

**CITY OF EL CAJON  
PROFILE STATISTICS**

**GENERAL INFORMATION:**

Website: [www.ci.el-cajon.ca.us](http://www.ci.el-cajon.ca.us)  
 Incorporated: November 12, 1912  
 Government Type: General Law  
 Elevation 435 feet  
 Area 14 sq. miles  
 Streets & Alleys 196 miles  
 Street Lights 2,949  
 Registered Voters 39,109  
     Democrats 12,592  
     Republicans 17,384  
     Declined to state 7,209  
 Sales Tax Rate: 8.25%  
 Sanitary Sewers 189 miles  
 Sewer Accounts (Approx.) 16,300

**POPULATION & HOUSING:**

Population 96,867  
     Under 5 years 7,752  
     18 years and over 68,438  
     65 years and over 10,749  
     85 years and over 1,467  
     Median Age 31.9  
     Native Born 78,236  
     Foreign Born 16,583  
 Housing Units 35,461  
 Occupied Housing Units 34,452  
 Vacant 1,009  
 Persons per Household 2.70

**DEMOGRAPHICS:**

Median Age 29.0%  
 0-19 30.8%  
 20-34 23.8%  
 35-59 31.0%  
 60-75+ 14.5%  
 Total Households 34,199  
     1 Person 8,247  
     2+ Persons 25,952

**HOUSEHOLD INCOME:**

Median Income \$47,885  
 Total Employment 41,341

**FIRE PROTECTION:**

Stations 4  
 Sworn Fire Personnel 69  
 (All firefighters are certified E.M.T.)

**POLICE PROTECTION:**

Headquarters 1  
 Satellite Police Facilities 2  
 Animal Shelter 1  
 Sworn Police Personnel 138

**TOTAL CITY EMPLOYEES:**

Management 58  
 Classified 409

**EDUCATION:**

Elementary Schools 21  
 Middle Schools 5  
 High Schools 3  
 Continuation High 1  
 Community College 1  
 Four Year College 1

**EDUCATIONAL ATTAINMENT, 2000:**

25 Years and Over 57,867  
 0-8 yrs of school 7.3%  
 High School grad or higher 79.2%  
 Bachelor's degree or higher 14.5%  
 Graduate degree 4.7%

**RECREATION & CULTURE:**

Parks 17  
 Recreation Centers 7  
 Libraries 2  
 Performing Arts Centers 1  
 Churches 65

**BUILDING PERMITS:**

Permits Issued in 2005 2,967  
 Building Permit Valuation \$55,000,000

**LAND USE:**

|                          |       |                     |      |
|--------------------------|-------|---------------------|------|
| Total Acres              | 9,242 | Constrained Acres   | 351  |
| Developed Acres          | 8,646 | Employment Density  | 17.2 |
| Vacant Developable Acres | 245   | Residential Density | 8.4  |

**CLIMATE**

| PERIOD  | AVERAGE TEMP |      |      | RAIN   | HUMIDITY |      |       |
|---------|--------------|------|------|--------|----------|------|-------|
|         | Min          | Mean | Max  | Inches | 4a.m.    | Noon | 4p.m. |
| January | 36.7         | 51.9 | 67.0 | 1.52   | 92.2     | 25.0 | 35.4  |
| April   | 46.1         | 59.8 | 73.5 | 1.19   | 79.8     | 28.8 | 41.4  |
| July    | 57.6         | 72.8 | 88.0 | .05    | 83.4     | 46.0 | 47.4  |
| October | 48.9         | 65.2 | 81.4 | .74    | 87.6     | 38.8 | 37.4  |
| Year    | 47.0         | 62.2 | 77.4 | 10.44  | 86.8     | 41.4 | 48.4  |

