



EIR is scheduled for completion in 2013. Cost of the project is estimated to be \$52 million. (See Supplemental Information Package for detail information and March 2009 letter from State of California Department of Transportation providing verification that there is a right-of-way entry from Highway 1.) All utilities (water, gas, sewer and phone) are located along the highway and can be extended to the site.

The entire property is within the city of Pacifica and a prior owner submitted a plan in 2001 for an eleven-lot subdivision, with the balance of the property, 47± acres, to be donated to the Golden Gate National Recreation Area to be used for a trailhead in order to improve public access to Sweeney Ridge.

Other options for the property include development of several ocean-view, gated estate compounds, with private trail system for hiking and riding horses.

The combination of the property's spectacular ocean views, location next to Golden Gate Recreation Area, proximity to San Francisco and residential zoning provides a new owner with opportunity to create both real

