

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 more new wineries are established. Amador County has a population of 37,964 people and 12,155 wage and salary jobs. The per capita income in Amador County is \$35,617, and the average salary per worker is \$43,723.

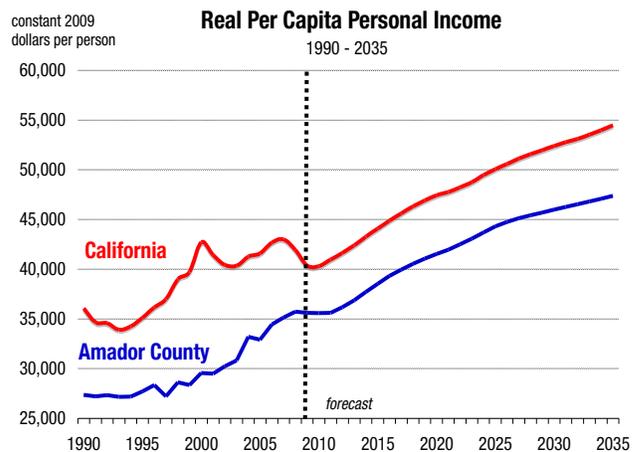
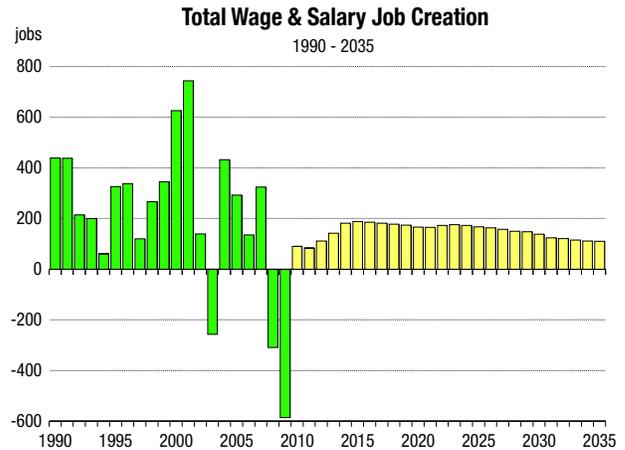
In 2009, 586 total wage and salary jobs were lost in Amador County, representing a decline in employment of 4.6 percent. Non-farm employment, which accounts for 98 percent of total employment, declined by 564 jobs. The unemployment rate increased to 12.2 percent.

During 2009 every jobs sector in Amador County experienced reductions in total employment. The largest employment losses were in the construction (-130 jobs), manufacturing (-110 jobs), retail trade (-100 jobs), and leisure (-100 jobs) sectors. Government employment currently accounts for 46 percent of total employment in the county. The public sector lost 35 jobs last year, a decline of 0.6 percent.

The population increased in Amador County at a rate of 0.1 percent in 2009. The largest city in the county is lone (7,716 residents) which increased by 3.6 percent between 2008 and 2009. Net migration was positive last year, with an estimated total of 133 migrants entering the county. Any positive influence on population growth is due to net in-migration. The population is much older in Amador County and the natural increase has been negative since 1991. It is expected to remain negative for the duration of the forecast.

FORECAST HIGHLIGHTS

- Total wage and salary job growth is forecast to be 0.7 percent in 2010. From 2010 to 2015, total job growth averages 1.1 percent per year.
- 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 0.2 percent per year from 2010 to 2015.
- Between 2010 and 2015, the principle job creation is in the professional services, construction, retail trade, and government sectors, which account for 71 percent of total job growth.
- Population growth is expected to be near zero in 2010, at 0.2 percent. Annual growth from 2010 to 2015 averages 0.6 percent per year. The natural increase remains negative, as deaths continue to outpace births.

