

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

**Fiscal Year  
2021/22**

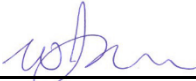
**ENGINEER'S REPORT**

# 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.

  
\_\_\_\_\_  
WOOJAE KIM  
Town Engineer

April 23, 2021  
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 \_\_\_\_\_, 2021.

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 4<sup>th</sup> day of May 2021, by Resolution No. 2021-\_\_\_\_\_

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 \_\_\_\_\_, 2021.



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

**BLACKWELL DRIVE  
BENEFIT ZONE**

**Fiscal Year  
2021/22**

**ENGINEER'S REPORT**

**ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

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

**BLACKWELL DRIVE BENEFIT ZONE**

WooJae Kim, 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,

  
\_\_\_\_\_  
WOOJAE KIM  
Town Engineer

April 23, 2021  
DATE

**PART A**

**FISCAL YEAR 2021/22**

**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.

<b>PART B</b>			
<b>ESTIMATE OF THE COST OF IMPROVEMENTS</b>			
<b>FISCAL YEAR 2020/21</b>			
<b>BLACKWELL DRIVE BENEFIT ZONE</b>			
<b>Fiscal Year 2019/20 Resources</b>			
	Fund Balance 6/30/19	\$	13,488
	Assessment		3,160
	Delinquent Assessment		0
	Penalties/Late Fees		0
	Interest		229
	<b>Total Resources Available for FY 2019/20</b>	<b>\$</b>	<b>16,877</b>
<b>Fiscal Year 2019/20 Expenses</b>			
	Santa Clara County Collection Fee	\$	32
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		904
	Landscape Contractor		1,705
	Town Administrative Charges		460
	<b>Total Expenses for FY 2019/20</b>	<b>\$</b>	<b>3,101</b>
	<b>Ending Fund Balance for FY 2019/20</b>	<b>\$</b>	<b>13,776</b>
<b>Fiscal Year 2020/21 Estimated Resources</b>			
	Fund Balance 6/30/20	\$	13,776
	Assessment		3,160
	Interest		50
	<b>Total Estimated Resources Available for FY 2020/21</b>	<b>\$</b>	<b>16,986</b>
<b>Fiscal Year 2020/21 Estimated Expenses</b>			
	Santa Clara County Collection Fee	\$	32
	Publication & Notification Charges		300
	Tree Services		0
	Weed Abatement		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		910
	Landscape Contractor		1,705
	District Capital Improvement		0
	Town Administrative Charges		460
	<b>Total Estimated Expenses for FY 2020/21</b>	<b>\$</b>	<b>3,407</b>
	<b>Estimated Ending Fund Balance for FY 2020/21</b>	<b>\$</b>	<b>13,579</b>

## PART C

### ASSESSMENT ROLL FISCAL YEAR 2021/22

### **BLACKWELL DRIVE BENEFIT ZONE**

<b>Special Assessment No.</b>	<b>Amount of Assessment</b>	<b>Property Description</b>
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
<b>Total Assessment:</b>	<b>\$3,160</b>	

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.

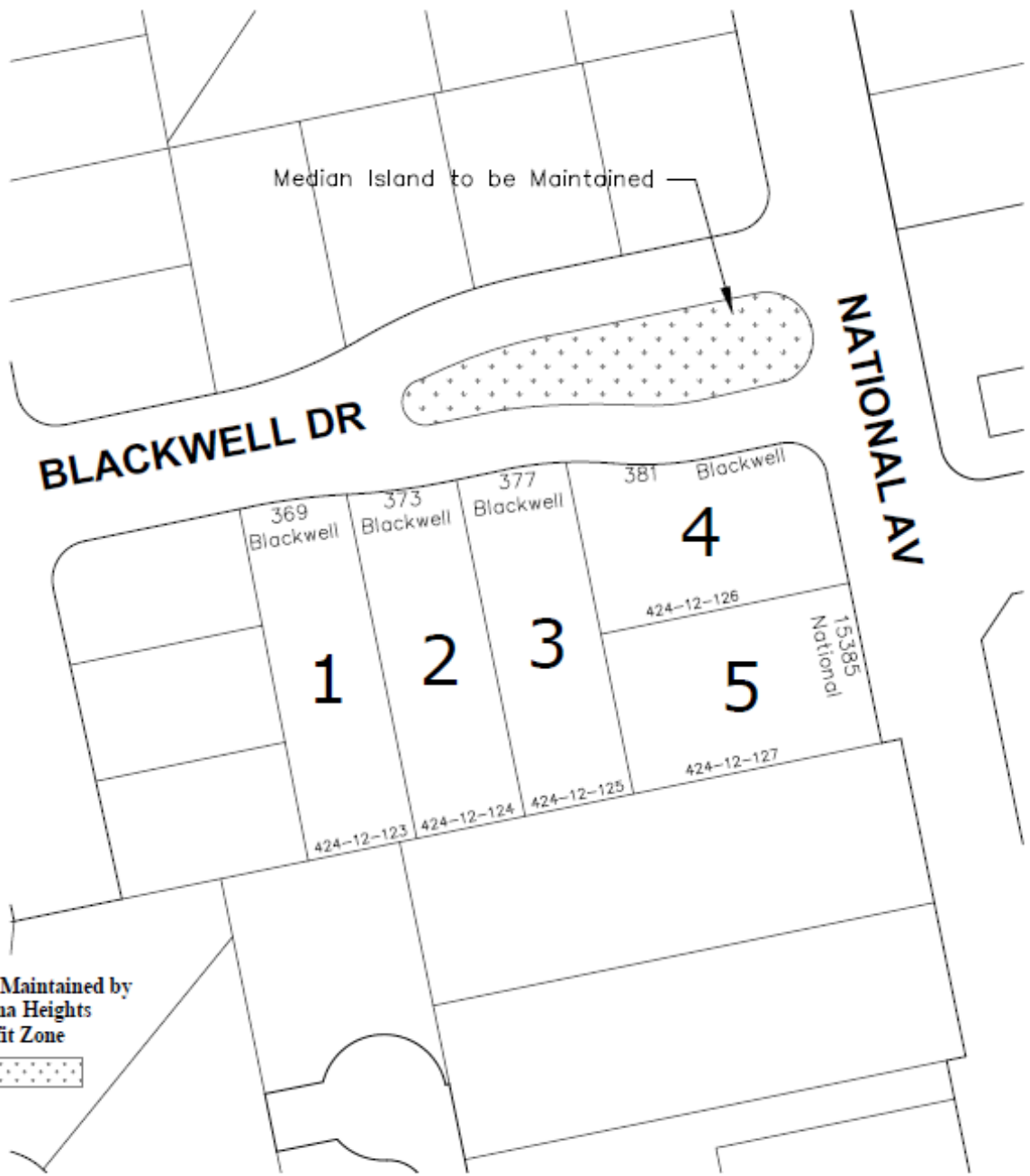
# BLACKWELL DRIVE BENEFIT ZONE

## PROPERTY OWNERS LIST

APN	Owner
42412123	HEPLER BRAD D & UMALI PAMELA
42412124	VUPPUNUTULA VENKAT REDDY AND REDDY SAHITHI
42412125	URRICARIET CHRISTIAN M & MARTINEZ-VISBAL
42412126	JOSHI ANILA & ROHIT
42412127	MORADI MOSTAFA



