



**Landscape and Lighting
Assessment Districts No. 1 and 2**

**Fiscal Year
2026/27**

ENGINEER'S REPORT

ENGINEER'S REPORT

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1 AND 2 (Pursuant to the Landscape and Lighting Act of 1972)

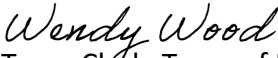
The Engineer of Work respectfully submits the enclosed report as directed by the Town Council.




Gary Heap
Town Engineer

April 30, 2026
DATE

I HEREBY CERTIFY that the enclosed Engineer's Report, with Assessment and Assessment Diagram thereto attached was filed with me on the 21 day of April, 2026.


Town Clerk, Town of Los Gatos
Santa Clara County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the Town Council of the Town of Los Gatos, California on the 5th day of May 2026, by Resolution No. 2026-023


Town Clerk, Town of Los Gatos
Santa Clara County, California

I HEREBY CERTIFY that the enclosed Engineer's Report, with Assessment and Assessment Diagram thereto attached was filed with the County Assessor of the County of Santa Clara on the _____ day of _____, 2026.



**Landscape and Lighting
Assessment District No. 1**

**BLACKWELL DRIVE
BENEFIT ZONE**

**Fiscal Year
2026/27**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2026/27**

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1
(Pursuant to the Landscaping and Lighting Act of 1972)

BLACKWELL DRIVE BENEFIT ZONE

Gary Heap, Town Engineer for Landscape and Lighting Assessment District No. 1--Blackwell Drive Benefit Zone, Town of Los Gatos, Santa Clara County, California, makes this report, as directed by the Town Council, pursuant to Section 22566, et seq. of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

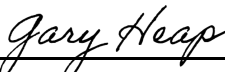
The improvements that are the subject of this report are briefly described as follows:

Maintaining the landscaping in the median island constructed as a part of Tract No. 8306 and maintaining the streetlights installed along Blackwell Drive and National Avenue as a part of Tract No. 8306.

This report consists of four parts, as follows:

- PART A: Plans and specifications for the improvements are filed in the Clerk Department. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- PART B: An estimate of the cost of the improvements.
- PART C: An assessment of the estimated cost of the improvements on each benefited parcel within the assessment district, the method by which the Engineer of Work has determined the proposed assessment against each parcel, and a list of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Town Clerk.
- PART D: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,



Gary Heap
Town Engineer

April 30, 2026
DATE

PART A

FISCAL YEAR 2026/27

PLANS, SPECIFICATIONS AND REPORTS

BLACKWELL DRIVE BENEFIT ZONE

Plans and specifications for the improvements are those prepared by Greg G. Ing, and Associates, dated February 16, 1990. These plans and specifications have been filed separately in the Clerk Department of the Town of Los Gatos and are incorporated in the Report by reference.

PART B			
ESTIMATE OF THE COST OF IMPROVEMENTS			
FOR FISCAL YEAR 2026-27			
BLACKWELL DRIVE BENEFIT ZONE			
Fiscal Year 2024-25 Resources			
	Fund Balance 6/30/24		\$ 15,046
	Assessment		3,160
	Delinquent Assessment		0
	Penalties/Late Fees		0
	Interest		664
	Total Resources Available for FY 2024-25		\$ 18,870
Fiscal Year 2024-25 Expenses			
	Santa Clara County Collection Fee		\$ 31
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		1,554
	Landscape Contractor		1,116
	Town Administrative Charges		460
	Total Expenses for FY 2024-25		\$ 3,161
	Ending Fund Balance for FY 2024-25		\$ 15,709
Fiscal Year 2025-26 Estimated Resources			
	Fund Balance 6/30/25		\$ 15,709
	Assessment		3,160
	Interest		50
	Total Estimated Resources Available for FY 2025-26		\$ 18,919
Fiscal Year 2025-26 Estimated Expenses			
	Santa Clara County Collection Fee		\$ 32
	Publication & Notification Charges		515
	Tree Services		0
	Weed Abatement		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		910
	Landscape Contractor		1,155
	District Capital Improvement		0
	Town Administrative Charges		460
	Total Estimated Expenses for FY 2025-26		\$ 3,072
	Estimated Ending Fund Balance for FY 2025-26		\$ 15,847

PART C

ASSESSMENT ROLL FISCAL YEAR 2026/27

BLACKWELL DRIVE BENEFIT ZONE

Special Assessment No.	Amount of Assessment	Property Description
Lot 1	\$632	424-12-123
Lot 2	\$632	424-12-124
Lot 3	\$632	424-12-125
Lot 4	\$632	424-12-126
Lot 5	\$632	424-12-127
Total Assessment:	\$3,160	

The lines and dimensions of each parcel are those shown on the maps of the County Assessor of the County of Santa Clara and the County assessment roll.

METHOD OF APPORTIONMENT OF ASSESSMENT

The total amount of the assessment was apportioned equally to all the lots within the Blackwell Drive Benefit Zone of Landscape and Lighting Assessment District No. 1.

BLACKWELL DRIVE BENEFIT ZONE



PROPERTY OWNERS LIST

APN
42412123
42412124
42412125
42412126
42412127

PART "D"
Assessment Diagram



LLD-Blackwell Drive Benefit Zone
Landscape & Lighting Assessment District No.1

-  Landscape Maintenance Area
-  Landscape Maintenance Districts



**Landscape and Lighting
Assessment District No. 1**

**KENNEDY MEADOWS
BENEFIT ZONE**

**Fiscal Year
2026/27**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2026/27**

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1
(Pursuant to the Landscaping and Lighting Act of 1972)

KENNEDY MEADOWS BENEFIT ZONE

Gary Heap, Town Engineer for Landscape and Lighting Assessment District No. 1--Kennedy Meadows Benefit Zone, Town of Los Gatos, Santa Clara County, California, makes this report, as directed by the Town Council, pursuant to Section 22566, et seq. of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

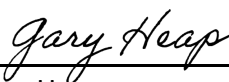
The improvements that are the subject of this report are briefly described as follows:

The maintenance of trees, landscaping, irrigation systems, trail, and streetlights within open space areas (Parcels A and B) and along Kennedy Court and Forrester Court, as shown on the approved improvement for Tract No. 8612, Los Gatos, California and the riparian and wetlands area described in the report by H. T. Harvey Associates, dated November 11, 1994.

