

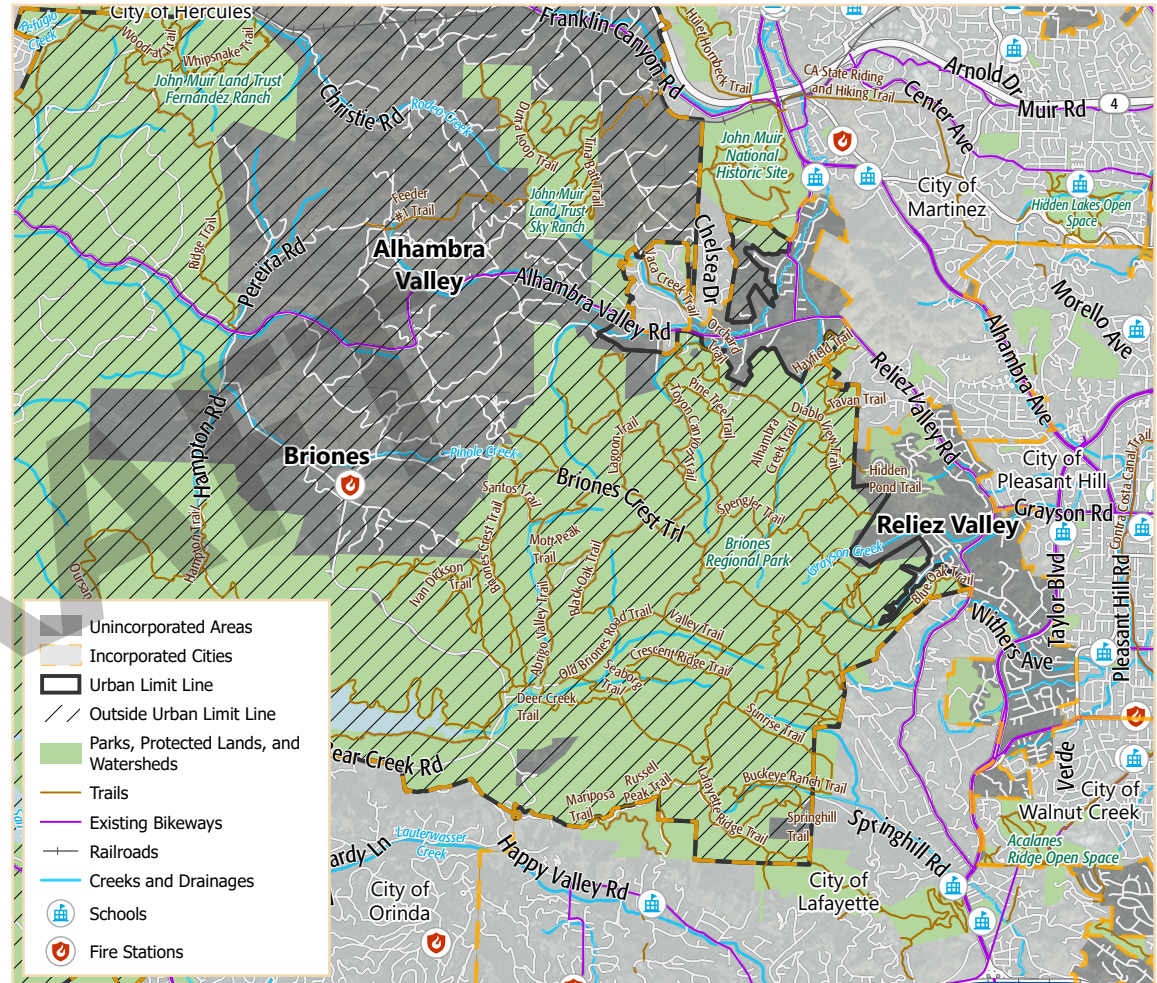
# ALHAMBRA VALLEY/RELIEZ VALLEY/BRIONES | CONTEXT

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Named after their bucolic surroundings, Alhambra Valley, Reliez Valley, and Briones are three small communities that celebrate their close proximity to open space with rolling hills, wildlife, and seasonal creeks. The three communities are situated in central Contra Costa County and border Briones Regional Park and East Bay Municipal Utility District land to the west. Land uses primarily consist of low or very low density housing; residents travel to Martinez, Pleasant Hill, or Lafayette for goods and services, and do not see a need to supplement the communities with commercial or office uses.

