

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 departments. The two major areas of public land are sections of Yosemite National Park and Stanislaus National Forest. Located in Jamestown, the Sierra Conservation Center prison houses over 5,300 inmates and employs over 1,200 guards and support staff. Tuolumne County has a population of 55,255 people and 15,820 wage and salary jobs. The per capita income in Tuolumne County is \$36,519, and the average salary per worker is \$45,121.

In 2010, 370 total wage and salary jobs were lost in Tuolumne County, representing an employment decline of 2.3 percent. The unemployment rate increased to 14.0 percent in 2010.

The only sector adding jobs in Tuolumne County during 2010 was health and education, which increased employment by 159 jobs. The largest employment declines were in leisure services (-97 jobs), manufacturing (-93 jobs), government (-88 jobs), and construction (-47 jobs).

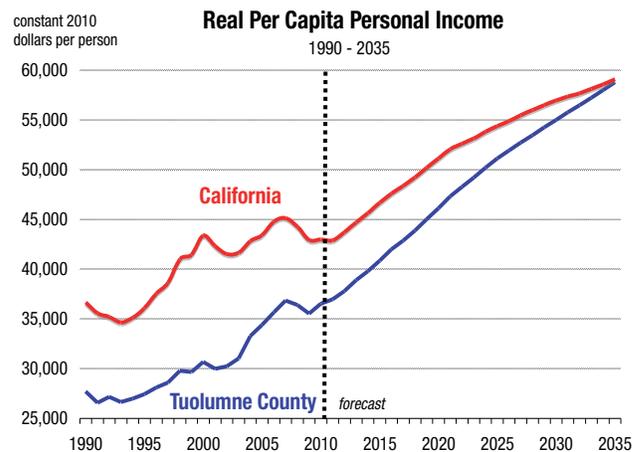
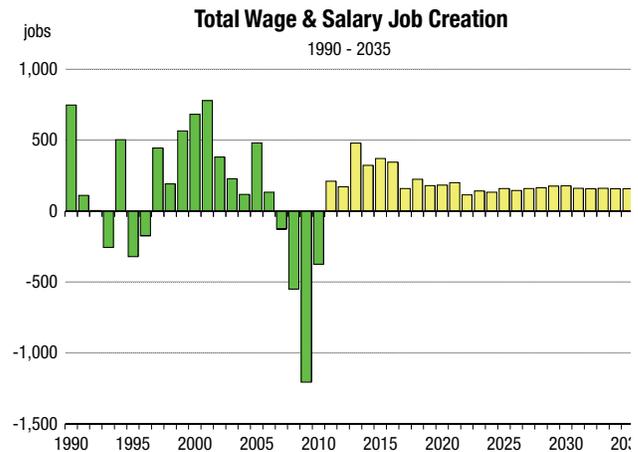
The largest sectors in the county are leisure services, education and healthcare services, retail trade, and government, which account for 76 percent of all employment in the county.

Between the 2000 and 2010 census the population of Tuolumne County grew by just 1.6 percent, making it the fifth slowest county in California. The county is dependent on net migration for growth because the natural increase has been negative since 1994. The only incorporated city in the county is Sonora, which has a population of 4,900. Sonora grew by 10.9 percent over the past decade.

Employment growth is expected to continue at a moderate level over the forecast period. Population growth is expected to remain very low, and eventually turns negative.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast at 1.3 percent 2011. From 2011 to 2016, total employment 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 increase an average of 0.5 percent per year from 2011 to 2016.
- Between 2010 and 2015, the momentum for employment growth occurs in government, healthcare and education services and retail trade. These sectors account for 55 percent of all jobs created in the county during the 2011 to 2016 period.
- Population is expected to remain approximately unchanged for the foreseeable future. Between 2011 and 2016 population grows by a total of just 0.2 percent.