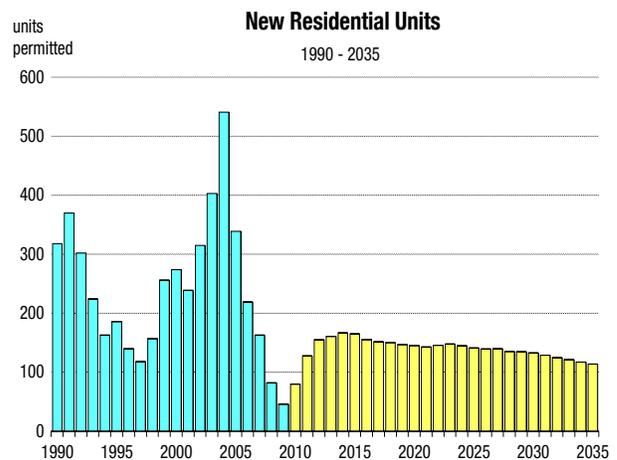
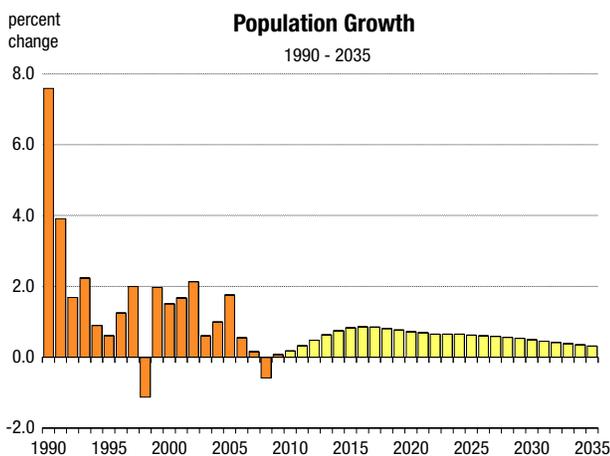


- An estimated 156 people will migrate into the county during 2010. Over the next five years net migration is expected to average 320 net migrants per year.
- Real per capita income is forecast to decline slightly in 2010, falling by 0.1 percent. Between 2010 and 2015 real per capita incomes are expected to increase an average of 1.6 percent per year.
- Total taxable sales, adjusted for inflation, are forecast to decline at a rate of 1.9 percent in 2010. From 2010 to 2015 real taxable sales will increase by an average of 1.2 percent per year, with much stronger growth occurring in 2014 and 2015.
- Industrial production is forecast to increase by 3.9 percent in 2010. Between 2010 and 2015 the growth rate of industrial production will increase by an average of 3.3 percent per year.

