



Item #06

Kensington Community Services District

DATE: August 13, 2026

TO: Board of Directors

FROM: David Aranda, Interim General Manager
Mary A. Morris-Mayorga, Consultant

SUBJECT: Adopt Resolution No. 2026-16 the initiation of the abatement process by declaring weeds, rubbish, litter, and other flammable material on specific parcels of property within District boundaries as public nuisances, which must be abated

RECOMMENDATION:

After presentation by the El Cerrito-Kensington Fire Department and conclusion of the Public Hearing, staff recommends the Board of Directors adopt Resolution No. 2026-16 the initiation of the abatement process by declaring weeds, rubbish, litter, and other flammable material on specific parcels of property within District boundaries as public nuisances, which must be abated.

BACKGROUND:

Each year, the El Cerrito-Kensington Fire Department follows an annual abatement process as detailed in the attachment provided by Fire Marshall Beckman and Fire Prevention Officer Wade. As the annual process nears completion, the Board of Directors is presented with a resolution for adoption on the abatement process and list of affected parcels. Typically, there have been one or two at most that do not comply which would require forced abatement.

While the list contains more parcels currently, they may clear by the time of the Board meeting. For those that do not, the Board would be presented with a resolution in October to adopt the costs of forced abatement and place those costs on the property tax bill of affected parcels.

El Cerrito-Kensington Fire Department will present this item at the meeting, but I wanted to provide an overview for the former KPPCSD Board members who may not be as familiar with the process.

FISCAL IMPACT:

Annual program costs are included in the fiscal year budget with any forced abatement charges recovered through the property tax levy process.

EXHIBIT(S):

Report from Fire Marshall Beckman and Fire Prevention Officer Wade, including attachments



Kensington Community Services District

Item #06a

DATE: August 13, 2026
TO: Board of Directors
FROM: Chase Beckman, Fire Marshal; Thomas Wade, Fire Prevention Officer
SUBJECT: Annual Fire Hazard Abatement Resolution No. 2026-16

RECOMMENDATION:

Staff recommends that the Kensington Fire Protection District authorize through the adoption of Resolution 2026-16 the initiation of the abatement process by declaring weeds, rubbish, litter, and other flammable material on specific parcels of property within District boundaries as public nuisances, which must be abated.

BACKGROUND:

The Fire Department is continuing its annual fire hazard abatement program. This program seeks to remove weeds, rubbish, litter or other flammable material from private properties where such flammable material endangers the public safety by creating a public nuisance and a fire hazard. Most property owners voluntarily abate these hazards without Fire Department involvement. Ideally 100% of the property owners would do so. Experience in prior years suggests most will comply. Any property owners that do not comply will have the District do the work and place the costs on their tax bill.

ANALYSIS/DISCUSSION:

The Fire Hazard Abatement process under the direction of the Fire Department should proceed according to Health and Safety Code Sections 14875 et seq which specify the following:

1. The El Cerrito Fire Department on behalf of the Kensington Fire Protection District has determined hazards that must be abated. Pursuant to these code sections, hazards are defined as weeds, rubbish, litter or other flammable materials which create a fire hazard or are otherwise noxious or dangerous and which exist on specific parcels of property within the boundaries of the District.
2. Notice was sent by mail that the Fire District has determined the existence of a public nuisance which must be abated and that a hearing will be held to consider any objections prior to ordering the Fire Chief or his designee to perform abatement.
3. At the August 13, 2026, meeting, the Board of Directors shall hear and consider all objections to the proposed removal of weeds, rubbish, litter or other flammable material. At the conclusion of the hearing, the Board of Directors shall by resolution allow or overrule any objections and order the Fire Chief or his designee to abate some or all of the public nuisance conditions on any remaining parcels which have not been voluntarily cleared by that time. The costs for abatement shall be assessed against the property as a lien and special assessment.

