



CONTRA COSTA COUNTY

AGENDA

Knightsen Town Advisory Council

Tuesday, February 17, 2026

7:00 PM

Knightsen Farm Bureau, 3020 Second
Street, Knightsen, CA 94548

1. Roll Call
2. APPROVAL of CURRENT agenda
3. Pledge of Allegiance
4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).
5. Agency Reports
 - a. **Contra Costa Office of the Sheriff**
 - b. **California Highway Patrol**
 - c. **Contra Costa County Fire Protection District**
 - d. **Office of Supervisor Diane Burgis**
6. Consent Items - Items are subject to removal from the consent calendar by request of any TAC member. Items removed from the consent calendar will be considered with the discussion items.
 - a. RECEIVE Correspondence [26-624](#)
Attachments: [KTAC Correspondence Feb 2026](#)
 - b. RECEIVE Record of Action for January 20, 2026. [26-625](#)
Attachments: [KTAC Record of Action \(ROA\) January 2026](#)
7. Discussion Items
 - a. REVIEW and SELECT Knightsen Community Clean-Up Date
 - b. DISCUSS and APPROVE KTAC Workshop for June 16, 2026
 - c. DISCUSS and APPROVE Rotation of the Chair for 2026 (begins with March meeting)

- d. DISCUSS and APPROVE Rotation of the Vice Chair for 2026 (begins with March meeting)
- 8. DISCUSS and CONSIDER Future Agenda Items
- 9. ADJOURN

The next meeting is currently scheduled for March 17, 2026, unless quorum cannot be met and/or there are no agenda items.

For Additional Information Contact: Alicia Nuchols, Chief of Staff, 925-655-2330



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-624

Agenda Date: 2/17/2026

Agenda #: a.

Advisory Board: Knightsen Town Advisory Council

Subject: Correspondence

Presenter: Alicia Nuchols, Chief of Staff, Supervisor Diane Burgis

Contact: Alicia.Nuchols@bos.cccounty.us <<mailto:Alicia.Nuchols@bos.cccounty.us>>

Recommendation(s)/Next Step(s):

RECEIVE Correspondence



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, January 28, 2026

6:30 PM

30 Muir Road, Martinez

CONTRA COSTA COUNTY PLANNING COMMISSION MEETING CANCELED

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, FEBRUARY 11, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, January 14, 2026

6:30 PM

30 Muir Road, Martinez, California

Zoom: <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821

Call in: (855) 758-1310 or (408) 961-3928

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Planning Commission during public comment or with respect to an item on the agenda may comment in person or may call in during the meeting by dialing (855) 758-1310 US Toll Free or (408)961-3928 US. A caller should indicate they wish to speak on an agenda item, by pushing "#2" on their phone. Access via Zoom is also available using the following link <https://cccounty-us.zoom.us/j/81302368821> Webinar ID: 813 0236 8821. Those participating via Zoom should indicate they wish to speak on an agenda item by using the "raise your hand" feature in the Zoom app. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us or by voicemail at (925) 655-2860.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. CONTINUED PUBLIC HEARING.

- 2a. ELLEN BULLA, SYCAMORE COURT HOME ASSOCIATION (Appellant), ROD SCHLENKER, INSURANCE AUTO AUCTIONS, INC. (Applicant), NGL SF BAY STORAGE & TRANSFER, LLC (Owner), County File CDDP18-03005. [25-5451](#)
- This is an appeal of the Zoning Administrator’s decision to approve a development plan for the expansion of an existing Insurance Auto Auctions storage facility onto an adjacent vacant 10.35-acre property. The proposed expansion would allow the storage of an additional 1,136 vehicles bringing the total number of vehicles permitted to be stored at the facility to approximately 4,436 vehicles. The development plan approval includes approval of deviations to the Bay Point P-1 Development Standards for 7.5% of the subject lot to be landscaped (where 10% of the site is required to be landscaped) and to allow a 0-foot side yard setback (where a minimum of 10 feet is required) and a 3-foot street side yard setback (where a minimum of 10 feet is required) for portions of an 8-foot-tall metal screen wall extending along the eastern and southern property boundaries. In addition the applicant requests approval of a tree permit for the removal of 41 code-protected trees ranging in size from 7” to 60” in diameter, and the granting of an exception to the collect and convey requirements of Division 914 of the County Code. Consideration of the appeal is continued from the December 10, 2025 County Planning Commission meeting. The Commission will also consider a mitigated negative declaration prepared for the project under the California Environmental Quality Act. The project site is located at 2770 Willow Pass Road in the Bay Point area of unincorporated Contra Costa County. (Zoning: Bay Point P-1 Planned Unit District) (Assessor’s Parcel Number: 098-240-031) (Continued from 12.10.2025) GF

