NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT MONTAGUE POINT INDUSTRIAL PROJECT

FILE NOS: H25-035 and ER25-206
PROJECT APPLICANT: Joe Goggiano, McCarthy Development LLC
APN: 101-31-001, 101-31-002, 101-31-003, 101-31-004, and 101-31-005

Project Description: The proposed project would result in the demolition of all existing buildings and construction of three new speculative industrial warehouse buildings. Building 1 would be located on the southeast corner of Montague Expressway and Zanker Road, Building 2 would be located centrally on the project site to the right of Building 1, and Building 3 would be located on the western corner of East Plumeria Drive and Montague Expressway intersection. The proposed project would construct a total of approximately 359,501 square feet of warehouse area and approximately 78,000 square feet of office space, for a total of approximately 437,501 square feet. The proposed project buildings would cover approximately 39 percent of the total project site. Additionally, the proposed project would connect to the existing water, wastewater, and stormwater drainage facilities within Junction Avenue.

Location: The approximately 23.75-acre project site consists of five parcels located at 3050 Zanker Road, 2840–2880 Junction Avenue, and 411 East Plumeria Drive in the City of San José. The project site is bounded by Junction Avenue to the south, Zanker Road to the west and southwest, Montague Expressway to the north and east, and East Plumeria Drive to the southeast.

As the Lead Agency, the City of San José will prepare an Environmental Impact Report (EIR) for the Project. The City welcomes your input regarding the scope and content of the environmental information that is relevant to your area of interest, or to your agency's statutory responsibilities in connection with the Project. If you are affiliated with a public agency, this EIR may be used by your agency when considering subsequent approvals related to the Project.

Scoping Meeting: A virtual environmental public scoping meeting for this Project will be held:

When: February 12, 2026 from 6:00 p.m. to 7:30 p.m.
Where: Via Zoom (see instructions below and on www.sanjoseca.gov/activeeirs)

The live meeting will be recorded. You will be muted upon entry to the meeting. Please do not unmute yourself until the presenter has called on you to speak. If you have not participated in a Zoom meeting before, we encourage you to download the Zoom application to your phone, tablet, or computer and feel free to log in early to troubleshoot any technical issues that may arise. Participants who are unable to install Zoom on their computer or mobile device can join a meeting through their computer's web browser. Meeting function may be limited on a web browser. Zoom currently works best with Google Chrome, Apple Safari, Mozilla Firefox, and Chromium Edge.

The following Zoom information can be used to attend the meeting online or via telephone:

Electronic Device Instructions

For participants who would like to join electronically from a PC, Mac, iPad, iPhone or Android device, please click this URL: https://sanjoseca.zoom.us/j/97916783339

Telephone Device Instructions

For one tap mobile please dial:

+14086380968,,97916783339# US (San Jose)

+12133388477,,97916783339# US (Los Angeles)

Or Telephone (For higher quality, dial a number based on your current location):

+1 408 638 0968 US (San Jose)

+1 213 338 8477 US (Los Angeles)

International numbers available: https://sanjoseca.zoom.us/u/aea6pUmmIo

Webinar ID: 9791 678 339

Please ensure your device has audio input and output capabilities. During the session, if you would like to comment, please use the 'raise hand' feature in Zoom conference call to speak. If you are using a telephone, you may click *9 to indicate you wish to speak.

Scoping Period and Public Comment Submittal: Consistent with CEQA, publication of this Notice of Preparation starts a 30-day public scoping period, from February 2, 2026 to March 5, 2026. Written comments on the scope of the SEIR must be received by the City of San José no later than **5:00 p.m. March 5, 2026**. Please submit written comments:

- *By email to:* Charlotte.Yuen@sanjoseca.gov
- *By mail to:*

City of San José, Department of Planning, Building, and Code Enforcement
Attn: Charlotte Yuen, Environmental Project Manager
200 East Santa Clara Street, 3rd Flood Tower, San José, CA 95113-1905

Christopher Burton, Director
Planning, Building, and Code Enforcement

Tina Cay

Deputy

January 30, 2026

Date