A multi-generational community, many residents are retired or travel to regional employment hubs for work. They would like to see greater support for the aging population by providing accessible services and housing to support aging in place.

Given the isolated location, residents are concerned about emergency services and safety. There are many collapsed roadways and other road repair needs, which is especially important given the heightened need for emergency access in a high-fire risk area. The communities are proud of Fire Station #19 and excited about its recent reopening. However, residents are still concerned about the lack of telecommunication services and worry about communication reliability during an emergency.



## WHO LIVES IN ALHAMBRA VALLEY/RELIEZ VALLEY/BRIONES?

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











<b>Median Age</b> <b>50 years old</b> in Alhambra Valley/Reliez Valley/Briones <b>VS</b> <b>39 years old</b> in Contra Costa County	<b>Average Life Expectancy</b> <b>83 years old</b> in Alhambra/Reliez/Briones <b>VS</b> <b>81 years old</b> in Contra Costa County	<b>Median Household Income</b> <b>\$160,395</b> in Alhambra/Reliez/Briones <b>VS</b> <b>\$88,456</b> in Contra Costa County	<b>Race</b> ► 71% White ► 27% Asian ► 7% Black or African American  <b>Ethnicity</b> ► 10% Hispanic or Latino
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Photo by Deidra Dingman.



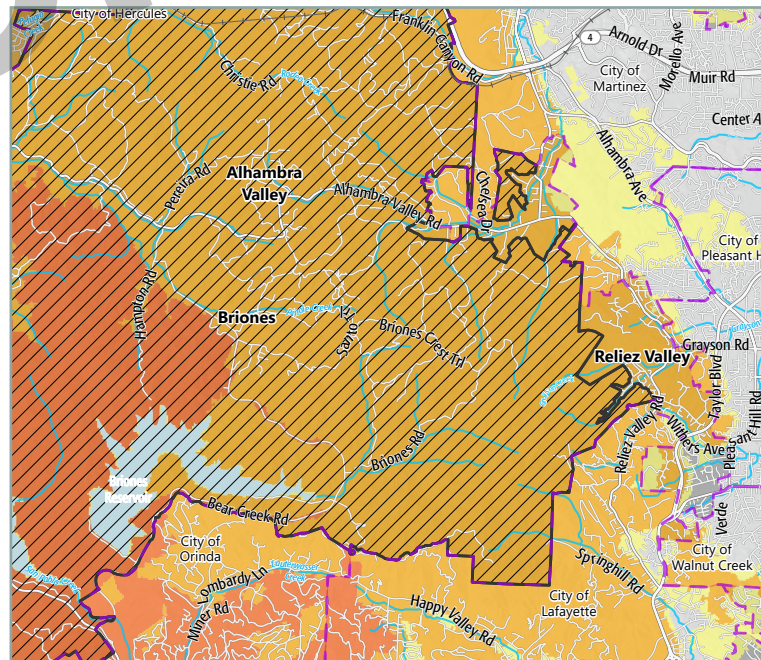
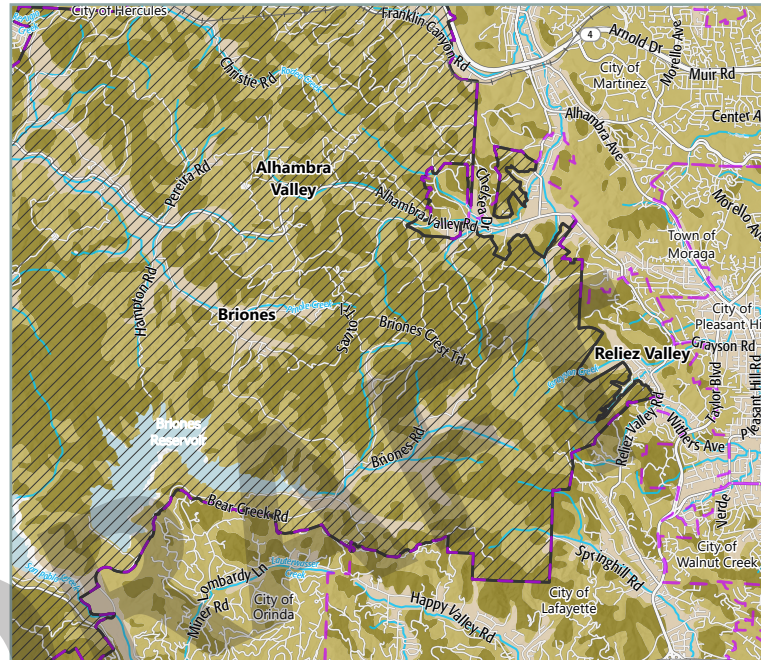
## Hazards

