

City of San Marcos
Community Facilities District No. 98-02

Community Facilities District No. 98-02 (Lighting, Landscape, Open Space, and Preserve Maintenance) (CFD 98-02) and the associated Improvement Areas, referred to as F-Zones, include various properties throughout the City. The District was formed to fund the maintenance of citywide parks, trails, public lighting, and landscaping. F-Zones fund the maintenance of specific improvements in a development. Special taxes relating to citywide services appear on property tax bills as CFD 98-02. Special taxes for each of the F-Zones in the District are collected separately and appear on property tax bills as CFD 98-02 IA #F(XX) with the (XX) replaced by the F-Zone designation (e.g. CFD 98-02 IA #F-9). The special taxes which are levied annually are used to finance authorized services as described below.

Year Formed: 1998

Territory: Citywide (primarily covering new development that occurred between 1998 and the present). (Click [here](#) to view a map of CFD 98-02.)

**Authorized Services
(Citywide):**

Public lighting, including, but not limited to ,street lighting and traffic signals; parkway landscaping; median landscaping; public or private property required by the City of San Marcos to be maintained as passive open space areas, including, but not limited to, passive open space areas, habitat preservation areas, slope areas, and earthen/natural drainage channels.

**Authorized Services
(F-Zones):**

Please see the list below of F-Zones and the improvements maintained in each.

Note: Certain F-Zones may include certain facilities which the City currently does not maintain, but may be required to maintain some time in the future upon some trigger event. These facilities are noted as dormant and are shown with the corresponding maximum special tax amount applicable if the City were required to maintain these facilities.

Term of Special Tax: The annual special tax may be levied indefinitely.

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Maximum Special Tax Rates (Citywide Portion Only):

The maximum special tax rates for developed property for the citywide portion of CFD 98-02 vary by property classification as detailed below.

The maximum special tax rates may increase each fiscal year by the same rate as the Consumer Price Index (CPI) for the San Diego area.

Property Classification	Maximum Special Tax for Fiscal Year 2013-14
Residential	\$223.83 per residential unit
Commercial	\$959.87 per acre
Industrial / Other	\$665.32 per acre

Please note: These are the maximum special tax rates for only the citywide portion of CFD 98-02. Please refer to the table below for maximum special tax rates pertaining to the individual F-Zones.

Authorized Services And Maximum Special Tax Rates (F-Zones):

The list of authorized services and corresponding maximum special tax rates for developed property in the individual F-Zones are detailed below. Rates shown are per equivalent dwelling unit (EDU) unless noted otherwise.

The maximum special tax rates may increase each fiscal year by the same rate as the Consumer Price Index (CPI) for the San Diego area.

F-Zone	Facilities to be Maintained	Maximum Special Tax for Fiscal Year 2013-14
F-1 (Rose Ranch)	Trail and drainage channel	\$65.46 per EDU
F-2 (Bel Esprit)	Trail and brush/habitat management	\$147.48 per EDU
F-3 (Rancho Vera Cruz)	Trail, landscaped maintenance, and brush management	\$975.80 per EDU

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F-4 (Paloma/Santa Fe Hills)	Las Posas Rd and Borden Rd median landscaping; Santa Fe Hills, Quail Hills, & Foothill Parks; trails; brush/habitat management; weed abatement; and irrigated parkways and slopes	\$375 per EDU (includes special tax for citywide and is not subject to annual escalation until fiscal year 2028-29)
F-5 (Ashbrook)	Trail and open space	\$186.46 per EDU
F-6 (Twin Oaks Valley Ranch)	Bike path, planting, cobble paving, dry stream bed, and irrigation on or along Twin Oaks Valley Rd	\$544.62 per EDU
F-7 (Commerce Square)	Knoll Rd traffic signal	\$325.61 per acre
F-8 (Paloma/Santa Fe Hills)	Borden Rd median landscaping; Santa Fe Hills, Quail Hills, & Foothill Parks; trails; natural open space; and landscaped/irrigated slopes	\$375 per EDU (includes special tax for citywide and is not subject to annual escalation until fiscal year 2028-29)
F-9 (San Elijo)	San Elijo Hills Park Dormant Facilities - Trails, other parks, medians & parkways, irrigated landscape, open space, drainage channel, and brush management.	\$113.30 per EDU \$637.54 per EDU
F-10 (Esperanza at BuenaVida)	Craven Rd and Twin Oaks Valley Rd medians, landscaped slope, and trail	\$212.20 per EDU
F-11 (Meadowlark Estates/ Rancho Dorado)	Trail, Simmons Community Park, San Marcos Blvd medians/parkways, detention basins, and road access easement	\$501.13 per EDU
F-12 (Twin Oaks Estates)	Monument signs and Twin Oaks Valley Rd landscaped slopes/medians	\$263.72 per EDU
F-13 (Dove Glen)	Equestrian trail, concrete brow ditches, and irrigated slopes	\$289.55 per EDU
F-14 (Cedar Hills)	Landscaped slopes, brush management, Montiel Community Park, and storm drain filters	\$1,124.45 per EDU
F-15 (Park Lane)	Landscaped slopes, trail, storm drain filters, and brush/habitat management	\$1,619.45 per EDU
F-16 (Willow Creek)	Twin Oaks Valley Rd West parkway bike path, irrigation, and planting; and storm drain filters	\$543.63 per EDU

