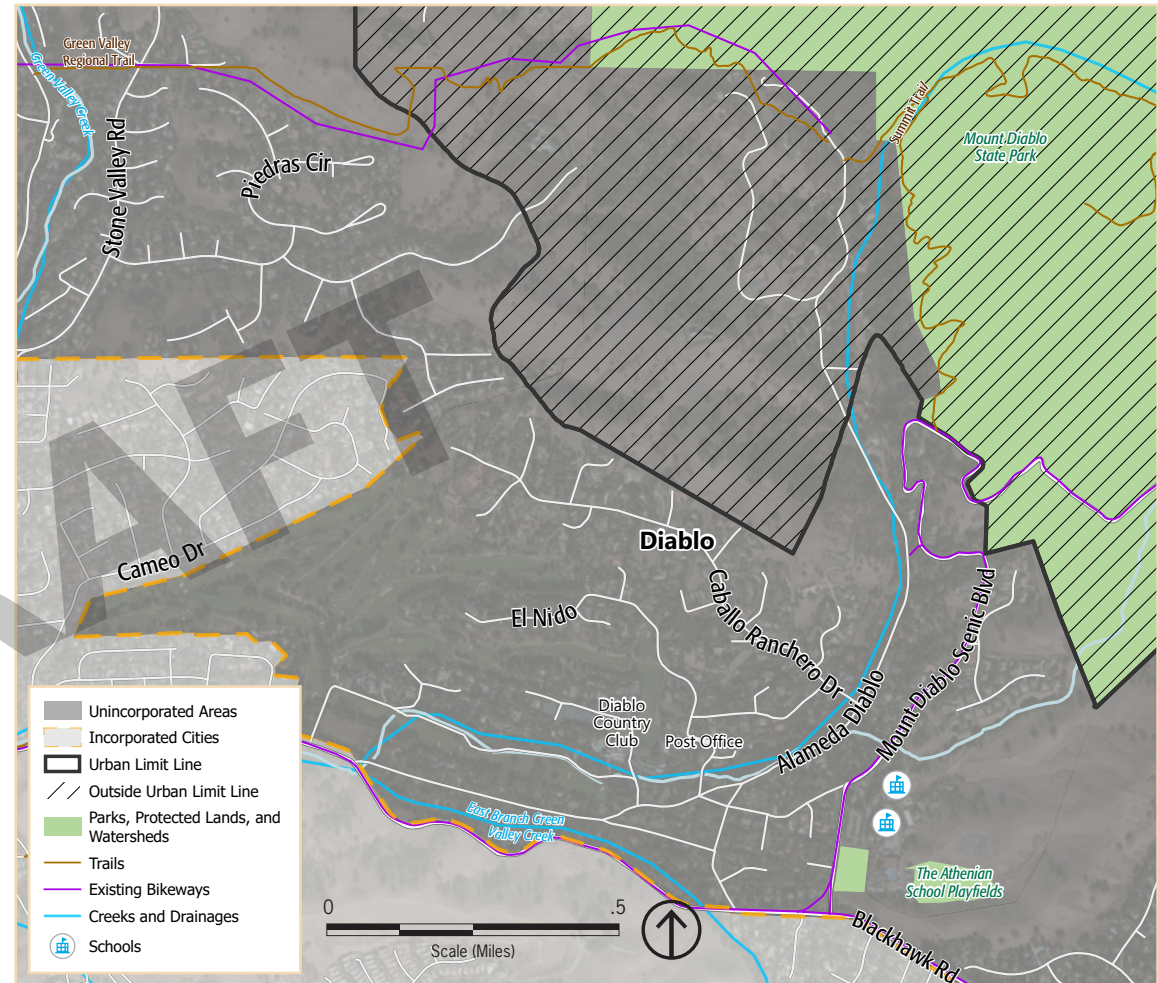


Diablo is located on the western slopes of Mount Diablo, east of Alamo and northeast of Danville. It has long been considered one of the county's most desirable residential communities and is known for its elegant homes, large lots, stately oak trees, and the historic Diablo Country Club. In 2019, the median home price in Diablo was \$2.2 million, making it the 33rd most expensive ZIP code in the United States and the most expensive in the East Bay.

