

CONTRA COSTA COUNTY

*1025 ESCOBAR STREET
MARTINEZ, CA 94553*



Meeting Minutes

Tuesday, November 18, 2025

7:00 PM

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

Knightsen Town Advisory Council

1. APPROVAL of CURRENT agenda

a. Roll call & Meeting called to order at 7:03pm, Chair Carone, Vice Chair Jehs and Councilmember Walko in attendance. Councilmembers Matteri & Alves were not present.

b. Approval of Agenda - Motion to approve by Walko, second by Jehs. AYES: 3-0

A motion was made by Walko, seconded by Jehs, that this was approved.. The motion carried by the following vote:

Motion: Walko

Second: Jehs

Aye: Carone, Jehs, and Walko

Absent: Alves, and Matteri

Result: Passed

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

2. Pledge of Allegiance

3. INTRODUCE New Appointments to KTAC

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

Gil Somerhalder: Raised concerns about parking in downtown Knightsen, he has had trouble accessing the Post Office and the Garden Club because there is no parking. He stated the parking issues are because of the new gym. Wants to see if more spaces can be added downtown.

Mr. Holm: Questioned who maintains road signage on Knightsen Ave. Curlew Connex sign is at 45-degree angle

5. Agency Reports

a. Sheriff: No Report.

b. CHP: No Report.

c. CCCFPD: Michelle Reinhart provided a Fire Code update to the community. Reminder that burn season began 11/1/2025. She answered questions from the community on burn season.

d. Supervisor's Report: No Report.

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. [25-4748](#)

Attachments: [Correspondence October 2025 - Zoning & Planning](#)

a. Correspondence: Received Knightsen October 2025 Correspondence - no notes

A motion was made by Jehs, seconded by Carone, that this Consent Item was approved.. The motion carried by the following vote:

Motion: Jehs
Second: Carone
Aye: Carone, Jehs, and Walko
Absent: Alves, and Matteri
Result: Passed

b. [25-4749](#)

Attachments: [251021 ktac roa oct 2025](#)

b. Approve Record of Actions for October 21, 2025. Motion made by Jehs, second by Carone. AYES: 3-0

This Consent Item was received.

7. Discussion Items

a. Update on Knightsen Alleyway

Public Comment: Gil Somerhalder: provided a map of the alleyways from 2023, he is still concerned with ownership

b. [25-4750](#)

Attachments: [REVISED 2025 KTAC Advisory Body Annual Report\[21\] copy](#)

Public Comment: Trish Bello-Kunkel: Requested more community engagement this year. She also questioned how Measure X Park & Rec funds were allocated to 4H when other Measure X requests are not met

Motion by Walko, second by Jehs. AYES 3-0

A motion was made by Walko, seconded by Jehs, that this Consent Item was approved.. The motion carried by the following vote:

Motion: Walko
Second: Jehs
Aye: Carone, Jehs, and Walko
Absent: Alves, and Matteri
Result: Passed

c.

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

Jerry Zahn: Concerned the property will turn into another junk yard. Tow truck from behind the building is now in the front of the house. How is this large of a house being built?

Trish Bello-Kunkel: Current Code Enforcement violations have been reported. There should be a condition added that any open code case needs to be closed before this application is approved. Concerns with it turning into a junk property.

Carolynne Steen: Same concerns outlined above. Concerns with the size of the house. Concerns that the property owners burn every weekend without a proper burn permit.

Councilmember Comments:

Maria Jehs: Lack of description is concerning. The current project description doesn't adequately describe the project. The size of the property is out of character for the community. Request the planner attend to answer project specific questions and concerns. Concerned that the current Ag Building is being used as a shop to store vehicles, which is not Ag related.

Mike Walko: Not enough details and information to decide on this item tonight

Kim Carone: Why are trees being removed? Ag building is being used as a warehouse. Driveway has fire turn around lanes/turnouts. Appears to be set up for commercial use, concerns with size, sewer, water, septic - concerned with all of that. A 27k+ house is out of Ag, house is this being considered a 2nd home/ADU? Traffic concerns with 3 out of the 4 entrances being off of Byron Highway. Concerned this will be set up for a party facility/event center.

Recommendation: Recommend deny application, request planner and applicant come to the January 20, 2026 meeting to answer all project related questions and concerns. Request planning department delay until then. Motion by Jehs, second by Walko. AYES: 3-0

**A motion was made by Jehs, seconded by Walko, that this Consent Item was denied..
The motion carried by the following vote:**

Motion:	Jehs
Second:	Walko
Aye:	Carone, Jehs, and Walko
Absent:	Alves, and Matteri
Result:	Passed

d. DISCUSS and APPROVE Rotation of the KTAC Chair for 2026 to begin January 2026

d. Discuss and Approve Rotation of the KTAC Chair for 2026 to begin January 2026

Motion to table for full Board discussion in January made by Jehs, second by Walko. AYES: 3-0

A motion was made by Jehs, seconded by Walko, that this was approved.. The motion carried by the following vote:

Motion:	Jehs
Second:	Walko
Aye:	Carone, Jehs, and Walko
Absent:	Alves, and Matteri
Result:	Passed

e. DISCUSS and APPROVE Rotation of the KTAC Vice Chair for 2026 to begin January 2026

e. Discuss and Approve Rotation of the KTAC Vice Chair to begin January 2026.

Motion to table for full Board discussion in January made by Jehs, second by Walko. AYES: 3-0

A motion was made by Jehs, seconded by Walko, that this was approved.. The motion carried by the following vote:

Motion:	Jehs
Second:	Walko
Aye:	Carone, Jehs, and Walko
Absent:	Alves, and Matteri
Result:	Passed

f. Report out on Oakley Detour

District Office Staff, Alicia Nuchols reported out that the detour is completed and all signs have been removed. The District Office communicated with Oakley the community concerns with the detour and the need for advance notice to the community in the future if there is a need to detour. Oakley has agreed to communicate the need in the future but does not believe that it will be necessary to do again.

This was received.

8. DISCUSS and CONSIDER Future Agenda Items

Motion by Jehs to add the following items to a future agenda:

- o Bring back Item 7c. - request applicant & planner attend
- o Bring back Item 7d & 7e - items tabled for full board attendance
- o KTAC Workshop style meeting to engage community
- o Request an update on the Sumer Lakes Extension to Byron Highway

This was recommended.

9. Adjourn

Adjourn at 8:46pm, Motion by Walko, second by Jehs. AYES: 3-0

A motion was made by Walko, seconded by Jehs, that this was approved.. The motion carried by the following vote:

Motion: Walko

Second: Jehs

Aye: Carone, Jehs, and Walko

Absent: Alves, and Matteri

Result: Passed

The next meeting is currently scheduled for January 20, 2025, unless quorum cannot be met and/or there are no agenda items.

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