4.4	32.8	24.0	37.0
2017	228.6	5.98	13.8	20.5	4.0	34.1	10.2	31.6	4.5	34.0	24.3	37.7
2018	231.6	5.99	13.8	20.4	4.0	34.3	10.3	32.1	4.6	35.2	24.6	38.4
2019	234.4	6.00	13.7	20.3	4.0	34.5	10.3	32.6	4.7	36.3	24.8	39.1
2020	236.7	6.00	13.6	20.0	4.0	34.6	10.4	33.1	4.8	37.3	24.8	39.8
2021	239.5	6.00	13.5	19.7	4.0	34.8	10.4	33.6	4.8	38.6	25.0	40.5
2022	242.5	6.01	13.6	19.4	4.0	35.0	10.4	34.1	4.9	40.0	25.1	41.2
2023	245.4	6.00	13.7	19.1	4.0	35.2	10.5	34.6	5.0	41.2	25.2	42.0
2024	248.3	6.02	13.8	18.9	4.0	35.3	10.5	35.1	5.1	42.4	25.3	42.7
2025	251.3	6.03	14.0	18.7	4.0	35.5	10.5	35.6	5.1	43.5	25.4	43.5
2026	254.3	6.03	14.1	18.6	4.0	35.7	10.6	36.1	5.2	44.5	25.5	44.2
2027	257.3	6.04	14.3	18.6	4.0	35.9	10.6	36.7	5.2	45.5	25.7	45.0
2028	260.3	6.04	14.4	18.7	4.0	36.0	10.6	37.1	5.3	46.3	25.9	45.8
2029	263.2	6.05	14.6	18.8	4.0	36.2	10.7	37.6	5.4	47.1	26.1	46.6
2030	266.1	6.06	14.7	19.0	4.0	36.3	10.7	38.0	5.4	47.8	26.3	47.5





STANISLAUS COUNTY ECONOMIC FORECAST

Stanislaus County is located in the heart of the San Joaquin Valley, and is bordered by San Joaquin, Santa Clara, Merced, and Tuolumne Counties. Stanislaus County has a population of nearly 520,000 people and 172,500 wage and salary jobs. The per capita income in Stanislaus County is \$27,685, and the average salary per worker is \$41,879.

Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 300 total wage and salary jobs were lost in Stanislaus County, representing a decline of 0.2 percent. Much of the job loss was in the farm sector, which contracted by 800 jobs, while the non-farm sectors added 500 jobs, at a rate of 0.3 percent. The unemployment rate declined to 8.0 percent in 2006.

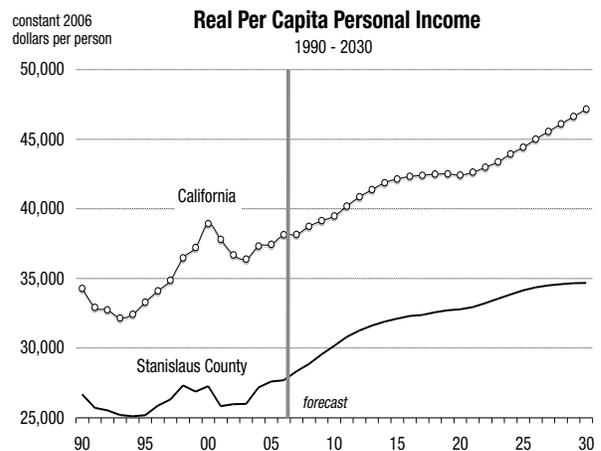
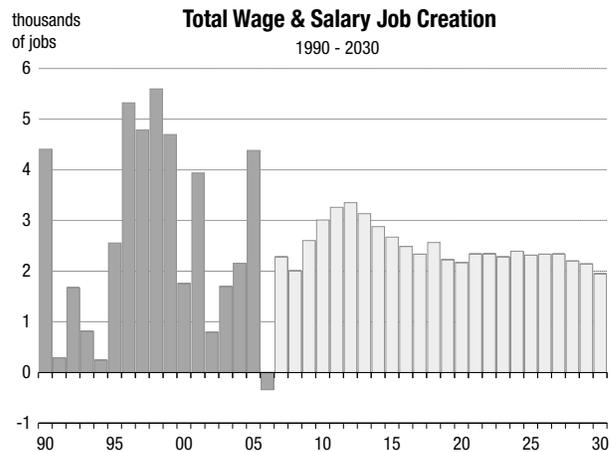
The principal sectors that are producing jobs in Stanislaus County are leisure services and government, which both added 700 jobs in 2006. A number of sectors had flat or declining employment levels in 2006, including construction, manufacturing, wholesale trade, professional services, information and farm. Manufacturing had the largest job losses, shedding nearly 800 workers.

From January 2006 to January 2007, the population growth rate was 1.6 percent in Stanislaus County. Approximately 40 percent of the population resides in the city of Modesto, which grew 0.7 percent last year.

Employment and population growth will continue at healthy rates in Stanislaus County over the next several years because inland counties will dominate growth in the state due to the relative affordability and higher production of housing.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to rebound in 2007 to 1.3 percent, while non-farm job growth increases to 1.6 percent. From 2007 to 2011, farm employment will remain flat, as total job growth averages 1.5 percent and non-farm job growth averages 1.6 percent.
- Average salaries adjusted for inflation are currently well below the California state average. Lower than average state salaries are forecast over the foreseeable future. However, real average salaries (adjusted for inflation) are expected to rise an average of 1.8 percent per year over the next 5 years.
- Between 2007 and 2011, employment growth will be led by job creation in professional services, education and healthcare services, wholesale and retail trade, and government. Employment in the construction industry is expected to fall by more than 1,000 jobs.

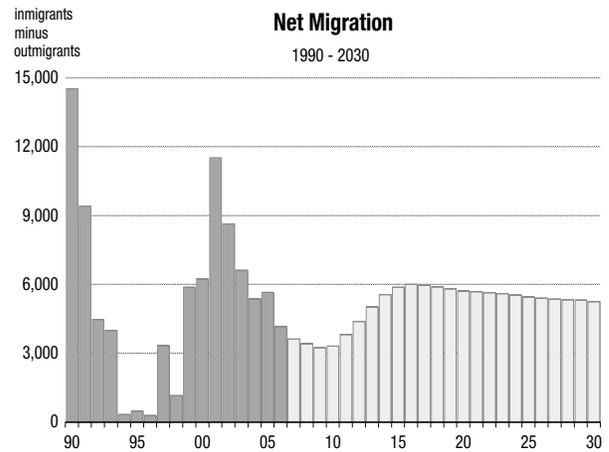
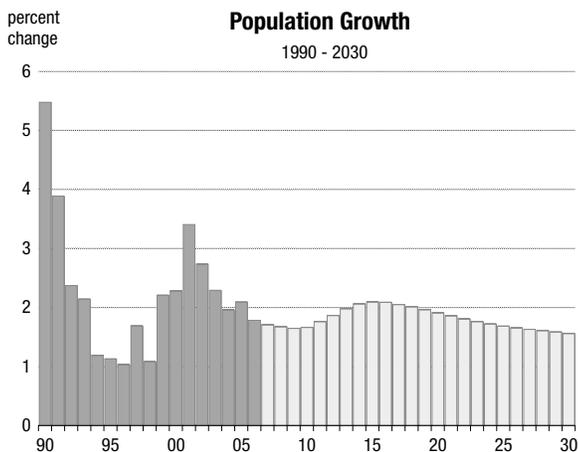


- The population will continue to grow at a healthy, but more moderate rate in the county. Annual growth in the 2007 to 2011 period averages 1.7 percent per year.
- Net migration will decline to 3,600 people in 2007. Over the next five years, the population is expected to increase by an average of 3,500 net migrants per year.
- Real per capita incomes are forecast to rise 2.3 percent in 2007. Over the next five years real per capita incomes are forecast to increase 2.2 percent per year.
- Total taxable sales are expected to increase by an average of 6.8 percent over the next five years.
- Industrial production is forecast to increase 4.1 percent in 2006. Over the next five years the growth rate of industrial production is expected to average 3.8 percent per year.

Stanislaus County Economic Forecast

1997-2006 History, 2007-2030 Forecast

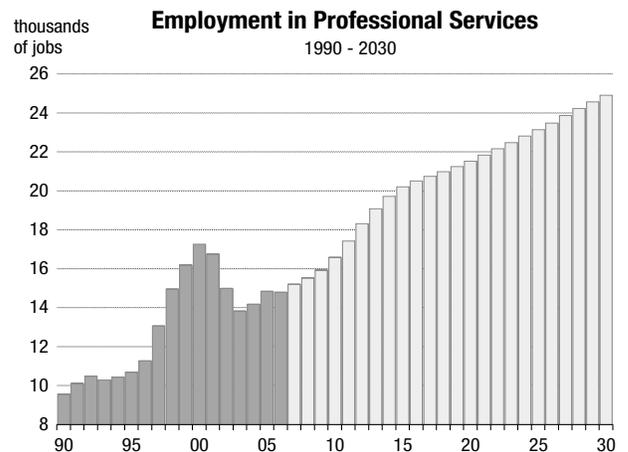
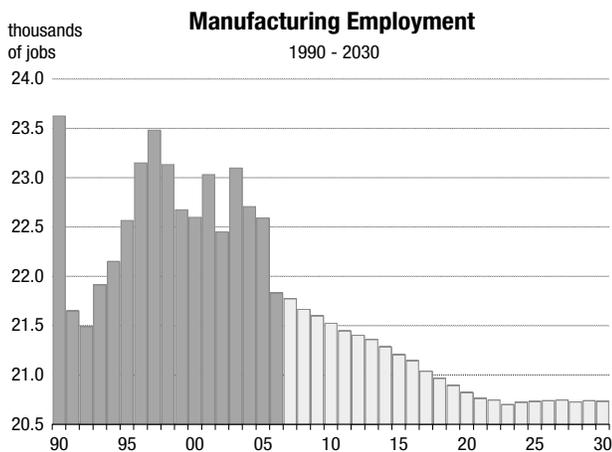
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	426,734	3,337	323.2	139.7	1,472	\$4.0	\$8.6	\$26,316	3.4	1.74	2.39	13.3
1998	431,370	1,145	343.3	140.9	2,090	\$4.2	\$9.3	\$27,326	3.2	1.65	2.45	12.3
1999	440,908	5,879	356.6	142.4	2,310	\$4.7	\$9.8	\$26,879	4.2	1.47	2.54	10.7
2000	450,982	6,230	372.3	145.1	3,413	\$5.2	\$10.6	\$27,260	4.5	1.39	2.69	7.8
2001	466,344	11,530	390.9	147.5	3,195	\$5.6	\$10.9	\$25,830	5.4	1.49	2.58	8.3
2002	479,105	8,637	413.6	150.9	3,109	\$5.8	\$11.5	\$25,971	1.6	1.49	2.62	9.6
2003	490,078	6,619	414.5	153.7	4,168	\$6.2	\$11.9	\$25,985	1.8	1.55	2.92	9.8
2004	499,693	5,366	445.2	156.8	4,603	\$6.8	\$12.9	\$27,168	1.2	2.09	3.01	9.2
2005	510,164	5,653	450.1	160.8	4,723	\$7.3	\$13.6	\$27,592	2.0	2.04	3.11	8.3
2006	519,276	4,164	458.2	165.3	2,378	\$7.8	\$14.4	\$27,685	3.3	2.07	3.07	8.0
2007	528,158	3,613	465.1	168.1	2,627	\$8.4	\$15.4	\$28,321	2.9	2.08	3.20	7.7
2008	537,024	3,414	473.0	170.7	2,424	\$9.0	\$16.3	\$28,852	2.0	2.03	3.33	7.6
2009	545,884	3,242	481.1	173.2	2,324	\$9.6	\$17.3	\$29,555	2.0	2.06	3.45	7.3
2010	554,985	3,312	489.7	175.5	2,493	\$10.2	\$18.4	\$30,160	2.5	2.07	3.58	7.2
2011	564,771	3,818	498.8	178.0	2,522	\$10.9	\$19.6	\$30,805	2.4	2.04	3.70	7.2
2012	575,322	4,390	507.8	180.5	2,684	\$11.5	\$20.7	\$31,269	2.2	2.05	3.82	7.2
2013	586,720	5,026	517.2	183.2	2,798	\$12.2	\$21.8	\$31,614	2.3	2.07	3.96	7.1
2014	598,827	5,560	527.1	186.0	2,804	\$12.9	\$23.0	\$31,904	2.3	2.07	4.10	7.0
2015	611,380	5,879	537.2	188.8	2,773	\$13.6	\$24.2	\$32,121	2.6	2.08	4.23	6.9
2016	624,157	6,007	547.6	191.6	2,706	\$14.3	\$25.6	\$32,312	2.7	2.09	4.35	6.8
2017	636,981	5,974	557.2	194.3	2,656	\$15.0	\$26.8	\$32,386	2.7	2.07	4.47	6.7
2018	649,808	5,901	566.4	196.9	2,681	\$15.7	\$28.2	\$32,576	2.5	2.09	4.62	6.7
2019	662,582	5,810	575.2	199.6	2,693	\$16.4	\$29.6	\$32,713	2.5	2.10	4.76	6.7
2020	675,253	5,720	583.4	202.3	2,701	\$17.2	\$31.0	\$32,786	2.5	2.11	4.91	6.7
2021	687,835	5,687	591.4	205.0	2,673	\$17.9	\$32.5	\$32,942	2.4	2.08	5.04	6.7
2022	700,292	5,642	598.7	207.7	2,657	\$18.7	\$34.3	\$33,227	2.5	2.11	5.14	6.7
2023	712,651	5,599	605.1	210.3	2,614	\$19.5	\$36.0	\$33,538	2.5	2.09	5.23	6.7
2024	724,934	5,536	611.4	213.0	2,571	\$20.4	\$37.9	\$33,844	2.3	2.13	5.35	6.7
2025	737,166	5,454	616.9	215.5	2,552	\$21.3	\$39.7	\$34,142	2.4	2.13	5.45	6.7
2026	749,395	5,403	622.9	218.1	2,533	\$22.3	\$41.6	\$34,353	2.4	2.14	5.54	6.7
2027	761,632	5,360	629.4	220.6	2,556	\$23.3	\$43.5	\$34,493	2.5	2.15	5.61	6.7
2028	773,897	5,339	636.1	223.2	2,566	\$24.3	\$45.5	\$34,581	2.7	2.14	5.70	6.7
2029	786,185	5,312	642.9	225.7	2,552	\$25.4	\$47.6	\$34,655	2.7	2.17	5.80	6.7
2030	798,461	5,249	650.0	228.3	2,500	\$26.4	\$49.6	\$34,676	2.6	2.18	5.90	6.8

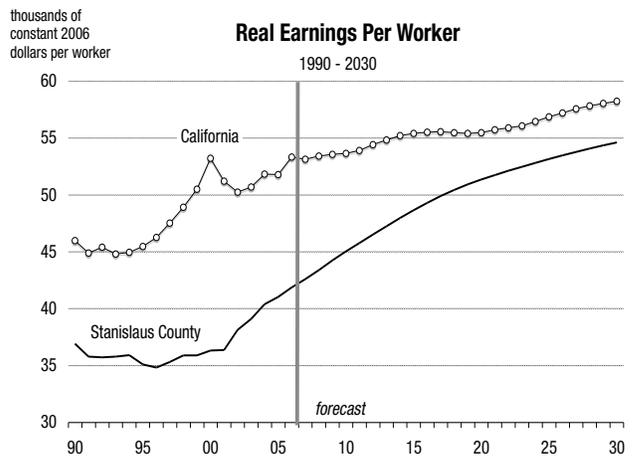
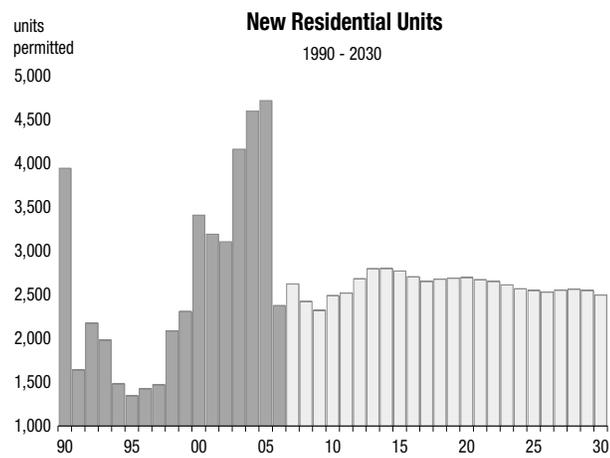
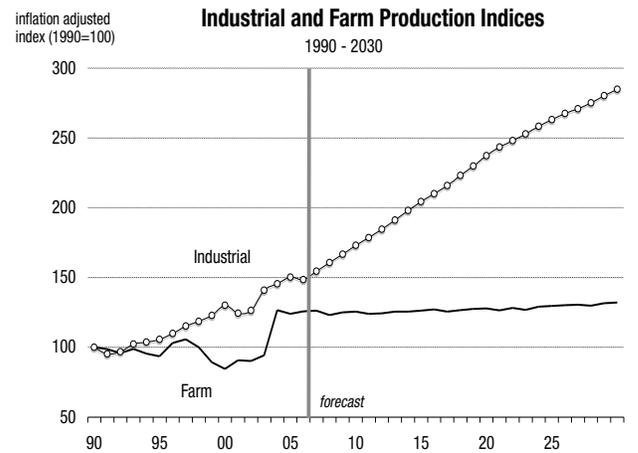
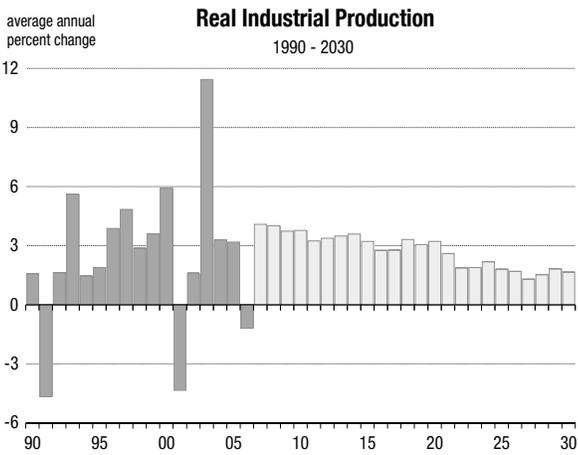
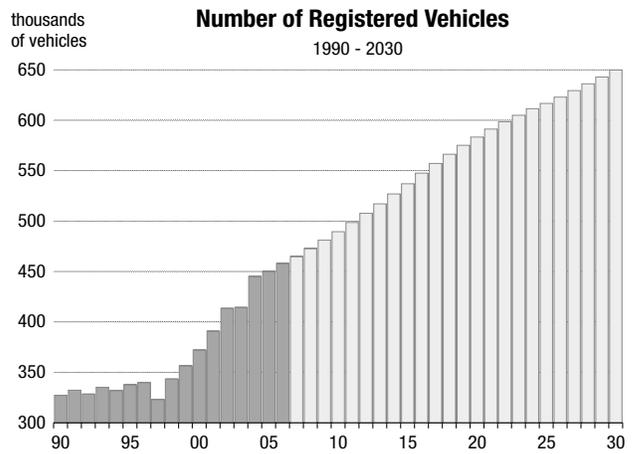
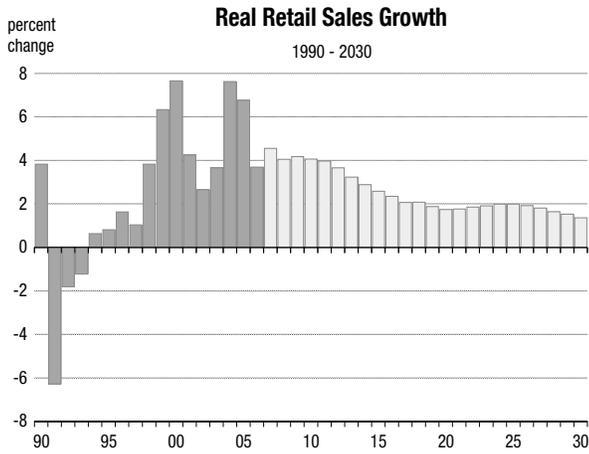


Stanislaus County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	147.8	16.14	6.7	23.5	3.8	22.8	5.0	13.1	1.9	14.9	11.2	23.4
1998	153.4	16.22	7.9	23.1	3.8	24.1	5.2	15.0	1.9	15.2	11.7	23.7
1999	158.1	16.37	9.2	22.7	4.0	25.3	5.3	16.2	2.0	15.8	11.9	23.7
2000	159.9	15.68	9.8	22.6	3.8	25.5	5.1	17.3	2.0	16.4	12.1	23.9
2001	163.8	14.05	11.0	23.0	4.3	26.5	5.4	16.8	2.2	17.1	13.0	24.6
2002	164.6	13.94	10.7	22.5	4.5	27.3	5.6	15.0	2.1	18.1	13.6	25.3
2003	166.3	14.01	11.4	23.1	4.6	27.4	6.0	13.8	2.2	18.9	13.7	24.9
2004	168.5	13.82	12.3	22.7	4.7	27.5	6.1	14.2	2.5	19.2	14.2	25.1
2005	172.8	13.75	13.4	22.6	5.2	28.5	6.2	14.9	2.5	19.4	14.8	25.6
2006	172.5	12.95	13.4	21.8	5.2	28.4	6.4	14.8	2.4	19.6	15.5	26.3
2007	174.8	12.72	12.9	21.8	5.2	29.5	6.3	15.2	2.4	20.2	15.8	26.7
2008	176.8	12.62	12.6	21.7	5.3	30.2	6.3	15.5	2.4	20.8	16.2	27.2
2009	179.4	12.72	12.4	21.6	5.4	31.0	6.3	15.9	2.4	21.4	16.5	27.8
2010	182.4	12.68	12.3	21.5	5.5	31.8	6.3	16.6	2.5	21.9	16.8	28.6
2011	185.7	12.65	12.3	21.4	5.5	32.7	6.4	17.4	2.5	22.3	17.1	29.3
2012	189.0	12.71	12.4	21.4	5.6	33.5	6.4	18.3	2.5	22.7	17.4	30.0
2013	192.1	12.72	12.5	21.4	5.7	34.3	6.4	19.1	2.6	23.0	17.7	30.6
2014	195.0	12.68	12.7	21.3	5.8	35.1	6.5	19.7	2.6	23.4	18.0	31.2
2015	197.7	12.67	12.7	21.2	5.9	35.8	6.5	20.2	2.6	23.8	18.4	31.8
2016	200.2	12.62	12.8	21.1	6.0	36.6	6.6	20.5	2.6	24.2	18.8	32.3
2017	202.5	12.56	12.8	21.0	6.0	37.2	6.7	20.7	2.6	24.6	19.2	32.9
2018	205.1	12.57	12.8	21.0	6.1	37.9	6.7	21.0	2.6	25.0	19.8	33.5
2019	207.3	12.52	12.9	20.9	6.2	38.6	6.7	21.2	2.7	25.3	20.0	34.2
2020	209.5	12.47	12.9	20.8	6.3	39.2	6.8	21.5	2.7	25.5	20.4	34.9
2021	211.8	12.43	13.0	20.8	6.4	39.8	6.8	21.8	2.7	25.8	20.8	35.5
2022	214.2	12.47	13.0	20.7	6.4	40.5	6.8	22.2	2.7	26.1	21.1	36.1
2023	216.5	12.43	13.0	20.7	6.5	41.1	6.9	22.5	2.7	26.3	21.5	36.7
2024	218.9	12.47	13.0	20.7	6.6	41.8	6.9	22.8	2.7	26.6	21.8	37.3
2025	221.2	12.39	13.1	20.7	6.7	42.5	7.0	23.1	2.7	26.9	22.1	37.9
2026	223.5	12.35	13.2	20.7	6.7	43.2	7.0	23.5	2.7	27.2	22.4	38.4
2027	225.9	12.31	13.2	20.7	6.8	43.8	7.1	23.9	2.8	27.6	22.7	38.9
2028	228.1	12.28	13.2	20.7	6.9	44.5	7.1	24.2	2.8	28.0	22.9	39.4
2029	230.2	12.30	13.2	20.7	6.9	45.1	7.1	24.6	2.8	28.5	23.0	39.9
2030	232.2	12.24	13.1	20.7	7.0	45.7	7.2	24.9	2.8	28.9	23.1	40.5





SUTTER COUNTY ECONOMIC FORECAST

Sutter County, the birthplace of the seedless grape, is located north of Sacramento County and south of Butte County. Sutter County has a population of 93,142 people and 27,130 wage and salary jobs. The per capita income in Sutter County is \$28,071, and the average salary per worker is \$36,638.

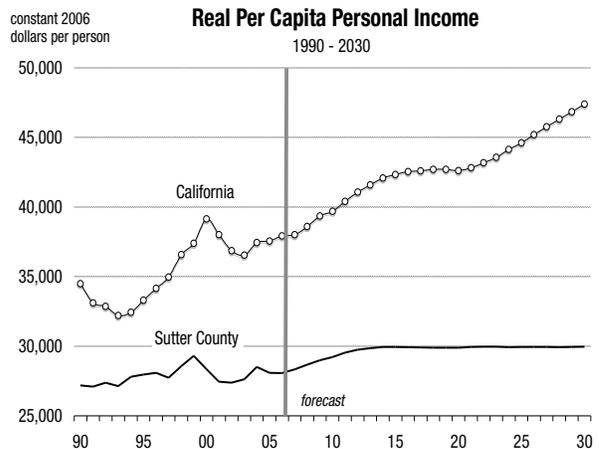
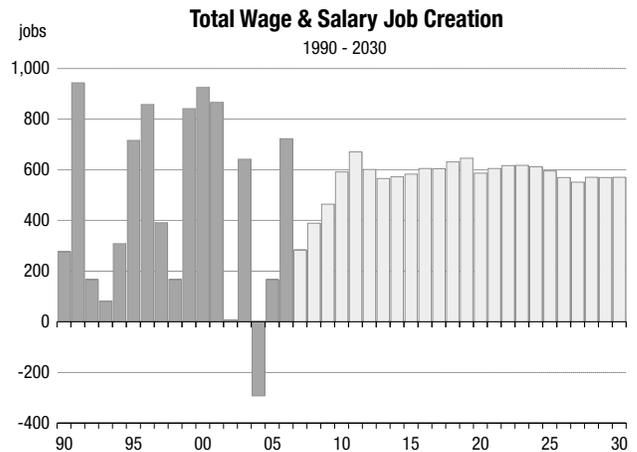
Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a robust pace of 2.2 percent. In 2006, nearly 725 total wage and salary jobs were created in Sutter County, implying a growth rate of 2.7 percent. Employment in the non-farm sector increased 4.2 percent. Employment in the farm sector declined 6.1 percent. The unemployment rate declined to 8.9 percent in 2006.

The principal industries that are producing jobs in Sutter County in 2006 are retail trade and government, which both created over 200 jobs last year. Other growing sectors include, leisure services, healthcare and education, professional services, and construction, which all added between 110 and 160 jobs in 2006. The manufacturing sector lost 120 jobs in 2006 and 830 jobs since 2001. The farm sector accounts for 13 percent of total employment in the county, while the public sector contributes 17 percent of all wage and salary jobs.

The population grew in Sutter County at a rate of 2.5 percent from January 2006 to January 2007. Approximately two thirds of the county population resides in Yuba City, which grew by 2.4 percent last year.

FORECAST HIGHLIGHTS

- Job growth is forecast to decline in 2007 to 1.0 percent. Job growth is expected to rebound over the rest of the forecast, averaging 1.7 percent per year over the next five years. Non-farm job growth averages 2.4 percent.
- Average salaries adjusted for inflation are currently below the California state average. Salaries are expected to remain below the state average over the forecast period. However, adjusted for inflation, average salaries are expected to rise an average of 1.8 percent per year over the next 5 years.
- The population will continue to grow, and at a faster rate than the state average. Annual growth in the 2007 to 2011 period averages 1.8 percent per year.
- Net migration will decline sharply to 900 people in 2007. Over the next five years average net migration will average 1,000 net migrants per year.