This report consists of four parts, as follows:

- PART A: Plans and specifications for the improvements and the report by H. T. Harvey Associates are filed in the Clerk Department. Although separately bound, the plans, specifications and H.T. Harvey report are a part of this report and are included in it by reference.
- PART B: An estimate of the cost of the improvements, including interest on the funds advanced to the benefit zone by the Town.
- PART C: An assessment of the estimated cost of the improvements on each benefited parcel within the assessment district, the method by which the Engineer of Work has determined the amount proposed to be assessed against each parcel, and a list of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Town Clerk.
- PART D: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,



Gary Heap
Town Engineer

April 30, 2026
DATE

PART A

FISCAL YEAR 2026/27

PLANS, SPECIFICATIONS AND REPORTS

KENNEDY MEADOWS BENEFIT ZONE

Plans and specifications for the improvements are those prepared by Nowack and Associates, Civil Engineers, dated September 21, 1994, their job number 90-263C, pages 1 - 11. These plans and specifications have been filed separately in the Clerk Department of the Town of Los Gatos and are incorporated in the Report by reference.

The wetlands mitigation and monitoring plan was prepared by H.T. Harvey & Associates, Ecological Consultants, dated November 11, 1994, their file number 733-04, 11 pages. A revised wetlands mitigation plan is contained in a letter to the U.S. Army Corp of Engineers and California Regional Water Quality Control Board dated August 30, 1995 and as-built plans in a letter dated February 21, 1995. The original report and letters have been filed separately in the Clerk Department of the Town of Los Gatos and are incorporated in this Report by reference.

PART B	
ESTIMATE OF THE COST OF IMPROVEMENTS	
FOR FISCAL YEAR 2026-27	
KENNEDY MEADOWS BENEFIT ZONE	
Fiscal Year 2024-25 Resources	
Fund Balance 6/30/24	\$ 18,097
Assessment	10,378
Delinquent Assessment	0
Penalties/Late Fees	0
Interest	729
Total Resources Available for FY 2024-25	\$ 29,204
Fiscal Year 2024-25 Expenses	
Santa Clara County Collection Fee	\$ 103
Publication & Notification Charges	0
Light Pole Maintenance	0
Weed Abatement	0
Electric Utility	0
San Jose Water	2,553
Landscape Contractor	7,308
Town Administrative Charges	1,510
Improvements (Trail)	0
Total Expenses for FY 2024-25	\$ 11,474
Ending Fund Balance for FY 2024-25	\$ 17,730
Fiscal Year 2025-26 Estimated Resources	
Fund Balance 6/30/25	\$ 17,730
Assessment	10,275
Interest	330
Total Estimated Resources Available for FY 2025-26	\$ 28,335
Fiscal Year 2025-26 Estimated Expenses	
Santa Clara County Collection Fee	\$ 103
Publication & Notification Charges	536
Tree Services	0
Weed Abatement	0
Light Pole Maintenance	0
Electric Utility	0
San Jose Water	2,162
Landscape Contractor	7,564
District Capital Improvements	0
Town Administrative Charges	1,510
Total Estimated Expenses for FY 2025-26	\$ 11,875
Estimated Ending Fund Balance for FY 2025-26	\$ 16,460

PART C

**ASSESSMENT ROLL
FISCAL YEAR 2026/27**

KENNEDY MEADOWS BENEFIT ZONE

Special Assessment No.	Amount of Assessment	Property Description
Lot 1	\$685.00	532-18-050
Lot 2	\$685.00	532-18-049
Lot 3	\$685.00	532-18-048
Lot 4	\$685.00	532-18-047
Lot 5	\$685.00	532-18-052
Lot 6	\$685.00	532-18-063
Lot 7	\$685.00	532-18-062
Lot 8	\$685.00	532-18-061
Lot 9	\$685.00	532-18-060
Lot 10	\$685.00	532-18-059
Lot 11	\$685.00	532-18-058
Lot 12	\$685.00	532-18-057
Lot 13	\$685.00	532-18-056
Lot 14	\$685.00	532-18-055
Lot 15	\$685.00	532-18-054
Total Assessment:	\$10,275	

The lines and dimensions of each parcel are those shown on the maps of the County Assessor of the County of Santa Clara and the County assessment roll.

METHOD OF APPORTIONMENT OF ASSESSMENT

The total amount of the assessment was apportioned equally to all the lots within Kennedy Meadows Benefit Zone of Landscape and Lighting Assessment District No. 1.

