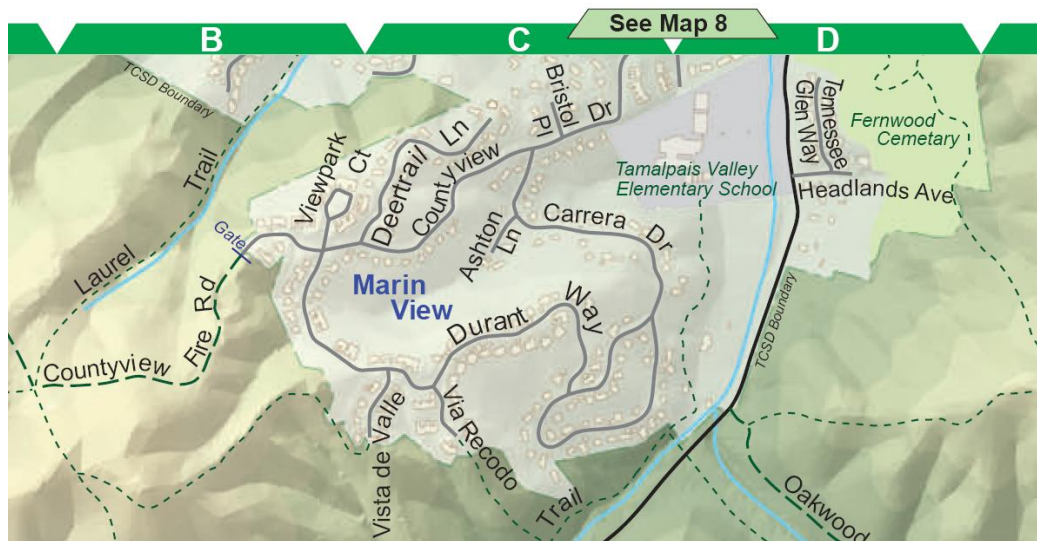


II. Background

Marinview is a neighborhood of 245 single family detached and attached housing units, on ~200 acres of hilly former grassland in Tennessee Valley. The area was subdivided in the late 1960's as a planned unit development, with steep winding roads, housing clustered along the roads, and a large amount of land reserved as open space for recreational and scenic use. The housing is located south of a flat area of landfill on Bell Lane and Enterprise Concourse that was subdivided ~1960 and contains the Tam Valley Community Service District headquarters, The Tam Valley Community Center, Tam Valley Elementary School and single family detached housing.

The Marinview subdivision plan included roads together with a series of steps and paths that were constructed on public rights of way between housing lots. Further development was stopped in 1972 when -- in response to local advocacy -- the federal government purchased the open land west and south of the neighborhood from developers and created the Golden Gate National Recreational Area. (see map below).

The Marinview subdivision is well-designed with beautiful views and considerable adjacent open space. The neighborhood, however, is in effect a large cul-de-sac. There is one collector road, Countyview Road, that leads into and out of the neighborhood from the streets below. Fortunately it is a wide two lane road with one lane of parking, and will likely be suitable for ingress of fire equipment and simultaneous egress of residents in case of an orderly evacuation. There are nine named roads in the neighborhood: Countyview Road, Bristol Place, Deertrail Lane, Viewpark Court, Carrera Drive, Durant Way, Vista del Valle, Via Recodo, Ashton Lane.



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Countyview-Durant-Carrera form a long loop road; there is a second short loop formed by a section of Carrera off Durant. The other five roads (Bristol, Deertrail, Viewpark, Valle and Recodo) are short spurs off the loop ending in cul-de-sacs.