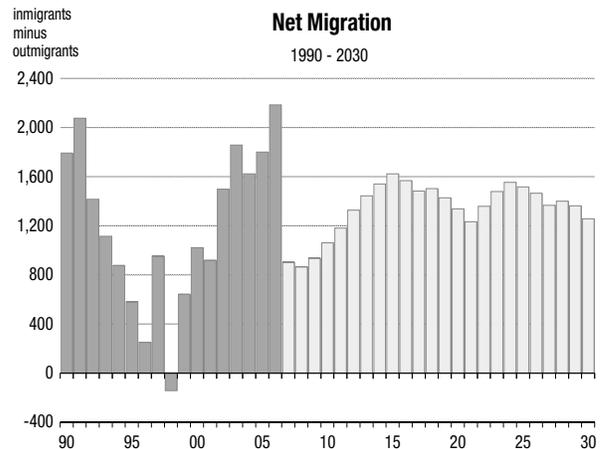
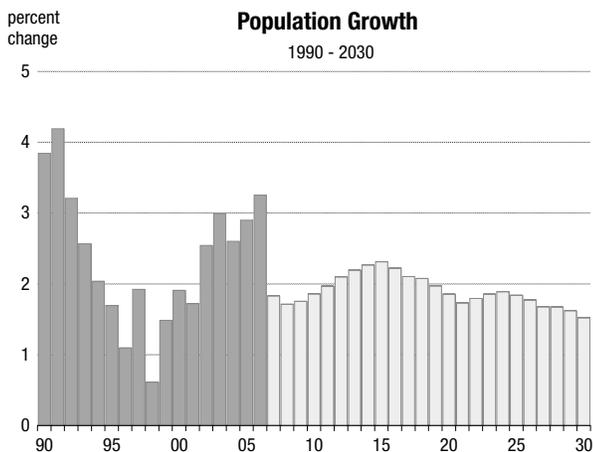


- Real per capita incomes are forecast to rise 0.9 percent in 2007. Over the next five years real per capita incomes are forecast to increase 1.0 percent per year.
- Between 2007 and 2011, the momentum for employment growth is in education and healthcare services, wholesale and retail trade, professional services, leisure services and government. These sectors account for virtually all net job creation in the county over the next five years.
- Total taxable sales, adjusted for inflation, are forecast to rise 6.5 percent in 2007. Over the next five years real taxable sales growth is forecast to average a healthy 4.2 percent per year.
- Industrial production is forecast to increase by 3.7 percent in 2007. From 2007 to 2011, the growth rate of industrial production is expected to average 5.6 percent per year.

Sutter County Economic Forecast

1997-2006 History, 2007-2030 Forecast

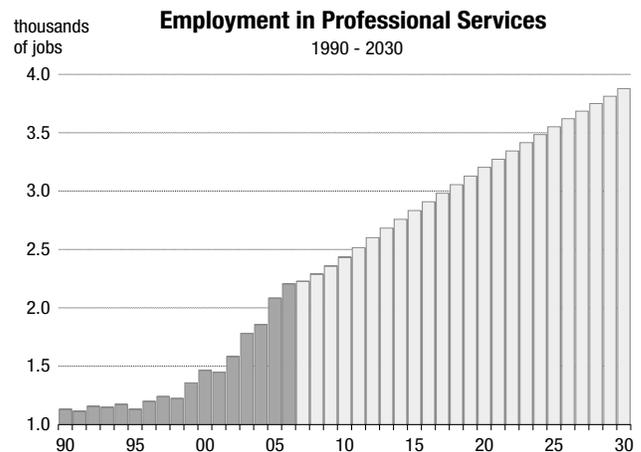
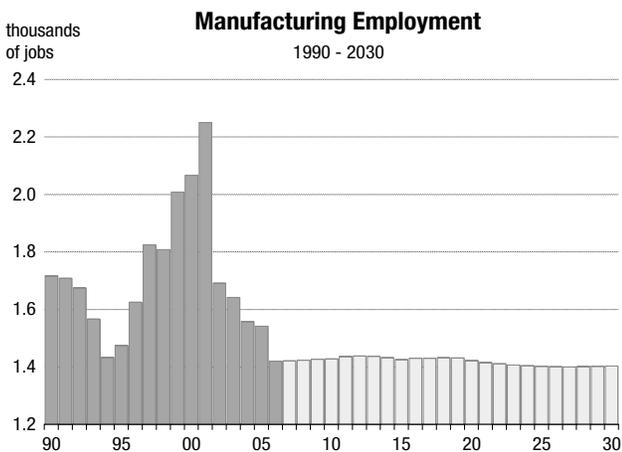
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	76,420	953	65.9	27.3	246	\$0.74	\$1.62	\$27,722	3.4	362.1	264.0	15.3
1998	76,891	-142	69.7	27.6	208	\$0.77	\$1.73	\$28,566	3.2	339.7	249.4	15.6
1999	78,034	642	72.0	27.8	183	\$0.85	\$1.88	\$29,302	4.2	422.3	307.3	13.1
2000	79,524	1,022	74.2	27.0	249	\$1.02	\$1.94	\$28,354	4.5	395.6	339.7	9.4
2001	80,895	918	77.5	27.2	447	\$1.01	\$2.01	\$27,437	5.4	291.8	334.9	9.8
2002	82,953	1,498	81.8	27.7	658	\$1.04	\$2.09	\$27,381	1.6	316.0	310.9	11.1
2003	85,438	1,857	82.2	28.2	991	\$1.12	\$2.21	\$27,629	1.8	321.2	314.0	11.2
2004	87,661	1,622	88.6	28.8	1,300	\$1.24	\$2.37	\$28,503	1.2	315.4	310.8	10.6
2005	90,206	1,800	90.5	29.8	1,328	\$1.40	\$2.45	\$28,074	2.0	308.3	283.3	9.7
2006	93,142	2,184	92.6	31.0	360	\$1.47	\$2.61	\$28,071	3.3	358.8	286.9	8.9
2007	94,849	903	94.7	31.4	364	\$1.61	\$2.77	\$28,325	2.9	381.6	297.6	8.9
2008	96,474	865	96.8	31.8	404	\$1.72	\$2.90	\$28,660	2.0	387.8	312.5	8.5
2009	98,166	938	98.9	32.2	455	\$1.82	\$3.05	\$28,991	2.0	391.8	330.9	8.2
2010	99,992	1,060	101.1	32.6	483	\$1.92	\$3.21	\$29,222	2.5	390.6	353.1	8.0
2011	101,963	1,182	103.3	33.1	541	\$2.03	\$3.39	\$29,528	2.4	384.7	376.8	7.7
2012	104,104	1,327	105.6	33.7	572	\$2.13	\$3.56	\$29,751	2.2	379.8	400.2	7.8
2013	106,393	1,444	107.9	34.2	594	\$2.23	\$3.74	\$29,857	2.3	375.6	421.8	7.8
2014	108,807	1,539	110.3	34.8	620	\$2.34	\$3.92	\$29,939	2.3	370.1	443.3	7.7
2015	111,325	1,623	112.7	35.5	644	\$2.46	\$4.11	\$29,938	2.6	364.1	463.0	7.5
2016	113,802	1,568	115.0	36.1	665	\$2.58	\$4.32	\$29,930	2.7	357.9	483.9	7.4
2017	116,197	1,483	117.4	36.8	692	\$2.70	\$4.52	\$29,901	2.7	348.4	504.6	7.2
2018	118,613	1,503	119.9	37.5	716	\$2.82	\$4.73	\$29,895	2.5	341.7	528.4	7.0
2019	120,954	1,427	122.3	38.2	737	\$2.94	\$4.95	\$29,895	2.5	335.5	551.4	6.8
2020	123,202	1,337	124.8	38.9	750	\$3.07	\$5.16	\$29,890	2.5	329.3	575.9	6.6
2021	125,338	1,233	127.2	39.7	760	\$3.20	\$5.39	\$29,943	2.4	320.8	594.5	6.4
2022	127,587	1,358	129.6	40.5	768	\$3.33	\$5.63	\$29,964	2.5	314.8	606.8	6.3
2023	129,959	1,478	132.1	41.2	773	\$3.47	\$5.87	\$29,962	2.5	306.7	622.7	6.2
2024	132,419	1,555	134.5	42.0	780	\$3.60	\$6.11	\$29,929	2.3	302.4	640.4	6.1
2025	134,855	1,515	136.9	42.8	789	\$3.75	\$6.38	\$29,946	2.4	297.4	656.5	6.0
2026	137,251	1,464	139.3	43.6	798	\$3.90	\$6.64	\$29,933	2.4	292.0	669.2	5.8
2027	139,556	1,365	141.7	44.4	807	\$4.05	\$6.93	\$29,948	2.5	286.4	679.5	5.8
2028	141,894	1,400	144.1	45.2	817	\$4.22	\$7.23	\$29,929	2.7	278.8	694.4	5.7
2029	144,198	1,363	146.4	46.0	827	\$4.40	\$7.54	\$29,937	2.7	273.6	711.0	5.5
2030	146,396	1,256	148.7	46.8	832	\$4.57	\$7.86	\$29,960	2.6	268.3	727.1	5.4

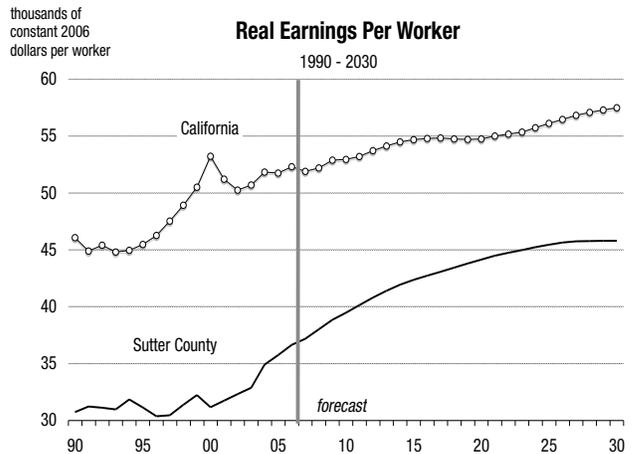
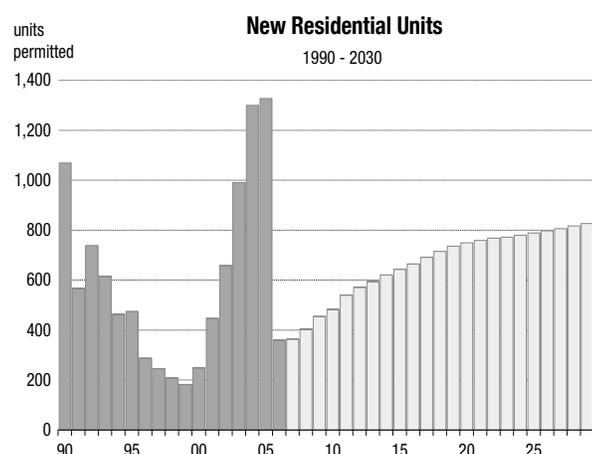
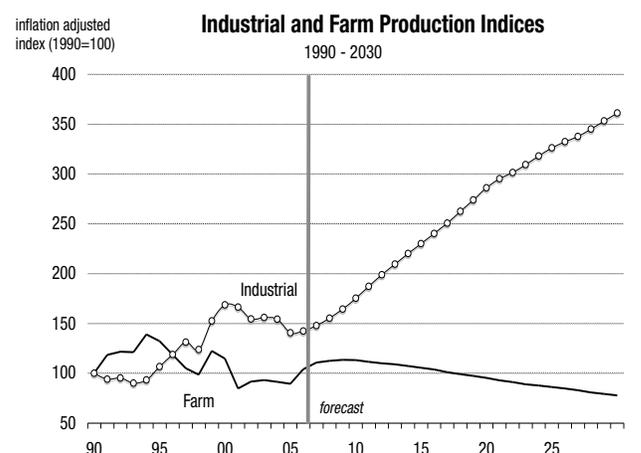
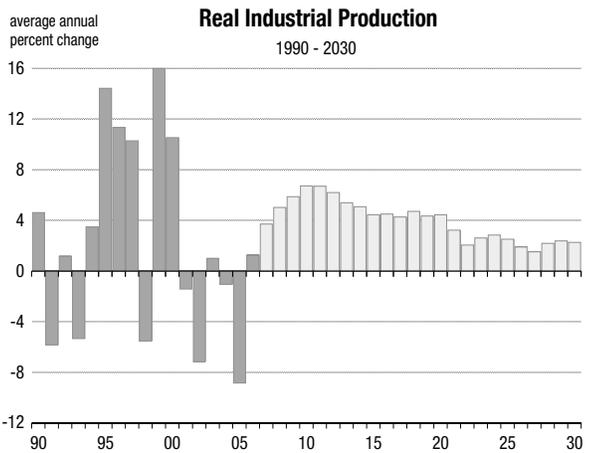
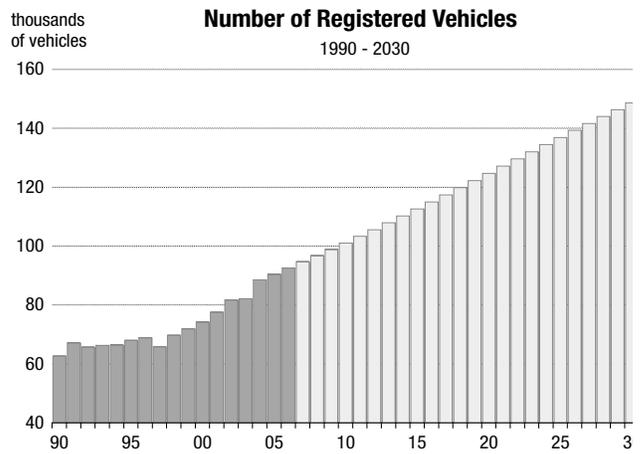
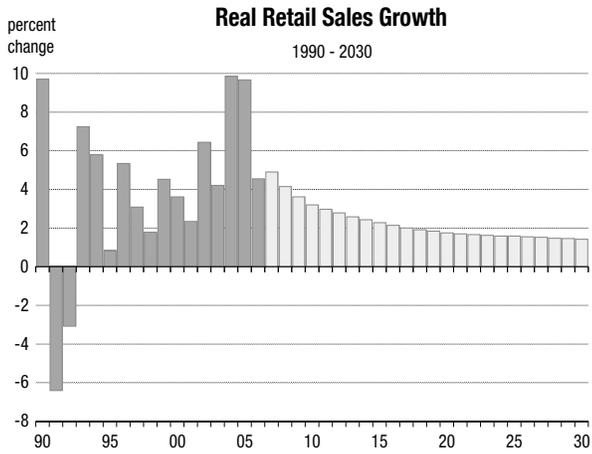


Sutter County Employment Forecast

1997-2006 History, 2007-2030 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	23.1	4.30	1.06	1.83	0.58	4.18	0.83	1.24	0.20	2.21	1.83	3.77
1998	23.3	4.23	0.97	1.81	0.59	4.38	0.84	1.23	0.20	2.39	1.80	3.78
1999	24.1	4.08	1.03	2.01	0.66	4.54	0.93	1.36	0.20	2.48	1.92	3.83
2000	25.0	4.01	1.18	2.07	0.63	4.62	0.96	1.47	0.20	2.63	1.97	4.17
2001	25.9	3.84	1.44	2.25	0.63	4.81	1.00	1.45	0.20	2.87	2.16	4.07
2002	25.9	3.51	1.40	1.69	0.66	5.23	1.03	1.58	0.20	3.22	2.36	3.93
2003	26.5	3.83	1.43	1.64	0.61	5.25	1.02	1.78	0.20	3.22	2.30	4.23
2004	26.2	3.70	1.50	1.56	0.52	5.26	1.01	1.86	0.20	3.25	2.18	4.35
2005	26.4	3.82	1.60	1.54	0.50	4.91	1.00	2.08	0.20	3.38	2.18	4.45
2006	27.1	3.58	1.72	1.42	0.51	5.22	0.98	2.21	0.20	3.53	2.34	4.69
2007	27.4	3.42	1.74	1.42	0.50	5.32	0.98	2.23	0.20	3.64	2.42	4.80
2008	27.8	3.30	1.74	1.42	0.51	5.44	0.98	2.29	0.20	3.75	2.50	4.89
2009	28.3	3.21	1.75	1.43	0.54	5.57	0.99	2.36	0.20	3.88	2.58	4.99
2010	28.9	3.14	1.75	1.43	0.59	5.69	1.00	2.44	0.21	4.05	2.66	5.10
2011	29.5	3.09	1.78	1.44	0.65	5.80	1.01	2.52	0.22	4.24	2.73	5.24
2012	30.1	3.05	1.80	1.44	0.70	5.91	1.02	2.60	0.23	4.40	2.81	5.34
2013	30.7	3.02	1.82	1.44	0.75	6.01	1.03	2.68	0.23	4.56	2.88	5.44
2014	31.3	2.99	1.83	1.43	0.79	6.10	1.04	2.76	0.24	4.71	2.96	5.55
2015	31.9	2.97	1.84	1.43	0.84	6.19	1.05	2.84	0.24	4.87	3.04	5.66
2016	32.5	2.95	1.86	1.43	0.88	6.27	1.06	2.91	0.24	5.03	3.13	5.78
2017	33.1	2.94	1.88	1.43	0.92	6.36	1.08	2.98	0.25	5.19	3.20	5.91
2018	33.7	2.92	1.89	1.43	0.97	6.44	1.09	3.06	0.25	5.38	3.26	6.04
2019	34.3	2.91	1.91	1.43	1.02	6.51	1.10	3.13	0.26	5.60	3.31	6.17
2020	34.9	2.89	1.92	1.42	1.07	6.58	1.11	3.20	0.26	5.80	3.35	6.30
2021	35.5	2.88	1.93	1.42	1.11	6.66	1.12	3.27	0.26	6.02	3.40	6.42
2022	36.2	2.87	1.93	1.41	1.16	6.73	1.13	3.34	0.27	6.25	3.44	6.54
2023	36.8	2.86	1.95	1.41	1.21	6.80	1.14	3.41	0.27	6.48	3.49	6.65
2024	37.4	2.85	1.96	1.40	1.25	6.86	1.15	3.48	0.27	6.70	3.54	6.77
2025	38.0	2.84	1.97	1.40	1.29	6.93	1.17	3.55	0.28	6.91	3.61	6.89
2026	38.5	2.83	1.99	1.40	1.32	6.99	1.18	3.62	0.28	7.09	3.67	7.01
2027	39.1	2.82	1.99	1.40	1.35	7.05	1.19	3.69	0.28	7.27	3.73	7.12
2028	39.7	2.81	2.00	1.40	1.38	7.12	1.20	3.75	0.29	7.44	3.83	7.24
2029	40.2	2.80	2.00	1.40	1.41	7.18	1.22	3.81	0.29	7.62	3.92	7.35
2030	40.8	2.79	2.00	1.40	1.44	7.24	1.23	3.88	0.29	7.79	4.01	7.47





TEHAMA COUNTY ECONOMIC FORECAST

Tehama County is located in Northern California halfway between the Oregon border and Sacramento, bordering Glenn County to the south, and Shasta County to the north. Tehama County has a population of 61,424 people and 17,475 wage and salary jobs. The per capita income in Tehama County is \$23,317, and the average salary per worker is \$35,699. In 2007, the median household income in Tehama County is estimated at \$45,600.

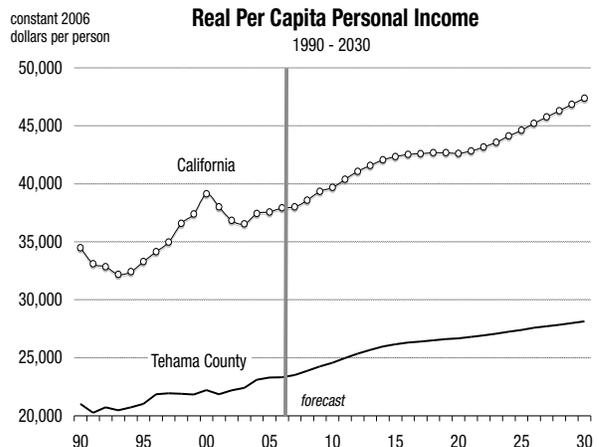
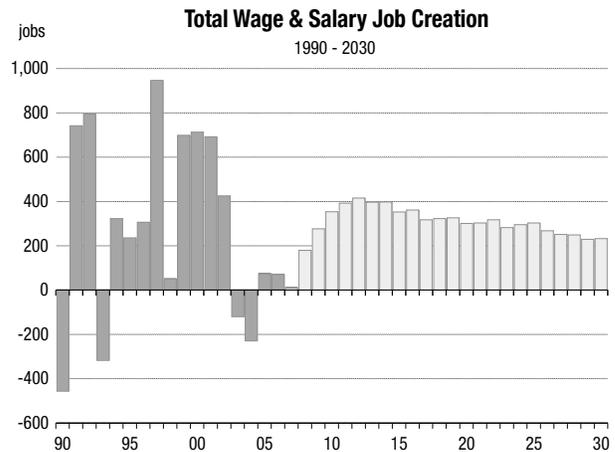
In 2006, 72 total wage and salary jobs were created in Tehama County, representing an increase in employment of 0.4 percent. Non-farm employment created 118 jobs, a 0.7 percent increase. The unemployment rate declined to 6.5 percent in 2006.

Five sectors created between 30 and 50 jobs in 2006, construction, manufacturing, wholesale trade, healthcare and education services, and leisure services sectors each created between 30 and 50 jobs in 2006. No other sector created more than five jobs. Several sectors lost a significant number of jobs in 2006. The professional services and financial services sectors both lost 33 jobs in 2006. Employment in the farm sector declined by 46 workers in 2006.

The population grew at a 1.3 percent rate in Tehama County in 2006. The fastest growing city in the county was Red Bluff, which grew 1.3 between January 2006 and January 2007. Net migration was positive last year, with an estimated total of 634 migrants entering the county.

FORECAST HIGHLIGHTS

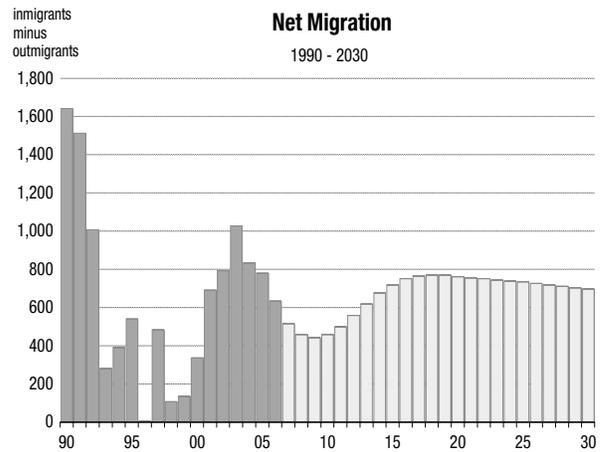
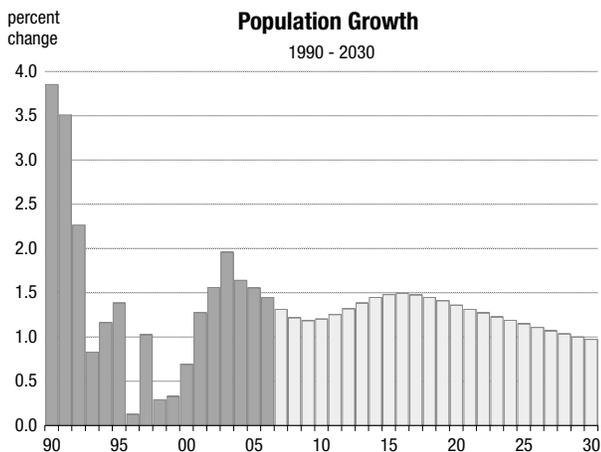
- Total wage and salary job growth is forecast to decline to 0.1 percent in 2007. From 2007 to 2011, total employment growth increases to an average of 1.4 percent per year. Over that same period, non-farm growth averages 1.6 percent.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation-adjusted salaries are expected to rise an average of 0.7 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in government, transportation and utilities, professional services, and wholesale and retail trade. These sectors account for virtually all net job creation in the county over the next five years.
- Total taxable sales, adjusted for inflation, are forecast to rise at a rate of 9.5 percent in 2007. Over the next five years real taxable sales growth is expected to slow, averaging 6.1 percent per year.
- Annual population growth in the 2007 to 2011 period averages 1.2 percent per year.
- Net migration is expected to be nearly 520 people in 2007. Over the next five years net migration is expected to average 475 net migrants entering the county per year. Net migration is responsible for approximately 61 percent of population growth over the next five years.
- Real per capita income is forecast to increase 0.8 percent in 2007. Over the next five years real per capita incomes are expected to average 1.4 percent per year.
- Industrial production is forecast to increase 3.4 percent in 2007. Over the next five years the growth rate of industrial production will average 5.9 percent per year. Total crop production, adjusted for inflation, is expected to decline marginally between 2007 and 2011.