PART "D"  
Assessment Diagram



Area Maintained by  
Vasona Heights  
Benefit Zone



Not To Scale

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

11/15/2018 2:00:00 PM C:\Users\jason\AppData\Local\Temp\111111\Assessment - map.dwg



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

**KENNEDY MEADOWS  
BENEFIT ZONE**

**Fiscal Year  
2021/22**

**ENGINEER'S REPORT**

**ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

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

**KENNEDY MEADOWS BENEFIT ZONE**

WooJae Kim, 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 street lights 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,



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WOOJAE KIM  
Town Engineer

April 23, 2021  
DATE

## **PART A**

**FISCAL YEAR 2021/22**

**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.

<b>PART B</b>			
<b>ESTIMATE OF THE COST OF IMPROVEMENTS</b>			
<b>FISCAL YEAR 2020/21</b>			
<b>KENNEDY MEADOWS BENEFIT ZONE</b>			
<b>Fiscal Year 2019/20 Resources</b>			
	Fund Balance 6/30/19	\$	37,926
	Assessment		10,275
	Delinquent Assessment		0
	Penalties/Late Fees		0
	Interest		651
	<b>Total Resources Available for FY 2019/20</b>	<b>\$</b>	<b>48,852</b>
<b>Fiscal Year 2019/20 Expenses</b>			
	Santa Clara County Collection Fee	\$	103
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		1,552
	Landscape Contractor		5,292
	Town Administrative Charges		1,510
	Improvements (Trail)		0
	<b>Total Expenses for FY 2019/20</b>	<b>\$</b>	<b>8,457</b>
	<b>Ending Fund Balance for FY 2019/20</b>	<b>\$</b>	<b>40,395</b>
<b>Fiscal Year 2020/21 Estimated Resources</b>			
	Fund Balance 6/30/20	\$	40,395
	Assessment		10,275
	Interest		330
	<b>Total Estimated Resources Available for FY 2020/21</b>	<b>\$</b>	<b>51,000</b>
<b>Fiscal Year 2020/21 Estimated Expenses</b>			
	Santa Clara County Collection Fee	\$	103
	Publication & Notification Charges		300
	Tree Services		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		1,000
	Landscape Contractor		11,460
	Maintenance		16,089
	Town Administrative Charges		1,510
		<b>\$</b>	<b>30,462</b>
	<b>Total Estimated Expenses for FY 2020/21</b>		
		<b>\$</b>	<b>20,538</b>
	<b>Estimated Ending Fund Balance for FY 2020/21</b>		

## PART C

### ASSESSMENT ROLL FISCAL YEAR 2021/22

## KENNEDY MEADOWS BENEFIT ZONE

<b>Special Assessment No.</b>	<b>Amount of Assessment</b>	<b>Property Description</b>
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
<b>Total Assessment:</b>	\$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**

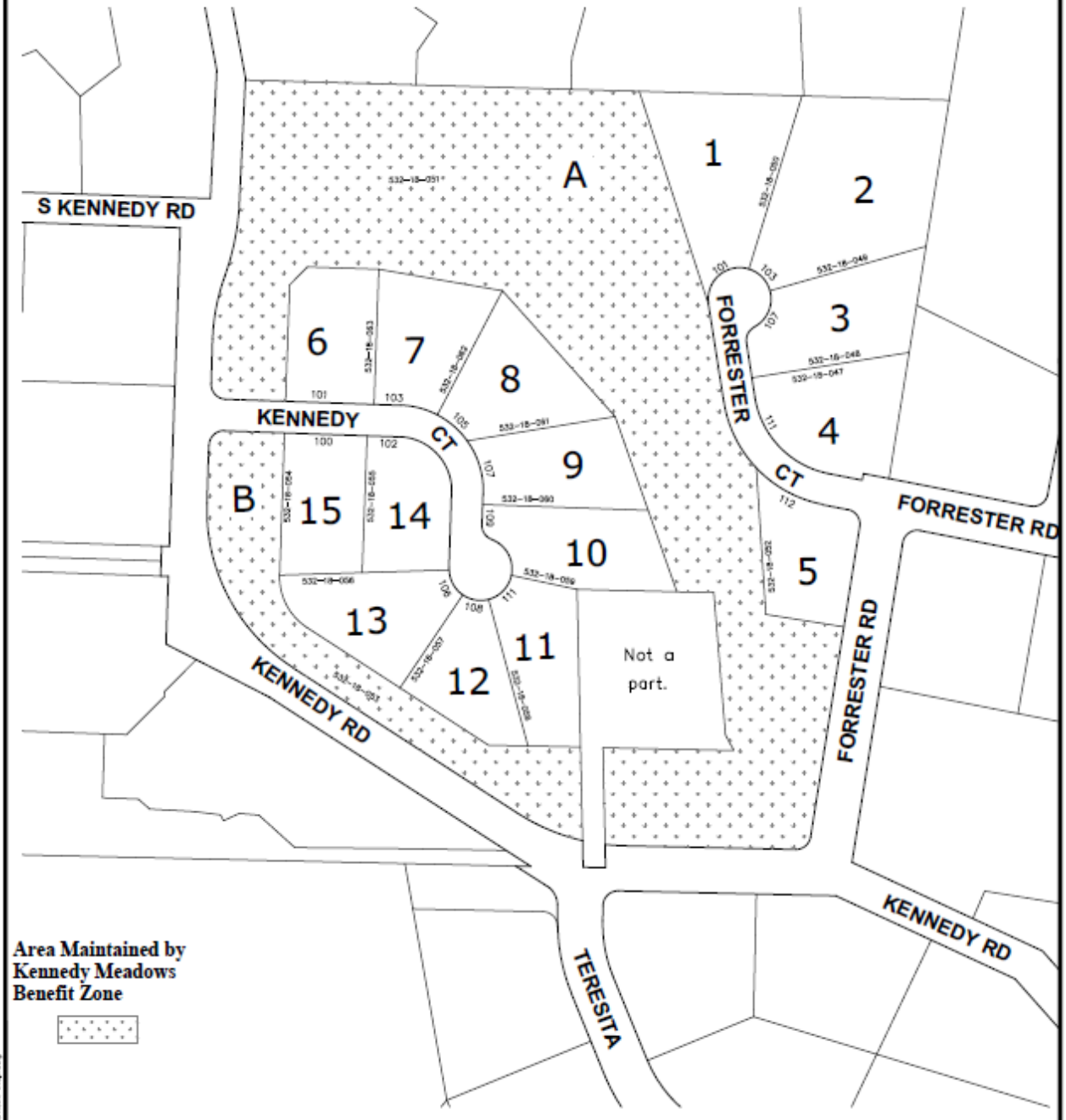
The total amount of the assessment was apportioned equally to all the lots within Kennedy Meadows Benefit Zone of Landscape and Lighting Assessment District No. 1.

