

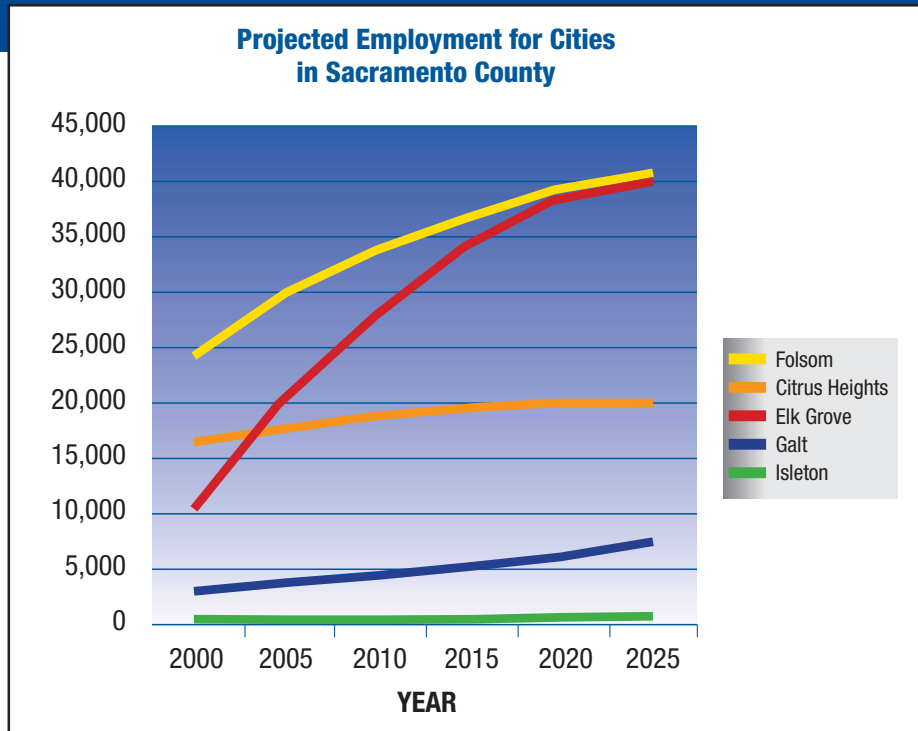


Business

BUSINESS



Local Employment Growth



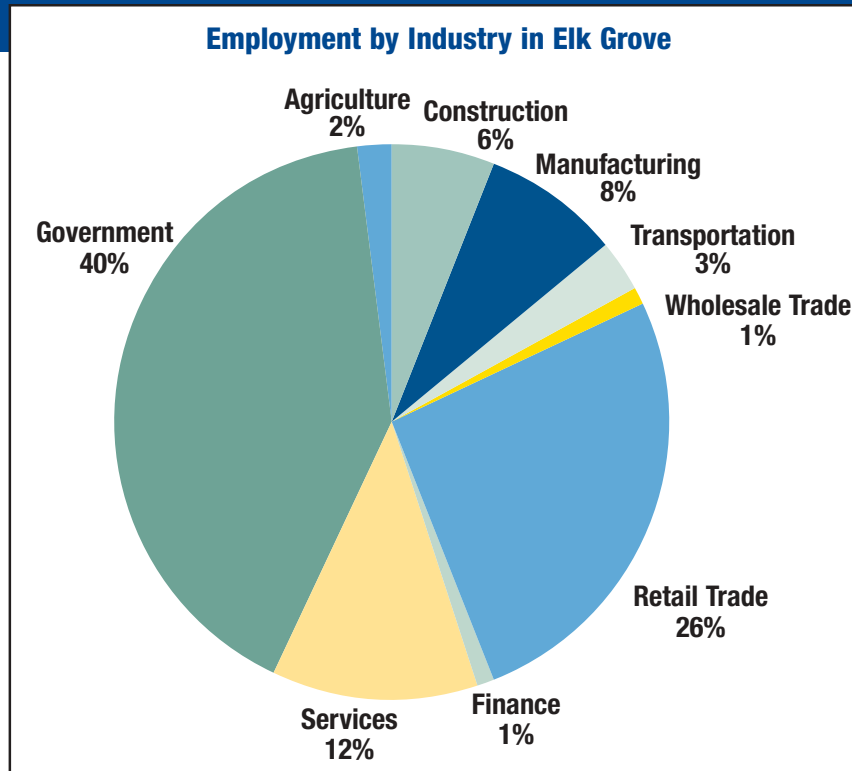
The graph above shows the dramatic growth in employment that Elk Grove is projected to benefit from in the next 25 years. The City’s employment base is expected to surge from its existing 11,147 jobs to 40,400 jobs in 2025, rivaling or surpassing every other City in the County except Sacramento. The annexation of the Laguna West area in December 2003 further expanded the City’s employment base, although specific numbers for that region are not currently available. Elk Grove is a logical location for a continually expanding economy, given its easy access to both Interstate 5 and Highway 99. Action Item 7.1 from the Economic Development Element from the General Plan commits the City to improve its jobs/housing ratio and seek to achieve sufficient employment opportunities in Elk Grove for all of the employed persons living in the city. The City recognizes that to achieve this goal it must attract jobs at a faster rate than what is currently projected by SACOG.