Tehama County Economic Forecast

1997-2006 History, 2007-2030 Forecast

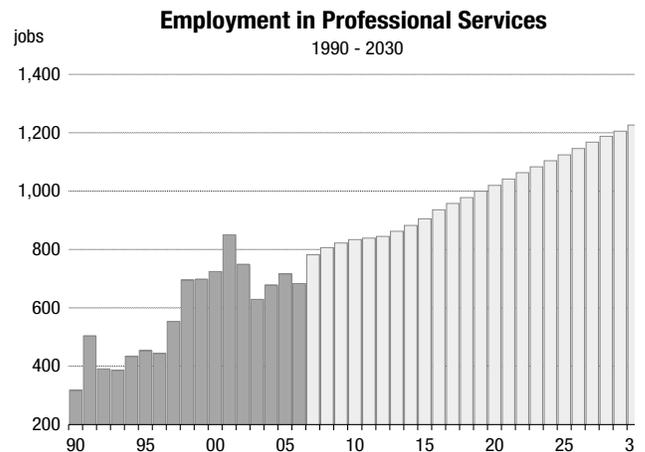
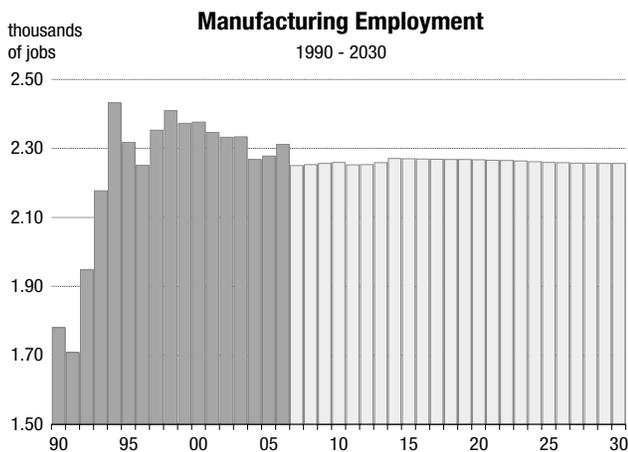
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	55,203	483	50.3	21.4	95	\$0.38	\$0.93	\$21,933	3.4	164.5	0.42	9.3
1998	55,364	107	53.1	21.6	154	\$0.40	\$0.96	\$21,881	3.2	113.8	0.41	8.8
1999	55,547	135	54.7	21.8	155	\$0.43	\$1.00	\$21,837	4.2	117.8	0.44	6.8
2000	55,931	336	56.4	21.0	221	\$0.47	\$1.07	\$22,216	4.5	128.7	0.50	6.5
2001	56,646	691	59.5	21.1	186	\$0.50	\$1.12	\$21,849	5.4	130.1	0.46	6.6
2002	57,530	794	61.2	21.4	298	\$0.51	\$1.18	\$22,186	1.6	137.2	0.47	7.2
2003	58,658	1,028	61.1	21.7	430	\$0.57	\$1.23	\$22,409	1.8	133.4	0.51	7.7
2004	59,620	834	65.6	22.0	640	\$0.60	\$1.31	\$23,110	1.2	145.8	0.51	7.4
2005	60,548	780	66.7	22.4	653	\$0.68	\$1.37	\$23,304	2.0	159.5	0.52	6.9
2006	61,424	634	68.5	23.1	525	\$0.79	\$1.43	\$23,317	3.3	147.1	0.53	6.5
2007	62,230	516	69.5	23.7	270	\$0.89	\$1.50	\$23,498	2.9	145.0	0.55	6.6
2008	62,989	459	70.9	23.9	291	\$0.97	\$1.58	\$23,861	2.0	144.2	0.58	6.9
2009	63,736	442	72.2	24.2	312	\$1.05	\$1.66	\$24,247	2.0	145.7	0.61	6.5
2010	64,504	459	73.6	24.5	318	\$1.13	\$1.74	\$24,570	2.5	146.4	0.66	6.3
2011	65,313	500	74.8	24.8	354	\$1.19	\$1.83	\$24,968	2.4	145.7	0.71	6.2
2012	66,176	559	75.9	25.1	362	\$1.26	\$1.93	\$25,364	2.2	145.2	0.76	6.4
2013	67,093	619	77.0	25.5	364	\$1.32	\$2.03	\$25,672	2.3	144.9	0.81	6.5
2014	68,065	677	78.2	25.8	364	\$1.37	\$2.13	\$25,962	2.3	144.1	0.87	6.6
2015	69,072	718	79.6	26.1	364	\$1.43	\$2.23	\$26,153	2.6	142.9	0.92	6.6
2016	70,104	752	80.9	26.5	358	\$1.49	\$2.34	\$26,312	2.7	141.6	0.96	6.7
2017	71,140	765	82.1	26.8	358	\$1.54	\$2.44	\$26,398	2.7	138.9	1.01	6.7
2018	72,171	771	83.2	27.2	360	\$1.59	\$2.55	\$26,502	2.5	137.0	1.06	6.7
2019	73,189	771	84.2	27.5	360	\$1.64	\$2.66	\$26,597	2.5	135.2	1.11	6.7
2020	74,184	762	85.2	27.8	361	\$1.68	\$2.77	\$26,671	2.5	133.4	1.17	6.6
2021	75,159	755	86.0	28.2	356	\$1.73	\$2.89	\$26,792	2.4	130.6	1.22	6.6
2022	76,118	752	86.6	28.5	354	\$1.77	\$3.02	\$26,935	2.5	128.5	1.25	6.7
2023	77,053	744	87.2	28.9	350	\$1.82	\$3.15	\$27,079	2.5	125.5	1.29	6.7
2024	77,969	739	87.8	29.2	350	\$1.87	\$3.28	\$27,242	2.3	123.8	1.33	6.7
2025	78,867	736	88.1	29.5	350	\$1.93	\$3.41	\$27,394	2.4	121.8	1.36	6.6
2026	79,743	727	88.5	29.8	353	\$1.99	\$3.56	\$27,578	2.4	119.9	1.39	6.5
2027	80,597	718	89.0	30.2	361	\$2.06	\$3.70	\$27,707	2.5	117.8	1.41	6.3
2028	81,432	712	89.6	30.5	371	\$2.14	\$3.86	\$27,843	2.7	114.8	1.44	6.1
2029	82,247	703	90.3	30.9	381	\$2.24	\$4.02	\$27,983	2.7	112.7	1.47	5.8
2030	83,048	698	91.1	31.2	387	\$2.34	\$4.19	\$28,134	2.6	110.6	1.50	5.6

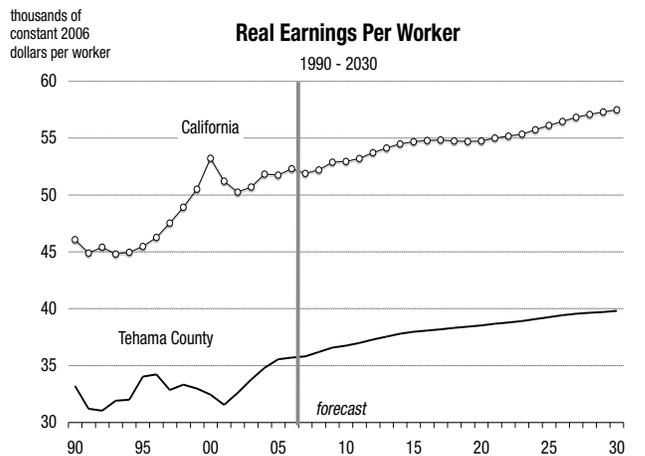
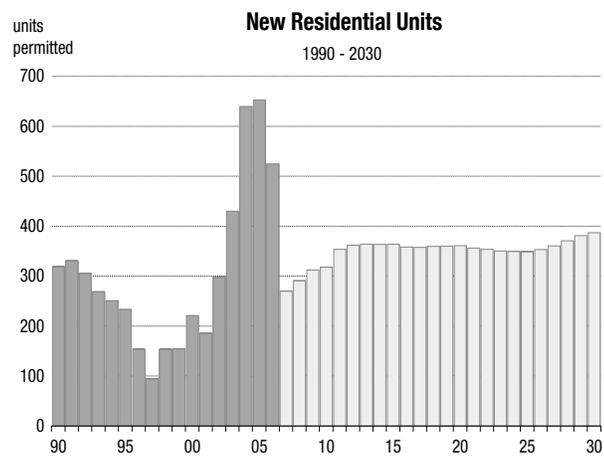
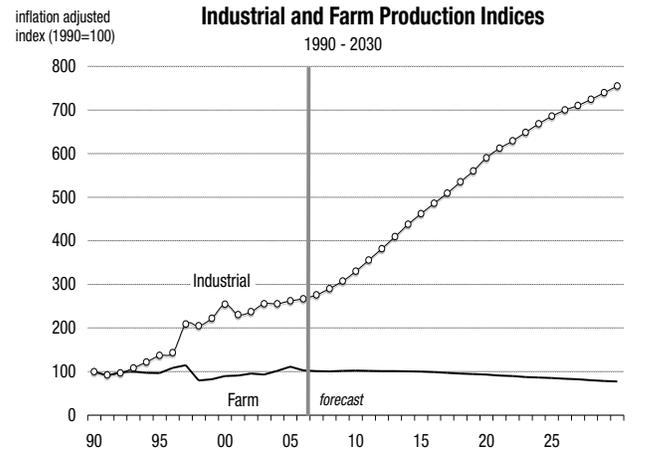
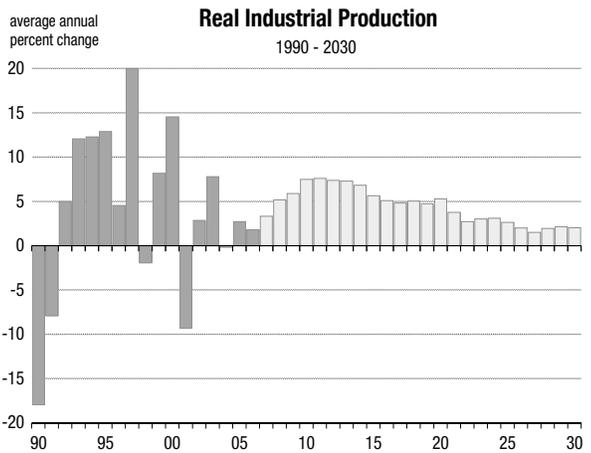
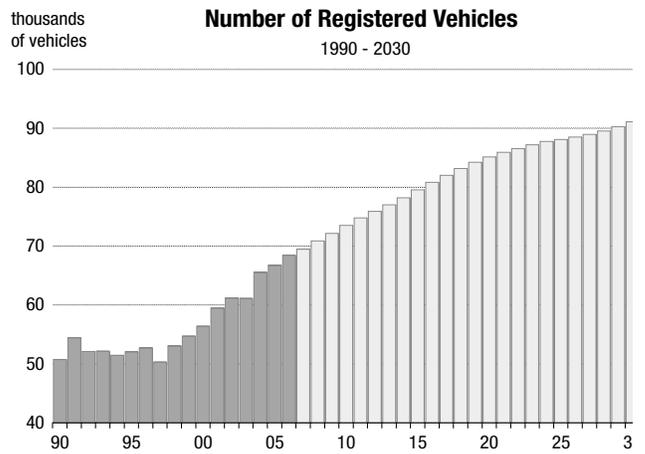
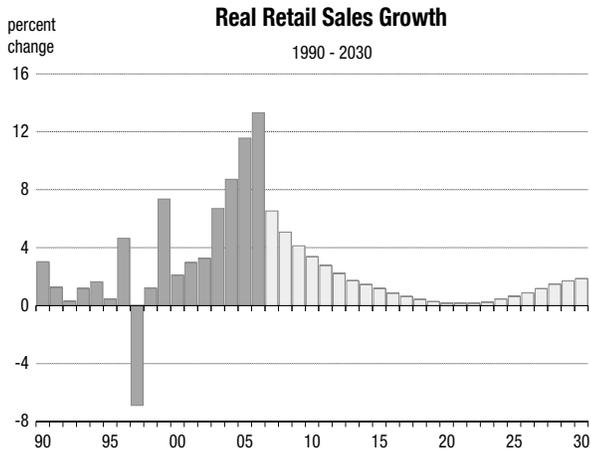


Tehama County Employment Forecast

1997-2006 History, 2007-2030 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	15.1	1.47	0.32	2.35	1.41	2.09	0.56	0.55	0.10	1.36	1.13	3.06
1998	15.1	1.21	0.32	2.41	1.42	2.20	0.58	0.70	0.11	1.32	1.11	3.13
1999	15.8	1.33	0.37	2.37	1.46	2.40	0.64	0.70	0.11	1.45	1.18	3.22
2000	16.6	1.48	0.50	2.38	1.63	2.35	0.63	0.73	0.10	1.57	1.04	3.56
2001	17.3	1.43	0.54	2.35	1.69	2.16	0.63	0.85	0.11	1.75	1.20	3.93
2002	17.7	1.30	0.58	2.33	1.73	2.21	0.66	0.75	0.10	1.94	1.24	4.27
2003	17.6	1.21	0.58	2.33	1.76	2.29	0.64	0.63	0.10	1.86	1.18	4.42
2004	17.3	1.29	0.65	2.27	1.64	2.36	0.46	0.68	0.12	1.80	1.19	4.30
2005	17.4	1.18	0.68	2.28	1.63	2.48	0.48	0.72	0.12	1.79	1.19	4.24
2006	17.5	1.14	0.72	2.31	1.64	2.53	0.45	0.68	0.12	1.83	1.22	4.24
2007	17.5	1.02	0.66	2.25	1.64	2.64	0.43	0.78	0.13	1.83	1.20	4.29
2008	17.7	0.98	0.63	2.25	1.67	2.72	0.44	0.81	0.13	1.85	1.19	4.37
2009	17.9	0.97	0.64	2.26	1.73	2.79	0.45	0.82	0.13	1.86	1.20	4.47
2010	18.3	0.98	0.65	2.26	1.89	2.84	0.45	0.83	0.13	1.86	1.20	4.58
2011	18.7	0.97	0.66	2.25	2.09	2.89	0.45	0.84	0.13	1.87	1.21	4.70
2012	19.1	0.98	0.66	2.25	2.29	2.94	0.45	0.85	0.13	1.90	1.22	4.82
2013	19.5	0.97	0.66	2.26	2.48	2.97	0.45	0.86	0.13	1.93	1.22	4.93
2014	19.9	0.98	0.67	2.27	2.66	3.00	0.45	0.88	0.13	1.96	1.23	5.04
2015	20.3	0.97	0.67	2.27	2.83	3.03	0.46	0.91	0.13	1.99	1.23	5.14
2016	20.6	0.99	0.68	2.27	3.00	3.06	0.46	0.94	0.13	2.02	1.23	5.24
2017	20.9	0.98	0.68	2.27	3.15	3.08	0.46	0.96	0.13	2.04	1.22	5.34
2018	21.3	0.97	0.69	2.27	3.31	3.10	0.46	0.98	0.13	2.08	1.22	5.43
2019	21.6	0.97	0.69	2.27	3.48	3.11	0.46	1.00	0.14	2.12	1.22	5.52
2020	21.9	0.95	0.69	2.27	3.63	3.13	0.47	1.02	0.14	2.15	1.22	5.61
2021	22.2	0.96	0.69	2.27	3.78	3.14	0.47	1.04	0.14	2.19	1.22	5.69
2022	22.5	0.96	0.69	2.27	3.93	3.15	0.47	1.06	0.14	2.24	1.22	5.77
2023	22.8	0.95	0.69	2.26	4.07	3.16	0.47	1.08	0.14	2.27	1.22	5.86
2024	23.1	0.95	0.70	2.26	4.20	3.18	0.47	1.10	0.14	2.31	1.21	5.94
2025	23.4	0.96	0.70	2.26	4.32	3.19	0.47	1.12	0.15	2.37	1.21	6.02
2026	23.7	0.95	0.71	2.26	4.41	3.21	0.48	1.15	0.15	2.41	1.21	6.10
2027	23.9	0.95	0.72	2.26	4.49	3.24	0.48	1.17	0.15	2.45	1.21	6.18
2028	24.2	0.96	0.74	2.26	4.56	3.26	0.48	1.19	0.16	2.48	1.21	6.26
2029	24.4	0.95	0.75	2.26	4.64	3.29	0.48	1.21	0.16	2.49	1.21	6.34
2030	24.6	0.95	0.77	2.26	4.71	3.32	0.49	1.23	0.16	2.50	1.20	6.42





TRINITY COUNTY ECONOMIC FORECAST

Trinity County is one of the northernmost counties in California. It is also one of the least densely populated areas of the state, with less than five persons per square mile. Trinity County has a population of 14,196 people and 3,087 wage and salary jobs. The per capita income in Trinity County is \$24,020, and the average salary per worker is \$32,661. In 2007 the median family income in Trinity County is estimated at \$42,300.

In 2006, total wage and salary employment fell by 58 jobs in Trinity County, representing a decline of 1.9 percent. Non-farm employment fell by 1.8 percent. The unemployment rate declined slightly to 9.9 percent in 2006.

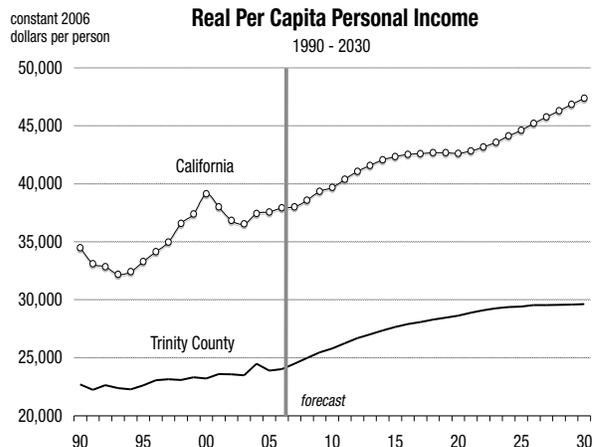
The government sector is the largest in the county, accounting for 45 percent of total employment in Trinity County. The principal sectors that produced jobs in 2006 were healthcare and education, which added 21 workers and leisure and hospitality, which added 15 workers. Several sectors had a decline in employment last year. Construction employment fell by 15 jobs, while the trade sector fell by 11 jobs. Government employment declined by 40 jobs, a loss of 2.8 percent of total public sector jobs.

The population grew in Trinity County at a rate of 0.4 percent in 2006, which is an increase in population of 63 residents. There are no incorporated cities in the county. Migration was positive last year, with an estimated total of 160 migrants entering the county.

Employment and population growth are expected to be positive over the next few years, but will remain modest.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to increase to 0.5 percent in 2007. From 2007 to 2011, total employment growth averages 0.6 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 rise an average of 1.2 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in government and leisure services (accommodating recreation and tourism). These sectors account for virtually all jobs created in the county over the next five years. Employment is expected to decline slightly or remain unchanged in all other sectors.
- The population in the county is expected to grow 0.4 percent in 2007. Annual growth in the 2007 to 2011 period averages 0.6 percent per year.

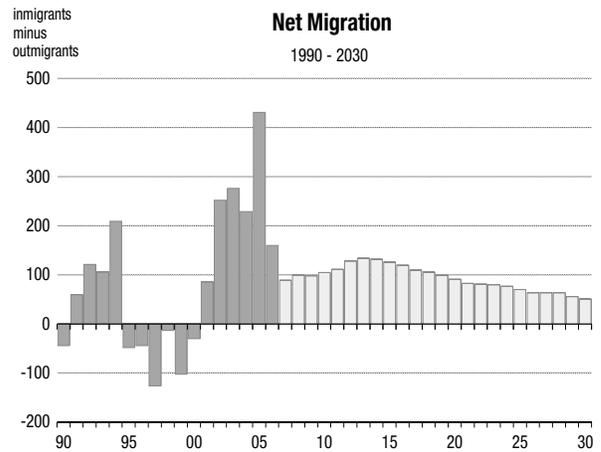
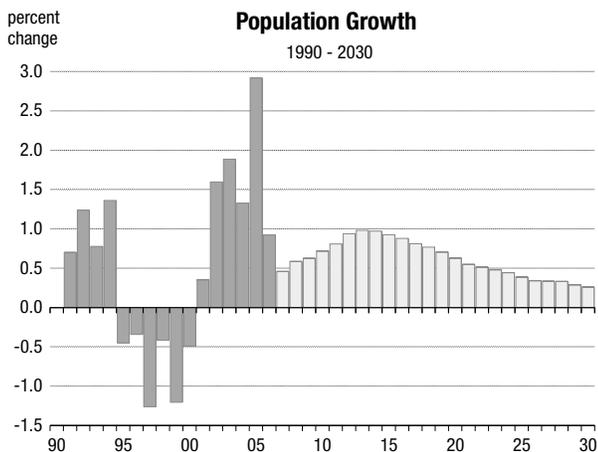


- Net migration is estimated to 90 people in 2007. Over the next five years net migration is expected to average 100 net migrants entering the county per year. Net migration accounts for all of the population growth because the natural increase is zero.
- Real per capita income is forecast to increase 2.0 percent in 2007. Over the next five years real per capita incomes are expected to increase an average of 1.8 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise 7.9 percent in 2007. Over the next five years real taxable sales are forecast to increase 4.9 percent per year.
- Industrial production is forecast to increase 2.5 percent in 2007. Over the next five years the growth rate of industrial production averages 3.7 percent per year. Total crop production, adjusted for inflation, is expected to increase an average of 3.7 percent per year between 2007 and 2011.

Trinity County Economic Forecast

1997-2006 History, 2007-2030 Forecast

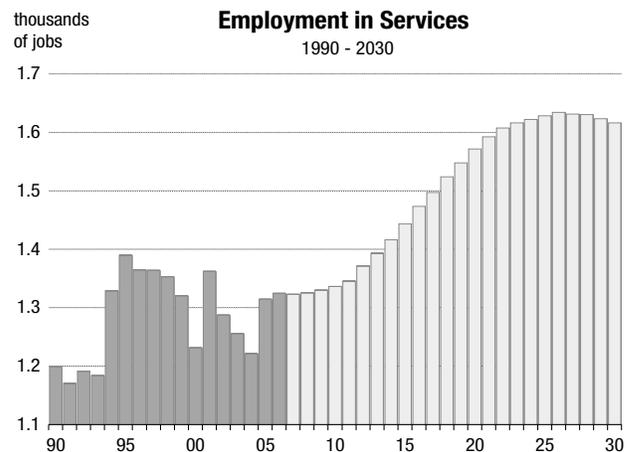
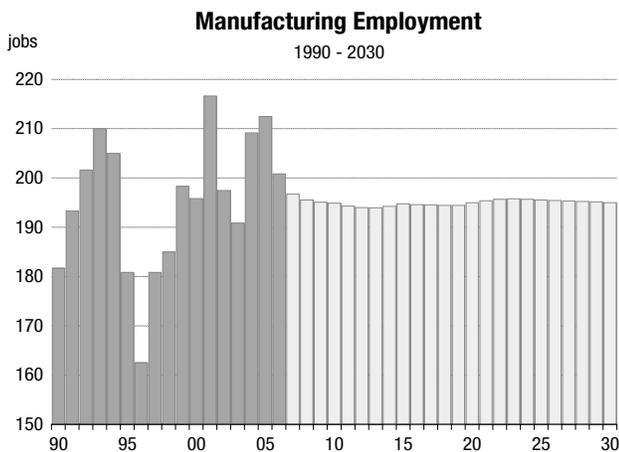
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (number)	New Homes Permitted (homes)	Total Taxable Sales (millions)	Personal Income (millions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	13,262	-126	16.4	5,473	31	\$55.2	\$235.0	\$23,151	3.4	1.9	14.4	13.8
1998	13,207	-13	16.8	5,493	50	\$53.3	\$240.7	\$23,076	3.2	2.1	15.5	13.4
1999	13,048	-102	17.0	5,520	46	\$63.1	\$250.3	\$23,305	4.2	1.8	16.9	11.6
2000	12,984	-30	17.7	5,587	33	\$60.7	\$259.2	\$23,216	4.5	1.7	17.9	9.8
2001	13,030	86	18.7	5,603	47	\$62.6	\$278.5	\$23,582	5.4	2.5	19.8	9.4
2002	13,238	252	18.9	5,633	42	\$63.3	\$287.4	\$23,572	1.6	2.5	18.4	10.2
2003	13,488	276	18.7	5,665	63	\$67.6	\$297.0	\$23,478	1.8	2.5	19.2	10.5
2004	13,667	229	19.9	5,697	78	\$73.8	\$317.6	\$24,491	1.2	2.5	22.0	11.0
2005	14,066	431	20.1	5,739	60	\$72.9	\$325.3	\$23,889	2.0	2.4	22.8	10.3
2006	14,196	160	20.5	5,843	62	\$73.9	\$341.0	\$24,020	3.3	2.4	22.0	9.9
2007	14,261	89	20.8	5,849	45	\$82.1	\$359.5	\$24,489	2.9	2.6	22.5	9.5
2008	14,345	100	21.1	5,876	43	\$87.8	\$376.1	\$24,975	2.0	2.7	23.5	9.6
2009	14,435	98	21.4	5,900	46	\$93.5	\$393.5	\$25,452	2.0	2.8	24.5	9.5
2010	14,538	105	21.7	5,927	48	\$99.3	\$412.1	\$25,809	2.5	2.8	25.5	9.4
2011	14,656	111	22.0	5,955	47	\$105.6	\$432.6	\$26,253	2.4	2.9	26.4	9.3
2012	14,794	129	22.2	5,982	46	\$112.2	\$453.7	\$26,686	2.2	2.9	27.4	9.4
2013	14,939	134	22.5	6,009	45	\$118.6	\$474.7	\$27,020	2.3	2.9	28.4	9.5
2014	15,084	132	22.8	6,034	43	\$125.3	\$496.7	\$27,361	2.3	2.9	29.6	9.6
2015	15,224	126	23.0	6,059	42	\$132.0	\$519.4	\$27,641	2.6	2.9	30.8	9.7
2016	15,358	119	23.2	6,083	39	\$138.9	\$542.9	\$27,897	2.7	2.9	31.7	9.8
2017	15,482	110	23.5	6,106	38	\$145.5	\$565.7	\$28,080	2.7	2.9	32.8	9.8
2018	15,601	106	23.7	6,127	37	\$152.0	\$588.5	\$28,277	2.5	2.9	34.1	9.8
2019	15,711	99	23.9	6,149	37	\$158.7	\$611.5	\$28,458	2.5	2.9	35.3	9.8
2020	15,810	91	24.2	6,170	36	\$165.3	\$634.5	\$28,635	2.5	2.9	36.8	9.8
2021	15,897	83	24.3	6,190	34	\$172.5	\$659.2	\$28,880	2.4	2.9	37.9	9.7
2022	15,979	81	24.5	6,210	34	\$179.9	\$684.4	\$29,098	2.5	2.9	38.7	9.7
2023	16,056	80	24.7	6,229	33	\$187.0	\$708.6	\$29,263	2.5	2.9	39.6	9.8
2024	16,127	76	24.8	6,248	32	\$193.3	\$730.7	\$29,368	2.3	2.9	40.4	9.8
2025	16,189	70	24.9	6,267	31	\$199.2	\$752.1	\$29,415	2.4	2.9	41.1	9.8
2026	16,245	64	25.0	6,285	31	\$205.9	\$776.1	\$29,540	2.4	3.0	41.8	9.8
2027	16,299	64	25.1	6,302	32	\$211.8	\$797.8	\$29,532	2.5	3.0	42.3	9.8
2028	16,354	64	25.2	6,321	31	\$218.4	\$822.5	\$29,558	2.7	3.0	43.0	9.8
2029	16,401	56	25.3	6,338	30	\$225.0	\$847.4	\$29,581	2.7	3.0	43.8	9.8
2030	16,444	51	25.4	6,356	29	\$231.8	\$872.7	\$29,618	2.6	3.0	44.5	9.8

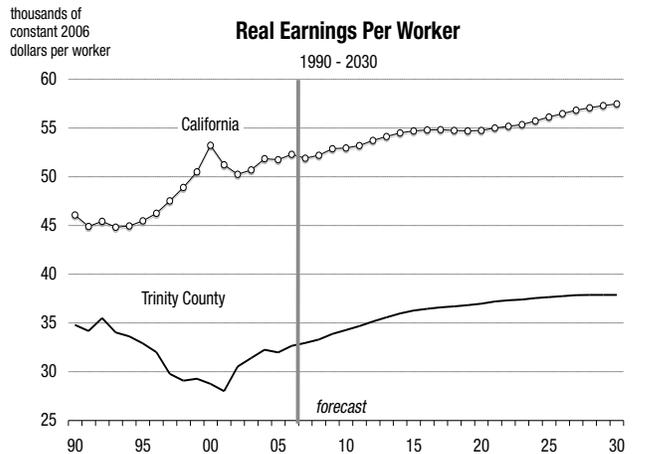
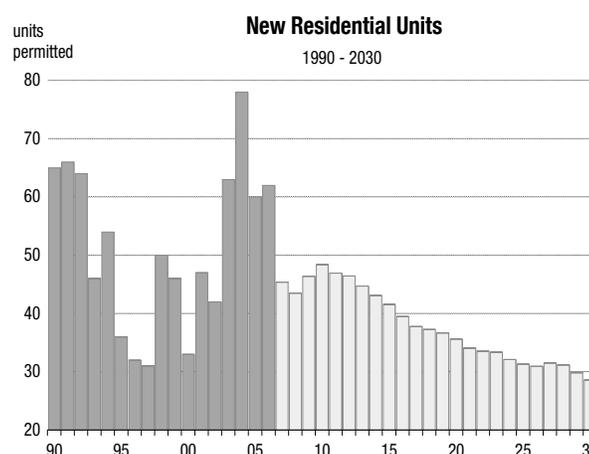
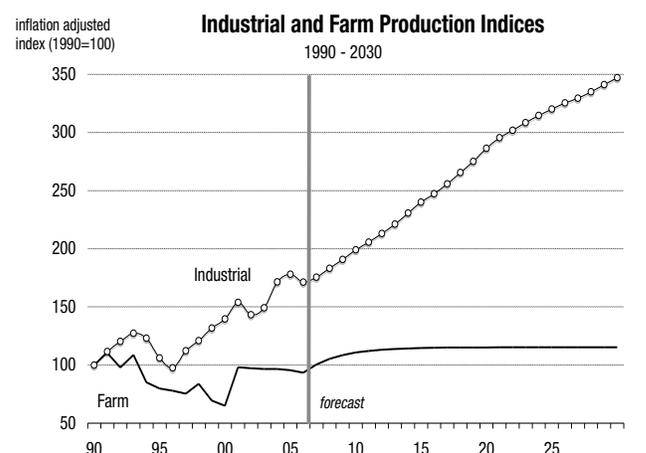
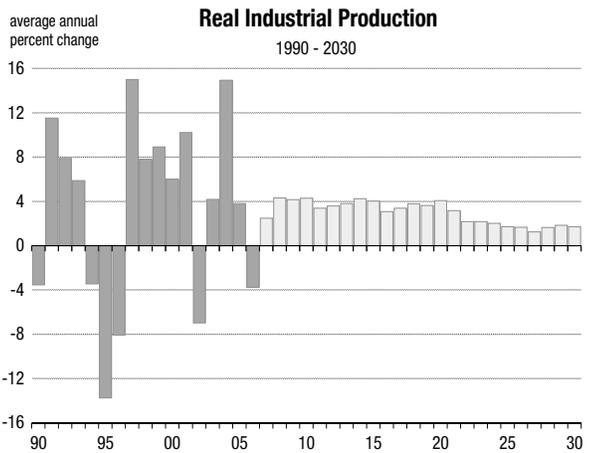
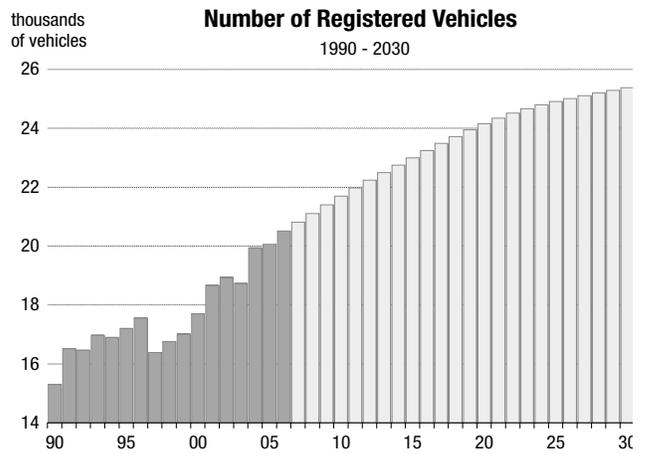
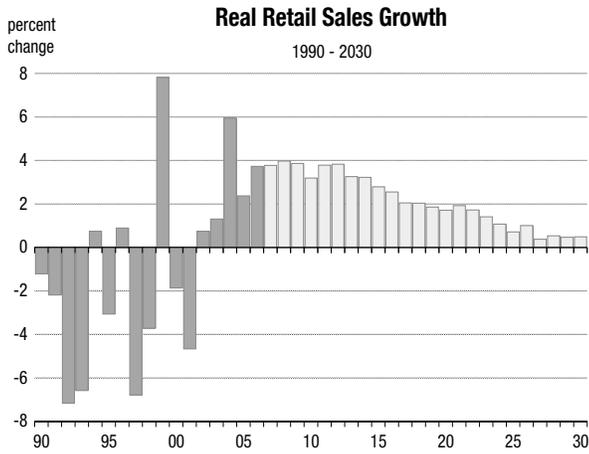


