



NOTICE OF PREPARATION
DRAFT ENVIRONMENTAL IMPACT REPORT
for the 1250 Oakmead Parkway Residential Project

DATE: August 14, 2026

TO: State Clearinghouse; Responsible Agencies, Trustee Agencies, and Other Public Agencies; Interested Parties, and the County Clerk of Santa Clara

LEAD AGENCY: City of Sunnyvale
Community Development Department, Planning Division
456 West Olive Avenue
Sunnyvale, CA 94086

CONTACT: Shila Bagley, Senior Planner
sbagley@sunnyvale.ca.gov
(408) 730-7418

Notice is hereby given that the City of Sunnyvale ("City"), as the Lead Agency, will prepare an Environmental Impact Report (EIR) for the 1250 Oakmead Parkway Residential project (hereinafter referred to as the "project"). This Notice of Preparation (NOP) has been prepared in compliance with California Environmental Quality Act (CEQA) Guidelines Section 15082. The purpose of this NOP is to solicit comments from the public and public agencies on the scope and content of the EIR for the project.

The City has determined that the project could result in potentially significant impacts and, therefore, an EIR is required. An EIR is a detailed statement prepared under CEQA describing and analyzing the significant environmental effects of a project and discussing ways to mitigate or avoid the effects.

A 30-DAY NOP REVIEW PERIOD: Members of the public and public agencies are invited to provide comments on the scope and content of the EIR to the City. The City would like to know the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may use the EIR prepared by the City when considering your permits or other approvals for the project.

Due to the time limits mandated by state law, your response must be sent within the 30-day NOP review period. The NOP public review period will begin on August 14, 2026 and end on September 14, 2026 at 5:00 p.m. Please send your responses (including your name and contact information) to:

Email: sbagley@sunnyvale.ca.gov

OR

Mail: City of Sunnyvale – Community Development Department
Attn: Shila Bagley, Senior Planner
456 West Olive Avenue
Sunnyvale, CA 94086

A copy of the NOP is on file at the City of Sunnyvale's One-Stop Permit Counter, 456 West Olive Avenue and on the City's website at: <https://www.sunnyvale.ca.gov/business-and-development/planning-and-building/ceqa-environmental-notice>.

Project progress, details, documents, and background information are provided on the City's project website at: <https://www.sunnyvale.ca.gov/business-and-development/projects-in-sunnyvale/development-projects>

If you wish to be placed on the mailing list or need additional information, please contact Shila Bagley, Senior Planner, at sbagley@sunnyvale.ca.gov. All parties that have submitted their names and contact information will be notified as part of this CEQA review process.

Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Draft EIR, including results of technical studies. The Draft EIR will be circulated for public review and comment for a 45-day public review period.

PUBLIC EIR SCOPING MEETING: The City will hold a Public EIR Scoping Meeting to receive comments regarding the scope and content of the EIR. The Public EIR Scoping Meeting will be held on **August 24, 2026, 6:00 p.m to 7:00 p.m.**

The Scoping Meeting will be held in a hybrid format and may be attended:

- In person: Redwood Conference Room at City Hall, 456 West Olive Avenue, Sunnyvale, CA 94086.
- Online: <https://sunnyvale-ca-gov.zoom.us/j/85212231856>
- By phone: 833-548-0276 (Meeting ID: 852 1223 1856; *9 to request to speak, *6 to mute/unmute)
- YouTube Live Stream Link: <https://youtube.com/live/bEv9wGIYb9A?feature=share>



PROJECT LOCATION: The approximately 7.93-acre project site is inclusive of 1230-1250-1270-1290 Oakmead Parkway; and is located southeast of the Lawrence Expressway/US 101 interchange (Assessor's Parcel Number: 216-44-124) in the City of Sunnyvale. The project site is bound by Oakmead Parkway to the north and east, Lakeside Drive to the west, and adjacent development to the south.

The project site is currently developed with a three-story, approximately 176,000 square foot office building that was constructed in 1978. The surrounding land uses include industrial, commercial, and office uses to the north, east, south, and west. There are also residential and hotel uses to the north and northeast of the project site. A regional map and vicinity map of the project site are shown on Figures 1 and 2, respectively. An aerial photograph with surrounding land uses is shown on Figure 3.

