

Notice of Determination

2026-00228

To:

☒ Office of Planning and Research
PO Box 3044
Sacramento, CA 95812-3044

From:

Lead Agency City of Hercules
111 Civic Drive
Hercules, CA 94547

☒ County Clerk
County of Contra Costa
555 Escobar St.
St. Martinez, CA 94553

Contact: Timothy Rood
Phone: (510) 799-8251

FILED

June 29, 2026

KRISTIN B. CONNELLY
CLERK-RECORDER

By *L. Ferm*

L. Ferm
Deputy Clerk

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code

State Clearinghouse Number: 2007062002
Project Title: Emblem Hercules Apartments
Project Applicant: Tyler Wood, Quarterra Multifamily Communities, LLC
492 9th St. Suite 300 Oakland, CA 94607
(510) 484-1529, Tyler.wood@quarterra.com
Project Location: Willow Ave. at I-80 off ramp, Hercules, Contra Costa County, CA
Project Description:

The project will construct a 180-unit multi-family residential development that will include a clubhouse, trash enclosures, dog park, parking, fencing, landscaping, retaining walls, ancillary improvements, and frontage improvements on a 5.09-acre site on Willow Ave in Hercules, CA. Ten percent of the units will be restricted to very low-income households. The project submitted a pre-application under Senate Bill 330 ("SB 330") on October 18, 2024, is subject to the Builder's Remedy provisions in State Planning and Zoning Law and is eligible for concessions and waivers under State Density Bonus Law.

This is to advise that the City of Hercules (☒ Lead Agency or ☐ Responsible Agency) has approved a Conditional Use Permit, Design Review, a Tentative Tract Map, and a Planned Development Plan for the above-described project on June 23, 2026, and has made the following determination regarding the project:

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☒ An Addendum to a certified Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

EIR certified +
approved
MMRP +
adopted
Findings and
SOC
on 2/10/2009.

This is to certify that the Environmental Impact Report is available to the general public at:
DEIR: <https://www.herculesca.gov/home/showpublisheddocument/18078/638809344002707087>
FEIR: <https://www.herculesca.gov/home/showpublisheddocument/18080/638809343087918207>
Addendum: <https://www.herculesca.gov/government/community-development/emblem>

Signature (Public Agency): *Ty Rood* Title: Community Development Director

Date: 6/24/2026

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research
For U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St.
Sacramento, CA 95812-3044 Sacramento, CA 95814



County Clerk

County of: Contra Costa

Address: 555 Escobar
Martinez, CA. 94553

From:

Public Agency: City of Hercules

Address: 111 Civic Drive

Hercules, California 94547

Contact: Dennis Tagashira

Phone: (510) 799-8243

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2007062002

Project Title: "Hercules New Town Center Final Environmental Impact Report"

Project Location (include county): Within the City of Hercules, in Contra Costa County, California.

Project Description:

The project consists of amendments to the Hercules General Plan and Zoning Ordinance to create a "New Town Center" (NTC) land use designation and zoning district that would apply to a 35 acre area identified as the Hercules New Town Center (HNTC). The City RDA and Hercules New Town Center LLC (project sponsor) propose redevelopment of one parcel within the HNTC planning area; a 6.6 acre parcel, also referred to as "Market Town" and is proposed with a mixed-use consisting of 400 units, 80,000 sq ft of office, and 60,000 sq ft of retail.

This is to advise that the City Council and the Hercules Redevelopment Agency has approved the above described project on

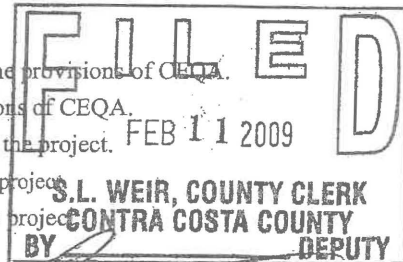
☒ Lead Agency or ☐ Responsible Agency

February 10, 2009

(Date)

and has made the following determinations regarding the above described project:

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.



