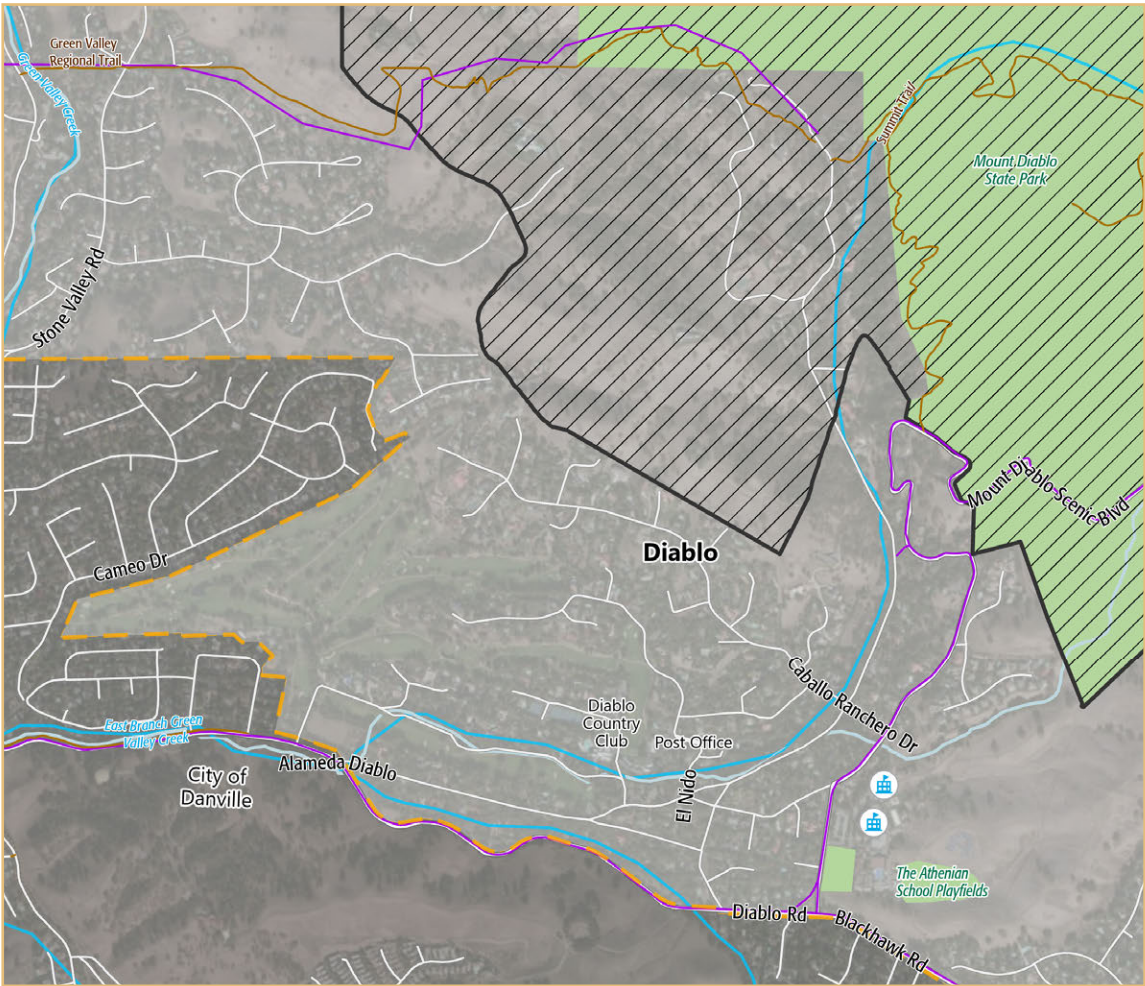
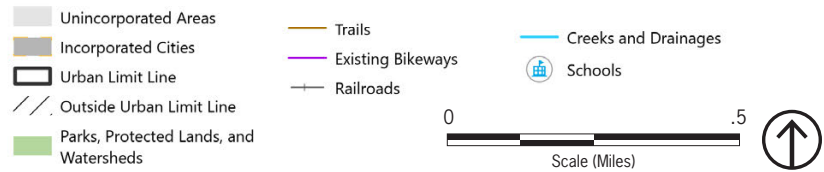


Diablo is located on the western slopes of Mount Diablo, east of Alamo and northeast of Danville. It has long been considered one of the county's most desirable residential communities and is known for its elegant homes, large lots, stately oak trees, and the historic Diablo Country Club. In 2022, the median home price in Diablo was \$2.65 million, making it the 41st 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, 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, 2022.

WHO LIVES IN DIABLO?