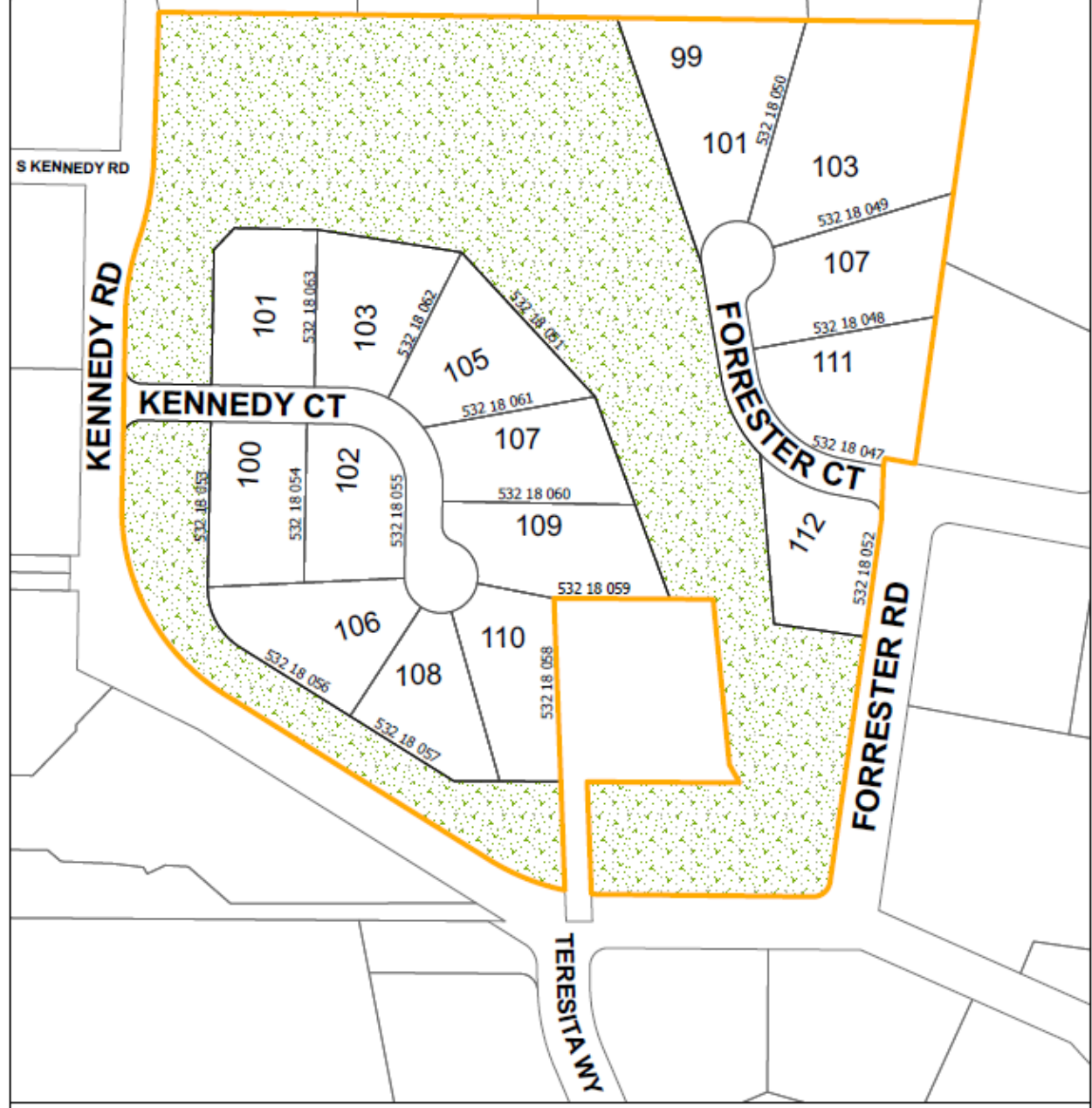
KENNEDY MEADOWS BENEFIT ZONE

PROPERTY OWNERS LIST



APN
53218047
53218048
53218049
53218050
53218052
53218054
53218055
53218056
53218057
53218058
53218059
53218060
53218061
53218062
53218063

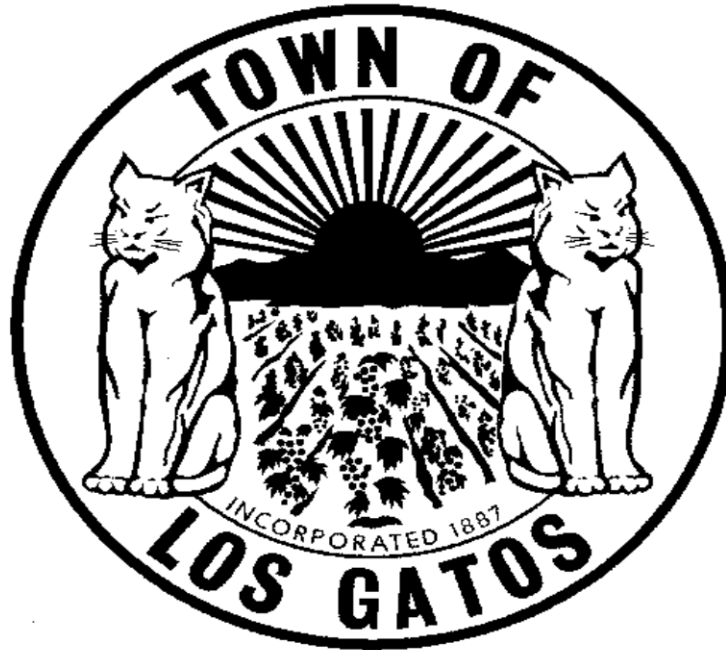
BROOKE ACR

PART "D" Assessment Diagram



LLD-Kennedy Meadows Benefit Zone
Landscape & Lighting Assessment District No.1

-  Landscape Maintenance Area
-  Landscape Maintenance Districts



**Landscape and Lighting
Assessment District No. 1**

**SANTA ROSA HEIGHTS
BENEFIT ZONE**

**Fiscal Year
2026/27**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2026/27**

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1
(Pursuant to the Landscaping and Lighting Act of 1972)

SANTA ROSA HEIGHTS BENEFIT ZONE

Gary Heap, Town Engineer for Landscape and Lighting Assessment District No. 1--Santa Rosa Heights Benefit Zone, Town of Los Gatos, Santa Clara County, California, makes this report, as directed by the Town Council, pursuant to Section 22566, et seq. of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements that are the subject of this report are briefly described as follows:

The maintenance of trees, landscaping, trail and retaining walls, as shown on the approved improvement plans for Tract No. 8400, Los Gatos, California.

This report consists of four parts, as follows:

- PART A: Plans and specifications for the improvements are filed in the Clerk Department. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- PART B: An estimate of the cost of the improvements.
- PART C: An assessment of the estimated cost of the improvements on each benefited parcel within the assessment district, the method by which the Engineer of Work has determined the amount proposed to be assessed against each parcel, and a list of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Town Clerk.
- PART D: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,



Gary Heap
Town Engineer

April 30, 2026
DATE

PART A

FISCAL YEAR 2026/27

PLANS, SPECIFICATIONS AND REPORTS

SANTA ROSA HEIGHTS BENEFIT ZONE

Plans and specifications for the improvements are those prepared by Nowack & Associates, dated February 1991, their job number 90-295. These plans and specifications have been filed separately in the Clerk Department of the Town of Los Gatos and are incorporated in the Report by reference.

