



THE CITY OF SAN DIEGO



ANNUAL REPORT

for Fiscal Year 2026

BAY TERRACES – HONEY DRIVE MAINTENANCE ASSESSMENT DISTRICT

under the provisions of the

**San Diego Maintenance Assessment District Procedural Ordinance
of the San Diego Municipal Code**

Prepared For
City of San Diego, California



Prepared By
EFS Engineering, Inc.
P.O. Box 22370
San Diego, CA 92192-2370
(858) 752-3490

April 2025

CITY OF SAN DIEGO

Mayor

Todd Gloria

City Council Members

Joe LaCava
District 1 (Council President)

Jennifer Campbell
District 2

Stephen Whitburn
District 3

Henry L. Foster III
District 4

Marni von Wilpert
District 5

Kent Lee
District 6 (Council President Pro Tem)

Raul Campillo
District 7

Vivian Moreno
District 8

Sean Elo-Rivera
District 9

City Attorney

Heather Ferbert

City Clerk

Diana J.S. Fuentes

Independent Budget Analyst

Charles Modica

Deputy Chief Operating Officer, Neighborhood Services

Kristina Peralta

Director, Parks & Recreation Department

Andy Field

Table of Contents

Annual Report for Fiscal Year 2026

Bay Terraces – Honey Drive Maintenance Assessment District

Preamble	1
Executive Summary	2
Background	3
District Boundary	3
Project Description	3
Separation of General and Special Benefits	4
Cost Estimate.....	4
Annual Cost-Indexing	4
Method of Apportionment.....	4
Estimated Benefit of the Improvements	4
Apportionment Methodology	5
Sample Calculations	6
Summary Results.....	7

EXHIBITS

Exhibit A: District Boundary

Exhibit B: Estimated Budget – Revenue & Expense Statement
for Fiscal Year 2026

Exhibit C: Preliminary Assessment Roll for Fiscal Year 2026

Annual Report for Fiscal Year 2026

Bay Terraces – Honey Drive

Maintenance Assessment District

Preamble

Pursuant to §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance” (being Division 2, Article 5, Chapter 6 of the *San Diego Municipal Code*) and City of San Diego Council Resolution No. R-310618 passed on July 22, 2016, authorizing the continued levy of assessments for the life of the BAY TERRACES – HONEY DRIVE MAINTENANCE ASSESSMENT DISTRICT (hereinafter referred to as “District”), and in accordance with applicable provisions of “Proposition 218” (being Article XIII D of the California Constitution), and provisions of the “Proposition 218 Omnibus Implementation Act” (being California Senate Bill 919) (the aforementioned provisions are hereinafter referred to collectively as “applicable law”), and in accordance with Resolution No. _____, adopted by the CITY COUNCIL OF THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, and in connection with the annual proceedings for the District, EFS Engineering, Inc., as Assessment Engineer to the City of San Diego, submits herewith this annual report for the District as required by §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

DATE OF FINAL PASSAGE BY THE CITY OF SAN DIEGO,
COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ON THE
_____ DAY OF _____, 2025.

Diana J.S. Fuentes, CITY CLERK
CITY OF SAN DIEGO
STATE OF CALIFORNIA

Executive Summary

Project: Bay Terraces – Honey Drive
Maintenance Assessment District

Apportionment Method: Equivalent Dwelling Unit (EDU)

	FY 2025	FY 2026 ⁽¹⁾	Maximum Authorized
Total Parcels Assessed:	51	51	--
Total Estimated Assessment:	\$10,142	\$10,142	--
Total Number of EDUs:	96.03	96.03	--
Unit Assessment Rate:	\$105.62	\$105.62	\$105.62

⁽¹⁾ FY 2026 is the City’s Fiscal Year 2026, which begins July 1, 2025 and ends June 30, 2026. Total Parcels Assessed, Total Estimated Assessment, and assessment apportionment factors may vary from prior fiscal year values due to parcel changes and/or land use re-classifications.

Annual Cost-Indexing: Indexing of assessments is not permitted under the current apportionment methodology.

Background

The Bay Terraces – Honey Drive Maintenance Assessment District (District), originally known as the “Bay Terraces Landscape Maintenance District, Zone 5,” was established by the City of San Diego (City) on April 18, 1983 by City Council Resolution R-258290. The purpose of the District was, and still is, to fund specifically identified improvements and activities within the boundary of the District.