Projected Employment for Elk Grove and Sacramento County

	2000	2005	2010	2015	2020	2025	Net Change 2000-2025	% of County Change
Folsom	23,207	29,445	33,826	36,496	39,159	40,901	17,694	7%
Citrus Heights	16,729	18,048	18,815	19,455	19,925	20,237	3,508	1%
Elk Grove	11,147	20,585	28,018	34,460	38,203	40,400	29,253	12%
Galt	2,960	3,560	4,421	5,366	6,134	6,884	3,924	2%
Isleton	370	450	511	559	581	602	232	0%
Sacramento	268,336	309,210	334,346	361,849	380,049	389,138	120,802	48%
Uninc. Sac.	238,979	252,286	274,594	295,456	308,443	316,058	77,079	31%
Total Sac. Cnty.	561,728	633,584	694,531	753,641	792,494	814,220	252,492	100%

Source: Sacramento Area Council of Governments

Local Employment by Industry



Employment by industry in Elk Grove is estimated in the table using data based on zip codes. As shown, the leading industries in terms of total employment are government (40%), retail trade (26%), and services (12%). Elk Grove's largest employers are listed below. (Some of these businesses have employees outside city boundaries.)

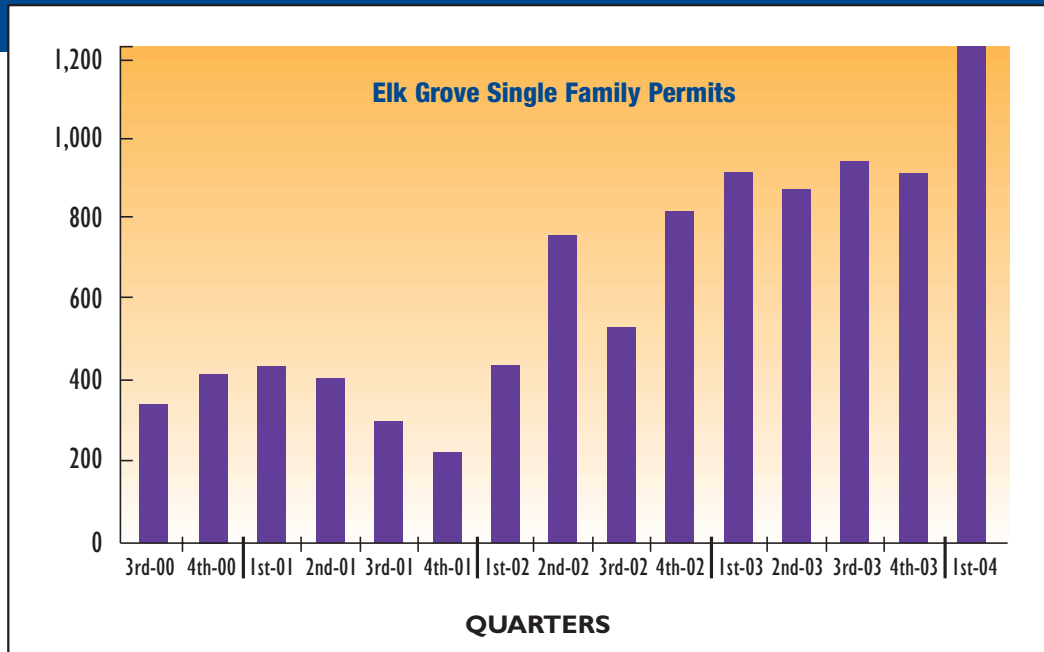
Local Employment

Industry	Firms	Employment	Percent
Agriculture, Forestry, Fishing	67	427	2%
Construction	129	1,351	6%
Manufacturing	28	1,659	8%
Transportation, Communication, Electricity, Gas, Sanitary Svcs.	40	596	3%
Wholesale Trade	36	323	1%
Retail Trade	229	5,672	26%
Finance, Insurance, Real Estate	74	308	1%
Services	341	2,667	12%
Government	25	8,733	40%
Elk Grove Total	969	21,736	100%

	Total Employees
Elk Grove Unified School District	5,500
Kaiser Permanente	1,468
AAA	750
Apple	750
Methodist Hospital	550
Cosumnes River College	500
Alldata	425
Wal-mart	325
Frontier (Citizens)	310
City of Elk Grove	250
Sunbridge Care & Rehabilitation	170
Tudor Construction & Restoration	140
Maita Chevrolet	140
Elk Grove CSD	125
Wayerhaeuser	120