**PUPULATION CHARACTERISTICS (2006 ESTIMATES)**

|                             | Population | Percent of Total | Population < Age 18 | Percent < Age 18 |
|-----------------------------|------------|------------------|---------------------|------------------|
| Hispanic                    | 23,844     | 25%              | 8,765               | 37%              |
| Non-Hispanic                | 73,023     | 75%              | 18,266              | 25%              |
| White                       | 59,573     | 61%              | 13,505              | 23%              |
| Black                       | 5,184      | 5%               | 1,975               | 38%              |
| American Indian             | 658        | < 1%             | 118                 | 18%              |
| Asian                       | 2,736      | 3%               | 584                 | 21%              |
| Hawaiian & Pacific Islander | 349        | < 1%             | 76                  | 22%              |
| Other                       | 272        | < 1%             | 130                 | 48%              |
| Two or More Races           | 4,251      | 4%               | 1,878               | 44%              |
| All Ethnic Groups           | 96,867     | 100%             | 27,031              | 28%              |

**2006 Inventory of Parcels and Values:**

|                      | Units         | Assessed Values      | Total |               |
|----------------------|---------------|----------------------|-------|---------------|
| <i>Residential</i>   |               |                      | 2,815 | 1,153,598,260 |
| Single Family        | 12,848        | 2,907,744,692        |       |               |
| Apartments           | 16,940        | 1,180,703,561        |       |               |
| Mobil Homes          | 379           | 16,806,303           |       |               |
| Condominiums         | 3,286         | 678,706,300          |       |               |
| Total                | 33,453        | 4,783,960,856        |       |               |
| <i>Commercial</i>    |               |                      |       |               |
| Hotel Motel          | 1,129         | 36,359,438           |       |               |
| Trailer Park         | 941           | 46,119,338           |       |               |
| Service Station      | 10            | 23,592,541           |       |               |
| Auto Sales/Service   | 14            | 40,461,745           |       |               |
| Shopping Center      | 29            | 392,402,308          |       |               |
| Store Building       | 227           | 348,367,542          |       |               |
| General/Other        | 465           | 266,295,348          |       |               |
| <i>Industrial</i>    |               |                      |       |               |
| Factory              | 44            | 232,531,964          |       |               |
| Warehousing          | 31            | 179,326,507          |       |               |
| Industrial Condo     | 21            | 4,893,971            |       |               |
| General/Other        | 84            | 60,628,921           |       |               |
| Total                | 180           | 477,381,363          |       |               |
| <i>Institutional</i> |               |                      |       |               |
| Institutional        | 30            | 91,914,523           |       |               |
| <i>Recreational</i>  |               |                      |       |               |
| Recreational         | 8             | 9,030,558            |       |               |
| <i>Other</i>         |               |                      |       |               |
| Other                | 2             | 497,146              |       |               |
| <b>Grand Total</b>   | <b>36,488</b> | <b>6,516,382,706</b> |       |               |



## CITY OF EL CAJON

### Location

The City of El Cajon is located east of the City of San Diego off Interstate Highway 8. It is bordered by the City of La Mesa on the west, the City of Santee to the north, the unincorporated community of Rancho San Diego on the south and the unincorporated communities of Crest and Alpine to the east. The City is conveniently located 15 miles due west of San Diego. It covers an area of 14 square miles with a population of 96,664.