Trinity County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Construction	Manufacturing	Wholesale & Retail Trade	Financial Activities	Health & Education	Leisure	Government
	-----employment (number of jobs)-----								
1997	3,200	43	203	181	429	73	243	369	1,408
1998	3,155	51	163	185	398	64	290	362	1,403
1999	3,163	69	160	198	401	65	248	363	1,414
2000	3,154	62	153	196	379	84	195	333	1,512
2001	3,366	57	167	217	395	78	226	416	1,563
2002	3,307	24	161	198	443	73	237	401	1,637
2003	3,261	13	194	191	416	65	204	418	1,608
2004	3,139	25	188	209	400	68	198	403	1,495
2005	3,145	23	160	213	376	68	306	403	1,435
2006	3,087	21	145	201	365	68	327	418	1,395
2007	3,103	22	152	197	361	66	320	428	1,410
2008	3,113	22	142	196	360	66	315	436	1,429
2009	3,131	22	136	195	359	67	312	443	1,448
2010	3,154	22	135	195	359	68	310	450	1,466
2011	3,185	22	135	194	359	68	310	457	1,489
2012	3,227	22	135	194	359	68	327	464	1,504
2013	3,264	22	135	194	359	69	341	471	1,520
2014	3,303	22	136	194	359	69	357	477	1,535
2015	3,345	22	136	195	359	69	377	483	1,549
2016	3,389	22	136	195	358	69	401	488	1,563
2017	3,427	22	135	195	358	70	419	493	1,577
2018	3,467	22	134	194	358	70	440	497	1,592
2019	3,503	22	134	194	357	70	459	501	1,605
2020	3,541	22	133	195	357	71	477	504	1,619
2021	3,575	22	132	195	357	71	493	508	1,632
2022	3,602	22	132	196	357	71	502	512	1,645
2023	3,623	22	131	196	357	71	506	515	1,658
2024	3,641	22	131	196	357	71	509	518	1,670
2025	3,659	22	130	196	356	71	513	519	1,682
2026	3,676	22	130	195	356	71	515	521	1,694
2027	3,685	22	130	195	356	71	511	522	1,706
2028	3,696	22	129	195	355	72	508	524	1,718
2029	3,700	22	129	195	355	72	498	525	1,730
2030	3,704	22	128	195	355	72	488	526	1,742





TULARE COUNTY ECONOMIC FORECAST

Tulare County is located in the San Joaquin Valley. Nearly half of the land in the county is devoted to national parks or national forests. Tulare's large agricultural sector routinely ranks as the second highest gross crop value in the nation, behind Fresno County. Tulare County has a population of 425,600 people and 146,500 wage and salary jobs. The per capita income in Tulare County is \$24,688, and the average salary per worker is \$35,413.

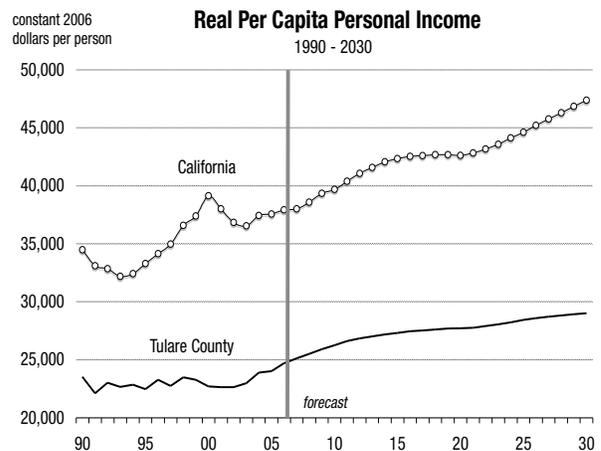
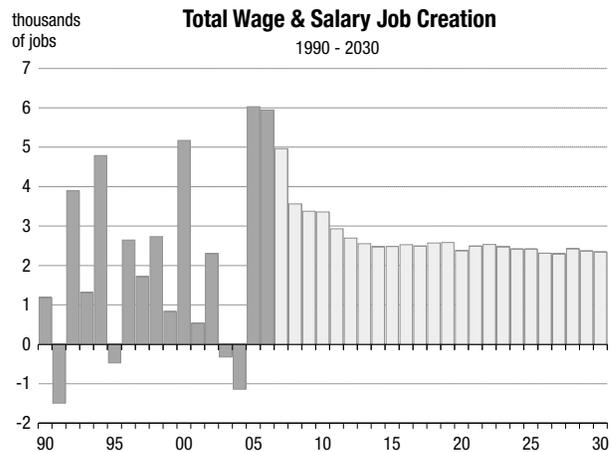
Employment growth in Northern California was strong in 2006, compared to the previous five years. However, employment growth in the San Joaquin Valley was actually lower at 1.5 percent in 2006 compared to 2.3 percent in 2005. In 2006, 5,950 total wage and salary jobs were created in Tulare County, representing an increase in employment of 4.2 percent. Farm employment, which accounts for 23 percent of total employment, jumped 4.8 percent last year after increasing by 7.4 percent the year before. The non-farm sectors added 4,400 new jobs, representing a growth rate of 4.1 percent. The unemployment rate declined to 8.5 percent in 2006.

The principal sectors producing jobs in 2006 in Tulare County were construction, retail trade, professional services and farm. The two largest sectors in the county are government and farm, and together they account for 44 percent of total employment. No sectors experienced a decline in employment in 2006.

The population in Tulare County grew at a rate of 2.1 percent during 2006. Over 90 percent of the population gain occurred in the cities of Visalia, Tulare and Porterville. Visalia is the largest city in the county and is currently home to 117,700 residents.

FORECAST HIGHLIGHTS

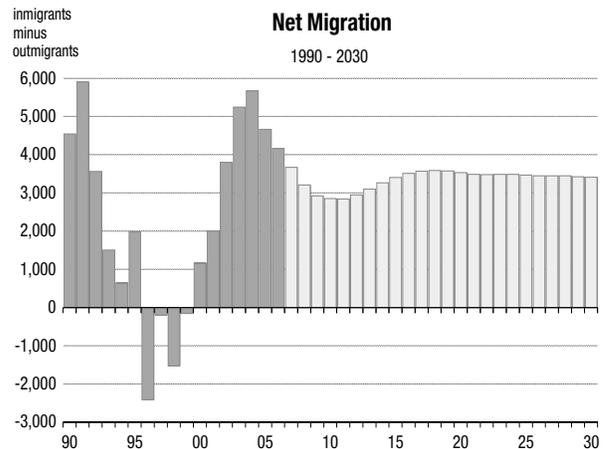
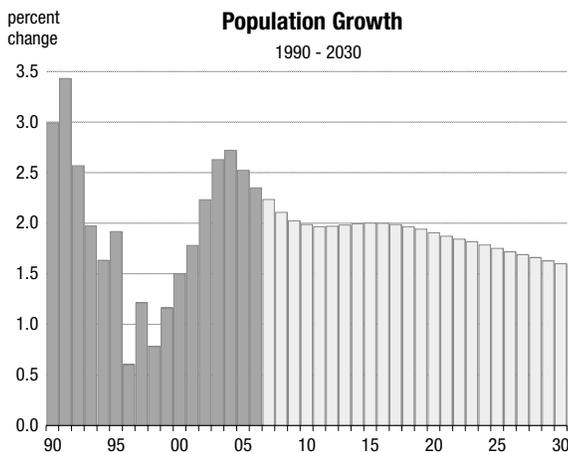
- Total wage and salary job growth is forecast to moderate to 3.4 percent in 2007. From 2007 to 2011, total employment growth averages 2.4 percent per year. Non-farm employment is expected to grow at a rate of 1.8 percent per year.
- Average salaries adjusted for inflation are currently below the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.4 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth is in professional services, wholesale and retail trade, agriculture, and government. These sectors account for 78 percent of all jobs created in the county over the next five years.
- The population in the county will continue to grow faster than the state average. Annual growth in the 2007 to 2011 period averages 2.1 percent per year.
- Net migration will decline to approximately 3,700 people in 2007. Over the next five years net migration is expected to average 3,100 net migrants entering the county per year.
- Real per capita income is forecast to rise 1.8 percent in 2007. Over the next five years, the growth of real per capita income is expected to average 1.5 percent per year.
- Total taxable sales are expected to increase by an average of 7.5 percent over the next five years. Adjusted for inflation, they increase by 5.0 percent per year.
- Industrial production is forecast to increase 4.9 percent in 2007. Over the next five years the growth rate of industrial production averages 5.0 percent per year. The value of total crop production, which set record levels in the past three years, is expected to decline by an average of 3.7 percent per year between 2007 and 2011.



Tulare County Economic Forecast

1997-2006 History, 2007-2030 Forecast

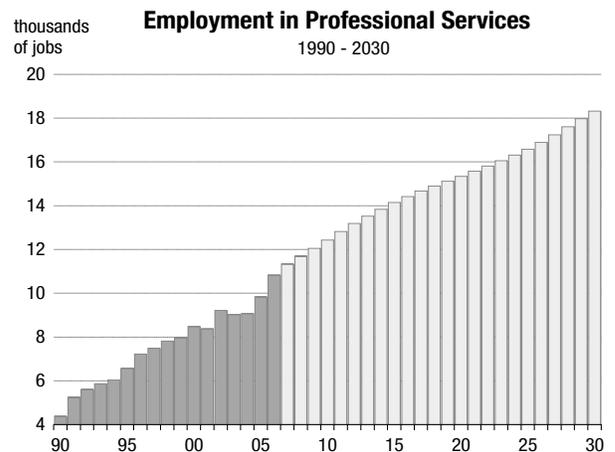
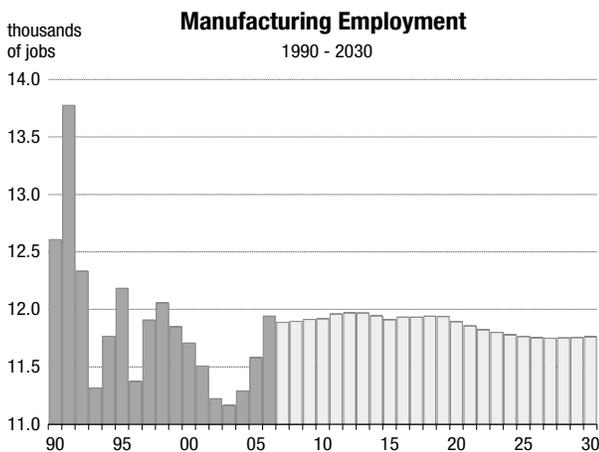
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	357,261	-195	248.7	110.1	1,338	\$2.7	\$6.2	\$22,733	3.4	3.79	1.40	15.5
1998	360,065	-1,526	261.0	111.2	1,455	\$2.8	\$6.7	\$23,491	3.2	3.70	1.50	15.7
1999	364,256	-150	270.1	112.2	1,653	\$3.0	\$7.0	\$23,271	4.2	3.74	1.56	16.6
2000	369,727	1,163	277.6	110.4	1,651	\$3.2	\$7.2	\$22,703	4.5	3.57	1.68	10.4
2001	376,313	2,007	286.5	111.5	1,773	\$3.3	\$7.7	\$22,643	5.4	3.84	1.60	11.4
2002	384,718	3,804	298.9	113.0	1,988	\$3.3	\$8.0	\$22,629	1.6	3.48	1.64	12.0
2003	394,836	5,248	301.4	114.6	2,390	\$3.6	\$8.5	\$22,976	1.8	3.51	1.78	12.3
2004	405,579	5,673	324.2	116.6	2,751	\$4.0	\$9.2	\$23,881	1.2	4.26	1.88	11.6
2005	415,820	4,665	331.6	119.1	3,386	\$4.5	\$9.7	\$24,016	2.0	4.51	1.94	9.5
2006	425,600	4,165	340.5	122.4	3,612	\$5.1	\$10.5	\$24,688	3.3	4.87	2.03	8.5
2007	435,114	3,671	349.8	126.5	3,420	\$5.6	\$11.3	\$25,125	2.9	4.45	2.13	8.1
2008	444,286	3,212	358.8	130.0	3,304	\$6.0	\$11.9	\$25,513	2.0	4.19	2.23	8.7
2009	453,273	2,923	367.6	133.3	3,266	\$6.4	\$12.6	\$25,911	2.0	4.09	2.33	9.0
2010	462,286	2,854	376.0	136.5	3,266	\$6.9	\$13.3	\$26,252	2.5	4.06	2.47	9.2
2011	471,380	2,844	384.0	139.8	3,225	\$7.4	\$14.1	\$26,604	2.4	4.03	2.60	9.5
2012	480,673	2,953	391.5	143.1	3,217	\$7.8	\$14.8	\$26,832	2.2	4.03	2.72	9.9
2013	490,205	3,103	398.7	146.3	3,221	\$8.3	\$15.6	\$27,009	2.3	4.06	2.84	10.3
2014	499,987	3,266	405.7	149.5	3,237	\$8.8	\$16.4	\$27,178	2.3	4.08	2.97	10.7
2015	509,996	3,408	412.5	152.8	3,255	\$9.3	\$17.2	\$27,319	2.6	4.11	3.09	10.9
2016	520,192	3,511	419.0	156.0	3,271	\$9.9	\$18.1	\$27,456	2.7	4.14	3.21	11.0
2017	530,530	3,571	425.3	159.3	3,288	\$10.5	\$19.0	\$27,516	2.7	4.15	3.34	11.1
2018	540,967	3,591	431.4	162.6	3,295	\$11.0	\$19.9	\$27,609	2.5	4.17	3.48	11.1
2019	551,467	3,580	437.6	165.9	3,301	\$11.7	\$20.9	\$27,700	2.5	4.19	3.62	11.1
2020	561,985	3,531	443.8	169.2	3,297	\$12.3	\$21.8	\$27,713	2.5	4.22	3.76	11.1
2021	572,515	3,491	450.0	172.5	3,291	\$12.9	\$22.8	\$27,760	2.4	4.21	3.88	11.1
2022	583,070	3,481	456.4	175.8	3,291	\$13.6	\$23.9	\$27,893	2.5	4.24	3.97	11.0
2023	593,659	3,491	462.9	179.1	3,300	\$14.3	\$25.1	\$28,044	2.5	4.23	4.07	11.0
2024	604,259	3,487	469.7	182.4	3,301	\$15.1	\$26.3	\$28,228	2.3	4.26	4.17	11.1
2025	614,852	3,473	476.4	185.7	3,303	\$15.9	\$27.6	\$28,437	2.4	4.29	4.26	11.1
2026	625,427	3,451	483.2	189.1	3,303	\$16.8	\$28.9	\$28,591	2.4	4.31	4.34	11.1
2027	636,000	3,451	490.1	192.4	3,308	\$17.7	\$30.3	\$28,704	2.5	4.33	4.40	11.1
2028	646,568	3,452	497.1	195.7	3,308	\$18.6	\$31.7	\$28,812	2.7	4.34	4.48	11.1
2029	657,106	3,428	504.2	199.0	3,302	\$19.6	\$33.2	\$28,914	2.7	4.36	4.57	11.0
2030	667,625	3,414	511.4	202.3	3,302	\$20.6	\$34.7	\$29,018	2.6	4.39	4.66	11.0

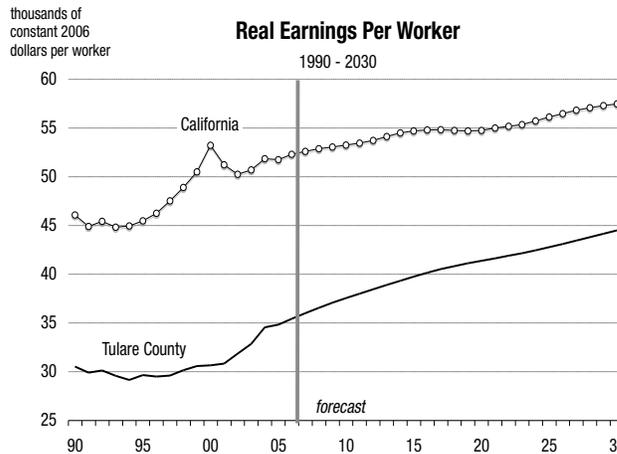
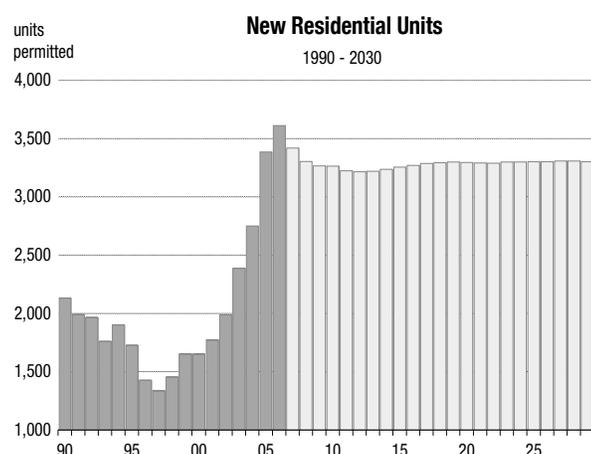
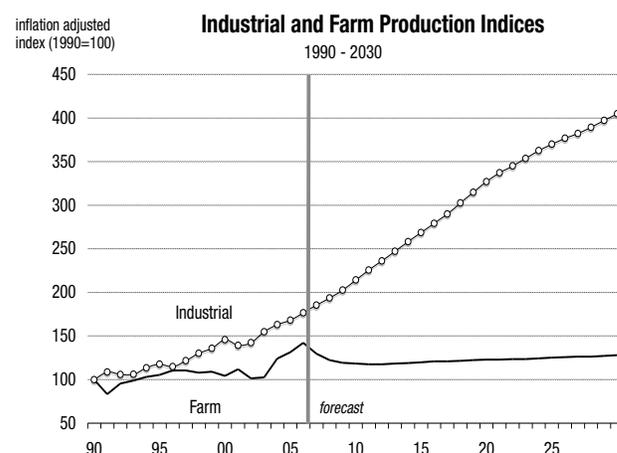
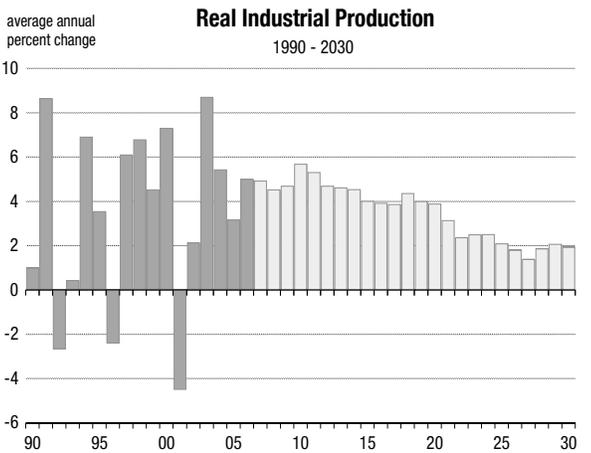
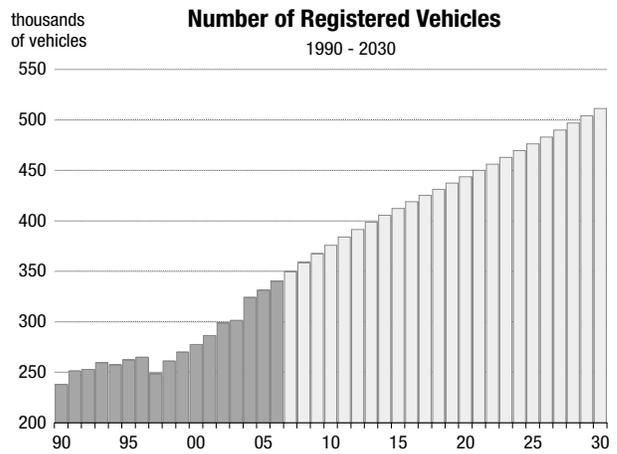
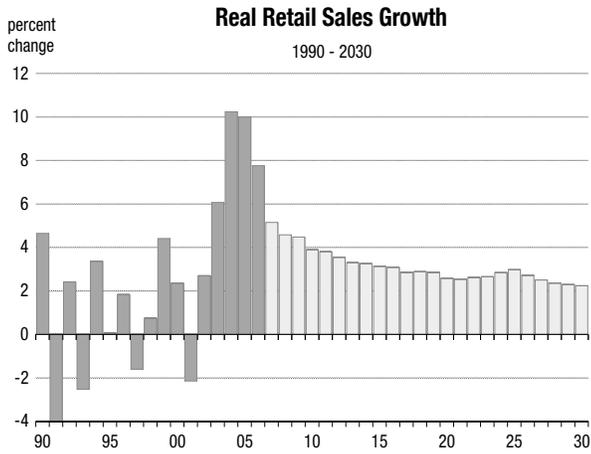


Tulare County Employment Forecast

1997-2006 History, 2007-2030 Forecast

	Total Wage & Salary	Farm	Mining & Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
1997	124.4	34.48	4.1	11.9	3.7	17.1	3.6	7.5	0.8	6.9	7.1	24.7
1998	127.1	34.96	4.4	12.1	4.0	17.0	3.7	7.8	0.9	7.0	7.3	25.5
1999	127.9	33.30	5.1	11.9	4.2	16.8	4.0	8.0	1.0	7.1	7.4	26.6
2000	133.1	34.93	5.2	11.7	4.6	17.2	3.9	8.5	1.1	7.6	7.4	28.3
2001	133.6	33.34	5.5	11.5	5.1	16.9	4.2	8.4	1.0	8.3	7.4	29.1
2002	136.0	33.48	5.6	11.2	5.2	16.6	4.5	9.2	1.0	8.9	7.9	29.6
2003	135.6	32.90	6.1	11.2	5.1	16.7	4.5	9.0	1.1	9.3	7.9	29.0
2004	134.5	30.01	6.6	11.3	5.1	17.2	4.3	9.1	1.2	9.5	7.9	29.4
2005	140.5	32.23	7.5	11.6	5.0	17.9	4.5	9.8	1.1	9.8	8.1	29.9
2006	146.5	33.78	8.3	11.9	5.3	18.7	4.5	10.8	1.1	10.2	8.6	30.2
2007	151.4	36.81	7.8	11.9	5.5	19.3	4.6	11.3	1.1	10.4	9.1	30.6
2008	155.0	38.77	7.5	11.9	5.6	19.7	4.6	11.7	1.1	10.6	9.3	31.1
2009	158.4	40.07	7.5	11.9	5.8	20.1	4.7	12.1	1.1	10.9	9.5	31.6
2010	161.8	40.98	7.5	11.9	6.2	20.5	4.8	12.4	1.2	11.3	9.7	32.1
2011	164.7	41.64	7.5	12.0	6.5	20.7	4.8	12.8	1.2	11.7	10.0	32.6
2012	167.4	42.13	7.5	12.0	6.8	20.8	4.9	13.2	1.2	12.0	10.3	33.1
2013	169.9	42.52	7.5	12.0	7.1	21.0	4.9	13.5	1.2	12.4	10.6	33.7
2014	172.4	42.83	7.6	11.9	7.4	21.2	5.0	13.8	1.2	12.8	10.9	34.3
2015	174.9	43.10	7.6	11.9	7.6	21.3	5.1	14.2	1.2	13.1	11.2	34.9
2016	177.4	43.33	7.7	11.9	7.9	21.5	5.2	14.4	1.3	13.5	11.5	35.6
2017	179.9	43.53	7.7	11.9	8.1	21.7	5.2	14.7	1.3	13.9	11.8	36.3
2018	182.5	43.69	7.8	11.9	8.4	21.8	5.3	14.9	1.3	14.3	12.1	37.0
2019	185.1	43.83	7.8	11.9	8.8	22.0	5.4	15.1	1.3	14.8	12.4	37.8
2020	187.5	43.97	7.8	11.9	9.0	22.2	5.4	15.3	1.3	15.3	12.7	38.6
2021	190.0	44.08	7.8	11.9	9.3	22.4	5.5	15.6	1.3	15.8	13.0	39.3
2022	192.5	44.18	7.8	11.8	9.6	22.5	5.6	15.8	1.3	16.3	13.3	40.1
2023	195.0	44.26	7.8	11.8	9.8	22.7	5.6	16.1	1.3	16.8	13.5	40.9
2024	197.4	44.34	7.8	11.8	10.1	22.9	5.7	16.3	1.3	17.3	13.8	41.6
2025	199.8	44.42	7.9	11.8	10.3	23.0	5.8	16.6	1.3	17.7	14.0	42.4
2026	202.1	44.51	7.9	11.8	10.5	23.2	5.8	16.9	1.3	18.2	14.2	43.1
2027	204.4	44.61	8.0	11.7	10.7	23.3	5.9	17.2	1.4	18.5	14.4	43.9
2028	206.9	44.69	8.1	11.8	10.8	23.5	6.0	17.6	1.4	18.9	14.7	44.7
2029	209.2	44.76	8.1	11.8	11.0	23.7	6.1	18.0	1.4	19.3	14.9	45.4
2030	211.6	44.85	8.2	11.8	11.2	23.9	6.1	18.3	1.4	19.6	15.0	46.2





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 57,347 people and 18,070 wage and salary jobs. The per capita income in Tuolumne County is \$30,611, and the average salary per worker is \$40,331.