This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: the City of Hercules, 111 Civic Drive, Hercules, California, 94547

Signature (Public Agency) Dennis Tagashira

Title Planning Director

Date February 11, 2009

Date Received for filing at OPR



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME
2009 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 379262

STATE CLEARING HOUSE # (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF HERCULES DATE 2/16/09
COUNTY/STATE AGENCY OF FILING ELI COUNTY CLERK DOCUMENT NUMBER
PROJECT TITLE HERCULES NEW TOWN CENTER FORMAL EIR
PROJECT APPLICANT NAME CITY OF HERCULES PHONE NUMBER 510729-8283
PROJECT APPLICANT ADDRESS CITY STATE ZIP CODE

PROJECT APPLICANT (Check appropriate box):

- ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

- ☒ Environmental Impact Report \$2,768.25 \$ 2,768.25
☐ Negative Declaration \$1,993.00 \$
☐ Application Fee Water Diversion (State Water Resources Control Board Only) \$850.00 \$
☐ Projects Subject to Certified Regulatory Programs \$941.25 \$
☒ County Administrative Fee \$50.00 \$ 50
☐ Project that is exempt from fees
☐ Notice of Exemption
☐ DFG No. Effect Determination (Form Attached)
☐ Other Ref 37185 \$ -

PAYMENT METHOD:

- ☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,818.25

SIGNATURE

[Signature]

TITLE

DEPUTY COUNTY CLERK

WHITE - PROJECT APPLICANT

YELLOW - DFG/ASB

PINK - LEAD AGENCY

GOLDEN ROD - COUNTY CLERK

FG753.5a (Rev. 7/08)

ALB 14 0000037185
FEBRUARY 17 2009 09:09:05

CENTRA COUNTY CO Recorder Office
STEPHEN L. MEIR, Clerk-Recorder

DOCUMENT 09-HERCULES

Check Number 3065
PAID BY
FISH AND GAME
CITY OF HERCULES

CASH FEE \$2,768.25
COUNTY FEE \$50.00

TOTAL \$2,818.25
PAID TO COUNTY CLERK \$2,818.25
PAID TO COUNTY CLERK \$0.00

CLERK'S CERTIFICATION OF POSTING

CONTRA COSTA COUNTY
P. O. Box 350
Martinez, CA 94553

I certify that I am an employee of the county of Contra Costa and that a true copy of the foregoing notice for project:

"Hercules New Town Center Final Environmental Impact Report"
(Project Name)

was posted for review at:

Contra Costa County Clerk-Recorder's Office
555 Escobar Street
Martinez, CA 94553

This notice was posted for a minimum of 35 days on 2/11/09.
(Filing Date)

Dated: 4/10/09 By: RC
(Mailing Date) Deputy County Clerk



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print	Start Over	Save
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RECEIPT NUMBER:

07-06/29/2026-228

STATE CLEARINGHOUSE NUMBER (If applicable)

2007062002

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF HERCULES	LEAD AGENCY EMAIL TROOD@HERCULESCA.GOV	DATE 06/29/2026
COUNTY/STATE AGENCY OF FILING CONTRA COSTA COUNTY	DOCUMENT NUMBER 2026-00228	
PROJECT TITLE EMBLEM HERCULES APARTMENTS		

PROJECT APPLICANT NAME TYLER WOOD, QUARTERRA MULTIFAMILY COMMUNITIES	PROJECT APPLICANT EMAIL TYLER.WOOD@QUARTERRA.COM	PHONE NUMBER (510) 484-1529
PROJECT APPLICANT ADDRESS 492 9TH STREET, SUITE 300	CITY OAKLAND	STATE CA
	ZIP CODE 94607	

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$ 4,227.50	\$	
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	\$	

☒ Exempt from fee

☐ Notice of Exemption (attach)

☒ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$	
☒ County documentary handling fee	\$ 50.00	\$	50.00
☐ Other		\$	

PAYMENT METHOD:

☒ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Lisa Fern Deputy Clerk
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R# 05377

Kristin B. Connelly
Contra Costa
Clerk-Recorder
555 Escobar Street
Martinez, CA 94553
(925) 335-7900

Public

Finalization No.: 202600065377

Cashier: lferm

Register: WINDOW10

Date/Time: 06/29/2026 12:58 PM

Description	Fee
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CDFG NO EFFECT DETERMINATION

Filing Time:	12:58 PM
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Filing Total:	\$50.00
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Filing Fee:	\$50.00
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Total Amount Due:	\$50.00
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Total Paid

Cash Tendered:	\$50.00
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Amount Due:	\$0.00
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EACH TRANSACTION IS FINAL AND
NON-REFUNDABLE.



THANK YOU
PLEASE KEEP FOR REFERENCE