In conformity with §65.0221 of the “San Diego Maintenance Assessment District Procedural Ordinance,” the City adopted Resolution No. R-310618 on July 22, 2016, approving the annual budget and assessments for Fiscal Year 2017, and authorizing the levy of the assessments for the life of the District, consistent with the benefit findings and assessment apportionment method contained in the approved formational and all subsequently updated Engineer’s Reports (Engineer’s Reports). The Engineer’s Reports are on file with the City Clerk, and incorporated herein by reference.

The District is authorized and administered under the provisions of the “San Diego Maintenance Assessment District Procedural Ordinance.” This annual report has been prepared pursuant to the requirements of §65.0220 of the “San Diego Maintenance Assessment District Procedural Ordinance.”

District Boundary

The District boundary is generally depicted in **Exhibit A**. The District Boundary Map and Assessment Diagram are on file in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City, and, by reference, are made a part of this annual report.

Project Description

The authorized assessments will be used to fund specifically identified improvements and activities within the District. The District improvements and activities generally consist of maintenance and servicing of an open space lot located along Honey Drive in the District. The approximate location of the improvements is generally shown on **Exhibit A**.

For additional detail as to the location, type of improvements, and activities performed by the District, please refer to the maps, improvement plans, engineering drawings, maintenance specifications, the Engineer’s Reports and other associated documents on file with the

Maintenance Assessment Districts section of the Parks and Recreation Department of the City. These documents, collectively, are incorporated herein by reference and made part of this annual report.

Separation of General and Special Benefits

The identified improvements and activities provide benefits to the parcels located within the District. These benefits are “special benefits” to the extent that they are above and beyond the City’s standard level of service, and exclusive of those “general benefits” provided to the public at large or properties located outside the District. By law, only “special benefits” are assessable.

The assessments presented in this annual report are based on the cost of improvements and activities determined to provide “special benefits” in accordance with the Engineer’s Reports. For additional detail relative to the separation and quantification of general and special benefits for the District, please refer to the Engineer’s Reports, on file with the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

Cost Estimate

The estimated annual budget (Revenue & Expense Statement) is included as **Exhibit B**. The “Other Contributions (Non Assessment Source)” revenue contained in the budget includes the value of improvements and activities determined to provide “general benefits.” The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City.

Annual Cost-Indexing

The maximum authorized assessment set forth in the Engineer’s Reports is not authorized to be indexed without a vote of the affected property owners.

Method of Apportionment

Estimated Benefit of the Improvements

Dedication of open space is consistent with the goals contained in the City’s General Plan. Open space provides benefit through preserving natural resources, controlling urban form, providing for outdoor recreation, providing for the public health and safety, and serving as drainage corridors and view corridors. Open space also produces lower

development density, which benefits the community’s residents by not further increasing traffic congestion, noise levels, and storm water runoff pollutants. These open space assets, generally dedicated to the public during the development process, require ongoing management and maintenance activities to maintain their functionality, aesthetics, and continued contribution to the quality of life in the community. All parcels within the District benefit from these enhanced open space areas being maintained by the District.

The maintenance for these enhanced assets, since installation, has been funded through the District. The City’s General Plan also supports the establishment of community landscape improvement and maintenance districts, such as this District, to fund enhanced improvements and activities.

Apportionment Methodology

The total cost associated with District improvement and activities will be assessed to the various parcels within the District in proportion to the estimated Equivalent Dwelling Units (EDUs) assigned to a parcel in relationship to the total EDUs of all the parcels in the District.

EDUs for each parcel have been determined based on a Density Factor applicable to the subject land use as shown in the following equation:

$$\text{EDUs} = (\text{Acres or Units}) \times \text{Density Factor}$$

Table 1 summarizes the Density Factors for land uses within the District.

TABLE 1: Density Factors

Land Use/Zoning	Code	Density Factor
Residential – Single Family (developed)	DSFD	1.0 per dwelling unit
Retail & Commercial (developed)	DRET	6.49 per acre

Sample Calculations

As described above, the number of Equivalent Dwelling Units (EDUs) assigned to each parcel in the District has been calculated based on each parcel's land use and the identified apportionment factors, as shown in the following equation:

$$\text{EDUs} = (\text{Acres or Units}) \times \text{Density Factor}$$

Shown below are sample EDU calculations for several common land uses found in the District.

- **1 Single-Family Residence**

$$\text{EDUs} = 1 \text{ unit} \times 1.00 = 1.00 \text{ EDUs}$$

- **1-acre Commercial Property**

$$\text{EDUs} = 1.00 \text{ acres} \times 6.49 = 6.49 \text{ EDUs}$$

The total assessment for each parcel in the District is based on the calculated EDUs for the parcel and the applicable unit assessment rate, as shown in the following equation:

$$\text{Total Assessment} = \text{Total EDUs} \times \text{Unit Assessment Rate}$$

The EDUs calculated for each property in the District can be found in the Assessment Roll (**Exhibit C**).