- Attachments:** [Attachment A Findings and COAs final revised](#)
[Attachment B Letter of Appeal](#)
[Attachment C Maps](#)
[Attachment D Project Plans](#)
[Attachment E Updated Landscaping Plan](#)
[Attachment F CDDP18-03005 Staff Report ZA 7_6_22](#)
[Attachment G CDDP18-03005 Staff Report ZA Continuation 11_17_22](#)
[Attachment H Agency Comments](#)
[Attachment I CDDP18-03005 MND](#)
[Attachment J CDDP18-03005 MMRP](#)
[Attachment K CDDP18-03005 CEQA Comments](#)

3. MINOR SUBDIVISION: MAP EXTENSION

- 3a. LOEWKE PLANNING ASSOCIATES, INC. (Applicant) - DIABLO GLEN WALNT CREEK CCRC LLC (Owner), County File #CDMS20-00007, CDGP20-00001, CDRZ20-03255, CDDP20-03018, and CDLP20-02038. The applicant requests a two (2) year extension of the period of time for filing a parcel map, to November 22, 2027, for the tentative map for the Glen at Heather Farms project, consisting of two parcels approximately 25 and 5 acres in area, that was approved under minor subdivision #CDMS20-00007. The project is located at 850 Seven Hills Ranch Road in the unincorporated Walnut Creek area (Zoning: Planned Unit District, P-1) (Assessor's Parcel Number: 172-080-007 & 172-150-012) SS [26-37](#)

Attachments: [Attachment A - Assessor Parcel Map](#)
[Attachment B - Tentative Map CDMS20-00007](#)
[Attachment C - Final Permit CDDP20-03018 CDMS20-00007](#)

4. PUBLIC COMMENTS

5. STAFF REPORT

6. COMMISSIONERS' COMMENTS

7. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, JANUARY 28, 2026.



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, February 11, 2026

6:30 PM

30 Muir Road, Martinez

Contra Costa County Planning Commission - CANCELED

Next meeting is scheduled for Wednesday, February 25, 2026 at 6:30 p.m.

For more information, contact Hiliana Li at 925-655-2860.

January 27, 2026

Contra Costa County, Board of Supervisors
1025 Escobar Street, 1st Floor
Martinez, CA 94553

Sent via electronic mail to:
Jami Morritt, Chief Asst
Clerk of the Board
Jami.Morritt@cob.cccounty.us

Supervisor John Gioia, District 1
Supervisor Candace Andersen, District 2
Supervisor Diane Burgis, District 3
Supervisor Ken Carlson, District 4
Supervisor Shanelle Scales-Preston, District 5

**Subject: Misappropriation of Knightsen Town Community Services District (KTCS D)
Funds**

Honorable Members of the Contra Costa County Board of Supervisors:

As the former Chairperson of the Knightsen Town Community Services District (KTCS D) and speaking for community members, I request that you immediately rescind the “Reimbursement Agreement between Contra Costa County and the East Bay Regional Park District Related to the District’s Knightsen Property Pumping Activities” (hereinafter referred to as “Agreement”). In addition, I request that you recover all monies paid to the East Bay Regional Parks District (EBRPD) in accordance with the Agreement including, but not limited to, the \$86,789.86 payment. I request that all the money be restored to the “KTCS D funds” account managed by Public Works and from which the funds were withdrawn, thereby restoring the KTCS D funds account balance to \$176,448.80.

