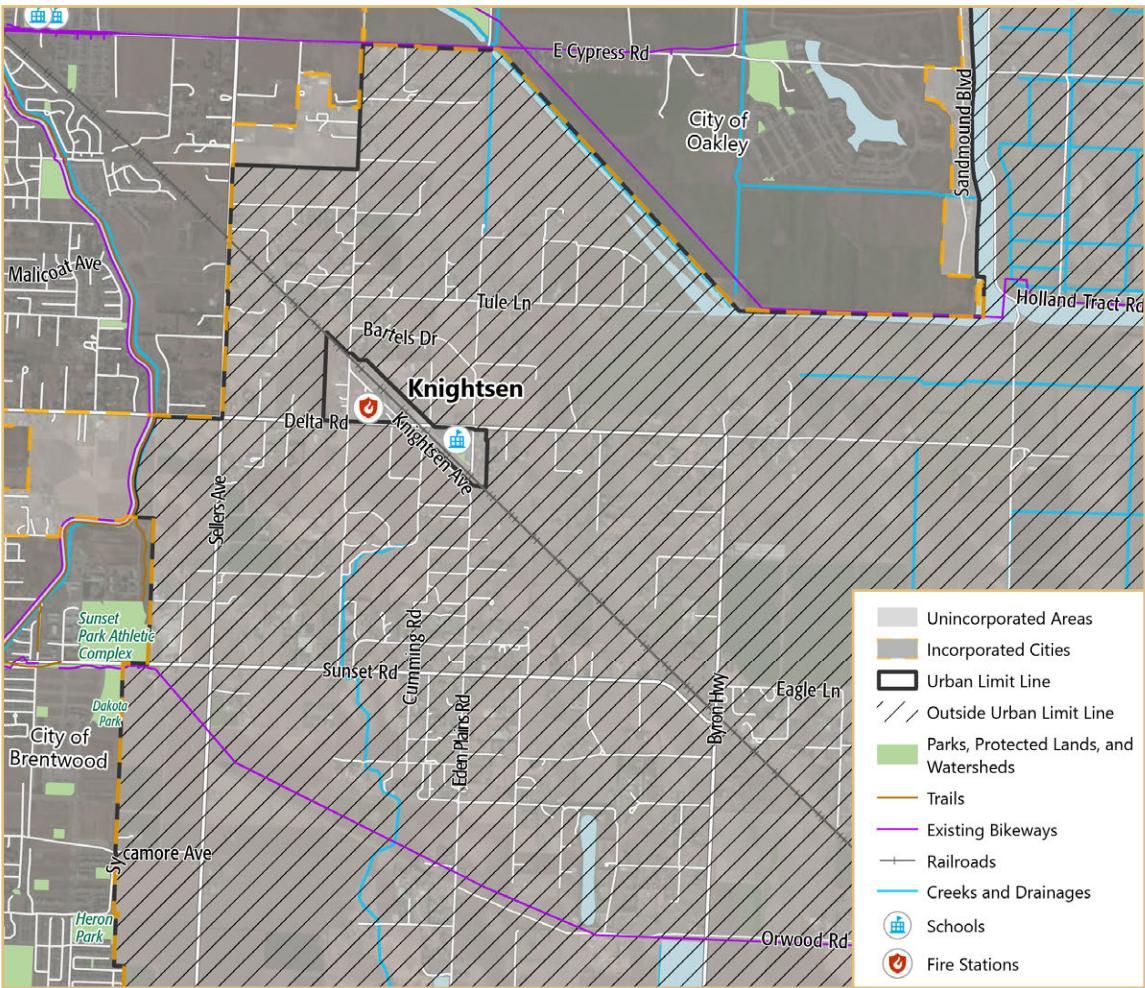


Knightsen has a long history as an East County farming community, with early settlers planting almond trees and establishing dairies in the early 1880s. A decade later, the Santa Fe Railroad was constructed through Knightsen, connecting Stockton to San Francisco and solidifying Knightsen's presence as an independent community. The first buildings 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 more than a century of activity, Knightsen has remained a small, caring community. Residents are proud of its agricultural character and prefer to maintain the community's small size. This is reinforced by the Urban Limit Line (ULL), which prevents growth outside of the existing community boundary and preserves the surrounding agricultural land for farming. 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 Irrigation District. From 2005-2023 the Knightsen Town Community Services District worked 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, 20202

WHO LIVES IN KNIGHTSEN?

