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	4. AUTHORIZED AGENT'S NAME AND TITLE (an agent is not required)
	Doug Sherer	John Zentner
2.	APPLICANT'S ADDRESS	5. AGENT'S ADDRESS
	Reneson Hotels, Inc.	Zentner Planning And Ecology
	2700 Junipero Serra Blvd.	120a Linden Street
	Daly City, Ca, 94015	Oakland, Ca, 94607
		Oakiaiiu, Ca, 94007
3.	APPLICANT'S PHONE & FAX NOS. (email optional)	6. AGENT'S PHONE & FAX NOS. (email optional)
	(415) 250-0973	(510)622-8110
		(510)622-8116 (Fax)
7. ST	ATEMENT 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 perr	mit application.
	MXXIIII	12/2/2011
	APPLICANT'S SIGNATURE	14 31 40(6
	(This must be signed by the Applicant, not the authorized ag	ent)
	PROJECT OR ACTIVITY	INFORMATION
8.	PROJECT NAME OR TITLE (See Instructions.)	
	Corte Madera Inn	
9.	NAME OF AFFECTED WATERBODY(IES) (See instructions.)	10. PROJECT STREET ADDRESS (if applicable)
	Unnamed Pond Near Corte Madera Creek	56 Madera Blvd.
		Corte Madera, CA, 94925
11.	LOCATION OF PROJECT	
	Marin Corte Ma	
	COUNTY CITY/TOWN (or uni	
12.	OTHER LOCATION DESCRIPTIONS (watershed, latitude & longitude, river mile, etc. Attach	
	The project site is located within the San Rafael 7.5 minute USG attached project location map.	S quadrangle, 37.931095, -122.516700, APN 24-031-15. See
	attached project location map.	
13.	DIRECTIONS TO THE SITE	
13.	From Highway 101 southbound take the Madera Boulevard	
13.	From Highway 101 southbound take the Madera Boulevard exit heading west. Immediately after existing the freeway, take	
13.	From Highway 101 southbound take the Madera Boulevard exit heading west. Immediately after existing the freeway, take the first right into the Corte Madera Inn parking lot. The Pond	
13.	From Highway 101 southbound take the Madera Boulevard exit heading west. Immediately after existing the freeway, take	
13.	From Highway 101 southbound take the Madera Boulevard exit heading west. Immediately after existing the freeway, take the first right into the Corte Madera Inn parking lot. The Pond is located behind (north) a currrently vacant restrant adjacent to	ns.)

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.

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 unpracticable 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

REASON FOR ACTION

AMOUNT AND TYPE OF MATER

SURFACE AREA OF FILL

SUR

Map Location Number	LOCATION (show on plan & indicate waterbody)	REASON FOR ACTION (See instructions)	AMOUNT AND TYPE OF MATE- RIAL (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

20. CALIFORNIA ENVIRON	MENTAL QUALITY	ACT (CEQA) Docu	iments: Indicate the st	tatus of CEQA	documents prepared to	or the project (see	e instructions).	
TYPE OF DOCUM	ENT	STATUS	DATE COMPLET- ED (or expected to be complete)	TY	PE OF DOCUMENT	STA	(or e	E COMPLET- ED expected to be complete)
Initial Study		Complete	5/2005	Notice of F	Preparation	-Choos	e One-	
Draft Environmental Impact	Report I	Inder Revision		Final Envir	onmental Impact Rep	ort -Choos	e One-	2/1/17
Negative Declaration		-Choose One-		Mitigated N	Negative Declaration	-Choos	e One-	
Notice of Categorical Exemption Exemption Number:		-Choose One-			Statutory Exemption mption Number:	-Choos	e One-	
Other (describe)		-Choose One-						
Notice of Determination*		-Choose One-			Notice of Determination red before a certification			Lead Agen-
	Lead Agency: City of Corte Madera Contact: Telephon State Clearing House Number:						ne:	
			ADDITIONAL IN	FORMATI	ION			
en against the project		., and onplain W	., is made minuted pin		g a permit. Indicate w		- Samon wotton II	woon tan
IF PUBLIC NOTICE HA known to be interested 23. OTHER PERMITS (List with the project. Attach c	I in the project: other local, state or fee opies of all draft or final	deral licenses, pern	nits, and agreements the instructions.)	number (if ava	Media Name a ailable) of adjacent prop	peration, maintena	ince, or other action	ns associated
AGENCY		ONTACT none number)	TYPE OF A		PERMIT OR ID NUMBER	DATE AP- PLIED	STATUS	DATE OF ACTION
US Corps of Engrs.			Individual I	Permit		2/1/14	In Review	
-Choose One-							-Choose One-	
-Choose One-							-Choose One-	-
-Choose One-							-Choose One-	
-Choose One-							-Choose One-	
City of Corte Madera			Developme	nt Permit			In Review	
Other or Local Agency							III Keview	
Other or Local Agency							-Choose One-	
Other of Edeal Algericy	Other or Local Agency							
							-Choose One-	
Other or Local Agency		orojects implement	ed or planned that are re	elated to the pro	oposed project, or that ma	ay impact the same	-Choose One- -Choose One- -Choose One- e waterbody. See in	
Other or Local Agency 24. OTHER PROJECTS (Li	necessary.)	projects implement	ed or planned that are re	elated to the pro	oposed project, or that ma		-Choose One- -Choose One-	LEMENT-
Other or Local Agency 24. OTHER PROJECTS (Li Add additional sheets if r	necessary.)	projects implement		elated to the pro			-Choose One- -Choose One- -Choose One- e waterbody. See in	LEMENT-
Other or Local Agency 24. OTHER PROJECTS (Li Add additional sheets if r	necessary.)	projects implement		elated to the pro			-Choose One- -Choose One- -Choose One- e waterbody. See in	LEMENT-

^{25.} Application is hereby made for a permit or permits to authorize the work described in this application. I certify, under penalty of perjury, that this application is complete and accurate to the best of my knowledge. I further certify that I possess the authority to undertake the work

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

SIGNATURE OF APPLICANT DATE

12/31/2016

12/31/2016

SIGNATURE OF AGENT 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.