This Agreement was approved by you at the August 6, 2024, Board of Supervisors meeting. The Agreement was contrary to and undermined the previously expressed commitment to transparency and community inclusiveness in determining how the KTCS D funds were to be spent. Community members were assured that the KTCS D funds would be used to benefit Knightsen community members and they were told that the Knightsen Town Advisory Council (KTAC) and community members would be consulted and would have input into how the KTCS D funds were spent. Neither of these things happened.

Documents obtained via Public Records Act Requests from Contra Costa County Public Works, EBRPD, and the East Contra Costa Irrigation District (ECCID) clearly demonstrate why the KTCSD funds were inappropriately given to EBRPD. Here are the fundamental reasons for returning KTCSD funds back to the Public Works account designated for Knightsen:

1. The funds were allocated to EBRPD without any input from Knightsen community members despite the promises made to the citizens of Knightsen;
2. The Agreement commits the entirety of KTCSD funds to another public agency (EBRPD), instead of committing those funds to the residents and taxpayers of Knightsen as the law intends;
3. The Agreement paid EBRPD \$86,789.86 reimbursement for alleged expenses that were incurred when KTCSD remained in existence. KTCSD rightfully should have made the decision regarding this payment, not Contra Costa County. In fact, in prior years, KTCSD had denied EBRPD reimbursement claims and had denied EBRPD's request to sign an agreement regarding future such claims. In fact, the Knightsen community's duly elected board had already made a decision that preempted the Agreement between EBRPD and the County. KTCSD's decision not to reimburse EBRPD remained in effect and should have been enforced.
4. EBRPD did not pursue a similar reimbursement claim against another public entity, the East Contra Costa County Irrigation District (ECCID) despite evidence that ECCID bore responsibility for the discharge of water onto EBRPD property. Instead, Knightsen community members were singled out.
5. There is no evidence that the money paid to EBRPD provided any benefit for Knightsen residents and taxpayers. The EBRPD property comprises 645 acres. It is by far the largest land parcel in the area. EBRPD claimed reimbursement of \$86,789.86 for 100% of their costs for pumps and fuel for the pumps. They provided no proof that water was directed onto their property from surrounding properties, and it is utterly inconceivable that all the water on their huge property came from elsewhere.

BACKGROUND INFORMATION

The Knightsen Town Community Services District (KTCSD) was established in 2005, following the passage of Measure Z. The District was officially established to provide enhanced flood control protection for the community of Knightsen.

After 18 years of relative inactivity, the KTCSD Board of Directors decided to dissolve the District. The decision to dissolve the District was largely based upon the conclusion that the small community of Knightsen (population 1,600) had an insufficient tax base to

support the design, implementation and ongoing management and administration of enhanced flood control facilities. Furthermore, following the approval of Measure R in 2022, the District's tax authority was eliminated entirely. Dissolution was the only option.

The District applied for dissolution to the Contra Costa County Local Agency Formation Commission (LAFCO). LAFCO unanimously approved KTCSD's dissolution and effective July 17, 2023, KTCSD was dissolved and ceased to exist.

Following KTCSD's dissolution, the Contra Costa County Public Works Department was designated as "successor agency" to KTCSD. When KTCSD dissolved, the District had no liabilities and \$176,448.80 in its bank account. The funds were transferred to Contra Costa County as successor agency. The law states the District's remaining funds had to be used for the purpose(s) for which they were originally intended (in this case enhanced drainage and flood control) and, **"So far as practicable, the funds...shall be used for the benefit of the lands, inhabitants, and taxpayers within the territory of the dissolved district" (Government Code 57463).**

On September 19, 2023, Contra Costa County held a town hall meeting with residents of Knightsen. Supervisor Burgis and Tim Jensen, head of Public Works Flood Control, were both present at the meeting and both Supervisor Burgis and Mr. Jensen spoke during the meeting. One point they made very clear during the meeting was that KTCSD funds would be used for drainage and flood control and that **the funds would be spent to benefit the residents of Knightsen.** It was also stated that **the use of KTCSD funds would be discussed at meetings of the Knightsen Town Advisory Council (KTAC) where community members would have input.**

Thereafter, on several occasions, I asked Mr. Jensen about the status of the KTCSD funds. Additionally, on several occasions another Knightsen resident, Carolynne Steen, asked about the status of KTCSD funds at KTAC meetings and never received a response.

