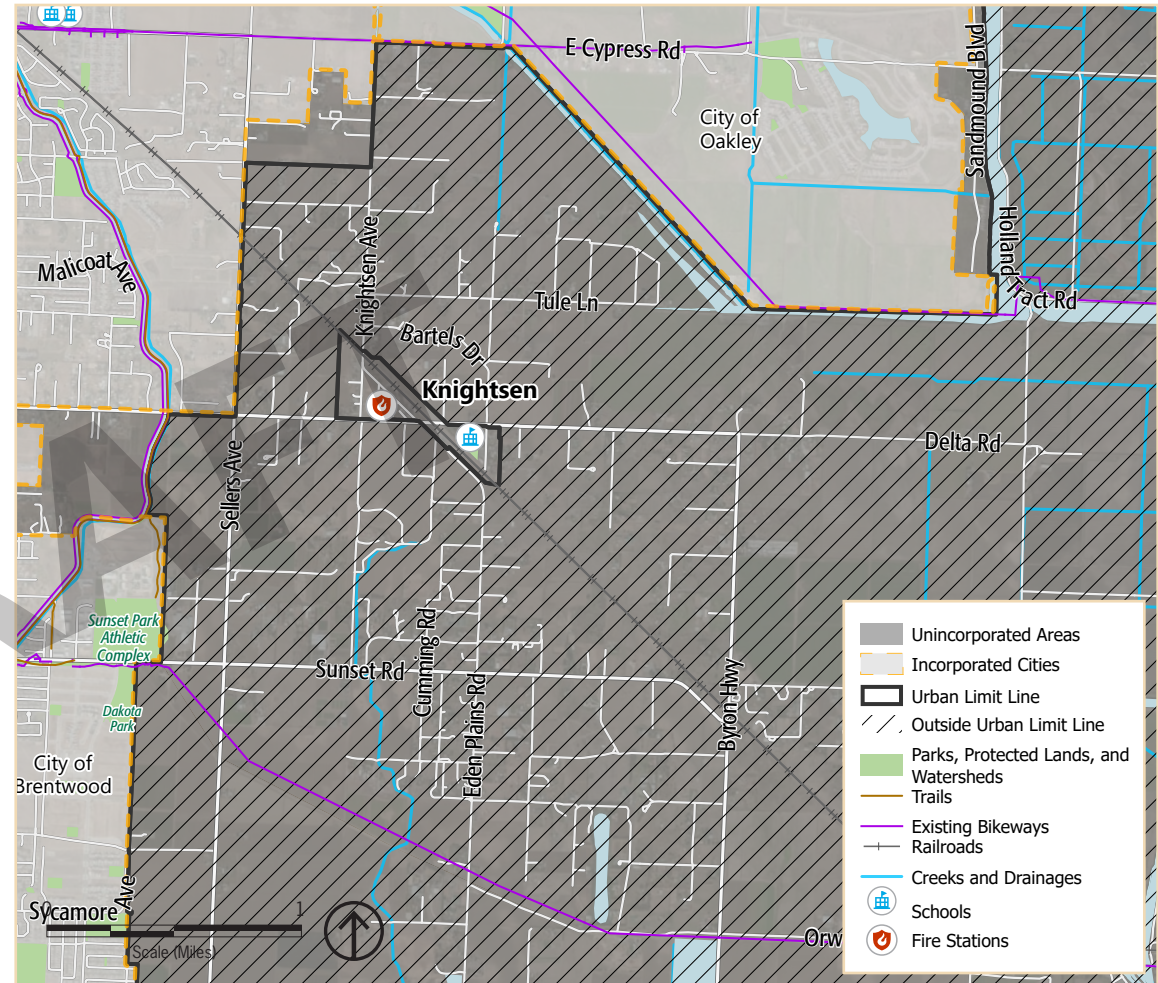


Knightsen has a long history as a farming community, with early settlers planting almond trees and establishing dairies in the early 1880s. Only a decade later, the Santa Fe Railroad was constructed through Knightsen, connecting Stockton to San Francisco and solidifying Knightsen's presence as an independent community in eastern Contra Costa County. The first buildings in Knightsen soon followed, with the construction of a station house, railroad station, grocery store, and post office; the Knightsen Farm Bureau was established in 1918.