Amador County Economic Forecast

2002-2009 History, 2010-2035 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) |
|------|------------------------|------------------------------|---------------------------------------|---------------------------|-----------------------------------|--------------------------------------|----------------------------------|--|--|---------------------------------------|---|-------------------------------------|
| 2002 | 36,652 | 871 | 49.6 | 13.2 | 315 | \$0.38 | \$0.95 | \$30,224 | 1.6 | 27.6 | 130.8 | 5.8 |
| 2003 | 36,873 | 300 | 49.5 | 13.4 | 403 | \$0.41 | \$1.00 | \$30,824 | 1.8 | 25.9 | 153.5 | 6.2 |
| 2004 | 37,241 | 526 | 53.4 | 13.6 | 541 | \$0.42 | \$1.10 | \$33,213 | 1.2 | 34.3 | 183.6 | 5.8 |
| 2005 | 37,895 | 730 | 53.9 | 14.0 | 339 | \$0.44 | \$1.13 | \$32,903 | 2.0 | 31.4 | 197.6 | 5.8 |
| 2006 | 38,102 | 344 | 55.2 | 14.4 | 219 | \$0.49 | \$1.22 | \$34,440 | 3.2 | 32.0 | 224.4 | 5.8 |
| 2007 | 38,161 | 172 | 54.3 | 14.6 | 163 | \$0.49 | \$1.29 | \$35,140 | 3.4 | 29.5 | 211.2 | 5.8 |
| 2008 | 37,937 | -90 | 54.3 | 14.9 | 82 | \$0.43 | \$1.35 | \$35,727 | 3.0 | 28.9 | 208.1 | 7.7 |
| 2009 | 37,964 | 133 | 53.5 | 14.9 | 46 | \$0.41 | \$1.35 | \$35,617 | 0.8 | 29.3 | 180.7 | 12.2 |
| 2010 | 38,031 | 156 | 52.4 | 15.0 | 80 | \$0.42 | \$1.38 | \$35,573 | 2.1 | 29.0 | 187.6 | 12.8 |
| 2011 | 38,153 | 207 | 52.8 | 15.1 | 128 | \$0.42 | \$1.42 | \$35,603 | 2.4 | 29.1 | 192.2 | 11.5 |
| 2012 | 38,337 | 267 | 53.2 | 15.2 | 155 | \$0.43 | \$1.48 | \$36,175 | 2.1 | 29.4 | 200.1 | 9.7 |
| 2013 | 38,578 | 328 | 53.7 | 15.3 | 161 | \$0.45 | \$1.55 | \$36,881 | 2.2 | 29.6 | 206.4 | 8.7 |
| 2014 | 38,867 | 378 | 54.2 | 15.5 | 167 | \$0.47 | \$1.63 | \$37,709 | 2.2 | 29.9 | 213.5 | 7.8 |
| 2015 | 39,189 | 414 | 54.8 | 15.6 | 165 | \$0.49 | \$1.71 | \$38,537 | 2.2 | 30.0 | 221.0 | 7.2 |
| 2016 | 39,526 | 432 | 55.3 | 15.7 | 156 | \$0.52 | \$1.80 | \$39,330 | 2.2 | 30.2 | 226.2 | 6.9 |
| 2017 | 39,861 | 435 | 55.9 | 15.9 | 152 | \$0.54 | \$1.88 | \$39,941 | 2.2 | 30.5 | 232.0 | 6.8 |
| 2018 | 40,185 | 428 | 56.4 | 16.0 | 151 | \$0.57 | \$1.96 | \$40,545 | 2.2 | 30.8 | 237.9 | 6.7 |
| 2019 | 40,493 | 416 | 56.9 | 16.2 | 147 | \$0.60 | \$2.05 | \$41,069 | 2.2 | 31.1 | 244.7 | 6.4 |
| 2020 | 40,784 | 406 | 57.4 | 16.3 | 145 | \$0.63 | \$2.13 | \$41,538 | 2.1 | 31.2 | 253.6 | 6.4 |
| 2021 | 41,066 | 404 | 57.8 | 16.5 | 143 | \$0.66 | \$2.22 | \$41,949 | 2.5 | 31.2 | 259.8 | 6.3 |
| 2022 | 41,333 | 396 | 58.3 | 16.6 | 146 | \$0.69 | \$2.32 | \$42,509 | 2.6 | 31.4 | 266.3 | 6.2 |
| 2023 | 41,603 | 404 | 58.7 | 16.7 | 148 | \$0.73 | \$2.42 | \$43,077 | 2.5 | 31.6 | 273.0 | 6.1 |
| 2024 | 41,874 | 408 | 59.1 | 16.9 | 145 | \$0.76 | \$2.53 | \$43,698 | 2.4 | 32.0 | 280.4 | 6.0 |
| 2025 | 42,134 | 403 | 59.5 | 17.0 | 141 | \$0.80 | \$2.64 | \$44,301 | 2.5 | 32.3 | 288.3 | 5.9 |
| 2026 | 42,389 | 401 | 59.9 | 17.1 | 140 | \$0.84 | \$2.75 | \$44,747 | 2.5 | 32.6 | 296.7 | 5.9 |
| 2027 | 42,639 | 399 | 60.3 | 17.3 | 140 | \$0.88 | \$2.86 | \$45,118 | 2.6 | 32.8 | 305.6 | 5.8 |
| 2028 | 42,880 | 393 | 60.7 | 17.4 | 135 | \$0.92 | \$2.97 | \$45,416 | 2.8 | 33.0 | 314.8 | 5.8 |
| 2029 | 43,108 | 384 | 61.1 | 17.5 | 135 | \$0.96 | \$3.08 | \$45,699 | 2.7 | 33.2 | 324.4 | 5.7 |
| 2030 | 43,320 | 368 | 61.5 | 17.7 | 133 | \$1.00 | \$3.20 | \$45,986 | 2.7 | 33.3 | 334.5 | 5.6 |
| 2031 | 43,516 | 353 | 61.8 | 17.8 | 129 | \$1.04 | \$3.31 | \$46,270 | 2.7 | 33.2 | 344.5 | 5.6 |
| 2032 | 43,697 | 339 | 62.2 | 17.9 | 125 | \$1.08 | \$3.43 | \$46,535 | 2.7 | 33.4 | 354.7 | 5.6 |
| 2033 | 43,864 | 326 | 62.5 | 18.1 | 121 | \$1.13 | \$3.56 | \$46,813 | 2.7 | 33.7 | 365.3 | 5.6 |
| 2034 | 44,017 | 313 | 62.8 | 18.2 | 117 | \$1.17 | \$3.68 | \$47,091 | 2.7 | 34.0 | 376.2 | 5.7 |
| 2035 | 44,157 | 300 | 63.1 | 18.3 | 114 | \$1.21 | \$3.81 | \$47,380 | 2.7 | 34.3 | 387.5 | 5.8 |