4. At the conclusion of the August 13, 2026, hearing, a second and final notice shall be sent to each property owner prior to abatement. This notice will order the immediate abatement of nuisance conditions. This notice will clearly state that if nuisance conditions are ignored, the Fire District shall cause abatement and costs for removal will be assessed against the property as a lien and special assessment. It will also indicate that if the conditions are voluntarily abated, the property shall be removed from the process.
5. By September 13, 2026, if the hazardous conditions are not removed prior to the arrival of the hazard abatement crew, the Kensington Fire Protection District shall cause the weeds, rubbish, refuse, and other flammable material to be removed and shall keep an account of the cost of abatement for each parcel or land where such work is performed.
6. At the October 8, 2026, Board meeting, the Fire Chief or his designee shall submit to the Board of Directors of the Fire District for confirmation an itemized written report showing the cost of abatement work performed. A copy of this report shall be posted at least three days prior to its submission to the Board of Directors. Each property owner upon whose property abatement work was performed shall be sent written notice by mail of a hearing by the Board of Directors to consider the cost of abatement work performed on their property.
7. At the Board meeting on October 8, 2026, the Board of Directors of the Fire District shall receive and consider the written staff report on abatement actions taken by the District and shall hear any objections from the property owners liable to be assessed for the abatement. The Board of Directors may modify the staff report if deemed appropriate and then confirm the report by motion or resolution.
8. After the Board of Director's confirmation of the report, a certified copy of the report shall be filed with the county auditor who shall add the amount of the assessment to the next regular tax bill levied against the parcel.

The Fire District's Attorney has reviewed and approved the process.

The Fire Hazard Abatement Program is exempt from California Environmental Quality Act (CEQA) pursuant to sections 15304 and 15308 or the CEQA Guidelines. Therefore, no further CEQA review is required.

FISCAL IMPACT:

The abatement program will be administered by Fire Department staff with minimum costs expended for printing and mailing. Abatement work will be completed by private contract labor as appropriate. Program costs will be recovered through the special assessment and lien process.

ATTACHMENT(S):

- Resolution No. 2026-16
- Exhibit A of Address's and APN #'s
- Defensible Space Report Mailer
- First Letter from the Fire Marshal
- Second Letter from the Fire Marshal



Kensington Community Services District

RESOLUTION NO. 2026-16

RESOLUTION OF THE BOARD OF DIRECTORS OF THE KENSINGTON FIRE PROTECTION DISTRICT
DECLARING THAT WEEDS, RUBBISH, LITTER OR OTHER FLAMMABLE MATERIAL ON
DESIGNATED PRIVATE PROPERTIES CONSTITUTES A PUBLIC NUISANCE AND PROVIDING FOR
NOTICE THAT THE FIRE CHIEF OR DESIGNEE SHALL ABATE SUCH PUBLIC NUISANCE
CONDITIONS IF NOT ABATED BY THE PROPERTY OWNER

WHEREAS, Health and Safety Code Sections 14875 et seq provides a method by which a local legislative body may abate on private property public nuisance conditions relating to weeds, rubbish, litter or other flammable material which creates a fire hazard, a menace to the public health or which is otherwise noxious or dangerous; and

WHEREAS, the Fire Marshal for the Kensington Fire Protection District has identified in Exhibit A to this resolution those private properties, by street name, lot and block number, on which the presence of weeds, as defined in Health and Safety Code Section 14875, constitute a public nuisance; and

WHEREAS, Health and Safety Code Sections 14890 through 14899 provide that notice shall be provided to each person to whom the properties identified in Exhibit A is assessed informing those persons that unless the property owner abates those nuisance conditions, that the Fire District shall abate the public nuisance. The notice shall further state that if the Fire District must abate the public nuisance, then the cost of abatement shall be assessed against the property as a special assessment. The notice shall also specify a date for a hearing at which property owners may present objections to the designation of their properties as public nuisances or to the proposed removal of the weeds by the Fire District; and

WHEREAS, Health and Safety Code Section 14900 provides that after the hearing, the local legislative body may, by motion or resolution, order the Fire Chief or designee to abate the public nuisance. After further proceedings, these abatement costs may be assessed against the property as a special assessment.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Kensington Fire Protection District that the properties listed in Exhibit A to this resolution are declared a public nuisance and such nuisance conditions shall be ordered abated because the presence of weeds, rubbish, litter or other flammable material on those properties create a fire hazard, a menace to the public health or are otherwise noxious or dangerous.

BE IT FURTHER RESOLVED that the notice shall state that a public hearing shall be held on October 8, 2026, at 7:00 p.m. at a location to be publicly noticed 72 hours prior to the meeting in accordance with the Brown Act. At this hearing, the Board shall receive a written staff report on abatement actions, and any objections shall be heard from the property owners identified in Exhibit A liable to be assessed for the abatement.

The foregoing resolution was duly adopted at a regular meeting of the Kensington Fire Protection District on the 13th day of August 2026 by the following vote of the Board.

