



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

**Fiscal Year
2025/26**

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
Gary Heap
Town Engineer

April 18, 2025
DATE

I HEREBY CERTIFY that the enclosed Engineer's Report, with Assessment and Assessment Diagram thereto attached was filed with me on the _____ day of _____, 2025.

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 6th day of May 2025, by Resolution No. 2025-_____

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 _____, 2025.



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

**BLACKWELL DRIVE
BENEFIT ZONE**

**Fiscal Year
2025/26**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2025/26**

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, 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 18, 2025
DATE

PART A

FISCAL YEAR 2025/26

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					
FISCAL YEAR 2024-25					
BLACKWELL DRIVE BENEFIT ZONE					
Fiscal Year 2023-24 Resources					
		Fund Balance 6/30/23		\$	14,155
		Assessment			3,192
		Delinquent Assessment			0
		Penalties/Late Fees			0
		Interest			499
		Total Resources Available for FY 2023-24		\$	17,845
Fiscal Year 2023-24 Expenses					
		Santa Clara County Collection Fee		\$	32
		Publication & Notification Charges			326
		Light Pole Maintenance			0
		Electric Utility			0
		San Jose Water			671
		Landscape Contractor			1,310
		Town Administrative Charges			460
		Total Expenses for FY 2023-24		\$	2,799
		Ending Fund Balance for FY 2023-24		\$	15,046
Fiscal Year 2024-25 Estimated Resources					
		Fund Balance 6/30/23		\$	15,046
		Assessment			3,160
		Interest			50
		Total Estimated Resources Available for FY 2024-25		\$	18,256
Fiscal Year 2024-25 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 2024-25		\$	3,072
		Estimated Ending Fund Balance for FY 2024-25		\$	15,184

PART C

ASSESSMENT ROLL FISCAL YEAR 2025/26

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

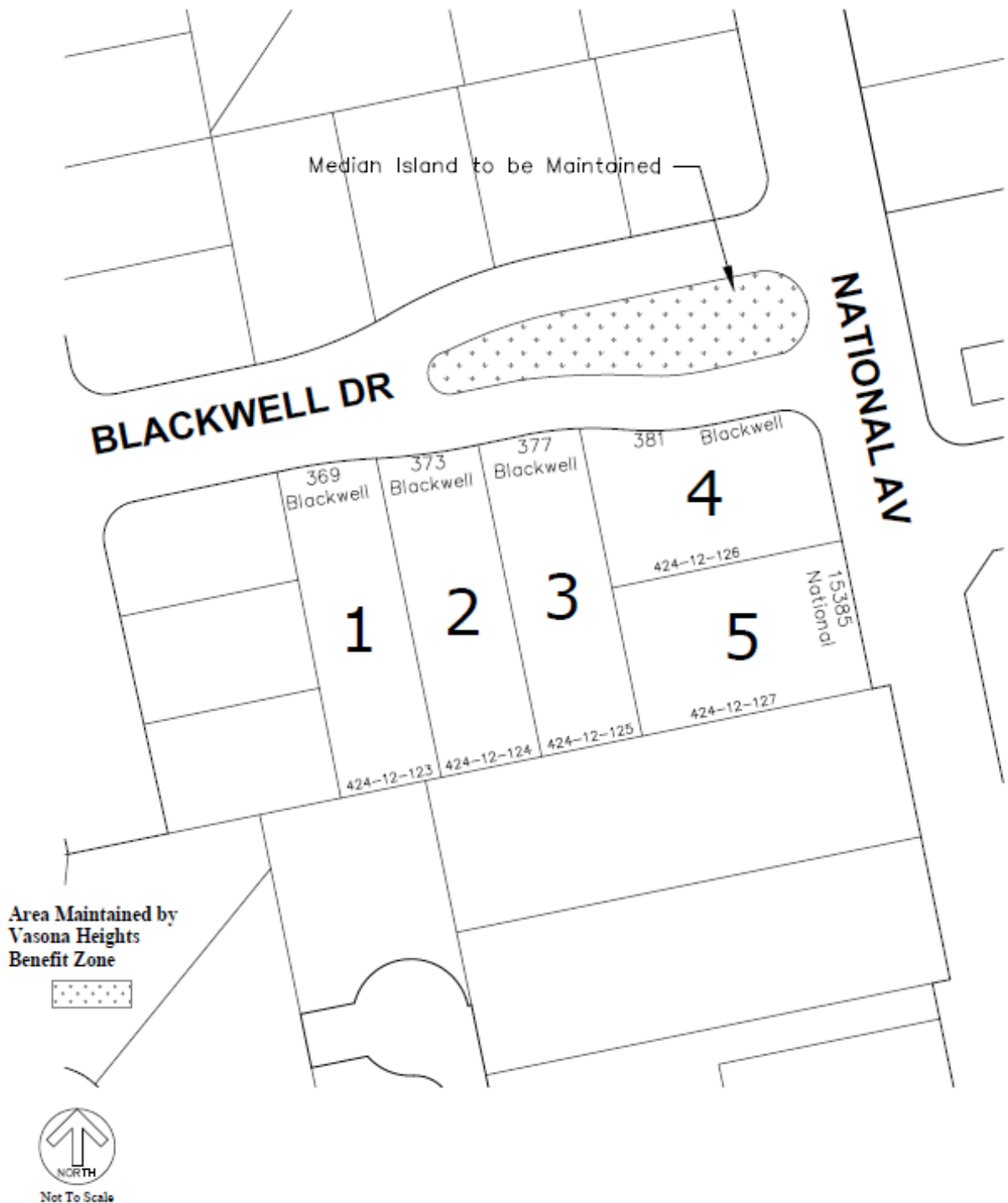
The total amount of the assessment was apportioned equally to all the lots within the Blackwell Drive Benefit Zone of Landscape and Lighting Assessment District No. 1.

