

**TREE MITIGATION AGREEMENT
(GOOGLE LANDINGS OFFICE PROJECT)**

This TREE MITIGATION AGREEMENT (GOOGLE LANDINGS OFFICE PROJECT) (this “Agreement”) dated as of this 22nd of August 2025, is entered into by and between CITY OF MOUNTAIN VIEW, a California charter city and municipal corporation, 500 Castro Street, P.O. Box 7540, Mountain View, California, 94039-7540 (hereinafter “CITY”), and GOOGLE LLC, a Delaware limited liability company, 1600 Amphitheater Parkway, Mountain View, California 94043 (hereinafter “GOOGLE”) (CITY and GOOGLE hereinafter collectively “Parties” or individually “Party”).

RECITALS

A. On June 23, 2020, CITY adopted Resolution No. 18476 conditionally approving GOOGLE’s application for a Master Plan to create a shared parking district; a Planned Community Permit and Development Review Permit to construct a five-story, 799,482 square foot office building above one level of underground parking, a four-level off-site parking structure, and site improvements associated with the development; and a Heritage Tree Removal Permit to remove 414 Heritage trees at 2001 Landings Drive (formerly 1860-2159 Landings Drive) in the City of Mountain View (collectively, hereinafter “Google Landings Office Project” or “Project”).

B. The Google Landings Office Project included various conditions of approval regarding landscaping and tree replacement, including a requirement that GOOGLE offset the removal of certain trees by replacing them with 1,279 new trees.

C. Pursuant to Section 36.34 *et seq.* of the City Code, the conditions of approval require all landscaping required to be installed as part of the Project to be maintained for the life of the Project, including regular watering, pruning, fertilizing, clearing of debris and weeds, the removal and replacement of dead plants, and the repair and replacement of irrigation systems and integrated architectural features.

D. GOOGLE initiated demolition/construction activity on or after May 10, 2022, which included the removal and planting of a number of trees, site clearing, and excavation for construction of subterranean parking, but has elected not to move forward with the Project. GOOGLE also completed construction of an off-site above-grade parking structure known as the Alta Garage, located at 1001 Alta Avenue, which also has a frontage on Huff Avenue. The Parties agree that up to six hundred seventy-eight (678) off-site tree plantings (“Off-Site Replacement Trees”), fourteen (14) in-ground tree plantings along Landings Drive (“Street Trees”), and sixty-seven (67) trees placed in containers along other public right-of-way frontages (“Box Trees”) are required to mitigate tree removals connected to the Google Landings Office Project.

E. In order ensure that any tree removal impacts are addressed, encourage protection of the urban forest, support CITY’s tree canopy programs, and contribute to the

welfare of the community, all for the purposes of mitigating tree removal impacts associated with the Google Landings Office Project, the Parties wish to enter into this Agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the recitals and mutual promises contained herein, the receipt and sufficiency of which is hereby acknowledged, CITY and GOOGLE agree as follows:

1. **Tree Mitigation Obligations.**

a. **GOOGLE's Responsibilities.** GOOGLE shall fulfill the following obligations:

1. GOOGLE shall pay CITY twenty-five thousand dollars (\$25,000) for CITY's retention of a consultant to survey and identify locations and specify species of replacement trees where CITY can plant Off-Site Replacement Trees provided by GOOGLE. Payment pursuant to this subsection 1(a)(1) shall be due within 60 days after the full execution of this Agreement. If the entire twenty-five thousand dollar (\$25,000) payment is not expended on consulting services, the remaining amount of these funds shall be credited towards GOOGLE's other payment obligations pursuant to this Agreement.

2. GOOGLE shall pay CITY an amount of five hundred eight thousand five hundred dollars (\$508,500) for expenses related to installation and maintenance costs of Off-Site Replacement Trees. Payment pursuant to this subsection 1(a)(2) shall be due within 60 days after the full execution of this Agreement.

3. GOOGLE shall provide CITY with Off-Site Replacement Trees by providing up to six hundred seventy-eight (678) trees selected by CITY at its sole discretion, in sizes up to the equivalent of 24" box trees, from inventory available at GOOGLE's tree farm. GOOGLE shall deliver all trees, including Off-Site Replacement Trees, to the CITY in grow bags. CITY shall have the right, but not the obligation, to select up to six hundred seventy-eight (678) Off-Site Replacement Trees pursuant to this subsection 1(a)(3). GOOGLE shall deliver trees to CITY within two weeks in full truckload shipments of up to 20 trees at once (or four weeks if CITY selects more than 20 trees) of CITY's selection of trees and shall be responsible for all costs related to delivery of full truckloads of trees. CITY's final selection of trees shall occur no later than February 27, 2026. GOOGLE shall submit itemized documentation of each delivery, to be transmitted to CITY no later than 48 hours prior to delivery, including but not limited to details verifying the quantity, tree type, and tree size in each delivery.

4. GOOGLE shall pay CITY an additional two hundred fifty dollars (\$250) for each tree, up to six hundred seventy-eight (678) trees, that is not selected by CITY pursuant to subsection 1(a)(3). Payment pursuant to this subsection 1(a)(4)

shall be due 60 days following CITY's tree selection notice to GOOGLE pursuant to subsection 1(b)3.

5. GOOGLE shall install fourteen (14) Street Trees along Landings Drive as set forth in the Google Landings Planting Plan, attached and incorporated herein as Exhibit A. Street Trees shall be 24" box size, Laurus Saratoga species. GOOGLE shall provide sufficient irrigation to support the newly planted Street Trees by performing tasks, or causing GOOGLE'S contractor to perform tasks, that include, but are not limited to, repairing lateral lines, spray heads, rotors, and bubblers as needed in the planting areas immediately adjacent to the newly planted Street Trees.

6. GOOGLE shall install sixty-seven (67) Box Trees as set forth in the Google Landings Planting Plan, attached and incorporated herein as Exhibit A. All Box Trees shall be minimum 36" box size. Species shall be Quercus agrifolia for the row closest to the US-101 freeway and Prunus illicifolia for the row inboard. GOOGLE shall provide sufficient irrigation to support the new Box Trees by performing tasks, or causing GOOGLE'S contractor to perform tasks, that include, but are not limited to, repairing lateral lines, spray heads, rotors, and bubblers as needed. GOOGLE shall either re-box or replace boxed trees at least every three (3) years.

7. GOOGLE shall obtain all requisite permits necessary for GOOGLE to plant Street Trees and place Box Trees pursuant to this Agreement and abide by permit conditions.

8. GOOGLE shall commence installation of the fourteen (14) Street Trees and sixty-seven (67) Box Trees within sixty (60) days after the full execution of this Agreement, and shall diligently pursue completion of the installation thereafter.

b. CITY's Responsibilities. CITY shall fulfill the following obligations:

1. CITY shall retain a consultant to survey and identify locations where CITY can plant Off-Site Replacement Trees, with said consulting work to be completed within 90 days of receipt of payment specified in subsection 1(a)(1). CITY shall be responsible for any additional costs beyond twenty-five thousand dollars (\$25,000) for these consulting services.

2. CITY shall select up to six hundred seventy-eight (678) Off-Site Replacement Trees at its sole discretion, in sizes up to the equivalent of 24" box trees, from inventory available at GOOGLE's tree farm for off-site tree planting. CITY shall have until February 27, 2026 to (i) select Off-Site Replacement Trees and (ii) provide to GOOGLE in writing the time and location for Off-Site Replacement Tree delivery and CITY acceptance, which time and location shall be reasonably acceptable to GOOGLE, and which delivery date shall be no later than March 31,

2026. CITY shall be responsible for installing and maintaining the Off-Site Replacement Trees.

3. CITY shall provide notice to GOOGLE of the number of trees not selected from GOOGLE's tree farm pursuant to subsection 1(a)(3) and subsequent amount due pursuant to subsection 1(a)(4), if any, by February 27, 2026.

2. **Term.**

a. The effective term of this Agreement shall be from the date of full execution of this Agreement by the Parties until issuance of a building permit for a subsequent project on the 2001 Landings Drive site which includes the permanent installation of a minimum of 67 trees in the approximate locations of the Box Trees shown on Exhibit A, unless an earlier termination of this Agreement is mutually agreed upon in writing by CITY and GOOGLE.

3. **Successors and Assigns.** This Agreement is binding on GOOGLE and GOOGLE's agents, representatives, successors, and assigns. GOOGLE shall not assign or transfer GOOGLE's interest in this Agreement without the prior written consent of CITY, which shall not unreasonably be withheld, and any attempt to do so shall be voidable by CITY. Notwithstanding the foregoing, no CITY consent of any kind shall be required for assignment or transfer of GOOGLE's interest in this Agreement to any entity acquiring fee simple title to the real property at 2001 Landings Drive from GOOGLE, in which event GOOGLE shall provide CITY written notice of within 10 days.

4. **Business License.** Prior to the execution of this Agreement, GOOGLE shall comply with Article I of Chapter 18 of the Mountain View City Code. More information is available online at www.mountainview.gov/our-city/departments/finance-and-administrative-services/billing/business-licenses or at City Hall, 500 Castro Street, Second Floor, Finance and Administrative Services Department Lobby.

5. **Insurance.**

a. **Commercial General Liability Insurance.** GOOGLE shall obtain and maintain Commercial General Liability insurance in a minimum amount of Two Million Dollars (\$2,000,000) per occurrence, and Four Million Dollars (\$4,000,000) in the aggregate. If a general aggregate limit is used, either the general aggregate limit shall apply separately to this Agreement or the general aggregate limit shall be twice the required occurrence limit. GOOGLE's insurance coverage shall be written on an occurrence basis.

b. **Automobile Liability Insurance.** GOOGLE shall obtain and maintain Automobile Liability insurance in a minimum amount of One Million Dollars (\$1,000,000) per occurrence.

c. Professional Liability Insurance. Google shall obtain and maintain Professional Liability insurance in a minimum amount of One Million Dollars (1,000,000) per claim. Professional Liability insurance must be maintained and evidence of insurance shall be provided to CITY for at least three (3) years after completion of work under this Agreement.

d. Pollution Insurance. GOOGLE shall obtain and maintain Pollution insurance in a minimum amount of One Million Dollars (\$1,000,000) per occurrence or claim.

e. Workers' Compensation Insurance. GOOGLE shall obtain and maintain statutory Workers' Compensation insurance and Employer's Liability insurance in a minimum amount of One Million Dollars (\$1,000,000) per accident.

f. Acceptability of Insurers. Insurance is to be placed with insurers with a current *A.M. Best's Rating* of A:VII unless otherwise acceptable to CITY.

g. Verification of Coverage. Insurance, deductibles, or self-insurance retentions shall be subject to CITY's approval, for which approval will not be unreasonably withheld. Original Certificates of Insurance with endorsements shall be received and approved by CITY before work commences, and insurance must be in effect for the duration of the Agreement. The absence of insurance or a reduction of stated limits shall cause all work pursuant to this Agreement to cease. Any delays shall not affect the tree mitigation obligation deadlines set forth in Section 1.

h. Other Insurance Provisions:

(1) If GOOGLE maintains broader coverage and/or higher limits than the minimums shown above, CITY requires and shall be entitled to the broader coverage and/or the higher limits maintained by GOOGLE. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to CITY.

