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 # 2026020144

Project Title: Montague Point Industrial Project

Lead Agency: City of San José | Contact Person: Charlotte Yuen
Mailing Address: 200 E Santa Clara St | Phone: (408) 535-5658
City: San José | Zip: 95113 | County: Santa Clara

Project Location: County: Santa Clara | City/Nearest Community: San José
Cross Streets: Montague Expressway, Zanker Road, and East Plumeria Drive | Zip Code: 95134
Longitude/Latitude (degrees, minutes and seconds): 39 ° 50 ′ 56 ″ N / 95 ° 55 ′ 41 ″ W | Total Acres: 23.75
Assessor's Parcel No.: 101-31-001, -002, -003, -004, and -005 | Section: N/A | Twp.: 6S | Range: 1W | Base: Mt Diablo
Within 2 Miles: State Hwy #: SR-237, I-880 | Waterways: Coyote Creek, Guadalupe River
Airports: San José Norman Y. Mineta International Airport | Railways: VTA Light Rail | Schools: Abram Agnew Elem. School, Dolores Huerta School

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: Units ☐ Acres
☐ Office: Sq.ft. ☐ Acres ☐ Employees
☐ Commercial: Sq.ft. ☐ Acres ☐ Employees
☒ Industrial: Sq.ft. 401,301 Acres 23.75 Employees 507
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan land Use - Industrial Park, Zoning - Industrial Park

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

The Project site is located at on an approximately 23.75-acre site comprised of five parcels located at 3050 Zanker Road, 2840-2880 Junction Avenue, and 411 East Plumeria Drive. The project proposes to demolish all 5 existing office/research and development buildings and develop three new speculative industrial buildings, totaling approximately 328,701 square feet of warehouse space and 72,600 square feet of office space. The proposed buildings would cover approximately 39 percent of the total project site and would have a maximum height of approximately 47 feet. The proposed warehouse buildings would not include cold storage or data centers. Additionally, the proposed project would connect to the existing water, wastewater, and stormwater drainage facilities within Junction Avenue. The proposed project would also include 651 total on-site parking spaces, on-site bike parking, a 10-foot-high sound wall, and approximately 230,000 square feet of landscaping throughout the project site.

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 November 2, 2026 Ending Date December 17, 2026

Lead Agency (Complete if applicable):

Consulting Firm: FCS International, Inc.
Address: 2999 Oak Road, Suite 250
City/State/Zip: Walnut Creek, CA 94597
Contact: Prathna Maharaj, AICP
Phone: 650-515-1516

Applicant: McCarthy Development
Address: 210 Almendra Avenue
City/State/Zip: Los Gatos, CA 95030
Phone: (408) 290-9805

Signature of Lead Agency Representative: Charlotte Yuen Digitally signed by Charlotte Yuen Date: 2026.10.22 11:51:10 -07'00' **Date:** 10/22/2026

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