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

SCH #

Project Title: 1250 Oakmead Parkway

Lead Agency: City of Sunnyvale | Contact Person: Shila Bagley

Mailing Address: 456 West Olive Avenue | Phone: 408-730-7418

City: Sunnyvale | Zip: 94086 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: Sunnyvale

Cross Streets: Lakeside Drive/Oakmead Parkway | Zip Code: 94085

Longitude/Latitude (degrees, minutes and seconds): 37 ° 23 ′ 12.709 ″ N / 121 ° 59 ′ 25.832 ″ W Total Acres: 7.93

Assessor's Parcel No.: 216-44-124 | Section: 29 | Twp.: 6S | Range: 1W | Base:

Within 2 Miles: State Hwy #: 237 | Waterways: San Tomas Aquino, Calabazas, East Channel

Airports: N/A | Railways: Caltrain, VTA LRT | Schools: Kathryn Hughes, Fairwood, San Miguel, Bracher, Wilcox

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: _____

Development Type:

☐ Residential: Units 318 Acres 7.93
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Transportation: Type _____
☐ Commercial: Sq.ft. _____ 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:

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

Present Land Use/Zoning/General Plan Designation:

MS – Industrial and Service District / Industrial

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

The project would demolish the existing three-story, 176,000 square foot office building and all associated surface parking and landscaping on-site to construct 103, three-story, townhouse units on the western portion of the site and a five-story, 215-unit multi-family residential building with an attached aboveground parking structure on the eastern portion of the site. The total square footage for these improvements would be approximately 650,160 square feet.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

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

Starting Date August 14, 2026 Ending Date September 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: David J. Powers & Associates, Inc.
Address: 1871 The Alameda, Suite 200
City/State/Zip: San Jose, CA 95126
Contact: Nick Towstopiat, Project Manager
Phone: 408-454-3407

Applicant: Jean Baker, Managing Director - LoanCore Capital Credit REIT, LLC
Address: 301 Howard Street, 21st Floor
City/State/Zip: San Francisco, CA 94105
Phone: 408-730-7418

Signature of Lead Agency Representative: Shila Bagley **Date:** 8/11/2026

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