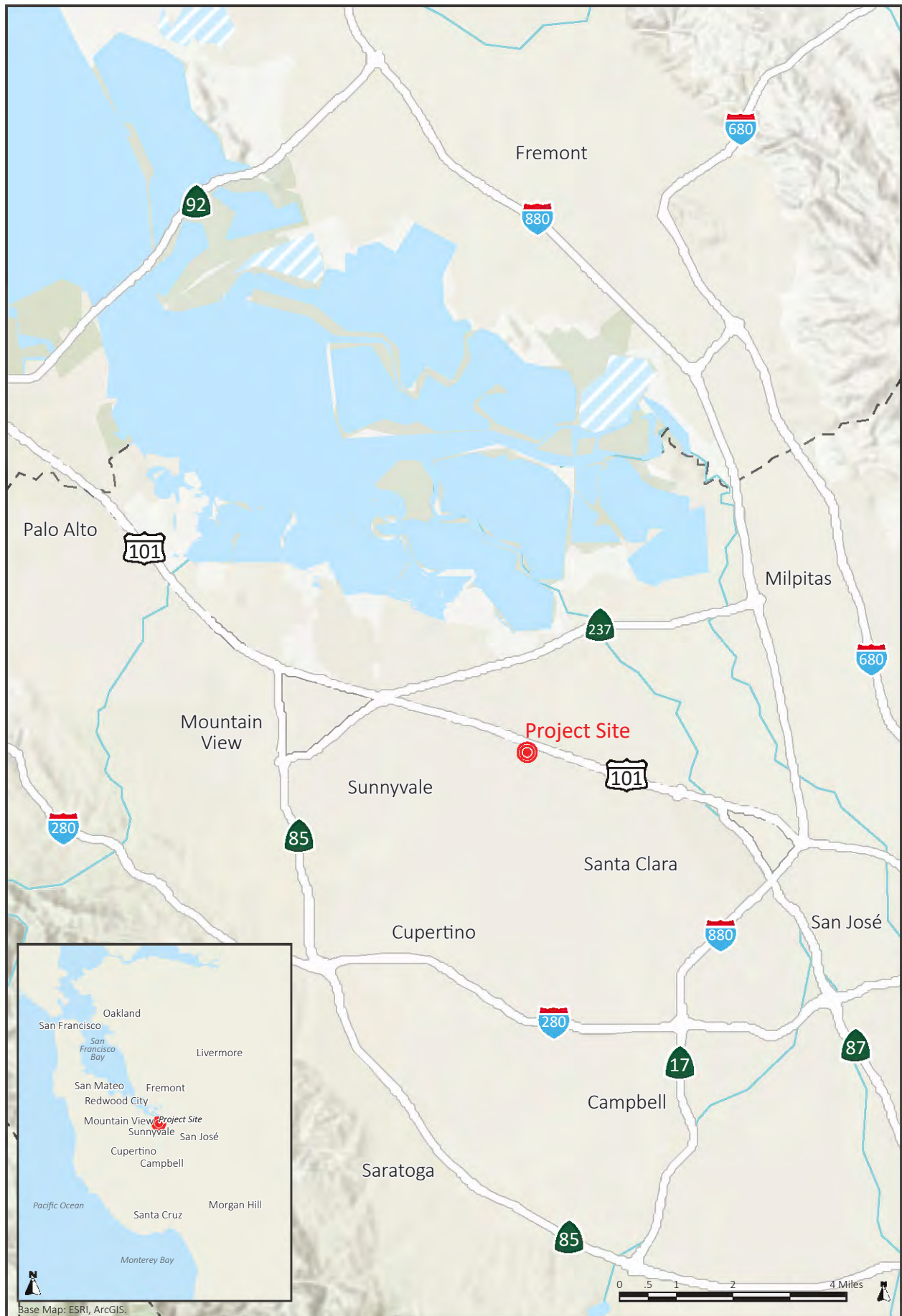
PROJECT DESCRIPTION: The proposed project is being pursued under the "Builder's Remedy" provisions of the Housing Accountability Act Government Code Section 65589.5(d)(5), which allows for housing development projects that do not comply with a site's General Plan land use designation or zoning requirements when a jurisdiction's Housing Element is noncompliant with state law at the time the project's Senate Bill (SB) 330 preliminary application is filed. As such, no General Plan amendment or rezoning is required for the project. The project also qualifies for protections under SB 330, which was adopted to increase residential unit development, protect existing housing inventory, and expedite permit processing timelines.

The project would demolish the existing office building, associated surface parking, and on-site landscaping, and construct a residential development consisting of 318 residential units including (20 percent) 64 deed-restricted affordable units. The project would construct a total of 17 townhouse buildings providing a total of 103 townhouse units on the western portion of the site. All 17 townhouse buildings would be three stories tall with a maximum height of 42 feet. The project would also construct a five-story, multi-family residential building on the eastern portion of the site that would include an attached, five-story parking structure for residents. The multi-family residential building would contain a total of 215 units situated around a central courtyard. The multi-family residential building and parking structure would have a maximum building height of 60 feet and a total area of approximately 389,039 square feet. The project would also include site access, utility and right of way, and landscaping improvements. The proposed buildings would achieve LEED Silver certification by incorporating green building measures.