BLACKWELL DRIVE BENEFIT ZONE

PROPERTY OWNERS LIST

APN
42412123
42412124
42412125
42412126
42412127

PART "D"
Assessment Diagram



Blackwell Drive Benefit Zone
Landscaping & Lighting Assessment District No. 1



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

**KENNEDY MEADOWS
BENEFIT ZONE**

**Fiscal Year
2025/26**

ENGINEER'S REPORT

ENGINEER'S REPORT
FISCAL YEAR 2025/26

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).

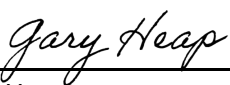
The improvements that are the subject of this report are briefly described as follows:

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 18, 2025
DATE

PART A

FISCAL YEAR 2025/26

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	
FISCAL YEAR 2024-25	

KENNEDY MEADOWS BENEFIT ZONE

Fiscal Year 2023-24 Resources				
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				Fund Balance 6/30/23			\$	19,938
				Assessment				10,412
				Delinquent Assessment				0
				Penalties/Late Fees				0
				Interest				630
				Total Resources Available for FY 2023-24			\$	30,980

Fiscal Year 2023-24 Expenses			
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	Santa Clara County Collection Fee		\$	103
	Publication & Notification Charges			340
	Light Pole Maintenance			0
	Weed Abatement			0
	Electric Utility			0
	San Jose Water			2,186
	Landscape Contractor			8,744
	Town Administrative Charges			1,510
	Improvements (Trail)			0
	Total Expenses for FY 2023-24		\$	12,883

Ending Fund Balance for FY 2023-24		\$	18,097
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Fiscal Year 2024-25 Estimated Resources			
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	Fund Balance 6/30/23				\$	18,097
	Assessment					10,275
	Interest					330
	Total Estimated Resources Available for FY 2024-25				\$	28,702

Fiscal Year 2024-25 Estimated Expenses			
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	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 2024-25		\$	11,875

Estimated Ending Fund Balance for FY 2024-25	\$	16,827
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PART C

ASSESSMENT ROLL FISCAL YEAR 2025/26

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

PART "D"
Assessment Diagram

Kennedy Meadows Benefit Zone
Landscaping & Lighting Assessment District No. 1



Not To Scale

Kennedy Meadows Benefit Zone **Landscaping & Lighting Assessment District No. 1**



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

**SANTA ROSA HEIGHTS
BENEFIT ZONE**

**Fiscal Year
2025/26**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2025/26**

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 18, 2025
DATE

PART A

FISCAL YEAR 2025/26

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

FISCAL YEAR 2024-25

SANTA ROSA HEIGHTS BENEFIT ZONE			
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Fiscal Year 2023-24 Resources			
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		Fund Balance 6/30/23			\$	36,369
		Assessment				4,745
		Delinquent Assessment				0
		Penalties/Late Fees				30
		Interest				1,187
		Total Resources Available for FY 2023-24			\$	42,331

