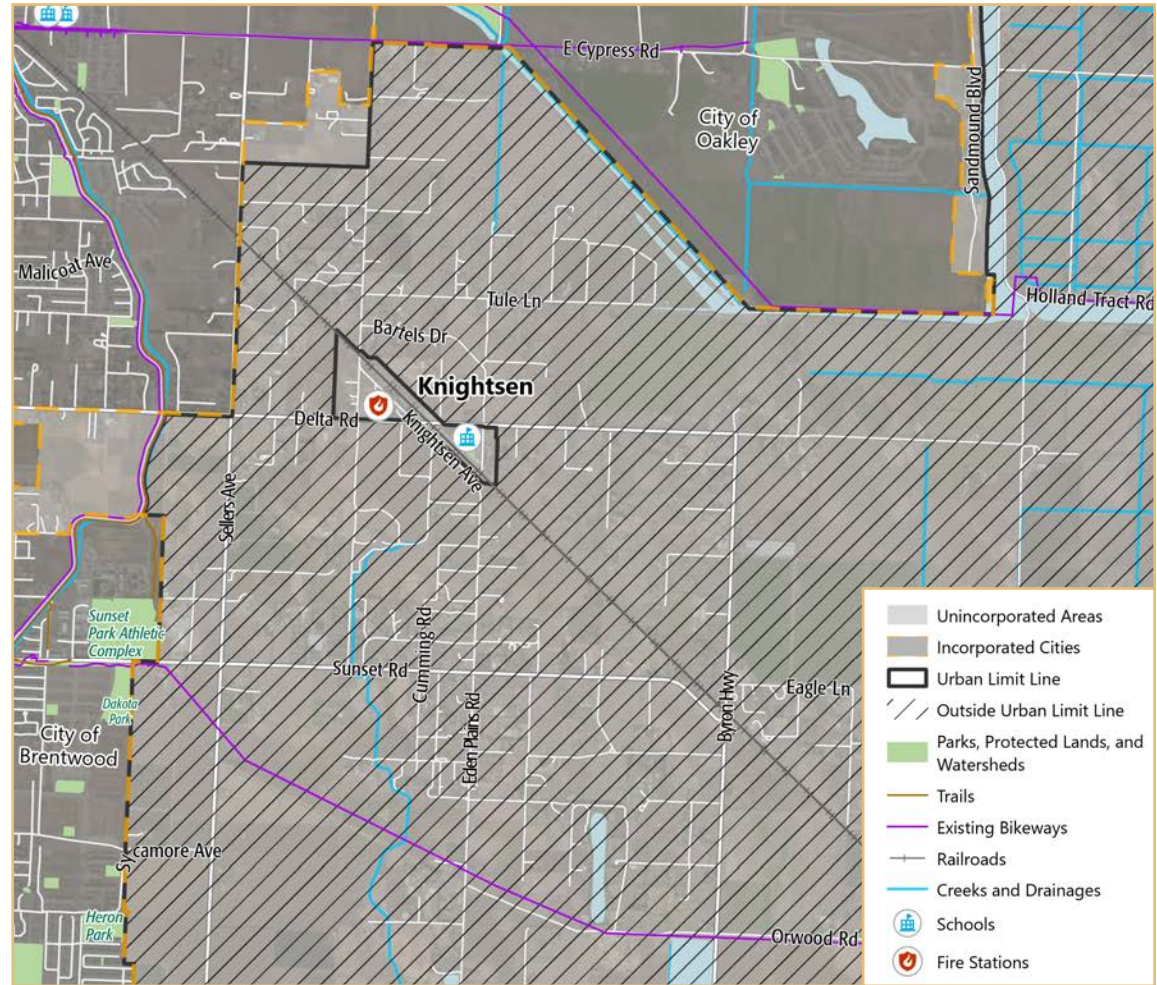


Knightsen has a long history as an East County farming community, with early settlers planting almond trees and establishing dairies in the early 1880s. A decade later, the Santa Fe Railroad was constructed through Knightsen, connecting Stockton to San Francisco and solidifying Knightsen's presence as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

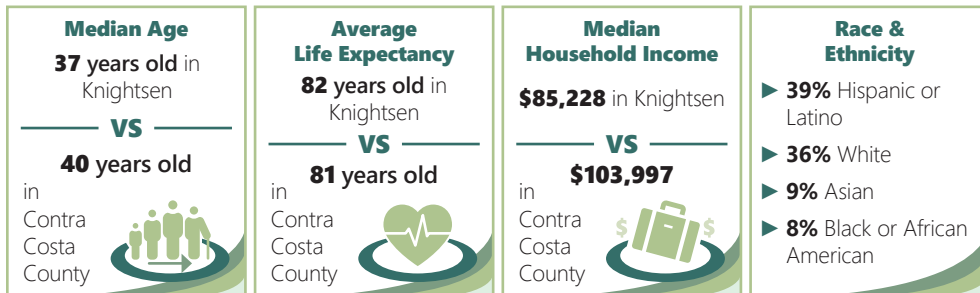
Despite more than a century of activity, Knightsen has remained a small, caring community. Residents are proud of its agricultural character and prefer to maintain the community's small size. This is reinforced by the Urban Limit Line (ULL), which prevents growth outside of the existing community boundary 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 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 to support community health and safety.



