

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
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**June 17, 2015**

Dennis Aguirre, Project Planner  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94063

**RE: Planning Permit Application Referral for PLN 2015-00152**

Dear Mr. Aguirre:

Thank you for forwarding the Planning Permit Application Referral for PLN 2015-00152 referenced above. The proposed project is located at the end of Third Avenue in Miramar, a community in unincorporated San Mateo County (APN: 048-042-280). The applicant is requesting a Coastal Development Permit (CDP) to construct a new 1,724 square foot single-family residence with attached 400 square foot garage and 551 square foot 2<sup>nd</sup> unit above the garage.

The environmental information disclosure form states that construction will be outside of the 50 foot buffer zone from the centerline of the Arroyo de en Medio, an intermittent stream, which is located 30 feet from the rear property line. However, San Mateo County Local Coastal Program (LCP) Policy 7.11 (Establishment of Buffer Zones) states that buffer zones should extend 30 feet outward for intermittent streams, as measured from the "limit of riparian vegetation." Where no riparian vegetation exists along both sides of riparian corridors, the buffers zone should extend 30 feet from the midpoint of intermittent streams. The permit application did not include a biological assessment or site photos of riparian vegetation adjacent to Arroyo de en Medio to establish the limit of riparian vegetation or if no riparian vegetation exists. This information must be provided to determine the required buffer zone around the stream. All proposed development should be located outside of the required buffer zones unless found consistent with LCP Policies 7.12 (Permitted Uses in Buffer Zones) and 7.13 (Performance Standards in Buffer Zones).

Thank you for the opportunity to comment on the Planning Permit Application Referral. Please feel free to contact me at (415) 904-5266 or by email at [shannon.fiala@coastal.ca.gov](mailto:shannon.fiala@coastal.ca.gov) if you wish to discuss these matters further. We look forward to reviewing any subsequent permit applications and will provide additional comments at that time.

Sincerely,

A handwritten signature in black ink, appearing to read "Shannon Fiala".

Shannon Fiala  
Coastal Program Analyst