

2022 KINGS BEACH BENEFIT ASSESSMENT DISTRICT FLYER

Seasonal Services and Amenities



WINTER MAINTENANCE ACTIVITIES

Snow Management: The district provides snow removal and clearing of approximately a 5-foot swath of sidewalk along the highway and on select sidewalks in the grid within the district boundaries. The trigger to initiate sidewalk clearing is a snow depth of approximately 2 inches. County staff monitor 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 a snow blower 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 these types of products can cause. We will continue to research this topic for possible future use.

WINTER ACTIVITIES 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 Systems Along Highway: The gutter systems 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, pinecones, 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.

SUMMER MAINTENANCE ACTIVITIES

Sidewalk Cleaning: The district will provide power washing of sidewalk at least twice a year typically during the spring and fall seasons. Routine weekly cleanings will be done by hand crews with brooms, shovels, and blowers. The county will request additional cleaning and maintenance determine which method is most appropriate.

Landscape Maintenance and Supplies: The district will provide plant maintenance and replacement of landscaping within the planter beds. 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

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 Kings Beach Commercial Core Improvement Project. The county maintains these lots as our contribution to the district. Maintenance includes winter snow removal October – April, landscape maintenance April - October, lighting maintenance, sweeping/blowing, nuisance trash pickup and trash receptacle pickup 1 time in the winter and 3 times in the summer per week.

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, vehicles, vandalism, storms, etc.

Resources and Equipment: Currently operations and maintenance use 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 the tasks related to hard structure maintenance and repairs to be most cost effective.

PROPOSED INFRASTRUCTURE REPAIRS AND UPGRADES FOR 2022

Due to continued damage to infrastructure within the Raccoon St and Bear St roundabouts the existing concrete delineators and barrier concrete curb will be replaced with (49) gray colored surface mounted flexible plastic delineators. This will enable faster and effective replacement of these features when damaged by vehicles or during snow removal which is not possible now since the existing concrete delineators are fixed in place. Also (7) trash enclosures will be removed and replaced with new ones at the most highly used locations.

WHAT CAN YOU DO TO HELP?

There are a couple of things you as a property owner/business owner can do to increase the efficiency of our operations. During the winter, 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, they may cause damage to improvements. In the summer, please refrain from placing planter boxes, signs, or other types of landscape structures on sidewalks or in maintained planter areas.

WHAT CAN COUNTY DO TO HELP?

Please contact the County to report a concern. We would also like to hear ideas the Benefit Assessment District could be improved or administered. See link below to contact us:

Placer County Department of Public Works
Tahoe Engineering Division
530-581-6236
tboyer@placer.ca.gov