There was no mention of the status of KTCSD funds for TWO YEARS until a KTAC meeting on September 16, 2025. During that meeting, attended by Mr. Jensen, it was revealed that over a year before, on August 6, 2024, the County had reached an agreement with EBRPD to provide them with money from KTCSD funds. EBRPD owns a 645-acre parcel at the eastern extremity of Knightsen. The Agreement provided for reimbursement of up to \$86,789.86 for pumping activities during the period May 1, 2022, through April 30, 2023, and reimbursement during subsequent years of up to \$25,000 per year. Ultimately, the Agreement committed the payment of ALL KTCSD funds, \$176,448.80, to EBRPD.

The Agreement between the County and EBRPD specified, *"Each Reimbursement Request must include an accompanying description of the Pumping Activities that establishes, to*

*the satisfaction of the Director (i.e. the Public Works Director), that the activities are connected with pumping excess stormwater that accumulates on the property (i.e. the Nunn Property) **after being allowed onto the Property from other properties in the Knightsen area.***

It was shocking to discover that the County had reached an agreement with EBRPD regarding the expenditure of KTCSD funds over a year before it was revealed to the community at a KTAC meeting. It was shocking that this agreement had been reached with absolutely no community involvement despite promises made by Supervisor Burgis and the Public Works Department. It was shocking that the Agreement commits the entirety of KTCSD funds to another public agency (EBRPD), instead of committing those funds to the residents and taxpayers of Knightsen. Furthermore, it was shocking to discover that funds were expended for PAST expenses that were allegedly incurred while KTCSD still existed as a public entity.

Public Records Act Requests and Findings

A Public Records Act request to Contra Costa County revealed key information about KTCSD fund management after the district's dissolution. The disclosed documents detailed meetings, communications, and agreements on the use of these funds, highlighting important decisions by county officials.

Even prior to dissolution, the East Contra Costa Habitat Conservancy (ECCHC) and their partner agency, EBRPD, contacted Public Works attempting to obtain all or a portion of the KTCSD funds. On June 27, 2023, Abigail Fateman, Executive Director of ECCHC sent an email to Tim Jensen, head of Public Works Flood Control Division, stating:

“We (Conservancy and EBRPD) have some significant costs that were incurred earlier this year from managing stormwater and would like to discuss the opportunity for the successor agency to help cost share.”

It also has come to my attention that the County Public Works Department expressed interest in receiving \$68,339.02 of KTCSD funds as reimbursement for expenses they incurred prior to KTCSD dissolution. This was stated in an email from Beth Balita (Public Works) to Tim Jensen on September 20, 2023.

On or about September 14, 2023, Mr. Jensen met with Supervisor Diane Burgis, Monica Nino, County Counsel, and Adam Nguyen from County Finance. During this meeting, significant decisions were made about the KTCSD funds. I am aware of this because I have obtained the following email response that Mr. Jensen sent to Beth Balita (Public Works Accounting) on Wednesday, September 20, 2023:

“Hi Beth,

*We discussed what to do with the funds in a meeting last Thursday with Supervisor Burgis, Monica Nino, County Counsel, Adam Ngyuen at Finance, and **they don't want us to use these funds to reimburse FCD [Flood Control Department] for past expenses. They also won't allow us to pay for past EBRPD costs.** Please place the entire balance into a separate fund and hold until we receive further direction. **The direction we have so far is that all the funds will be used to benefit the residents of Knightsen regarding drainage issues.**”*

Per this email exchange, the clear and appropriate direction at that time (September 2023) was that KTCSD funds were not to be used for past expenses that pre-dated the dissolution of KTCSD and that the funds would be used to benefit Knightsen residents.

The Public Records Act request to Contra Costa County was followed up with a Public Records Act request to EBRPD. The responses revealed even more meaningful and revealing information.

There were many emails exchanged between Stephen M. Siptroth, Assistant County Counsel, Contra Costa County, and Jason Rosenberg, Assistant General Counsel, East Bay Regional Parks District, prior to the adoption of the agreement between Contra Costa County and EBRPD.

