



## ENVISION CONTRA COSTA 2040

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### **Knightsen Community Meeting: Issues and Vision**

Knightsen Farm Bureau  
3020 2nd St, Knightsen, CA 94548  
Wednesday, June 5<sup>th</sup>, 2019

A community meeting for Knightsen residents as part of Envision Contra Costa 2040 took place on Wednesday, June 5th, 2019, from 6:30 to 8:30 PM at the Knightsen Farm Bureau. The purpose of this workshop was to begin establishing a vision for the future of the community and identify issues the General Plan should address achieve that vision. County staff and consultants facilitated the workshop and approximately 14 residents attended and participated. After a presentation about the Envision Contra Costa 2040 process, community members worked in two small groups discussing questions regarding the future of Knightsen. Responses to each question are summarized below. Detailed notes from the small group discussions are attached to this summary.

***Question 1: What do you like most about Knightsen? What would you like to see supported, preserved, or enhanced as part of this planning effort?***

- Preserve the rural, tight-knit, family-oriented, and agricultural character of Knightsen.
- Maintain quietness, isolation, open space, and ability to see stars.
- Keep trains running through Knightsen; they enhance the historic character.

***Question 2: What are the challenges facing Knightsen? What would you like to see changed in Knightsen in order to make it a better place to live and work?***

- Address concerns related to cultivation and processing of cannabis.
- Improve quality of life by addressing issues like illegal dumping and noise from parties and shooting.
- Slow down traffic, provide safer pedestrian areas, and mitigate increased traffic from nearby development to improve safety.
- Provide safe routes to Knightsen Elementary.
- Beautify the downtown and provide street lighting.
- Provide more shoulder space along roads to accommodate horses.
- Address concerns regarding pesticide exposure for both people and biological resources.
- Protect well water quality, including from potential impacts of the East Bay Regional Park District wetland project.
- Improve the provision of services related to code enforcement and health and safety.
- Discourage additional agricultural tourism beyond what exists today.
- Provide a local County permit center that is authorized to make decisions.

***Question 3: Do you think changes are needed to the planned land uses shown in the General Plan land use and zoning maps? If so, what changes are needed?***

- Leave 5-acre minimum zoning in place or increase to a 10-acre minimum; prevent further subdivision.
- Maintain the Agricultural Core and Urban Limit Line.





# The future of Knightsen is...

Spacious  
family  
Sense of identity  
Unique  
Remain the same

RURAL  
cannabis free  
Cannabis free!



## Map Changes

- No more expansion of commercial
  - Maintain lot sizes
- Reinforce ULL indefinitely
- When road does come it will have a growth inducing effect.
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## #2 Challenges

- subdivisions (no more)      Large lots  
    Low Density
- more equestrian trails
- traffic
- Economic Endeavors bring many people with wants that are against the small town community.
- No Cannabis (Some people DO want)
- Protect Agriculture
  - Traffic
  - Rules/Regs
  - ~~Sp~~  ~~spraying~~
- Town Hall Meetings
- ~~Extend~~ the Byron Hwy extension <sup>not to be</sup> done
- Extend ULL (don't) Maintain <sup>current</sup> line as is.
- New setbacks to determine Resident locations to keep farm land.
- Wants lots left with the junk (Natural lands)
  - ↳ Habitat conservation
- All roads traveling thru Knightson should have a minimum easement size
  - ↳ Roads too narrow - too much traffic
  - 2 lane roads
- protection <sup>No bike lanes</sup> for animals if road from BI goes through.



# #1 Assets

- Ag Core - Agriculture
- Small town community
- 2 community centers FB/School
- Active 4 h.
- Equestrian areas  
Future Roads <sup>safe</sup> accommodate the horses  
More equestrian
- U PICKS (Yum)
-



# Assets

Pg. 1

Peaceful, rural, small-town feel

Low traffic

Nature

Clean air / sky

No light pollution

Keep 10 ac. parcels (ie don't reduce)

Maintain "real" ag (ie not cannabis)

- Already have farm trail

- Farm stands

- Don't need more

- Keep small farms like they are (ie not agri tourism)



## - Assets (cont'd)

- Equine properties
  - Enhance w/ more connected trail system
- History, "old-timers"
  - Community involvement, but would like more.

