

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 178,700 people and 52,800 wage and salary jobs. The per capita income in El Dorado County is \$45,731, and the average salary per worker is \$44,099.

Employment growth in Northern California was modest in 2007, compared to the previous two years. Employment in the Sacramento Valley (consisting of Sacramento, Yolo, Placer, El Dorado, Yuba and Sutter Counties) grew at a rate of 0.5 percent, the slowest since 1992. In 2007, 100 total wage and salary jobs were created in El Dorado County, implying a growth rate of 0.2 percent. The unemployment rate increased to 5.2 percent in 2007.

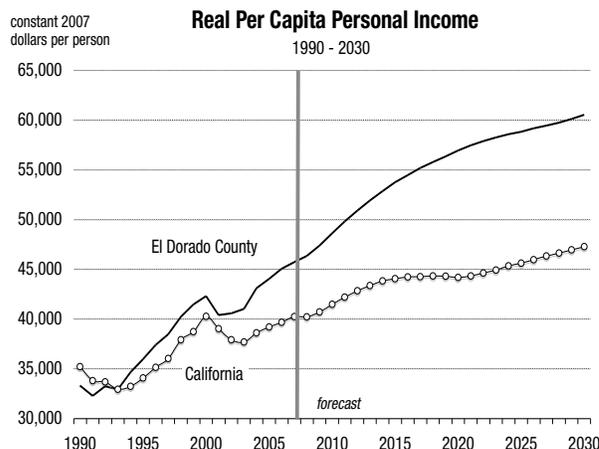
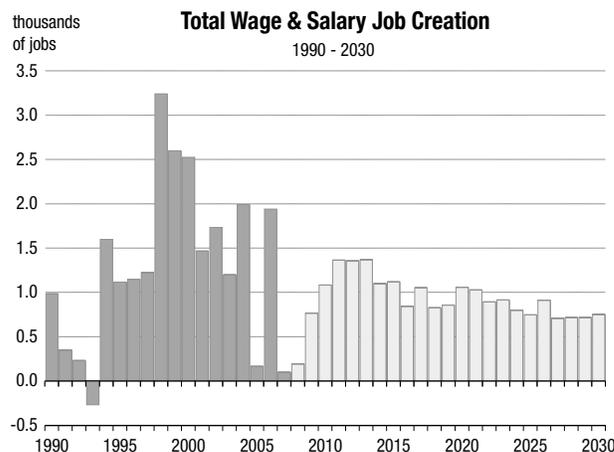
The principal sectors that are producing jobs in Placer County are government, leisure services, healthcare and education, and transportation. Employment in manufacturing declined 5.0 percent in 2007. Employment in the construction and financial services sectors declined by 370 jobs in 2007 as housing production and home sales continued to decline.

From January 2007 to January 2008 the population increased by 1.1 percent in El Dorado County. 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, accounted for less than 15 percent of the growth, adding less than 250 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

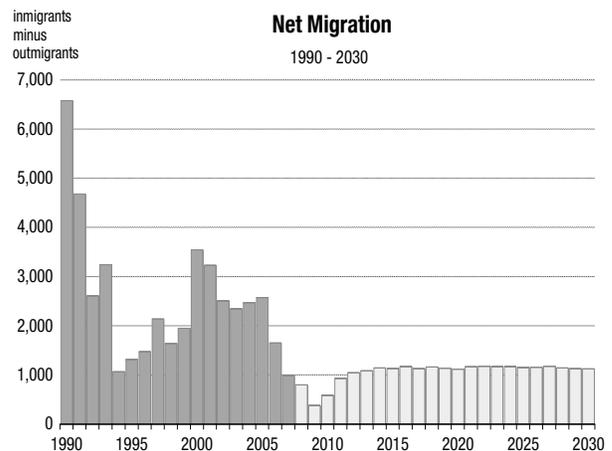
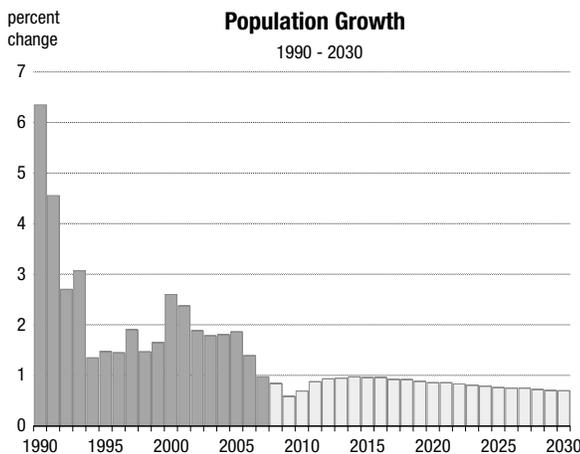
- Job growth is forecast to remain low in 2007 at 0.4 percent. It rebounds in later years and from 2008 to 2012, the rate is forecast to average 1.7 percent.
- Average salaries adjusted for inflation are currently below the California state average. Average salaries adjusted for inflation are expected to rise an average of 2.1 percent per year over the next 5 years.
- The momentum for employment growth is in professional services, and healthcare and education. These sectors account for 60 percent of all jobs created in the county over the next five years. Other growing sectors include leisure services and government.
- Population is forecast to grow by 0.8 percent in 2008, which would be the lowest rate in 40 years. Annual growth in the 2008 to 2012 period also averages 0.8 percent per year.
- Net migration is forecast to decline to 800 people in 2008. Over the next five years net migration is expected to average 750 net migrants per year, compared to 2,000 net migrants per year over the previous five years.
- Real per capita incomes are forecast to rise 1.3 percent in 2008. 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 3.5 percent over the next five years. Adjusted for inflation, they increase a scant 1.4 percent per year, due to weakness in 2008 and 2009.
- Industrial production is forecast to decline slightly in 2008, due to weakness in manufacturing. Over the next five years industrial production is forecast to rise an average of 2.6 percent per year.



