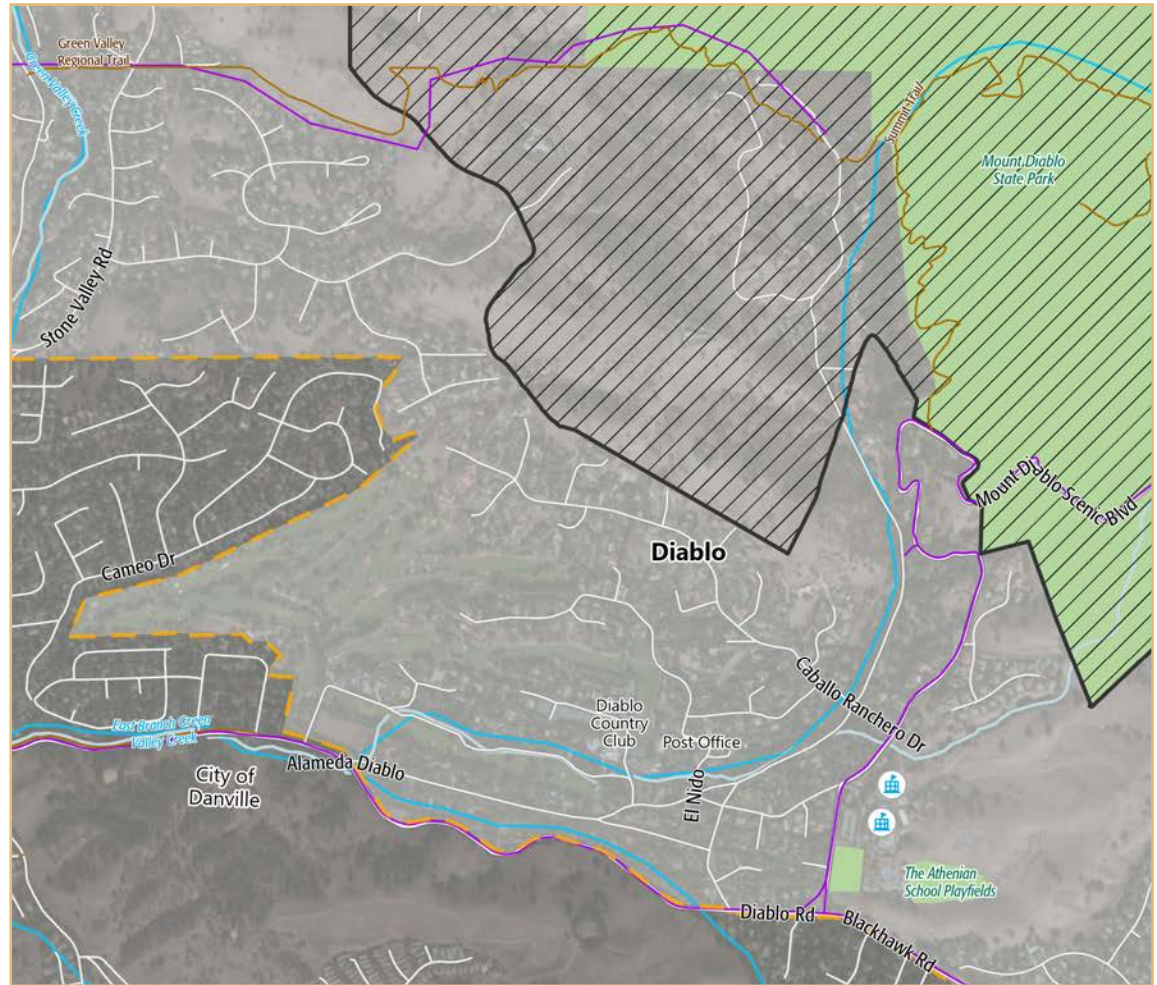


DIABLO - CONTEXT - 1

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 2024, the average home price in Diablo was \$3.18 million, making it among the most expensive ZIP codes in the United States and the East Bay.

Diablo began as the Oakwood Park Stock Farm, a ranch owned by California's "Big Four" (Leland Stanford, Charles Crocker, Mark Hopkins, and Collis P. Huntington, with a fifth partner, David Colton, who built the Central Pacific Railroad) in the late 1800s. Robert Noble Burgess purchased the property in 1912 from David Colton and transformed the Farm into a family-oriented, parklike community of summer homes. 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?