PART B			
ESTIMATE OF THE COST OF IMPROVEMENTS			
FOR FISCAL YEAR 2026-27			
SANTA ROSA HEIGHTS BENEFIT ZONE			
Fiscal Year 2024-25 Resources			
	Fund Balance 6/30/24	\$	32,756
	Assessment		4,793
	Delinquent Assessment		0
	Penalties/Late Fees		31
	Interest		1,378
	Total Resources Available for FY 2024-25	\$	38,958
Fiscal Year 2024-25 Expenses			
	Santa Clara County Collection Fee	\$	45
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		0
	Landscape Contractor		6,708
	Town Administrative Charges		660
	Total Expenses for FY 2024-25	\$	7,413
	Ending Fund Balance for FY 2024-25	\$	31,545
Fiscal Year 2025-26 Estimated Resources			
	Fund Balance 6/30/25	\$	31,545
	Assessment		4,500
	Interest		50
	Total Estimated Resources Available for FY 2025-26	\$	36,095
Fiscal Year 2025-26 Estimated Expenses			
	Santa Clara County Collection Fee	\$	45
	Publication & Notification Charges		508
	Tree Services		0
	Weed Abatement		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		0
	Landscape Contractor		6,943
	Town Administrative Charges		660
	District Capital Improvements		0
	Total Estimated Expenses for FY 2025-26	\$	8,156
	Estimated Ending Fund Balance for FY 2025-26	\$	27,939

PART C

ASSESSMENT ROLL FISCAL YEAR 2026/27

SANTA ROSA HEIGHTS BENEFIT ZONE

Special Assessment No.	Amount of Assessment	Property Description
Lot 1	\$300.00	537-31-001
Lot 2	\$300.00	537-31-002
Lot 3	\$300.00	537-31-003
Lot 4	\$300.00	537-31-022
Lot 5	\$300.00	537-31-023
Lot 6	\$300.00	537-31-006
Lot 7	\$300.00	537-31-007
Lot 8	\$300.00	537-31-008
Lot 9	\$300.00	537-31-009
Lot 10	\$300.00	537-31-010
Lot 11	\$300.00	537-31-011
Lot 12	\$300.00	537-31-012
Lot 13	\$300.00	537-31-013
Lot 14	\$300.00	537-31-014
Lot 15	\$300.00	537-31-015
Total Assessment:	\$4,500	

The lines and dimensions of each parcel are those shown on the maps of the County Assessor of the County of Santa Clara and the County assessment roll.

METHOD OF APPORTIONMENT OF ASSESSMENT

The total amount of the assessment was apportioned equally to all the lots within Santa Rosa Heights Benefit Zone of Landscape and Lighting Assessment District No. 1.

SANTA ROSA HEIGHTS BENEFIT ZONE


PROPERTY OWNERS LIST

APN
53731001
53731002
53731003
53731006
53731007
53731008
53731009
53731010
53731011
53731012
53731013
53731014
53731015
53731022
53731023

PART "D"
Assessment Diagram



LLD-Santa Rosa Hts Benefit Zone
 Landscape & Lighting Assessment District No.1

-  Landscape Maintenance Area
-  Landscape Maintenance Districts



**Landscaping and Lighting
Assessment District No. 1**

**VASONA HEIGHTS
BENEFIT ZONE**

**Fiscal Year
2026/27**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2026/27**

LANDSCAPING AND LIGHTING ASSESSMENT DISTRICT NO. 1
(Pursuant to the Landscaping and Lighting Act of 1972)

VASONA HEIGHTS BENEFIT ZONE

Gary Heap, Town Engineer for Landscaping and Lighting Assessment District No. 1--Vasona Heights Benefit Zone, Town of Los Gatos, Santa Clara County, California, makes this report, as directed by the Town Council, pursuant to Section 22566, et seq. of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

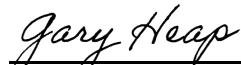
The improvements that are the subject of this report are briefly described as follows:

The maintenance of trees, landscaping, irrigation systems, trail, emergency access, and retaining wall within open space areas, as shown on the approved improvement for Tract No. 8280, Los Gatos, California.

This report consists of four parts, as follows:

- PART A: Plans and specifications for the improvements are filed in the Clerk Department. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- PART B: An estimate of the cost of the improvements.
- PART C: An assessment of the estimated cost of the improvements on each benefited parcel within the assessment district, the method by which the Engineer of Work has determined the amount proposed to be assessed against each parcel, and a list of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Town Clerk.
- PART D: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,



Gary Heap
Town Engineer

April 30, 2026
DATE

PART A

FISCAL YEAR 2026/27

PLANS, SPECIFICATIONS AND REPORTS

VASONA HEIGHTS BENEFIT ZONE

Plans and specifications for the improvements are those prepared by Dillon/Drulias Associates, Landscape Architects, dated April 16, 1990, their job number 8840, pages L1 - L17 and revised planting and irrigation plans as prepared by Greg Ing and Associates, dated November 3, 1992 and revised November 23, 1993. These plans and specifications have been filed separately in the Clerk Department of the Town of Los Gatos and are incorporated in the Report by reference.

PART B			
ESTIMATE OF THE COST OF IMPROVEMENTS			
FOR FISCAL YEAR 2026-27			
VASONA HEIGHTS BENEFIT ZONE			
Fiscal Year 2024-25 Resources			
	Fund Balance 6/30/24	\$	43,770
	Assessment		9,750
	Delinquent Assessment		0
	Penalties/Late Fees		0
	Interest		1,937
	Total Resources Available for FY 2024-25	\$	55,457
Fiscal Year 2024-25 Expenses			
	Santa Clara County Collection Fee	\$	97
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		1,144
	Landscape Contractor		4,500
	Town Administrative Charges		0
	District Capital Improvements		1,430
	Total Expenses for FY 2024-25	\$	7,171
	Ending Fund Balance for FY 2024-25	\$	48,286
Fiscal Year 2025-26 Estimated Resources			
	Fund Balance 6/30/25	\$	48,286
	Assessment		9,735
	Interest		340
	Total Estimated Resources Available for FY 2025-26	\$	58,361
Fiscal Year 2025-26 Estimated Expenses			
	Santa Clara County Collection Fee	\$	97
	Publication & Notification Charges		515
	Tree Services		0
	Weed Abatement		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		2,319
	Landscape Contractor		4,658
	Town Administrative Charges		1,430
	District Capital Improvements		0
	Total Estimated Expenses for FY 2025-26	\$	9,019
	Estimated Ending Fund Balance for FY 2025-26	\$	49,342