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	Santa Clara County Collection Fee		\$	45
	Publication & Notification Charges			326
	Light Pole Maintenance			0
	Electric Utility			0
	San Jose Water			0
	Landscape Contractor			8,544
	Town Administrative Charges			660
	Total Expenses for FY 2023-24		\$	9,575

Ending Fund Balance for FY 2023-24	\$	32,756
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Fiscal Year	Total Estimated Resources
Fiscal Year 2024-25	\$87,692,000

		Fund Balance 6/30/23				\$	32,756
		Assessment					4,500
		Interest					50
		Total Estimated Resources Available for FY 2024-25				\$	37,306

Fiscal Year 2024-25 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 2024-25		\$	8,156

Estimated Ending Fund Balance for FY 2024-25	\$ 29,150
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PART C

ASSESSMENT ROLL FISCAL YEAR 2025/26

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

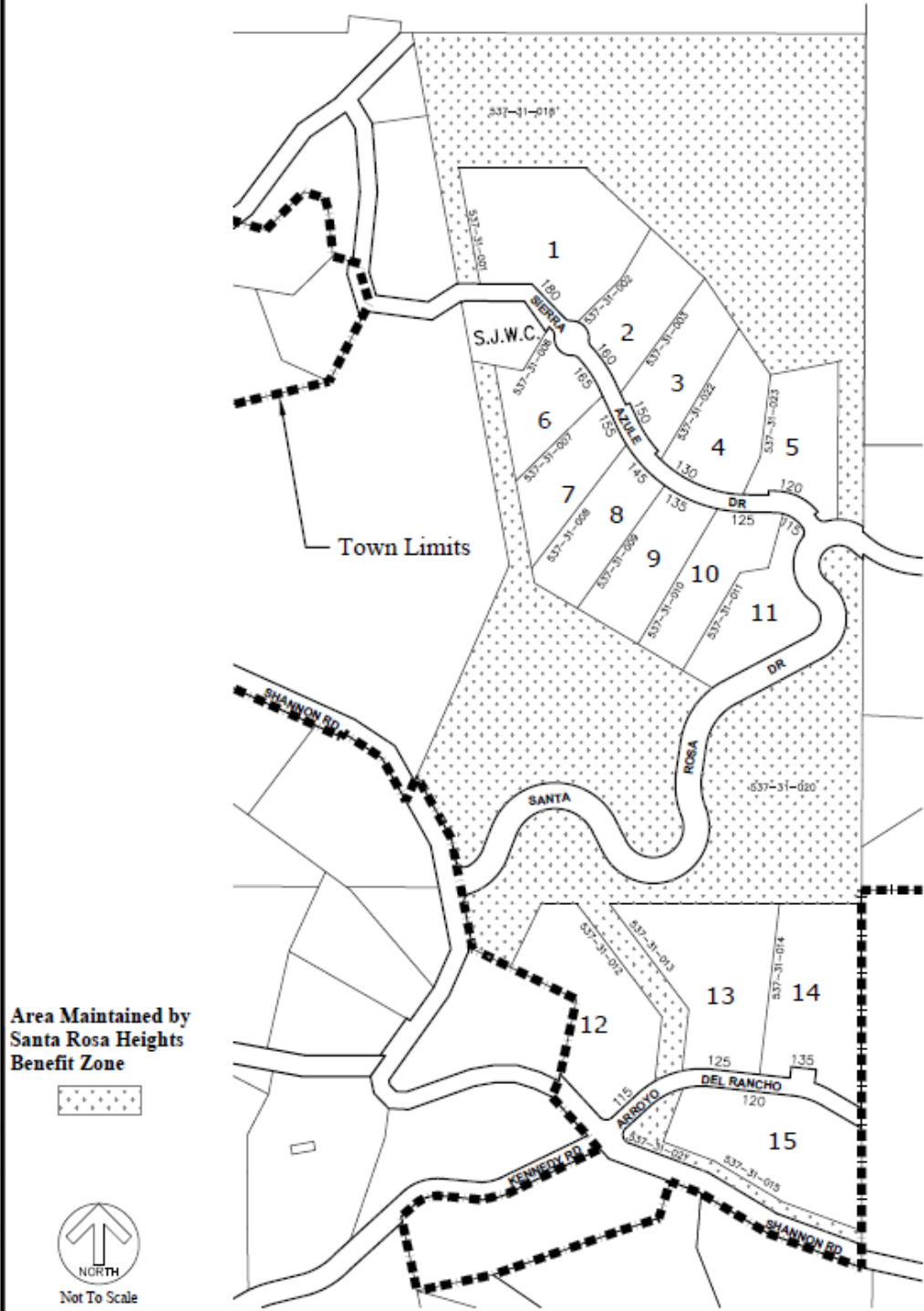
The total amount of the assessment was apportioned equally to all the lots within Santa Rosa Heights Benefit Zone of Landscape and Lighting Assessment District No. 1.