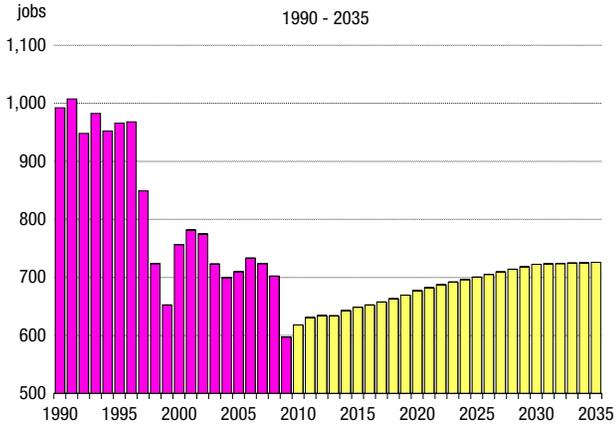


Amador County Employment Forecast

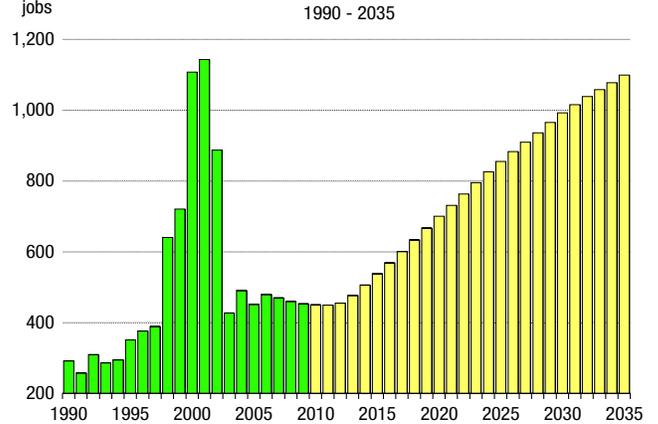
2002-2009 History, 2010-2035 Forecast

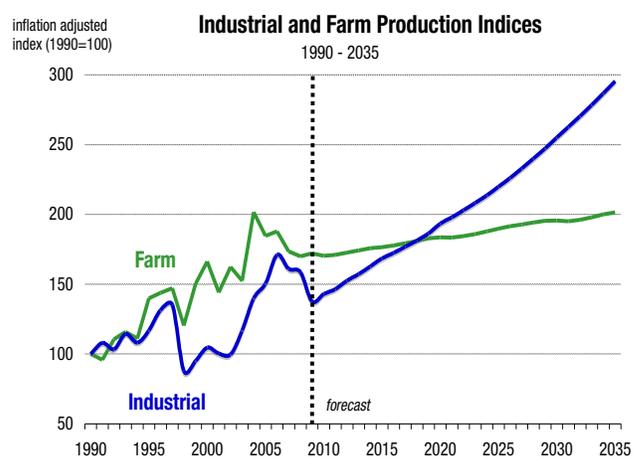
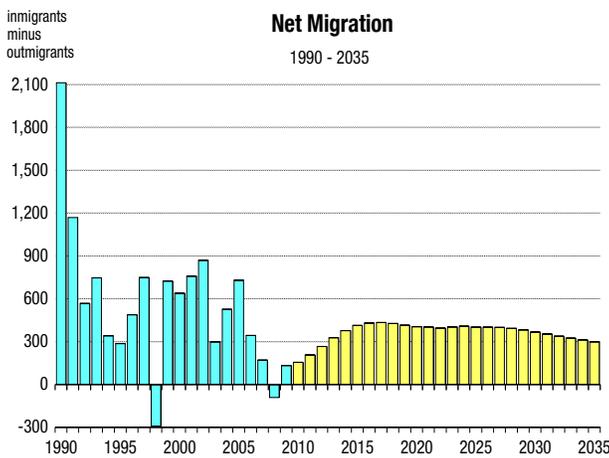
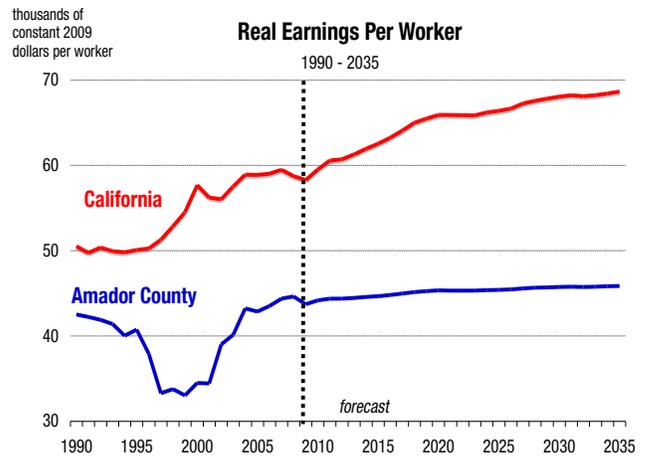
| | Total Wage & Salary | Farm | Construction | Manufacturing | Transportation & Utilities | Wholesale & Retail Trade | Financial Activities | Professional Services | Information | Health & Education | Leisure | Government |
|------|--|------|--------------|---------------|----------------------------|--------------------------|----------------------|-----------------------|-------------|--------------------|---------|------------|
| | -----employment (thousands of jobs)----- | | | | | | | | | | | |
| 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 | 0.29 | 0.61 | 0.73 | 0.17 | 1.95 | 0.34 | 0.48 | 0.21 | 1.31 | 1.17 | 5.15 |
| 2007 | 13.0 | 0.31 | 0.55 | 0.72 | 0.18 | 2.07 | 0.31 | 0.47 | 0.21 | 1.28 | 1.14 | 5.51 |
| 2008 | 12.7 | 0.29 | 0.45 | 0.70 | 0.16 | 1.92 | 0.28 | 0.46 | 0.20 | 1.28 | 1.07 | 5.63 |
| 2009 | 12.2 | 0.27 | 0.31 | 0.60 | 0.14 | 1.81 | 0.25 | 0.45 | 0.20 | 1.27 | 0.97 | 5.59 |
| 2010 | 12.2 | 0.25 | 0.37 | 0.62 | 0.14 | 1.81 | 0.22 | 0.45 | 0.20 | 1.29 | 0.98 | 5.61 |
| 2011 | 12.3 | 0.25 | 0.40 | 0.63 | 0.15 | 1.80 | 0.21 | 0.45 | 0.21 | 1.30 | 0.99 | 5.63 |
| 2012 | 12.4 | 0.25 | 0.42 | 0.63 | 0.15 | 1.81 | 0.21 | 0.46 | 0.21 | 1.32 | 1.00 | 5.67 |
| 2013 | 12.6 | 0.25 | 0.43 | 0.63 | 0.15 | 1.83 | 0.21 | 0.48 | 0.21 | 1.33 | 1.01 | 5.72 |
| 2014 | 12.8 | 0.26 | 0.44 | 0.64 | 0.15 | 1.87 | 0.21 | 0.51 | 0.21 | 1.34 | 1.02 | 5.78 |
