

KINGS BEACH BENEFIT ASSESSMENT DISTRICT – FAQs

What is a Benefit Assessment District? A Benefit Assessment District (District) is a way for property owners to contribute monies towards a common goal, taking advantage of economies of scale for improvements, services, or activities on public property. The result of a District is a charge (new line item) on your property tax bill. What will the Benefit Assessment District do in Kings Beach? The District will help to maintain the \$35 million infrastructure project known as the Kings Beach Commercial Core Improvement Project (KBCCIP).

What services will the Kings Beach Benefit Assessment District provide? The District will provide winter sidewalk and parking lot snow management, summer landscape and sidewalk maintenance, irrigation water and repairs, two sidewalk pressure washings a year, weekly trash receptacle collection, and repairs and upgrades to permanent infrastructure throughout the KBCCIP.

How is a Benefit Assessment District approved? A District is approved via Proposition 218, the Right to Vote on Taxes Act approved by California voters in 1996, via a protest ballot proceeding. Without getting into the legal details, in order for a District to be approved, ballots are mailed to each property owner within the District boundaries. All ballots returned are tabulated at a public hearing held by the Placer County Board of Supervisors. As long as the ballots returned in support of the District, weighted by the dollar amount of the ballot, exceed the ballots returned opposed to approving the District, also weighted by the dollar amount of the ballot, the District is approved. Based on the results, the Placer County Board of Supervisors will approve or disapprove the District formation.

How long does a Benefit Assessment District last? The Kings Beach District is intended to be levied in perpetuity, however, property owners have the right to be heard at a public hearing held by the Placer County Board of Supervisors each year. If there is sufficient protest to the assessment, there are procedures for dissolving the District. Will my property be assessed? The preliminary boundaries of the Kings Beach District can be found on the Benefit Assessment District Boundary map provided. These boundaries were selected based on the proposed sidewalk improvements that were selected to be maintained.

What triggers a snow removal event? A snow removal event is one in which an accumulation of 2-3 inches of snow or greater falls on the core sidewalks in Kings Beach. Will the entire sidewalk area be cleared during each snow removal event? No, the snow removal task will include the regular clearing of a 5-foot-wide swath of sidewalk along the back of walk allowing the 5-foot sidewalk area closer to the street to be used for temporary snow storage. This scenario provided a more cost-effective method than total sidewalk clearing. Once the berms created by snow removal get too high, then the task of snow hauling may be implemented.

Who can I call for additional questions? Please call Tahoe Engineering Division at 530 581-6238.