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



Santa Rosa Heights Benefit Zone
Landscaping & Lighting Assessment District No. 1

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

**VASONA HEIGHTS
BENEFIT ZONE**

**Fiscal Year
2025/26**

ENGINEER'S REPORT

ENGINEER'S REPORT
FISCAL YEAR 2025/26

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 18, 2025
DATE

PART A

FISCAL YEAR 2025/26

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 C
ASSESSMENT ROLL
FISCAL YEAR 2025/26

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.

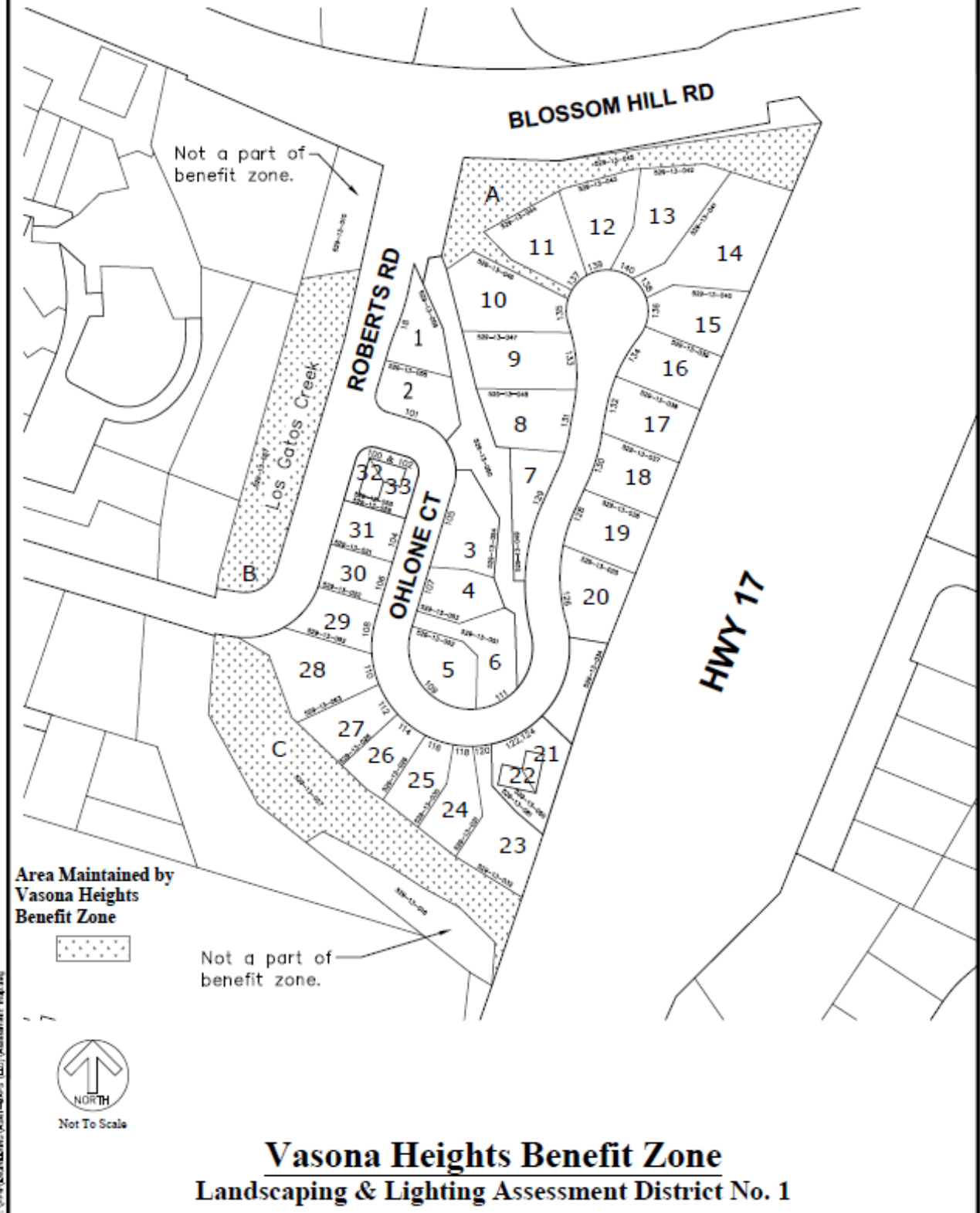
The total amount of the assessment was apportioned equally to all the lots within Vasona Heights Benefit Zone of Landscaping and Lighting Assessment District No. 1.