# **KENNEDY MEADOWS BENEFIT ZONE**

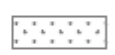
## **PROPERTY OWNERS LIST**

APN	Owner
53218047	DAMORE EDWARD & KIMBERLY
53218048	Wiederhold Robert P & Melinda A Trustee
53218049	Jeevunjee Adam & Mariya
53218050	HIRSCHMAN WILLIAM AND DODSON ELIZABETH TRUS
53218052	MONTECILLO FAMILY TRUST
53218054	HACKER MARK K TRUSTEE
53218055	JENKINS WILLIAM D JR & JULIE C
53218056	LOS GATOS SARATOGA LLC SERIES A
53218057	Lundstrom Stephanie & Paul
53218058	CALI A STEVE & LORI A TRUSTEE
53218059	HUMPHRIES SIMON & SHEILA H TRUSTEE
53218060	HUBLU RANI
53218061	SCHENKEL SCOTT F & KIMBERLY L TRUSTEE
53218062	THOMPSON PETER B & SHEILA K
53218063	BIBAUD SCOTT A & SUSAN M TRUSTEE

**PART "D"**  
**Assessment Diagram**



Area Maintained by  
Kennedy Meadows  
Benefit Zone

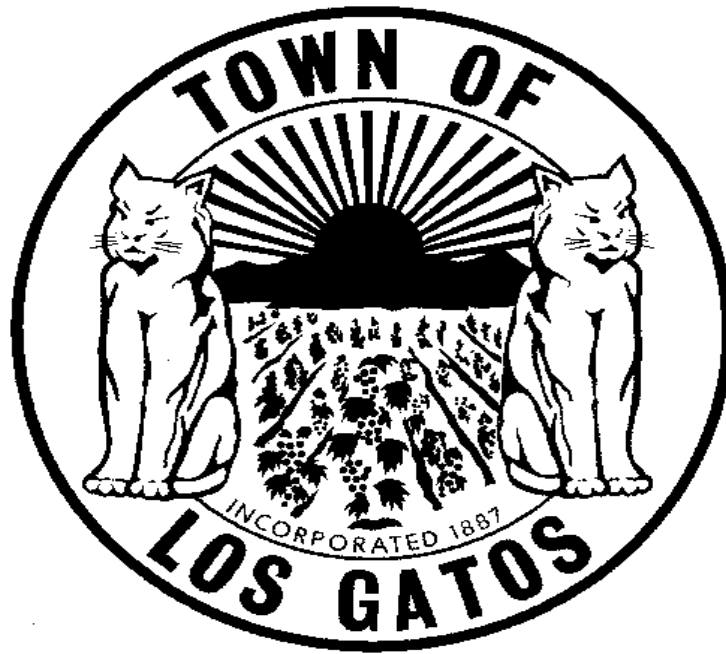


Not To Scale

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

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

**SANTA ROSA HEIGHTS  
BENEFIT ZONE**

**Fiscal Year  
2021/22**

**ENGINEER'S REPORT**

**ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

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

**SANTA ROSA HEIGHTS BENEFIT ZONE**

WooJae Kim, 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,

  
WOOJAE KIM  
Town Engineer

April 23, 2021  
DATE

## **PART A**

**FISCAL YEAR 2021/22**

**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.

<b>PART B</b>	
<b>ESTIMATE OF THE COST OF IMPROVEMENTS</b>	
<b>FISCAL YEAR 2020/21</b>	
<b>SANTA ROSA HEIGHTS BENEFIT ZONE</b>	
<b>Fiscal Year 2019/20 Resources</b>	
Fund Balance 6/30/19	\$ 54,659
Assessment	4,365
Delinquent Assessment	0
Penalties/Late Fees	29
Interest	905
<b>Total Resources Available for FY 2019/20</b>	<b>\$ 59,958</b>
<b>Fiscal Year 2019/20 Expenses</b>	
Santa Clara County Collection Fee	\$ 45
Publication & Notification Charges	0
Light Pole Maintenance	0
Electric Utility	0
San Jose Water	0
Landscape Contractor	8,467
Town Administrative Charges	660
<b>Total Expenses for FY 2019/20</b>	<b>\$ 9,172</b>
<b>Ending Fund Balance for FY 2019/20</b>	<b>\$ 50,786</b>
<b>Fiscal Year 2020/21 Estimated Resources</b>	
Fund Balance 6/30/20	\$ 50,786
Assessment	4,500
Interest	500
<b>Total Estimated Resources Available for FY 2020/21</b>	<b>\$ 55,786</b>
<b>Fiscal Year 2020/21 Estimated Expenses</b>	
Santa Clara County Collection Fee	\$ 45
Publication & Notification Charges	300
Tree Services	0
Weed Abatement	0
Light Pole Maintenance	0
Electric Utility	0
San Jose Water	0
Landscape Contractor	9,424
Town Administrative Charges	660
District Capital Improvements	0
<b>Total Estimated Expenses for FY 2020/21</b>	<b>\$ 10,429</b>
<b>Estimated Ending Fund Balance for FY 2020/21</b>	<b>\$ 45,357</b>

**PART C**

**ASSESSMENT ROLL  
FISCAL YEAR 2021/22**

**SANTA ROSA HEIGHTS BENEFIT ZONE**

<b>Special Assessment No.</b>	<b>Amount of Assessment</b>	<b>Property Description</b>
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
<b>Total Assessment:</b>	<b>\$4,500</b>	