Summary Results

The District Boundary is presented in **Exhibit A**.

An estimate of the annual costs of the improvements and activities provided by the District is included as **Exhibit B**.

The assessment methodology utilized is as described in the text of this annual report. Based on this methodology, the assessments for each parcel were calculated and are shown in the Preliminary Assessment Roll (**Exhibit C**).

Each lot or parcel of land within the District has been identified by unique County Assessor's Parcel Number in the Preliminary Assessment Roll and on the Boundary Map and Assessment Diagram referenced herein.

This annual report has been prepared and respectfully submitted by:

EFS ENGINEERING, INC.



A handwritten signature in blue ink that reads "Eugene F. Shank".

Eugene F. Shank, PE

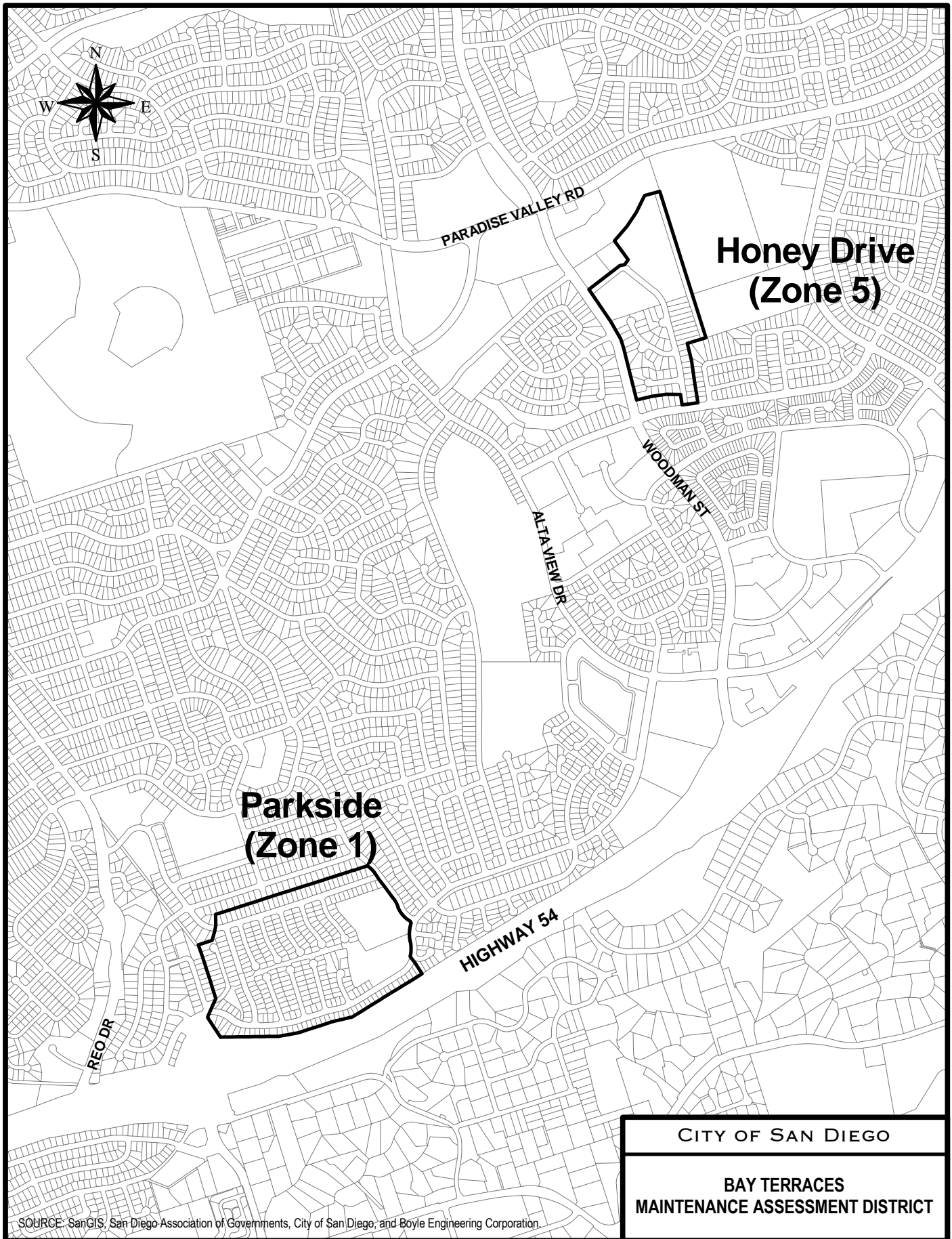
C 52792

A handwritten signature in blue ink that reads "Sharon F. Risse".