Diablo began as the Oakwood Park Stock Farm, a ranch owned by California's "Big Four" (i.e., influential men who built the Central Pacific Railroad) in the late 1800s. Robert Noble Burgess purchased the property in 1912 and transformed it into a swank summer resort. The country club dates to 1914, and about 60 of the early homes in the community are included on the county's historic resources inventory. Diablo post office was established in 1916 and remains a crossroads of community life. Today there are about 400 homes in Diablo, representing a variety of architectural styles.

Community spirit is bolstered by several civic organizations. Local affairs are managed by the Diablo Property Owners Association (which appoints members to the Diablo Advisory Council), the Diablo Municipal Advisory Council (DMAC), and the Diablo Community Services District (DCSD). The DCSD was formed in 1969 to provide security services and to maintain roads, bridges, drainage facilities, and equestrian paths. Diablo is strongly committed to retaining its autonomy and preserving the characteristics that make it a special place today.



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

WHO LIVES IN DIABLO?

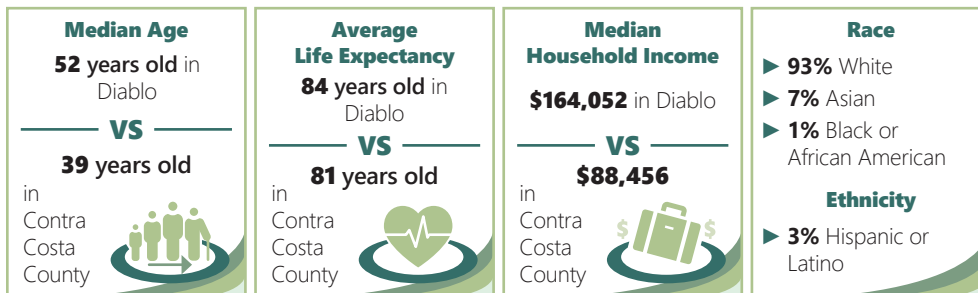


Photo by Stan Muraoka.

Hazards

-  Drought
-  Extreme heat
-  Flooding
-  Human health hazards
-  Landslides and debris flows
-  Seismic hazards
-  Severe storms
-  Wildfire

Major Vulnerabilities

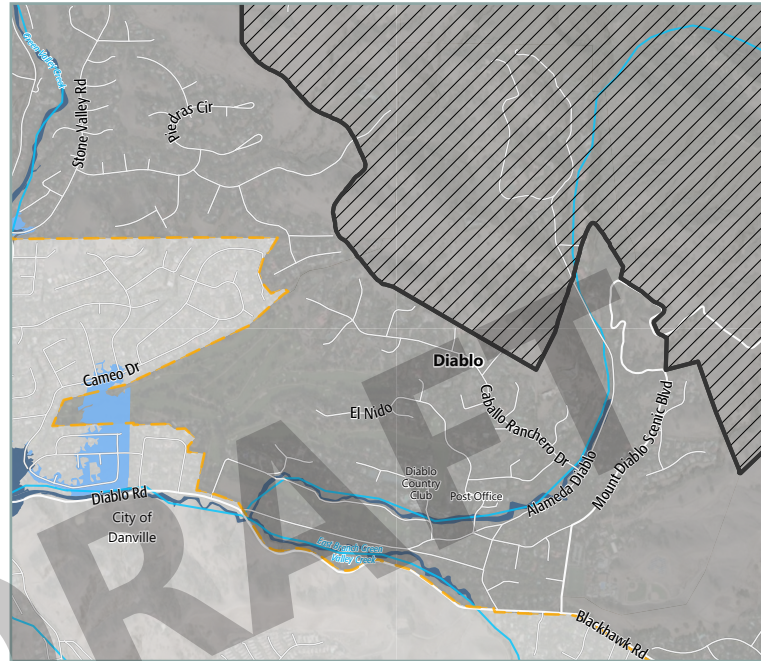
Seniors, especially seniors living alone, and cost-burdened households are vulnerable to poor air quality, extreme heat, flooding, landslides, seismic hazards, and wildfire.