(2) The City of Mountain View and CITY's officers, officials, employees, and volunteers are to be covered as an additional insured to the Commercial General Liability insurance and Automobile Liability insurance by a blanket endorsement or an endorsement at least as broad as ISO Form CG 20 10 11 85 or, if not available, through the addition of **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38 and CG 20 37 if a later revision is used or other endorsement approved by CITY's Risk Manager for Commercial General and Automobile Liability coverages.

(3) For any claims related to GOOGLE's services pursuant to this Agreement, GOOGLE's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 with respect to CITY and CITY's officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by CITY and CITY's officers, officials, employees, and volunteers shall not contribute to it.

(4) GOOGLE grants CITY a waiver of any rights to subrogation which any insurer of GOOGLE may acquire against CITY by virtue of the payment of any loss under such insurance (ISO CG 24 04 for CGL) and an endorsement to the Workers' Compensation policy. This provision applies regardless of whether or not CITY has received a waiver of subrogation endorsement from the insurer.

(5) GOOGLE shall provide thirty (30) days' notice to CITY in the event of cancellation or modification to the stipulated insurance coverage.

(6) In the event GOOGLE employs subcontractors as part of the work covered by this Agreement, it shall be the responsibility of GOOGLE to ensure that all subcontractors comply with the same insurance requirements as stated in this Agreement.

(7) Approval of the insurance by CITY or acceptance of the Certificate of Insurance by CITY shall not relieve or decrease the extent to which GOOGLE may be held responsible for payment of damages resulting from GOOGLE's services or operations pursuant to this Agreement, nor shall it be deemed a waiver of CITY's rights to insurance coverage hereunder.

(8) If, for any reason, GOOGLE fails to maintain insurance coverage that is required pursuant to this Agreement, the CITY may purchase such required insurance coverage, and GOOGLE shall reimburse the CITY for any premiums and associated costs paid by CITY for such insurance.

6. **Hold Harmless.** To the fullest extent permitted by law, GOOGLE hereby agrees to and shall indemnify, defend, and hold CITY and CITY's officers, employees, agents, and volunteers harmless from any liability for damage or claims for damage for personal injury, including, but not limited to, death and/or property damage ("Claims"), caused by negligent acts, errors, or omissions in performance of professional services or operations under this Agreement by GOOGLE or GOOGLE's contractors, subcontractors, agents, or employees, except to the extent such Claims are caused by the gross negligence, recklessness, or willful misconduct of CITY or CITY's officers, employees, agents, and volunteers. CITY shall cooperate reasonably in the defense of any action, and GOOGLE shall employ competent counsel reasonably acceptable to the City Attorney.

7. **Remedies for Default.** If a Party is in default under this Agreement, it may pursue one or more of the following courses of action, after thirty (30) days' prior written notice to the other Party:

a. **Breach:** Subject to extensions of time by mutual consent in writing, the failure or delay by either Party to perform any term or provision of this Agreement shall constitute a breach of this Agreement. In the event of alleged breach of any terms or conditions of this Agreement, the Party alleging such breach shall give the other Party notice in writing specifying the nature of the breach and the manner in which said breach or default may be

satisfactorily cured, and the Party in breach shall have thirty (30) days following such notice to cure such breach, except that in the event of a breach of an obligation to make a payment, the Party in breach shall have ten (10) days to cure the breach. If the breach is of a type that cannot be cured within thirty (30) days, the breaching Party shall, within a thirty (30) day period following notice from the non-breaching Party, notify the non-breaching Party of the time it will take to cure such breach which shall be a reasonable period under the circumstances (“Extended Cure Period”); commence to cure such breach; and be proceeding diligently to cure such breach. The Extended Cure Period shall in no event exceed one hundred twenty (120) days unless otherwise agreed by the Parties. The failure of any Party to give notice of any breach shall not be deemed to be a waiver of that Party’s right to allege that breach or any other breach at any other time.

b. **Default:** If the breaching Party has not cured such breach within the Cure Period or the Extended Cure Period, if any, such Party shall be in default (“Default”) and the non-breaching Party, at its option, may institute legal proceedings pursuant to this Agreement and shall have such remedies as are set forth in Section 7(c) below.

c. **Remedies:** In addition to any other rights or remedies, the Parties may institute legal action to cure, correct or remedy any Default, enforce any covenants or agreements herein, to enjoin any threatened or attempted violation hereof, or to obtain any other remedies (including monetary damages) consistent with the purpose of this Agreement. Any such legal action shall be brought in the Superior Court for Santa Clara County, California.

8. **Applicable Laws and Attorneys’ Fees.** This Agreement shall be construed and enforced pursuant to the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Santa Clara. Should any legal action be brought by a Party for breach of this Agreement or to enforce any provision herein, the prevailing party of such action shall be entitled to reasonable attorneys’ fees, court costs, and such other costs as may be fixed by the court. Reasonable attorneys’ fees of the City Attorney’s Office, if private counsel is not used, shall be based on comparable fees of private attorneys practicing in Santa Clara County.

9. **Amendment.** This Agreement may only be amended by written instrument signed by the Parties.

10. **Attachments or Exhibits.** Except as expressly referenced herein, no portion of any terms or conditions included in any attachments or exhibits shall be a part of this Agreement, and they shall have no force or effect. If any attachments or exhibits to this Agreement are inconsistent with this Agreement, this Agreement shall control.

11. **Entire Agreement.** This Agreement contains the entire understanding between the Parties with respect to the subject matter herein. There are no representations, agreements, or understandings (whether oral or written) between or among the Parties relating to the subject matter of this Agreement which are not fully expressed herein.

12. **Authority to Execute.** The persons executing this Agreement on behalf of the Parties warrant that they are duly authorized to execute this Agreement.

13. **Waiver.** The failure of CITY to insist upon a strict performance of any of the terms, conditions, and covenants contained herein shall not be deemed a waiver of any rights or remedies that CITY may have and shall not be deemed a waiver of any subsequent breach or default in the terms, conditions, and covenants contained herein.

14. **Headings.** The headings in this Agreement are inserted for convenience purposes only and shall not affect the terms of this Agreement.

15. **Public Records.** The Parties recognize and acknowledge that CITY is subject to the California Public Records Act, California Government Code Section 7920.000, *et seq.* Public records are subject to disclosure.

16. **Severability.** If any provision of this Agreement is found by a court of competent jurisdiction to be void, invalid, or unenforceable, the same will either be reformed to comply with applicable law or stricken if not so conformable, so as not to affect the validity or enforceability of this Agreement.

17. **Compliance with Law.** GOOGLE shall comply with all applicable laws and regulations of the Federal, State, and local government, including, but not limited to, “The Code of the City of Mountain View, California.” GOOGLE specifically agrees to comply with any applicable laws, regulations, and/or guidelines relating to COVID-19, including, but not limited to, Centers for Disease Control and Prevention (CDC) guidelines, Santa Clara County Department of Public Health orders and/or guidelines, and CITY’s protocols for contractors related to COVID-19 which are located at <https://www.mountainview.gov/our-city/departments/finance-and-administrative-services/purchasing> and incorporated herein by this reference, as amended from time to time.

18. **Notices.** Any notice given under this Agreement shall be in writing and shall be given by delivering the same to such Party in person, by delivering the same to such Party by reputable overnight courier or express service, or by sending the same to such Party by registered or certified mail, return receipt requested, with postage prepaid. The address(es) of each Party for the giving of notices hereunder are, until changed as hereinafter provided, the following:

To CITY: Community Development Director
City of Mountain View
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

To GOOGLE: Google LLC
1600 Amphitheatre Parkway
Mountain View, CA 94043
Attn: REWS Team

With a copy to: Google LLC
1600 Amphitheatre Parkway
Mountain View, CA 94043
Attn: Legal Department/RE Matters

With a copy to: Community Services Director
Public Works Director _____ (optional)
City of Mountain View
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

Any notice will be deemed given on the date of delivery, on the date of refusal to accept delivery, or when delivery is first attempted but cannot be made due to a change of address for which no notice was given. A Party may change its notice address(es) at any time by giving written notice of such change to the other Party in the manner provided herein. Notice given by counsel shall be deemed given by the Party represented by such counsel.

20. **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which in the aggregate shall constitute one and the same instrument, and the Parties agree that signatures on this Agreement shall be sufficient to bind the Parties.

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DRAFT

IN WITNESS WHEREOF, this Agreement, dated _____, between the City of Mountain View and Google LLC for tree mitigation obligations, is executed by CITY and GOOGLE.

“CITY”:
CITY OF MOUNTAIN VIEW,
a California charter city and municipal
corporation

“GOOGLE”:
GOOGLE LLC

By:
City Manager

By: _____

Print Name: _____

APPROVED AS TO CONTENT:

Title: _____

Community Development Director

FINANCIAL APPROVAL:

Finance and Administrative
Services Director

APPROVED AS TO FORM:

City Attorney

DRAFT

TREE LEGEND

SYMBOL	BOTANICAL NAME
LAU SAR	LAURUS 'SARATOGA'
PRU ILI	PRUNUS ILICIFOLIA
QUE AGR	QUERCUS AGRIFOLIA

SHRUB LEGEND

SYMBOL	BOTANICAL NAME
•	CAREX TUMULICOLA
⊙	SALVIA CLEVELANDII

HYDROSEED LEGEND

SYMBOL	COMMON NAME
▽	HYDROSEED

NOTES:

1. ALL ON-SITE TREES ARE TO REMAIN IN THEIR BOXES, TO BE ARRANGED AS SHOWN IN PLAN.

2. SEE SHEET L4.08 FOR PLANTING LEGEND, NOTES, AND DETAILS.

3. WITH THE EXCEPTION OF HYDROSEED AREAS, ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH.

4. TREES SHALL BE PLANTED MINIMUM FIVE FEET (5') FROM UNDERGROUND UTILITIES.

5. ALL PROPOSED QUERCUS AGRIFOLIA TREES SHALL BE PLACED ONE FOOT (1') FROM THE PROPERTY LINE AND SPACED FIFTEEN FEET (15') ON CENTER.