In 2006, 130 total wage and salary jobs were created in Tuolumne County, representing an increase in employment of 0.7 percent. All of the growth was in non-farm employment, which represents over 99 percent of total employment in the county. The unemployment rate remained at 6.7 percent in 2006.

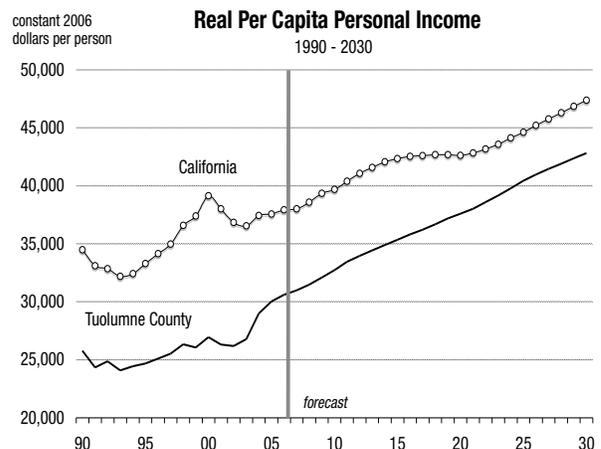
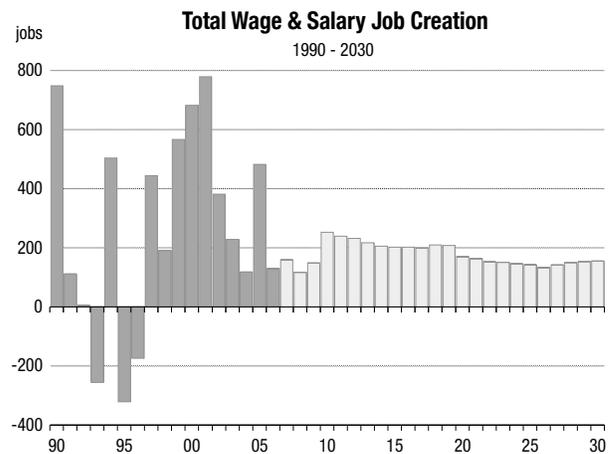
The principal sector that is producing jobs in Tuolumne County is government, where approximately 80 total jobs were created last year. Among the smaller sectors, employment in financial services grew by 35 jobs, while healthcare and education increased by 35 jobs. Employment fell by 60 jobs in the leisure services sector. The largest sectors in the county are leisure services, education and healthcare services, retail trade, and government.

During 2006, the population increased in Tuolumne County at a rate of 0.3 percent. A total of 357 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 4,750 and grew 1.0 percent between January 2006 and January 2007.

Employment growth is expected to continue at a moderate level over the forecast period. Population growth is expected to remain very low.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to be 0.9 percent in 2007. From 2007 to 2011, total employment growth averages 1.0 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 1.3 percent per year over the next 5 years.
- Between 2007 and 2011, the momentum for employment growth occurs in government, and healthcare and education services. These sectors account for 74 percent of all jobs created in the county over the next five years.
- Population growth is expected to be 0.2 percent in 2007. Annual growth from 2007 to 2011 also averages 0.2 percent per year.

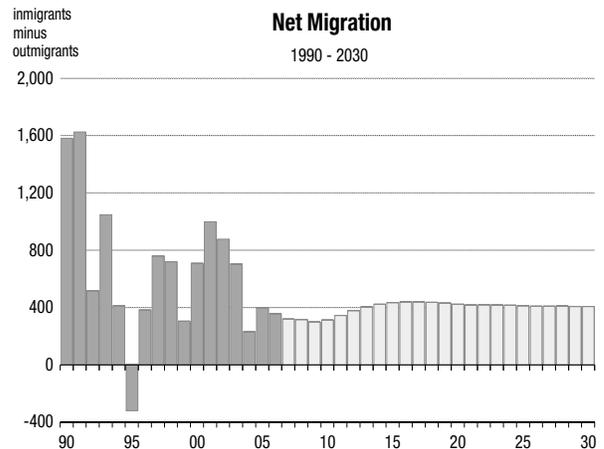
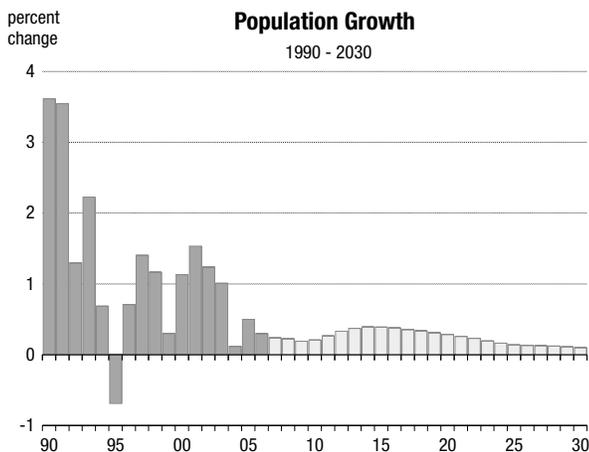


- Net migration is forecast to be approximately 320 people in 2007. Over the next five years net migration will average 320 people entering the county per year. All population growth will come from net migration, as natural increase remains negative.
- Real per capita income is forecast to rise 1.2 percent in 2007. Over the next five years, the growth in real per capita income will average approximately 1.8 percent per year.
- Total taxable sales are expected to increase by an average of 3.9 percent over the next five years. Adjusted for inflation, they increase by 1.5 percent per year.
- Industrial production is forecast to increase 6.4 percent in 2007. Over the next five years the growth rate of industrial production averages 6.5 percent per year. Total agricultural crop production, adjusted for inflation, is expected to increase a scant 0.3 percent per year between 2007 and 2011.

Tuolumne County Economic Forecast

1997-2006 History, 2007-2030 Forecast

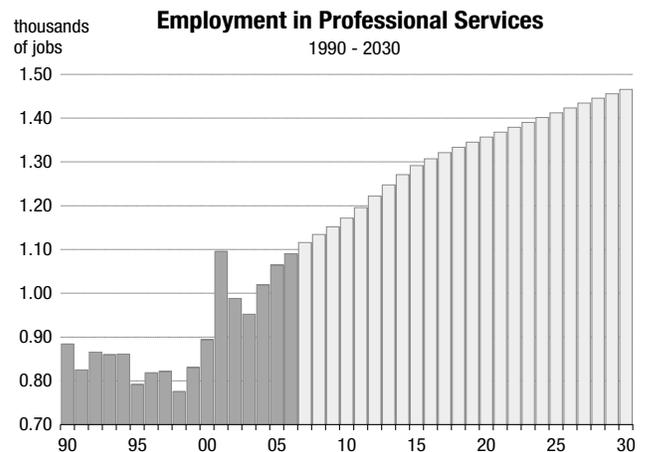
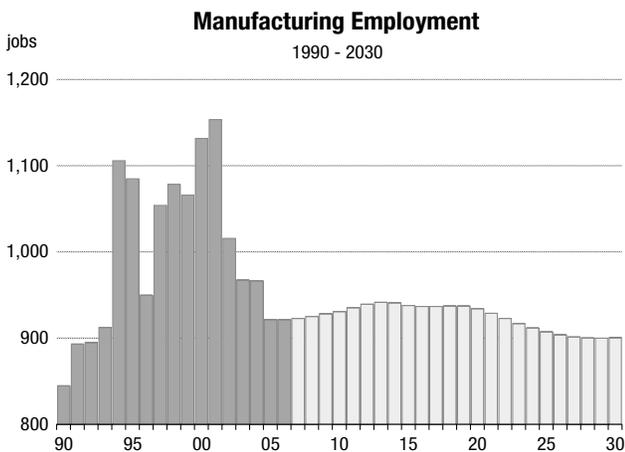
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	53,330	761	57.8	19.9	246	\$0.39	\$1.04	\$25,533	3.4	16.8	171.1	8.8
1998	53,953	720	60.5	20.0	413	\$0.41	\$1.12	\$26,330	3.2	17.6	159.9	8.0
1999	54,115	305	62.6	20.1	194	\$0.46	\$1.16	\$26,047	4.2	16.2	187.1	6.6
2000	54,728	708	66.1	21.0	278	\$0.50	\$1.27	\$26,957	4.5	18.8	237.6	5.9
2001	55,568	1,000	70.3	21.1	252	\$0.54	\$1.33	\$26,317	5.4	20.6	211.6	5.9
2002	56,257	878	73.5	21.3	300	\$0.54	\$1.36	\$26,185	1.6	20.9	223.4	6.7
2003	56,824	703	73.2	21.5	356	\$0.58	\$1.43	\$26,781	1.8	23.1	217.0	7.0
2004	56,892	230	77.6	21.8	399	\$0.63	\$1.57	\$28,994	1.2	24.9	219.5	6.9
2005	57,176	399	76.8	22.1	384	\$0.65	\$1.66	\$30,031	2.0	25.2	237.1	6.7
2006	57,347	357	78.1	22.3	222	\$0.66	\$1.76	\$30,611	3.3	25.5	265.3	6.7
2007	57,485	321	78.7	22.5	143	\$0.69	\$1.83	\$30,987	2.9	25.7	282.1	6.9
2008	57,615	318	79.1	22.6	121	\$0.72	\$1.90	\$31,472	2.0	25.8	300.9	7.3
2009	57,726	300	79.5	22.7	129	\$0.74	\$1.98	\$32,088	2.0	25.9	322.1	7.4
2010	57,847	314	80.4	22.9	134	\$0.77	\$2.08	\$32,732	2.5	25.9	342.4	7.3
2011	58,002	346	81.4	23.0	149	\$0.80	\$2.18	\$33,441	2.4	25.9	363.9	7.3
2012	58,195	380	82.4	23.1	162	\$0.83	\$2.27	\$33,961	2.2	25.9	386.5	7.5
2013	58,413	406	83.3	23.2	170	\$0.87	\$2.36	\$34,425	2.3	26.0	413.1	7.6
2014	58,643	424	84.1	23.4	175	\$0.90	\$2.46	\$34,894	2.3	26.0	437.4	7.8
2015	58,872	435	85.0	23.5	179	\$0.93	\$2.57	\$35,343	2.6	26.0	458.0	7.8
2016	59,097	441	85.8	23.6	180	\$0.97	\$2.68	\$35,815	2.7	26.0	478.2	7.9
2017	59,307	440	86.7	23.7	182	\$1.01	\$2.79	\$36,202	2.7	26.0	497.8	7.9
2018	59,509	437	87.6	23.9	185	\$1.05	\$2.91	\$36,685	2.5	26.0	517.5	8.0
2019	59,693	432	88.5	24.0	187	\$1.09	\$3.04	\$37,192	2.5	26.0	536.6	8.0
2020	59,865	424	89.1	24.1	190	\$1.13	\$3.15	\$37,585	2.5	26.0	572.5	7.9
2021	60,020	419	89.9	24.3	187	\$1.17	\$3.28	\$38,025	2.4	26.0	586.2	7.9
2022	60,159	419	90.5	24.4	186	\$1.21	\$3.42	\$38,584	2.5	26.0	589.0	7.9
2023	60,277	418	91.2	24.5	182	\$1.25	\$3.56	\$39,165	2.5	26.0	599.6	7.9
2024	60,377	416	91.8	24.7	178	\$1.30	\$3.71	\$39,788	2.3	26.0	614.4	7.9
2025	60,463	413	92.5	24.8	175	\$1.34	\$3.86	\$40,434	2.4	26.0	631.1	7.9
2026	60,543	410	93.1	24.9	173	\$1.39	\$4.01	\$40,974	2.4	26.0	641.4	7.9
2027	60,622	410	93.7	25.1	174	\$1.44	\$4.16	\$41,448	2.5	26.0	651.3	7.8
2028	60,697	411	94.3	25.2	175	\$1.50	\$4.33	\$41,904	2.7	26.0	668.7	7.8
2029	60,765	409	94.9	25.3	176	\$1.56	\$4.50	\$42,364	2.7	26.0	688.3	7.8
2030	60,827	409	95.5	25.5	174	\$1.61	\$4.67	\$42,826	2.6	26.0	707.8	7.8

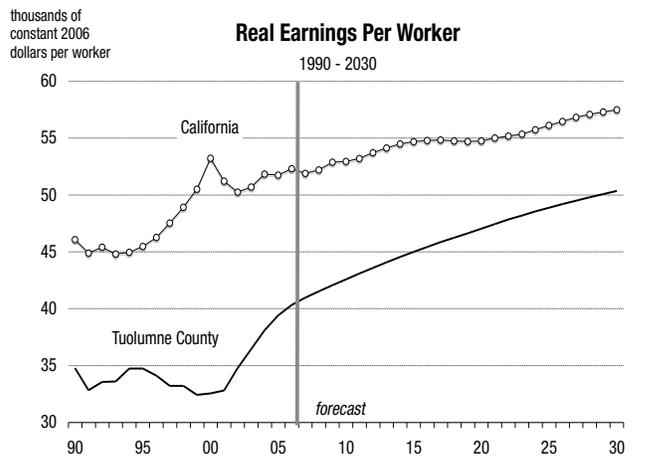
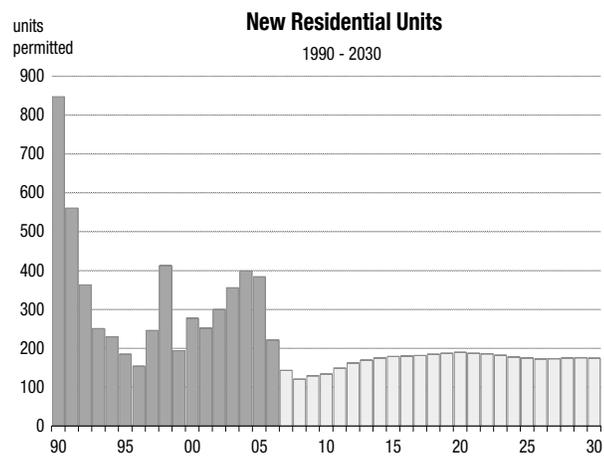
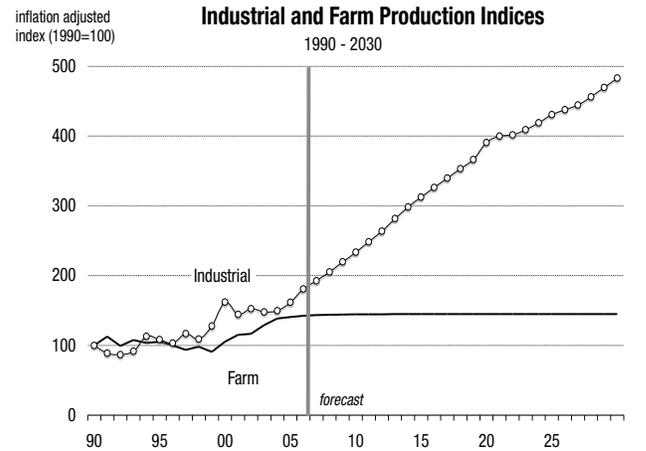
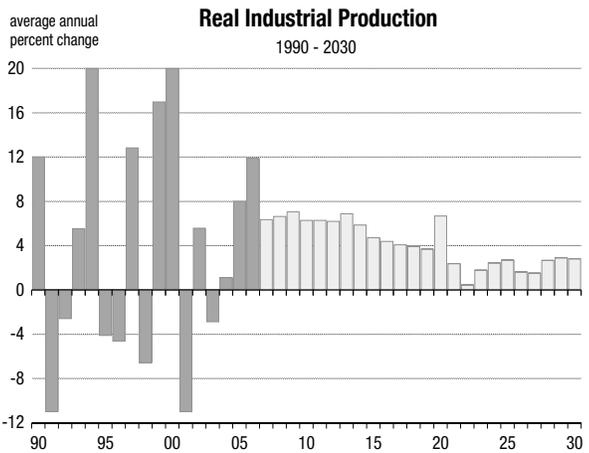
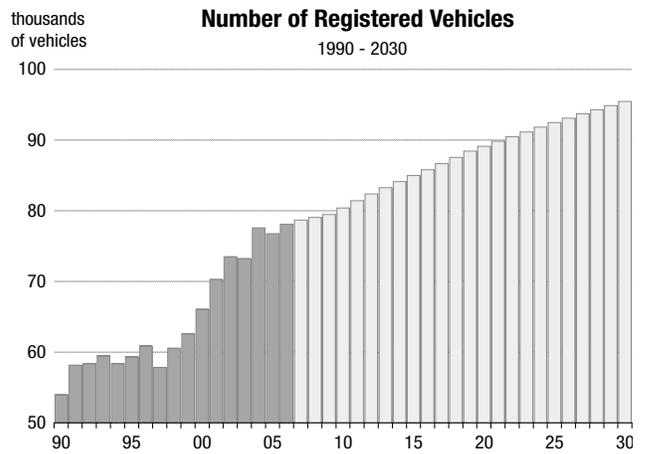
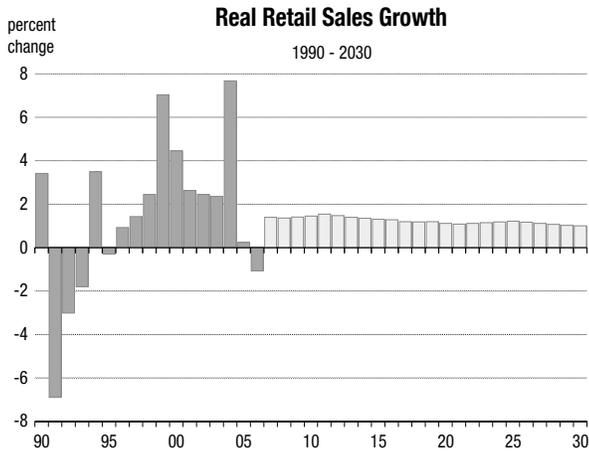


Tuolumne County Employment Forecast

1997-2006 History, 2007-2030 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	0.92	0.26	2.67	0.63	1.07	0.28	2.18	2.29	5.44
2006	18.1	0.07	1.24	0.92	0.27	2.65	0.67	1.09	0.27	2.21	2.23	5.52
2007	18.2	0.07	1.22	0.92	0.27	2.66	0.67	1.12	0.26	2.27	2.23	5.60
2008	18.4	0.07	1.20	0.93	0.27	2.67	0.67	1.13	0.26	2.33	2.24	5.66
2009	18.5	0.07	1.20	0.93	0.27	2.68	0.67	1.15	0.27	2.38	2.24	5.71
2010	18.8	0.07	1.20	0.93	0.28	2.69	0.67	1.17	0.27	2.43	2.25	5.85
2011	19.0	0.07	1.20	0.94	0.28	2.70	0.68	1.20	0.27	2.48	2.26	5.96
2012	19.3	0.07	1.20	0.94	0.28	2.71	0.68	1.22	0.27	2.52	2.26	6.07
2013	19.5	0.07	1.21	0.94	0.28	2.72	0.68	1.25	0.28	2.57	2.27	6.16
2014	19.7	0.07	1.22	0.94	0.29	2.73	0.68	1.27	0.28	2.61	2.28	6.24
2015	19.9	0.07	1.23	0.94	0.29	2.75	0.69	1.29	0.29	2.65	2.28	6.33
2016	20.1	0.07	1.24	0.94	0.29	2.76	0.69	1.31	0.29	2.69	2.29	6.41
2017	20.3	0.07	1.25	0.94	0.30	2.77	0.69	1.32	0.30	2.73	2.30	6.50
2018	20.5	0.07	1.26	0.94	0.30	2.78	0.69	1.33	0.31	2.76	2.31	6.60
2019	20.7	0.07	1.27	0.94	0.30	2.79	0.69	1.35	0.31	2.79	2.31	6.71
2020	20.9	0.07	1.27	0.93	0.30	2.80	0.70	1.36	0.32	2.82	2.32	6.80
2021	21.0	0.07	1.27	0.93	0.31	2.81	0.70	1.37	0.32	2.85	2.32	6.89
2022	21.2	0.07	1.27	0.92	0.31	2.81	0.70	1.38	0.33	2.87	2.33	6.97
2023	21.3	0.07	1.27	0.92	0.31	2.82	0.70	1.39	0.33	2.89	2.33	7.05
2024	21.5	0.07	1.28	0.91	0.31	2.83	0.70	1.40	0.34	2.90	2.33	7.12
2025	21.6	0.07	1.29	0.91	0.31	2.84	0.71	1.41	0.35	2.92	2.34	7.19
2026	21.8	0.07	1.30	0.90	0.31	2.85	0.71	1.42	0.35	2.94	2.34	7.25
2027	21.9	0.07	1.31	0.90	0.32	2.86	0.71	1.43	0.36	2.96	2.34	7.32
2028	22.1	0.07	1.32	0.90	0.32	2.87	0.71	1.45	0.36	2.98	2.35	7.38
2029	22.2	0.07	1.34	0.90	0.32	2.88	0.71	1.46	0.37	3.01	2.35	7.44
2030	22.4	0.07	1.35	0.90	0.32	2.89	0.72	1.47	0.37	3.04	2.35	7.51





VENTURA COUNTY ECONOMIC FORECAST

Ventura County located just north of Los Angeles County historically served as a bedroom community for the principal job base in the San Fernando and San Gabriel Valleys. However, the county has evolved into a jobs center with the growth of the technology corridor that stretches along Highway 101 from Woodland Hills to Camarillo.

Ventura County has a population of 821,000 people and more than 320,000 wage and salary jobs. The median household income of Ventura County is \$79,500, which is the fourth highest in the state.

Economic growth in Southern California has been strong during the decade, but was even more impressive during 2006. Last year 7,000 total jobs were created in Ventura County, a growth rate of 2.2 percent. The unemployment rate fell to 4.3 percent, the lowest rate ever recorded.

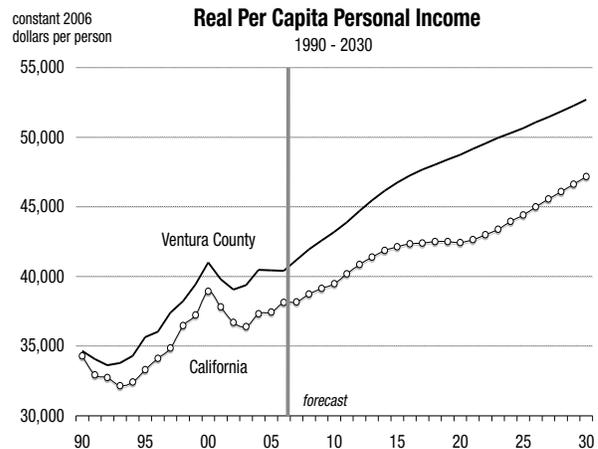
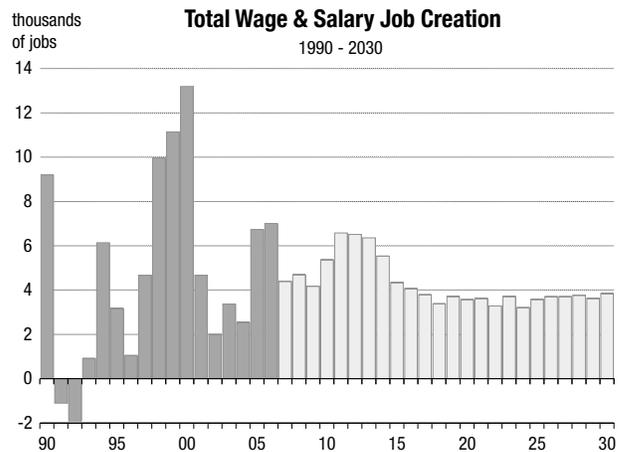
The principal employment clusters in Ventura County are biotechnology, information technology, healthcare services, and mortgage lending. The two largest private employers are Amgen and Countrywide. The U.S. Navy and County government are the largest public employers, though naval employment is expected to continue downsizing over time. The technology corridor is growing again in the Conejo Valley, and there is new momentum from job growth in the Oxnard Plain. Most housing production (and non-residential building) is slated for the western portion of the county, particularly in Oxnard.

The fastest growing cities in the county between 2006 and 2007 were Camarillo and Oxnard, which grew 2.4 and 1.7 percent respectively.

Employment growth is expected to moderate in Ventura County over the next several years in line with the rest of California. The primary impediment to greater growth in the region is the lack of affordable housing. The median selling price has leveled off near \$690,000, which is more than most wage earners can afford. More growth in the region would necessitate the production of more housing than is currently planned.

FORECAST HIGHLIGHTS

- Job growth is forecast to decline to 1.4 percent in 2007. It is expected to average 1.5 percent between 2007 and 2011. The farm sector is expected to plateau.
- The population will continue to grow in the county at the same rate as 2006. Annual growth in the 2007 to 2011 period averages 0.9 percent per year.
- Net migration is forecast to increase remain low over the forecast. Net migration will average 800 persons per year from 2007 to 2011.

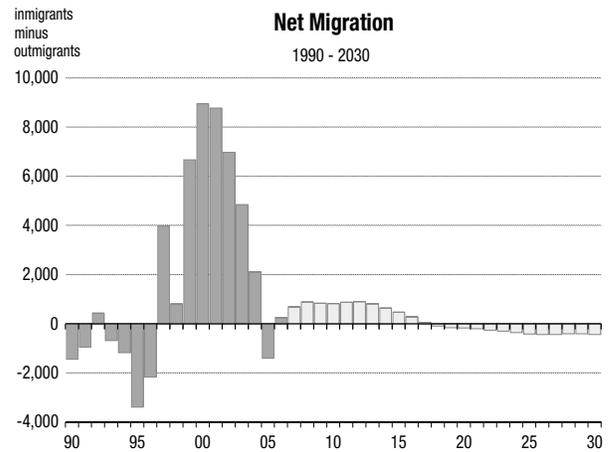
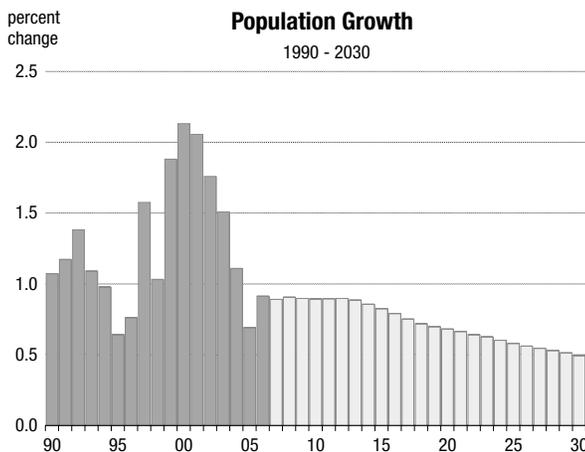


- Average salaries adjusted for inflation are currently above the California state average, and will remain relatively high over the forecast horizon. Real average salaries rise an average of 1.8 percent per year over the next 5 years.
- Employment growth is forecast to be strongest in professional services, trade, financial services, and healthcare and education. These sectors account for 82 percent of total wage and salary job creation from 2007 to 2011.
- Real per capita incomes increase at a rate of 1.9 percent in 2007. An annual compound rate of growth of 1.7 percent is forecast over the next 5 years.
- Total taxable sales are expected to increase by an average of 6.5 percent over the next five years.
- Industrial production increases by 4.5 percent in 2007. From 2007 to 2011, the growth rate of industrial production is 4.0 percent.