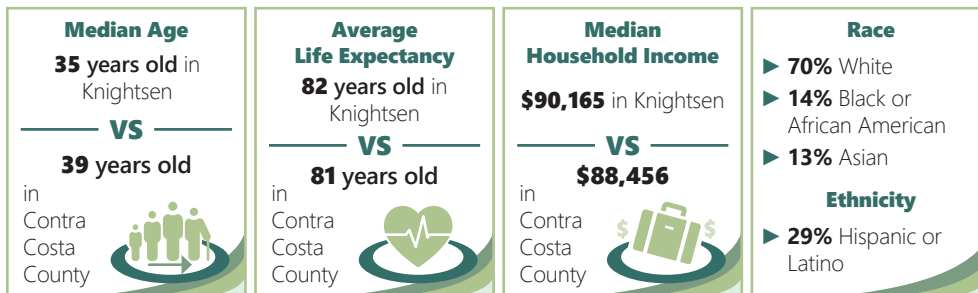
Despite a century of activity, Knightsen has remained a small, close-knit community. Residents are proud of their agricultural character and prefer to maintain their existing size and character. This is reinforced by the Urban Limit Line (ULL), which prevents growth outside of the existing community boundary and preserves the surrounding agricultural land. Knightsen's agricultural identity and local economy is supported by a small agritourism industry, with U-pick farms and produce stands advertising fresh fruit and vegetables to residents and visitors alike.

Knightsen has been proactive in addressing its service and utility needs, starting in 1920 with the establishment of the Knightsen Irrigation District, which was quickly absorbed by the East Contra Costa Water District. The Knightsen Town Community Services District (KTCDS) was formed in 2005 to enhance flood control and improve water quality, both topics of significant concern given Knightsen's position in a low elevation area that receives substantial runoff. Today, residents remain concerned about water quality and water service, and they would like increased code enforcement in support of the community's health and safety.



Source: Contra Costa County, 2018; PlaceWorks, 2020.

WHO LIVES IN KNIGHTSEN?



Hazards

-  Agricultural pests and diseases
-  Air quality
-  Coastal flooding
-  Drought
-  Extreme heat
-  Flooding
-  Fog
-  Human health hazards
-  Severe storms

Major Vulnerabilities

Outdoor workers are vulnerable to agricultural pests and diseases, poor air quality, extreme heat, and human health hazards.

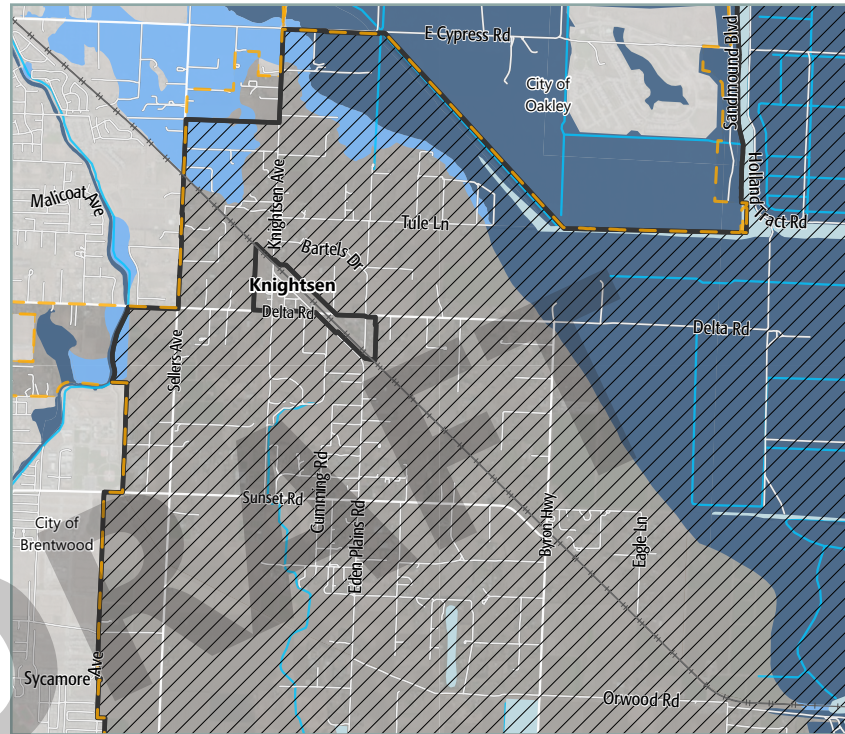
Agricultural operations are vulnerable to agricultural pests and diseases, drought, extreme heat, flooding, and severe storms.