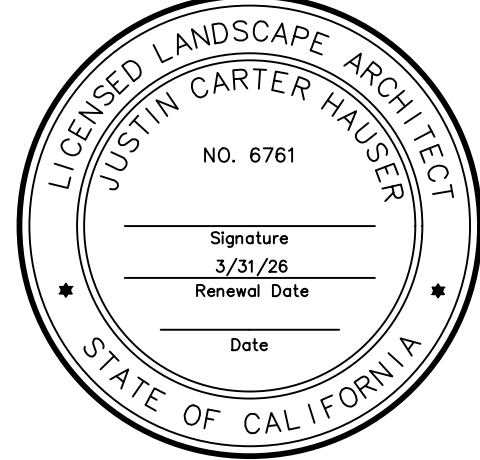
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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road
San Jose, CA 95131

(408) 487-2200

HMHca.com



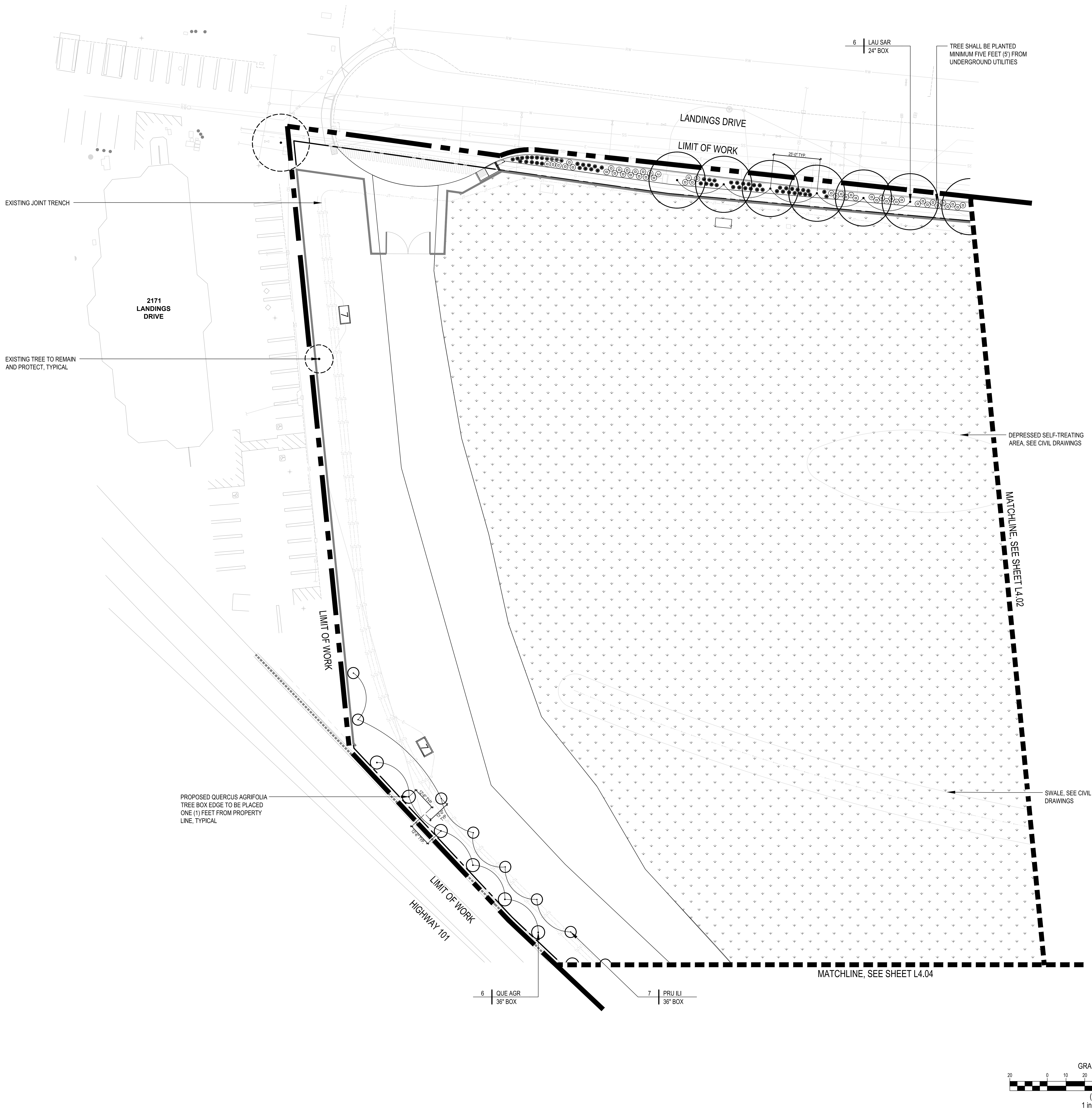
GOOGLE LANDINGS
2001 LANDINGS DRIVE, MOUNTAIN VIEW, CA
PL-2024-111

7/15/25	GOOGLE TREE MITIGATION AGREEMENT EXHIBIT
5/21/25	BUILDING DEPARTMENT COMMENTS
3/18/25	PLANNING DEPARTMENT COMMENTS
2/21/25	BUILDING DEPARTMENT COMMENTS
2/21/25	PLANNING DEPARTMENT COMMENTS
11/18/24	BUILDING DEPARTMENT COMMENTS
11/18/24	PLANNING DEPARTMENT COMMENTS
8/23/24	ISSUE FOR PERMIT
8/2/24	PLANNING DEPARTMENT COMMENTS

NO	DATE	DESCRIPTION
PROJECT NO:	6869.00	
CAD DWG FILE:	7. 686900PAC.DWG	
DESIGNED BY:	JW	
DRAWN BY:	JW	
CHECKED BY:	JH	
DATE:	JULY 15, 2025	
SCALE:	1" = 20'	
© HMM		

EXHIBIT A GOOGLE LANDINGS
PLANTING PLAN -
PLANTING PLAN

L4.01



DRAFT

TREE LEGEND	
SYMBOL	BOTANICAL NAME
LAU SAR	LAURUS 'SARATOGA'
PRU ILI	PRUNUS ILICIFOLIA
QUE AGR	QUERCUS AGRIFOLIA
SHRUB LEGEND	
SYMBOL	BOTANICAL NAME
●	CAREX TUMULICOLA
⊙	SALVIA CLEVELANDII
HYDROSEED LEGEND	
SYMBOL	COMMON NAME
▽	HYDROSEED
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Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

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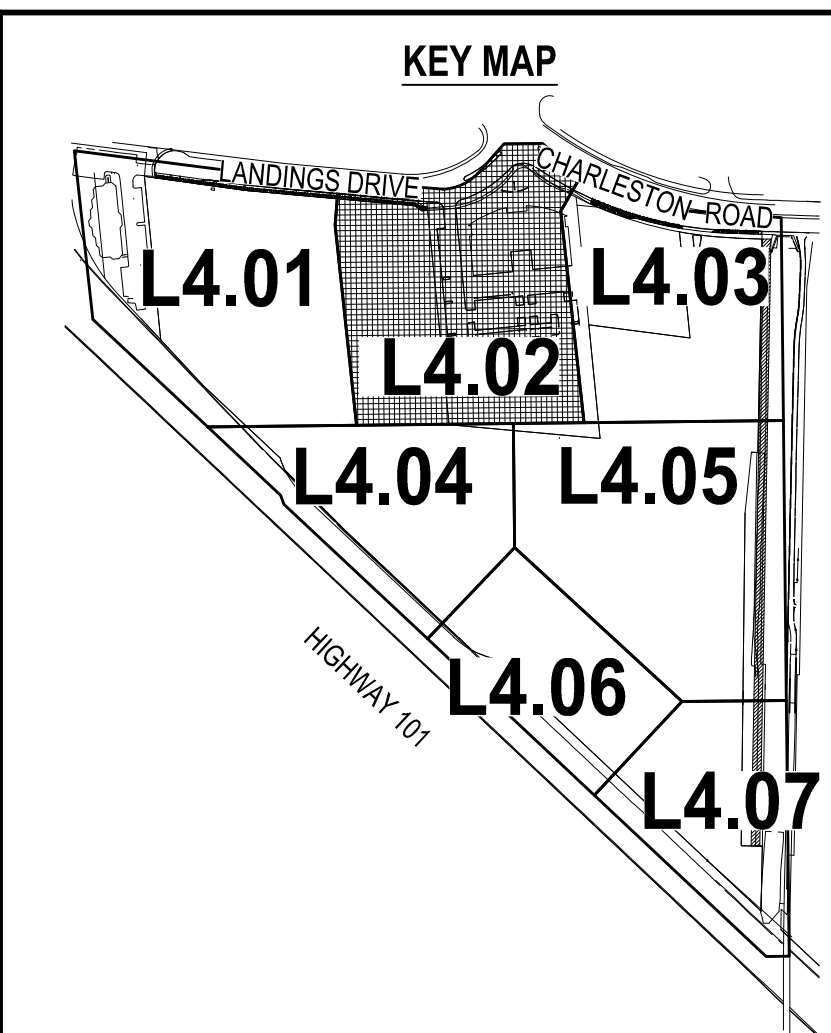
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NO	DATE	DESCRIPTION
PROJECT NO:		6869.00
CAD DWG FILE:		7. 686900PAC.DWG
DESIGNED BY:		JW
DRAWN BY:		JW
CHECKED BY:		JH
DATE:		JULY 15, 2025
SCALE:		1" = 20'
©		HMH

