NOTICE OF AVAILABILITY OF THE DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) FOR THE MONAGUE POINT INDUSTRIAL PROJECT AND PUBLIC COMMENT PERIOD (SCH# 2026020144)

A Draft Environmental Impact Report (Draft EIR) for the Montague Point Industrial Project is now available for public review and comment. The project applicant proposes to demolish all existing buildings on the project site and then 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.

Location: The project site is located 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 (Assessor's Parcel Numbers [APNs]101-31-001, 101-31-002, 101-31-003, 101-31-004, and 101-31-005). The project site is currently developed with three vacant and two occupied 2-story office/research and development (R&D) buildings ranging from 74,586 to 101,725 square feet, with a total building square footage of approximately 422,635 square feet. The project site is bounded by Montague Expressway to the north and east, East Plumeria Drive to the east and south; Junction Avenue to the south; and Zanker Road to the west. The project site is located in a Industrial Park (IP) Zoning District and is designated as Industrial Park under the City's General Plan.

APNs: 101-31-001, -002, -003, -004, and -005 **File Nos.:** H25-035 & ER25-206

The project would have potentially significant environmental effects with regard to cultural resources, hazards and hazardous materials, noise, and tribal cultural resources. The California Environmental Quality Act (CEQA) requires this notice to disclose whether any listed toxic sites are present at the project location. The project location is not on a list of hazardous materials sites maintained by the State in accordance with California Public Resources Code Section 65962.5.

The Draft EIR and documents referenced in the Draft EIR are available for review online at the City of San José's "Active EIRs" website at www.sanjoseca.gov/activeeirs and are also available at the following locations:

Department of Planning,
Building, and Code Enforcement
200 East Santa Clara St.
Third Floor
San José, CA 95113
(408) 535-3555

San José Alviso Branch
Library
5050 North First Street
San José, CA 95002
(408) 808-3052

The public review period for this Draft EIR will be 45 days, between **November 2, 2026, and December 17, 2026.** Written comments must be received at the Planning Department by 5:00 p.m. on December 17, 2026, in order to be addressed as part of the formal EIR review process. Comments and questions should be referred to Charlotte Yuen in the Department of Planning, Building and Code Enforcement via e-mail at Charlotte.Yuen@sanjoseca.gov, or by regular mail at the following mailing address:

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

For the official record, **please email or mail your written comment letter and reference File Nos. H25-035 & ER25-206.**

Following the close of the public review period, the Director of Planning, Building, and Code Enforcement will prepare a Final Environmental Impact Report that will include responses to comments received during the review period. At least ten days prior to the public hearing on the EIR, the City's responses to comments received during the public review period will be available for review and will be sent to those who have commented in writing on the Draft EIR during the public review period.

Christopher Burton, Director
Planning, Building and Code Enforcement

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Deputy

October 22, 2026
Date