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**

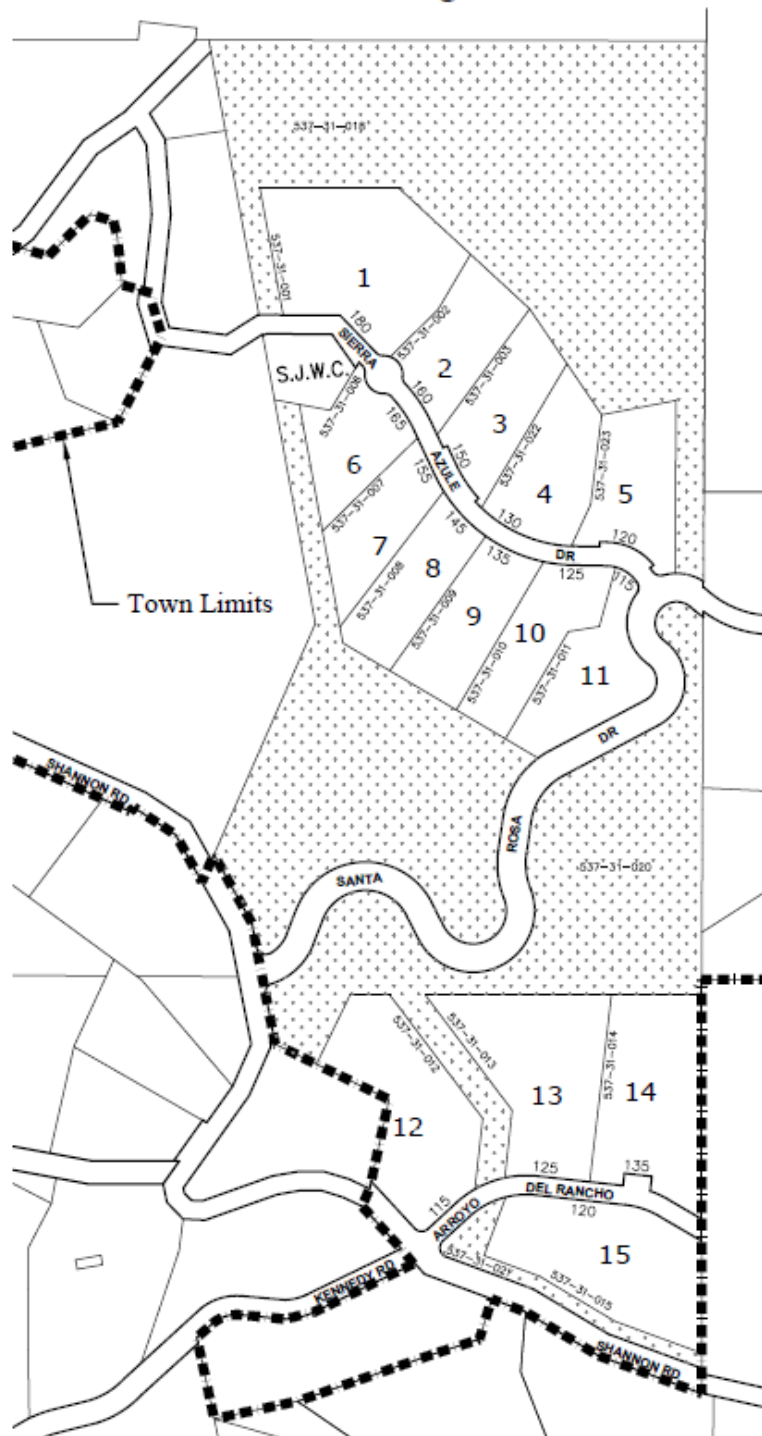
The total amount of the assessment was apportioned equally to all the lots within Santa Rosa Heights Benefit Zone of Landscape and Lighting Assessment District No. 1.

# **SANTA ROSA HEIGHTS BENEFIT ZONE**

## **PROPERTY OWNERS LIST**

<b>APN</b>	<b>Owner</b>
53731001	JAIN VIVEK TRUSTEE
53731002	ENTIN BRUCE L & PESIA TRUSTEE
53731003	SILVESTRI CHESTER J & IRENE N TRUSTEE
53731006	HWANG MING-YUN & JENNY WEN-CHI TRUSTEE
53731007	Zohouri Saeed Trustee
53731008	KERSCHBAUM MANFRED J
53731009	Tahmassebi Family Trust
53731010	COX JEREMY & JILL
53731011	SINGH JAGDEEP & ROSHNI TRUSTEE
53731012	PANCHAL NATWARLAL M & GITA N
53731013	JOSEPH AND SUSAN P LAM
53731014	HERNANDEZ JOHN B & JACKSON EVA TRUSTEE
53731015	AMARAL ROBERT H JR TRUSTEE
53731022	POULOS LOUIS
53731023	RAJAN SHANTHI

**PART "D"**  
**Assessment Diagram**



Area Maintained by  
Santa Rosa Heights  
Benefit Zone



Not To Scale

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



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

**VASONA HEIGHTS  
BENEFIT ZONE**

**Fiscal Year  
2021/22**

**ENGINEER'S REPORT**



**ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

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

**VASONA HEIGHTS BENEFIT ZONE**

WooJae Kim, 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,

  
\_\_\_\_\_  
WOOJAE KIM  
Town Engineer

April 23, 2021  
DATE

## **PART A**

**FISCAL YEAR 2021/22**

**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.

<b>PART B</b>	
<b>ESTIMATE OF THE COST OF IMPROVEMENTS</b>	
<b>FISCAL YEAR 2020/21</b>	
<b>VASONA HEIGHTS BENEFIT ZONE</b>	
<b>Fiscal Year 2019/20 Resources</b>	
Fund Balance 6/30/19	\$ 54,233
Assessment	9,750
Delinquent Assessment	0
Penalties/Late Fees	0
Interest	943
<b>Total Resources Available for FY 2019/20</b>	<b>\$ 64,926</b>
<b>Fiscal Year 2019/20 Expenses</b>	
Santa Clara County Collection Fee	\$ 97
Publication & Notification Charges	0
Light Pole Maintenance	0
Electric Utility	0
San Jose Water	1,706
Landscape Contractor	4,434
Town Administrative Charges	1,430
District Capital Improvements	25,079
<b>Total Expenses for FY 2019/20</b>	<b>\$ 32,746</b>
<b>Ending Fund Balance for FY 2019/20</b>	<b>\$ 32,180</b>
<b>Fiscal Year 2020/21 Estimated Resources</b>	
Fund Balance 6/30/20	\$ 32,180
Assessment	9,735
Interest	340
<b>Total Estimated Resources Available for FY 2020/21</b>	<b>\$ 42,255</b>
<b>Fiscal Year 2020/21 Estimated Expenses</b>	
Santa Clara County Collection Fee	\$ 97
Publication & Notification Charges	300
Tree Services	0
Weed Abatement	0
Light Pole Maintenance	0
Electric Utility	0
San Jose Water	2,319
Landscape Contractor	4,498
Town Administrative Charges	1,430
District Capital Improvements	0
<b>Total Estimated Expenses for FY 2020/21</b>	<b>\$ 8,644</b>
<b>Estimated Ending Fund Balance for FY 2020/21</b>	<b>\$ 33,611</b>