PROBABLE ENVIRONMENTAL EFFECTS OF THE PROJECT: The EIR will describe the existing environmental conditions in the project site and will identify the significant effects on the environment ("impacts") that may result from implementation of the project. Where potentially significant impacts are identified, the EIR will identify mitigation measures to avoid or reduce those impacts, as feasible. The EIR will also discuss a reasonable range of alternatives to the project that could reasonably attain most of the basic objectives of the project and would avoid or substantially lessen any significant environmental impacts (CEQA Guidelines Section 15126.6[a]). The EIR will address potential environmental effects of the project on the following resource areas:

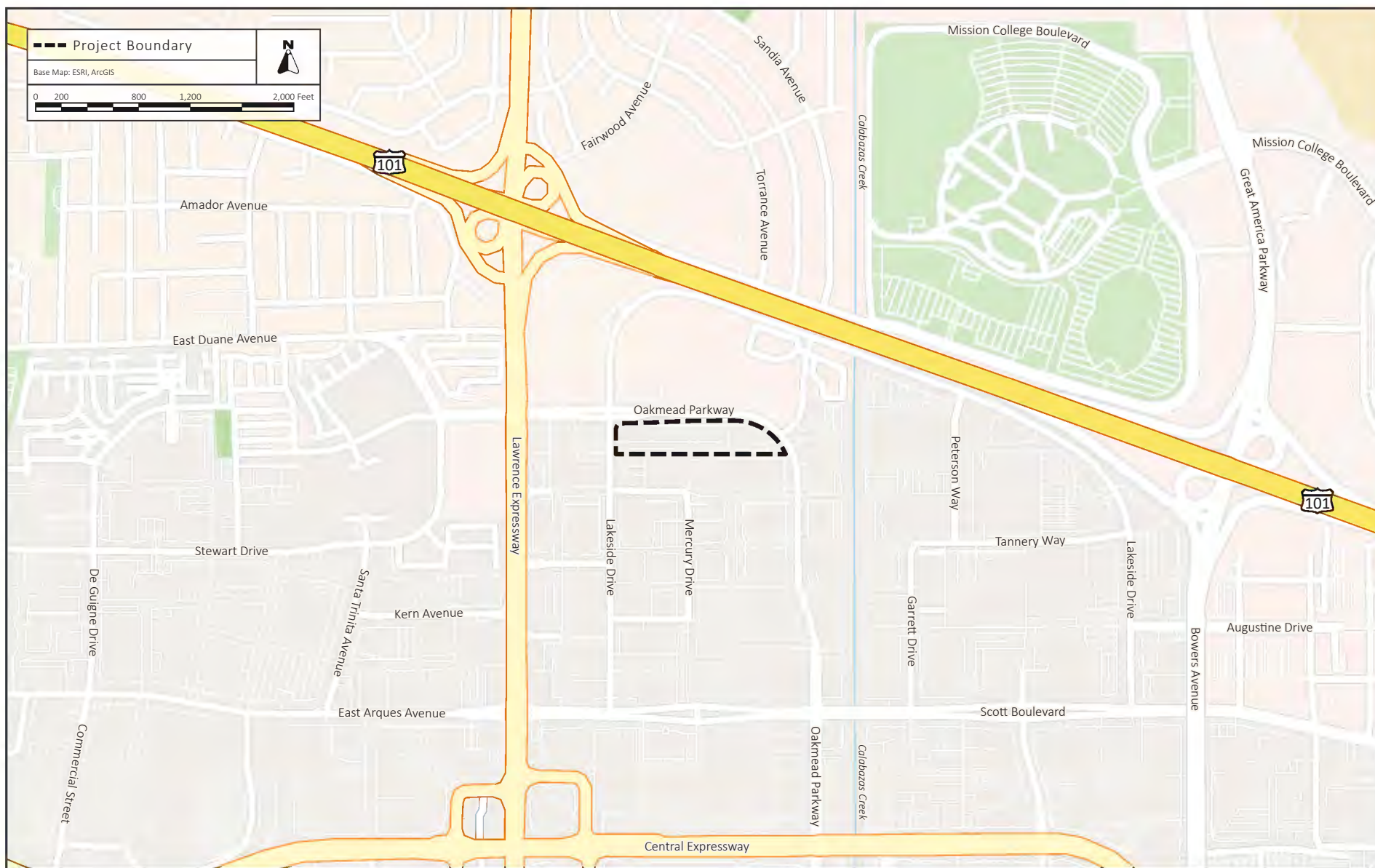
- Aesthetics
- Agricultural/Forestry Resources
- Air Quality
- Land Use
- Mineral Resources
- Noise and Vibration

- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire



REGIONAL MAP

FIGURE 1



VICINITY MAP

FIGURE 2



AERIAL PHOTOGRAPH AND SURROUNDING AREA

FIGURE 3