



KENSINGTON FIRE PROTECTION DISTRICT

DATE: June 8, 2022

TO: Board of Directors
Kensington Fire Protection District

RE: **Agenda Item 5f**
Temporary Facility – Progress Update

SUBMITTED BY: Bill Hansell, General Manager

Recommended Action

Accept Report. Discuss and Direct Staff as needed.

Update

1. Temporary Fire Station at Craft Ave Parking Lot:

- a. **Bid Package Issued** – The bid package for the Temporary Facility was issued on Friday, May 27, 2022. The bid opening date is planned for June 20, 2022, and a Board of Directors Special Meeting will be called for June 29, 2022 to approve the bid award.
 - b. **Conditional Use Permit** – An El Cerrito Planning Commission hearing is scheduled for June 15, 2022 at 7:30PM (Notice attached) for the consideration of a conditional use permit for the Craft Avenue parking lot owned by the Unitarian Church. Chief Castrejon provided the attached description of operations to the planner to supplement the drawings.
 - c. **Presentation to Unitarian Church Trustees** – Chief Castrejon and I attended the Unitarian Church Board of Trustees meeting on Wednesday, June 1, 2022 at 7:00PM by Zoom. We explained how the temporary station will be used and the site plan layout, and answered various questions by the Trustees. The Trustees expressed support for the plan and we thanked them for their willingness to host the temporary station. Earlier that same day, the crew on duty tested the maneuverability on the lot and confirmed the layout and access will work.
 - d. **Parking Lot Lease Terms** –The lease will be contingent upon acquisition of the conditional use permit and will be presented to the board after review by Counsel. The previously negotiated key terms include a monthly payment of \$1,300 plus a pro-rata share of utility use, and the resurfacing of the lot at the end of the lease term.
2. **Sub-lease with KPPCSD for City of El Cerrito Modulars** – GM Benson has informed me that the lease with El Cerrito is pending. I am waiting for the final details in order to present the sub-lease option to the board for the use of our IT server, record files, and other administrative needs. As you can see in the preliminary budget, I have earmarked \$2,439 per month pending approval by the board of the details.



Community Development Department – Planning and Building Division
10890 San Pablo Avenue, El Cerrito, CA 94530
(510) 215-4330 - FAX: (510) 233-5401
planning@ci.el-cerrito.ca.us

CITY OF EL CERRITO PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
Wednesday, June 15, 2022 at 7:30 p.m.

This meeting will be held via teleconference at:
<https://us06web.zoom.us/j/89171827849?pwd=USs3T1VxeTVSOGE5ZmRsaVhhdFRxUT09>

Meeting ID: 891 7182 7849 **Passcode:** 616616
Or Dial in: 408-638-0968

This meeting will be held via teleconference, consistent with the Brown Act as amended by AB 361 (2021). Under the amended rules, the City will not provide a physical location for members of the public to participate in the teleconference meeting.

Notice is hereby given that the City of El Cerrito Planning Commission will conduct a public hearing on the matters described herein, at the date and time specified above via teleconference:

1. Conditional Use Permit – 956 Sea View Dr

Application: PL22-0028
Applicant: Charles Green
Location: 956 Sea View Drive
APN: 505-221-045
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit for a proposed retaining wall which is taller than 4 feet in the front setback and for two retaining walls which are taller than 6 feet located outside of the front setback.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land.

2. Conditional Use Permit – 2060 Tapscott Ave

Application: PL21-0258
Applicant: Prospect Sierra School
Location: 2060 Tapscott Ave
APN: 501-370-002
Zoning: Public and Semipublic
General Plan: Institutional & Utility
Request: Planning Commission consideration of a Conditional Use Permit to amend the existing Conditional Use Permit to allow the construction of a black vinyl chain link fence along the eastern boundary of the elementary school campus.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15304 of the CEQA Guidelines, Class 4: Minor Alterations to Land.

3. Conditional Use Permit – Kensington Fire Protection District Temporary Fire Station

Application: PL22-0069
Applicant: Kensington Fire Protection District
Location: 814 Craft Avenue (Parking lot of the Unitarian Universalist Church of Berkeley)
APN: 505-302-017
Zoning: RS-5 (Single Family Residential)
General Plan: Low Density Residential
Request: Planning Commission consideration of a Conditional Use Permit to allow a temporary fire station for a period no longer than 24 months.
CEQA: This project is categorically exempt from the provisions of CEQA pursuant to Section 15303 & 15304 of the CEQA Guidelines, Class 3: New construction or conversion of small structures and Class 4: Minor Alterations to Land, and the general rule in Section 15061(b)(3) of the CEQA Guidelines.

4. Conditional Use Permit Amendment – The Civic (10290 San Pablo Avenue)

Application: PL22-0067
Applicant: Brian Baniqued
Location: 10290 San Pablo Avenue
APN: 503-394-024, -026
Zoning: Transit Oriented Higher Intensity Mixed Use (TOHIMU)
General Plan: Transit Oriented Higher Intensity Mixed Use (TOHIMU)
Request: Planning Commission consideration of amendments to the conditions of approval with regard to timing of payment of open space in-lieu and public benefit contributions for a previously approved project containing 50 residential units and 4 live-work units
CEQA: This project has been found to be consistent with the Program Environmental Impact Report prepared for the San Pablo Avenue Specific Plan, pursuant to CEQA Guidelines Section 15168 and Government Code Section 65457(a).