PART C
ASSESSMENT ROLL
FISCAL YEAR 2026/27

VASONA HEIGHTS BENEFIT ZONE

Special Assessment No.	Amount of Assessment	Property Description
Lot 1	\$295.00	529-13-056
Lot 2	\$295.00	529-13-055
Lot 3	\$295.00	529-13-054
Lot 4	\$295.00	529-13-053
Lot 5	\$295.00	529-13-052
Lot 6	\$295.00	529-13-051
Lot 7	\$295.00	529-13-049
Lot 8	\$295.00	529-13-048
Lot 9	\$295.00	529-13-047
Lot 10	\$295.00	529-13-046
Lot 11	\$295.00	529-13-044
Lot 12	\$295.00	529-13-043
Lot 13	\$295.00	529-13-042
Lot 14	\$295.00	529-13-041
Lot 15	\$295.00	529-13-040
Lot 16	\$295.00	529-13-039
Lot 17	\$295.00	529-13-038
Lot 18	\$295.00	529-13-037
Lot 19	\$295.00	529-13-036
Lot 20	\$295.00	529-13-035
Lot 21	\$295.00	529-13-060
Lot 22	\$295.00	529-13-061
Lot 23	\$295.00	529-13-032
Lot 24	\$295.00	529-13-031
Lot 25	\$295.00	529-13-030
Lot 26	\$295.00	529-13-029
Lot 27	\$295.00	529-13-028
Lot 28	\$295.00	529-13-063
Lot 29	\$295.00	529-13-062
Lot 30	\$295.00	529-13-022
Lot 31	\$295.00	529-13-021
Lot 32	\$295.00	529-13-058
Lot 33	\$295.00	529-13-059
Total Assessment:	\$9,735.00	

METHOD OF APPORTIONMENT OF ASSESSMENT

The lines and dimensions of each parcel are those shown on the maps of the County Assessor of the County of Santa Clara and the County assessment roll.

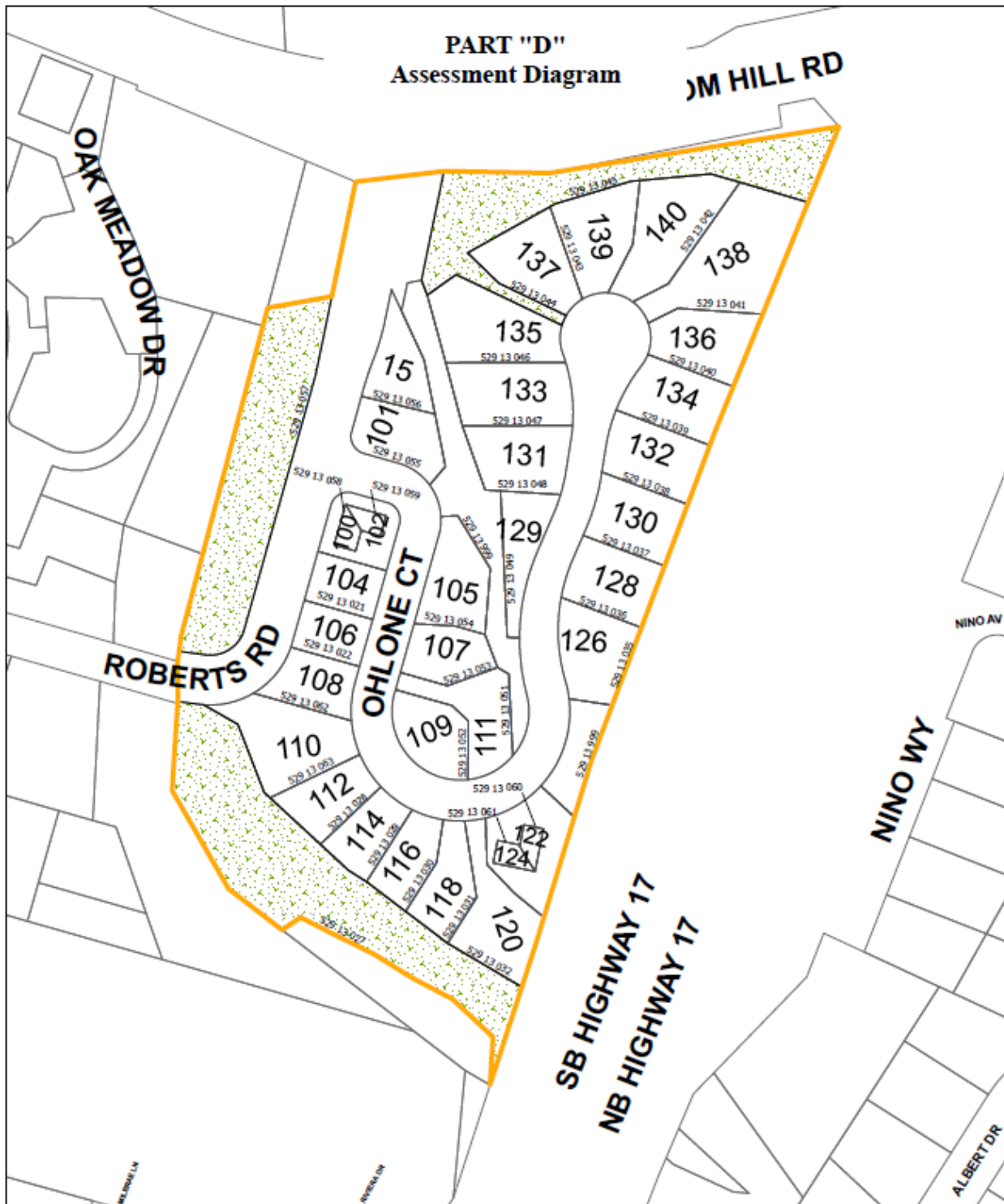
The total amount of the assessment was apportioned equally to all the lots within Vasona Heights Benefit Zone of Landscaping and Lighting Assessment District No. 1.

VASONA HEIGHTS BENEFIT ZONE

PROPERTY OWNERS LIST

APN
52913021
52913022
52913028
52913029
52913030
52913031
52913032
52913035
52913036
52913037
52913038
52913039
52913040
52913041
52913042
52913043
52913044
52913046
52913047
52913048
52913049
52913051
52913052
52913053
52913054
52913055
52913056
52913058
52913059
52913060
52913061
52913062
52913063

PART "D"
Assessment Diagram



LLD-Vasona Hts Benefit Zone
Landscape & Lighting Assessment District No.1

-  Landscape Maintenance Area
-  Landscape Maintenance Districts



**Landscape and Lighting
Assessment District No. 1**

**HILLBROOK
BENEFIT ZONE**

**Fiscal Year
2026/27**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2026/27**

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 1
(Pursuant to the Landscaping and Lighting Act of 1972)

HILLBROOK BENEFIT ZONE

Gary Heap, Town Engineer for Landscape and Lighting Assessment District No. 1--Hillbrook Benefit Zone, Town of Los Gatos, Santa Clara County, California, makes this report, as directed by the Town Council, pursuant to Section 22566, et seq. of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements that are the subject of this report are briefly described as follows:

The maintenance of trees, landscaping, irrigation systems, hardscape, and fences currently exist on APN: 523-11-028, located at the southeast corner of Blossom Hill Road and Hillbrook Drive, Los Gatos, California.