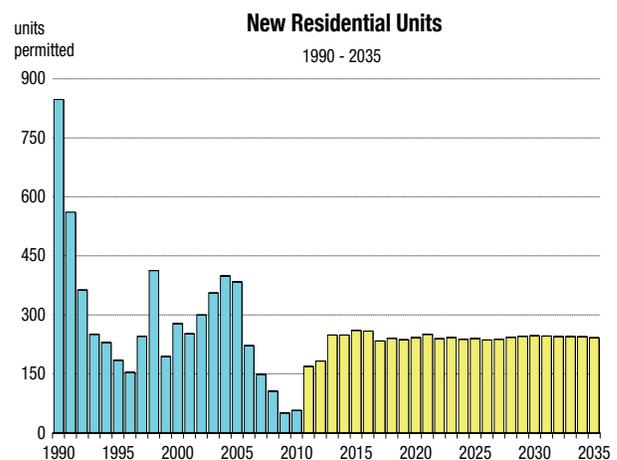
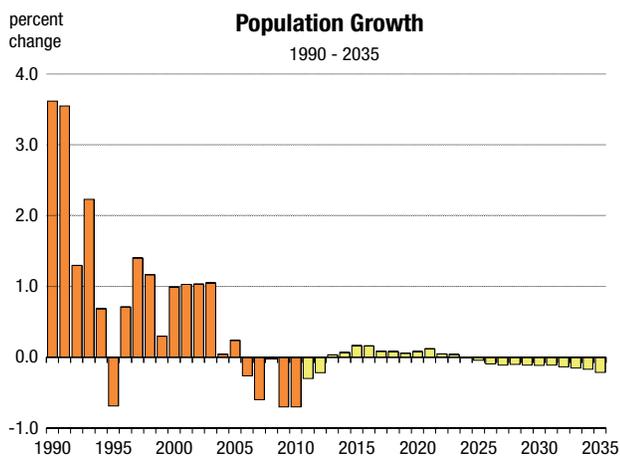


- Net migration is forecast to be marginally positive in 2011. Between 2011 and 2016, the migration forecast averages 210 people entering the county per year. All population growth will come from net migration, as the natural increase remains negative.
- Real per capita income is forecast to increase 1.2 percent in 2011. From 2011 to 2016, the growth in real per capita income will average approximately 2.6 percent per year.
- Total taxable sales adjusted for inflation are expected to rise by 1.3 percent in 2011. During the 2011 to 2016 period taxable sales are expected to increase by an average of 4.7 percent per year.
- Industrial production is forecast to increase by 0.7 percent in 2011. Between 2011 and 2016 the growth rate of industrial production averages 4.3 percent per year. averages 1.9 percent per year.

Tuolumne County Economic Forecast

2006-2010 History, 2011-2040 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)
2006	56,384	-26	78.1	22.3	222	\$0.65	\$1.85	\$35,652	3.2	27.2	315.7	5.8
2007	56,048	-188	76.2	22.5	149	\$0.65	\$1.96	\$36,846	3.4	19.3	307.5	6.2
2008	56,035	100	76.3	22.6	106	\$0.61	\$2.00	\$36,397	3.0	20.1	312.1	7.9
2009	55,644	-291	74.8	22.7	51	\$0.52	\$1.95	\$35,521	0.8	17.2	237.0	12.5
2010	55,255	-226	74.8	22.7	57	\$0.51	\$2.02	\$36,519	1.3	17.5	208.9	14.0
2011	55,090	28	75.1	22.8	169	\$0.54	\$2.10	\$36,953	3.3	17.9	210.4	12.9
2012	54,972	81	75.4	23.0	183	\$0.58	\$2.19	\$37,784	2.3	18.1	213.0	11.9
2013	54,991	228	76.6	23.1	249	\$0.62	\$2.31	\$38,884	2.3	18.2	221.8	10.4
2014	55,030	259	77.3	23.3	249	\$0.67	\$2.42	\$39,786	2.4	18.3	233.9	9.1
2015	55,120	324	78.2	23.5	261	\$0.71	\$2.55	\$40,852	2.1	18.4	246.9	7.8
