



COMMUNITY FACILITIES DISTRICT NO. 98-02 (LIGHTING AND LANDSCAPING)

Community Facilities District No. 98-02 (Lighting, Landscaping, Open Space, and Preserve Maintenance) ("CFD 98-02" or the "District") 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 project specific improvements. 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
DISTRICT BOUNDARIES:	Citywide (primarily covering new development that occurred between 1998 and the present). (Click here to view a map of CFD 2001-01.)
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 include "dormant" facilities which the City does not currently maintain, but may maintain in the future.
TERM OF SPECIAL TAX:	The annual special tax may be levied indefinitely.
SPECIAL TAX CLASSIFICATION AND ESCALATION:	The maximum special tax rates for CFD 98-02 vary by property classification and F-Zone. 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. Please call (760) 744-1050 extension 4506 to obtain the current and maximum annual special tax for your property.

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AUTHORIZED SERVICES (F-ZONES)	
F-Zone	Facilities to be Maintained
F-1 (Rose Ranch)	Trail and drainage channel.
F-2 (Bel Esprit)	Trail and brush/habitat management.
F-3 (Rancho Vera Cruz)	Trail, landscaped maintenance, and brush management.
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.
F-5 (Ashbrook)	Trail and open space.
F-6 (Twin Oaks Valley Ranch)	Bike path, planting, cobble paving, dry stream bed, and irrigation on or along Twin Oaks Valley Rd.
F-7 (Commerce Square)	Knoll Rd traffic signal.
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.
F-9 (San Elijo)	San Elijo Hills Park. Dormant Facilities* - Trails; other parks; medians & parkways; irrigated landscape; open space; drainage channel; and brush management.
F-10 (Esperanza at Buenavida)	Craven Rd and Twin Oaks Valley Rd medians; landscaped slope; and trail.
F-11 (Meadowlark Estates/ Rancho Dorado)	Trail; Simmons Community Park; San Marcos Blvd medians/parkways; detention basins; and road access easement.
*The dormant facilities are not currently being maintained by the City, so the dormant facilities tax is not being levied. The dormant facilities special tax will be levied if the City is required to begin maintaining these facilities.	