**PART C  
ASSESSMENT ROLL  
FISCAL YEAR 2021/22**

**VASONA HEIGHTS BENEFIT ZONE**

<b>Special Assessment No.</b>	<b>Amount of Assessment</b>	<b>Property Description</b>
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
<b>Total Assessment:</b>	<b>\$9,735.00</b>	

## **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.

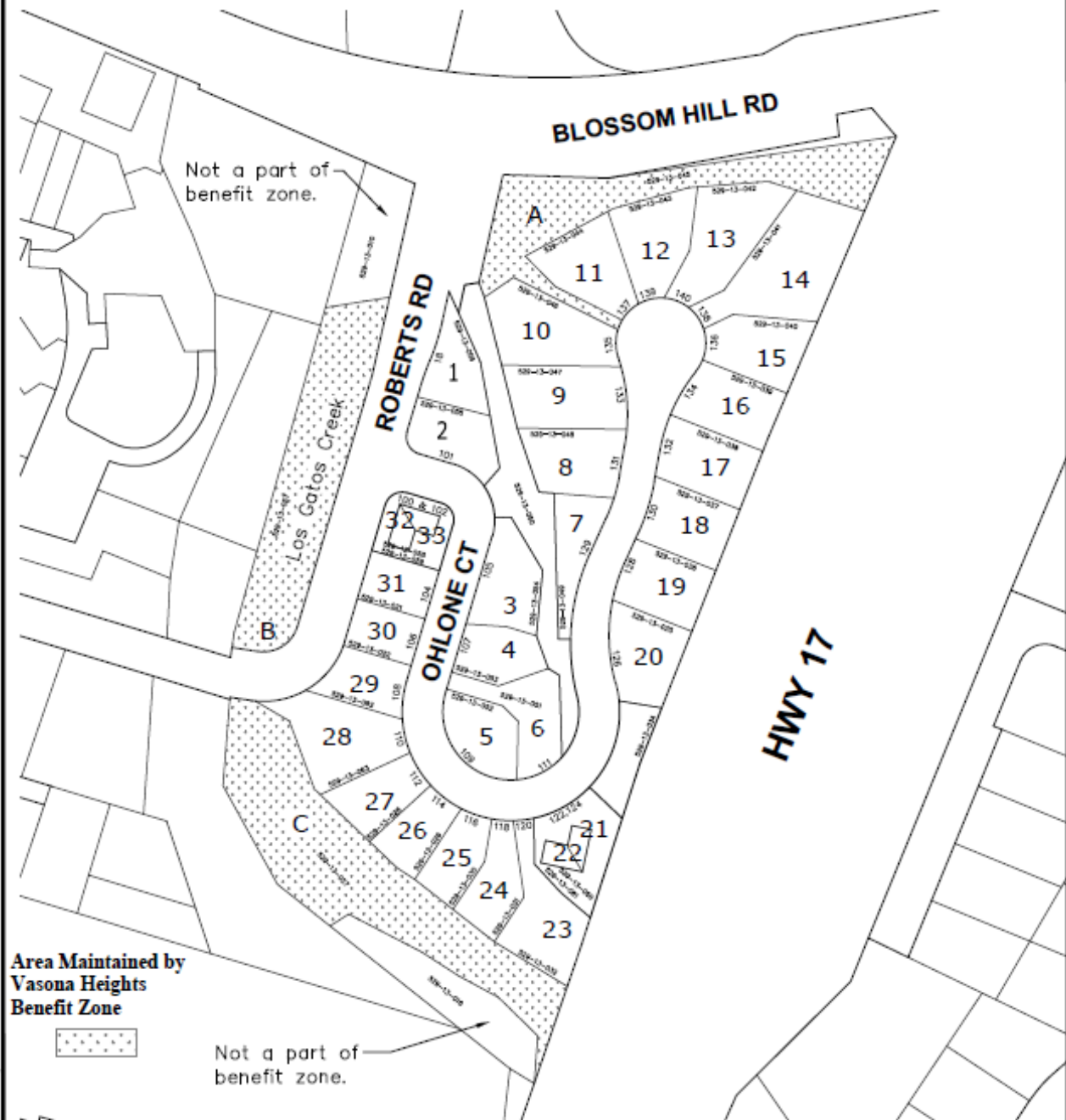
The total amount of the assessment was apportioned equally to all the lots within Vasona Heights Benefit Zone of Landscaping and Lighting Assessment District No. 1.

# **VASONA HEIGHTS BENEFIT ZONE**

## **PROPERTY OWNERS LIST**

APN	Owner
52913021	Figueroa Roberto E & Regina G
52913022	LEVENSON LINDA
52913028	GIANNAKOPOULOU K FAMILY TRUST
52913029	DION THOMAS M & CARRIE A
52913030	Fan James & Cynthia R
52913031	KLINE DANIEL
52913032	FISK ROY W & LYNN M TRUSTEE
52913035	CHENG JULIE W TRUST
52913036	LEVY MATTHEW & MONITA
52913037	MCCLOSKEY 2014 FAMILY TRUST
52913038	GAVIN JAMES A & KIM J TRUSTEE
52913039	SCHROEDER JACOB AND HOLLY TRUSTEE
52913040	Boesenberg Alex & Michele Trustee
52913041	SMART JOHN A & BETH A
52913042	PETER G AND TASSIA H BABALIS TRUSTEE
52913043	SMEDT RODNEY C & KATHLEEN E
52913044	ROMUALDAS V BRIZGYS TRUSTEE & ET AL
52913046	RAMEZANE DOUGLAS
52913047	RAMI AND KATHERINE TUYET KANAMA
52913048	WOO SHIRLEY Y TRUSTEE
52913049	ERDEI NICOLAE M JR
52913051	FLECK MATHIAS S AND CAROLINE C
52913052	ABY FAMILY TRUST
52913053	PALFALVI BELA E & LORI C TRUSTEE
52913054	SCHUMACHER JAMES V & CATHY O
52913055	Davidian Alec & Brown Alana C
52913056	BODE JON A & JULEE A TRUSTEE
52913058	Montgomery Michael L Trustee
52913059	ANDERSON MARILYN J
52913060	SILVA DENISE
52913061	HALPIN TIM & SHERRI
52913062	SHELL MARY TRUSTEE
52913063	SAMARA MAJEED S TRUSTEE