2016	55,209	335	79.4	23.7	259	\$0.76	\$2.67	\$41,987	2.1	18.4	259.4	7.0
2017	55,257	307	79.9	23.9	234	\$0.80	\$2.79	\$42,850	2.1	18.4	271.4	6.6
2018	55,302	318	80.6	24.1	241	\$0.85	\$2.91	\$43,886	2.0	18.4	282.2	6.2
2019	55,336	320	81.2	24.3	237	\$0.90	\$3.05	\$45,013	1.9	18.4	292.9	5.8
2020	55,382	348	81.8	24.5	242	\$0.94	\$3.18	\$46,126	1.7	18.5	304.0	5.6
2021	55,449	385	82.2	24.7	251	\$0.99	\$3.32	\$47,312	1.7	18.5	314.6	5.5
2022	55,475	360	82.5	24.9	239	\$1.04	\$3.46	\$48,259	2.2	18.5	324.5	5.6
2023	55,498	369	83.0	25.1	242	\$1.09	\$3.61	\$49,211	2.2	18.5	334.4	5.6
2024	55,495	355	83.3	25.3	239	\$1.15	\$3.76	\$50,185	2.1	18.5	344.8	5.6
2025	55,472	347	83.8	25.5	240	\$1.21	\$3.91	\$51,131	2.1	18.5	355.7	5.5
2026	55,420	331	84.2	25.7	236	\$1.27	\$4.05	\$51,933	2.1	18.5	366.7	5.6
2027	55,360	335	84.6	25.9	238	\$1.33	\$4.19	\$52,716	2.1	18.5	378.3	5.5
2028	55,305	353	85.0	26.1	243	\$1.39	\$4.34	\$53,472	2.1	18.5	390.6	5.5
2029	55,244	358	85.5	26.3	246	\$1.46	\$4.49	\$54,244	2.1	18.5	403.3	5.5
2030	55,182	368	86.0	26.5	247	\$1.53	\$4.64	\$55,009	2.1	18.5	416.8	5.5
2031	55,122	377	86.4	26.7	246	\$1.60	\$4.80	\$55,752	2.2	18.5	431.1	5.5
2032	55,049	373	86.8	26.9	245	\$1.68	\$4.96	\$56,491	2.2	18.5	445.6	5.5
2033	54,967	374	87.2	27.1	245	\$1.76	\$5.13	\$57,236	2.1	18.5	460.2	5.5
2034	54,874	373	87.6	27.3	244	\$1.84	\$5.30	\$57,984	2.2	18.5	475.0	5.5
2035	54,757	360	88.0	27.5	242	\$1.93	\$5.48	\$58,786	2.2	18.5	490.1	5.5
2036	54,642	373	88.4	27.7	244	\$2.02	\$5.66	\$59,611	2.1	18.5	505.6	5.5
2037	54,465	323	88.7	27.8	234	\$2.11	\$5.85	\$60,475	2.2	18.5	521.5	5.5
2038	54,263	310	89.1	28.0	231	\$2.21	\$6.04	\$61,402	2.1	18.5	537.9	5.5
2039	54,048	310	89.4	28.2	231	\$2.31	\$6.24	\$62,376	2.1	18.5	554.8	5.5
2040	53,833	324	89.8	28.4	233	\$2.42	\$6.45	\$63,388	2.1	18.5	572.5	5.5