| 2015 | 13.0 | 0.26 | 0.45 | 0.65 | 0.15 | 1.91 | 0.21 | 0.54 | 0.22 | 1.36 | 1.03 | 5.85 |
| 2016 | 13.1 | 0.26 | 0.46 | 0.65 | 0.15 | 1.96 | 0.21 | 0.57 | 0.22 | 1.37 | 1.04 | 5.92 |
| 2017 | 13.3 | 0.25 | 0.47 | 0.66 | 0.16 | 2.00 | 0.21 | 0.60 | 0.22 | 1.39 | 1.05 | 5.99 |
| 2018 | 13.5 | 0.25 | 0.48 | 0.66 | 0.16 | 2.04 | 0.22 | 0.63 | 0.22 | 1.40 | 1.06 | 6.05 |
| 2019 | 13.7 | 0.24 | 0.49 | 0.67 | 0.16 | 2.08 | 0.22 | 0.67 | 0.22 | 1.42 | 1.07 | 6.12 |
| 2020 | 13.8 | 0.24 | 0.50 | 0.68 | 0.16 | 2.12 | 0.22 | 0.70 | 0.22 | 1.44 | 1.07 | 6.18 |
| 2021 | 14.0 | 0.24 | 0.51 | 0.68 | 0.16 | 2.16 | 0.22 | 0.73 | 0.22 | 1.46 | 1.08 | 6.24 |
| 2022 | 14.2 | 0.24 | 0.52 | 0.69 | 0.16 | 2.19 | 0.22 | 0.76 | 0.22 | 1.48 | 1.09 | 6.29 |
| 2023 | 14.4 | 0.24 | 0.53 | 0.69 | 0.16 | 2.22 | 0.23 | 0.80 | 0.22 | 1.51 | 1.10 | 6.35 |
| 2024 | 14.5 | 0.24 | 0.54 | 0.70 | 0.16 | 2.26 | 0.23 | 0.83 | 0.22 | 1.53 | 1.10 | 6.40 |
| 2025 | 14.7 | 0.25 | 0.54 | 0.70 | 0.16 | 2.29 | 0.24 | 0.86 | 0.22 | 1.56 | 1.11 | 6.46 |
| 2026 | 14.9 | 0.25 | 0.55 | 0.71 | 0.16 | 2.32 | 0.24 | 0.88 | 0.22 | 1.58 | 1.12 | 6.51 |
| 2027 | 15.0 | 0.25 | 0.56 | 0.71 | 0.16 | 2.35 | 0.25 | 0.91 | 0.23 | 1.60 | 1.13 | 6.56 |
| 2028 | 15.2 | 0.26 | 0.56 | 0.71 | 0.16 | 2.38 | 0.26 | 0.94 | 0.23 | 1.62 | 1.13 | 6.61 |
| 2029 | 15.3 | 0.26 | 0.57 | 0.72 | 0.16 | 2.40 | 0.27 | 0.97 | 0.23 | 1.64 | 1.14 | 6.66 |
| 2030 | 15.5 | 0.26 | 0.57 | 0.72 | 0.16 | 2.42 | 0.27 | 0.99 | 0.23 | 1.66 | 1.15 | 6.70 |
| 2031 | 15.6 | 0.26 | 0.58 | 0.72 | 0.16 | 2.44 | 0.28 | 1.02 | 0.23 | 1.68 | 1.15 | 6.74 |