AYES:

NOES:

ABSENT:

ABSTAIN:

_____, Secretary

_____, President

Parcel (APN) ID	Property Address
570-203-012-2	285 COLGATE AVE, KENSINGTON, CA 94708-1121
571-170-035-0	555 COVENTRY RD, KENSINGTON, CA 94707-1328
570-093-005-9	268 CAMBRIDGE AVE, KENSINGTON, CA 94708-1120
572-100-018-9	101 KENYON AVE, KENSINGTON, CA 94708-1026
572-124-010-8	133 WINDSOR AVE, KENSINGTON, CA 94708-1042
572-090-004-1	128 HIGHLAND BLVD, KENSINGTON, CA 94708-1023
571-300-017-1	398 COVENTRY RD, KENSINGTON, CA 94707-1251
572-080-017-5	10 GARDEN DR, KENSINGTON, CA 94708-1019
572-100-017-1	105 KENYON AVE, KENSINGTON, CA 94708-1026
572-110-002-1	96 HIGHLAND BLVD, KENSINGTON, CA 94708-1023
571-222-004-4	37 AVON RD, KENSINGTON, CA 94707-1301
571-312-007-8	1628 OCEAN VIEW AVE, KENSINGTON, CA 94707-1226
570-253-020-4	301 GRIZZLY PEAK BLVD, KENSINGTON, CA 94708-1125
572-130-007-6	24 WINDSOR AVE, KENSINGTON, CA 94708-1041
571-311-029-3	1601 OCEAN VIEW AVE, KENSINGTON, CA 94707-1250
572-070-013-6	131 PURDUE AVE, KENSINGTON, CA 94708-1032
572-080-031-6	HIGHLAND BLVD, KENSINGTON, CA 94708
571-022-008-7	34 KINGSTON RD, KENSINGTON, CA 94707-1322
570-151-010-8	219 TRINITY AVE, KENSINGTON, CA 94708-1138
572-110-019-5	29 WINDSOR AVE, KENSINGTON, CA 94708-1040
572-130-022-5	95 ARLINGTON AVE, KENSINGTON, CA 94707-1131
572-233-001-5	2 FRANCISCAN WAY, KENSINGTON, CA 94707-1113
570-251-006-5	259 LOS ALTOS DR, KENSINGTON, CA 94708-1133
571-050-012-4	824 COVENTRY RD, KENSINGTON, CA 94707-1413
572-060-010-4	120 PURDUE AVE, KENSINGTON, CA 94708-1051
572-202-006-1	59 NORWOOD AVE, KENSINGTON, CA 94707-1145
570-251-007-3	255 LOS ALTOS DR, KENSINGTON, CA 94708-1133
571-260-013-8	464 COVENTRY RD, KENSINGTON, CA 94707-1327
572-130-015-9	21 WESTMINSTER AVE, KENSINGTON, CA 94708-1036
570-262-020-3	601 PARKSIDE CT, KENSINGTON, CA 94708-1144
572-203-002-9	18 NORWOOD AVE, KENSINGTON, CA 94707-1119



El Cerrito-Kensington Fire Dept.

10890 San Pablo Avenue,
El Cerrito, CA 94530

Your defensible space report is ready!

El Cerrito-Kensington Fire Dept.
recently completed a curbside
defensible space inspection at the
address below:

Notice: El Cerrito-Kensington Fire Dept. recently
completed a curbside defensible space
inspection of your property.

INSPECTION DATE:

The report is based on California Public Resource Code
4291, California Code Regulations 14 § 1299.03
Hazardous Vegetation Ordinances. To see the findings of
this report, follow the instructions to the right about
accessing your report.

Defensible space and home hardening are critical in
protecting your home from wildfire. This report informs
you of what work needs to be done to meet defensible
space requirements and harden your home to better
withstand heat and embers associated with wildfire.
Please complete all required actions as soon as possible.

