KINGS BEACH BENEFIT ASSESSMENT DISTRICT

Seasonal Services and Amenities

WINTER MAINTENANCE ACTIVITIES

Snow management: The district provides snow clearing of approximately a 5-foot swath of sidewalk along the highway and on select sidewalks in the grid that are within the district boundaries. The trigger to initiate sidewalk clearing is a snow depth of approximately 6 inches. County staff monitor multiple snow forecasts to determine to the best of our ability when to implement snow removal. Currently, the county has hired a local contractor to clear snow from the district sidewalks. The contractor uses walk-behind snow blowers and shovels to clear the sidewalks and crosswalks.

Snow storage: The primary method is to use either sidewalk areas that are not cleared or adjacent landscape beds to store blown snow.

Snow hauling: On larger snow events, snow accumulations may warrant the removal and hauling of snow piles. This activity is relatively expensive and won't be utilized until necessary. Snow removed and hauled off site will be transported to property owned by the North Tahoe Public Utility District (NTPUD) near National Avenue. The NTPUD provides a snow storage area as their contribution to the district.

Ice management: The county has been researching various products used for ice management. From our research, we currently are not applying any de-icers to the sidewalk due to the potential damage that these products cause. We will continue to research this topic for possible future use.

WINTER ACTIVITIES THAT ARE NOT COVERED BY THE DISTRICT

Coordination with Caltrans Maintenance: The county regularly meets with Caltrans staff to collaborate on snow removal operations. Caltrans has a very important job to keep the state highways clear of snow and safe for vehicular travel. Their roadway snow often gets pushed or blown onto the sidewalks during bigger snow events. Both Caltrans and the county look for ways to remove snow from the highway and sidewalks as efficiently as possible to limit the impact of snow building up on the sidewalks.

Gutter pans along highway: The gutter pans along the edge of the highway are collectors of not only water but various types of debris. This debris can be snow, ice, pine needles, pine cones, sand, etc. This debris prevents runoff from flowing freely to the drain inlets located along the road. Caltrans will attempt to keep these gutters clear so drainage will flow but it is not their top priority unless flooding of the highway results. County snow removal crews will also attempt to keep the drain inlets clear if time allows.

What can you do to help? There are a couple of things that you as a property owner/business owner can do to increase the efficiency of our operations. Please avoid blowing or shoveling private snow onto the public sidewalks and roadways. We in turn will do our best to not blow or shovel public snow onto your private property. Please do not apply ice melt products to the public sidewalks. The use of these products may cause damage to the new improvements.

SUMMER MAINTENANCE ACTIVITIES

Sidewalk cleaning: The district will provide sidewalk cleanings at least twice a year. These cleanings will either be done by hand crews with brooms, shovels, blowers, etc. or utilizing a power washer machine. The county will determine which method is most appropriate. These cleanings would most likely occur in the spring and fall seasons.

Landscape maintenance and supplies: The district will provide plant maintenance and replacement of landscaping within the planter beds. These activities will begin in the spring of 2017. The installed irrigation system will be maintained, including winterizing and start up efforts, repairs as needed and irrigation water. This task will also include periodic trash pickup from the landscape beds.

YEAR-ROUND MAINTENANCE ACTIVITIES

Lighting maintenance: Although not covered by district revenue, the county will fund and change out light bulbs, repair damaged light standards and cover the cost of the electrical service.

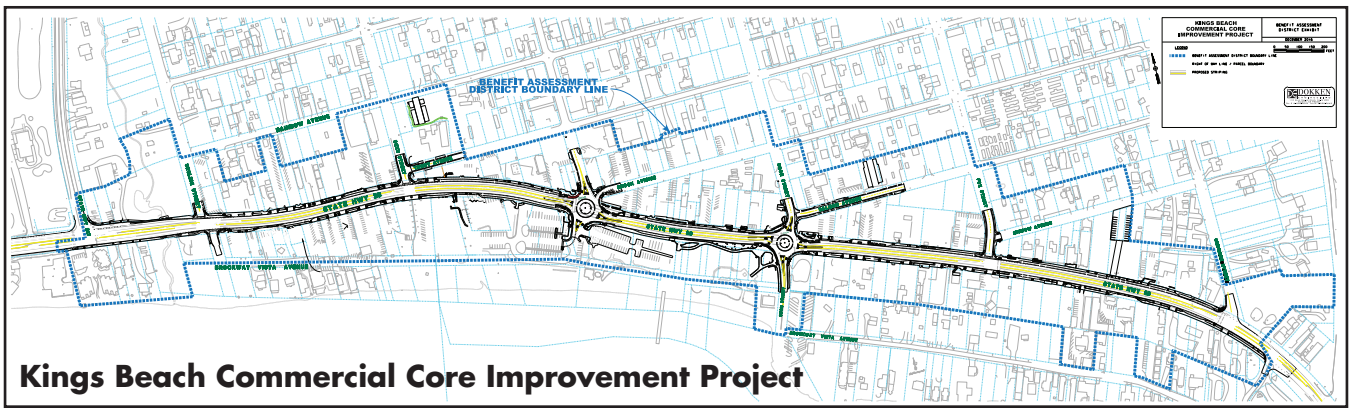
Trash receptacle pickup: The district is responsible for trash/recyclables pick up from the 15 new receptacles along the highway. This service is normally scheduled weekly unless more often is warranted during peak periods.

Parking lot maintenance: Six public parking lots were built as part of the project. The county maintains these lots as our contribution to the district. Maintenance will include winter snow removal of a majority of the lot, landscape maintenance, lighting maintenance, sweeping, trash and trash receptacle pickup.

Repairs and contingencies: The district provides not only scheduled repairs but repairs of damaged amenities that are unforeseen and not normally included in the annual budget. This could include repairs, replacement and renovation of damaged improvements caused by snow removal, vandalism, storms, etc.

Resources and equipment: The county plans on using a combination of in-house staff and select contractors to perform the district maintenance activities. The county may also choose to bid some or all of the tasks in order to be most cost effective. The county has purchased a small tractor with various attachments to assist us in effectively clearing or cleaning our new improvements.

County of Placer



Kings Beach Commercial Core Improvement Project