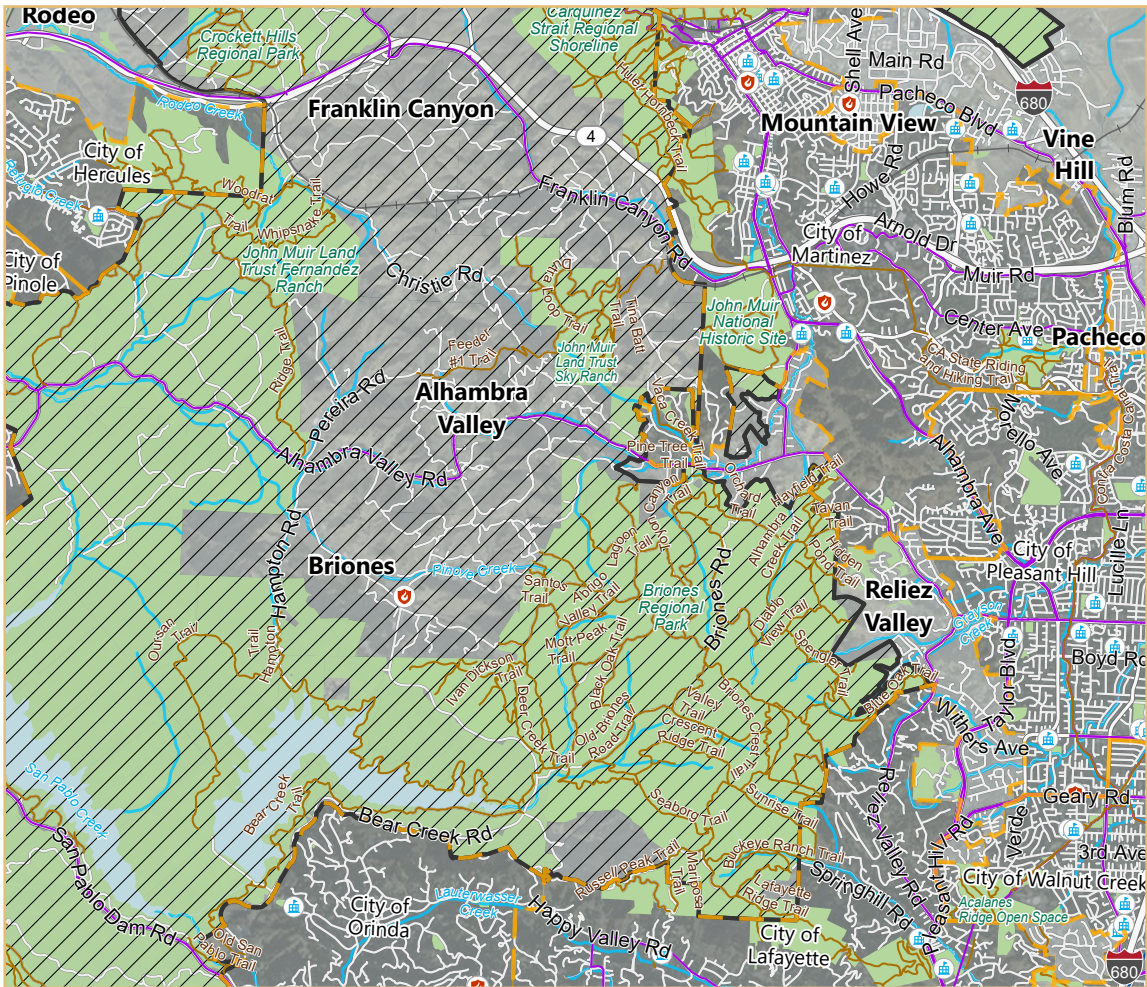


ALHAMBRA VALLEY, RELIEZ VALLEY, BRIONES, AND FRANKLIN CANYON - CONTEXT - 1

Alhambra Valley, Reliez Valley, Briones, and Franklin Canyon are small communities that value their proximity to open space, rolling hills, wildlife, and creeks. These communities are situated in central Contra Costa County and border Briones Regional Park and watershed lands owned by East Bay Municipal Utility District. Portions of Alhambra Valley, Reliez Valley, and Franklin Canyon are in the Spheres of Influence of the cities of Martinez, Pleasant Hill, and Hercules, respectively. Land uses primarily consist of ranches, small-scale agriculture, and low- or very-low-density housing.

Residents generally travel to Martinez, Pleasant Hill, Lafayette, or Hercules for goods and services. While there is little support for new commercial or employment uses locally, there is interest in providing more accessible services and housing that supports a multi-generational community, including a growing population of aging and retired residents.

Given the relatively isolated location, residents are concerned about access to emergency services and safety. Timely roadway maintenance is essential, as emergency access is crucial in a high-fire-risk area. The communities appreciate Fire Station #19 and the services it provides. Residents are still concerned, however, about the lack of telecommunication services and communication reliability during an emergency.



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

WHO LIVES IN ALHAMBRA VALLEY, RELIEZ VALLEY, AND BRIONES?