Ventura County Economic Forecast

1997-2006 History, 2007-2030 Forecast

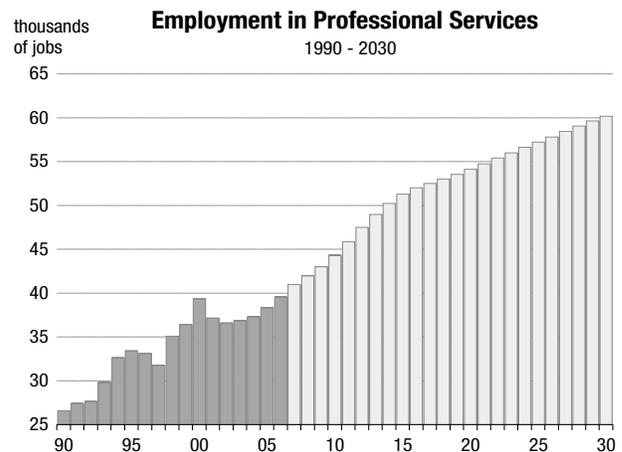
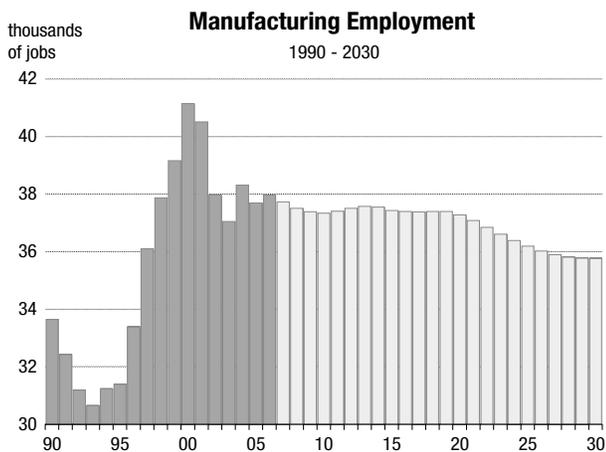
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	721,664	3,973	570.2	231.8	2,316	\$7.0	\$20.5	\$37,404	1.7	1,239.5	4.1	6.7
1998	729,107	806	607.7	233.8	3,182	\$7.5	\$21.5	\$38,230	1.4	1,215.4	4.2	5.6
1999	742,825	6,674	624.6	236.2	4,442	\$8.3	\$23.1	\$39,430	2.3	1,342.1	4.7	4.8
2000	758,657	8,955	654.0	243.2	3,971	\$9.1	\$25.4	\$41,013	3.3	1,284.5	5.4	4.5
2001	774,264	8,781	682.1	246.0	3,446	\$9.5	\$26.0	\$39,799	3.4	1,250.6	4.6	4.9
2002	787,886	6,974	703.9	250.1	2,507	\$9.8	\$26.6	\$39,058	2.8	1,338.8	4.6	5.8
2003	799,781	4,852	705.2	253.1	3,635	\$10.4	\$28.0	\$39,379	2.6	1,258.0	4.9	5.8
2004	808,657	2,112	753.4	255.7	2,603	\$11.2	\$30.0	\$40,473	3.3	1,513.5	5.2	5.4
2005	814,262	-1,396	747.4	258.4	4,516	\$11.9	\$31.6	\$40,433	4.5	1,277.4	5.3	4.7
2006	821,698	251	766.8	261.6	2,402	\$12.6	\$33.2	\$40,407	4.3	1,316.7	5.6	4.3
2007	829,027	682	793.9	263.7	2,837	\$13.7	\$35.4	\$41,183	3.6	1,333.4	5.9	4.3
2008	836,547	882	811.7	266.4	2,552	\$14.5	\$37.3	\$41,950	2.5	1,287.3	6.2	4.5
2009	844,057	832	830.4	268.8	2,595	\$15.3	\$39.1	\$42,585	2.5	1,338.8	6.4	4.7
2010	851,617	826	848.1	271.3	2,534	\$16.3	\$41.3	\$43,193	3.1	1,327.4	6.6	4.6
2011	859,251	869	863.2	273.7	2,465	\$17.3	\$43.5	\$43,897	2.9	1,294.7	6.9	4.5
2012	866,969	900	877.7	276.0	2,403	\$18.3	\$46.0	\$44,701	2.7	1,315.7	7.1	4.6
2013	874,648	818	891.3	278.3	2,244	\$19.3	\$48.5	\$45,456	2.8	1,325.4	7.4	4.6
2014	882,147	641	903.6	280.4	2,187	\$20.2	\$51.1	\$46,156	2.8	1,310.4	7.6	4.7
2015	889,439	475	913.6	282.5	2,252	\$21.2	\$53.7	\$46,741	3.1	1,317.0	7.9	4.7
2016	896,475	282	922.3	284.6	2,105	\$22.2	\$56.5	\$47,253	3.2	1,317.6	8.1	4.7
2017	903,221	59	929.8	286.6	2,044	\$23.2	\$59.3	\$47,683	3.2	1,286.0	8.3	4.7
2018	909,728	-95	935.6	288.6	2,059	\$24.1	\$62.0	\$48,037	3.0	1,317.5	8.6	4.7
2019	916,085	-158	942.4	290.5	2,076	\$25.2	\$64.8	\$48,395	3.0	1,315.0	8.9	4.6
2020	922,334	-171	948.5	292.5	2,078	\$26.3	\$67.6	\$48,729	3.0	1,309.5	9.2	4.5
2021	928,465	-201	955.6	294.5	2,029	\$27.5	\$70.7	\$49,154	3.0	1,285.3	9.4	4.5
2022	934,439	-258	959.9	296.4	2,010	\$28.7	\$73.9	\$49,545	3.0	1,322.8	9.5	4.5
2023	940,292	-300	964.8	298.3	1,990	\$29.9	\$77.2	\$49,962	3.0	1,286.4	9.7	4.4
2024	945,963	-355	969.6	300.2	1,936	\$31.1	\$80.4	\$50,296	2.8	1,330.8	9.9	4.4
2025	951,460	-416	974.0	302.1	1,924	\$32.5	\$83.8	\$50,651	2.9	1,310.9	10.1	4.3
2026	956,810	-440	979.2	303.9	1,898	\$34.0	\$87.4	\$51,072	2.9	1,309.2	10.2	4.3
2027	962,031	-434	984.1	305.7	1,937	\$35.5	\$91.2	\$51,435	3.0	1,309.0	10.4	4.2
2028	967,141	-404	988.1	307.5	1,947	\$37.3	\$95.3	\$51,842	3.2	1,291.2	10.5	4.2
2029	972,115	-404	991.6	309.4	1,915	\$39.1	\$99.6	\$52,255	3.2	1,325.2	10.6	4.1
2030	976,934	-436	994.5	311.2	1,874	\$41.1	\$104.1	\$52,693	3.1	1,310.4	10.8	4.1

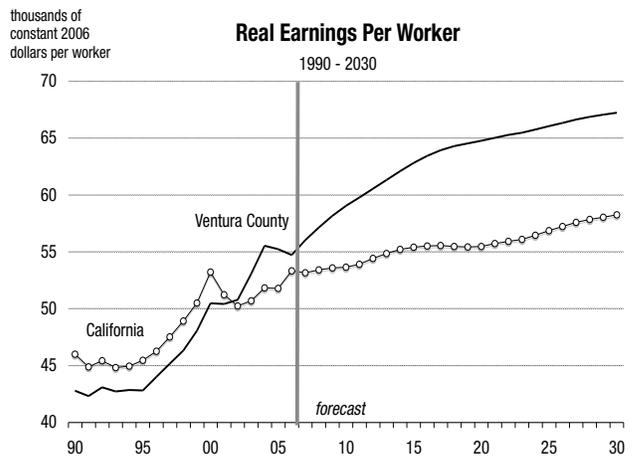
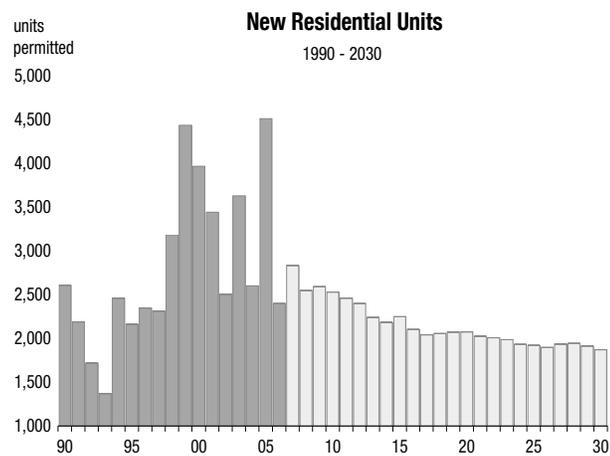
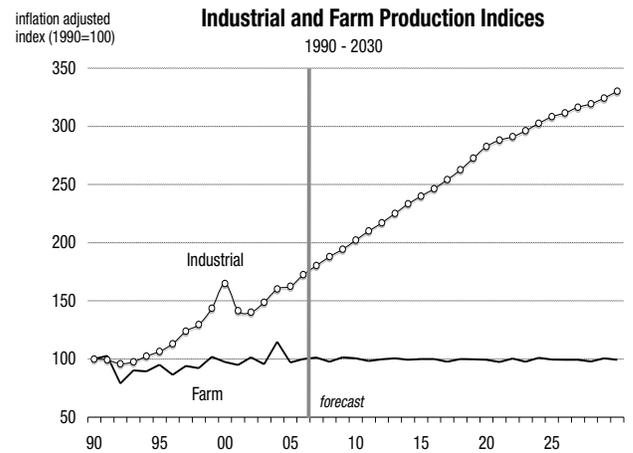
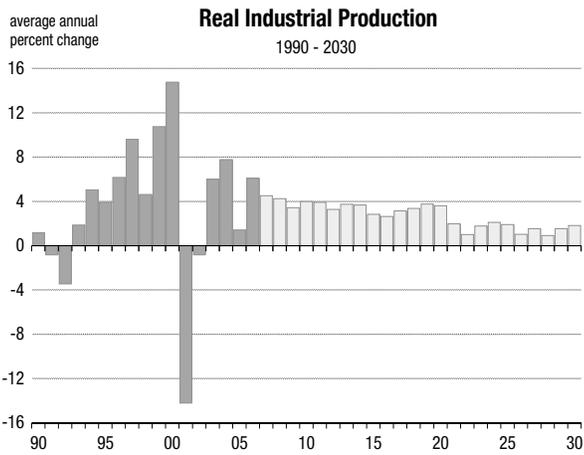
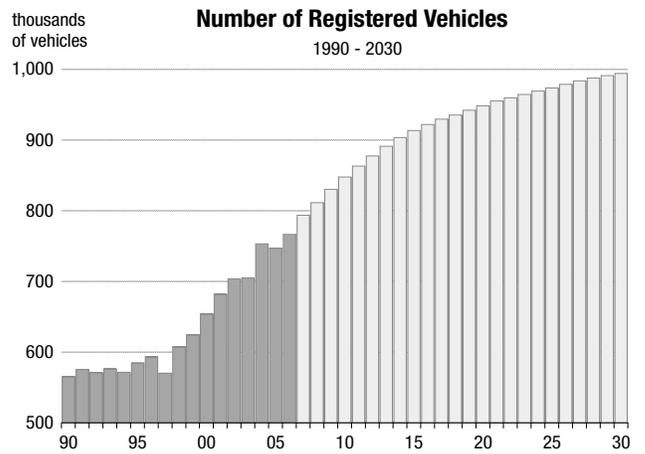
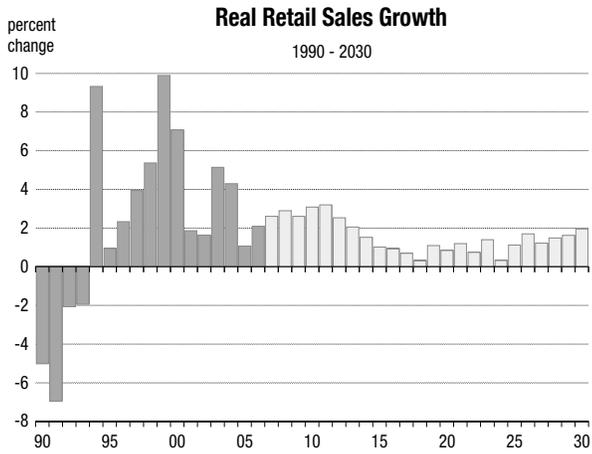


Ventura County Employment Forecast

1997-2006 History, 2007-2030 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	260.0	17.29	11.5	36.1	5.4	39.7	13.8	31.8	6.5	22.6	22.0	43.3
1998	270.0	17.65	13.2	37.9	5.3	39.7	15.6	35.1	7.1	23.3	22.2	43.1
1999	281.1	17.53	14.6	39.2	5.4	41.3	17.1	36.4	8.2	23.9	23.4	43.9
2000	294.3	19.34	15.4	41.2	5.6	43.9	17.7	39.4	7.9	24.1	25.1	44.3
2001	299.0	19.07	16.1	40.5	5.9	45.0	19.7	37.2	8.4	25.3	26.6	45.1
2002	301.0	19.18	15.7	38.0	5.8	45.8	22.2	36.6	8.1	26.3	27.2	45.3
2003	304.4	20.18	16.6	37.1	5.6	46.3	23.4	36.9	7.2	27.6	27.6	44.8
2004	306.9	20.72	16.9	38.3	5.7	47.5	24.2	37.3	6.8	27.5	28.5	42.5
2005	313.7	22.53	18.8	37.7	5.8	49.0	24.5	38.3	6.2	28.3	29.2	42.2
2006	320.7	22.77	20.7	38.0	6.2	49.6	25.0	39.6	6.1	28.9	30.2	42.5
2007	325.1	22.71	19.9	37.7	6.3	50.6	26.0	41.0	6.1	29.6	30.7	43.0
2008	329.8	22.86	19.6	37.5	6.5	51.6	26.8	42.0	6.1	30.5	31.2	43.6
2009	334.0	22.69	19.2	37.4	6.7	52.7	27.7	43.0	6.2	31.4	31.6	43.9
2010	339.3	22.73	18.9	37.3	6.9	53.8	28.7	44.3	6.4	32.3	32.0	44.2
2011	345.9	22.84	19.0	37.4	7.1	55.0	29.8	45.9	6.6	33.3	32.4	44.7
2012	352.5	22.77	19.5	37.5	7.3	56.1	30.8	47.5	6.8	34.3	32.8	45.0
2013	358.8	22.74	20.0	37.6	7.5	57.1	32.0	49.0	7.0	35.4	33.3	45.3
2014	364.4	22.79	20.4	37.6	7.7	57.8	33.1	50.2	7.2	36.4	33.7	45.5
2015	368.7	22.77	20.3	37.4	7.8	58.4	34.1	51.3	7.3	37.4	34.1	45.7
2016	372.8	22.76	20.3	37.4	8.0	58.8	35.0	52.0	7.4	38.3	34.6	46.0
2017	376.6	22.87	20.2	37.4	8.1	59.2	36.1	52.5	7.5	39.1	35.0	46.2
2018	379.9	22.76	20.1	37.4	8.3	59.4	37.1	53.0	7.7	39.9	35.5	46.5
2019	383.7	22.77	20.0	37.4	8.5	59.8	38.0	53.6	7.8	40.6	36.0	46.8
2020	387.2	22.79	20.1	37.3	8.6	60.2	39.0	54.1	7.9	41.4	36.4	47.0
2021	390.9	22.87	20.1	37.1	8.8	60.7	39.9	54.8	8.0	42.1	36.7	47.3
2022	394.2	22.75	20.2	36.8	9.0	61.1	40.9	55.4	8.0	42.9	37.0	47.5
2023	397.9	22.87	20.2	36.6	9.1	61.7	41.8	56.0	8.1	43.6	37.4	47.7
2024	401.1	22.72	20.3	36.4	9.3	62.0	42.8	56.6	8.2	44.3	37.6	48.0
2025	404.7	22.79	20.4	36.2	9.4	62.5	43.9	57.2	8.3	44.9	37.9	48.3
2026	408.4	22.79	20.6	36.0	9.6	63.2	44.8	57.8	8.4	45.5	38.1	48.6
2027	412.1	22.79	20.7	35.9	9.7	63.8	45.8	58.4	8.4	46.1	38.4	48.9
2028	415.9	22.85	21.0	35.8	9.8	64.5	46.8	59.1	8.5	46.6	38.6	49.2
2029	419.5	22.74	21.1	35.8	10.0	65.3	47.8	59.7	8.6	47.1	38.9	49.4
2030	423.4	22.79	21.2	35.8	10.1	66.2	48.7	60.2	8.7	47.6	39.2	49.7





YOLO COUNTY ECONOMIC FORECAST

Yolo County, home to the University of California at Davis, is located in the Sacramento Valley bordering Sacramento County to the east and Napa County to the west. Yolo County has a population of 192,300 people and more than 101,000 wage and salary jobs. The per capita income in Yolo County is \$30,690, and the average salary per worker is \$46,464.

Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a robust pace of 2.2 percent. In 2006, 2,200 total wage and salary jobs were created in Yolo County, representing a growth rate of 2.2 percent. Non-farm employment grew at the same rate. The unemployment rate fell to 5.2 percent in 2006.

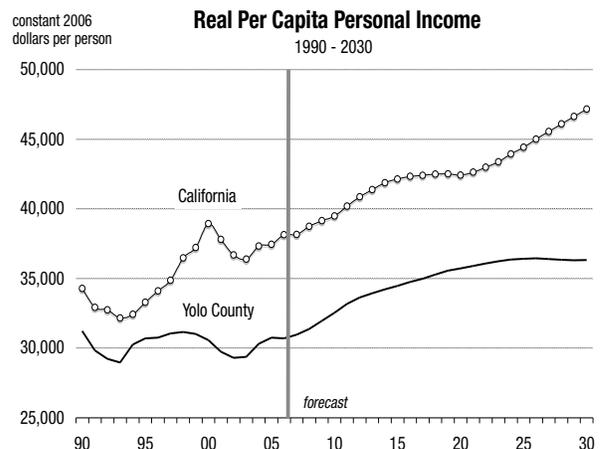
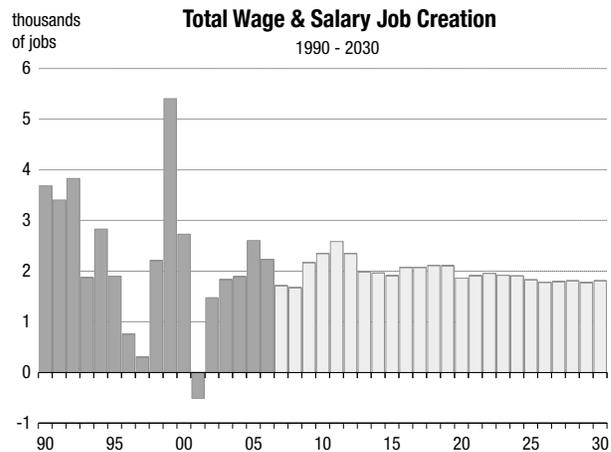
Job creation in Yolo County has been dominated by the public sector. Led by UC Davis, the public sector accounted for 67 percent of Yolo County job growth over the last five years. In 2006, 36 percent of wage and salary jobs were in the public sector in Yolo County. Other expanding labor markets include manufacturing, leisure services, wholesale trade, and healthcare and education.

The population grew at a respectable rate of 1.8 percent in Yolo County from January 2006 to January 2007. The fastest growing city is West Sacramento, which added 1,700 people last year, at a rate of 4.0 percent.

Employment and population growth in Yolo County will moderate over the next few years, but then will rebound to healthier rates. Inland counties, like Yolo County, will dominate growth in the state due to the relative affordability and higher production of homes.

FORECAST HIGHLIGHTS

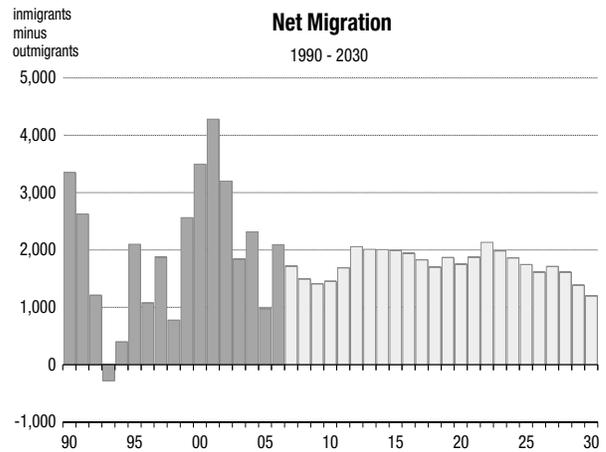
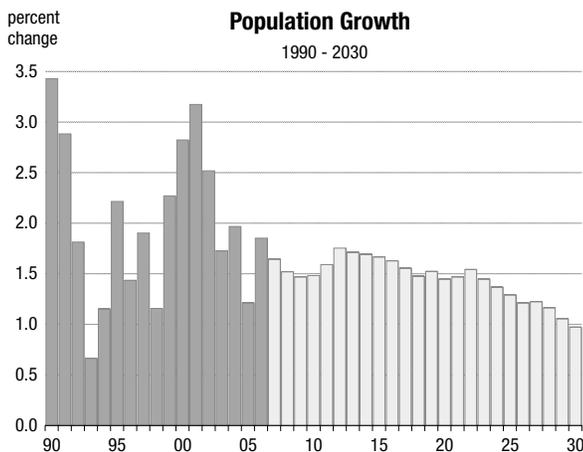
- Job growth is forecast to decline in 2007 to 1.7 percent. Job growth is forecast to average 2.0 percent annually from 2007 to 2011.
- Average salaries adjusted for inflation are currently below the California state average. They are expected to increase at a faster rate than the state average. Inflation adjusted salaries are expected to rise an average of 1.3 percent per year over the next 5 years.
- Real per capita income will increase at a rate of 0.9 percent in 2007. Over the next five years real per capita incomes are forecast to grow by an average of 1.6 percent per year.
- Total taxable sales are expected to increase by an average of 5.4 percent over the next five years. Adjusted for inflation, they increase 3.0 percent per year.
- Between 2007 and 2011, the momentum for employment growth is in professional services, healthcare and education, transportation, wholesale and retail trade, and government. These sectors account for 85 percent of job creation in the county over the next five years.
- The population will grow at a steady rate of 1.5 percent per year between 2007 and 2011.
- Net migration will decline to approximately 1,700 people in 2007. Over the next five years net migration is expected to average 1,600 net migrants per year. Net migration accounts for 50 percent of the population growth in the county.
- Industrial production is forecast to increase by 4.5 percent in 2007. From 2007 to 2011, the growth rate of industrial production is expected to average 4.8 percent per year.



Yolo County Economic Forecast

1997-2006 History, 2007-2030 Forecast

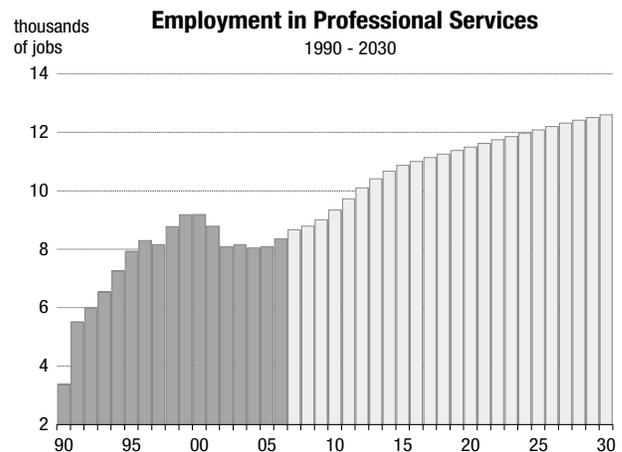
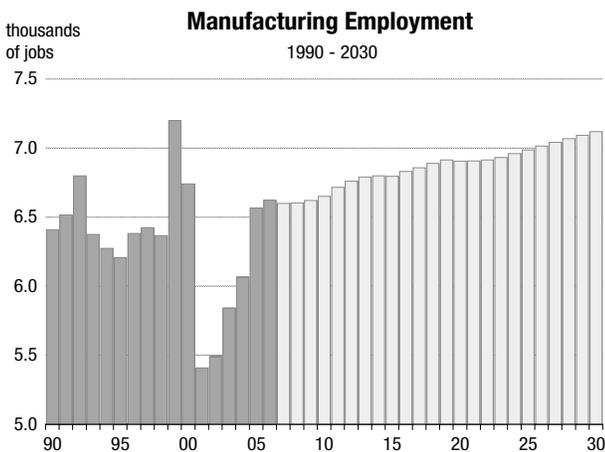
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	159,806	1,879	122.9	56.2	714	\$1.8	\$3.8	\$31,042	3.4	437.4	1.32	6.0
1998	161,659	777	131.5	57.0	1,591	\$1.9	\$4.0	\$31,156	3.2	350.9	1.32	5.5
1999	165,332	2,564	135.9	57.7	1,465	\$2.1	\$4.2	\$31,019	4.2	412.9	1.51	4.4
2000	170,001	3,497	139.5	59.4	1,216	\$2.4	\$4.5	\$30,574	4.5	352.0	1.64	5.0
2001	175,399	4,281	145.7	60.8	1,300	\$2.4	\$4.7	\$29,744	5.4	318.4	1.44	5.1
2002	179,817	3,201	156.0	62.2	1,389	\$2.4	\$4.9	\$29,293	1.6	325.5	1.49	6.0
2003	182,924	1,846	155.2	63.3	1,763	\$2.5	\$5.0	\$29,367	1.8	324.5	1.56	6.3
2004	186,525	2,315	165.5	64.8	2,215	\$2.8	\$5.4	\$30,313	1.2	356.4	1.69	6.0
2005	188,788	979	165.2	66.0	1,718	\$3.1	\$5.6	\$30,748	2.0	343.6	1.77	5.4
2006	192,285	2,095	168.2	68.1	1,293	\$3.4	\$5.9	\$30,690	3.3	351.9	1.83	5.2
2007	195,451	1,722	172.4	69.7	1,037	\$3.5	\$6.2	\$30,970	2.9	341.8	1.91	5.1
2008	198,423	1,498	176.3	70.7	1,050	\$3.7	\$6.5	\$31,363	2.0	336.5	1.99	5.2
2009	201,343	1,416	180.2	71.8	1,180	\$3.9	\$6.9	\$31,955	2.0	333.7	2.09	5.3
2010	204,332	1,456	183.9	73.0	1,192	\$4.1	\$7.3	\$32,533	2.5	332.1	2.20	5.4
2011	207,582	1,691	187.5	74.1	1,165	\$4.4	\$7.7	\$33,171	2.4	331.3	2.32	5.4
2012	211,224	2,059	191.0	75.3	1,174	\$4.6	\$8.2	\$33,642	2.2	330.9	2.43	5.5
2013	214,843	2,012	194.4	76.5	1,164	\$4.8	\$8.6	\$33,931	2.3	330.6	2.55	5.6
2014	218,486	2,009	197.7	77.7	1,183	\$5.1	\$9.0	\$34,222	2.3	330.5	2.67	5.7
2015	222,133	1,990	200.9	78.9	1,174	\$5.3	\$9.4	\$34,465	2.6	330.4	2.78	5.7
2016	225,752	1,944	204.0	80.0	1,179	\$5.6	\$9.9	\$34,751	2.7	330.4	2.89	5.8
2017	229,266	1,831	207.0	81.2	1,210	\$6.0	\$10.4	\$34,983	2.7	330.3	3.00	5.8
2018	232,655	1,706	210.0	82.4	1,164	\$6.3	\$10.9	\$35,273	2.5	330.3	3.12	5.8
2019	236,204	1,871	212.9	83.6	1,170	\$6.6	\$11.5	\$35,554	2.5	330.3	3.24	5.8
2020	239,626	1,757	215.7	84.8	1,113	\$7.0	\$12.0	\$35,722	2.5	330.3	3.38	5.8
2021	243,150	1,878	218.5	85.9	1,122	\$7.3	\$12.5	\$35,894	2.4	330.3	3.48	5.8
2022	246,905	2,134	221.2	87.0	1,118	\$7.7	\$13.1	\$36,081	2.5	330.2	3.56	5.7
2023	250,486	1,987	223.8	88.2	1,143	\$8.1	\$13.7	\$36,234	2.5	330.2	3.65	5.7
2024	253,919	1,866	226.4	89.3	1,143	\$8.5	\$14.2	\$36,358	2.3	330.2	3.75	5.7
2025	257,202	1,746	228.9	90.5	1,143	\$8.8	\$14.8	\$36,418	2.4	330.2	3.84	5.7
2026	260,326	1,617	231.4	91.6	1,138	\$9.2	\$15.3	\$36,439	2.4	330.2	3.91	5.7
2027	263,516	1,712	233.8	92.8	1,145	\$9.7	\$15.9	\$36,388	2.5	330.2	3.97	5.7
2028	266,587	1,615	236.2	93.9	1,131	\$10.1	\$16.5	\$36,333	2.7	330.2	4.05	5.7
2029	269,410	1,388	238.5	95.0	1,116	\$10.6	\$17.1	\$36,300	2.7	330.2	4.13	5.7
2030	272,036	1,204	240.8	96.2	1,116	\$11.1	\$17.7	\$36,320	2.6	330.2	4.21	5.7