This report consists of four parts, as follows:

PART A: Diagram of Existing Improvements.

PART B: An estimate of the cost of the improvements.

PART C: An assessment of the estimated cost of the improvements on each benefited parcel within the assessment district, the method by which the Engineer of Work has determined the amount proposed to be assessed against each parcel, and a list of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Town Clerk.

PART D: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,



Gary Heap
Town Engineer

April 30, 2026
DATE

PART "A"
Existing Improvements to be Maintained

CHERRYSTON

BLOSSOM HILL RD

Hillbrook Sign

Ex. Oak Tree

Existing Shrubs

Ex. Oak Tree

Existing Shrubs

523 11 028

112

HILLBROOK DR



LLD-Hillbrook Benefit Zone
Landscape & Lighting Assessment District No.1

-  Landscape Maintenance Area
-  Landscape Maintenance Districts

PART B	
ESTIMATE OF THE COST OF IMPROVEMENTS	
FOR FISCAL YEAR 2026-27	
HILLBROOK DRIVE BENEFIT ZONE	
Fiscal Year 2024-25 Resources	
Fund Balance 6/30/24	\$ 28,749
Assessment	5,915
Delinquent Assessment	0
Penalties/Late Fees	0
Interest	1,238
Total Resources Available for FY 2024-25	\$ 35,902
Fiscal Year 2024-25 Expenses	
Santa Clara County Collection Fee	\$ 60
Publication & Notification Charges	0
Light Pole Maintenance	0
Electric Utility	0
San Jose Water	3,176
Landscape Contractor	1,680
Town Administrative Charges	250
Total Expenses for FY 2024-25	\$ 5,166
Ending Fund Balance for FY 2024-25	\$ 30,736
Fiscal Year 2025-26 Estimated Resources	
Fund Balance 6/30/25	\$ 30,736
Assessment	5,950
Interest	90
Total Estimated Resources Available for FY 2025-26	\$ 36,776
Fiscal Year 2025-26 Estimated Expenses	
Santa Clara County Collection Fee	\$ 60
Publication & Notification Charges	487
Tree Services	0
Weed Abatement	0
Light Pole Maintenance	0
Electric Utility	0
San Jose Water	4,000
Landscape Contractor	1,739
District Capital Improvements	0
Town Administrative Charges	250
Total Estimated Expenses for FY 2025-26	\$ 6,536
Estimated Ending Fund Balance for FY 2025-26	\$ 30,240

PART C
ASSESSMENT ROLL
FISCAL YEAR 2026/27

HILLBROOK BENEFIT ZONE

Special Assessment No.	Amount of Assessment	Property Description
Lot 1	\$175.00	523-11-027
Lot 2	\$175.00	523-11-026
Lot 3	\$175.00	523-11-025
Lot 4	\$175.00	523-11-024
Lot 5	\$175.00	523-11-023
Lot 6	\$175.00	523-11-022
Lot 7	\$175.00	523-11-021
Lot 8	\$175.00	523-11-020
Lot 9	\$175.00	523-11-019
Lot 10	\$175.00	523-11-018
Lot 11	\$175.00	523-07-030
Lot 12	\$175.00	523-07-029
Lot 13	\$175.00	523-07-028
Lot 14	\$175.00	523-07-027
Lot 15	\$175.00	523-07-026
Lot 16	\$175.00	523-07-025
Lot 17	\$175.00	523-07-024
Lot 18	\$175.00	523-07-023
Lot 19	\$175.00	523-07-022
Lot 20	\$175.00	523-07-021
Lot 21	\$175.00	523-07-020
Lot 22	\$175.00	523-07-019
Lot 23	\$175.00	523-07-018
Lot 24	\$175.00	523-07-017
Lot 25	\$175.00	523-07-016
Lot 26	\$175.00	523-07-015
Lot 27	\$175.00	523-07-014
Lot 28	\$175.00	523-07-013
Lot 29	\$175.00	523-07-012
Lot 30	\$175.00	523-07-011
Lot 31	\$175.00	523-07-010
Lot 32	\$175.00	523-07-009
Lot 33	\$175.00	523-07-008
Lot 34	\$175.00	523-07-007
Total Assessment:	\$5,950	

**ASSESSMENT ROLL
FISCAL YEAR 2026/27**

HILLBROOK BENEFIT ZONE

The lines and dimensions of each parcel are those shown on the maps of the County Assessor of the County of Santa Clara and the County assessment roll.

METHOD OF APPORTIONMENT OF ASSESSMENT

The total amount of the assessment was apportioned equally to all the lots within Landscape and Lighting Assessment District No. 1--Hillbrook Benefit Zone.