PART "D"  
Assessment Diagram



Area Maintained by  
Vasona Heights  
Benefit Zone

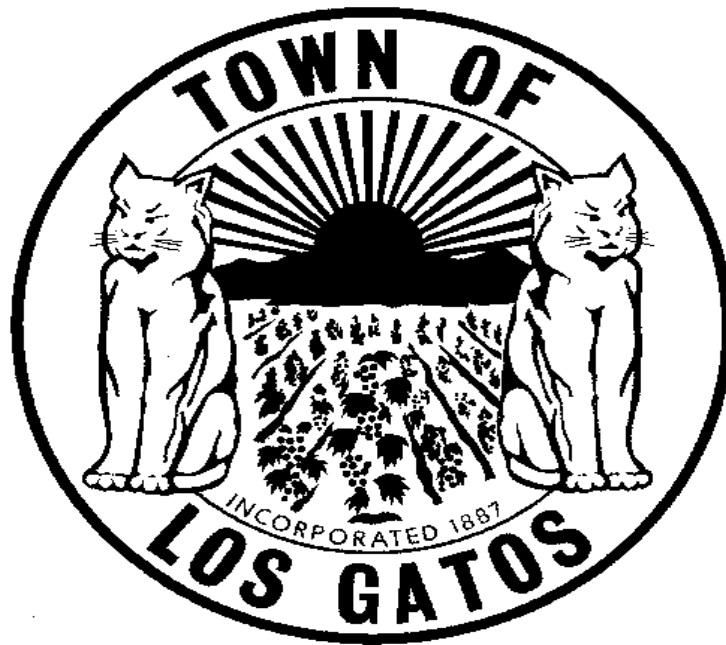


Not a part of  
benefit zone.



Not To Scale

**Vasona Heights Benefit Zone**  
Landscaping & Lighting Assessment District No. 1



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

**HILLBROOK  
BENEFIT ZONE**

**Fiscal Year  
2021/22**

**ENGINEER'S REPORT**



**ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

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

**HILLBROOK BENEFIT ZONE**

WooJae Kim, 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 as 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,

  
\_\_\_\_\_  
WOOJAE KIM  
Town Engineer

April 23, 2021  
DATE

PART "A"

Existing Improvements to be Maintained

**BLOSSOM HILL RD**

HILLBROOK  
SIGN

**HILLBROOK DR**

EX.  
OAK

523-11-028

LAWN

EX.  
OAK

EX. SHRUBS

EX. SHRUBS



Not To Scale

**Hillbrook Benefit Zone**

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

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<b>PART B</b>			
<b>ESTIMATE OF THE COST OF IMPROVEMENTS</b>			
<b>FISCAL YEAR 2020/21</b>			
<b>HILLBROOK DRIVE BENEFIT ZONE</b>			
<b>Fiscal Year 2019/20 Resources</b>			
	Fund Balance 6/30/19	\$	18,912
	Assessment		5,863
	Delinquent Assessment		0
	Penalties/Late Fees		0
	Interest		325
	<b>Total Resources Available for FY 2019/20</b>	<b>\$</b>	<b>25,100</b>
<b>Fiscal Year 2019/20 Expenses</b>			
	Santa Clara County Collection Fee	\$	60
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		1,816
	Landscape Contractor		1,647
	Town Administrative Charges		250
	<b>Total Expenses for FY 2019/20</b>	<b>\$</b>	<b>3,773</b>
	<b>Ending Fund Balance for FY 2019/20</b>	<b>\$</b>	<b>21,328</b>
<b>Fiscal Year 2020/21 Estimated Resources</b>			
	Fund Balance 6/30/20	\$	21,328
	Assessment		5,950
	Interest		90
	<b>Total Estimated Resources Available for FY 2020/21</b>	<b>\$</b>	<b>27,368</b>
<b>Fiscal Year 2020/21 Estimated Expenses</b>			
	Santa Clara County Collection Fee	\$	60
	Publication & Notification Charges		300
	Tree Services		0
	Weed Abatement		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		2,500
	Landscape Contractor		1,647
	District Capital Improvements		0
	Town Administrative Charges		250
	<b>Total Estimated Expenses for FY 2020/21</b>	<b>\$</b>	<b>4,757</b>
	<b>Estimated Ending Fund Balance for FY 2020/21</b>	<b>\$</b>	<b>22,611</b>

**PART C**  
**ASSESSMENT ROLL**  
**FISCAL YEAR 2021/22**

**HILLBROOK BENEFIT ZONE**

<b>Special Assessment No.</b>	<b>Amount of Assessment</b>	<b>Property Description</b>
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
<b>Total Assessment:</b>	<b>\$5,950</b>	