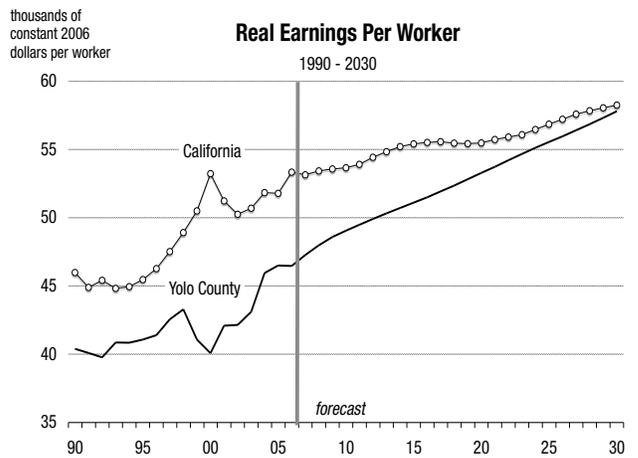
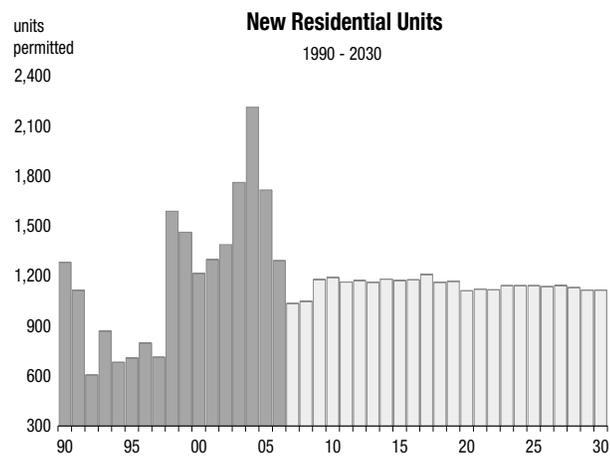
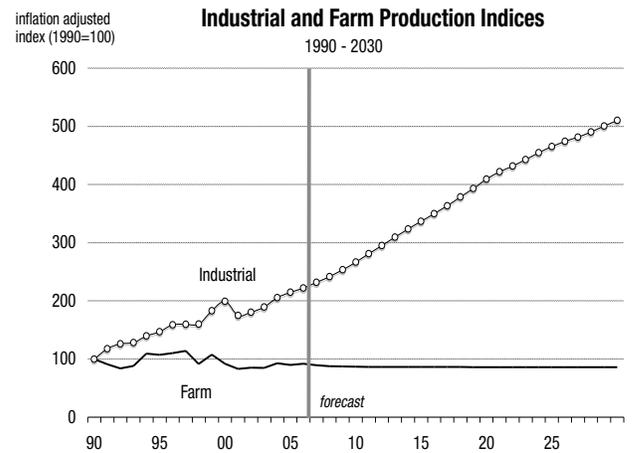
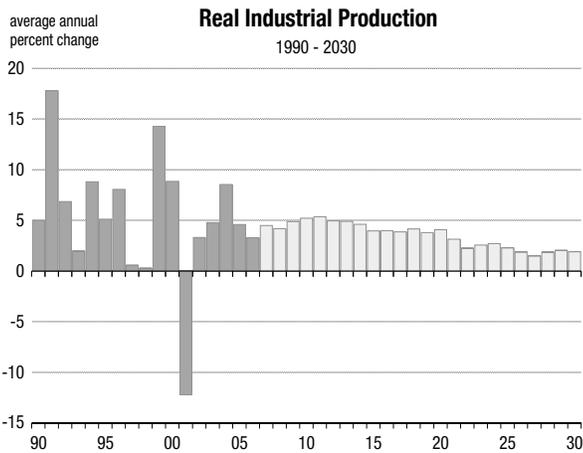
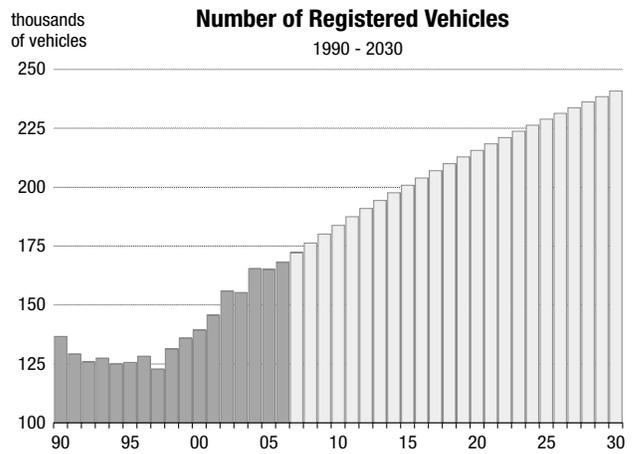
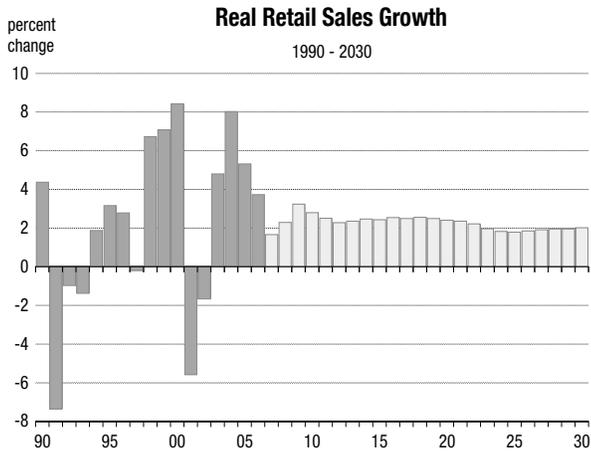


Yolo County Employment Forecast

1997-2006 History, 2007-2030 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	81.9	5.13	3.1	6.4	6.5	12.7	2.9	8.2	1.1	4.0	4.7	25.3
1998	84.1	4.78	3.4	6.4	6.5	13.2	3.0	8.8	1.1	4.3	4.7	26.2
1999	89.5	4.88	4.0	7.2	6.9	14.1	3.1	9.2	1.1	4.6	5.1	27.5
2000	92.2	4.86	4.5	6.7	7.4	13.5	3.1	9.2	1.1	5.0	5.6	29.3
2001	91.7	4.10	4.7	5.4	7.6	13.0	3.2	8.8	1.1	5.6	6.0	30.3
2002	93.2	4.48	4.7	5.5	7.7	12.4	3.3	8.1	1.1	5.8	5.9	32.1
2003	95.0	4.18	4.9	5.8	7.3	11.9	3.3	8.2	1.1	5.8	6.2	34.3
2004	96.9	3.80	5.0	6.1	7.7	11.7	3.4	8.1	1.2	6.0	6.4	35.6
2005	99.5	3.65	5.3	6.6	7.7	12.0	3.6	8.1	1.1	6.4	6.8	36.3
2006	101.8	3.75	5.1	6.6	7.9	12.4	3.7	8.4	1.1	6.7	7.1	36.9
2007	103.5	3.82	5.1	6.6	8.1	12.5	3.8	8.7	1.1	6.8	7.2	37.6
2008	105.2	3.85	5.0	6.6	8.2	12.8	3.8	8.8	1.2	7.0	7.4	38.3
2009	107.3	3.87	5.1	6.6	8.4	13.1	3.9	9.0	1.2	7.2	7.5	39.2
2010	109.7	3.88	5.0	6.7	8.7	13.4	3.9	9.3	1.2	7.5	7.7	40.1
2011	112.3	3.89	5.1	6.7	9.0	13.7	3.9	9.7	1.3	7.7	7.9	41.0
2012	114.6	3.89	5.1	6.8	9.3	13.9	3.9	10.1	1.3	7.9	8.0	41.9
2013	116.6	3.89	5.1	6.8	9.6	14.1	4.0	10.4	1.4	8.1	8.2	42.7
2014	118.6	3.89	5.0	6.8	9.9	14.3	4.0	10.7	1.4	8.3	8.3	43.5
2015	120.5	3.89	4.9	6.8	10.1	14.5	4.1	10.9	1.5	8.5	8.5	44.3
2016	122.6	3.89	5.0	6.8	10.4	14.7	4.1	11.0	1.5	8.7	8.7	45.1
2017	124.6	3.89	5.0	6.9	10.6	15.0	4.2	11.1	1.5	8.9	8.9	45.9
2018	126.8	3.89	5.1	6.9	10.9	15.3	4.2	11.3	1.6	9.2	9.0	46.8
2019	128.9	3.89	5.1	6.9	11.2	15.6	4.3	11.4	1.6	9.4	9.2	47.6
2020	130.7	3.89	5.0	6.9	11.5	15.8	4.3	11.5	1.7	9.6	9.2	48.5
2021	132.6	3.89	5.0	6.9	11.7	16.1	4.3	11.6	1.7	9.9	9.3	49.3
2022	134.6	3.89	5.0	6.9	12.0	16.4	4.4	11.7	1.8	10.1	9.3	50.1
2023	136.5	3.89	5.1	6.9	12.3	16.6	4.4	11.9	1.8	10.4	9.4	50.9
2024	138.4	3.89	5.1	7.0	12.5	16.9	4.5	12.0	1.8	10.6	9.4	51.7
2025	140.3	3.89	5.1	7.0	12.7	17.1	4.5	12.1	1.9	10.8	9.5	52.5
2026	142.0	3.89	5.2	7.0	13.0	17.4	4.5	12.2	1.9	11.1	9.6	53.2
2027	143.8	3.89	5.2	7.0	13.1	17.6	4.6	12.3	2.0	11.3	9.6	54.0
2028	145.6	3.89	5.3	7.1	13.3	17.9	4.6	12.4	2.0	11.5	9.7	54.7
2029	147.4	3.89	5.3	7.1	13.5	18.2	4.7	12.5	2.0	11.7	9.8	55.5
2030	149.2	3.89	5.4	7.1	13.7	18.4	4.7	12.6	2.1	12.0	9.9	56.2





YUBA COUNTY ECONOMIC FORECAST

Yuba County, located in the Northern Sacramento Valley is home to Beale Air Force Base, which employs more than 4,300 military and civilian workers. Yuba County has a population of 71,938 people and 18,780 wage and salary jobs. The per capita income in Yuba County is \$23,735, and the average salary per worker is \$56,516.

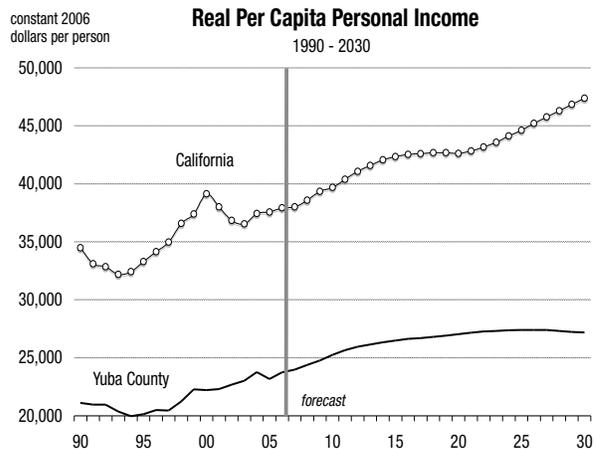
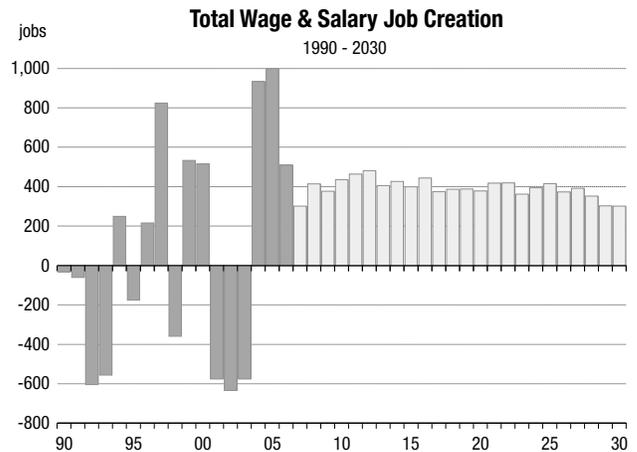
Employment growth in Northern California was strong in 2006, compared to the previous five years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a robust pace of 2.2 percent. In 2006, 510 total wage and salary jobs were created in Yuba County, implying a growth rate of 2.8 percent. Non-farm employment grew slightly faster at 3.4 percent. Farm employment declined 6.1 percent. The unemployment rate declined to 8.9 percent in 2006.

The principal sector producing jobs in Yuba County is government. The public sector added over 250 jobs in 2006 and is the largest employer with nearly 39 percent of all jobs in the county. Other growing sectors include, construction, retail trade, professional services, healthcare and education, and leisure services. The professional services sector has added nearly 400 jobs since 2003, but is still below the peak employment level of 2000. The manufacturing sector lost over 80 jobs in 2006 and has declined by nearly 375 jobs since 2002.

From January 2006 to January 2007, population grew at a rate of 2.2 percent in Yuba County. All of the growth occurred in the unincorporated areas, where 77 percent of the population resides. The largest city in the county, Marysville, declined by 0.5 percent in 2006, losing over 50 people. There was a total of 2,300 net migrants entering the county in 2006.

FORECAST HIGHLIGHTS

- Job growth is forecast to slow to 1.6 percent in 2007. Job growth is expected average 2.0 percent per year over the next five years. Non-farm job averages 2.2 percent. Farm employment is expected to remain flat.
- Average salaries adjusted for inflation are currently above the California state average, and will remain so over the forecast period. Inflation adjusted salaries are expected to rise an average of 1.1 percent per year over the next five years.
- The momentum for employment growth is in government, healthcare and education, and wholesale and retail trade. These sectors account for over 70 percent of the jobs created in the county over the next five years. The construction, professional services and leisure services sectors will also experience job gains of at least 100 workers over the next five years.

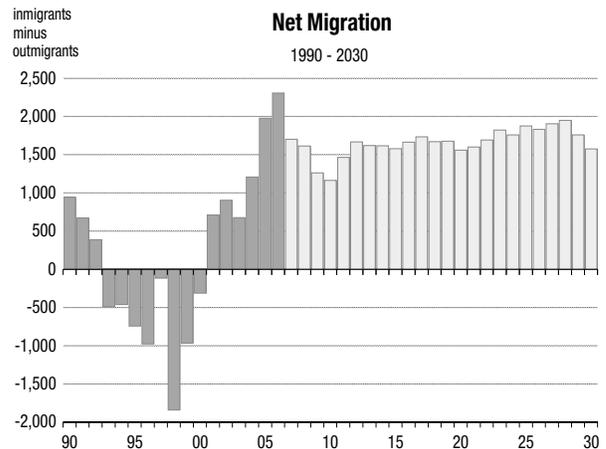
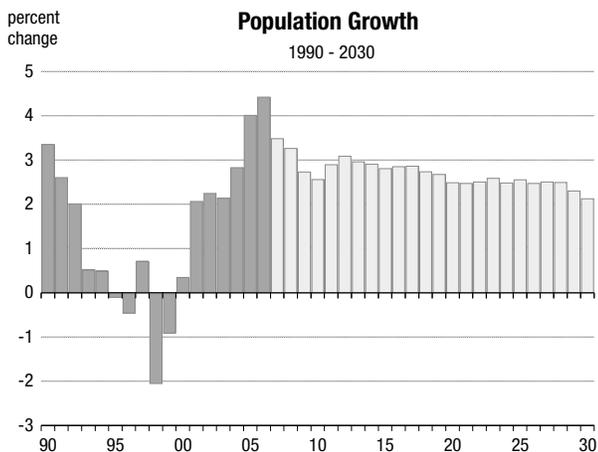


- The population in the county will continue to grow, and at a significantly faster rate than the state average. Annual growth in the 2007 to 2011 period averages 3.0 percent per year.
- Net migration, which is currently at record levels will decline slightly to an estimated 1,700 people in 2007. Over the next five years net migration is expected to average of 1,450 net migrants per year.
- Real per capita income is forecast to rise 1.0 percent in 2007. Over the next five years, real per capita incomes are expected to increase an average of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are expected to rise an average of 2.2 percent per year over the next five years.
- Industrial production is forecast to increase 4.7 percent in 2007. Over the next five years the growth rate of industrial production averages 4.6 percent per year.

Yuba County Economic Forecast

1997-2006 History, 2007-2030 Forecast

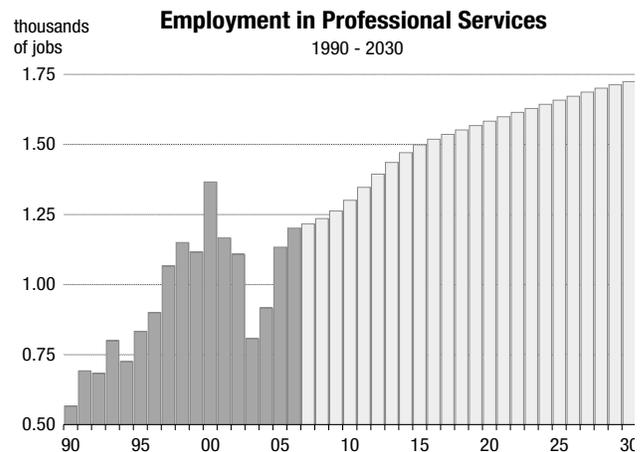
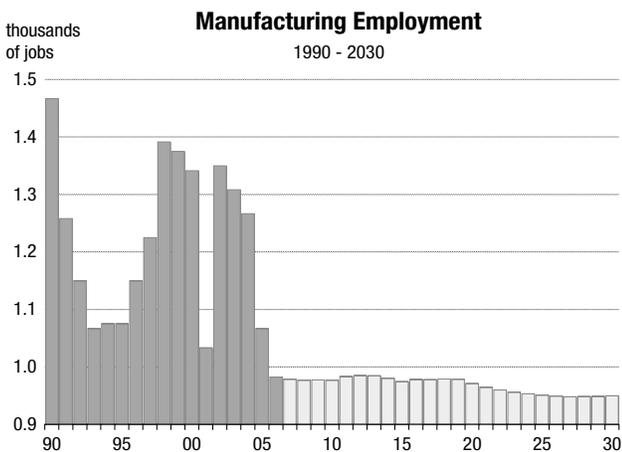
	Population (people)	Net Migration (people)	Registered Vehicles (thousands)	Households (thousands)	New Homes Permitted (homes)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (millions)	Real Industrial Production (millions)	Unemploy- ment Rate (percent)
1997	62,049	-115	47.3	21.2	139	\$0.33	\$0.97	\$20,438	3.4	184.5	188.3	13.4
1998	60,776	-1,840	49.4	21.4	153	\$0.31	\$1.02	\$21,222	3.2	155.9	187.3	13.6
1999	60,223	-966	50.8	21.6	221	\$0.36	\$1.10	\$22,276	4.2	175.0	204.7	11.8
2000	60,433	-312	52.9	20.5	84	\$0.39	\$1.15	\$22,217	4.5	188.7	249.3	8.0
2001	61,680	713	55.2	20.7	210	\$0.38	\$1.25	\$22,290	5.4	151.5	205.5	8.6
2002	63,066	904	57.3	20.7	376	\$0.39	\$1.32	\$22,677	1.6	151.0	226.3	9.9
2003	64,413	676	57.3	21.0	611	\$0.44	\$1.39	\$23,025	1.8	164.8	244.7	10.8
2004	66,235	1,209	61.7	21.2	1,697	\$0.52	\$1.49	\$23,770	1.2	142.7	241.8	9.7
2005	68,892	1,978	64.4	22.2	1,703	\$0.57	\$1.55	\$23,175	2.0	141.4	201.6	9.1
2006	71,938	2,308	67.3	22.9	1,006	\$0.56	\$1.71	\$23,735	3.3	163.1	198.9	8.9
2007	74,445	1,702	70.2	24.1	1,138	\$0.59	\$1.84	\$23,965	2.9	158.3	208.1	9.0
2008	76,876	1,614	72.9	25.2	782	\$0.61	\$1.97	\$24,383	2.0	155.7	217.5	9.3
2009	78,977	1,264	75.3	26.0	770	\$0.64	\$2.09	\$24,762	2.0	152.9	227.1	9.3
2010	80,998	1,164	77.7	26.7	1,140	\$0.67	\$2.25	\$25,241	2.5	150.3	237.8	9.2
2011	83,345	1,467	79.9	27.8	1,082	\$0.71	\$2.40	\$25,647	2.4	148.9	249.5	9.1
2012	85,919	1,670	82.1	28.9	840	\$0.74	\$2.56	\$25,957	2.2	147.5	260.8	9.3
2013	88,464	1,620	84.2	29.7	796	\$0.77	\$2.72	\$26,139	2.3	145.8	272.8	9.5
2014	91,035	1,618	86.3	30.5	719	\$0.81	\$2.88	\$26,323	2.3	144.5	284.7	9.6
2015	93,593	1,581	88.3	31.2	818	\$0.84	\$3.06	\$26,477	2.6	143.2	295.3	9.6
2016	96,260	1,667	90.3	32.0	914	\$0.87	\$3.25	\$26,639	2.7	141.8	306.5	9.7
2017	99,016	1,736	92.2	32.9	771	\$0.91	\$3.44	\$26,693	2.7	141.5	317.6	9.7
2018	101,726	1,673	94.1	33.7	826	\$0.94	\$3.64	\$26,802	2.5	140.7	330.3	9.7
2019	104,445	1,677	95.9	34.5	671	\$0.97	\$3.84	\$26,911	2.5	139.7	342.2	9.6
2020	107,047	1,561	97.7	35.1	772	\$1.01	\$4.06	\$27,028	2.5	138.9	355.7	9.5
2021	109,691	1,602	99.5	35.9	863	\$1.04	\$4.28	\$27,157	2.4	138.8	365.3	9.4
2022	112,438	1,695	101.3	36.7	1,018	\$1.08	\$4.51	\$27,269	2.5	138.1	371.4	9.4
2023	115,347	1,823	103.0	37.7	827	\$1.11	\$4.75	\$27,299	2.5	138.1	379.2	9.4
2024	118,209	1,761	104.8	38.5	1,038	\$1.15	\$4.99	\$27,362	2.3	137.1	388.0	9.4
2025	121,227	1,879	106.6	39.6	933	\$1.18	\$5.24	\$27,388	2.4	136.2	395.9	9.4
2026	124,227	1,832	108.3	40.5	1,044	\$1.22	\$5.51	\$27,403	2.4	135.3	402.4	9.3
2027	127,341	1,906	110.0	41.5	1,090	\$1.25	\$5.78	\$27,386	2.5	134.6	407.6	9.3
2028	130,516	1,949	111.7	42.6	847	\$1.29	\$6.07	\$27,312	2.7	134.4	414.9	9.3
2029	133,522	1,762	113.4	43.4	700	\$1.32	\$6.35	\$27,229	2.7	133.4	423.2	9.3
2030	136,360	1,577	114.9	44.1	584	\$1.35	\$6.64	\$27,188	2.6	132.6	431.1	9.3

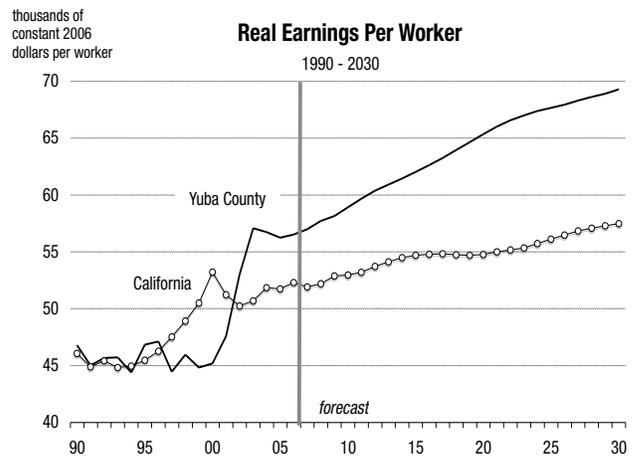
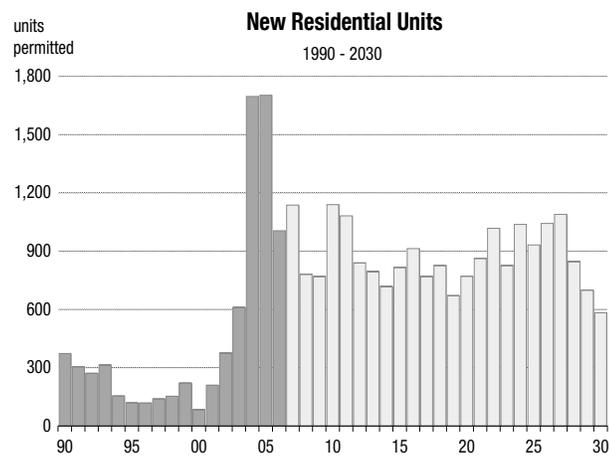
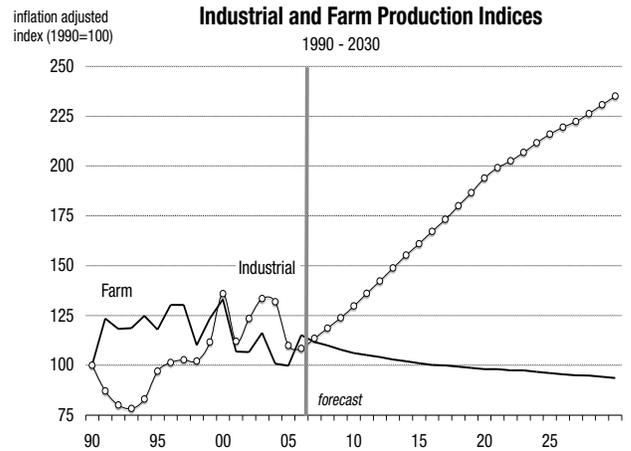
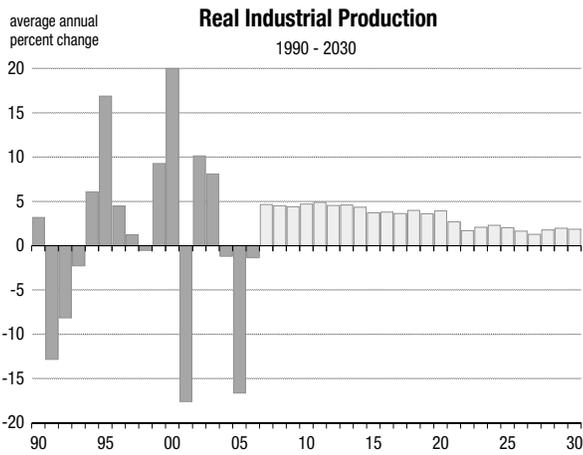
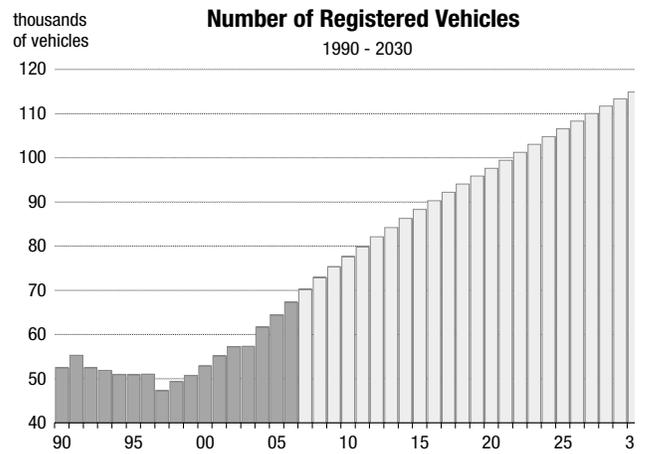
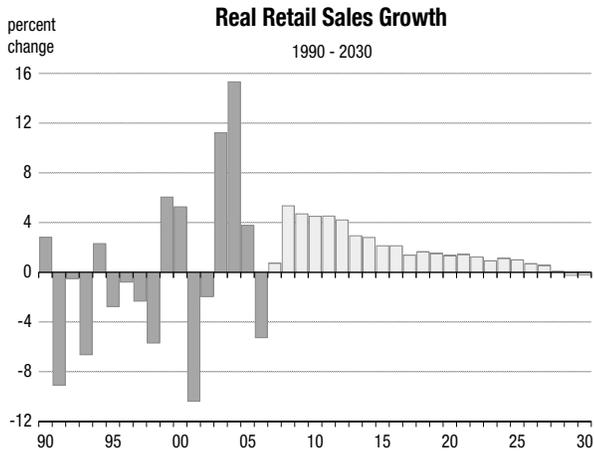