El Dorado County Economic Forecast

1997-2007 History, 2008-2030 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	\$1.01	\$4.28	\$38,467	3.4	31.2	281.1	5.5
1998	152,000	1,638	159.2	54.7	1,172	\$1.04	\$4.68	\$40,230	3.2	24.4	299.1	5.0
1999	154,507	1,951	165.8	55.6	1,435	\$1.19	\$5.12	\$41,480	4.2	24.6	364.1	3.9
2000	158,528	3,542	177.5	58.9	1,562	\$1.32	\$5.60	\$42,321	4.5	29.0	421.5	4.1
2001	162,295	3,230	188.4	59.8	2,174	\$1.42	\$5.76	\$40,396	5.4	29.1	364.1	4.3
2002	165,359	2,507	195.1	61.1	1,947	\$1.45	\$5.99	\$40,576	1.6	29.7	363.3	5.2
2003	168,310	2,344	197.7	62.4	1,939	\$1.54	\$6.28	\$41,021	1.8	25.0	373.5	5.6
2004	171,355	2,469	216.6	64.0	2,196	\$1.70	\$6.80	\$43,114	1.2	28.1	378.1	5.3
2005	174,542	2,573	221.8	66.0	1,731	\$1.85	\$7.21	\$44,044	2.0	27.8	412.5	4.8
2006	176,969	1,651	227.8	67.7	1,189	\$1.90	\$7.72	\$45,054	3.2	30.4	424.5	4.6
2007	178,689	989	231.0	68.7	894	\$1.92	\$8.17	\$45,731	3.3	30.6	431.3	5.2
2008	180,195	799	235.4	70.0	547	\$1.89	\$8.52	\$46,345	2.0	31.4	429.2	6.0
2009	181,255	378	239.5	71.0	756	\$1.94	\$8.92	\$47,395	1.8	31.0	432.2	5.9
2010	182,513	585	244.0	72.0	981	\$2.02	\$9.40	\$48,638	1.9	30.5	448.9	5.3
2011	184,113	929	248.9	72.9	1,065	\$2.14	\$9.94	\$49,810	2.4	30.6	468.8	5.3
2012	185,834	1,045	254.3	73.8	1,120	\$2.28	\$10.48	\$50,898	2.2	30.4	490.8	5.5
2013	187,593	1,082	260.1	74.8	1,245	\$2.42	\$11.04	\$51,924	2.3	29.7	514.2	5.6
2014	189,415	1,141	265.8	75.8	1,166	\$2.57	\$11.61	\$52,864	2.3	29.3	538.3	5.7
2015	191,229	1,134	271.5	76.8	1,221	\$2.74	\$12.22	\$53,744	2.6	28.8	561.5	5.7
2016	193,071	1,171	276.9	77.8	1,106	\$2.90	\$12.84	\$54,480	2.7	28.3	583.0	5.7
2017	194,857	1,130	282.3	78.9	1,203	\$3.08	\$13.49	\$55,196	2.7	28.7	604.3	5.7
2018	196,653	1,162	287.5	79.9	1,063	\$3.25	\$14.11	\$55,793	2.5	28.4	629.1	5.8
2019	198,401	1,138	292.5	80.9	1,016	\$3.43	\$14.74	\$56,354	2.5	27.9	652.4	5.7
2020	200,101	1,118	297.6	81.9	1,163	\$3.62	\$15.39	\$56,944	2.5	27.6	678.4	5.6
2021	201,818	1,166	302.8	82.9	1,178	\$3.82	\$16.05	\$57,475	2.4	28.0	700.1	5.6
2022	203,504	1,174	307.8	83.9	1,104	\$4.01	\$16.71	\$57,896	2.5	27.5	716.3	5.6
2023	205,153	1,173	312.7	85.0	1,121	\$4.21	\$17.38	\$58,273	2.5	27.8	730.9	5.6
2024	206,770	1,171	317.5	86.0	1,073	\$4.41	\$18.01	\$58,591	2.3	26.9	743.4	5.7
2025	208,346	1,150	322.0	87.0	1,030	\$4.63	\$18.66	\$58,842	2.4	26.4	754.1	5.6
2026	209,913	1,158	326.6	88.0	1,122	\$4.86	\$19.36	\$59,173	2.4	26.1	766.6	5.6
2027	211,487	1,175	330.8	88.9	1,019	\$5.10	\$20.08	\$59,441	2.5	25.7	782.6	5.6
2028	213,017	1,143	335.0	89.9	987	\$5.35	\$20.88	\$59,758	2.7	25.8	797.6	5.6
2029	214,521	1,126	338.9	90.8	967	\$5.61	\$21.71	\$60,120	2.7	25.2	815.9	5.6
2030	216,017	1,120	342.8	91.8	959	\$5.89	\$22.59	\$60,546	2.6	24.7	835.0	5.6



