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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2026020144

Project Title: Montague Point Industrial Project

Lead Agency: City of San José

Contact Name: Charlotte Yuen

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Project Location: City of San José, Santa Clara County

City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural and Tribal Cultural Resources: MM CUL-2a WEAP Training; MM CUL-2b Discovery of Resources

Hazards and Hazardous Materials: MM HAZ-1 Phase II Soil Investigation

Noise: MM NOI-1 Construction Noise Logistics Plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aesthetics, Light, and Glare
Air Quality
Biological Resources
Cultural Resources
Energy
Geology and Soils
Greenhouse Gas Emissions
Hazards and Hazardous Materials
Hydrology and Water Quality
Land Use and Planning
Noise
Population and Housing
Public Services
Recreation
Transportation
Tribal Cultural Resources
Utilities and Service Systems

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air District
San Francisco Bay Regional Water Quality Control Board