Persons without access to lifelines and persons living on single access roads are vulnerable to wildfire, landslides, and flooding.

Energy delivery, solid waste removal, and water and wastewater services are vulnerable to landslides, flooding, seismic hazards, and wildfire.









Woodland and riparian woodland areas are vulnerable to agricultural pests and diseases, drought, and wildfire.

The information on this page presents a summary of hazards and vulnerabilities in Diablo 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

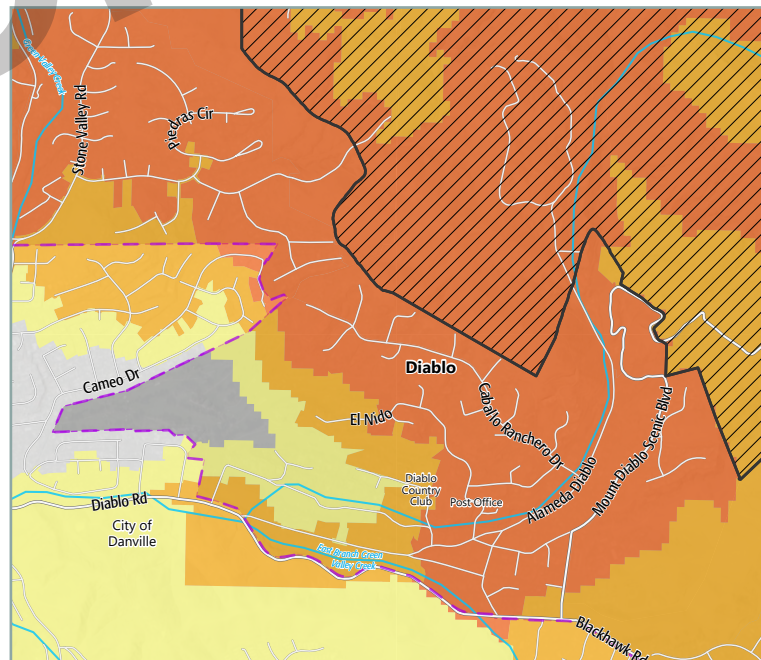
Flood Hazard Areas

-  100-Year Flood Zone
-  500-Year Flood Zone
-  Areas of Undetermined but Possible Flood Hazard
-  Water
-  Unincorporated Areas
-  Urban Limit Line
-  Outside Urban Limit Line
-  Railroads

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.

Source: FEMA, 2019; 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
-  Creeks and Drainages



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

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 Diablo community members:

1. Diablo's rural, tight-knit feel, where people know and care about each other, should be preserved.
2. Diablo's unique charm, historic character, and safe and quiet ambiance should be preserved.
3. Diablo's primarily low-density residential development pattern should be maintained.
4. The local post office serves as a community meeting place, and should be supported in that role.
5. Public safety and low levels of crime should be maintained.

POLICIES

1. Support and maintain Diablo's mature trees, natural setting, and limited sidewalks and streetlights, all of which add to its rural character.
2. Increase opportunities for community input in planning processes and projects, especially related to historic designations and regulations.
3. Encourage the undergrounding of PG&E powerlines, and require, when appropriate, development projects to also underground their utilities.
4. Discourage land uses that detract from Diablo's low-density residential character, such as large commercial and high-density residential projects.
5. Support efforts to improve wildfire safety by constructing fire breaks and trails in the hills surrounding Diablo.

ACTIONS

1. Address issues with traffic and speeding along Diablo Road and bicycle cut-through traffic on private streets.
2. Coordinate with local agencies to establish a plan for natural disasters, such as wildfires and earthquakes, including an evacuation plan for the community.