## Issues

DT strip-historical, so limitations with permits

Brentwood / Oakley encroachment

- QOL
- Traffic
- Illegal dumping



- Concerns abt impacts of EBRPD<sup>P-3</sup>  
wetland project on neighboring  
properties.

- Cannabis - Cultivation + manufacturing

- KTAC requested no permits  
here, but LOL shows they  
will be.

- Concerns abt:

- Sheriff - lack of service
- Ditto Code Enforcement
- Emergency vehicles / response times

- Noise problems - illegal parties +  
shooting reduce QOL.

- Unincorp. rds. need repair everywhere  
+ signs

- Knighten Ave / Cypress - needs signal



## Issues (cont'd)

- Health & Safety is back-burnered
  - No staff for Fire Dept.
  - Response times too long
  - Code enforcement
    - Need coord w/ Sheriff's Office
- Illegal commercial uses not enforced, affects QOL + Safety.
- Like the train, but noise concerns
- Would like local authority for permitting
  - Martinez staff have no connection.
- Protect well water quality & availability.
  - EBRPD project may affect H<sub>2</sub>O quality



# Map Changes

~~Keep maps~~

~~##~~

- Zoning: Increase aq min. lot size to

10 ac.

## More Issues

- Byron hwy - plans to expand - will take property. Would route traffic to here.

- Development needs to mitigate road impacts.

- Community is impacted by Brentwood/Oakley development w/ no mitigation

- Civil beautification

• Work with language local students in public art.

- Street lighting to increase safety.

- Improve/maintain sidewalks in DT.

• Add safe routes to school

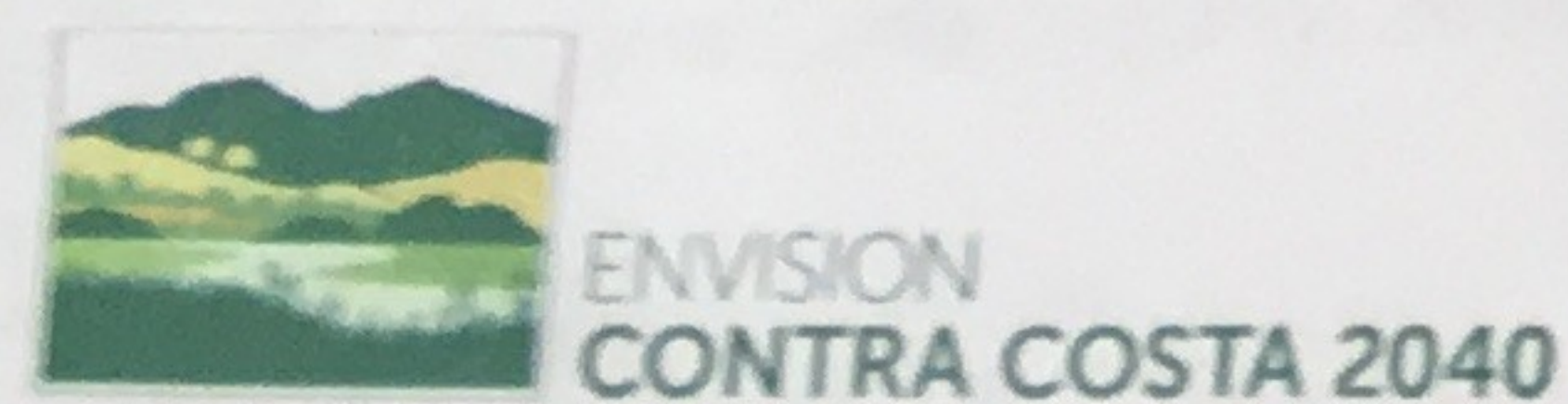
- Delta Rd. / Knighton Ave.