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F-17 (Richland Rd)	Trail and Richland Rd parkway	\$198.86 per EDU
F-18	(Not used)	(not used)
F-19 (Stone Canyon)	Trail, trail staging/lookout area, and Discovery Lake bridge	\$70.55 per EDU
F-20 (KRC Rock)	Trail	\$58.68 per EDU
F-21 (Richland Estates)	Trail, storm drain filters, landscaped slopes, and detention basin	\$719.42 per EDU
F-22 (Olive Hills)	Trails, storm drain filters and separator units, detention basins, landscaped slopes, and Mulberry Park	\$1,419.35 per EDU
F-23 (University Commons/ Old Creek Ranch)	Medians on Melrose Dr, Rancho Santa Fe Rd, and San Elijo Rd, detention basin and access road, storm drain catch basin inserts and separator units, parkways and landscaped slopes, trails, and retaining wall	\$386.31 per EDU
	Dormant Facilities – Open space	\$26.78 per EDU
F-24 (Rancho Coronado)	Trails, Twin Oaks Valley Rd and Village Dr medians, landscaped slopes/parkways, and storm drain inlet filters	\$56.05 per EDU
	Dormant Facilities – Storm drain inlet filters and separator units	\$10.35 per EDU
F-25 (Borden Rd – Borden Road Estates)	Landscaped slopes/parkways, median, Pebblestone Park, storm drain filters, detention basin, and crib wall	\$634.98 per EDU
F-26 (Loma Alta)	Trails, landscaped slopes/parkways, open space, storm drain inlet filters and separator units, and median	\$444.85 per EDU
F-27 (Pinehurst)	Trail, landscaped slopes/parkways, brow ditch, retaining wall, fencing, monument signs, storm drain inlet filters, and storm drain separator units	\$2,413.09 per EDU
F-28 (Rosemont Estates)	Cox Rd median, trail, landscaped slopes/parkways, concrete ditch, storm drain fossil filter, and storm drain separator unit	\$2,045.63 per EDU
	Dormant Facilities – Storm drain inlet filter and separator unit	\$168.94 per EDU

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F-29 (Silvercrest)	Barham Rd median, trails, Alder Glen Park, landscaped slopes, open space, flood wall, brow ditch, retaining wall, and storm drain inlet filters	\$1,544.87 per EDU
	Dormant Facilities – Storm drain inlet filters	\$43.38 per EDU
F-30 (Chesapeake)	Landscaped slopes/parkways, brow ditch, detention basin, storm drain inlet filters, and storm drain separator unit	\$800.61 per EDU
F-31 (Grand Estates)	Open space/brush management, access road, storm drain inlet filters, and storm drain separator unit	\$714.57 per EDU
F-32 (Vallecitos Ridge)	Borden Rd median, trail, landscaped slopes, retaining wall, and storm drain inlet filters	\$92.44 per EDU
	Dormant Facilities – Storm drain filters, storm drain separator units, detention basins, and habitat mitigations areas	\$360.65 per EDU
F-33 (Rancho Coronado/ Rosemont)	Twin Oaks Valley Rd/Village Dr median, landscaped slopes/parkways, brow ditch, retaining wall, gates, trails, storm drain inlet filters, and storm drain separator unit	\$270.43 per EDU
F-34 (Joy Court)	Craven Rd median, Joy Ct parkway, landscaped slopes, retaining wall, concrete ditch , and trail	\$2,887.69 per EDU
F-35 (Carriage Walk)	Borden Rd median, landscaped slopes/parkways, retaining wall, detention basin, storm drain inlet filters, trail and swale	\$880.15 per EDU
	Dormant Facilities – Storm drain filters	\$26.67 per EDU
F-36 (Mira Lago/ Las Ventanas)	Landscaped slopes/parkways, retaining wall, brow ditch, storm drain inlet filters, and trail	\$897.92 per EDU
	Dormant Facilities – Storm drain inlet filters and a detention basin	\$332.05 per EDU
F-37 (Vistancia)	Dormant Facilities (only) - Habitat mitigation	\$215.41 per EDU
F-38 (Venzano)	Landscaped slopes/parkways, Questhaven trail, drainage ditch, detention basin, storm drain separator units, and storm drain inlet filters	\$666.98 per EDU

