

## MEMORANDUM

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To: Steve Borroum; *El Dorado County, Department of Transportation*

From: Tim Youmans and Rosanne Helms

Subject: Analysis of Growth in El Dorado County: 1990–2000; EPS #15395

Date: May 25, 2005

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Economic & Planning Systems, Inc., (EPS) was asked to analyze the driving forces of growth for El Dorado County and to determine how much of nonresidential growth is a result of residential growth.

- The population of El Dorado County grew from 126,000 in 1990 to 156,000 in 2000. This change represents a 24-percent increase (**Table 1**).
- In 1990, of the 58,000 workers, 58 percent worked in El Dorado County and 42 percent worked outside El Dorado County (**Table 2**). In 2000, of the 72,119 workers, 55 percent worked in El Dorado County and 45 percent worked outside El Dorado County (**Table 2**). This change shows a slight trend of an increase in people moving up to El Dorado County but commuting to jobs in other counties.
- **Table 3** compares the number of local population–serving workers in El Dorado County (expands with population growth) to the number of export-based workers in El Dorado County (not affected by population growth) for 1990 and 2000. This table shows that over half (approximately 65 percent) of jobs in El Dorado County are local population serving jobs, which are based on population. This proportion of local population–service jobs as compared to total jobs has remained consistent from 1990–2000 as the population increased. Therefore, as the population in El Dorado County continues to increase, local population–serving jobs can be expected to increase as well.

Based on this preliminary research, it appears that a substantial portion (65 percent) of commercial (retail/office) development could be attributed to growth in El Dorado County population.

Please call (916) 649-8010 if you have questions.

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**Table 1**  
**El Dorado County Transportation Fee Update**  
**Population Summary, 1990-2000**

<b>Item</b>	<b>1990</b>	<b>2000</b>	<b>Percent Increase</b>
Population	125,995	156,299	24%

*"pop"*

Source: US Census Bureau.

**Table 2**  
**El Dorado County Transportation Fee Update**  
**Estimate of El Dorado County Residents Working inside and outside the County, 1990-2000**

Item	1990		2000	
	Number of Workers	Percent of Total	Number of Workers	Percent of Total
Total Workers Living in County	57,547	-	72,119	-
Number of Workers Working inside El Dorado County	33,200	58%	39,709	55%
Number of Workers Working outside El Dorado County	24,347	42%	32,410	45%

*"work\_location"*

Source: US Census Bureau.

**Table 3**  
**El Dorado County Transportation Fee Update**  
**Comparison of Occupations Located in El Dorado County by Industry, 1990-2000**

Area Served	1990		2000	
	Number of Workers	Percent of Total	Number of Workers	Percent of Total
<b>Population Serving</b>				
Retail Trade	9,999		8,330	-
Business and Repair Services	2,699		-	-
Personal Services	4,710		-	-
Health Services	3,698		-	-
Educational Services	3,898		-	-
Educational/Health/Social Services	-		13,360	-
Information	-		1,740	-
Other Professional & Related Services	3,250		10,852	-
Public Administration	4,371		5,813	-
Finance/Insurance/Real Estate [1]	2,079		2,657	-
Entertainment & Recreation Services [2]	1,729		5,186	-
<b>Subtotal Local Serving</b>	<b>36,433</b>	<b>62%</b>	<b>47,938</b>	<b>65%</b>
<b>Export Based</b>				
Agriculture/Forestry/Fisheries	1,770		1,297	-
Mining	81		-	-
Construction	6,118		6,695	-
Manufacturing, Nondurable Goods	1,391		5,473	-
Manufacturing, Durable Goods	3,943		-	-
Transportation	1,782		2,940	-
Communications/Public Utilities	1,773		-	-
Wholesale Trade	1,795		1,636	-
Finance/Insurance/Real Estate [1]	2,079		2,657	-
Entertainment & Recreation Services [2]	1,729		5,186	-
<b>Subtotal Industry Based</b>	<b>22,461</b>	<b>38%</b>	<b>25,884</b>	<b>35%</b>
<b>Total</b>	<b>58,893</b>	<b>100%</b>	<b>73,821</b>	<b>100%</b>

"occ\_industry"

Source: US Census Bureau, 1990 and 2000 Census.

[1] Finance/Insurance/Real Estate could be split between population-serving and export-based industries. More research is required on this subject because of the large impact of Blue Shield, which is likely in this category. For this analysis, EPS has assumed 50% of these workers are population serving, and 50% are export based.

[2] Entertainment & Recreation Services also could be classified as population serving. With the Lake Tahoe area as a large tourism employer, however, EPS has allocated 50% of these workers to export-based industries and 50% to population-serving industries.