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





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

**HILLBROOK
BENEFIT ZONE**

**Fiscal Year
2025/26**

ENGINEER'S REPORT

ENGINEER'S REPORT
FISCAL YEAR 2025/26

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 18, 2025
DATE

Existing Improvements to be Maintained

HILLBROOK
SIGN

EX.
OAK

EX. SHRUBS

$$523 \rightarrow 11 \rightarrow 028$$

LÄWN

EX.
OAK

EX. SHRUBS

HILLBROOK DR



Not To Scale

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Landscaping & Lighting Assessment District No. 1

PART B

ESTIMATE OF THE COST OF IMPROVEMENTS

FISCAL YEAR 2024-25

HILLBROOK DRIVE BENEFIT ZONE				

Fiscal Year 2023-24 Resources			
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	Fund Balance 6/30/23	\$	26,277
	Assessment		5,696
	Delinquent Assessment		0
	Penalties/Late Fees		0
	Interest		928
	Total Resources Available for FY 2023-24	\$	32,901

Fiscal Year 2023-24 Expenses			
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	Santa Clara County Collection Fee		\$	60
	Publication & Notification Charges			326
	Light Pole Maintenance			0
	Electric Utility			0
	San Jose Water			2,009
	Landscape Contractor			1,508
	Town Administrative Charges			250
	Total Expenses for FY 2023-24		\$	4,153

Ending Fund Balance for FY 2023-24			\$	28,749
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[illegible]

	Fund Balance 6/30/23				\$	28,749
	Assessment					5,950
	Interest					90
Total Estimated Resources Available for FY 2024-25						\$ 34,789

[illegible]

	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 2024-25		\$	6,536

Estimated Ending Fund Balance for FY 2024-25	\$ 28,253
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PART C
ASSESSMENT ROLL
FISCAL YEAR 2025/26

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 2025/26**

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

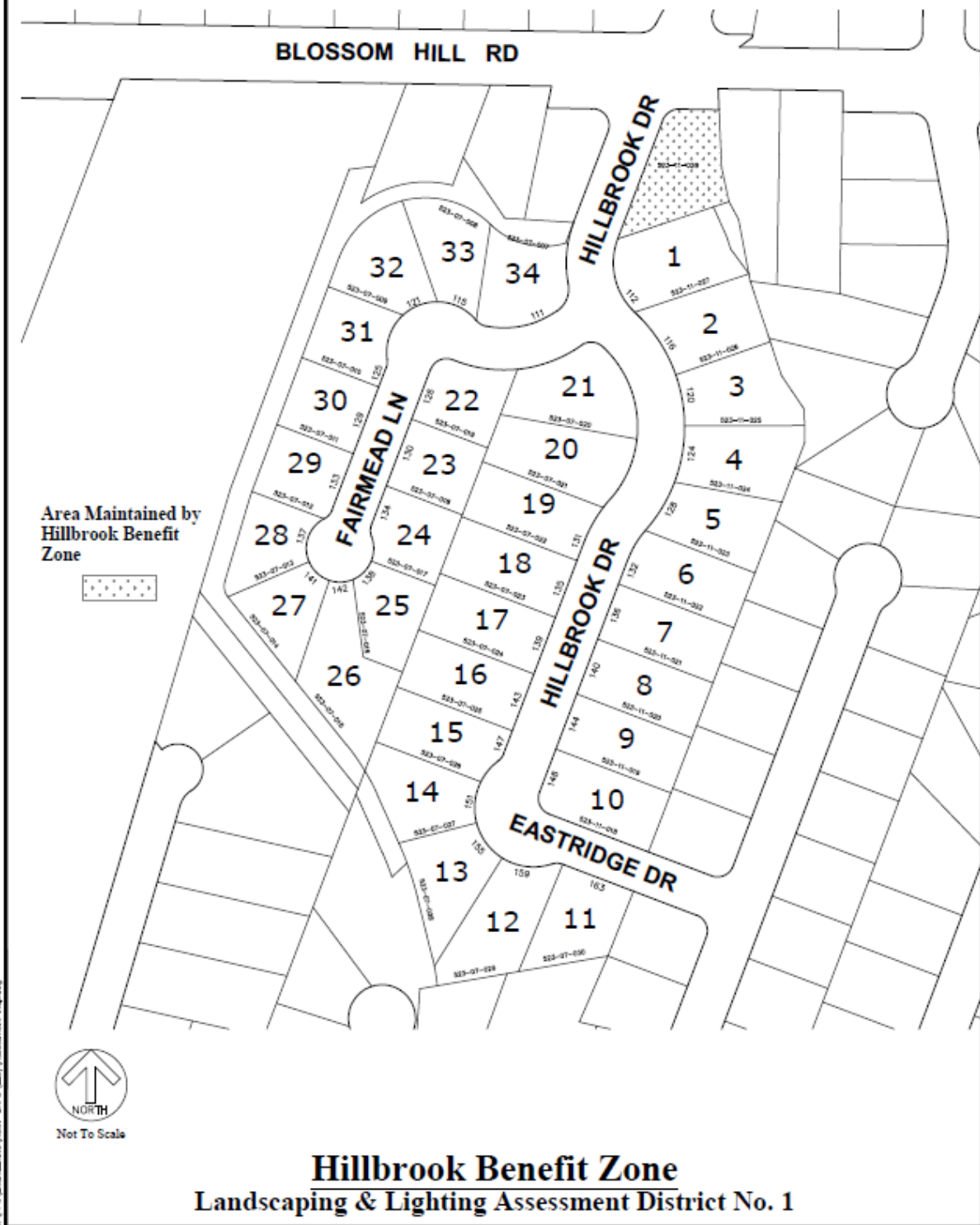
The total amount of the assessment was apportioned equally to all the lots within Landscape and Lighting Assessment District No. 1--Hillbrook Benefit Zone.