El Dorado County Employment Forecast

1997-2007 History, 2008-2030 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	50.7	0.41	5.3	2.1	0.7	6.7	3.5	6.8	0.6	5.4	8.2	9.1
2006	52.7	0.30	5.6	2.3	0.8	7.1	3.5	7.3	0.7	5.9	7.7	9.6
2007	52.8	0.32	5.3	2.2	0.8	7.0	3.4	7.3	0.7	6.2	7.8	9.7
2008	53.0	0.32	5.1	2.1	0.8	7.0	3.1	7.6	0.7	6.4	7.9	9.9
2009	53.7	0.32	5.2	2.1	0.8	7.1	3.1	7.8	0.7	6.5	8.0	10.0
2010	54.8	0.31	5.3	2.1	0.8	7.1	3.1	8.1	0.7	6.8	8.2	10.1
2011	56.2	0.31	5.4	2.1	0.9	7.2	3.2	8.5	0.7	7.1	8.3	10.2
2012	57.5	0.31	5.5	2.1	0.9	7.3	3.2	9.0	0.7	7.4	8.4	10.3
2013	58.9	0.29	5.7	2.1	0.9	7.4	3.3	9.3	0.7	7.6	8.5	10.5
2014	60.0	0.29	5.7	2.1	1.0	7.5	3.3	9.6	0.7	7.9	8.6	10.6
2015	61.1	0.28	5.8	2.1	1.0	7.6	3.3	9.9	0.7	8.2	8.7	10.7
2016	62.0	0.27	5.7	2.1	1.0	7.7	3.4	10.0	0.7	8.5	8.9	10.9
2017	63.0	0.28	5.8	2.1	1.0	7.8	3.4	10.2	0.7	8.8	9.0	11.0
2018	63.8	0.27	5.7	2.1	1.1	7.9	3.5	10.3	0.7	9.1	9.2	11.1
2019	64.7	0.27	5.6	2.1	1.1	8.0	3.5	10.5	0.7	9.5	9.2	11.2
2020	65.8	0.26	5.7	2.1	1.1	8.1	3.5	10.6	0.7	9.9	9.3	11.3
2021	66.8	0.27	5.8	2.1	1.1	8.2	3.6	10.8	0.7	10.3	9.4	11.4
2022	67.7	0.26	5.7	2.1	1.2	8.3	3.6	10.9	0.7	10.7	9.5	11.4
2023	68.6	0.26	5.7	2.1	1.2	8.4	3.6	11.1	0.7	11.1	9.5	11.5
2024	69.4	0.25	5.7	2.1	1.2	8.4	3.6	11.2	0.7	11.5	9.6	11.6
2025	70.1	0.24	5.6	2.1	1.2	8.5	3.6	11.3	0.7	11.9	9.6	11.6
2026	71.1	0.24	5.7	2.1	1.2	8.6	3.6	11.5	0.7	12.2	9.7	11.7
2027	71.8	0.23	5.6	2.1	1.3	8.7	3.6	11.6	0.7	12.5	9.8	11.7
2028	72.5	0.23	5.5	2.1	1.3	8.8	3.6	11.7	0.7	12.8	9.8	11.8
2029	73.2	0.22	5.5	2.1	1.3	8.9	3.7	11.9	0.7	13.1	9.9	11.8
2030	74.0	0.21	5.4	2.1	1.3	9.0	3.7	12.0	0.7	13.5	10.0	11.9