EXHIBIT A GOOGLE
LANDINGS
PLANTING PLAN -
PLANTING PLAN

L4.02



TREE SHALL BE PLANTED
MINIMUM FIVE FEET (5') FROM
UNDERGROUND UTILITIES

8 LAU SAR
24" BOX

LANDINGS DRIVE

LIMIT OF WORK

CHARLESTON ROAD

1875 CHARLESTON ROAD

LIMIT OF WORK

LIMIT OF WORK

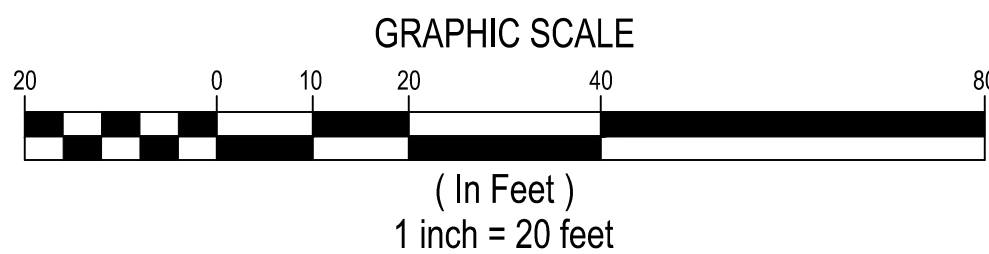
SWALE, SEE CIVIL
DRAWINGS

MATCHLINE, SEE SHEET L4.01

MATCHLINE, SEE SHEET L4.04

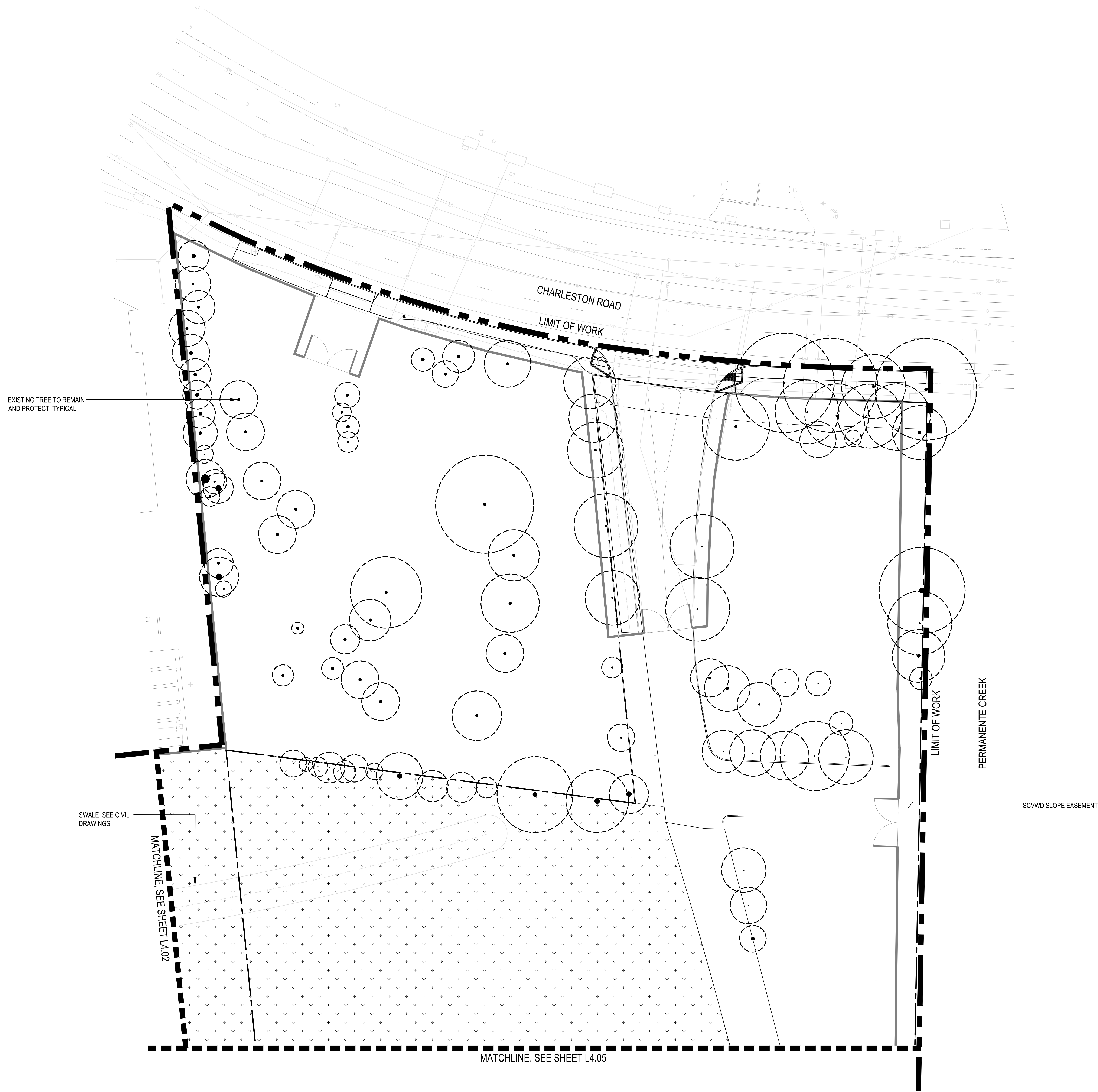
MATCHLINE, SEE SHEET L4.05

MATCHLINE, SEE SHEET L4.03



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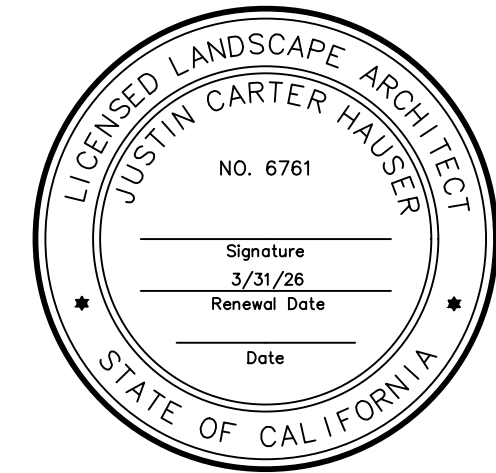


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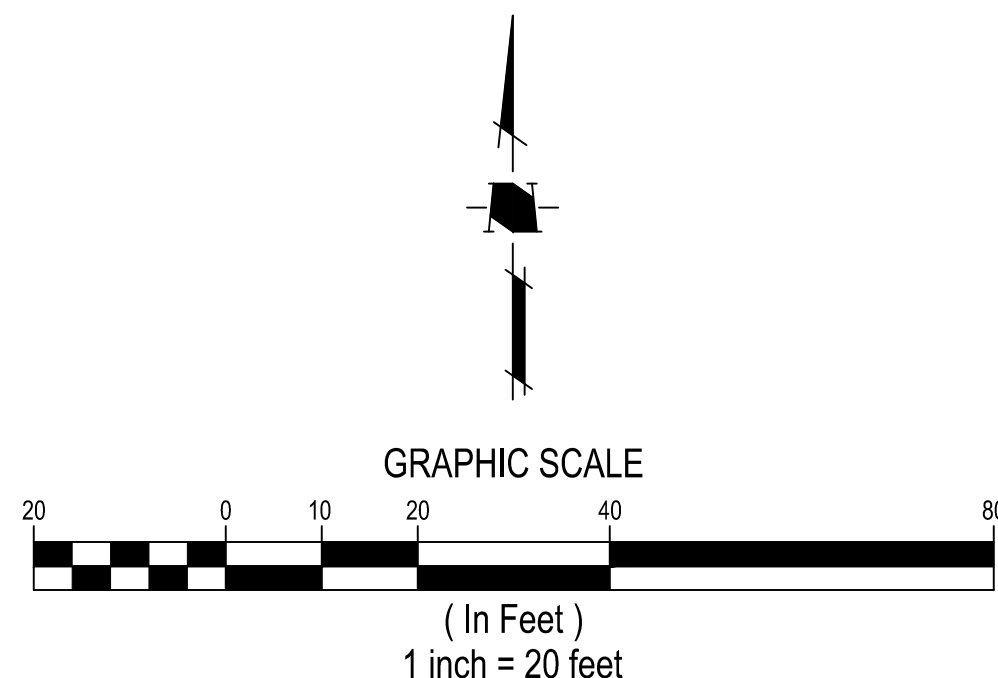
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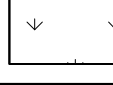
NO	DATE	DESCRIPTION
PROJECT NO:		6869.00
CAD DWG FILE:		7_686900PAC.DWG
DESIGNED BY:		JW
DRAWN BY:		JW
CHECKED BY:		JH
DATE:		JULY 15, 2025
SCALE:		1" = 20'
©		HMH

EXHIBIT A GOOGLE
LANDINGS
PLANTING PLAN -
PLANTING PLAN

L4.03

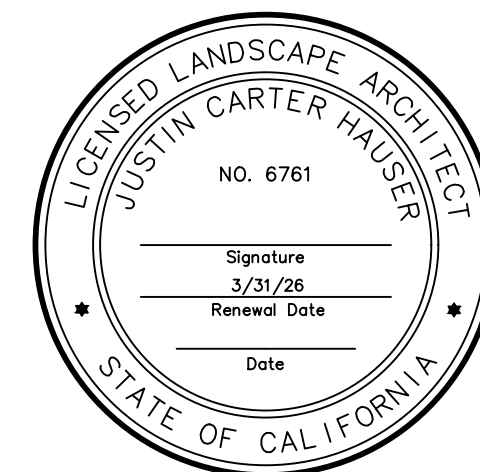


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TREE LEGEND	
SYMBOL	BOTANICAL NAME
LAU SAR	LAURUS 'SARATOGA'
PRU ILI	PRUNUS ILICIFOLIA
QUE AGR	QUERCUS AGRIFOLIA
SHRUB LEGEND	
SYMBOL	BOTANICAL NAME
●	CAREX TUMULICOLA
⊗	SALVIA CLEVELANDII
HYDROSEED LEGEND	
SYMBOL	COMMON NAME
	HYDROSEED

NOTES:

1. ALL ON-SITE TREES ARE TO REMAIN IN THEIR BOXES. TO BE ARRANGED AS SHOWN IN PLAN.
2. SEE SHEET LAUR FOR PLANTING LEGEND, NOTES, AND DETAILS.
3. WITH THE EXCEPTION OF HYDROSEED AREAS, ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF MULCH.
4. TREES SHALL BE PLANTED MINIMUM FIVE FEET (5') FROM UNDERGROUND UTILITIES.
5. ALL PROPOSED QUERCUS AGRIFOLIA TREES SHALL BE PLACED ONE FOOT (1') FROM THE PROPERTY LINE AND SPACED FIFTEEN FEET (15') ON CENTER.