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





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

**GEMINI COURT
BENEFIT ZONE**

**Fiscal Year
2025/26**

ENGINEER'S REPORT

**ENGINEER'S REPORT
FISCAL YEAR 2025/26**

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, 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 18, 2025
DATE

PART A

FISCAL YEAR 2025/26

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									
FISCAL YEAR 2024-25									
GEMINI COURT BENEFIT ZONE									
Fiscal Year 2023-24 Resources									
		Fund Balance 6/30/23					\$	39,961	
		Assessment						4,612	
		Delinquent Assessment						0	
		Penalties/Late Fees						0	
		Interest						1,433	
Total Resources Available for FY 2023-24							\$	46,005	
Fiscal Year 2023-24 Expenses									
		Santa Clara County Collection Fee					\$	46	
		Publication & Notification Charges						326	
		Light Pole Maintenance						0	
		Electric Utility						0	
		San Jose Water						0	
		Landscape Contractor						816	
		Town Administrative Charges						610	
Total Expenses for FY 2023-24								1,798	
Ending Fund Balance for FY 2023-24							\$	44,206	
Fiscal Year 2024-25 Estimated Resources									
		Fund Balance 6/30/23					\$	44,206	
		Assessment						4,600	
		Interest						150	
Total Estimated Resources Available for FY 2024-25							\$	48,956	
Fiscal Year 2024-25 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 2024-25							\$	1,742	
Estimated Ending Fund Balance for FY 2024-25							\$	47,214	

PART C

ASSESSMENT ROLL FISCAL YEAR 2025/26

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	

*formerly Lot 9 – split into 3 parcels.

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

The map illustrates the Gemini Court Benefit Zone, a central area bounded by Blossom Hill Rd to the north, Harwood Rd to the west, and Begonia Dr to the east. The zone is divided into 20 numbered lots, each with a unique parcel number. A dashed line indicates the Town Limits to the south. A Pedestrian Walkway runs along Blossom Hill Rd. A north arrow and a scale of 1 inch = 100 feet are provided at the bottom left.

Lot Number	Parcel Number
1	567-64-051
2	567-64-050
3	567-64-049
4	567-64-048
5	567-64-047
6	567-64-046
7	567-64-045
8	567-64-044
9	567-64-053
10	567-64-052
11	567-64-042
12	567-64-041
13	567-64-040
14	567-64-039
15	567-64-038
16	567-64-037
17	567-64-036
18	567-64-035
19	567-64-034
20	567-64-033

http://www.ccsn.ca/about/maps_files/Accessories/accs.jpg



Not To Scale

Gemini Court Benefit Zone
Landscaping & Lighting Assessment District No. 2