### History

El Cajon first established itself from the surrounding area as a commercial center at the turn of the 20<sup>th</sup> century. At this time Main Street boasted two hotels, a general store, meat market, post office, pharmacy, harness shop, blacksmith shop and several smaller shops and offices. In the general election of 1912, valley electors voted to incorporate El Cajon as a general law city and city services, under direction of the Board of Trustees, were first established. For the next thirty years El Cajon followed the pattern of orderly development typical of rural, small town America. By 1940 El Cajon's population had more than doubled to a figure of 1,471. In the five years following WWII, El Cajon's population increased to 5,600. The office of the city manager was instituted in 1950. By 1960, El Cajon's incorporation area increased fivefold and the population increased six-fold to 37,618. During the 1960's and 1970's El Cajon's population exploded with El Cajon becoming largely a bedroom community to San Diego's rapid military, commercial and industrial growth. During this time the Parkway Plaza mall (now Westfields at Parkway Plaza) was constructed adjacent to Interstate 8 and a number of "big box" stores were developed in the vicinity of the mall. This remarkable growth caused considerable strain on the City requiring fiscal resources necessary to keep municipal services abreast of geometrically increasing demands. In 1971, the City Council established the El Cajon Redevelopment Agency, and appointed the City Council the governing body of the Agency. The then 50-acre project generally included those properties adjacent to the existing Civic Center Complex. The City opened a new civic center (also known as the Superblock) to better serve the citizens of El Cajon in 1976, which enhanced the historic corners of Main Street and Magnolia Avenue. Also included in the Superblock were the East County Regional Center and the East County Performing Arts Center. In 1987, the Agency adopted the "amended" project area that encompassed 1,548 acres of commercial, industrial, and residential properties. Since adopting the 1987 amendment, the Agency has actively pursued new redevelopment projects in conjunction with the private sector. In 1996, the El Cajon Community Development Corporation was established as a non-profit organization to promote the interests of downtown businesses and residents. The ECCDC has actively promoted the "East County's Culture Zone" bringing to downtown the "Cajon Classic Cruise", the largest weekly classic car show in Southern California, a weekly farmers market, and summer "Concerts on the Green". Other long established community events include the Mother Goose Parade and the Annual Magnolia Festival of the Arts and Jazz.

More information about the City can be obtained through the City's Web site. The web address is [www.el-cajon.org](http://www.el-cajon.org).

**CITY OF EL CAJON  
GLOSSARY OF BUDGET AND FINANCE TERMS**

|                    |   |
|--------------------|---|
| Accounting System  | The total set of records and procedures that are used to record, classify, and report information on the financial status and operations of an entity.  |
| Accrual Accounting | A basis of accounting where revenues are recognized when earned, and expenditures are recognized when incurred.   |
| Activity           | An accounting entity created to capture the revenues and expenditures connected with a specific unit of work or service responsibility.   |
| AFFORD             | Acronym for Agencies for Fair and Objective Rate Decision.  |
| ARJIS              | Acronym for Automated Regional Justice Information System.  |
| Appropriation      | An authorization made by the City Council, which permits officials to incur obligations against and to make expenditures of governmental resources. Appropriations are usually made for fixed amounts and are typically granted for a one-year period.  |
| Assessed Valuation | The estimated value placed upon real and personal property by the County Assessor as the basis for levying property taxes.  |
| Assets             | Property owned by the City, which has monetary values.  |
| Audit              | <p>A systematic examination of resource utilization concluding in a written report. It is a test of management's internal accounting controls and is intended to:</p> <p>Ascertain whether financial statements fairly present financial positions and results of operations;<br/>test whether transactions have been legally performed;<br/>identify areas for possible improvements in accounting practices and procedures;<br/>ascertain whether transactions have been recorded accurately and consistently; and,<br/>ascertain the managerial conduct of officials responsible for governmental resources.</p> |
| Balanced Budget    | A balanced budget is one where expenditures does not exceed available resources.  |
| Balance Sheet      | A statement purporting to present the financial position of an entity by disclosing its assets, liabilities, and fund equities as of a specific date.   |

