

Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration

To: Public Agencies, Organizations and Other Interested Parties

From: City of Pleasanton
Community Development Department
P.O. Box 520
Pleasanton, California 94566

Subject: 10x Genomics Project
Initial Study and Mitigated Negative Declaration

Notice is hereby given that the City of Pleasanton, acting as Lead Agency under the California Environmental Quality Act (CEQA), released for review and comment to all agencies, organizations and interested persons, a Draft Initial Study and Mitigated Negative Declaration (IS/MND) for the 10x Genomics Project (Project).

Public Review Period: The Draft IS/MND circulated for a 30-day review period from April 2, 2021 to May 3, 2021 pursuant to Section 15105 of the CEQA Guidelines. Comments are accepted by mail or email, to the addresses listed below through **5:00 p.m. on May 3, 2021.**

Address:	Community Development Department Attention: Eric Luchini P.O. Box 520 Pleasanton, California 94566	E-mail: eluchini@cityofpleasantonca.gov
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Project Location: The project site is located in the northwestern portion of the City of Pleasanton, in Alameda County, California. The 14.75-acre project site corresponds to Assessor's Parcel Number (APN) 941-1201-026, located at 1701 Springdale Avenue, in Pleasanton, California. The project site is surrounded by Stoneridge Mall Road to the north and east, Stoneridge Drive to the south, and Springdale Avenue to the west. Regional access to the site is provided by Interstate 580 (I-580), and Interstate 680 (I-680). The West Dublin/Pleasanton BART station is located approximately a 0.5 mile north of the site, adjacent to I-580.

Project Description: The proposal includes: (1) Rezoning the subject parcel from C-R(p) (Regional Commercial - peripheral sites) District to PUD-C-O (Planned Unit Development - Commercial-Office) District; and (2) Planned Unit Development (PUD) Development Plan which would result in the redevelopment of the site for commercial and office uses, R&D, and light laboratory manufacturing for 10x Genomics (Applicant), a biotechnology company headquartered in Pleasanton, California. The proposal would consist of the following structures:

- Building 1: a 2- and 3-story, 150,000-square-foot operations facility building located on the northern portion of the project site;
- Building 2: up to a 4-story, 115,000-square-foot R&D facility located on the eastern portion of the project site;
- Building 3: up to a 4-story, 116,062-square-foot R&D facility located on the southeastern portion of the project site; and
- Parking structure: a maximum 6-story parking structure would be located on the western portion of the project site, providing 1,168 parking stalls. A surface parking lot south of the parking structure would provide an additional 90 parking stalls at full project buildout.

Public Hearing: The Planning Commission will consider the proposal and the IS/MND on Wednesday, May 26, 2021, at 7:00 p.m. in the City Council Chambers. Please contact City staff for more information on accessing and participating in this meeting on-line via Zoom.

CEQA Project Status: A Draft IS/MND have been prepared for this proposal pursuant to the provisions of CEQA. The Draft IS/MND prepared for this proposal demonstrates the proposal would not have any significant or unmitigatable effects on the environment. As a result of the adoption of the IS/MND document and the implementation of the proposed mitigation measures, the proposal would not have any significant or unmitigatable effects on the environment.

The Draft IS//MND and all related analysis are available online to the General Public on the City's website at: www.cityofpleasantonca.gov/10x