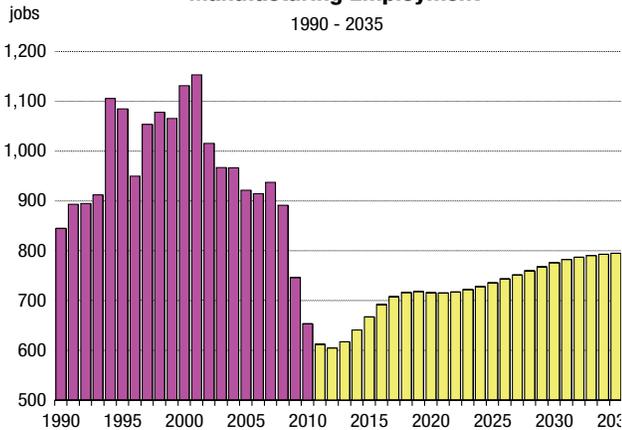


Tuolumne County Employment Forecast

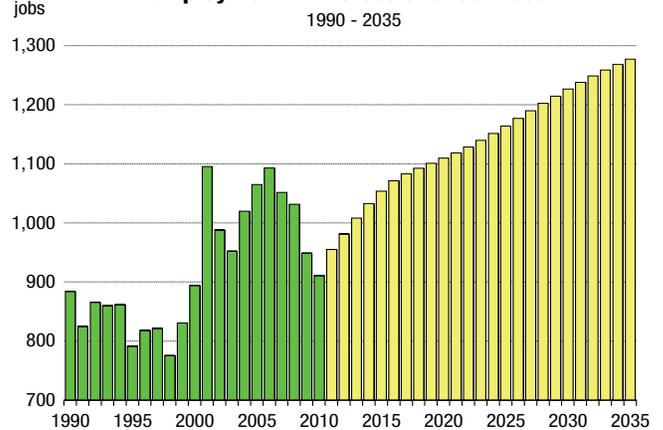
2006-2010 History, 2011-2040 Forecast

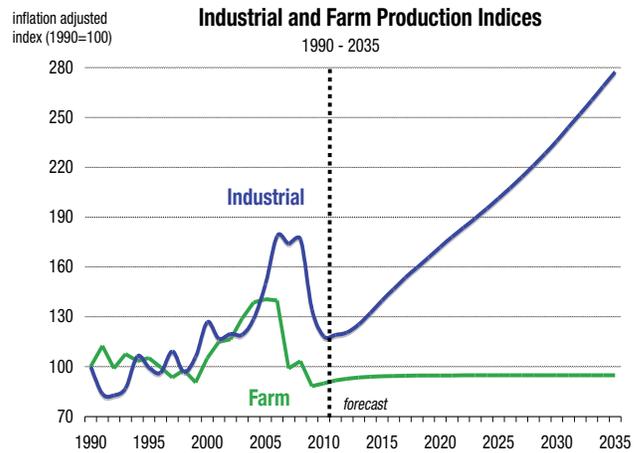
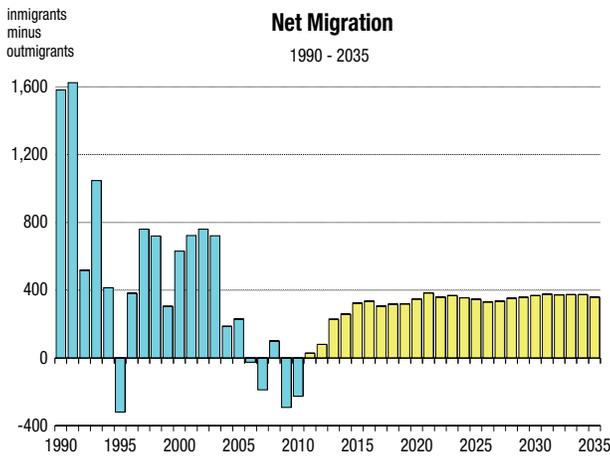
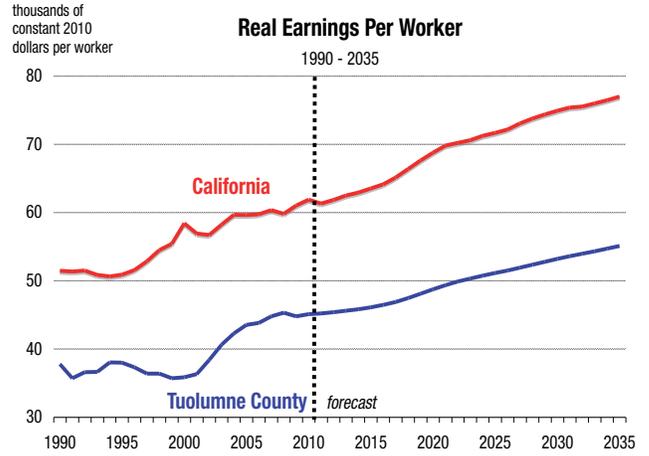
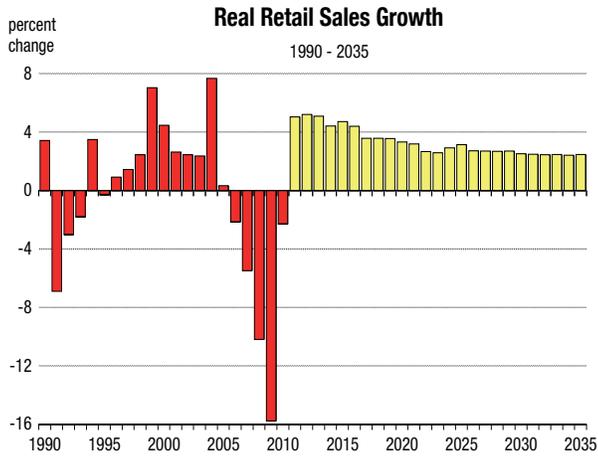
	Total Wage & Salary	Farm	Construction	Manufacturing	Transportation & Utilities	Wholesale & Retail Trade	Financial Activities	Professional Services	Information	Health & Education	Leisure	Government
-----employment (thousands of jobs)-----												
2006	18.1	0.06	1.24	0.92	0.28	2.65	0.68	1.09	0.27	2.22	2.24	5.52
2007	17.9	0.07	1.10	0.94	0.30	2.61	0.66	1.05	0.26	2.30	2.28	5.57
2008	17.4	0.06	0.85	0.89	0.27	2.53	0.60	1.03	0.28	2.45	2.33	5.43
2009	16.2	0.06	0.59	0.75	0.20	2.28	0.54	0.95	0.26	2.54	2.12	5.37
2010	15.8	0.06	0.54	0.65	0.18	2.23	0.52	0.91	0.25	2.70	2.02	5.28
2011	16.0	0.06	0.73	0.61	0.20	2.24	0.53	0.96	0.25	2.77	2.04	5.12
2012	16.2	0.06	0.73	0.60	0.21	2.28	0.53	0.98	0.26	2.84	2.06	5.08
2013	16.7	0.06	0.81	0.62	0.22	2.32	0.54	1.01	0.26	2.91	2.07	5.21
2014	17.0	0.06	0.82	0.64	0.23	2.36	0.55	1.03	0.27	2.98	2.10	5.28
2015	17.4	0.06	0.84	0.67	0.24	2.41	0.55	1.05	0.27	3.04	2.12	5.38
2016	17.7	0.06	0.85	0.69	0.25	2.45	0.56	1.07	0.28	3.11	2.15	5.50
2017	17.9	0.06	0.84	0.71	0.26	2.49	0.56	1.08	0.28	3.17	2.17	5.52
2018	18.1	0.06	0.87	0.72	0.27	2.52	0.56	1.09	0.28	3.23	2.18	5.57
2019	18.3	0.06	0.88	0.72	0.28	2.56	0.56	1.10	0.28	3.29	2.20	5.60
2020	18.5	0.06	0.91	0.72	0.29	2.59	0.57	1.11	0.28	3.34	2.21	5.63
2021	18.7	0.06	0.93	0.72	0.31	2.62	0.57	1.12	0.28	3.39	2.22	5.69
2022	18.8	0.06	0.94	0.72	0.32	2.65	0.57	1.13	0.28	3.43	2.23	5.69
2023	18.9	0.06	0.95	0.72	0.33	2.67	0.57	1.14	0.29	3.48	2.24	5.71
2024	19.1	0.06	0.96	0.73	0.34	2.70	0.58	1.15	0.29	3.52	2.25	5.72
2025	19.2	0.06	0.98	0.74	0.35	2.73	0.58	1.16	0.29	3.56	2.26	5.75
2026	19.4	0.06	0.98	0.74	0.36	2.76	0.58	1.18	0.29	3.60	2.27	5.78