Many of these emails addressed the question of reimbursement for alleged past expenses (during the Winter of 2022-2023 prior to KTCSD dissolution). In an email dated, 3/15/24 Mr. Rosenberg asked Mr. Siptroth about including this in the agreement, “*What about trying to recover pumping costs from January 2023?*” On March 19, 2024, Mr. Siptroth responded,

*“The County is not able to reimburse for costs incurred prior to the CSD’s dissolution, unless there was an obligation created by the CSD before its dissolution. **The statute that allows the County to use remaining CSD funds is prospective**” (Emphasis added) . “Following the dissolution of the CSD, and after all CSD obligations have been paid, the County, as successor agency, may use any remaining funds for the benefit of lands in the district (Gov. Code 57462). We understand this to mean the funds could be used to help with pumping costs incurred after the dissolution, such as costs incurred in the 23-24 winter, but not costs incurred before the dissolution (unless payment of those costs was an obligation of the CSD, in which case they would have been paid through the dissolution process).”*

On March 21, 2024, Mr. Rosenberg responded,

“This was during CSD’s dissolution process and the wet season was not complete so we did not request from the CSD during this time. The utility of this agreement would be extremely limited if we can only ask for costs going forward on a prospective basis.”

Also on March 21, 2024, Mr. Siptroth responded,

“Public Works is willing to recommend that the Board approve an agreement that covers 23-24 and future years, but not 22-23. Even if the CSD was already in the middle of a dissolution proceeding, FEMA relief should have been available following the 22-23 storms. Further, as I mentioned in my earlier email, the statute that governs the County’s use of remaining CSD funds is prospective.”

On April 12, 2024, Mr. Rosenberg responded,

“KTCSD was going through dissolution at that time and the rainy season was not finished, so the Park District did not think it would have been realistic to request reimbursement at that time. Additionally, receiving FEMA money is not a given and is a lengthy process.”

Mr. Rosenberg continued to press Mr. Siptroth to reconsider a revision of the agreement that would allow EBRPD to receive reimbursement for alleged costs incurred during the Winter of 2022-23. Ultimately and quite suddenly, the County relented and agreed to reimburse EBRPD for \$86,789.86 from Knightsen taxpayer community funds for alleged expenses in 2022-23.

This was total capitulation by the County and a misappropriation of Knightsen taxpayer funds that had been accumulated over the 18-year existence of KTCSD. With this decision, Contra Costa County utterly failed in its custodial obligation over Knightsen’s meager community funds.

EBRPD’s arguments for reimbursement of past expenses that were allegedly incurred while KTCSD remained in existence were flawed or fraudulent. They claimed that they had not pursued reimbursement directly from KTCSD because KTCSD was going through the dissolution process and the wet season was still ongoing. This is total nonsense. KTCSD did not dissolve until July 17, 2023, well after the wet season of 2022-23 had come to an end. KTCSD was fully functioning until the date of dissolution, and continued to hold public meetings until May 2023, again, well after the wet season had ended. KTCSD continued to receive and respond to correspondence, including correspondence from

other public agencies during and throughout the dissolution process. KTCSD received nothing from EBRPD about alleged expenses during the 2022-23 wet season.

As Mr. Siptroth pointed out, EBRPD could have pursued a claim for reimbursement from FEMA, but EBRPD chose not to do so because, “*receiving FEMA money is not a given and is a lengthy process.*” Instead EBRPD decided to take what they perceived to be the easy route and grab the money from Knighten’s 1,600 residents, with the County’s obliging acquiescence.

In reality, EBRPD did not pursue reimbursement directly from KTCSD because they knew that such a request would be denied and in fact it had already been preemptively denied by KTCSD. In 2019, EBRPD requested that KTCSD reimburse them \$6,233.40 for management of flood waters on the EBRPD property. KTCSD denied reimbursement to EBRPD. KTCSD informed EBRPD that KTCSD did not and does not direct water onto the EBRPD property and therefore, KTCSD did not owe EBRPD reimbursement. KTCSD agreed, as a “*good neighbor,*” to provide token reimbursement of \$793.88 for fuel costs (for pumps). This “*good neighbor,*” token reimbursement was explicitly provided on a “*non-precedent*” setting basis. EBRPD did not follow up to claim any additional reimbursement.

