

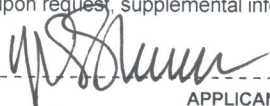
STATE OF CALIFORNIA – CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY
SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD
 1515 CLAY STREET, SUITE 1400
 OAKLAND, CALIFORNIA 94612

**APPLICATION FOR 401 WATER QUALITY CERTIFICATION
 AND/OR REPORT OF WASTE DISCHARGE**

(FORM R2C502-E)

1. APPLICANT'S NAME Doug Sherer	4. AUTHORIZED AGENT'S NAME AND TITLE (an agent is not required) John Zentner
2. APPLICANT'S ADDRESS Reneson Hotels, Inc. 2700 Junipero Serra Blvd. Daly City, Ca, 94015	5. AGENT'S ADDRESS Zentner Planning And Ecology 120a Linden Street Oakland, Ca, 94607
3. APPLICANT'S PHONE & FAX NOS. (email optional) (415) 250-0973	6. AGENT'S PHONE & FAX NOS. (email optional) (510)622-8110 (510)622-8116 (Fax)

7. **STATEMENT OF AUTHORIZATION**
 I hereby authorize John Zentner to act on my behalf as my agent in the processing of this application and to furnish, upon request, supplemental information in support of this permit application.



 APPLICANT'S SIGNATURE
 (This must be signed by the Applicant, not the authorized agent)

12/31/2016

 DATE

PROJECT OR ACTIVITY INFORMATION

8. PROJECT NAME OR TITLE (See instructions.) Corte Madera Inn		
9. NAME OF AFFECTED WATERBODY(IES) (See instructions.) Unnamed Pond Near Corte Madera Creek	10. PROJECT STREET ADDRESS (if applicable) 56 Madera Blvd. Corte Madera, CA, 94925	
11. LOCATION OF PROJECT <u>Marin</u> COUNTY	<u>Corte Madera</u> CITY/TOWN (or unincorporated)	<u>Region 2 – San Francisco Bay</u> REGIONAL WATER BOARD REGION

12. **OTHER LOCATION DESCRIPTIONS** (watershed, latitude & longitude, river mile, etc. Attach map. See instructions.)
 The project site is located within the San Rafael 7.5 minute USGS quadrangle, 37.931095, -122.516700, APN 24-031-15. See attached project location map.

13. **DIRECTIONS TO THE SITE**
 From Highway 101 southbound take the Madera Boulevard exit heading west. Immediately after exiting the freeway, take the first right into the Corte Madera Inn parking lot. The Pond is located behind (north) a currently vacant restrant adjacent to and west of Highway 101.

14. **PROJECT PURPOSE** (Describe the reason or purpose for the overall project. See instructions.)
 The project purpose is to rebuild an existing hotel in poor condition and provide new hotel facilities capable of meeting local demand. The proposed hotel facility would build on the site's visibility and access to Highway 101, its proximate location to a variety of business and leisure demand generators, and income potential. See the prject alternatives analysis for more detail.

15. **DESCRIPTION OF ACTIVITY AND ENVIRONMENTAL IMPACTS** (Provide a full, technically accurate description of the entire activity and associated environmental impacts. See

instructions.)

The applicant proposes to demolish the existing, 110-room hotel on a roughly 5.5-acre site in central Marin and to construct a dual-branded hotel with 174 rooms. The new building would be a somewhat u-shaped two- to three-story building with a drive-way entrance off Madera Boulevard. The new hotel would provide 235 parking spaces. No restaurant would be provided for the new hotel and the existing restaurant would be removed. The hotel grounds would be completely renovated. New landscaping would be added to the perimeter of the site as well as interior portions of the site.

Implementation of the project would require the fill of the 0.65-acre pond located on the property. The pond will be filled with approximately 9,000 cubic yards of clean fill material.

Additional project information can be found in the attached Alternatives Analysis.

16. AVOIDANCE OF IMPACTS (Describe efforts to avoid and minimize impacts to waters of the State. See instructions.)

The Alternatives Analysis (attached) examined off-site and on-site designs alternatives. All alternatives were found to be un-practicable based on the lack of availability, zoning restrictions, and/or expense. In short, in order to meet the project goals and stay within the Town zoning limitations filling the pond is the only practicable option that is consistent with the project's purpose.

17. ENVIRONMENTAL DOCUMENTS (list any non-CEQA environmental documents that have been prepared for the project and/or the project site. Provide the date of the document and the name of the individual, firm, or agency that prepared it. Provide a copy of delineations and endangered species surveys. See instructions.)

Jurisdictional delineation (5/2013, Zentner and Zentner), Biotic Resources Assessment (7/2013, Zentner and Zentner), Mitigation Program Summary (2/2003, Zentner and Zentner), On-Site Alternatives Analysis (10/2016 Zentner and Zentner), Off-Site Alternatives Analysis (12/2014, Zentner and Zentner)

DREDGE & FILL INFORMATION

18. The following items must be completed for each action where fill or other material will be temporarily (T) or permanently (P) discharged to a wetland or other waterbody, and where material will be dredged from a waterway (add additional pages as necessary). Provide a map showing the location of each action (See instructions):

Map Location Number	LOCATION (show on plan & indicate waterbody)	REASON FOR ACTION (See instructions)	AMOUNT AND TYPE OF MATERIAL (in cubic yards, see instructions)	SURFACE AREA OF FILL (in acres and/or linear feet; specify (T) or (P); see instructions)
1	Pond	Fill for hotel development	9,000 cubic yards	0.65 acres

MITIGATION

19. MITIGATION (Describe the size, type, and functions, and values of the proposed mitigation. Describe success criteria, monitoring, and long-term funding, management, and protection of the mitigation site. Attach a Mitigation Plan if needed. See instructions and contact Regional Board staff for additional assistance.)

Mitigation for project impacts will occur through the purchase of mitigation credits from the Burdell Ranch Wetland Conservation Bank (see attached mitigation summary). The bank is an approved mitigation instrument for mitigation requirements with the California Department of Fish and Wildlife, Army Corps, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency. The Bank's Memorandum of Agreement states that projects effecting habitats of lower value than the wetlands to be constructed on the bank will generally be compensated for at a minimum 1:1 ration (constructed to lost). The pond at the Inn is of lower habitat value than the wetlands to be constructed at the bank site. However, the applicant has purchased and will utilize 1.2 acres of mitigation credity at the bank; which is just below a 2:1 mitigation ratio.

CEQA

described herein or am acting as the duly authorized agent of the applicant.

SIGNATURE OF APPLICANT 12/31/2016 DATE
SIGNATURE OF AGENT 1/5/2017 DATE

The application must be signed by the person who desires to undertake the proposed activity (Applicant) or a duly authorized agent if the statement in Block 7 has been filled out and signed.

Attach fee deposit (see Instructions page 7) and any additional documents and submit this application to:

SFBRWQCB
Attention: 401 Water Quality Certification
1515 Clay Street, Suite 1400
Oakland, CA 94612

Note: This form, FORM R2C502-E, was designed for electronic use as a Microsoft Word document or template. For assistance using this form or to relay suggestions on how it may be improved, please call 510-622-2330. If you would like a standard, non-electronic form, please call 510-622-2300 and request 401 Application FORM R2C502 – Non-electronic version.