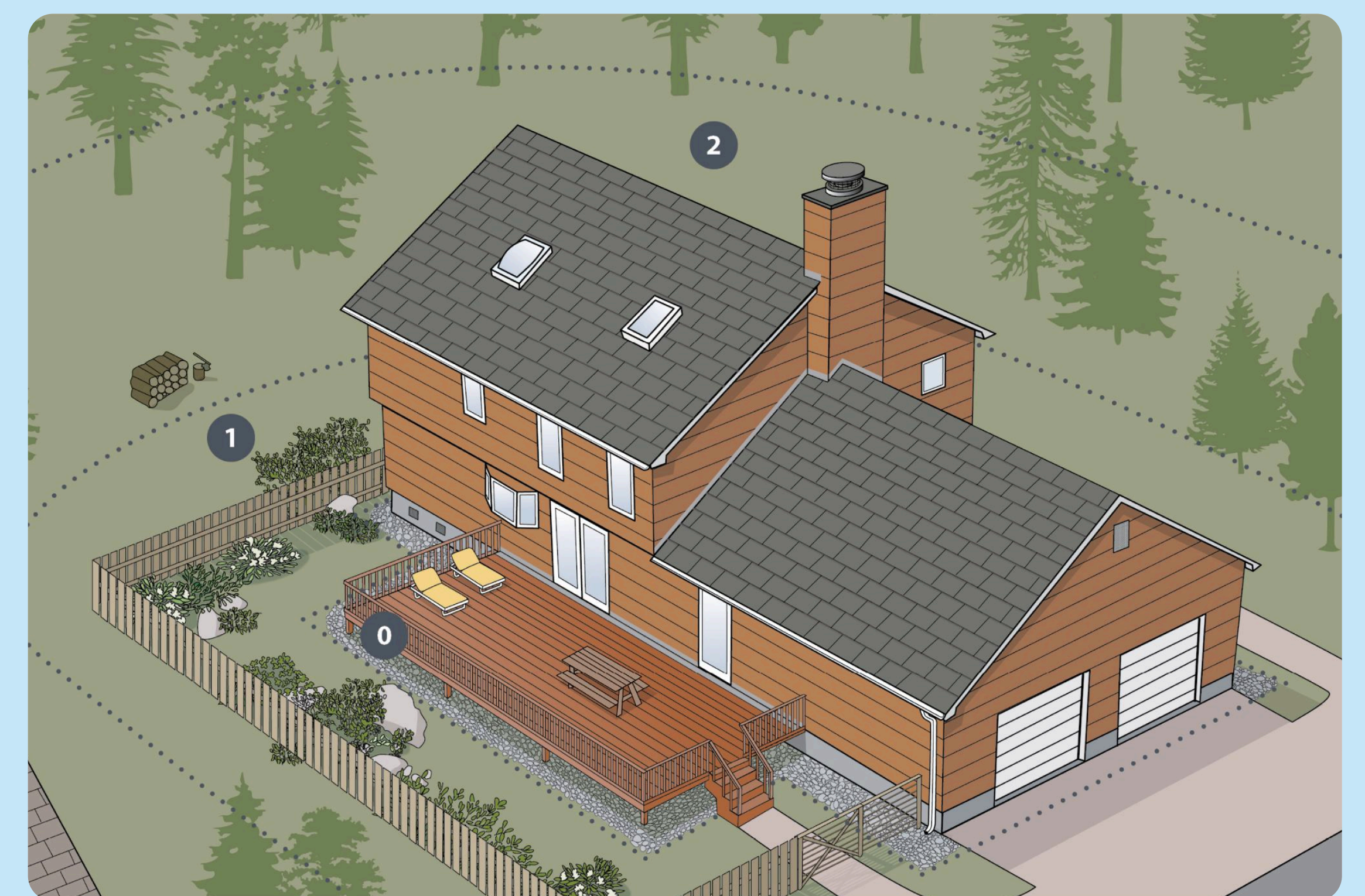
Assistance is available if you have any questions or need
help accessing your report. Our team is here to help!

**Thank you for doing your part to reduce wildfire risks
within cities of El Cerrito and Kensington.**

El Cerrito-Kensington Fire Dept.

TEL. (510) 215-4450

EMAIL. twade@elcerrito.gov



Accessing your report is easy!

Visit the website URL below

Enter your address + unique access code

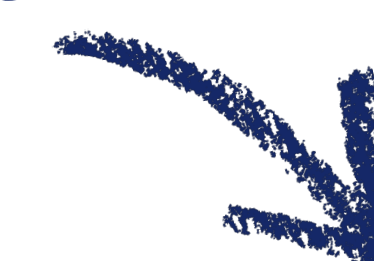
Review the corrective actions



Find your
report here

www.defensiblespacereport.org
elcerritokeningtonfiredepartment

Access
Code





El Cerrito-Kensington Fire Dept.