-  Agricultural pests and diseases (Briones)
-  Drought
-  Extreme heat
-  Flooding (Alhambra Valley)
-  Fog
-  Human health hazards
-  Landslides
-  Seismic hazards
-  Severe storms
-  Wildfire

## Major Vulnerabilities









- Seniors and seniors living alone are vulnerable to extreme heat, human health hazards, landslides, and wildfire.
- Persons living on single access roads, persons without access to lifelines, and persons with disabilities are vulnerable to extreme heat, flooding, landslides, seismic hazards, severe storms, and wildfire.
- Highway 4, Alhambra Valley Road, Reliez Valley Road, and Bear Creek Road are vulnerable to flooding, landslides, severe storms, and wildfires.
- Agricultural operations in Briones are vulnerable to damage from agricultural pests and diseases.
- Briones Regional Park, chaparral and scrub habitat, woodland habitat, and outdoor recreation are vulnerable to drought, extreme heat, landslides, severe storms, and wildfire.

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



## LANDSLIDE










### Landslides

-  Mapped landslides
-  Few large mapped landslides, but contains scattered small landslides and questionably-identified larger landslides
-  Areas of gentle slope at low elevation that have little or no potential for landslides
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages

Source: California Geologic Survey, 2008; Contra Costa County, 2018; PlaceWorks, 2020.

## WILDFIRE

### Wildfire Severity Zones

-  Very High
-  High
-  Moderate
-  Unincorporated Areas
-  Incorporated Cities
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads
-  Creeks and Drainages



Source: CAL FIRE, 2007; Contra Costa County, 2018; PlaceWorks, 2020.

## PLANNED LAND USE

Land use designations for Alhambra Valley, Reliez Valley, and Briones are shown on the Land Use Map and defined in the Land Use Element.

Alhambra Valley, Reliez Valley, and Briones are planned primarily to maintain each community's low or very low density housing and rural agricultural lands. There are no commercial areas located in Alhambra Valley, Reliez Valley, and Briones.



Existing fire station in Briones.



Existing agricultural uses in Briones.



Existing single-family use in Alhambra Valley.



Existing open space in Alhambra Valley.

## GUIDING PRINCIPLES

The following guiding principles articulate the values, priorities, and aspirations for the future shared by Alhambra Valley, Reliez Valley, and Briones community members:

1. The private and sequestered lifestyle characteristic of the Alhambra Valley, Reliez Valley, and Briones communities should be preserved and maintained.
2. The existing balance between developed and rural land uses should be preserved.
3. The diversity of existing agricultural uses in the region, including vineyards, should be supported.
4. Residents of Alhambra Valley, Reliez Valley, and Briones who lack housing should have access to quality services. Vital, easy-to-access community programs related to homelessness, housing, and elderly services should be available. Residents who are at risk of losing housing should be protected from displacement.
5. The residents of Alhambra Valley, Reliez Valley, and Briones should have access to quality transportation, housing, and other services that accommodate their multi-generational community needs.

## POLICIES

1. Continue adhering to the Briones Hills Agricultural Preservation Area compact, which states that the jurisdictions (Contra Costa County and the cities of Martinez, Pleasant Hill, Walnut Creek, Lafayette, Orinda, Richmond, Pinole, and Hercules) voluntarily agree not to annex any lands within the 64-square mile area for the purposes of allowing urban development (see Figure X-X). This rural area includes large properties owned by the East Bay Municipal Utility District and East Bay Regional Park District, which respectively are designated Resource Conservation and Parks and Recreation on the Land Use Map. The remaining properties are used primarily for grazing cattle and are designated Agricultural Lands. (3-132)
2. Require new developments to be consistent with the community's rural character in terms of massing and scale.
3. Prioritize roadway infrastructure maintenance and improvement, especially repair of collapsed roadways.
4. Support and promote the expansion of transportation services, affordable housing, and health resources for the growing senior population.
5. Support and encourage increased internet access and telecommunication services.
6. Maintain Fire Station 19 and fire services to protect the community from wildfire hazards.

## ACTIONS

1. Update the Alhambra Valley Specific Plan.