



PLACER COUNTY  
DEPARTMENT OF PUBLIC WORKS

Ken Grehm, Director  
Peter Kraatz, Deputy Director

October 15, 2012

To: Property Owner within Proposed District

Regarding: UPDATE ON PROPOSED BENEFIT ASSESSMENT DISTRICT FORMATION

The Kings Beach Commercial Core Improvement Project will include sidewalks, streetlights, landscaping, trash receptacles, benches, bike lanes, parking lots and other public infrastructure "streetscape" improvements through downtown Kings Beach both on and adjacent to Highway 28. The County is nearing completion of project design, with a tentative schedule to begin project construction as early as 2013. The new improvements will need to be maintained, including the removal of snow in sidewalk areas in the winter. Adjacent property owners will be expected to maintain the new improvements, much like they do in Tahoe City.

In May 2012, the Placer County Department of Public Works (DPW) sent you and others within the proposed district information regarding potential formation of a benefit assessment district in Kings Beach for the specific purpose of collectively maintaining the new sidewalk related improvements. An estimated maximum annual assessment of your property(ies) was included in that letter.

On September 11, 2012, the Placer County Board of Supervisors (BOS) adopted a Resolution of Intent to initiate proceedings to consider formation of the District which could include the levy of annual assessments to fund the maintenance of future streetscaping improvements within the proposed District boundaries. The BOS action included the setting of a public hearing date of October 23, 2012 to be conducted at the Sugar Bowl Resort located at 629 Sugar Bowl Road in Norden, CA at 9:30 am. At this time, the BOS will consider:

1. Formation of the District;
2. Approval of the Assessment Engineer's Report that details the District benefits, assessment criteria, and the amount each property would be assessed;
3. Authorizing issuance of ballots to District property owners; and
4. Setting a future BOS meeting date to tabulate ballots and possibly consider levying assessments.

If the BOS approves the formation of the District on October 23, 2012, ballots will be sent out to all property owners within the District asking whether they support the placement of an assessment on their property as outlined in the Engineer's Report. If property owners, representing at least 50 percent of the total assessments, support the levying of an assessment, the BOS can consider whether to levy the assessments at a future BOS meeting. The BOS cannot consider the levying of an assessment without an affirmative vote by the property owners. If the assessments are eventually approved, no

assessments would occur until after the subject streetscape improvements are completed and available for public use.

Additional information, including the final Assessment Engineer's Report scheduled to be presented for approval on October 23, is posted on our website at <http://www.placer.ca.gov/Departments/Works/Projects/KingsBeach.aspx> and at <http://KingsBeachCore.info>.

Hard copies of the Engineer's Report are also available for review at the following locations:

DPW Office in Kings Beach  
7717 North Lake Blvd  
Kings Beach, CA

Placer County Library  
Secline Street  
Kings Beach, CA

North Tahoe Event Center  
North Lake Blvd  
Kings Beach, CA

Should you have any comments or questions, please do not hesitate to contact Dan LaPlante of DPW at (530) 581-6231 or [DLaplant@placer.ca.gov](mailto:DLaplant@placer.ca.gov).