Also in 2019, EBRPD asked KTCSD to sign an agreement regarding FUTURE discharge of water onto their property. **KTCSD refused to sign the agreement.** EBRPD did not pursue the matter any further. **EBRPD knew that without an agreement, they had no grounds for claiming future reimbursement.**

EBRPD did not pursue a request for reimbursement from KTCSD during the 2022-23 wet season because they had pursued the matter with KTCSD in the past and KTCSD had previously rejected their claims and refused to sign an agreement with them. EBRPD did not pursue their claims any further because their claims lacked merit. KTCSD had established absolutely no obligation for the County to reimburse EBRPD. In fact, the KTCSD Board of Directors made it clear that EBRPD would receive NO reimbursements in the future.

It is also noteworthy that during the Winter of 2022-23, EBRPD claimed that a major berm failure on the Richardson Drain along the southern boundary of the 645-acre EBRPD property contributed greatly to the accumulation of water on their property. The Richardson Drain is operated by the East Contra Costa County Irrigation District (ECCID). EBRPD’s 2022-2023 Storm Analysis claims that this “*major failure*” cost EBRPD \$46,140.46 in materials, staff time and fuel. According to the EBRPD Storm Analysis, EBRPD intended to seek reimbursement from ECCID for these expenses. However, why then did EBRPD never seek reimbursement from ECCID?

A Public Records Act request was submitted to the Irrigation District. Aaron Trott, General Manager of ECCID, responded:

“ECCID has no records of receiving a request for reimbursement from East Bay Regional Parks District (EBRPD) regarding the subject property or any other property. ECCID has no record of receiving the referenced document. As part of the discovery process related to your request, EBRPD was contacted to verify if the ‘Delta Access Storm Damage Analysis 9-12-23’ document had ever been distributed to ECCID. EBRPD indicated the report was a preliminary/draft report. Subsequently, after EBRPD performed a more refined evaluation of events, the draft report was never submitted to ECCID.”

The EBRPD Storm Analysis was the same analysis they used to support their claim for KTCSD funds, yet EBRPD chose not to pursue a claim with ECCID? Also, it is revealed that the Storm Analysis that was presented to the County as FINAL, was in fact a *“preliminary/draft”* report and later the evaluation of events was *“refined.”*

Perhaps the reality is that EBRPD concluded that a reimbursement request submitted to the Irrigation District would not withstand scrutiny by a public agency dedicated to preserving their precious financial resources. Ultimately, the only people who paid EBRPD for alleged damages during the 2022-23 Winter Season were the unfortunate taxpayers of the small community of Knightsen, 1,600 residents.

There also is NO PROOF that the \$86,789.86 reimbursement benefited Knightsen residents. The agreement specified that reimbursement would be provided for **pumping activities related to pumping water that arrived, “after being allowed onto the Property from other properties in the Knightsen area.”** Documents obtained via a public records act request reveal that EBRPD did not provide any proof that the water pumped originated from off their property. Public records reveal that **EBRPD requested and received reimbursement for 100% of their Pump Rental and Pump Fuel costs regardless of where the water originated.**

The EBRPD property comprises 645 acres. **It is inconceivable that ALL the water pumped off the property using rental pumps during the Winter of 2022-23 originated off property.** It is even more inconceivable knowing that the Irrigation District’s Richardson Drain experienced a *“major failure”* contributing greatly to the accumulation of water on the property, **yet EBRPD deliberately chose to not seek reimbursement from the Irrigation District?**

Although I did not become aware of the meeting involving Supervisor Burgis, Public Works, County Counsel and Finance until two years later, it is pleasing to know that at that time, September 2023, decision makers were committed to not reimburse past expenses and that the funds would be solely used to benefit Knightsen residents. **It is extremely unfortunate and inappropriate that the County later reached agreement with EBRPD to expend funds for costs allegedly incurred while KTCSO remained in existence and for which proof of actual benefit to Knightsen residents and taxpayers is completely lacking.**

Request for Immediate Action

As a citizen, taxpayer of Knightsen, and on behalf of our community:

- **Terminate the Agreement between Contra Costa County and the East Bay Regional Parks District (EBRPD) dated August 6, 2024.**

This agreement, as currently in effect, does not provide demonstrable benefit to the residents and taxpayers of Knightsen and should be ended immediately to prevent further misuse of public funds.