Any person wishing to speak to the Planning Commission on any of these matters is invited to participate via teleconference as described above. The City encourages submission of written comments to the Planning Commission prior to the hearing in care of the Planning Division, City of El Cerrito, 10890 San Pablo Avenue, El Cerrito, CA 94530 or planning@ci.el-cerrito.ca.us. You may also contact the Planning Division by telephone at the number noted above. Any person wishing to view the application, project file and/or environmental documentation may contact City staff at (510) 215-4330 or planning@ci.el-cerrito.ca.us to facilitate viewing of the application.

An appeal of a decision by the Planning Commission may be filed within 10 calendar days after the Commission's decision on this matter. If you challenge the actions of the Planning Commission in court, you may be limited to raising only those issues which you or someone else raised at the Public Hearings, or which were communicated to the Planning Commission in writing at, or prior to, said Hearings.



KENSINGTON FIRE PROTECTION DISTRICT

DATE: June 8, 2022

TO: Sean Moss, Planning Manager
City of El Cerrito Planning Department

FROM: Jose Castrejon, Interim Fire Chief

RE: **Kensington Fire Protection District Temporary Fire Station
Description of Operations**

The proposed temporary fire station 65 for the Kensington Fire Protection District is located in the lower north parking lot at 1 Lawson Road Kensington. The station will consist of a portable structure which will typically be staffed by three personnel 24 hours per day. In addition, two fully equipped pieces of fire apparatus will be housed in a temporary carport at this location. The station will also have a backup generator to power the station during power outages.

The call volume is relatively low for Engine 65. The station averages two (2) emergency calls daily. During extreme fire weather events (red flag days), traffic will increase due to regular patrols along the ridgeline. The engine companies also have daily work assignments, including fire prevention inspections, hydrant checks, and company training. These activities are mostly limited to either morning or afternoon.

The main route of travel will be through the north driveway onto Craft Avenue, west on Terrace Drive, then south on Arlington Boulevard. An incident may occur in the area east of Arlington Avenue and north of Arlmont Drive. In these limited cases, the most direct route may be through the parking lot onto Lawson Rd. A low speed is maintained through these narrow residential streets, and siren use is kept to a minimum. The noise produced by the engines is relatively low, and the diesel exhaust system meets the most current emission standards.

A visual equipment inspection is conducted at shift change. The running of tools and equipment is delayed until 9 am. The goal is to keep noise to a minimum and not create unnecessary noise during quiet hours. Each engine is equipped with several power tools such as a power unit to the Jaws of Life, a chainsaw, and a gas-powered blower. The tools are operated weekly to ensure reliability.

Outdoor activities may include loading and unloading of PPE during shift change. Physical fitness activities by the crews. The proposed gym is located to the rear of the carport, closest to the station. Crews are accustomed to having close neighbors, and they make every attempt to minimize any inconveniences their presence may cause.



KFPD Engine Maneuvering Test at Parking Lot & on Craft Ave

06/01/2022

ID	Task Name	Duration	Start	Finish	June		July			August			September			October			
					M	E	B	M	E	B	M	E	B	M	E	B	M	E	
1	Kensington Fire Temporary Facility	96 days	Fri 5/27/22	Fri 10/7/22															
2	Permits	25 days	Wed 6/1/22	Tue 7/5/22															
3	Planning CUP Hearing	0 days	Wed 6/15/22	Wed 6/15/22															
4	Building permit approval	15 days	Wed 6/15/22	Tue 7/5/22															
5	Sanitary, Data service submittal/approval	25 days	Wed 6/1/22	Tue 7/5/22															
6	PG&E Temp Power	40 days	Wed 6/1/22	Tue 7/26/22															
7																			
8	Bid, Contracting	32 days	Fri 5/27/22	Mon 7/11/22															
9	Bidding	17 days	Fri 5/27/22	Mon 6/20/22															
10	Bid review, Contract award	10 days	Tue 6/21/22	Mon 7/4/22															
11	Contract execution	5 days	Tue 7/5/22	Mon 7/11/22															
12																			
13	Construction	61 days	Fri 7/15/22	Fri 10/7/22															
14	NTP	1 day	Fri 7/15/22	Fri 7/15/22															
15	Mobilize, site work, utilities, electrical, prep for temp structure installation etc	30 days	Mon 7/18/22	Fri 8/26/22															
16	Deliver, Install temp structure	8 days	Mon 8/29/22	Wed 9/7/22															
17	Hook up utilities, misc finish work, carport lighting, power, generator install etc	10 days	Thu 9/8/22	Wed 9/21/22															
18	Telecom, Data, IT work, Plymovent	7 days	Thu 9/22/22	Fri 9/30/22															
19	Fencing, Gates	3 days	Thu 9/22/22	Mon 9/26/22															
20	Punch list, demobilize	3 days	Mon 10/3/22	Wed 10/5/22															
21	Move in	2 days	Thu 10/6/22	Fri 10/7/22															