Source: EDD Labor Market Information Division ES (202)
Data for Elk Grove/Laguna Estimated Using Zip Codes

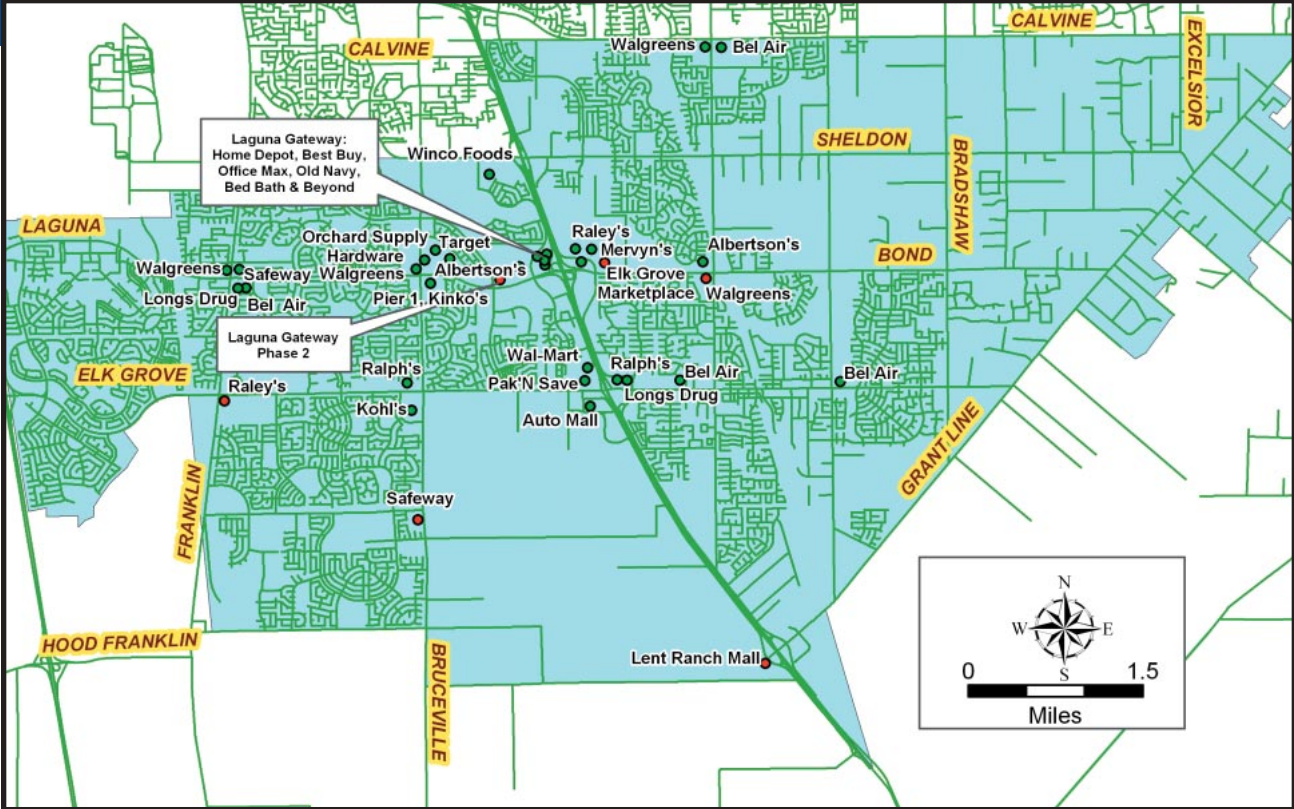
Building Permits



Between its incorporation in July 2000 and March 2004, the City of Elk Grove issued almost 19,000 building permits, about half of which were for residential homes. Total valuation of new construction in that same time period totaled over \$2.4 billion. While permitting activity has exhibited a cyclical trend that mirrors the winter rain season, it has generally increased steadily each year.

Building Permits			
Quarters	Single Family Permits	Total Permits	Valuation (millions)
3rd – 2000	308	769	\$70
4th – 2000	411	825	\$101
1st – 2001	432	861	\$101
2nd – 2001	422	1,035	\$114
3rd – 2001	303	819	\$82
4th – 2001	216	699	\$58
1st – 2002	394	911	\$86
2nd – 2002	765	1,505	\$180
3rd – 2002	475	1,089	\$171
4th – 2002	804	1,453	\$213
1st – 2003	925	1,538	\$220
2nd – 2003	893	1,656	\$239
3rd – 2003	968	1,861	\$258
4th – 2003	930	1,645	\$263
1st – 2004	1,213	2,076	\$304
Total	9,459	18,742	\$2,460

Commercial Development



As shown above, City residents enjoy a wide variety of retail shopping opportunities. Existing projects are shown by the green dots, and approved projects that are not built are shown by the red dots.