|                        |   |
|------------------------|---|
| Base Budget            | Ongoing expense for personnel, contractual services, and the replacement of supplies and equipment required to maintain service levels previously authorized by the City Council.   |
| BEDI                   | Acronym for Brownfield's Economic Development Initiative Grant  |
| Bond (Debt Instrument) | A written promise to pay (debt) a specified sum of money (called principal or face value) at a specified future date (called the maturity date) along with periodic interest paid at a specified percentage of the principal (interest rate). Bonds are typically used for long-term debt to pay for specific capital expenditures. |
| Budget (Operating)     | A plan of financial operation embodying an estimate of expenditures for a given period (typically a fiscal year) and the proposed means of financing them (revenue estimates). The term is also sometimes used to denote the officially approved expenditure ceilings under which the City and its departments operate.             |
| Budget Calendar        | The schedule of key dates or milestones, which the City follows in the preparation and adoption of the budget.  |
| Budget Message         | A general discussion of the proposed budget presented by the City Manager in writing as a part of, or supplement to, the budget document. The budget message explains principal budget issues against the background of financial experience in recent years and presents recommendations made by the City Manager.                 |
| CACDA                  | Acronym for California Animal Control Directors Association.  |
| CAFR                   | Acronym for Comprehensive Annual Financial Report   |
| CAPER                  | Acronym for Consolidated Annual Performance Evaluation and Review.  |
| Capital Assets         | Assets of significant value and having a useful life of more than one year. Capital assets are also called fixed assets.  |
| Capital Budget         | A plan of proposed capital expenditures and the means of financing them.  |
| Capital Outlay         | Expenditures for the acquisition of capital assets. Includes the cost of land, buildings, permanent improvements, machinery, large tools, and rolling and stationary equipment.   |

|                       |  |
|-----------------------|--|
| Capital Projects      | Projects that purchase or construct capital assets. Typically a capital project encompasses a purchase of land and/or the construction of a building or facility.  |
| Capital Projects Fund | Used to account for financial resources used for the acquisition or construction of major capital facilities (other than those financed by Proprietary Funds).   |
| CARB                  | Acronym for California Air Resources Board.  |
| CDBG                  | Acronym for Community Development Block Grant.   |
| CHDO                  | Acronym for Certified Housing Developer Organization   |
| CIP Engineering       | All work involved in preparation of construction plans, contractual documents and construction administration for the design and upgrade of various infrastructures for projects identified in the Capital Improvement Program.  |
| CLEEP                 | California Law Enforcement Program (CLEEP). State grants to local governments for the purpose of acquiring high technology equipment.  |
| CNT                   | Acronym for Crisis Negotiation Team  |
| Commodities           | Items of expenditure (in the operating budget) which after use, are consumed or show a material change in their physical condition, and which are generally of limited value and are characterized by rapid depreciation. Office supplies and motor fuel is examples of commodities. |
| Contingency           | A budgetary reserve set-aside for economic uncertainty or unforeseen expenditures not otherwise budgeted for.  |
| Contractual Services  | Expenditures for services the City receives from an outside company.   |
| CSFMO                 | Acronym for California Society of Municipal Finance Officers.  |
| Debt Service          | Payment of interest, and repayment of principal to holders of the City's debt instruments.   |
| Debt Service Fund     | Used to account for the accumulation of resources for, and payment of, general long-term debt.   |
| Deficit               | <p>(1) The excess of an entity's liabilities over its assets (See Fund Balance).</p> <p>(2) The excess of expenditures or expenses over revenues</p>   |

|                 |  |
|-----------------|--|
|                 | during a single accounting period.   |
| Depreciation    | <p>(1) Expiration in the service life of capital assets attributable to wear and tear, deterioration, action of the physical elements, inadequacy or obsolescence.</p> <p>(2) That portion of the cost of a capital asset that is charged as an expense during a particular period.</p>  |
| DVRT            | Acronym for Domestic Violence Response Team.   |
| ECCDC           | Acronym for El Cajon Community Development Corporation.  |
| ECEDC           | Acronym for East County Economic Development Council.  |
| ECPAC           | Acronym for El Cajon Performing Arts Center  |
| ECRA            | Acronym for El Cajon Redevelopment Agency  |
| Encumbrance     | Obligations in the form of purchase orders or contract commitments which are chargeable to an appropriation and for which a part of the appropriation is reserved. They cease to be encumbrances when paid or when an actual liability is set up.  |
| Enterprise Fund | Separate financial accounting used for government operations that are financed and operated in a manner similar to business enterprises, and where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public be financed or recovered primarily through user charges, or where the governing body has decided that periodic determination of net income is appropriate for capital maintenance, public policy, management control, or other purposes. |
| ERAF            | Acronym for Education Revenue Augmentation Fund. Most notably during the State budget crisis of 1992-93, the State adopted the Education Revenue Augmentation Fund shifting local government property tax revenues to schools. Most recently, in 2002-03, the State shifted \$75 million in redevelopment property tax revenue to K-12 school and community colleges.  |
| Expenditures    | The Cost of goods received or services rendered are recognized in the accounting period in which they are incurred.  |
| FEMA            | Acronym for Federal Emergency Management Agency.   |
| Fiduciary Funds | A category of fund types that includes Trust and Agency Funds.   |