Source: Contra Costa County, 2018; PlaceWorks, 20202

WHO LIVES IN KNIGHTSEN?



(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.

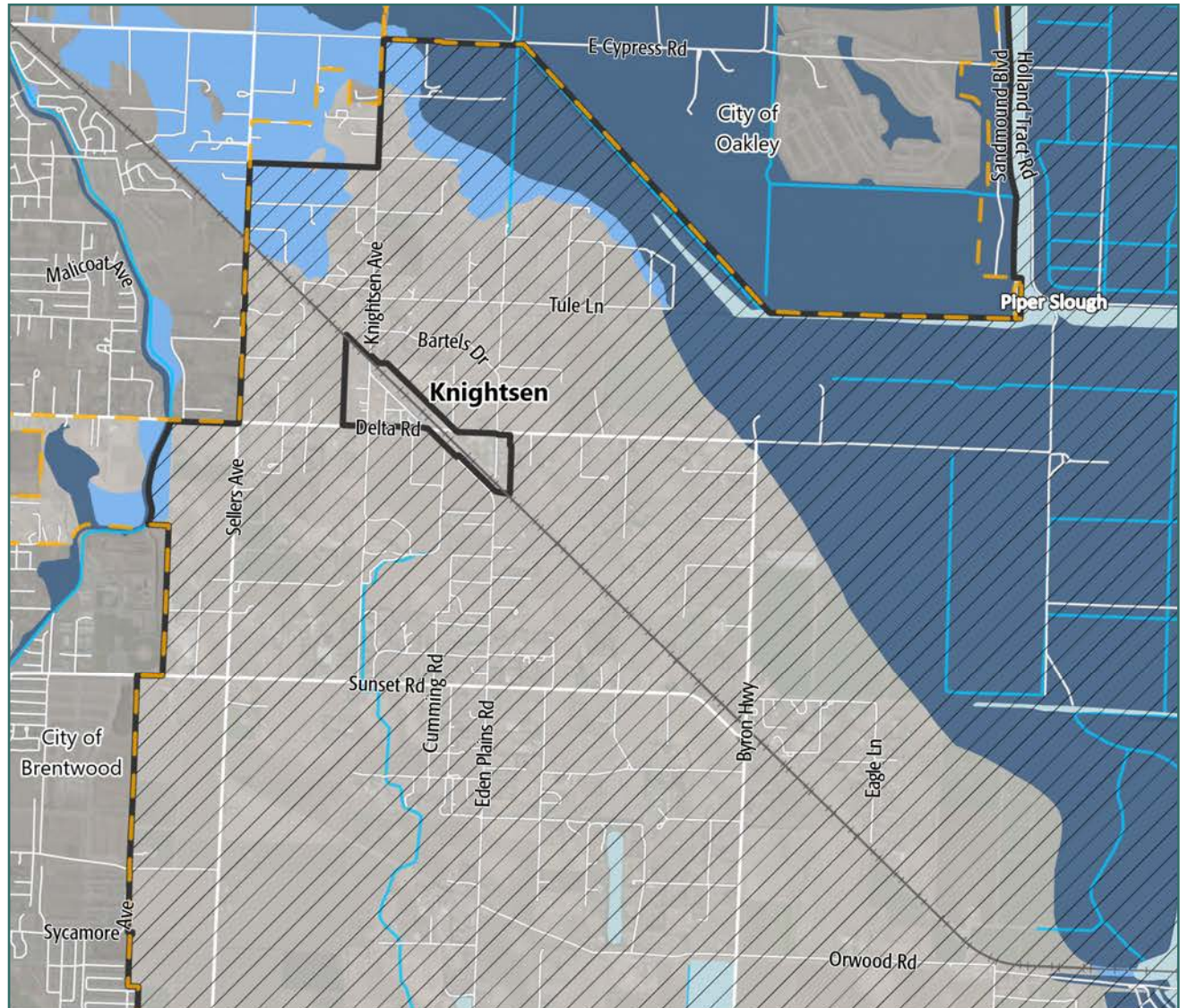
Agricultural operations are vulnerable to agricultural pests and diseases, drought, extreme heat, flooding, and severe storms.

Delta Road, Sellers Road, and the Burlington Northern Santa Fe Railroad 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.


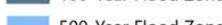


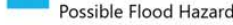



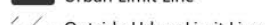
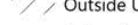
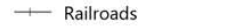
Source: FEMA, 2019; Contra Costa County, 2018; PlaceWorks, 2022.

FLOOD ZONES



Flood Hazard Areas

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Unincorporated Areas

-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages

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.



PLANNED LAND USE

Land use designations for Knightsen are shown on Figure LU-1, General Plan Land Use Map, and defined in Table LU-1 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. Most residences are constructed on agricultural parcels. Residential density increases as it approaches the community's commercial core within the Urban Limit Line. The existing commercial core will be retained to attract locally-serving businesses and serve as the heart of the community.



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

ACTIONS

1. Install and maintain street trees and street lighting in the commercial core to support walkability and beautify the area.
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. Implement measures to slow traffic and limit traffic impacts from local agritourism.