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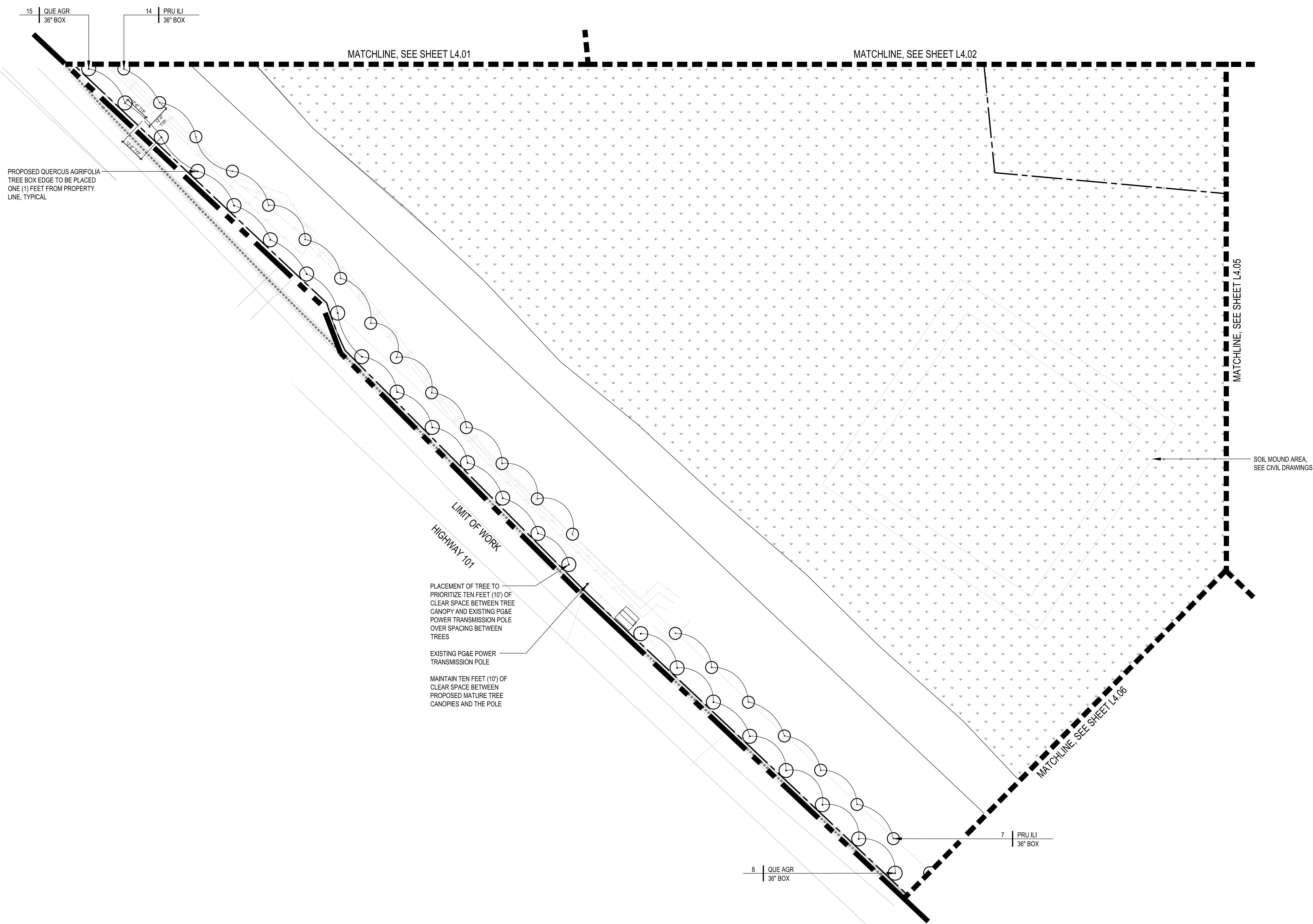
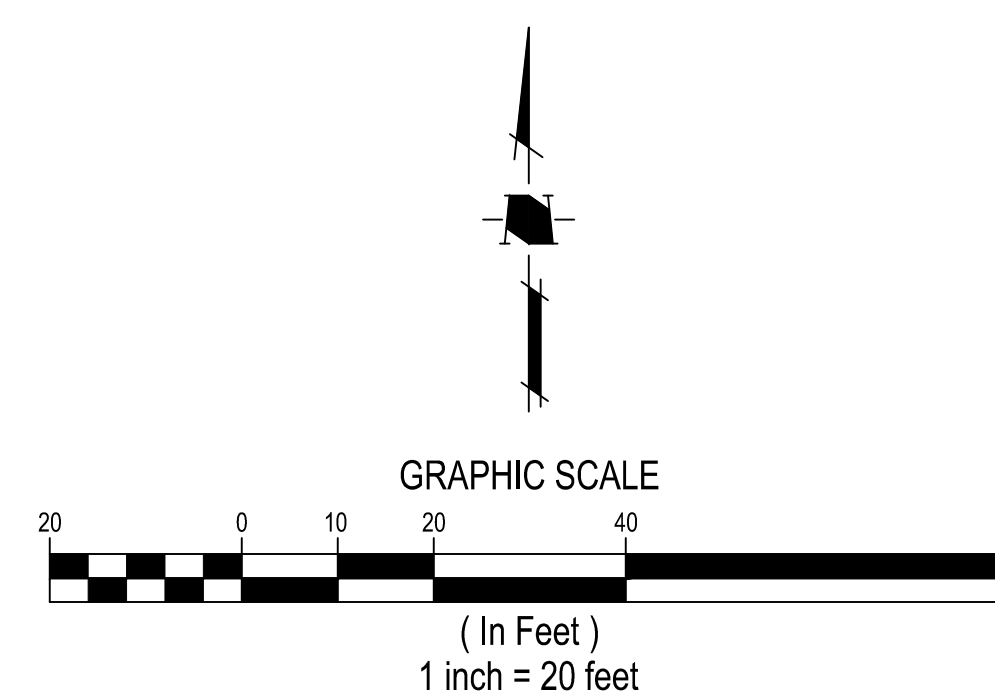
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	5/21/25	BUILDING DEPARTMENT COMMENTS
	3/18/25	PLANNING DEPARTMENT COMMENTS
	2/21/25	BUILDING DEPARTMENT COMMENTS
	2/21/25	PLANNING DEPARTMENT COMMENTS
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	11/18/24	PLANNING DEPARTMENT COMMENTS
	8/23/24	ISSUE FOR PERMIT
	8/2/24	PLANNING DEPARTMENT COMMENTS
NO	DATE	DESCRIPTION

PROJECT NO:	6869.00
CAD DWG FILE:	7. 686900.PAC.DWG
DESIGNED BY:	JW
DRAWN BY:	JW
CHECKED BY:	JH

DATE:	JULY 15, 2025
SCALE:	1" = 20'
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L4.04

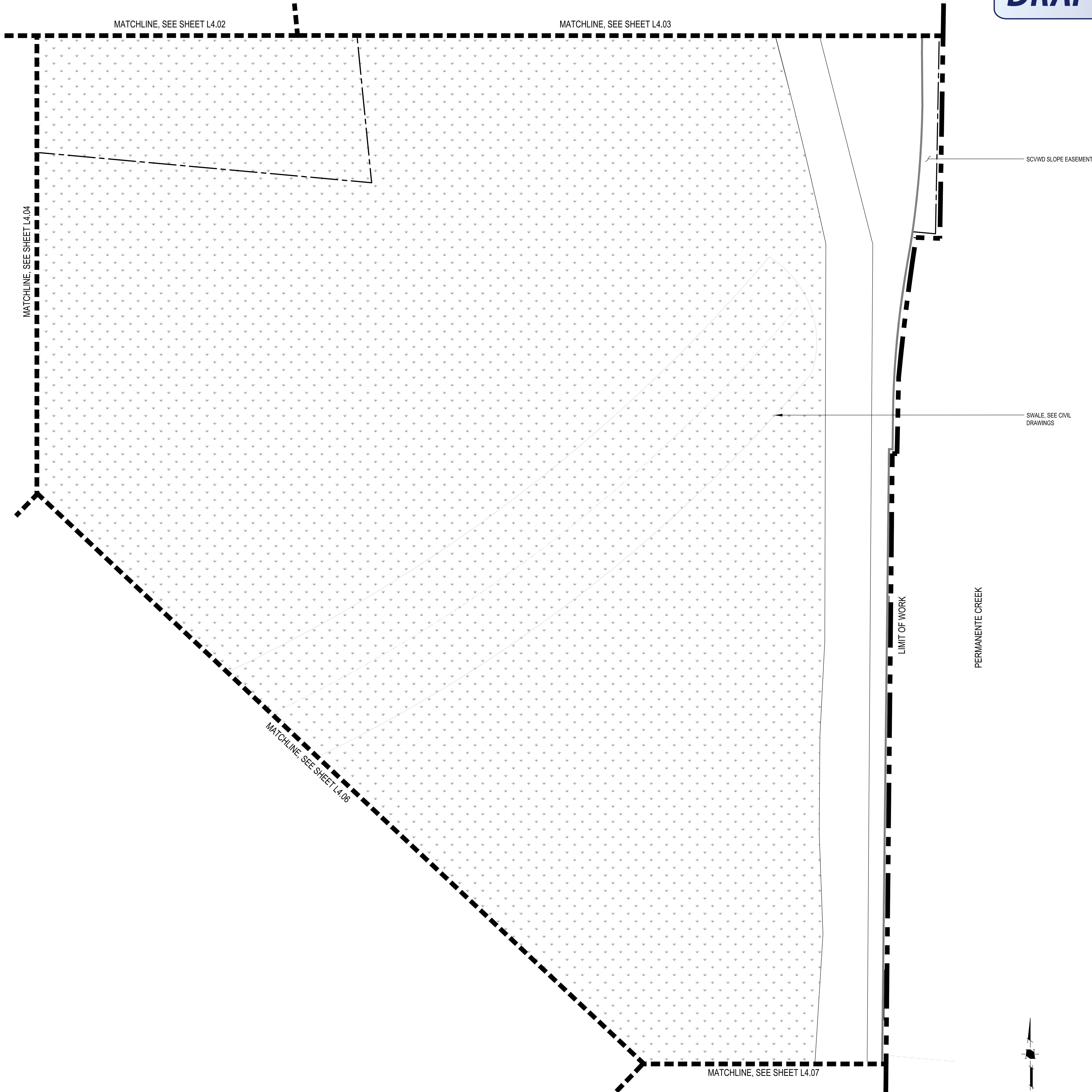


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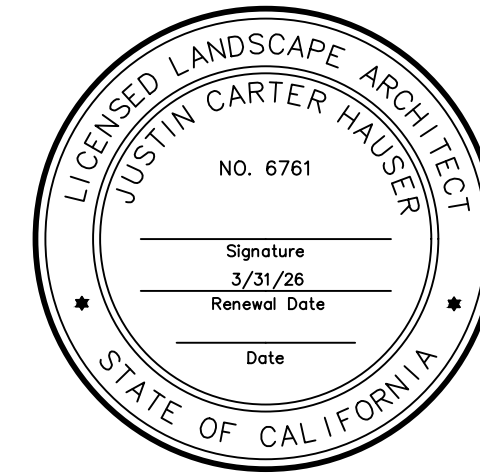
DRAFT



TREE LEGEND	
SYMBOL	BOTANICAL NAME
LAU SAR	LAURUS 'SARATOGA'
PRU ILI	PRUNUS ILICIFOLIA
QUE AGR	QUERCUS AGRIFOLIA
SHRUB LEGEND	
SYMBOL	BOTANICAL NAME
•	CAREX TUMULICOLA
⊙	SALVIA CLEVELANDII
HYDROSEED LEGEND	
SYMBOL	COMMON NAME
▽	HYDROSEED
NOTES: 1. ALL ON-SITE TREES ARE TO REMAIN IN THEIR BOXES, TO BE ARRANGED AS SHOWN IN PLAN. 2. SEE SHEET L4.08 FOR PLANTING LEGEND, NOTES, AND DETAILS. 3. WITH THE EXCEPTION OF HYDROSEED AREAS, ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH. 4. TREES SHALL BE PLANTED MINIMUM FIVE FEET (5') FROM UNDERGROUND UTILITIES. 5. ALL PROPOSED QUERCUS AGRIFOLIA TREES SHALL BE PLACED ONE FOOT (1') FROM THE PROPERTY LINE AND SPACED FIFTEEN FEET (15') ON CENTER.	