|                          |  |
|--------------------------|--|
| Fiscal Year              | The twelve month period beginning July 1st and ending the following June 30th.   |
| Fixed Charges            | Items of expenditure for services rendered by internal operations of the City. Rental of City equipment, computer services, building rental, indirect operating expenses, and depreciation are examples of fixed charges.  |
| Full Faith and Credit    | A pledge of the City's taxing power of a government to repay debt obligations (typically used in reference to General Obligation Bonds or tax-supported debt).   |
| Fund                     | An independent fiscal and accounting entity with a self-balancing set of accounts recording cash and/or other resources together with all related liabilities, obligations, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives.  |
| Fund Balance             | The Excess of an entity's assets over its liabilities. A negative fund balance is sometimes called a deficit.  |
| GASB-34                  | Government Accounting Standards Board Statement #34  |
| General Fund             | The fund supported by taxes, fees, and other revenues that may be used for any lawful purpose. The general fund accounts for all financial resources except those required to be accounted for in another fund.  |
| General Obligation Bonds | When the City pledges its full faith and credit to the repayment of the bonds it issues, then those bonds are general obligation (G.O.) bonds. Sometimes the term is also used to refer to bonds, which are to be repaid from taxes and other general revenues. In California, G.O. bonds must be authorized by public referenda with a two-thirds voter approval. |
| GFOA                     | Acronym for Government Finance Officers Association.   |
| Governmental Funds       | A category of fund types that includes the general fund, special revenue, capital projects, and debt service funds.  |
| HOME                     | Acronym for HOME Investment Partnership Program.   |
| HCFA                     | Acronym for Heartland Communication Facility Authority.  |
| HFTA                     | Acronym for Heartland Fire Training Authority.   |
| HUD                      | Acronym for U.S. Department of Housing and Urban Development.  |

|                             |  |
|-----------------------------|--|
| Infrastructure              | All City owned facilities supporting the operation of the governmental unit. It includes; streets, roads, bridges, curbs and gutters, parks, sewer lines, storm drains, sewer lift stations, all government buildings and related facilities.  |
| Intergovernmental Grant     | A contribution of assets (usually cash) by one governmental unit or other organization to another. Typically, these contributions are made to local governments from the State and Federal Governments. Grants are usually made for specified purposes.  |
| Internal Service Fund       | Funds used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the City.  |
| Investment                  | Securities and real estate purchased and held for the production of income in the form of interest, dividends, rentals or base payments.   |
| LAFCO                       | Local Agency Formation Committee   |
| Liability                   | Debt or other legal obligations arising out of transactions in the past, which must be liquidated, renewed or refunded at some future date. NOTE: The term does not include encumbrances.  |
| LFLIP                       | Acronym for Local Forensic Laboratory Forensic Laboratory Improvement Program  |
| Maturities                  | The dates on which the principal or stated values of investments or debt obligations mature and may be reclaimed.  |
| MBIA                        | Municipal resource consultant that provides sales and property tax auditing to enhance city revenues.  |
| MTDB                        | Acronym for Metropolitan Transit Development Board   |
| Modified Accrual Accounting | A basis of accounting where 1.) revenues are recorded when received; 2.) revenues are accrued when they are both measurable and collectable within the accounting period or soon enough after the end of the period to pay liabilities of the period; and 3.) expenditures, other than interest or long-term debt, are recorded when liabilities are incurred. |
| NPDES                       | Acronym for National Pollution Discharge Elimination System  |
| Object of Expenditure       | Expenditure classifications based upon the types or categories of goods and services purchased. Typical objects and expenditure  |

include:

- Employee services (salaries and wages);
- Supplies and services (utilities, maintenance contracts, travel);
- Capital outlays; and
- Debt service.

|                      |   |
|----------------------|---|
| Operating Funds      | Resources derived from recurring revenue sources used to finance ongoing operating expenditures and pay-as-you-go capital projects.   |
| OTS                  | Acronym for Office of Traffic Safety.   |
| Performance Measures | Specific quantitative measures of work performed within an activity or program (e.g., total miles of streets cleaned). Also, a specific quantitative measure of results obtained through a program or activity (e.g., reduced incidence of vandalism due to new street lighting program).   |
| PERT                 | Acronym for Psychiatric Emergency Response Team.  |
| Proprietary Funds    | A category of fund types that includes enterprise and internal service funds.   |
| RFP                  | Acronym for Request for Proposal  |
| RRCC                 | Acronym for Ronald Reagan Community Center  |
| Rating               | The credit worthiness of a City as evaluated by independent agencies.   |
| Reserve              | An account used to indicate that a portion of fund equity is legally restricted for a specific purpose, or set aside for emergencies or unforeseen expenditures not otherwise budgeted. Reserve accounts can also be used to earmark a portion of fund balance to indicate that it is not appropriate for expenditures.   |
| Resources            | Total dollars available for appropriations including estimated revenues, fund transfers, and beginning fund balances.   |
| Revenue              | The term designates an increase to a fund's assets which: <ul style="list-style-type: none"><li>- does not increase a liability (e.g., proceeds from a loan);</li><li>- does not represent a repayment of an expenditure already made;</li><li>- does not represent a cancellation of certain liabilities; and</li><li>- does not represent an increase in contributed capital.</li></ul> |

|  |  |
|--|--|
| Revenue Bonds                          | When a government issues bonds, which do not pledge the full faith and credit of the jurisdiction, it issues limited liability revenue bonds. Typically, pledges are made to dedicate one specific revenue source to repay these bonds. In addition to a pledge of revenues, such bonds sometimes may be secured by a lien against property. |
| Revenue Estimate                       | A formal estimate of how much revenue will be earned from a specific revenue source for some future period; typically, a future fiscal year.   |
| RID                                    | Acronym for "Reducing Impaired Drivers Project"  |
| SANDAG                                 | Acronym for San Diego Association of Governments   |
| Source of Revenue                      | Revenues are classified according to their source or point of origin.  |
| Special Revenue Fund                   | Used to account for the proceeds of special revenue sources that are restricted by law (or administrative action) to expenditures for specific purposes.   |
| Subventions                            | State financial support to Cities such as; Motor Vehicle In-Lieu Fees, Gas Taxes, Office of Emergency Services Grants, Police Officers Standards and Training (POST) reimbursements and Cigarette Taxes.   |
| SWAT                                   | Acronym for Special Weapons & Tactics Unit   |
| TDA                                    | Acronym for Transit Development Act.   |
| TSFAC                                  | Acronym for Transit Services and Facilities Advisory Committee.  |
| UEIA                                   | Acronym for Unsecured Environmental Indemnity Agreements   |
| Unit Cost                              | The cost required to produce a specific product or unit of service (e.g., the cost to purify one thousand gallons of water).   |
| User Charges (also Known as User Fees) | The payment of a fee for direct receipt of a public service by the party benefiting from the service   |
| VLF                                    | Acronym for Vehicle License Fee. Based on market value of a vehicle, a Vehicle License Fee (VLF) is a fee charged for the privilege of operating that vehicle on public streets.   |
| Yield                                  | The rate earned on an investment based on the price paid.  |

**CITY OF EL CAJON**  
**CHART OF ACCOUNT INDEX**  
**Fiscal Year 2008-09**

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