

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** 10x Genomics Project

Lead Agency: City of Pleasanton Contact Person: Eric Luchini, Senior Planner  
 Mailing Address: 200 Old Bernal Avenue Phone: 925.357.5612  
 City: Pleasanton, CA Zip: 94566 County: Alameda County

**Project Location:** County: Alameda County City/Nearest Community: Pleasanton, CA  
 Cross Streets: Stoneridge Mall/Stoneridge Drive/Springdale Avenue Zip Code: 94566

Longitude/Latitude (degrees, minutes and seconds): 37 ° 41 ' 32.07 " N / 121 ° 55 ' 29.32 " W Total Acres: 14.75

Assessor's Parcel No.: 941-1201-026 Section: N/A Twp.: 3 South Range: 1 West Base: Mount Diablo Principal

Within 2 Miles: State Hwy #: I-680, I-580, SR 84 Waterways: N/A

Airports: N/A Railways: West Dublin/Pleasanton BART Schools: Fountainhead Montessori, Lydiksen Elem.

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Vesting Tentative Map

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. 207,084 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 173,978 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy, GHG</u>

**Present Land Use/Zoning/General Plan Designation:**

Designated Industrial, Commercial, and Office; zoned C-R (p) (Regional Commercial – Peripheral Area)

**Project Description:** (please use a separate page if necessary)

See attached.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date April 2, 2021 Ending Date May 3, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>10x Genomics</u>
Address: <u>1350 Treat Boulevard, Suite 380</u>	Address: <u>6230 Stoneridge Mall Road</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Pleasanton, CA 94588</u>
Contact: <u>Cecilia So</u>	Phone: <u>(925) 401-7300</u>
Phone: <u>949.244.3483</u>	

Signature of Lead Agency Representative:  Date: 04/05/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## 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 proposed project 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; Phase 1 would also include the resurfacing and minor expansion of the existing paved parking lot and construction of additional paved parking
- Building 2: up to a 4-story, 115,000-square-foot R&D facility located on the eastern portion of the project site; removal of up to 600 existing surface parking stalls, and construction of a maximum 6-story parking structure.
- Building 3: up to a 4-story, 116,062-square-foot R&D facility located on the southeastern portion of the project site. A 36,000 square foot surface parking lot would be constructed south of the parking structure, providing 90 surface parking stalls. The construction of Phase 3 may occur in conjunction with the construction of Phase 2.
- 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.

The proposed Planned Unit Development would allow for the square footage of Buildings 2 and 3 to be combined into a single structure.

The proposed project would be used for commercial and office uses, R&D, and light laboratory manufacturing. The specific nature of the proposed uses may include highly specialized, technical activities such as R&D, small-scale assembly of instruments, consumables; and software for analyzing biological systems. These activities would occur in clean-room environments that would not involve large- or heavy industrial-scale processes or machinery.

Open space improvements, including landscaping and pedestrian walkways, would be provided throughout the site and along the setback of Stoneridge Drive, Springdale Avenue, and Stoneridge Mall Road. At full buildout, the open space improvements would be designed to foster a campus-style character for an estimated 1,280 employees.

Phase 1 construction is expected to begin in Fall 2021 and would last for approximately 9.5 months. Phase 2 construction is estimated to be completed by 2025. Phase 3 is estimated to be completed by 2029.