2027	19.5	0.06	1.00	0.75	0.37	2.78	0.59	1.19	0.29	3.65	2.28	5.81
2028	19.7	0.06	1.02	0.76	0.37	2.81	0.59	1.20	0.30	3.69	2.29	5.84
2029	19.9	0.06	1.04	0.77	0.38	2.84	0.59	1.21	0.30	3.74	2.30	5.88
2030	20.1	0.06	1.06	0.78	0.39	2.86	0.60	1.23	0.30	3.80	2.31	5.92
2031	20.2	0.06	1.07	0.78	0.40	2.89	0.60	1.24	0.30	3.85	2.32	5.95
2032	20.4	0.06	1.08	0.79	0.41	2.91	0.60	1.25	0.30	3.90	2.33	5.98
2033	20.5	0.06	1.09	0.79	0.42	2.93	0.61	1.26	0.31	3.96	2.34	6.02
2034	20.7	0.06	1.09	0.79	0.43	2.96	0.61	1.27	0.31	4.01	2.35	6.05
2035	20.8	0.06	1.10	0.79	0.43	2.98	0.62	1.28	0.31	4.06	2.36	6.09
2036	21.0	0.06	1.11	0.80	0.44	3.00	0.62	1.29	0.31	4.12	2.37	6.13
2037	21.2	0.06	1.11	0.80	0.45	3.03	0.62	1.30	0.31	4.17	2.38	6.17
2038	21.3	0.06	1.12	0.80	0.46	3.05	0.63	1.30	0.31	4.22	2.40	6.21
2039	21.5	0.06	1.13	0.80	0.47	3.08	0.63	1.31	0.32	4.26	2.41	6.25
2040	21.6	0.06	1.14	0.80	0.48	3.10	0.63	1.32	0.32	4.31	2.42	6.30

Manufacturing Employment



Employment in Professional Services





County Economic and Demographic Indicators

Projected Economic Growth (2011-2016)

Expected retail sales growth:	26.2 %
Expected job growth:	10.6 %
Fastest growing jobs sector:	Transportation, Warehousing & Utilities
Expected personal income growth:	13.9 %

Expected population growth:	0.2 %
Net migration to account for:	100.0 %
Expected growth in number of vehicles:	5.7 %

Demographics (2011)

Unemployment rate (June 2011)	13.6 %
County Rank* in California (58 counties):	31st
Working age (16-64) population:	64.4 %

Population with B.A. Degree or higher:	17.9 %
Median Home Selling Price:	\$180,000
Median Household Income:	\$47,508

Quality of Life

Violent Crime rate (2009):	280 per 100,000 persons
County Rank* in California (58 counties):	16th
Average Commute Time to work (2011):	24.8 minutes

High School drop out rate (2009):	19.5 %
Households at/below poverty line:	7.0 %

* The county ranked 1st corresponds to the lowest rate in California