Delta Road, Sellers Avenue, and the Union Pacific railway are vulnerable to extreme heat, flooding, and severe storms.

Water and wastewater systems are vulnerable to coastal flooding and flooding, as they are prone to overflow when inundated with water.

Knightsen Elementary School is vulnerable to damage by flooding and severe weather.

The information on this page presents a summary of hazards and vulnerabilities in Knightsen based on the Contra Costa County Vulnerability Assessment; please see the [online Vulnerability Assessment](#) for a full description of these hazards and vulnerabilities.



FLOOD ZONES

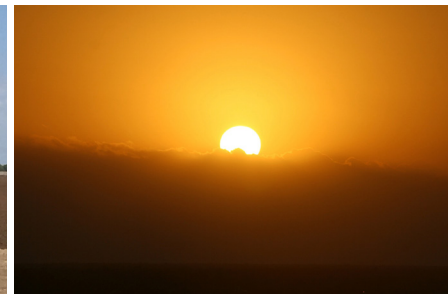
Flood Hazard Areas

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Unincorporated Areas
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages



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

A 100-year flood zone represents a 1% chance of flooding in any given year. A 500-year flood zone represents a 0.2% chance of flooding in any given year.



These images represent hazards to which Knightsen is vulnerable, including agricultural pests and diseases, extreme heat, and flooding.

PLANNED LAND USE

Section to be completed concurrently with Land Use Map.

GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Knightsen community members:

1. Knightsen's rural, tight-knit, family-oriented, and agricultural character should be preserved.
2. Agricultural operations in Knightsen should be protected.
3. Development in Knightsen should embrace the community's historic, rural character.
4. Roadways in Knightsen should be safe for all users, including pedestrians, bicyclists, drivers, and agricultural operators.
5. Knightsen's quietness and isolation should be maintained.

POLICIES

1. Protect and support agriculture as an important part of Knightsen's character, including crop cultivation and animal keeping and raising.
2. Encourage re-use and rehabilitation of historic buildings, and provide landscaping and street lighting to beautify the downtown area.
3. Encourage small business development that provides a full range of services for local residents and is tailored to Knightsen's small-town character.
4. Facilitate community events in Downtown Knightsen.
5. Coordinate with the Sheriff's Office and California Highway Patrol to ensure effective enforcement of traffic laws in Knightsen.
6. Address concerns regarding pesticide exposure for both people and biological resources.
7. Protect well water quality, including from potential impacts of the East Bay Regional Park District wetland project.
8. Improve the provision of services related to code enforcement and health and safety.
9. Prevent light pollution from interfering with nighttime views.
10. Prohibit cannabis businesses.

ACTIONS

1. Plant and maintain street trees and install street lighting in Downtown Knightsen to support walkability.
2. Increase coordination between Code Enforcement and the Sheriff's Office to combat nuisances such as illegal dumping, large unpermitted parties, and unpermitted firearm shooting.
3. Coordinate with local stakeholders to implement a Safe Routes to School plan for Knightsen Elementary.
4. Provide wider sidewalks and more shoulder space along roads to protect pedestrians and accommodate horses.
5. Implement measures to slow down traffic and limit traffic impacts from local agritourism.