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F-39 (Rancho Santalina)	Trail, landscaped slopes/parkways, retaining wall, concrete swale, South Santa Fe Ave and Las Flores Dr medians, detention basins, storm drain separator units, bio-filtration units, and turf block at Via La Venta/Hydra Court	\$1,257.45 per EDU
	Dormant Facilities – Environmentally protected zones	\$35.51 per EDU
F-40 (Starling)	Storm drain inlet filters and Woodland Parkway median	\$125.67 per EDU
	Dormant Facilities – Storm drain inlet filters	\$132.92 per EDU
F-41 (Grand Plaza)	Bio-clean inlet basket filters, trail, medians and landscaping on Los Posas Rd and Via Vera Cruz, traffic signals and controllers	\$385.72 per EDU
	Dormant Facilities – Storm drain separator units, filter inserts, and detention basins	\$1,106.66 per EDU
F-42 (Town Center)	Twin Oaks Valley Rd parkways, medians, and trails	\$441.76 per EDU
F-43 (Meadowlark Canyon)	Trails, slopes/parkways, and storm drain filters	\$215.31 per EDU
	Dormant Facilities – storm drain filters, a detention basin, and an access road	\$422.14 per EDU
F-44 (Windy Point)	Fossil filter inserts, drainage ditch, bio-swale, trail, median, and slopes/parkways	\$773.62 per EDU
	Dormant Facilities – a storm drain filter insert and a vegetated bio-swale	\$114.32 per EDU
F-45 (Arbor Ranch)	Landscaped area, steel fence, Linda Vista median, retaining wall, concrete trail, and drainage facilities	\$1,616.93 per EDU
F-46 (Nordahl Medical Center)	Nordahl Rd median and traffic signal	\$1,392.24 per acre
	Dormant Facilities – grassy swale, bio-filter system, and filter inserts	\$3,655.27 per acre
F-47 (Autumn Terrace)	Parkway landscaping, retaining wall, steel fencing, vegetated bio-swale, ribbon gutter, concrete trail/sidewalk, pedestrian lights, asphalt paving/parking, specialty street lights, and striping	\$181.29 per EDU
	Dormant Facilities - landscaped bio-swale/basin.	\$66.31 per EDU

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F-48 (Sierra Madre)	Concrete trail/sidewalk and parkway landscaping	\$199.52 per EDU
	Dormant Facilities – grassy swale	\$137.62 per EDU
F-49 (CVS Pharmacy)	Las Posas Rd parkway, median, and traffic signal	\$3,649.57 per acre
	Dormant Facilities – sediment chambers, sand filters, and storm drain inlets	\$4,908.17 per acre
F-50 (The Quad)	Parkway landscaping on Campus Way and Barham Drive; Campus Way median; storm drain filters; and sidewalk, streets, and pedestrian lights along Campus Way, Barham Drive, and North City Drive	\$326.76 per EDU
	Dormant Facility – hydro modification chamber	\$51.88 per EDU
F-51 (Campus Pointe 2)	Parkway landscaping, sidewalk, and pedestrian lights on Twin Oaks Valley Road and Village Drive; and storm drain filters	\$65.22 per EDU
	Dormant Facilities – hydro modification chamber and storm drain filters	\$99.37 per EDU
F-52 (Westlake Village)	Landscaping; pavement on Westlake Drive and Autumn Drive; sidewalk and pedestrian lights on Westlake Drive, Los Vallecitos Blvd, and Autumn Drive; storm drain facilities	\$499.31 per EDU
	Dormant Facilities – storm drain facilities	\$248.75 per EDU

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