HILLBROOK BENEFIT ZONE

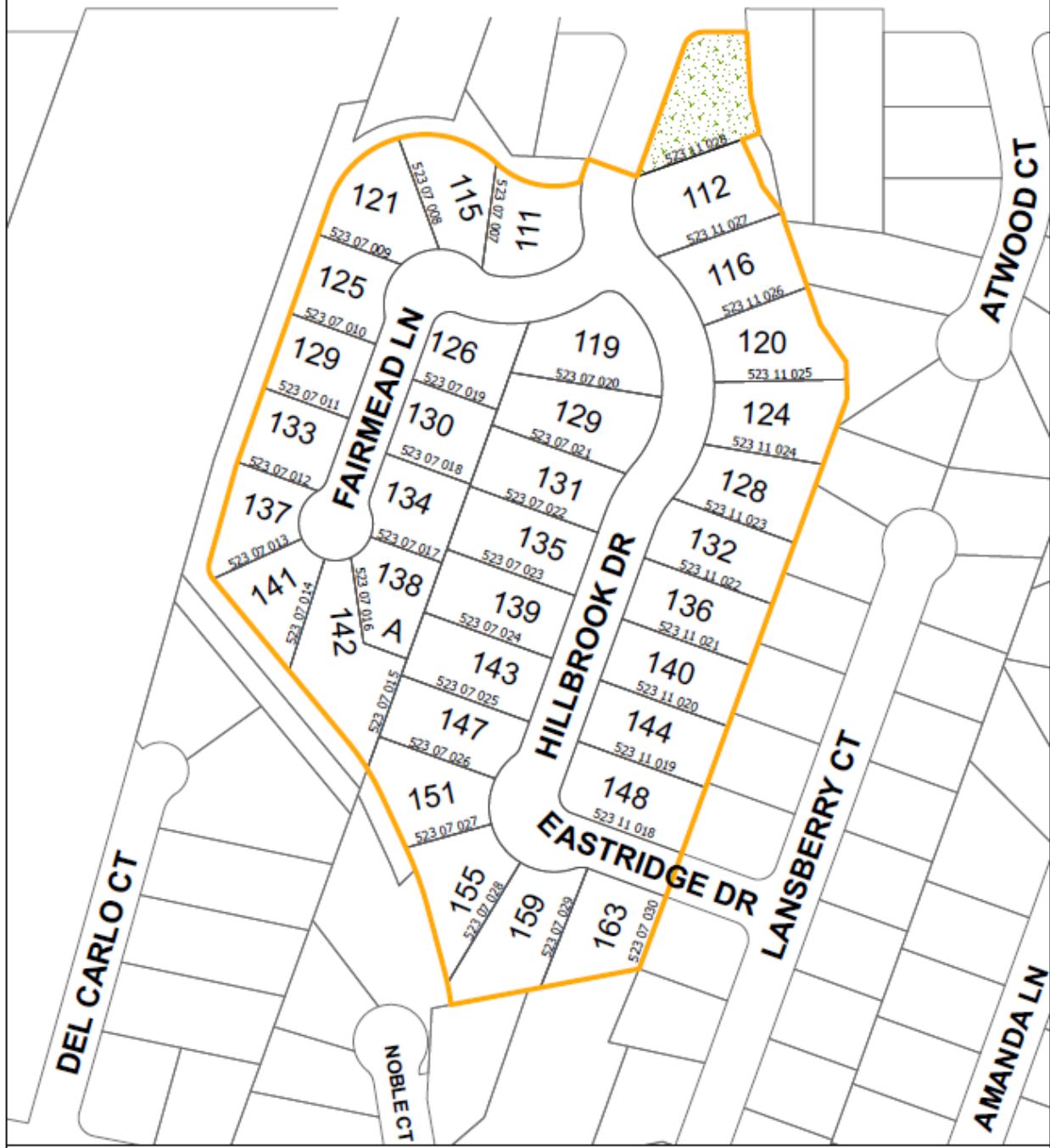
PROPERTY OWNERS LIST

APN
52307007
52307008
52307009
52307010
52307011
52307012
52307013
52307014
52307015
52307016
52307017
52307018
52307019
52307020
52307021
52307022
52307023
52307024
52307025
52307026
52307027
52307028
52307029
52307030
52311018
52311019
52311020
52311021
52311022
52311023
52311024
52311025
52311026
52311027



PART "D"
Assessment Diagram

BLOSSOM

WINTERBROOK RD



LLD-Hillbrook Benefit Zone
Landscape & Lighting Assessment District No.1

-  Landscape Maintenance Area
-  Landscape Maintenance Districts



**Landscape and Lighting
Assessment District No. 2**

**GEMINI COURT
BENEFIT ZONE**

**Fiscal Year
2026/27**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2026/27**

LANDSCAPE AND LIGHTING ASSESSMENT DISTRICT NO. 2
(Pursuant to the Landscaping and Lighting Act of 1972)

GEMINI COURT BENEFIT ZONE

Gary Heap, Town Engineer for Landscape and Lighting Assessment District No. 2--Gemini Court Benefit Zone, Town of Los Gatos, Santa Clara County, California, makes this report, as directed by the Town Council, pursuant to Section 22566, et seq. of the Streets and Highways Code (Landscaping and Lighting Act of 1972).


The improvements that are the subject of this report are briefly described as follows:

The maintenance of trees, landscaping, irrigation systems, lighting, sound wall and fences as shown on the approved improvement and landscape plans for Tract No. 8439, Los Gatos, California.

This report consists of four parts, as follows:

- PART A: Plans and specifications for the improvements are filed in the Clerk Department. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- PART B: An estimate of the cost of the improvements.
- PART C: An assessment of the estimated cost of the improvements on each benefited parcel within the assessment district, the method by which the Engineer of Work has determined the proposed assessment against each parcel, and a list of the owners of real property within this assessment district, as shown on the last equalized assessment roll for taxes, or as known to the Clerk Administrator.
- PART D: A diagram showing all of the parcels of real property within this assessment district. The diagram is keyed to Part C by assessment number.

Respectfully submitted,



Gary Heap
Town Engineer

April 30, 2026
DATE

PART A

FISCAL YEAR 2026/27

PLANS, SPECIFICATIONS AND REPORTS

GEMINI COURT BENEFIT ZONE

Plans and specifications for the improvements are those prepared by Greg G. Ing, and Associates, dated September 14, 1990, their job number 9031. These plans and specifications have been filed separately in the Clerk Department of the Town of Los Gatos and are incorporated in the Report by reference.