**ASSESSMENT ROLL  
FISCAL YEAR 2021/22**

**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**

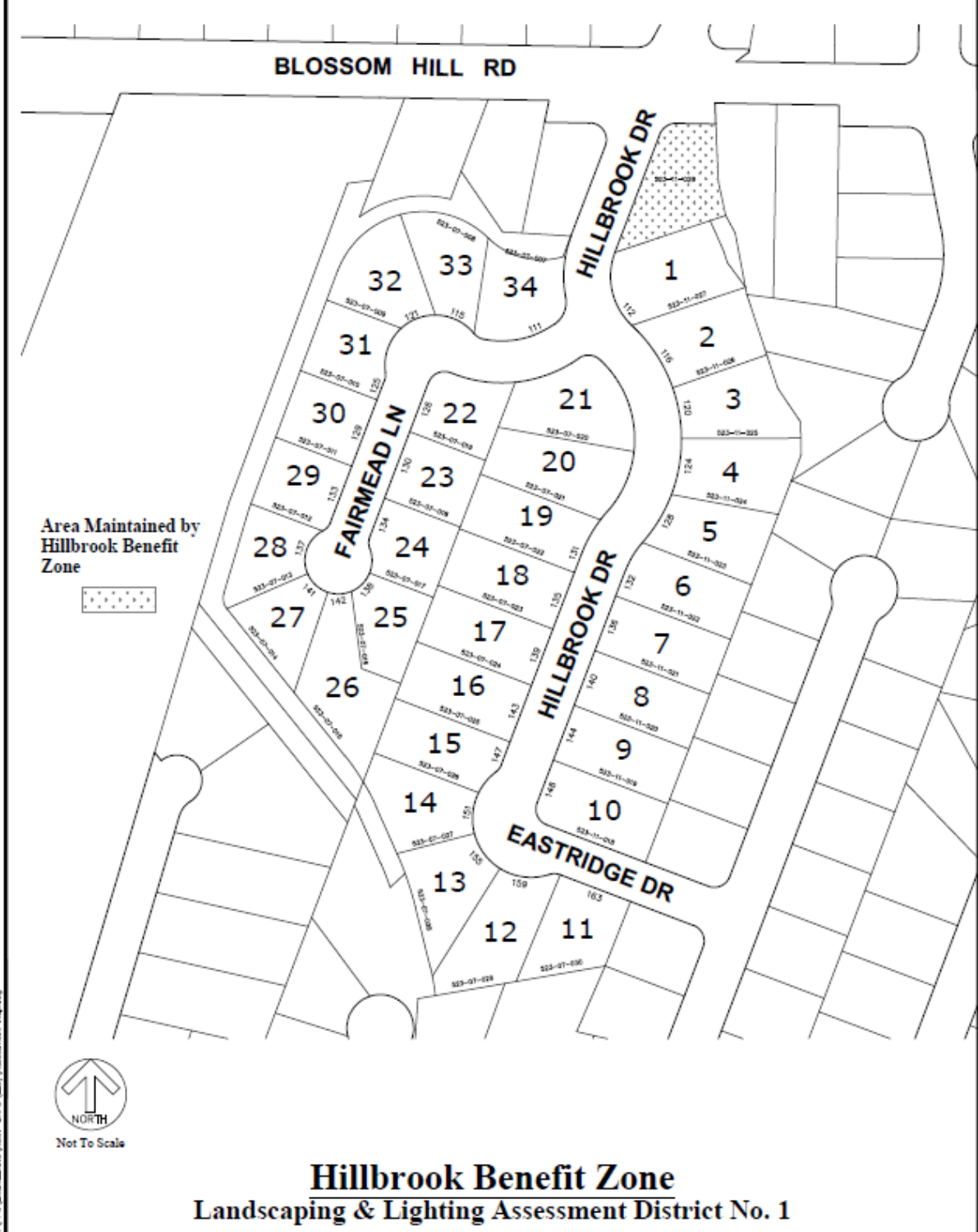
The total amount of the assessment was apportioned equally to all the lots within Landscape and Lighting Assessment District No. 1--Hillbrook Benefit Zone.

# **HILLBROOK BENEFIT ZONE**

## **PROPERTY OWNERS LIST**

APN	Owner
52307007	SCHNEIDER LINDA TRUSTEE
52307008	DESANTIS JUSTIN
52307009	BERGKAMP JAMES J & KIMBERLY L TRUSTEE
52307010	VOSSEN STEPHAN & BOSSEN INGRID
52307011	Zhou Wen & Huang Shitao
52307012	Foster Troy
52307013	PRASHAD-GASPAR NEERJA
52307014	STEELE NANCY J TRUSTEE
52307015	KIRK JENNIFER TRUSTEE & ET AL
52307016	AGARWAL ASHU VIKAS AND SHALANI VIKAS TRUSTE
52307017	WHEELER MAXON R AND KIMBERLY A TRUSTEE
52307018	JIA TAO
52307019	ESCOBAR BENITO & REBECCA J
52307020	Biller Jason & Jenny Dai Trustee
52307021	SCHNEIDER JOHN O & CONDIT MICHAELA L
52307022	GABEL ROBERT L TRUSTEE
52307023	COLETTE Q LACKOVIC TRUSTEE
52307024	HARWOOD MICHAEL & ELIZABETH
52307025	JIN ROBERT X & LISA H
52307026	MCCOY JEROME & SHERYL D
52307027	Spiteri R J & L C Trust
52307028	RUHLE PHILIP G & NANCY A TTEES
52307029	MUNNERLYN AUDREY L
52307030	ZOLLA HOWARD G & CAROL E TRUSTEE
52311018	PEARSON LORELDA M
52311019	BAHR STACEY & IRA
52311020	WINOTO RENALDI
52311021	PANAGOPOULOS THEODOROS
52311022	PANDIPATI FAMILY TRUST
52311023	PARHAM SEAN TRUSTEE
52311024	FALCONA LLC
52311025	Fallon Donald J Trustee
52311026	CORDELL ROBERT Q II TRUSTEE
52311027	Braddi Micaela & Erin