<p>Median Age 56 years old in Diablo</p> <p>VS</p> <p>40 years old in Contra Costa County</p>	<p>Average Life Expectancy 84 years old in Diablo</p> <p>VS</p> <p>81 years old in Contra Costa County</p>	<p>Median Household Income \$194,479 in Diablo</p> <p>VS</p> <p>\$103,997 in Contra Costa County</p>	<p>Race & Ethnicity</p> <ul style="list-style-type: none"> ▶ 93% White ▶ 5% Asian ▶ 0% Black or African American ▶ 0% Hispanic or Latino
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(Community-submitted photo.)



HAZARDS

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

MAJOR VULNERABILITIES

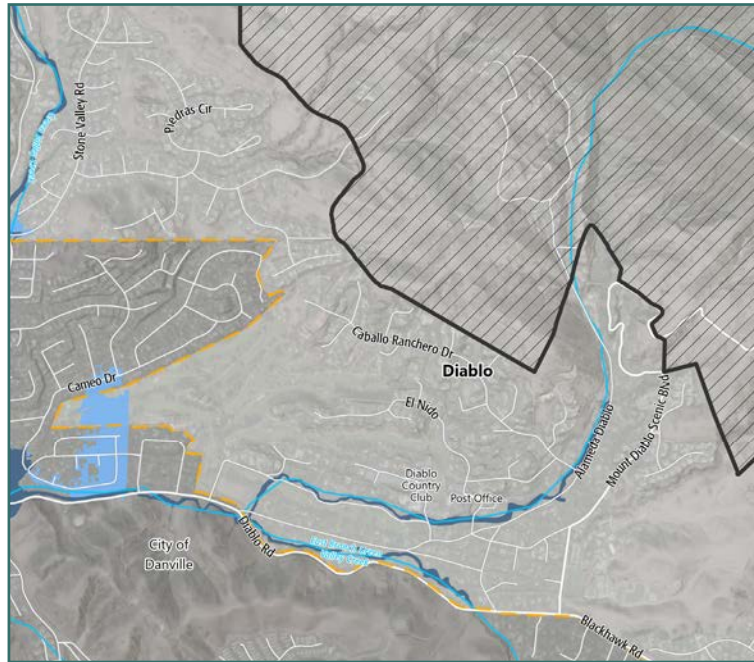
Seniors, especially seniors living alone, and cost-burdened households are vulnerable to poor air quality, extreme heat, flooding, landslides, seismic hazards, and wildfire.

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

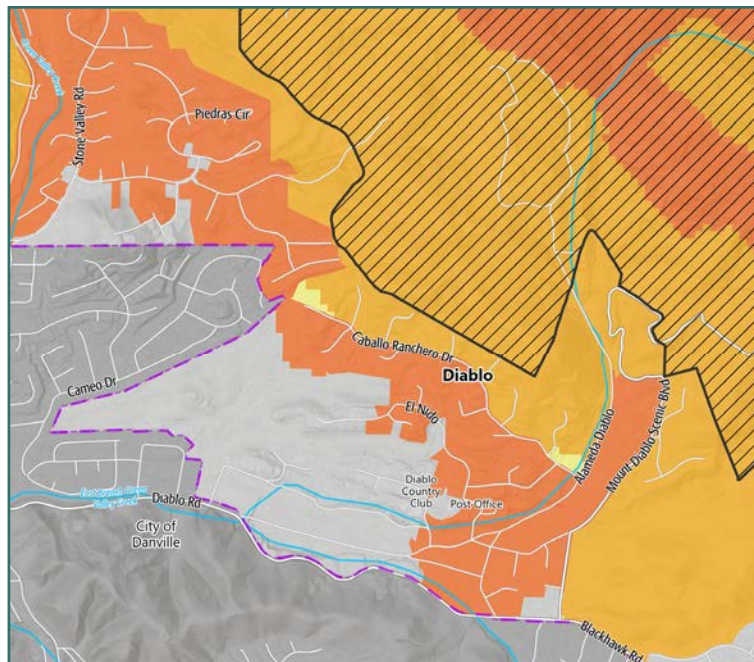
Flood Hazard Areas

-  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



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



Source: CAL FIRE, 2024; 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 defined in Table LU-1 in the Land Use Element. Diablo is planned to preserve its rural character with continued residential use at densities consistent with existing development. The large area designated Commercial Recreation supports continued operation of the Diablo Country Club, while the area designated Public and Semi-Public supports the Athenian School. The County's Urban Limit Line, along with Agricultural Lands, Parks and Recreation, and Resource Conservation land use designations protect lands under the County's jurisdiction on the north and east sides of the community.



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. Coordinate with the community to increase opportunities for input into 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. Work with the Town of Danville to address issues with traffic and speeding along Diablo Road.
2. Coordinate with local agencies to establish a plan for responding to natural disasters, especially wildfires and earthquakes, that may include a shelter-in-place plan for the community.