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October 26, 2010

County of San Mateo Planning and Building Department
Attention: Camille Leung, Project Planner
455 County Center, 2nd Floor
Redwood City, CA 94063

Re: Big Wave Wellness Center and Office Park Project Final Environmental Impact Report

Dear Ms. Leung:

The Aircraft Owners and Pilots Association (AOPA) respectfully continues to maintain our opposition to the above referenced project adjacent to the Half Moon Bay Airport as a prime example of non-compatible land use adjacent to an airport. In the Federal Aviation Administration's (FAA) letter of July 8, 2010 they point out the potential issues with locating the project so close to the airport. We concur with that assessment.

While we applaud the wording of the avigation easement outlined in Mitigation Measure HAZ-3 and the applicant's proposed modifications to the Wellness Center (building the residential units as far away from the airport as possible; facing them west and away from the airport with no windows that open towards the airport; and constructing a buffer of storage units and athletic facilities between the residential spaces and the airport), you are still mitigating something that shouldn't be there in the first place. From our perspective it is a far better application of public policy to not allow a bad use than to have to mitigate it. It is a disservice to the developmentally disabled adults and caretaker staff to locate them so close to the airport. Only time will tell if the FAA's predictions come about.

Thank you again for your consideration of our views on this issue.

Sincerely,

John L. Collins
Manager
Airport Policy