- **Recover all funds transferred from the County to EBRPD in accordance with the Agreement, including, but not limited to, the \$86,739.86 reimbursement for alleged expenses incurred while the Knightsen Town Community Services District (KTCSO) remained in full force and effect.**

It is essential that these funds, which lack sufficient proof of tangible benefit to the community, be returned to ensure proper stewardship of taxpayer resources.

- **Direct the Knightsen Town Advisory Council (KTAC) to commence public meetings to discuss recommendations regarding how the entirety of the KTCSO funds, totaling \$176,448.80, will be spent to benefit Knightsen taxpayers and residents.**

This process should be transparent and inclusive, allowing residents the opportunity to participate in decisions regarding the allocation of these funds for the direct benefit of the community. This was promised to the community in September 2023.

At your earliest convenience, I would appreciate the opportunity to discuss this matter with any member of the Board and to present the supporting evidence referenced in this letter. I remain optimistic that justice will prevail and a resolution to this issue can be achieved.

Sincerely,



Trish Bello-Kunkel

trishbk@yahoo.com

925-551-1410

Citizen, Taxpayer and Former Chairperson of the Knightsen Town Community Services District

Cc: All former members of the Knightsen Town Community Services District Board of Directors

All members of the Knightsen Town Advisory Council

Lou Ann Texeira, Local Agency Formation Commission

Carolynne Steen, Resident of Knightsen



CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553

Staff Report

File #: 26-625

Agenda Date: 2/17/2026

Agenda #: b.

Advisory Board: Knightsen Town Advisory Council

Subject: APPROVE Record of Action for KTAC January 2026 meeting

Presenter: Alicia Nuchols, Chief of Staff, Supervisor Diane Burgis

Contact: Alicia.Nuchols@bos.cccounty.us

Recommendation(s)/Next Step(s):

APPROVE Record of Action for KTAC January 2026 meeting

CONTRA COSTA COUNTY

1025 ESCOBAR STREET
MARTINEZ, CA 94553



Meeting Minutes

Tuesday, January 20, 2026

7:00 PM

Knightsen Farm Bureau, 3020 Second Street, Knightsen, CA 94548

Knightsen Town Advisory Council

1. Roll Call

Meeting called to order at 7:01pm, Chair Carone, Councilmember Alves, Councilmember Matteri and Councilmember Walko in attendance. Vice Chair Jehs was absent.

2. Pledge of Allegiance

3. APPROVAL of CURRENT agenda

Approval of Agenda - Motion to approve by Walko, second by Matteri. AYES: 4-0

This matter was approved

Agenda Items: Items may be taken out of order based on the business of the day and preference of the Committee

4. Public comment on any item under the jurisdiction of the Committee and not on this agenda (speakers may be limited to two minutes).

Jerry: Asked if it can be looked into if the gym is operating legally, concerns with parking.

5. Agency Reports

a. Contra Costa Office of the Sheriff

Lt White reported calls for service for December and answered questions from the community.

b. California Highway Patrol

No report.

c. Contra Costa County Fire Protection District

Michelle Reinhart (CCCFPD) provided community updates - fire codes, enforcement codes and Zone 0 requirements and ISO ratings. Offered flash drives with information.

d. Office of Supervisor Diane Burgis

Chief of Staff, Alicia Nuchols introduced herself and Office Manager/Scheduler, Brenda Solorio. Provided an update on Supervisor Diane Burgis becoming the Chair of the Board of Supervisors for 2026.

6. Consent Items - Items are subject to removal from the consent calendar by request of any TAC member. Items removed from the consent calendar will be considered with the discussion items.

a. [26-282](#)

Attachments: [Knightsen correspondence Dec - Jan](#)

This Consent Item was received.

b. [26-283](#)

Attachments: [Knightsen Record of Action/Meeting Minutes - November 2025](#)

Motion made by Walko, second by Carone. AYES: 4-0

This Consent Item was approved.

7. Discussion Items

a.

