

**Subject:** Connect the Coastside  
**Date:** Tuesday, July 21, 2020 at 6:00:28 PM Pacific Daylight Time  
**From:** Jill Ekas  
**To:** Len Erickson  
**CC:** Joe LaClair (Jlaclair@smcgov.org)  
**Attachments:** image001.jpg

Hi Len –

I got your voice mail and email. I've been slammed. Jo LaClair and I need are coordinating on buildout scenarios and I don't really have updates for you yet. We are looking to late summer/early fall for a study session with Half Moon Bay Planning Commission. For MCC, you would of course be welcome to attend. I'm not sure what you mean by a recognized role. The Planning Commission will be in a Brown Act meeting and the session must be run that way. But we can find a way for MCC to address them. I will think more about that.

A couple quick clarifications for HMB:

The "planning horizon" for the HMB Land Use Plan update is 2040. Thus, the plan has a 2040 build-out projection. The plan also includes a "maximum theoretical buildout" projection. There is no year assigned to the maximum theoretical buildout. Both projections are conservative, which means they assume a lot more development than we believe will happen. For example, 2040 buildout is expected to occur, but after 2040. Maximum theoretical buildout is just that, theoretical. It is not expected, but an academic model for the sake of identifying infrastructure issues between the more knowable (e.g. planning horizon) and well beyond that time.

I hope this helps.

- Jill



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