Median Age 37 years old in Knightsen VS 40 years old in Contra Costa County	Average Life Expectancy 82 years old in Knightsen VS 81 years old in Contra Costa County	Median Household Income \$85,228 in Knightsen VS \$103,997 in Contra Costa County	Race & Ethnicity <ul style="list-style-type: none">▶ 39% Hispanic or Latino▶ 36% White▶ 9% Asian▶ 8% Black or African American
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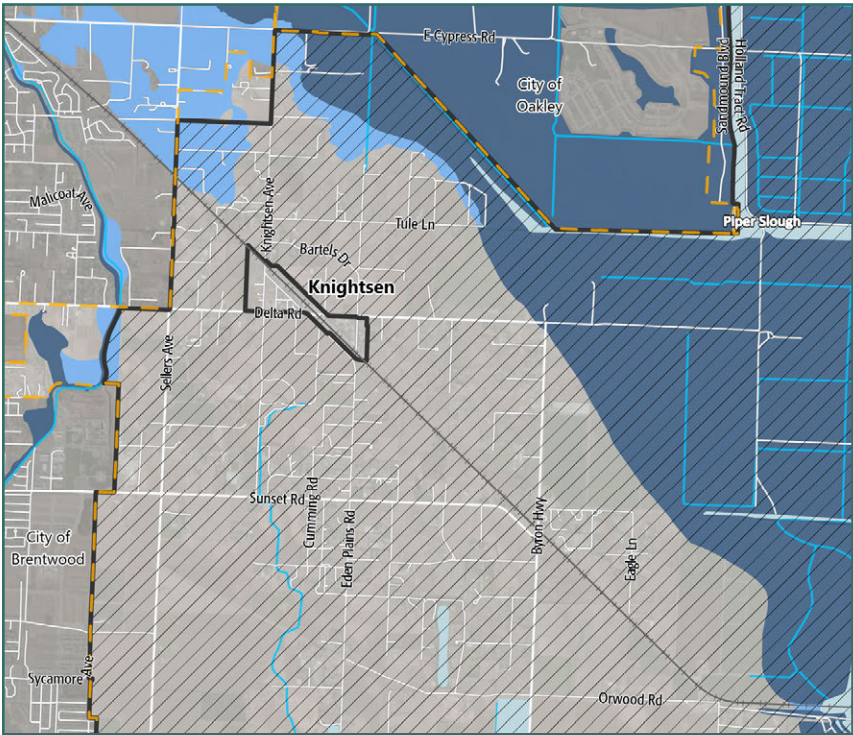
(Community-submitted photo.)



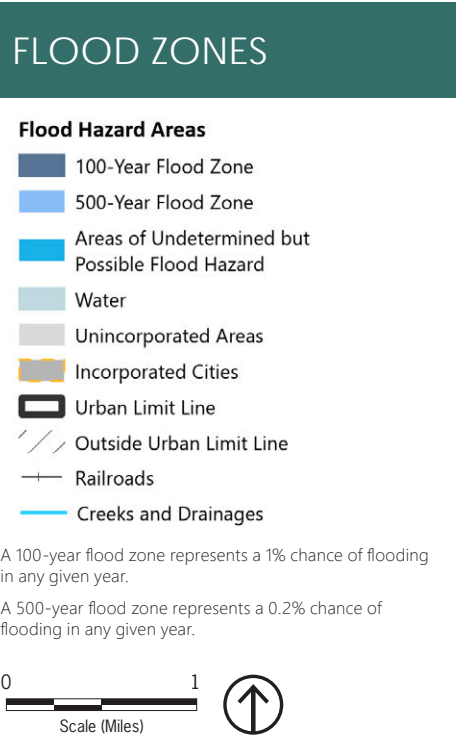
HAZARDS	
	Agricultural pests and diseases
	Air quality
	Coastal flooding
	Drought
	Extreme heat
	Flooding
	Fog
	Human health hazards
	Severe storms

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.	

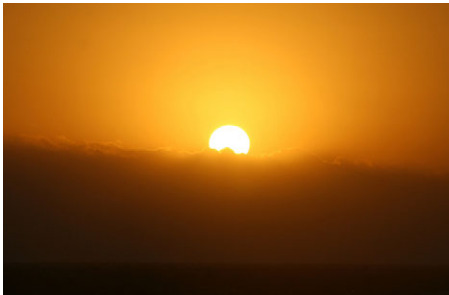
The information on this page presents a summary of hazards and vulnerabilities in Knightsen based on the Contra Costa County Vulnerability Assessment; please see the **online Vulnerability Assessment** for a full description of these hazards and vulnerabilities.



Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2022.



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



(Credit: USDA, <https://www.nifa.usda.gov/grants/programs/pest-management-programs>.)



PLANNED LAND USE

Land use designations for Knightsen are shown on Figure LU-1, General Plan Land Use Map, and are defined in the Land Use Element. Knightsen has been planned to retain its existing character as an agricultural community and preserve the agricultural nature of the surrounding area. Residential use is predominantly very low density, slightly increasing as it approaches the commercial core of the community. The existing commercial core will be retained to attract community serving businesses and revitalize and beautify the central area.



Agricultural uses surround Knightsen.
(Community-submitted photo.)



Farm stand in Knightsen.
(Community-submitted photo.)



Single-family homes in Knightsen.



Public and commercial uses in the downtown area.

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 should be protected.
3. Development should embrace the community's historic, rural character.
4. Roadways should be safe for all users, including pedestrians, bicyclists, drivers, and agricultural operators.
5. Knightsen's quietness and isolation should be maintained.



POLICIES

1. 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 commercial area.
3. Encourage small business development that provides a full range of services for residents and is tailored to Knightsen's small-town character.
4. Facilitate community events downtown.
5. Address concerns regarding pesticide exposure for both people and biological resources.
6. Support efforts to protect the quality of well water.
7. Continue improving services related to code enforcement and public health and safety.
8. Prevent light pollution from interfering with views of the night sky.
9. Prohibit cannabis businesses in Knightsen.

ACTIONS

1. Plant and maintain street trees and install street lighting downtown 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. Support implementation of a Safe Routes to School Program and provide adequate pedestrian and bicycle infrastructure to Knightsen Elementary and Old River 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.