Yuba County Employment Forecast

1997-2006 History, 2007-2030 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	17.4	2.79	0.73	1.23	0.28	1.98	0.57	1.07	0.20	1.51	1.21	5.55
1998	17.1	1.90	0.74	1.39	0.29	1.85	0.56	1.15	0.20	1.36	1.15	6.13
1999	17.6	2.10	0.85	1.38	0.28	1.81	0.47	1.12	0.20	1.51	1.08	6.50
2000	18.1	2.08	0.85	1.34	0.32	1.69	0.45	1.37	0.20	1.58	1.20	6.73
2001	17.5	1.48	0.86	1.03	0.55	1.58	0.43	1.17	0.18	1.81	1.18	6.73
2002	16.9	1.13	0.65	1.35	0.44	1.57	0.30	1.11	0.10	1.73	1.27	6.67
2003	16.3	1.21	0.83	1.31	0.46	1.45	0.36	0.81	0.12	1.74	1.14	6.31
2004	17.3	1.13	0.97	1.27	0.50	1.93	0.48	0.92	0.20	1.72	1.28	6.41
2005	18.3	1.18	0.88	1.07	0.56	2.03	0.49	1.13	0.20	1.81	1.32	6.98
2006	18.8	1.11	0.95	0.98	0.57	2.16	0.48	1.20	0.20	1.89	1.41	7.24
2007	19.1	1.08	1.00	0.98	0.59	2.10	0.46	1.22	0.20	1.94	1.44	7.49
2008	19.5	1.09	1.00	0.98	0.60	2.19	0.45	1.24	0.20	2.01	1.48	7.68
2009	19.9	1.09	1.00	0.98	0.61	2.27	0.45	1.26	0.20	2.07	1.51	7.84
2010	20.3	1.10	1.03	0.98	0.63	2.35	0.45	1.30	0.21	2.12	1.54	7.98
2011	20.8	1.11	1.05	0.98	0.65	2.43	0.45	1.35	0.22	2.17	1.57	8.14
2012	21.3	1.13	1.03	0.98	0.67	2.51	0.46	1.39	0.23	2.26	1.62	8.27
2013	21.7	1.12	1.02	0.98	0.69	2.58	0.46	1.44	0.23	2.33	1.67	8.39
2014	22.1	1.15	1.01	0.98	0.71	2.64	0.47	1.47	0.24	2.42	1.71	8.51
2015	22.5	1.14	1.01	0.97	0.72	2.70	0.47	1.50	0.25	2.50	1.76	8.63
2016	22.9	1.18	1.02	0.98	0.74	2.76	0.48	1.52	0.27	2.58	1.80	8.75
2017	23.3	1.19	1.02	0.98	0.76	2.82	0.48	1.54	0.28	2.65	1.84	8.86
2018	23.7	1.19	1.02	0.98	0.78	2.87	0.49	1.55	0.30	2.72	1.88	8.98
2019	24.1	1.19	1.00	0.98	0.80	2.92	0.49	1.57	0.32	2.81	1.93	9.10
2020	24.5	1.18	1.01	0.97	0.81	2.97	0.50	1.58	0.35	2.88	1.97	9.21
2021	24.9	1.19	1.02	0.96	0.83	3.02	0.51	1.60	0.37	2.96	2.02	9.33
2022	25.3	1.22	1.04	0.96	0.85	3.07	0.52	1.61	0.39	3.04	2.05	9.45
2023	25.7	1.21	1.03	0.96	0.87	3.11	0.52	1.63	0.41	3.11	2.08	9.57
2024	26.1	1.22	1.05	0.95	0.89	3.16	0.53	1.64	0.42	3.19	2.11	9.70
2025	26.5	1.25	1.05	0.95	0.90	3.20	0.53	1.66	0.44	3.27	2.15	9.83
2026	26.8	1.26	1.06	0.95	0.92	3.24	0.53	1.67	0.45	3.34	2.18	9.96
2027	27.2	1.27	1.07	0.95	0.93	3.28	0.54	1.69	0.47	3.42	2.22	10.10
2028	27.6	1.30	1.06	0.95	0.94	3.32	0.54	1.70	0.48	3.48	2.24	10.24
2029	27.9	1.30	1.03	0.95	0.95	3.35	0.55	1.71	0.50	3.53	2.26	10.39
2030	28.2	1.31	1.01	0.95	0.96	3.38	0.55	1.72	0.51	3.58	2.27	10.54





CALIFORNIA STATE ECONOMIC FORECAST

The gross state product of California is estimated at \$1.7 trillion, making it the eighth largest economy in the world. The state has a population of 37.44 million people and 15.45 million wage and salary jobs. The per capita income in California is \$37,838, and the average salary per worker is \$54,975.

In 2006, 274,200 total wage and salary jobs were created in California, representing an increase in employment of 1.8 percent. Non-farm employment, which accounts for over 97 percent of total employment in the state, added 275,100 jobs. The unemployment rate declined to 4.9 percent in 2006.

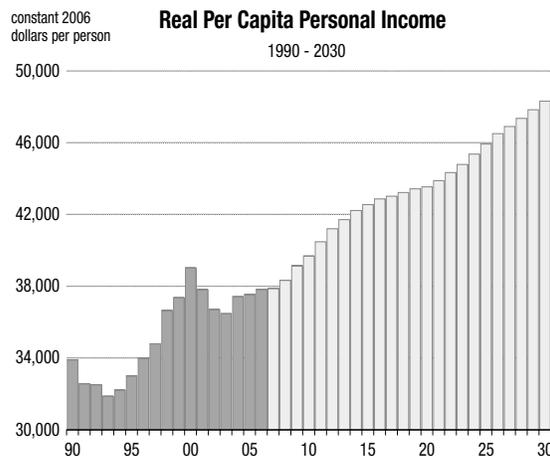
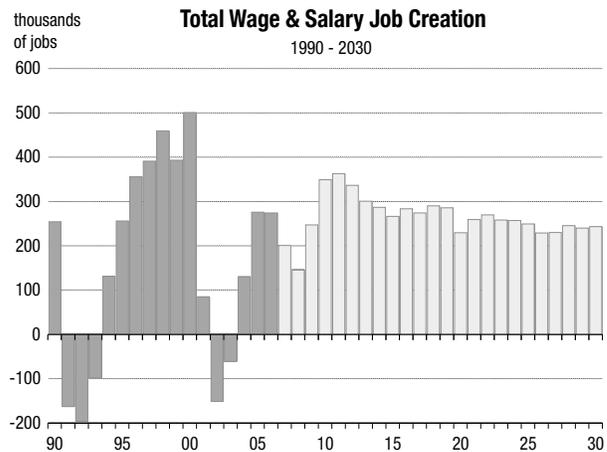
The principal sectors that are producing jobs in California are professional services, leisure services, construction, government, and healthcare and education. Professional services employment increased by 77,100, while leisure services increased by 44,200 jobs. Construction, government, and healthcare and education each grew between 30,000 and 35,000 jobs in 2006. Employment in manufacturing continued to decline, losing nearly 10,000 jobs. The information and agriculture sectors both lost less than 1,000 jobs.

The population in California grew at a rate of 1.3 percent in calendar 2006. The fastest growing major counties in the state are Riverside and Kern Counties, which increased 3.3 and 2.8 percent respectively between January 2006 and January 2007. Net migration in California was positive last year, with 145,600 migrants entering the state. All of it was foreign migration as domestic net migration exceeded 65,000 persons leaving the state.

Employment and population growth are expected to moderate over the next several years. Inland counties will dominate growth. The fastest growing areas in the state will remain the Inland Empire, the San Joaquin Valley, and to a lesser extent the Sacramento Valley.

FORECAST HIGHLIGHTS

- Job growth averages 1.3 percent in 2007. Over the next five years, a 1.6 percent average annual growth rate is forecast. Non-farm employment increases by an average of 1.7 percent over the same period.
- Average salaries adjusted for inflation are forecast to decline slightly in 2007. Inflation adjusted salaries are expected to rise an average of 0.3 percent per year over the next 5 years.
- The population in the state will grow, but at a slower rate than the last several years. Annual growth in the 2007 to 2011 period averages 1.1 percent per year.
- Net migration is forecast at 100,600 people in 2007. Over the next five years net migration is expected to average 98,000 net migrants per year.

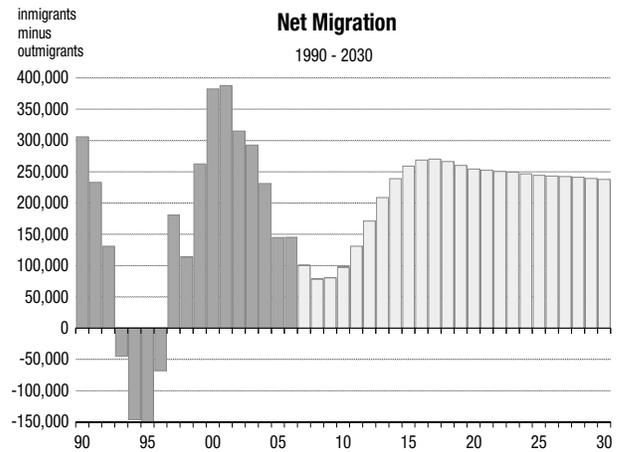
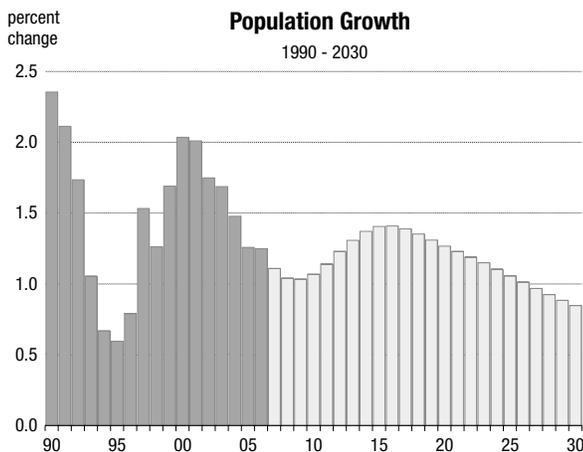


- Between 2007 and 2011, the momentum for employment growth is in professional services, government, wholesale and retail trade, and healthcare and education. These sectors account for 76 percent of all jobs created in the state over the next five years.
- Real per capita income is forecast to increase 0.1 percent in 2007. Over the next five years real per capita incomes are expected to rise an average of 1.4 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to rise 0.6 percent in 2007. Over the next five years real taxable sales are forecast to increase 2.4 percent per year.
- Industrial production is forecast to increase 4.8 percent in 2007. Over the next five years the growth rate of industrial production will average 4.6 percent per year. Total crop production, adjusted for inflation, is expected to decline an average of 1.9 percent per year between 2007 and 2011.

California State Economic Forecast

1997-2006 History, 2007-2030 Forecast

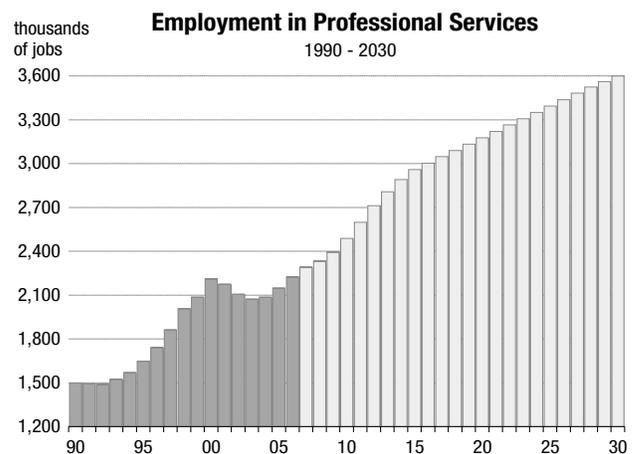
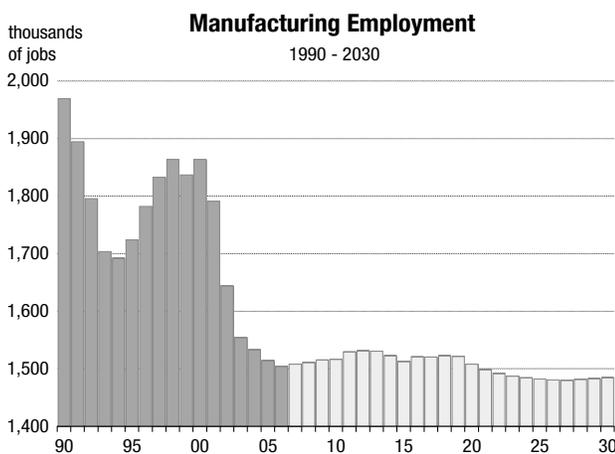
	Population (millions)	Net Migration (people)	Registered Vehicles (millions)	Households (millions)	New Homes Permitted (thousands)	Total Taxable Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Inflation Rate (% change in CPI)	Real Farm Crop Value (billions)	Real Industrial Production (billions)	Unemploy- ment Rate (percent)
1997	32.45	181.1	25.4	11.0	111.7	\$340.9	\$860.5	\$34,801	2.2	34.1	220.3	6.4
1998	32.86	114.2	27.1	11.1	125.7	\$362.8	\$936.0	\$36,646	2.0	30.9	231.0	6.0
1999	33.42	262.5	27.8	11.2	140.1	\$404.1	\$999.2	\$37,371	2.9	31.6	245.0	5.3
2000	34.10	382.7	29.1	11.5	148.5	\$455.7	\$1,103.8	\$39,023	3.7	30.9	270.4	4.9
2001	34.78	388.0	29.7	11.6	148.8	\$461.3	\$1,135.3	\$37,817	4.0	30.6	231.3	5.4
2002	35.39	315.2	30.4	11.7	167.8	\$457.3	\$1,147.7	\$36,699	2.4	30.9	222.5	6.7
2003	35.99	293.0	30.5	11.9	195.7	\$474.8	\$1,187.0	\$36,477	2.3	31.9	231.5	6.8
2004	36.52	231.4	32.8	12.0	213.0	\$508.7	\$1,268.0	\$37,414	2.6	34.4	238.6	6.2
2005	36.98	145.2	32.8	12.2	209.0	\$537.7	\$1,335.4	\$37,541	3.6	33.3	240.8	5.4
2006	37.44	145.6	33.3	12.4	164.3	\$569.1	\$1,416.8	\$37,838	4.0	33.7	245.6	4.9
2007	37.86	100.6	34.2	12.5	124.5	\$589.1	\$1,478.1	\$37,890	3.0	32.1	257.5	5.2
2008	38.25	79.1	34.7	12.6	132.4	\$617.4	\$1,541.1	\$38,343	2.0	30.9	269.4	5.5
2009	38.65	80.7	35.1	12.7	148.7	\$651.5	\$1,621.1	\$39,145	2.0	31.6	281.8	5.4
2010	39.06	97.8	35.6	12.9	155.9	\$684.2	\$1,702.2	\$39,682	2.5	31.6	294.8	5.3
2011	39.51	131.4	36.3	13.0	154.1	\$718.4	\$1,796.8	\$40,483	2.3	30.6	307.9	5.4
2012	39.99	171.6	37.0	13.2	155.8	\$756.2	\$1,891.4	\$41,205	2.2	30.4	320.1	5.5
2013	40.52	208.9	37.6	13.3	153.1	\$794.8	\$1,984.1	\$41,720	2.3	30.5	332.7	5.6
2014	41.07	239.2	38.2	13.4	151.6	\$835.4	\$2,082.1	\$42,228	2.3	30.0	345.3	5.7
2015	41.65	259.3	38.7	13.6	150.5	\$878.4	\$2,180.9	\$42,554	2.5	29.7	356.8	5.7
2016	42.24	269.0	39.3	13.7	147.8	\$923.9	\$2,285.8	\$42,865	2.6	29.4	369.8	5.8
2017	42.82	270.5	39.8	13.9	146.2	\$971.5	\$2,387.1	\$43,018	2.6	28.2	382.5	5.8
2018	43.40	266.7	40.4	14.0	147.3	\$1,020.6	\$2,490.8	\$43,224	2.5	28.0	397.8	5.8
2019	43.97	260.5	41.0	14.1	147.9	\$1,072.2	\$2,598.5	\$43,435	2.5	27.7	412.1	5.7
2020	44.53	254.7	41.5	14.3	147.6	\$1,125.3	\$2,701.3	\$43,535	2.4	27.2	425.4	5.7
2021	45.08	252.6	42.0	14.4	145.2	\$1,179.2	\$2,822.6	\$43,891	2.4	26.2	436.4	5.6
2022	45.61	250.8	42.5	14.5	144.9	\$1,232.0	\$2,956.6	\$44,342	2.5	26.1	443.9	5.6
2023	46.14	249.6	43.0	14.7	144.7	\$1,285.9	\$3,093.6	\$44,796	2.4	25.2	453.1	5.7
2024	46.65	246.9	43.6	14.8	142.2	\$1,345.9	\$3,238.4	\$45,364	2.2	25.3	463.5	5.7
2025	47.14	244.6	44.1	14.9	142.2	\$1,412.0	\$3,389.6	\$45,926	2.3	24.9	472.7	5.6
2026	47.62	243.6	44.6	15.0	141.0	\$1,475.9	\$3,548.4	\$46,501	2.4	24.5	480.9	5.6
2027	48.08	242.4	45.1	15.2	143.2	\$1,542.4	\$3,700.6	\$46,900	2.4	24.1	487.3	5.6
2028	48.53	241.3	45.5	15.3	143.1	\$1,612.6	\$3,870.4	\$47,364	2.6	23.3	496.6	5.6
2029	48.95	239.6	46.0	15.4	141.2	\$1,686.3	\$4,045.9	\$47,836	2.6	23.2	507.0	5.6
2030	49.37	237.9	46.5	15.6	139.8	\$1,760.9	\$4,226.3	\$48,326	2.5	22.8	517.0	5.6

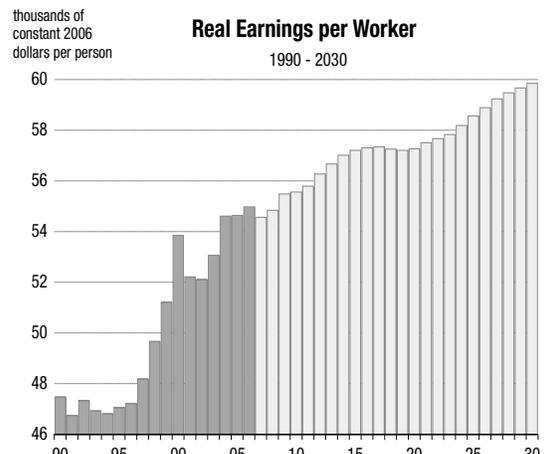
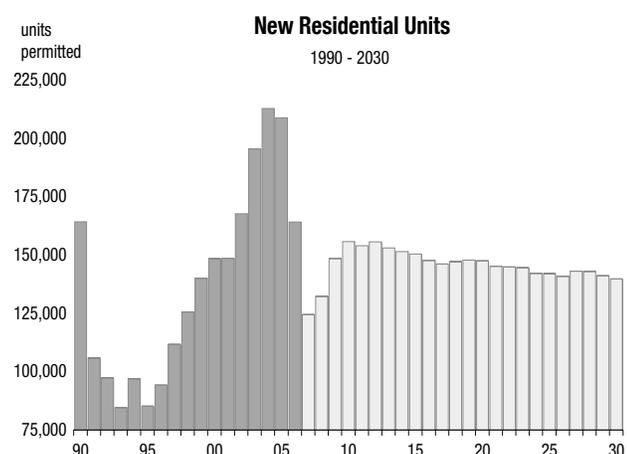
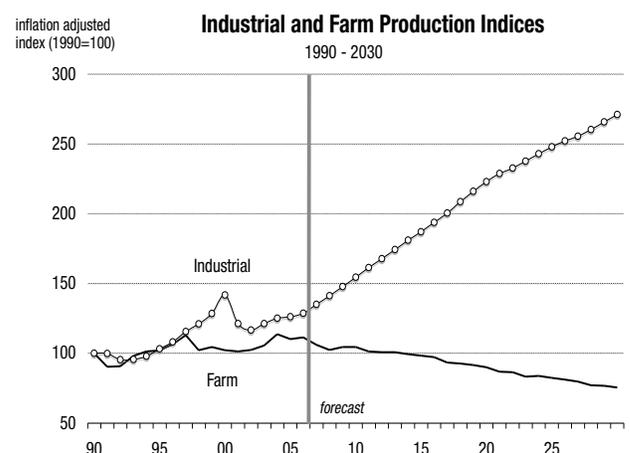
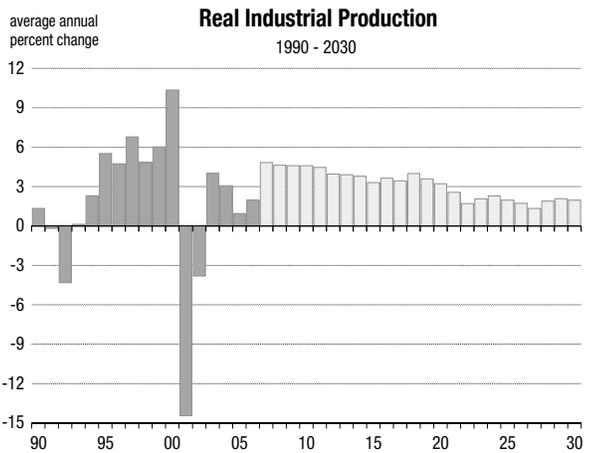
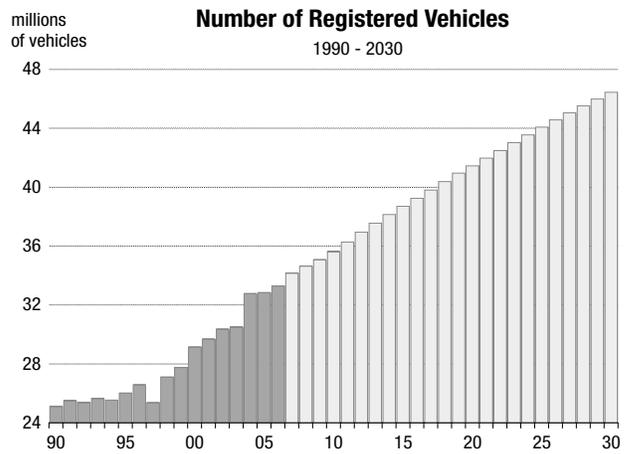
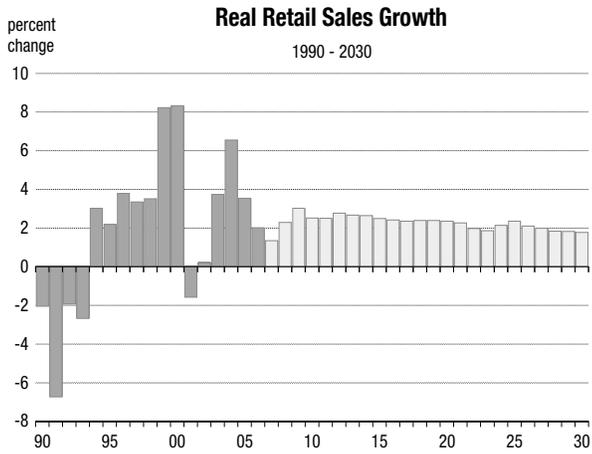


California State Employment Forecast

1997-2006 History, 2007-2030 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	13,543	413	556	1,833	479	2,042	751	1,862	463	1,294	1,238	2,141
1998	14,002	406	616	1,864	498	2,092	786	2,007	484	1,332	1,265	2,166
1999	14,396	404	685	1,837	509	2,142	805	2,086	518	1,371	1,299	2,239
2000	14,897	408	733	1,864	518	2,210	807	2,211	577	1,401	1,336	2,318
2001	14,982	380	780	1,791	514	2,235	836	2,174	552	1,448	1,365	2,382
2002	14,831	373	774	1,644	491	2,234	853	2,106	497	1,499	1,382	2,447
2003	14,770	377	797	1,554	481	2,238	886	2,072	476	1,536	1,400	2,426
2004	14,900	369	850	1,533	483	2,273	902	2,085	482	1,560	1,439	2,396
2005	15,176	378	905	1,514	487	2,335	927	2,148	474	1,586	1,475	2,417
2006	15,450	377	939	1,504	496	2,378	941	2,225	473	1,618	1,519	2,447
2007	15,651	379	915	1,508	504	2,408	943	2,291	473	1,650	1,557	2,482
2008	15,797	381	869	1,511	509	2,446	951	2,333	478	1,684	1,582	2,506
2009	16,045	380	881	1,515	516	2,497	962	2,395	483	1,720	1,613	2,529
2010	16,394	382	883	1,517	533	2,553	973	2,488	504	1,771	1,636	2,585
2011	16,757	381	884	1,529	550	2,610	984	2,599	523	1,822	1,661	2,633
2012	17,094	384	886	1,532	564	2,662	996	2,712	540	1,866	1,685	2,677
2013	17,394	380	890	1,531	577	2,715	1,008	2,809	555	1,907	1,706	2,716
2014	17,681	385	896	1,523	590	2,765	1,020	2,891	566	1,949	1,729	2,752
2015	17,948	382	904	1,513	604	2,816	1,033	2,959	577	1,992	1,755	2,789
2016	18,232	388	915	1,521	618	2,871	1,047	3,003	588	2,036	1,782	2,826
2017	18,506	386	924	1,521	631	2,927	1,064	3,048	600	2,081	1,811	2,865
2018	18,797	385	932	1,523	648	2,982	1,076	3,090	612	2,137	1,836	2,912
2019	19,082	384	936	1,522	665	3,037	1,087	3,134	622	2,199	1,854	2,961
2020	19,312	382	934	1,508	681	3,089	1,098	3,177	631	2,254	1,862	3,001
2021	19,572	386	932	1,499	697	3,148	1,109	3,221	639	2,313	1,873	3,043
2022	19,841	388	932	1,492	714	3,206	1,121	3,266	647	2,379	1,885	3,081
2023	20,100	385	937	1,487	731	3,260	1,133	3,308	656	2,443	1,894	3,120
2024	20,357	387	946	1,484	747	3,310	1,146	3,351	664	2,502	1,901	3,155
2025	20,607	391	955	1,482	761	3,362	1,160	3,394	672	2,555	1,908	3,190
2026	20,836	389	963	1,481	774	3,408	1,173	3,437	680	2,605	1,918	3,220
2027	21,066	390	975	1,480	784	3,445	1,186	3,484	688	2,653	1,928	3,253
2028	21,312	393	988	1,482	796	3,490	1,200	3,525	697	2,699	1,941	3,286
2029	21,552	391	1,001	1,483	809	3,536	1,213	3,562	707	2,746	1,955	3,318
2030	21,795	392	1,014	1,485	821	3,582	1,226	3,600	714	2,793	1,969	3,351





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