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AUTHORIZED SERVICES (F-ZONES)	
F-Zone	Facilities to be Maintained
F-12 (Twin Oaks Estates)	Monument signs and Twin Oaks Valley Rd landscaped slopes/medians.
F-13 (Dove Glen)	Equestrian trail; concrete brow ditches; and irrigated slopes.
F-14 (Cedar Hills)	Landscaped slopes; brush management; Montiel Community Park; and storm drain filters.
F-15 (Park Lane)	Landscaped slopes; trail; storm drain filters; and brush/habitat management.
F-16 (Willow Creek)	Twin Oaks Valley Rd West parkway bike path; irrigation and planting; and storm drain filters.
F-17 (Richland Rd)	Trail and Richland Rd parkway.
F-18	(Not used)
F-19 (Stone Canyon)	Trail, trail staging/lookout area; and Discovery Lake bridge.
F-20 (KRC Rock)	Trail.
F-21 (Richland Estates)	Trail; storm drain filters; landscaped slopes; and detention basin.
F-22 (Olive Hills)	Trails; storm drain filters and separator units; detention basins; landscaped slopes; and Mulberry Park.
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AUTHORIZED SERVICES (F-ZONES)	
F-Zone	Facilities to be Maintained
F-23 (University Commons/ Old Creek Ranch)	Medians on Melrose Dr, Rancho Santa De 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. Dormant Facilities* – Open space.
F-24 (Rancho Coronado)	Trails; Twin Oaks Valley Rd and Village Dr medians; landscaped slopes/parkways; and storm drain inlet filters. Dormant Facilities* – Storm drain inlet filters and separator units.
F-25 (Borden Rd – Borden Road Estates)	Landscaped slopes/parkways; median; Pebblestone Park; storm drain filters; detention basin; and crib wall.
F-26 (Loma Alta)	Trails; landscaped slopes/parkways; open space; storm drain inlet filters and separator units; and median.
F-27 (Pinehurst)	Trail; landscaped slopes/parkways; brow ditch; retaining wall; fencing; monument signs; storm drain inlet filters; and storm drain separator units.
F-28 (Rosemont Estates)	Cox Rd median; trail; landscaped slopes/parkways; concrete ditch, storm drain fossil filter; and storm drain separator unit. Dormant Facilities* – Storm drain inlet filter and separator unit.
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. Dormant Facilities* – Storm drain inlet filters.
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F-Zone	Facilities to be Maintained
F-30 (Chesapeake)	Landscaped slopes/parkways; brow ditch; detention basin; storm drain inlet filters; and storm drain separator unit.
F-31 (Grand Estates)	Open space/brush management; access road; storm drain inlet filters; and storm drain separator unit.
F-32 (Vallecitos Ridge)	Borden Rd median, trail, landscaped slopes, retaining wall, and storm drain inlet filters. Dormant Facilities* – Storm drain filters, storm drain separator units, detention basins, and habitat mitigations areas.
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.
F-34 (Joy Court)	Craven Rd median; Joy Ct parkway; landscaped slopes; retaining wall; concrete ditch; and trail.
F-35 (Carriage Walk)	Borden Rd median; landscaped slopes/parkways; retaining wall; detention basin; storm drain inlet filters; trail and swale Dormant Facilities*- Storm drain filters.
F-36 (Mira Lago/ Las Ventanas)	Landscaped slopes/parkways; retaining wall; brow ditch; storm drain inlet filters; and trail. Dormant Facilities* – Storm drain inlet filters and a detention basin.
F-37 (Vistancia)	Dormant Facilities* (only) – Habitat mitigation.
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F-Zone	Facilities to be Maintained
F-38 (Venzano)	Landscaped slopes/parkways; Questhaven trail; drainage ditch, detention basin, storm drain separator units and storm drain inlet filters.
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. Dormant Facilities* – Environmentally protected zones.
F-40 (Starling)	Storm drain inlet filters and Woodland Parkway median. Dormant Facilities* – Storm drain inlet filters.
F-41 (Grand Plaza)	Bio-clean inlet basket filters; trail; medians and landscaping on Las Posas Rd and Via Vera Cruz; traffic signals and controllers. Dormant Facilities* – Storm drain separator units, filter inserts, and detention basins.
F-42 (Town Center)	Twin Oaks Valley Rd parkways; medians; and trails.
F-43 (Meadowlark Canyon)	Trails; slopes/parkways; and storm drain filters. Dormant Facilities* – storm drain filters, a detention basin and an access road.
F-44 (Windy Point)	Fossil filter inserts; drainage ditch; bio-swale; trail; median; and slopes/parkways. Dormant Facilities* – a storm drain filter insert and a vegetated bio-swale.
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F-Zone	Facilities to be Maintained
F-45 (Arbor Ranch)	Landscaped area; steel fence; Linda Vista median; retaining wall; concrete trail; and drainage facilities.
F-46 (Nordahl Medical Center)	Nordahl Rd median and traffic signal. Dormant Facilities* – grassy swale, bio-filter system, and filter inserts.
F-47 (Autumn Terrace)	Parkway landscaping; retaining wall; steel fencing; vegetated bio-swale; ribbon gutter; concrete trail/sidewalk; pedestrian lights; asphalt paving/parking; specialty streetlights; and striping. Dormant Facilities* – landscaped bio-swale/basin.
F-48 (Sierra Madre)	Concrete trail/sidewalk and parkway landscaping. Dormant Facilities* – grassy swale.
F-49 (CVS Pharmacy)	Las Posas Rd parkway; median; and traffic signal. Dormant Facilities* – sediment chambers, sand filters, and storm drain inlets.
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. Dormant Facilities* – hydro modification chamber.
F-51 (Campus Pointe 2)	Parkway landscaping, sidewalk, and pedestrian lights on Twin Oaks Valley Road and Village Drive; and storm drain filters. Dormant Facilities* – hydro modification chamber and storm drain filters.
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F-Zone	Facilities to be Maintained
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. Dormant Facilities* – Storm drain facilities.
F-53 (Palomar Station / Armorlite Corridor)	Landscaping; pavement, signage, street furniture, sidewalks, and pedestrian lighting on Bingham Drive, Armorlite Drive, Las Posas Road, and/or Los Vallecitos Boulevard; pedestrian bridge, and Innovation Park. Dormant Facilities* – hydro modification chamber, bioswale, and turf block.
F-54 (University District)	Landscaping; urban trail; storm drain filters; pedestrian lights; median streetlights; bioretention facilities; street furniture; trees; pedestrian bridges; and a park. Dormant Facilities* – hydromodification chamber.
F-55 (Rancho Coronado)	Trails; landscaped slopes; detention basins; sidewalk; medians; a park; and Discovery Lake maintenance. Dormant Facilities* – Turf block; and detention basins.
F-56 (Corner @ 2 Oaks)	Urban trail; sidewalk; biofiltration units; landscape; and trees.
F-57 (Discovery Village)	Park open space; landscaping, trees, and appurtenances such as irrigation; sidewalk, pathways, trails and overlooks; storm water hydromodification and storm water quality facilities; fencing; medians; and pedestrian bridge.
F-58 (San Marcos Highlands)	Park maintenance; medians; landscaping; trails; and treatment street trees and tree wells for stormwater quality
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