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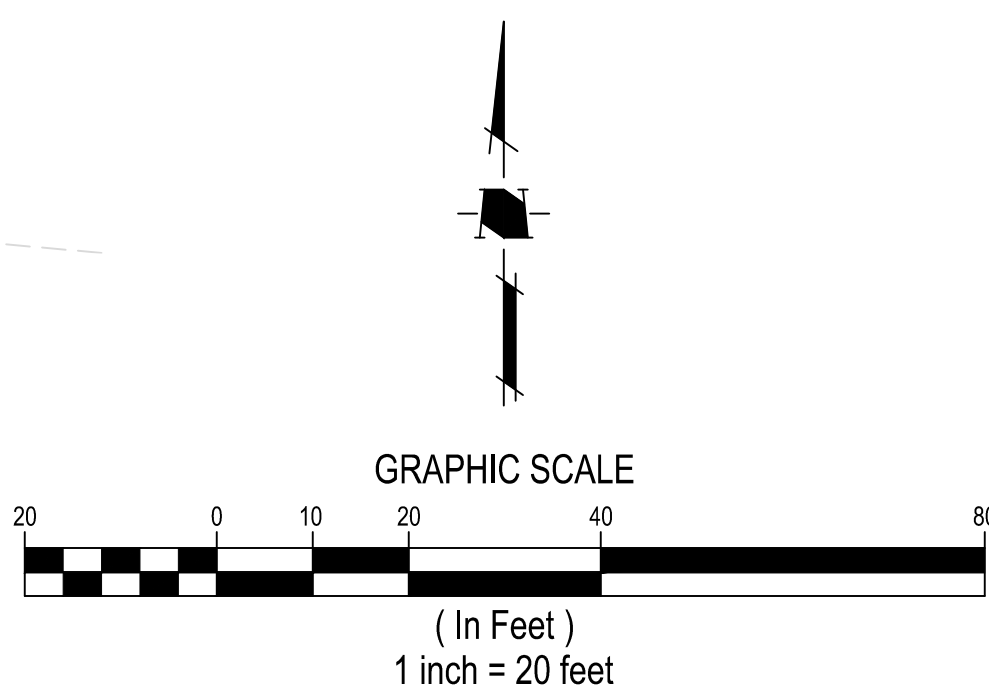
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QUE AGR	QUERCUS AGRIFOLIA
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SYMBOL	BOTANICAL NAME
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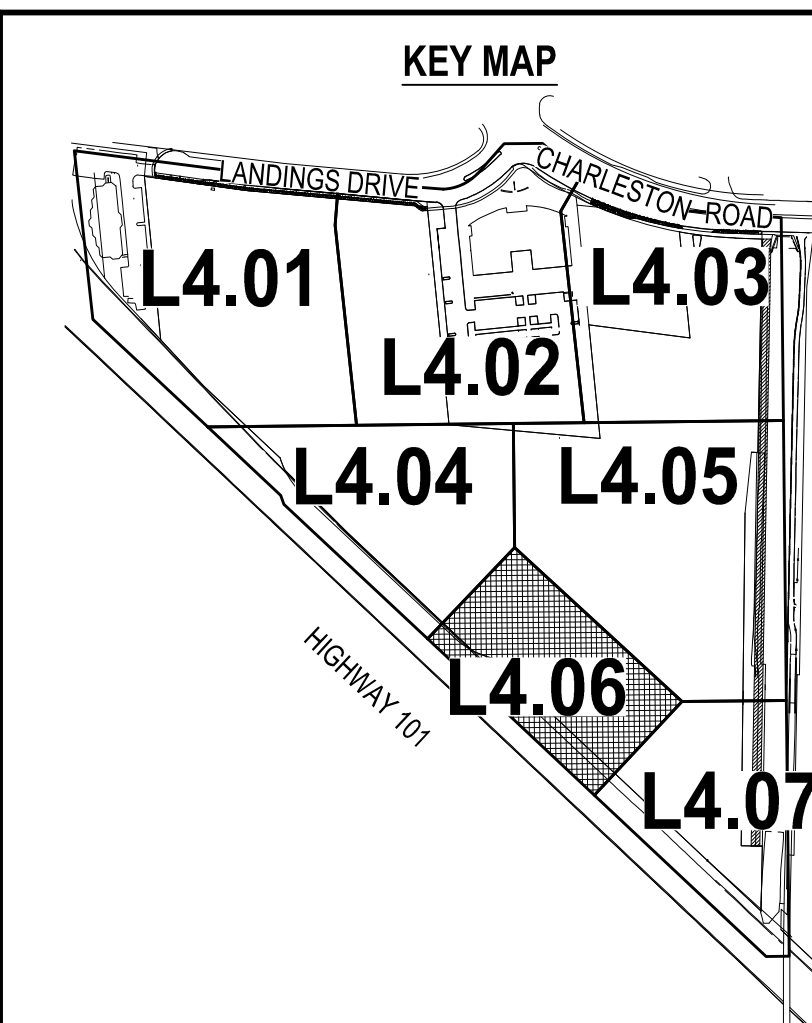