PART "D"  
Assessment Diagram



Area Maintained by  
Hillbrook Benefit  
Zone



Not To Scale

**Hillbrook Benefit Zone**  
Landscaping & Lighting Assessment District No. 1

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

**GEMINI COURT  
BENEFIT ZONE**

**Fiscal Year  
2021/22**

**ENGINEER'S REPORT**



**ENGINEER'S REPORT  
FISCAL YEAR 2021/22**

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

**GEMINI COURT BENEFIT ZONE**

WooJae Kim, 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,

  
\_\_\_\_\_  
WOOJAE KIM  
Town Engineer

April 23, 2021  
DATE

## **PART A**

**FISCAL YEAR 2021/22**

**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.

<b>PART B</b>			
<b>ESTIMATE OF THE COST OF IMPROVEMENTS</b>			
<b>FISCAL YEAR 2020/21</b>			
<b>GEMINI COURT BENEFIT ZONE</b>			
<b>Fiscal Year 2019/20 Resources</b>			
	Fund Balance 6/30/19	\$	28,921
	Assessment		4,600
	Delinquent Assessment		
	Penalties/Late Fees		0
	Interest		509
	<b>Total Resources Available for FY 2019/20</b>	<b>\$</b>	<b>34,030</b>
<b>Fiscal Year 2019/20 Expenses</b>			
	Santa Clara County Collection Fee	\$	46
	Publication & Notification Charges		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		0
	Landscape Contractor		1,588
	Town Administrative Charges		610
	<b>Total Expenses for FY 2019/20</b>		<b>2,244</b>
	<b>Ending Fund Balance for FY 2019/20</b>	<b>\$</b>	<b>31,786</b>
<b>Fiscal Year 2020/21 Estimated Resources</b>			
	Fund Balance 6/30/20	\$	31,786
	Assessment		4,600
	Interest		150
	<b>Total Estimated Resources Available for FY 2020/21</b>	<b>\$</b>	<b>36,536</b>
<b>Fiscal Year 2020/21 Estimated Expenses</b>			
	Santa Clara County Collection Fee	\$	46
	Publication & Notification Charges		300
	Tree Services		0
	Weed Abatement		0
	Light Pole Maintenance		0
	Electric Utility		0
	San Jose Water		0
	Landscape Contractor		1,588
	District Capital Improvement		0
	Town Administrative Charges		610
	<b>Total Estimated Expenses for FY 2020/21</b>	<b>\$</b>	<b>2,544</b>
	<b>Estimated Ending Fund Balance for FY 2020/21</b>	<b>\$</b>	<b>33,992</b>

## PART C

### ASSESSMENT ROLL FISCAL YEAR 2021/22

### 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
<b>Total Assessment:</b>	<b>\$4,600.00</b>	

\*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

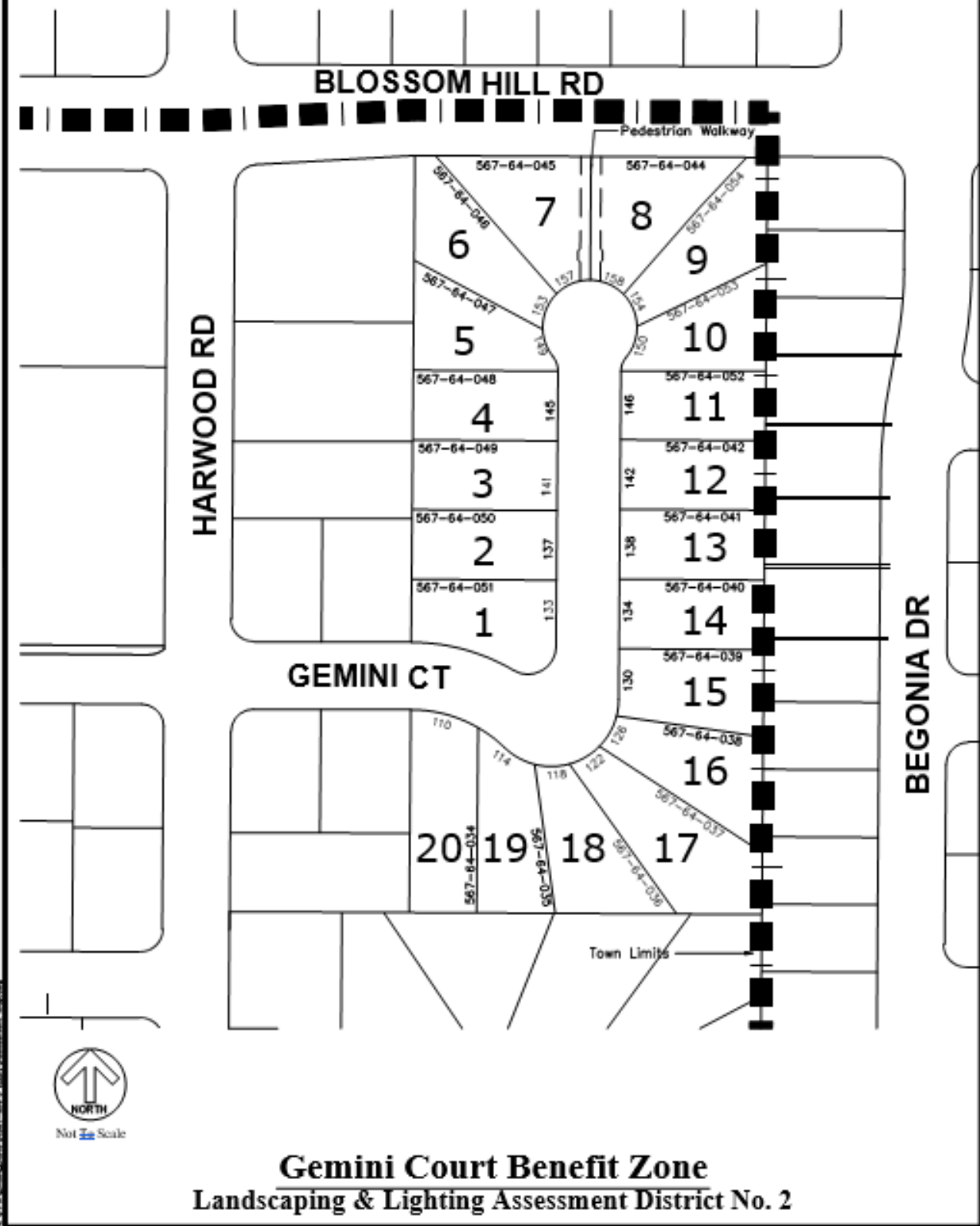
The total amount of the assessment was apportioned equally to all the lots within the Gemini Court Benefit Zone of Landscape and Lighting Assessment District No. 2.

# **GEMINI COURT BENEFIT ZONE**

## **PROPERTY OWNERS LIST**

<b>APN</b>	<b>Owner</b>
56764034	POWERS RICHARD J & SHELLEY A TRUSTEE
56764035	KIM SUNG D & HAE R
56764036	SALMINEN SATU & JANNE
56764037	FLISS JOHN R & SHERI B
56764038	SERRANO FRANCISCO TRUSTEE
56764039	SCOGGIN MICHAEL D
56764040	KSJ INC
56764041	Bidabadi Joe B & Homa
56764042	RAPISARDA FRED TRUSTEE
56764044	DAVIDSON SHARON LYNNE TRUSTEE
56764045	BOLOTIN IGOR & VICTORIA
56764046	NGUYEN STEVE
56764047	LAU STEVEN & HWANG JANE T
56764048	Moonesan Mohammad-Saleh
56764049	MORGAN ROBERT G JR & HIATT JEANNE K
56764050	MOGANNAM EVELYN E TRUSTEE
56764051	BAKER KENNETH TRUSTEE
56764052	RAOUL BADAQUI TRUSTEE & ET AL
56764053	Zhou Guoquan & Huang Xu
56764054	AU KEVIN J

PART "D"  
Assessment Diagram



Not To Scale

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

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