# KNIGHTSEN COMMUNITY MEETING



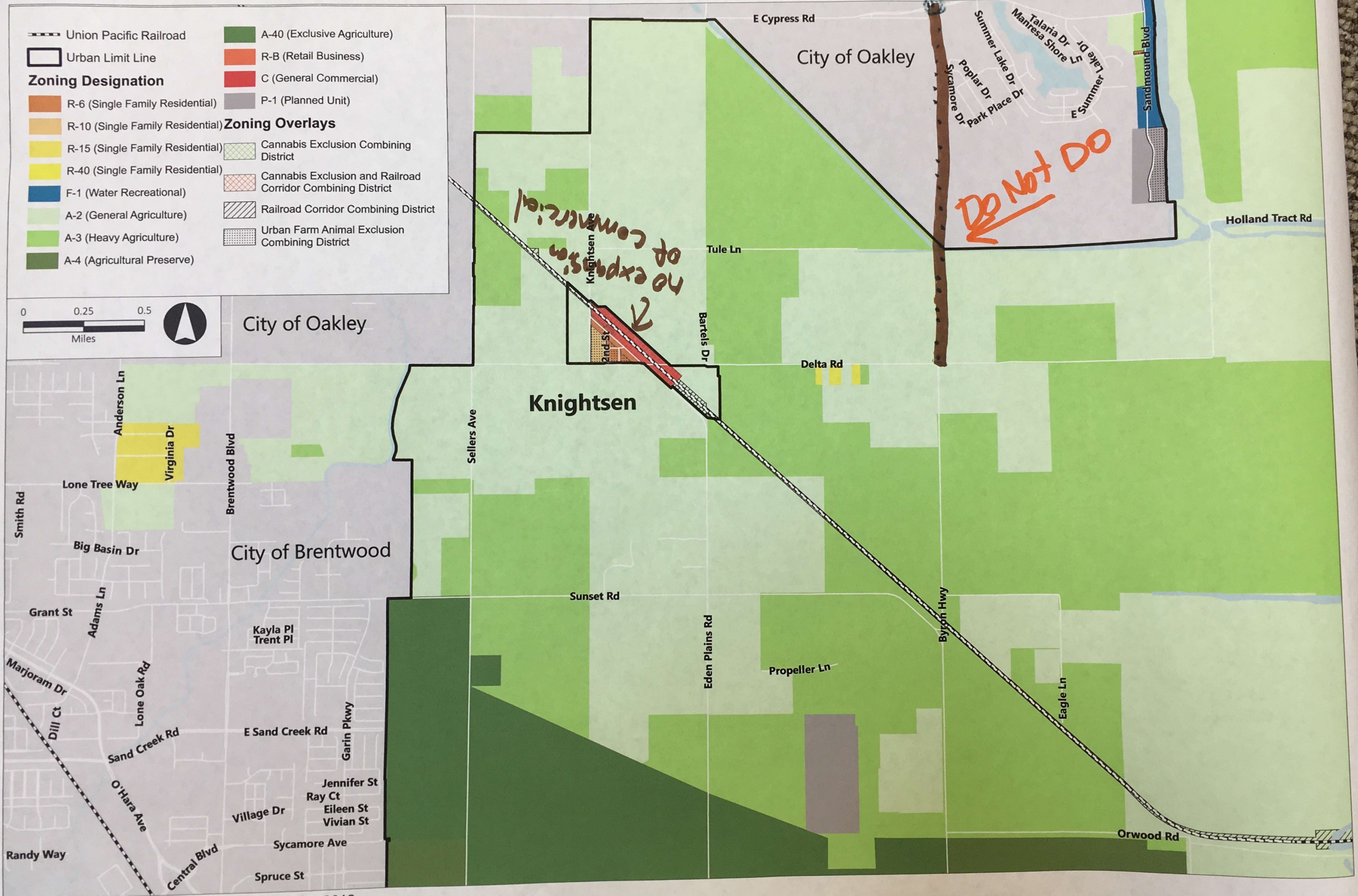
Source: Contra Costa County, 2018; PlaceWorks, 2019.



General Plan Land Use Designations for Knightsen



# KNIGHTSEN COMMUNITY MEETING



Source: Contra Costa County, 2018; PlaceWorks, 2019.