Sharon F. Risse

EXHIBIT A

District Boundary



SOURCE: SanGIS, San Diego Association of Governments, City of San Diego, and Boyle Engineering Corporation.

CITY OF SAN DIEGO
BAY TERRACES MAINTENANCE ASSESSMENT DISTRICT

EXHIBIT B

**Estimated Budget – Revenue & Expense Statement
for Fiscal Year 2026**

EXHIBIT B

REVENUE AND EXPENSE STATEMENT

Bay Terraces - Honey Drive Maintenance Assessment District Fund 200092

	FY 2024 ACTUALS	FY 2025 ESTIMATE	FY 2026 PROPOSED
BEGINNING FUND BALANCE			
Surplus (or Deficit) from Prior Year	\$ 17,575.92	\$ 13,426.00	\$ 9,329.04
TOTAL BEGINNING FUND BALANCE	\$ 17,575.92	\$ 13,426.00	\$ 9,329.04
REVENUE			
Assessment Revenue	\$ 10,163.38	\$ 10,143.00	\$ 10,142.26
Interest	\$ 455.57	\$ 412.00	\$ 412.00
Other Contributions (Non Assessment Source)	\$ 5,053.00	\$ 5,176.00	\$ 5,845.65
TOTAL REVENUE	\$ 15,671.95	\$ 15,731.00	\$ 16,399.91
TOTAL BEGINNING FUND BALANCE & REVENUE	\$ 33,247.87	\$ 29,157.00	\$ 25,728.95
OPERATING EXPENSE			
Landscaping Improvements and Activities ⁽¹⁾	\$ 10,803.72	\$ 10,366.96	\$ 11,316.00
City Services ⁽²⁾	\$ -	\$ -	\$ -
Special Districts Administrative Cost	\$ 9,018.00	\$ 9,461.00	\$ 10,470.00
TOTAL OPERATING EXPENSE	\$ 19,821.72	\$ 19,827.96	\$ 21,786.00
TOTAL EXPENSE	\$ 19,821.72	\$ 19,827.96	\$ 21,786.00
TOTAL ENDING FUND BALANCE	\$ 13,426.15	\$ 9,329.04	\$ 3,942.95
NET ANNUAL REVENUE (OR EXPENSE)	\$ (4,149.77)	\$ (4,096.96)	\$ (5,386.09)

⁽¹⁾ Includes related supplies, small tools, and utility costs.

⁽²⁾ Includes mulch delivery.

The District budget with full detail is available for public reference in the Maintenance Assessment Districts section of the Parks and Recreation Department of the City of San Diego.

EXHIBIT C

**Preliminary Assessment Roll
for Fiscal Year 2026**

EXHIBIT C - Assessment Roll (Fiscal Year 2026)

Bay Terraces - Honey Drive Maintenance Assessment District

Parcel Number	Acres/ Units ⁽¹⁾	Zone	Land Use	EDU Factor	Total EDUs	Unit Cost (\$/EDU)	FY 2026 ⁽²⁾ Assessment	Owner Name
582 270 10 00	4.93	5	DRET	6.49	32.00	\$105.62	\$3,379.38	
582 270 11 00	2.47	5	DRET	6.49	16.03	\$105.62	\$1,693.12	
589 190 10 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 11 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 12 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 13 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 14 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 15 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 16 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 17 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 18 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 19 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 20 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 21 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 22 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 23 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 24 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 25 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 26 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 27 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 28 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 29 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 30 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 31 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 34 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 35 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 36 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 37 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 38 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 39 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 40 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 41 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 42 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 43 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 44 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 45 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 47 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 48 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 49 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 50 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 51 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 52 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 53 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 54 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 55 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 56 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 57 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 58 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 59 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 60 00	1.00	5	DSFD	1.00	1.00	\$105.62	\$105.62	
589 190 70 00	2.50	5	OSP	0.00	0.00	\$105.62	\$0.00	
TOTAL	-	-	-	-	96.03	-	\$10,142.26	

⁽¹⁾ Applicable units (acres or dwelling units) dependent upon Land Use Code.

⁽²⁾ FY 2026 is the City's Fiscal Year 2026, which begins July 1, 2025 and ends June 30, 2026.