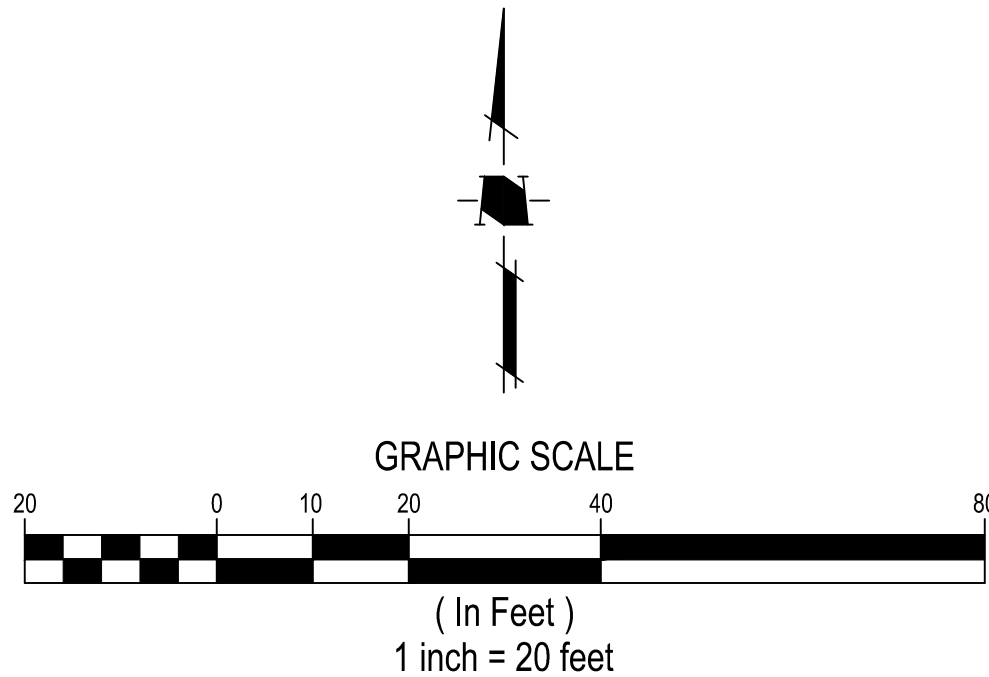
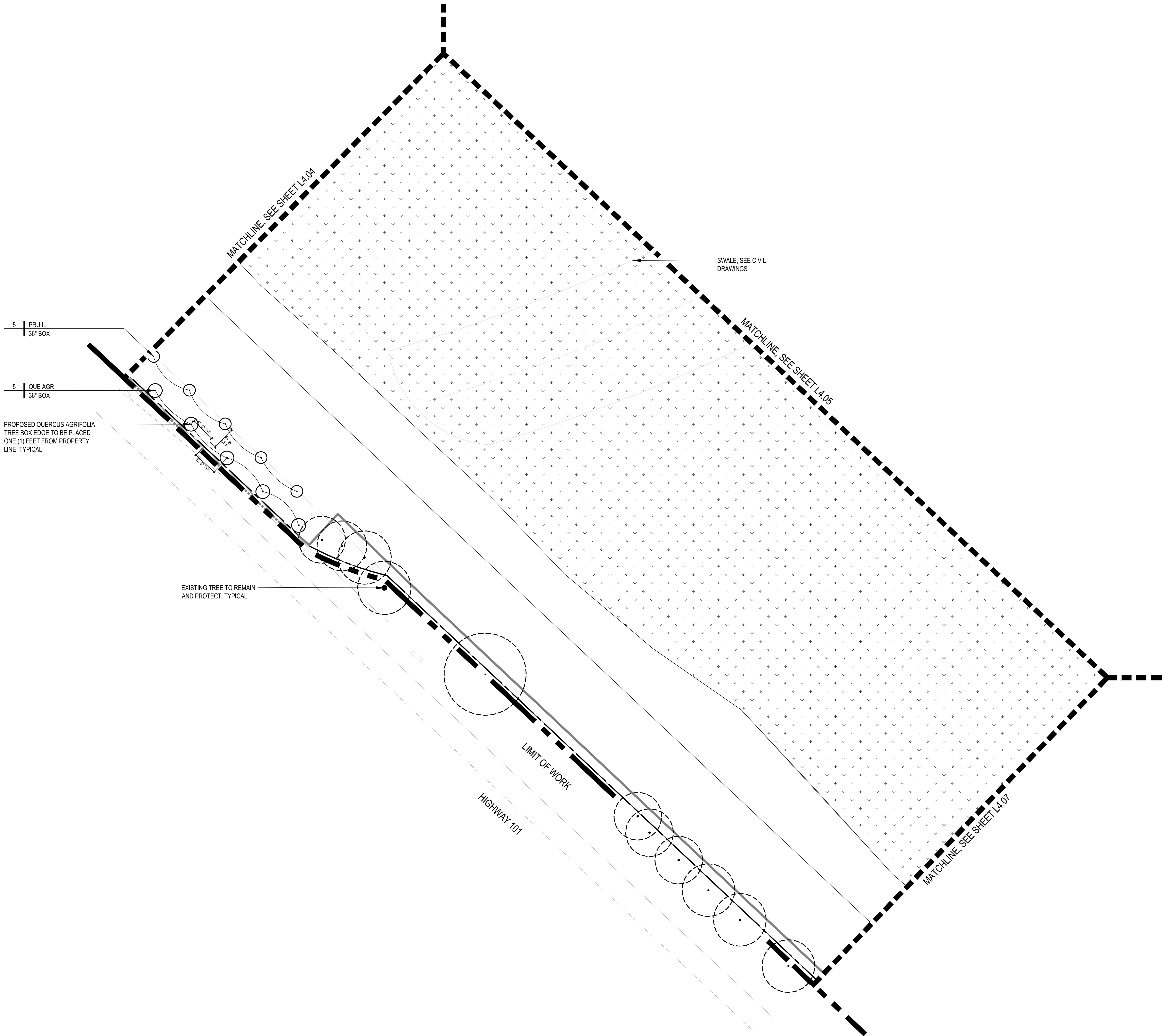
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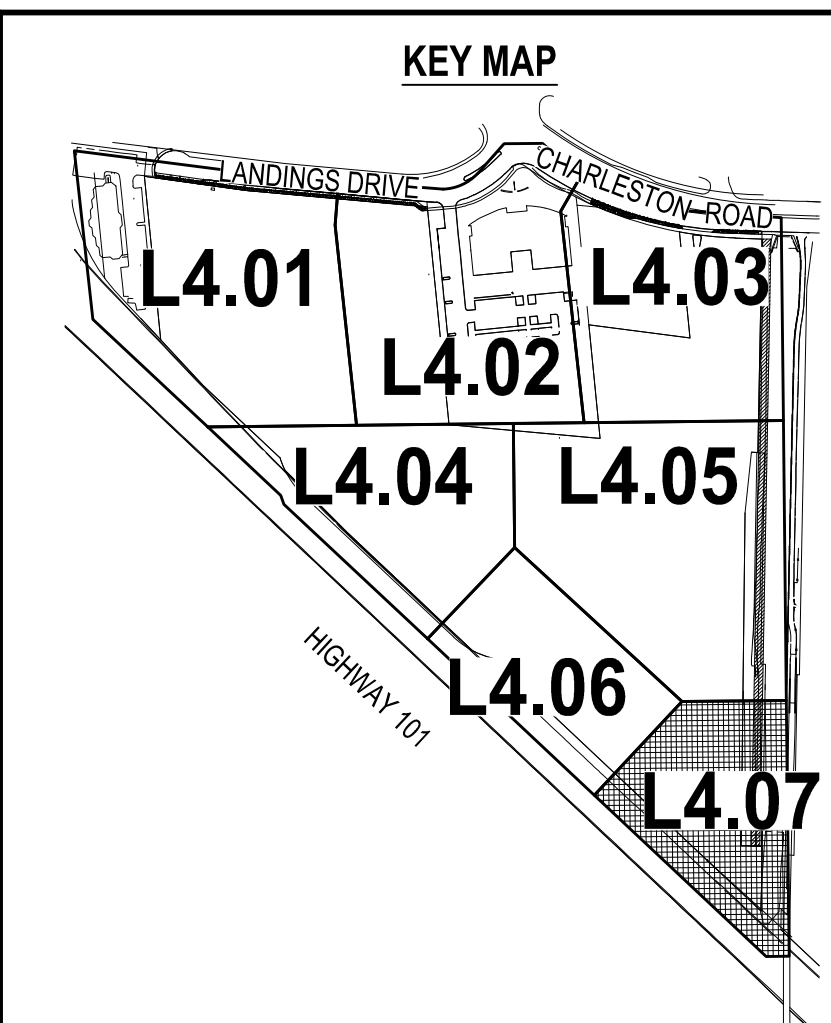
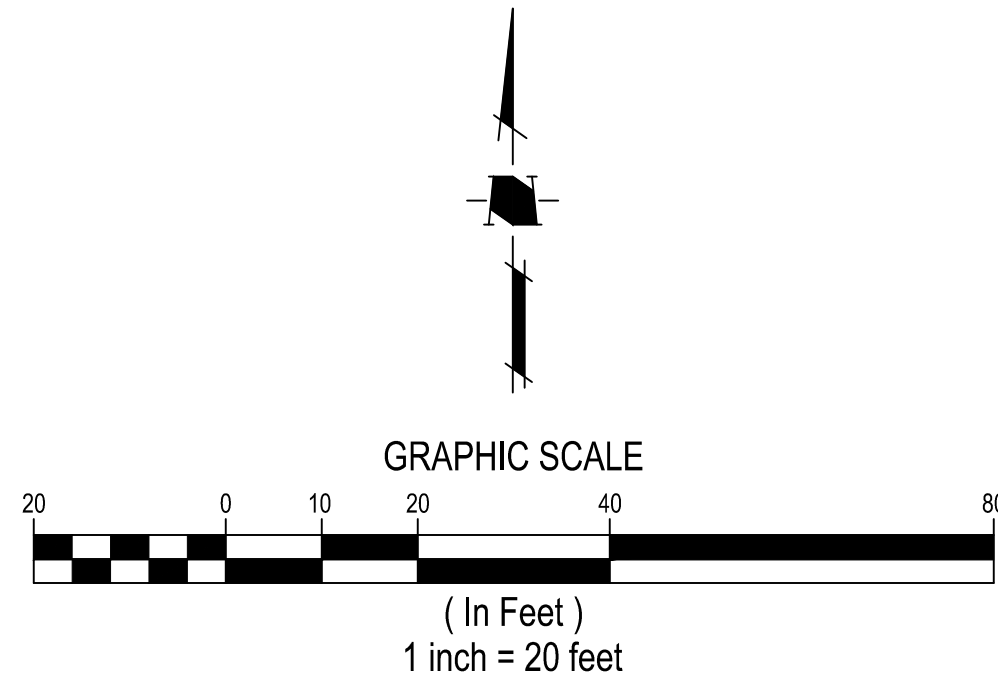
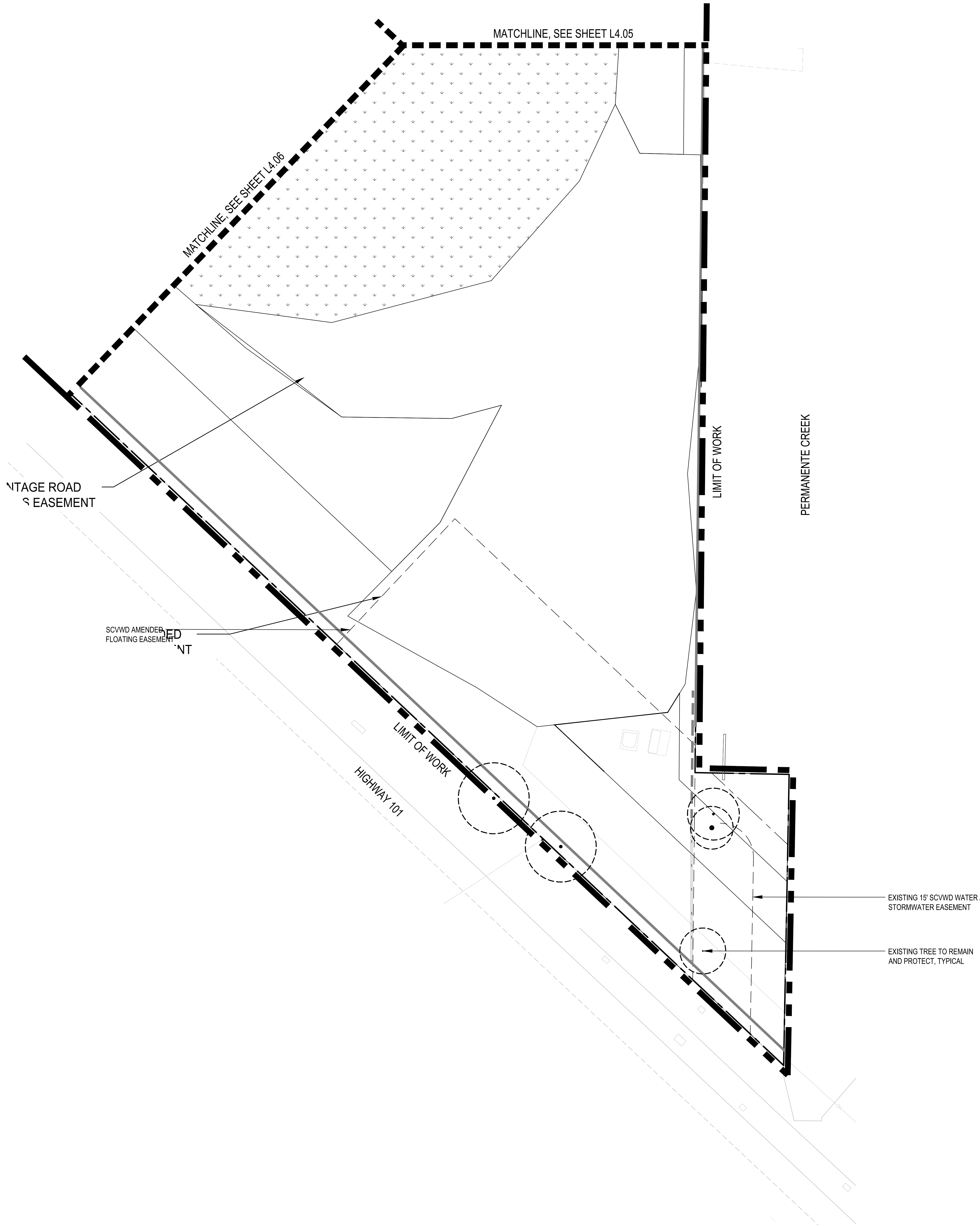
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L4.06