10900 San Pablo Avenue,
El Cerrito, CA 94530



Item #06e

Parcel Number:

{apn}

Property Address:

{inspect_address}

Property Owner:

{recipient_name}

Owner's Address:

{mailingaddress}

Dear Kensington Property Owner:

With the State's winter rain, the community is facing unprecedented vegetation growth as we head into peak fire danger season. To reduce the fire danger on private property and provide greater community safety, the Fire Department has been inspecting properties and checking for fire hazards. Recently your property listed above was found that it **does not comply** with the Vegetation Management Guidelines set forth in the Kensington Fire Protection District Vegetation Management Standards. You are being notified now so that you may, if you have not already done so, take steps to remove those fire hazard conditions found on your property.

Enclosed is a copy of the Fire Hazard Reduction Inspection form specifying those areas that are not in compliance as well as the Fire Hazard Reduction Guidelines and Fire Hazard Reductions Checklist that can assist you in bringing your property into compliance. More information on the Vegetation Management Standards and Guidelines may be found on the Fire District's website at: www.kensingtonfire.org under Vegetation Management Standards. Additional information is also available at www.readyforwildfire.org or www.cafiresafecouncil.org as well as many others.

If you have recently completed the work to meet these standards, no further action is required. If not, your property is required to be brought into compliance no later than **July 24th**. Report completed work by accessing your report using the link and access code below. When the Fire Department has cleared your property, it will be dropped from our list and no further action will be taken at that time.

August 13th at 7:00PM the Kensington Board of Directors will hold a public hearing at the Kensington Community Center (59 Arlington Ave) to declare those properties still not in compliance as a public nuisance. Your property is at risk of being declared a public nuisance and subject to further abatement actions. In accordance with the Government Code, you may appear before the Board at this public hearing to dispute this declaration.

If you have not done so already, please take immediate action to remove those fire hazard conditions and we thank you for your cooperation in helping us make Kensington a more fire safe community.

Sincerely,

Chase Beckman

Chase Beckman

Fire Marshal



Find your
report

Access Code

{code}

[defensiblespacereport.org/
elcerritokensingtonfiredepartment](http://defensiblespacereport.org/elcerritokensingtonfiredepartment)





KENSINGTON FIRE PROTECTION DISTRICT

c/o El Cerrito Fire Department
10900 San Pablo Avenue
El Cerrito, CA 94530
(510) 215-4450
FAX (510) 232-4917

August 10, 2026

Parcel Number: XXXX
Property Address: XXXXXXXXX Kensington, CA XXX
Property Owner: XXXXXXXX
Property Owner's Address: XXXXXXXXX

NOTICE TO DESTROY WEEDS AND REMOVE RUBBISH, REFUSE AND OTHER FLAMMABLE MATERIAL

On **August 13, 2026 at 7:00 PM**, the Kensington Fire Protection District Board of Directors declared that your property in the Kensington community, designated above by address and parcel number, constitutes a public nuisance because of the presence of weeds, rubbish, litter or other flammable material which creates a fire hazard, a menace to the public health, or is otherwise noxious or dangerous.

A previous notice was sent to you informing you of the August 13, 2026 hearing and further informing you of your obligation to remove the weeds, rubbish, refuse and other flammable material from your property. **If you do not immediately abate these nuisance conditions, the District will do so and the costs for removal of the weeds, rubbish, refuse and other flammable material will be assessed against your property as a lien and special assessment.** These removal costs shall then be collected in the time and manner of ordinary municipal taxes.

You will not receive any further notices from the District prior to this removal. The District shall perform this removal either through its own staff or through private contract sometime between **September 14th and September 24th 2026**. It is impossible to predict what it will cost the District to remove these nuisance conditions from your property. The costs depend on the severity of those conditions. In past years these abatement costs have sometimes exceeded \$8,000 per parcel for those parcels with severe nuisance conditions.

The Kensington Fire Protection District Board of Directors will hold a public hearing on **October 8th at 7:00 p.m.** At this hearing, the Board will receive the staff report and cost of abatement for your property. Objections to the abatement costs can be heard at this public hearing. Contact the Fire Department for the location of the meeting or go to the Kensington Fire Protection District website at <https://www.kensingtonfire.org/meetings> for meeting information.

If you have any questions, contact the Fire Department at 10900 San Pablo Avenue, El Cerrito, CA 94530. The phone number is (510) 215-4457.

Chase Beckman

Chase Beckman
Fire Marshal