[25-4747](#)**Attachments:** [CDLP25-02039 Agency Comment Packet](#)**Project Description:**

The applicant requests a Land Use Permit to establish a second residence in an agriculturally zoned parcel. The project also includes a tree permit for the removal of the five code-protected trees for the new residence and associated access improvements.

Project Location:

9255 Byron Hwy in Brentwood

Public Comments:

- Jerry: Concerned this is a second dwelling on the property. Requested definition of second dwelling. Concerned with illegal storing of cars.
- Carolynne Steen: If there are Code Enforcement violations, the application should not be able to move forward.
- Liz Ritchie: 27k sq ft is not a residence, she questioned the intent. Concerns with noise, traffic, volume of people, events, etc. She questioned if septic will be reviewed.
- Trish Bello-Kunkel: Questioned the placement of the property on an Ag zoned parcel per the revised Ag ordinance policy and if that will be considered? How many wells are on the property and how large are they?

Councilmember Comments:

- Mike Walko: No comments
- Nelson Alves: Questioned the sq ft breakdown - 1st floor - 15,516 sq ft and 2nd level is 5005 sq ft with 2485 being garage and porches
- Kim Carone: Questioned why the property location was changed from previous application? Current use of the Ag building already on site? Does it have power, and water? Why are fire turnouts being required? What will the PGE load be? How will this effect neighboring properties? Will there be traffic studies? What is the intended use of the property?

RECOMMENDATION:

Motion made by Matteri, that because the application is deemed incomplete, we withhold approval at this time but would like to provide comments to the planner. KTAC recommends that upon completed application that this will come back before the board for review. Second by Walko. AYES: 4-0

This Item was received.

b.

[26-284](#)

Attachments: [CDLP25-02047 ACR Knightsen 2](#)

Project description:

The applicant requests approval of a new 2 story 5842 sq ft second residence. The application also includes a compliance review to determine if the proposed second residence complies with the Conditions of Approval under CDMS83-00035 and MWEL0 for 11,546 sq ft of landscaping.

Property location:

2215 Sunset Road, Brentwood

Public comment:

- Applicant corrected sq ft to 5842 vs the 8842 on the agency comment application.
- Trish Kunkel: How many existing structures? If any buildings are not permitted, require that they be permitted. Concerned with the loud parties in the past. Planning should require all open code enforcement cases be closed prior to consideration for approval.
- Carolynne Steen: Requested that a condition be placed that there will be no commercial uses on the property. They need to stop the unpermitted events.

Councilmember Comments:

- Walko, Alves & Matteri, have no comments
- Carone: Questioned sq ft of landscaping, confirmed 9.5-acre parcel

RECOMMENDATION:

Motion made by Carone to deny the application due to the existing open code enforcement cases and the history of violations for unpermitted parties needs to be addressed prior to approval as it directly impacts the Knightsen community. Second by Alves. AYES: 4-0.

This Item was received.

c. DISCUSS and APPROVE Rotation of the Chair for 2026 (begins with February meeting)

Motion to appoint Jehs as the Chair. Motion made by Carone, second by Walko. AYES: 4-0

This was approved.

d. DISCUSS and APPROVE Rotation of the Vice Chair for 2026 (begins with February meeting)

Motion to appoint Carone as Vice Chair by Walko, second by Matteri. AYES:4-0

This was approved.

e. DISCUSS scheduling a Workshop-style meeting to engage the community on a future meeting date

Motion made to consider a date in the future when no discussions are scheduled made by Carone, second by Matteri. AYES: 4-0

This was approved.

8. DISCUSS and CONSIDER Future Agenda Items

- o KTAC Workshop style meeting to engage community
- o Request an update on the Sumer Lakes Extension to Byron Highway
- o Update on the Ag Innovation on Sellers
- o East County Animal Shelter Possibility
- o Downtown parking and who owns the sidewalk on Knightsen Ave

9. ADJOURN

Adjourn at 8:36pm, Motion by Matteri, second by Walko. AYES: 4-0

This was approved.

The next meeting is currently scheduled for February 17, 2026, unless quorum cannot be met and/or there are no agenda items.

For Additional Information Contact: Alicia Nuchols, Chief of Staff, 925-655-2330