| 2032 | 15.7 | 0.26 | 0.58 | 0.72 | 0.16 | 2.46 | 0.29 | 1.04 | 0.23 | 1.70 | 1.16 | 6.78 |
| 2033 | 15.8 | 0.26 | 0.58 | 0.72 | 0.16 | 2.48 | 0.30 | 1.06 | 0.23 | 1.72 | 1.17 | 6.81 |
| 2034 | 15.9 | 0.27 | 0.59 | 0.73 | 0.16 | 2.50 | 0.30 | 1.08 | 0.23 | 1.74 | 1.17 | 6.84 |
| 2035 | 16.0 | 0.27 | 0.59 | 0.73 | 0.16 | 2.51 | 0.31 | 1.10 | 0.23 | 1.77 | 1.18 | 6.87 |

Manufacturing Employment



Employment in Professional Services





County Economic and Demographic Indicators

Projected Economic Growth (2010-2015)

| | |
|----------------------------------|--------------|
| Expected retail sales growth: | 7.7% |
| Expected job growth: | 5.8% |
| Fastest growing jobs sector: | Construction |
| Expected personal income growth: | 11.6% |

| | |
|--|------|
| Expected population growth: | 3.0% |
| Net migration to account for: | 100% |
| Expected growth in number of vehicles: | 4.5% |

Demographics (2009)

| | |
|---|-------|
| Unemployment rate (December) | 12.6% |
| County Rank* in California (58 counties): | 25th |
| Working age (16-64) population: | 66.3% |

| | |
|--|-----------|
| Population with B.A. Degree or higher: | 16.7% |
| Median Home Selling Price: | \$221,086 |
| Median Household Income: | \$59,542 |

Quality of Life

| | |
|---|-------------------------|
| Violent Crime rate (2008): | 334 per 100,000 persons |
| County Rank* in California (58 counties): | 19th |
| Average Commute Time to work (2009): | 30.6 minutes |

| | |
|-----------------------------------|-------|
| High School drop out rate (2008): | 15.1% |
| Households at/below poverty line: | 6.6% |

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