

# Ownership and Land Use

## Eastern slope:

The East Bay Regional Park District (EBRPD) owns large portions of the eastern slope, and some areas east of Fish Ranch Road, approximately 240 acres in all within the Study Area. The EBRPD administers these properties in conjunction with the Sibley Regional Preserve and the Huckleberry Regional Preserve to the south, and with the Claremont Canyon Regional Preserve to the north. EBRPD also maintains the Skyline National Trail which traverses the entire length of the eastern slope of the Corridor about midway between the crest and the base of the ridge. An EBRPD security residence/maintenance facility is located above the eastern entrance to the Caldecott Tunnel in a building located on the former site of the Canary Cottage, the gatekeepers' building for the Old Tunnel.

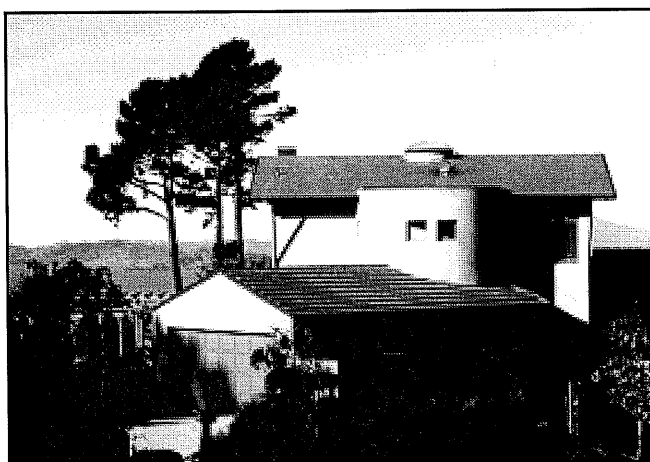
The East Bay Municipal Utility District (EBMUD) owns much of the remainder of the eastern slope, from just north of the EBRPD holdings to the intersection of Fish Ranch Road and Grizzly Peak Blvd. EBMUD also owns substantial land on the east side of Fish Ranch Road, extending from the Caldecott Corridor area, through Siesta Valley (where the California Shakespeare Festival facility is located) to Orinda. In total, EBMUD owns approximately 61 acres in the Study Area, all of which are managed as watershed for the San Pablo Reservoir. The State of California Department of Transportation (CalTrans) owns land above and near the eastern tunnel entrance.

Some of the lands on eastern slope are privately held, including parcels on both sides of Fish Ranch Road near Highway 24, and parcels on both sides of Old Tunnel Road where it originates near the tunnel bore. Private land uses include bay leaf harvesting and spice growing, agricultural processing, communication services (cellular phone towers), construction debris disposal, and a tree removal service. The eastern slope is predominantly within unincorporated Contra Costa County and

all privately held parcels are zoned for agriculture with five acre minimum parcel size (see Figure 6).

## Ridgeline:

Grizzly Peak Blvd. closely follows the ridge line (and roughly traces the Alameda/Contra Costa County line). A number of homes have been constructed along this ridge, particularly at and near Grizzly Peak Estates (located more or less directly over the tunnel). There are other privately held as yet undeveloped properties in the southern portion of the study area. The EBRPD own portions of the ridgeline, including recently purchased parcels north of Grizzly Peak Estates and a parking lot and trail head for Sibley Regional Preserve. KPFA Radio operates an antennae on the highest portion of the ridge to the north. UC Berkeley's Claremont Canyon property (used for open space and field re-



Home on Grizzly Peak (J. Kopchik)

search) extends north from Grizzly Peak Blvd. where the road turns and heads east (8 acres total within the Study Area). EBMUD and the City of Oakland also own portions of the ridgeline (Figure 6).

## Western slope:

Tunnel Road cuts diagonally across the western slope of the ridge, climbing from the frontage road on the north side of Highway 24 to Bay Forest Drive. From Bay Forest Drive to the abandoned east entrance to the Old Tunnel, the road name changes to Old Tunnel Drive for

about a block. South of the Old Tunnel entrance, the road name changes again to Skyline Blvd. and continues its southeast course towards the ridgeline and an intersection with Grizzly Peak Blvd. just outside the southern end of the study area. Many homes are built along this road, including approximately 40 homes in the Bay Forest neighborhood. The Parkwoods Condominiums own much of the land below Tunnel Road. The City of Oakland owns most of the land above Tunnel Road/Old Tunnel Road/Skyline Blvd. (64 acres total within the Study Area), and manages them primarily for open space and fire and erosion control. The western slope of the ridge falls entirely within Oakland City Limits (Figure 2). The northern three-fourths of this slope burned in the 1991 fire.