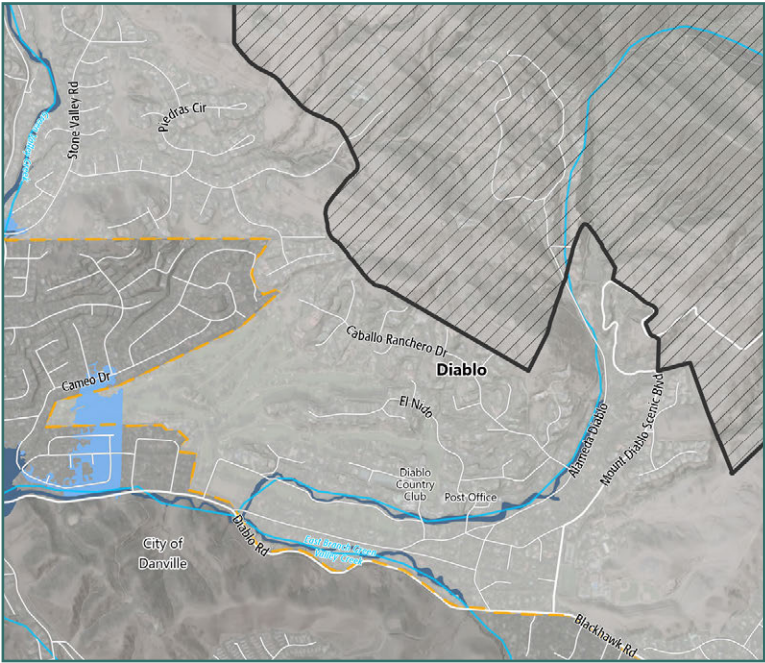
Median Age 56 years old in Diablo VS 40 years old in Contra Costa County	Average Life Expectancy 84 years old in Diablo VS 81 years old in Contra Costa County	Median Household Income \$194,479 in Diablo VS \$103,997 in Contra Costa County	Race & Ethnicity <ul style="list-style-type: none">93% White5% Asian0% Black or African American0% Hispanic or Latino
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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

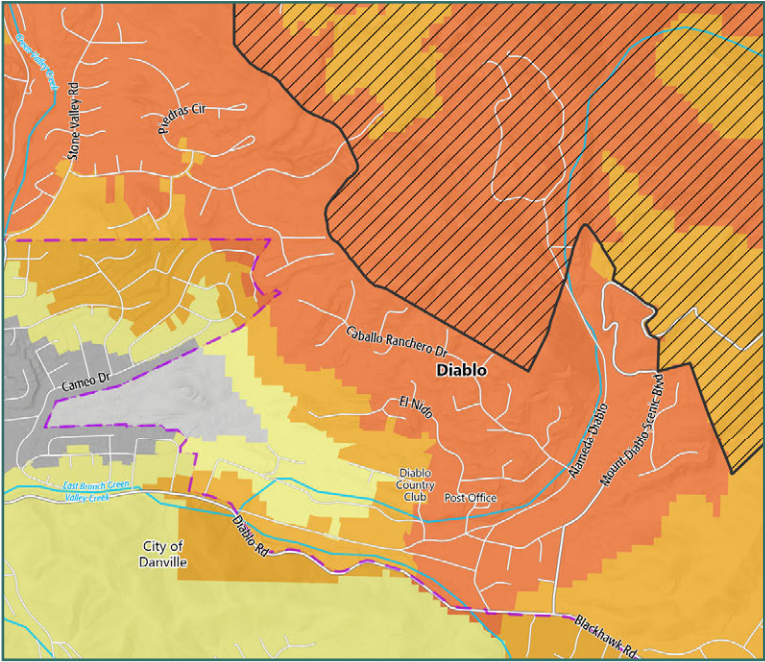
- 100-Year Flood Zone
- 500-Year Flood Zone
- Areas of Undetermined but Possible Flood Hazard
- Water
- Unincorporated Areas
- Incorporated Cities
- Urban Limit Line
- Outside Urban Limit Line
- Railroads
- Creeks and Drainages

0 .5
Scale (Miles)

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, 2022.



WILDFIRE

Wildfire Severity Zones

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

0 .5
Scale (Miles)

Source: CAL FIRE, 2018; Contra Costa County, 2018; PlaceWorks, 2022.

PLANNED LAND USE

Land use designations for Diablo are shown on Figure LU-1, General Plan Land Use Map, and are defined in the Land Use Element. Diablo is planned to preserve and continue its rural character and residential use at a density consistent with existing development.



Historic single-family home in Diablo.



Recreation and open space around Diablo.
(Community-submitted photo.)



Open space around Diablo.
(Community-submitted photo.)



Diablo Country Club.

GUIDING PRINCIPLES

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

1. Diablo's rural, harmonious 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 efforts to 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. Discourage land uses that detract from Diablo's low-density residential character, such as large commercial and high-density residential projects.
4. Support efforts to improve wildfire safety through management of the Wildland-Urban Interface around Diablo.

ACTIONS

1. Address issues with traffic and speeding along Diablo Road.
2. Coordinate with local agencies to establish a plan for natural disasters, such as wildfires and earthquakes, including a shelter in place plan for the community.