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: Montague Point Industrial Project

Lead Agency: City of San Jose | Contact Person: Charlotte Yuen

Mailing Address: 200 East Santa Clara Street | Phone: 408-535-5658

City: San Jose | Zip: 95113 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: San Jose

Cross Streets: Zanker Road and Junction Avenue | Zip Code: 95134

Longitude/Latitude (degrees, minutes and seconds): 37 ° 23 ′ 54.906 ″ N / 121 ° 55 ′ 49.056 ″ W Total Acres:

Assessor's Parcel No.: 101-31-001, 101-31-002, 101-31-003, 101-31-004, 101-31-005 Section: Twp.: Range: Base:

Within 2 Miles: State Hwy #: Waterways:

Airports: Railways: Schools:

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 Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☒ Industrial: Sq.ft. 437601 Acres 23.63 Employees 305
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD N/A

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ 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: Energy/Greenhouse Gases

Present Land Use/Zoning/General Plan Designation:

IP - Industrial Park

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

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.

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**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 4		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 2
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
	Fish & Game Region #		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	X	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date 2/2/2026 Ending Date 3/5/2026

Lead Agency (Complete if applicable):

Consulting Firm: First Carbon Solutions
Address: 2999 Oak Road, Suite 250
City/State/Zip: 94597
Contact: Prathna Maharaj
Phone: 650-515-1516

Applicant: Joe Goggiano
Address: 210 Almendra Avenue
City/State/Zip: Los Gatos/California/95030
Phone: (408) 290-9805

Signature of Lead Agency Representative: Charlotte Yuen Digitally signed by Charlotte Yuen Date: 2026.02.04 13:56:33 -08'00' **Date:** 2/4/2026

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