<p>Median Age 47 years old in Alhambra Valley/Reliez Valley/Briones</p> <p>VS</p> <p>40 years old in Contra Costa County</p>	<p>Average Life Expectancy 83 years old in Alhambra/Reliez/Briones</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$164,148 in Alhambra/Reliez/Briones</p> <p>VS</p> <p>\$103,997 in Contra Costa County</p>	<p>Race & Ethnicity</p> <ul style="list-style-type: none"> ▶ 34% White ▶ 26% Asian ▶ 17% Hispanic or Latino ▶ 13% Black or African American
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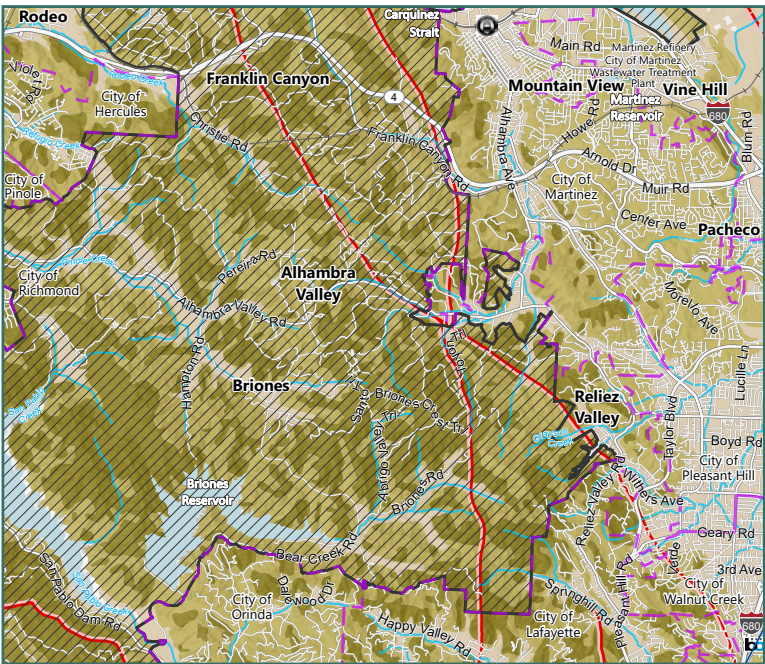
HAZARDS

	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 Alhambra Valley, Briones, and Franklin Canyon 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

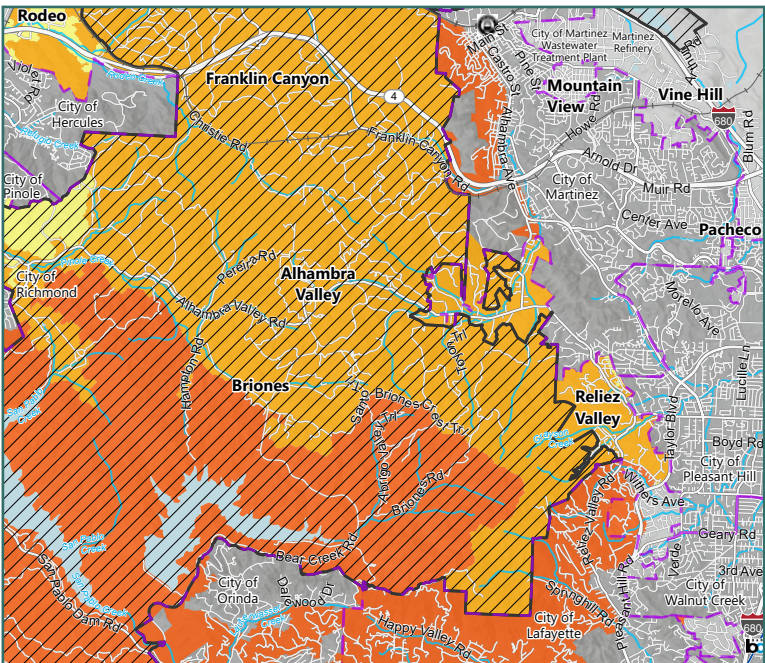
Regional Faults

Railroads

Creeks and Drainages

0 1.25
Scale (Miles)

Source: California Geologic Survey, 2008; 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 2.5
Scale (Miles)

Source: CAL FIRE, 2024; Contra Costa County, 2018; PlaceWorks, 2022.



PLANNED LAND USE

Land use designations for Alhambra Valley, Reliez Valley, Briones, and Franklin Canyon are shown on Figure LU- 1, General Plan Land Use Map, and defined in Table LU-1 in the Land Use Element. Aside from the former Phillips 66 Carbon Plant site in Franklin Canyon, each community is planned to maintain existing low- and very-low-density residential uses surrounded by rural agricultural lands, resource conservation, and park and recreation areas. No commercial areas are planned. As most of the land in these communities is outside the Urban Limit Line, there will not be a substantial increase in density or widespread introduction of urban uses.



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 secluded qualities and rural lifestyle in the Alhambra Valley, Reliez Valley, Briones, and Franklin Canyon 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, from vineyards to ranching, should be supported.
4. Residents of Alhambra Valley, Reliez Valley, Briones, and Franklin Canyon 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, Briones, and Franklin Canyon should have access to quality transportation, housing, and program services that accommodate multi-generational community needs.
6. Alhambra Valley, Reliez Valley, Briones, and Franklin Canyon should be protected from hazards, particularly wildfire, through proper planning, mitigation, and emergency preparedness and response.



POLICIES

1. Continue adhering to the Briones Hills Agricultural Preservation Area compact, which states that the surrounding 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 LU-6).
2. Require new development to be consistent with the communities' rural character in terms of massing and scale.
3. Ensure roads are adequately maintained to provide for emergency access and evacuation.
4. Support expansion of transportation services, affordable housing, and health resources for the communities' growing senior population.
5. Support and encourage establishment of reliable community-wide internet access and telecommunication services.
6. Encourage the Contra Costa County Fire Protection District to maintain adequate fire protection services, particularly to protect from wildfire hazards.
7. Support efforts to have portions of Alhambra Valley/Briones recognized as an American Viticultural Area.

ACTIONS

1. Update the Alhambra Valley Specific Plan.