PART B			
ESTIMATE OF THE COST OF IMPROVEMENTS			
FOR FISCAL YEAR 2026-27			
GEMINI COURT BENEFIT ZONE			
Fiscal Year 2024-25 Resources			
	Fund Balance 6/30/24	\$	44,206
	Assessment		4,623
	Delinquent Assessment		0
	Penalties/Late Fees		0
	Interest		1,980
	Total Resources Available for FY 2024-25	\$	50,809
Fiscal Year 2024-25 Expenses			
	Santa Clara County Collection Fee	\$	46
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		0
	Landscape Contractor		552
	Town Administrative Charges		610
	Total Expenses for FY 2024-25		1,208
	Ending Fund Balance for FY 2024-25	\$	49,601
Fiscal Year 2025-26 Estimated Resources			
	Fund Balance 6/30/25	\$	49,601
	Assessment		4,600
	Interest		150
	Total Estimated Resources Available for FY 2025-26	\$	54,351
Fiscal Year 2025-26 Estimated Expenses			
	Santa Clara County Collection Fee	\$	46
	Publication & Notification Charges		515
	Tree Services		0
	Weed Abatement		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		0
	Landscape Contractor		571
	District Capital Improvement		0
	Town Administrative Charges		610
	Total Estimated Expenses for FY 2025-26	\$	1,742
	Estimated Ending Fund Balance for FY 2025-26	\$	52,609

PART C

ASSESSMENT ROLL FISCAL YEAR 2026/27

GEMINI COURT BENEFIT ZONE

Special Assessment No.	Amount of Assessment	Property Description
Lot 1	\$230.00	567-64-051
Lot 2	\$230.00	567-64-050
Lot 3	\$230.00	567-64-049
Lot 4	\$230.00	567-64-048
Lot 5	\$230.00	567-64-047
Lot 6	\$230.00	567-64-046
Lot 7	\$230.00	567-64-045
Lot 8	\$230.00	567-64-044
Lot 9	\$230.00	567-64-054
Lot 10	\$230.00	567-64-053
Lot 11	\$230.00	567-64-052
Lot 12	\$230.00	567-64-042
Lot 13	\$230.00	567-64-041
Lot 14	\$230.00	567-64-040
Lot 15	\$230.00	567-64-039
Lot 16	\$230.00	567-64-038
Lot 17	\$230.00	567-64-037
Lot 18	\$230.00	567-64-036
Lot 19	\$230.00	567-64-035
Lot 20	\$230.00	567-64-034
Total Assessment:	\$4,600.00	

The lines and dimensions of each parcel are those shown on the maps of the County Assessor of the County of Santa Clara and the County assessment roll.

METHOD OF APPORTIONMENT OF ASSESSMENT

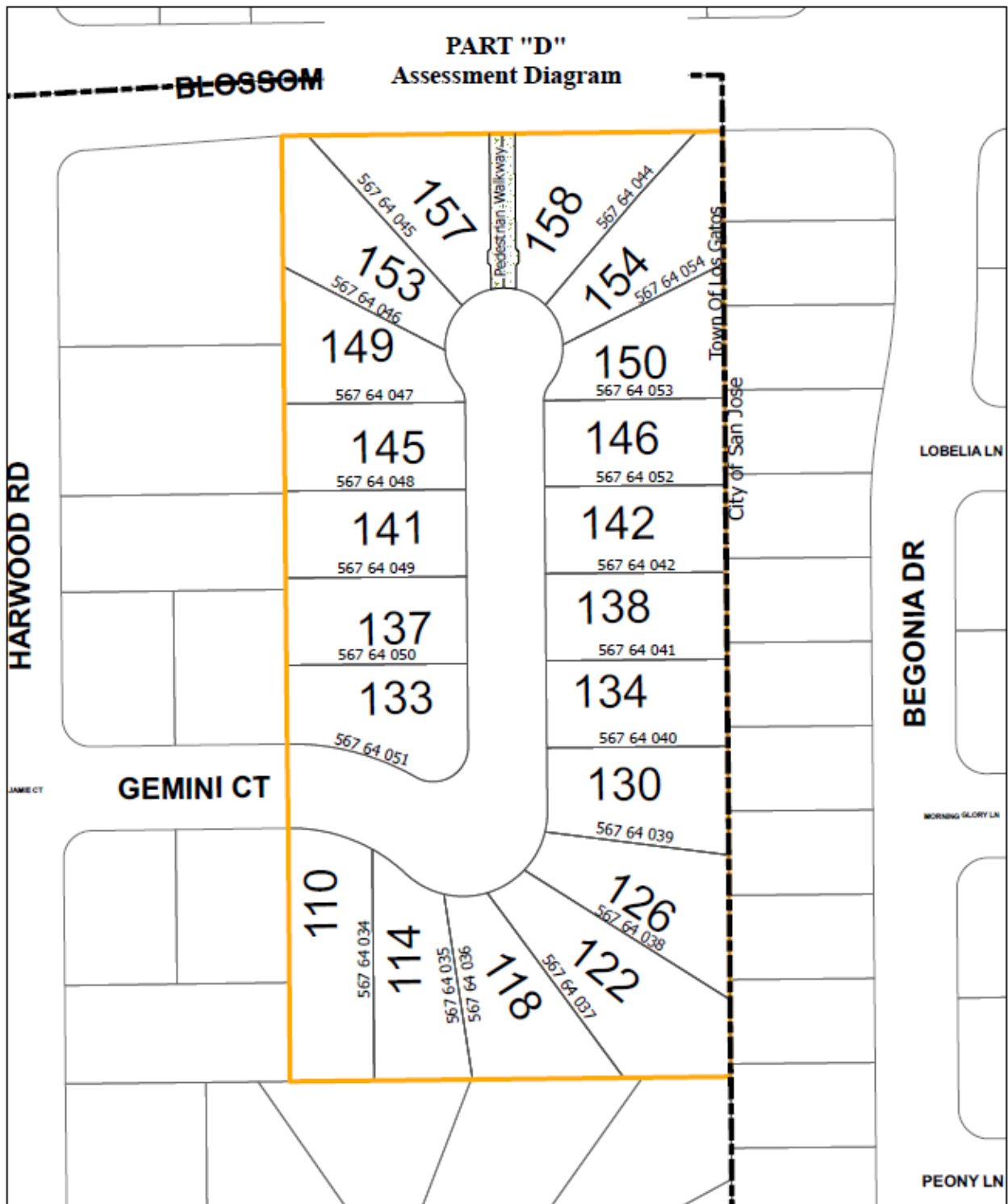
The total amount of the assessment was apportioned equally to all the lots within the Gemini Court Benefit Zone of Landscape and Lighting Assessment District No. 2.

GEMINI COURT BENEFIT ZONE


PROPERTY OWNERS LIST

APN
56764034
56764035
56764036
56764037
56764038
56764039
56764040
56764041
56764042
56764044
56764045
56764046
56764047
56764048
56764049
56764050
56764051
56764052
56764053
56764054

PART "D"
Assessment Diagram



LLD-Gemini Ct Benefit Zone
Landscape & Lighting Assessment District No.2

-  Landscape Maintenance Area
-  Landscape Maintenance Districts