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TREE LEGEND	
SYMBOL	BOTANICAL NAME
LAU SAR	LAURUS 'SARATOGA'
PRU ILI	PRUNUS ILICIFOLIA
QUE AGR	QUERCUS AGRIFOLIA
SHRUB LEGEND	
SYMBOL	BOTANICAL NAME
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PLANTING NOTES

1.

TO ALLOW PROPOSED TREES TO REACH THEIR MATURITY, EACH TREE SHALL HAVE THE FOLLOWING CUBIC FEET OF NON-COMPACTED SOIL: 700 CUBIC FEET FOR SMALL TREES, 1,400 CUBIC FEET FOR MEDIUM TREES, 2,100 CUBIC FEET FOR LARGE TREES.
2.

ALL ORNAMENTAL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MULCH. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNOSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.
3.

ALL STORM WATER TREATMENT AREAS SHALL RECEIVE 3" OF COMPOSTED, NON-FLOATABLE MULCH.
4.

TO MAXIMIZE DISPERSAL OF RUNOFF THROUGHOUT THE STORMWATER TREATMENT SYSTEMS, THE PROJECT WILL NOT LOCATE TREES WITHIN THE BASIN OR BANK PLANTING ZONES OF BIORETENTION AREAS, BUT RATHER ON THE UPLAND PLANTING ZONES OF BIORETENTION AREAS PER APPENDIX D OF THE SCVURPPP C.3 STORMWATER HANDBOOK. TREES WILL ALSO NOT BE LOCATED DIRECTLY IN LINE WITH OR NEXT TO STORMWATER INLETS (CURBS, OPENINGS, DOWNSPOUTS, CHANNEL/GRATES, ETC.).
5.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
6.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
7.

PLANT LIST SIZES AND QUANTITIES SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
8.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT.

9.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
10.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
11.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12.

TREES SHALL BE PLANTED MINIMUM FIVE FEET (5') FROM UNDERGROUND UTILITIES.
13.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
14.

CONTRACTOR MUST CONTACT THE CITY ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
15.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
16.

FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE

- MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.
17.

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL.
18.

CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.
- CALIPER SIZES STANDARDS:

15 GALLON: 0.75-1.25"

24" BOX: 1.25-2"

36" BOX: 2-3.5"

48" BOX: 3.5-5"

60" BOX: 4-6"
19.

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORYPERCENTAGE OF ETo

(H) HIGH:0.7-0.9

(M) MEDIUM:0.4-0.6

(L) LOW:0.1-0.3

(VL) VERY LOW:<0.1
20.

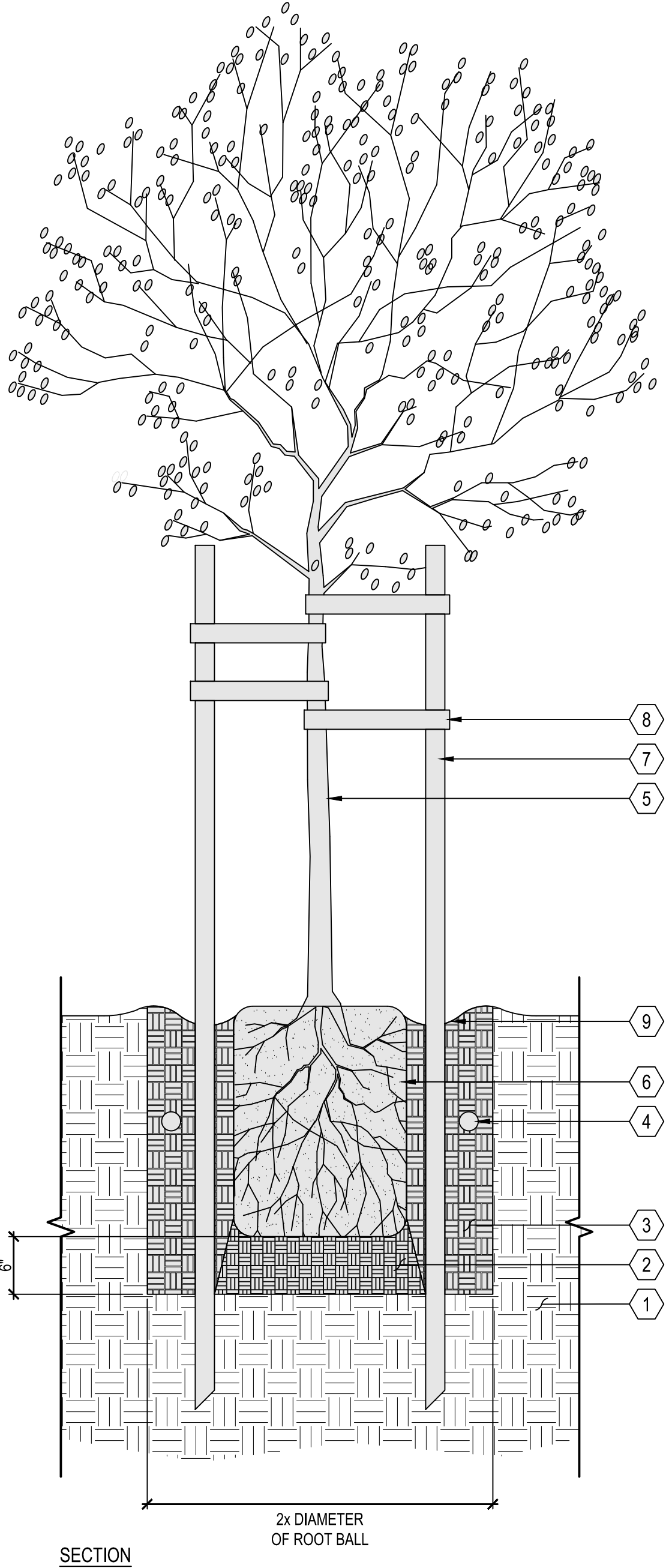
SITE CLEANLINESS: THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN FOR SOIL EROSION CONTROL, MEASURES AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
21.

CERTIFICATE OF COMPLETION: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

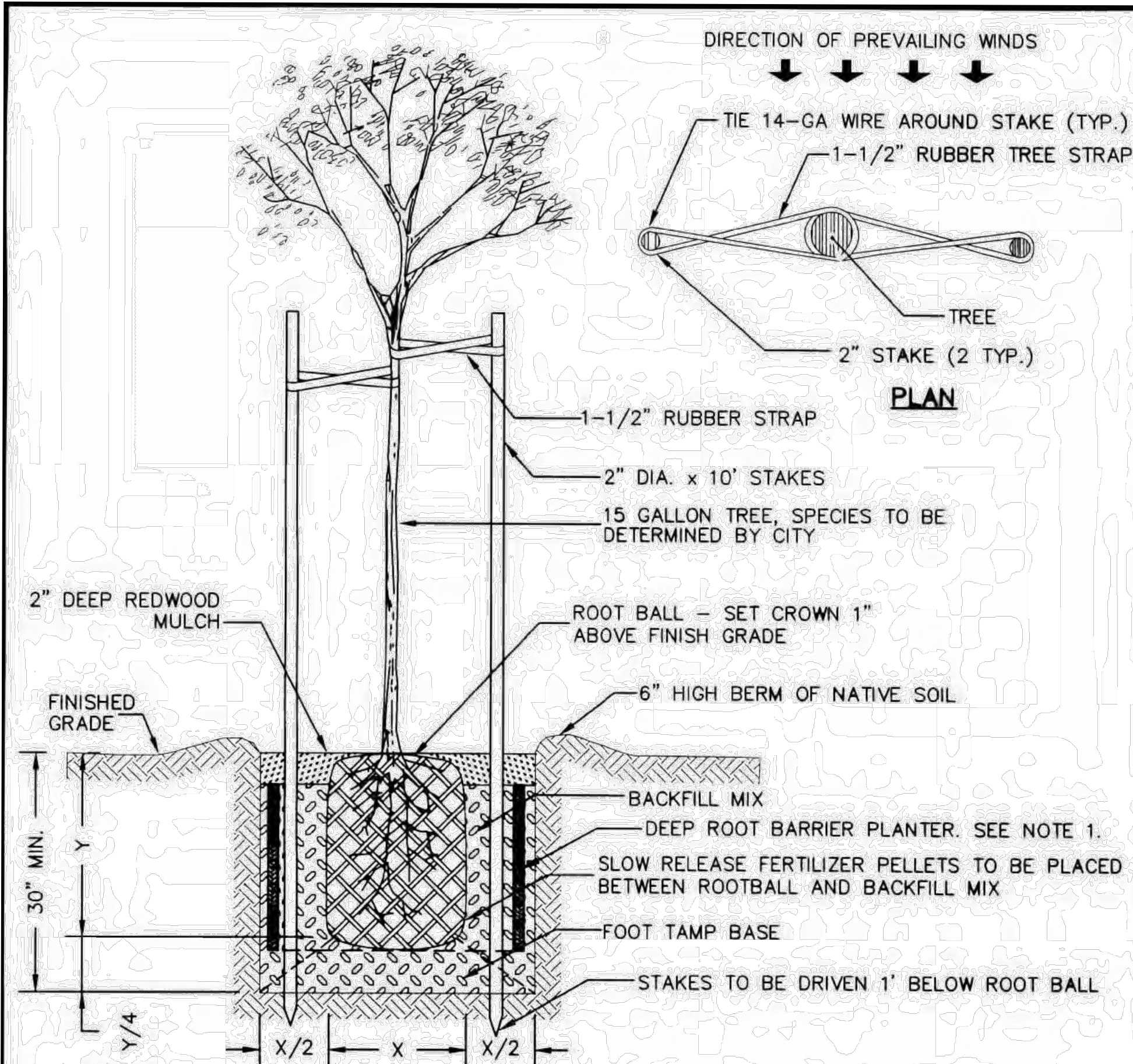
PLANTING LEGEND

TREE LEGEND		BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	CA NATIVE	NOTES
SYMBOL	QUANTITY							
LAU SAR	14	LAURUS 'SARATOGA'	SARATOGA SWEET BAY	24" BOX	35' x 30'	L		
PRU ILI	33	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	36" BOX	10' x 6'	L	✓	NATURAL FORM. TREES ARE TO REMAIN IN THEIR BOXES
QUE AGR	34	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	12' x 7'	L	✓	NATURAL FORM. TREES ARE TO REMAIN IN THEIR BOXES
SHRUB LEGEND		BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	CA NATIVE	NOTES
SYMBOL	QUANTITY							
●	124	CAREX TUMULICOLA	BERKELEY SEDGE	1 GALLON	2' x 2'	L	✓	
⊙	106	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	3' x 3'	L	✓	
HYDROSEED LEGEND		BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	H x W	WUCOLS	CA NATIVE	NOTES
SYMBOL	QUANTITY							
☐		ACHILLEA MILLEFOLIUM CLARKIA ELEGANS COLLINSIA HETEROPHYLLA ESCHSCHOLZIA CALIFORNICA GILIA CAPITATA LASTHENIA GLABRATA LAYIA PLATYGLOSSA LINUM LEWISII LUPINUS MICROCARPUS LUPINUS SUCCULENTUS NEMOPHILA MENZIESII PHACELIA CAMPANULARIA TRIPHYSARIA VERSICOLOR	WHITE YARROW ELEGANT CLARKIA CHINESE HOUSES CALIFORNIA POPPY GLOBE GILIA GOLDFIELDS TIDY TIPS BLUE FLAX ED GEDDUNG GOLDEN LUPINE ARROYO LUPINE BABY BLUE EYES CALIFORNIA BLUE BELLS YELLOW OWL'S CLOVER	N/A	VARIES	L	✓	HYDROSEED SHALL BE CALIFORNIA NATIVE WILDFLOWER MIX BY PACIFIC COAST SEED (925) 373-4417. INSTALL PER MANUFACTURER'S RECOMMENDATIONS ALL PLANTS IN THIS SECTION ARE CA NATIVE

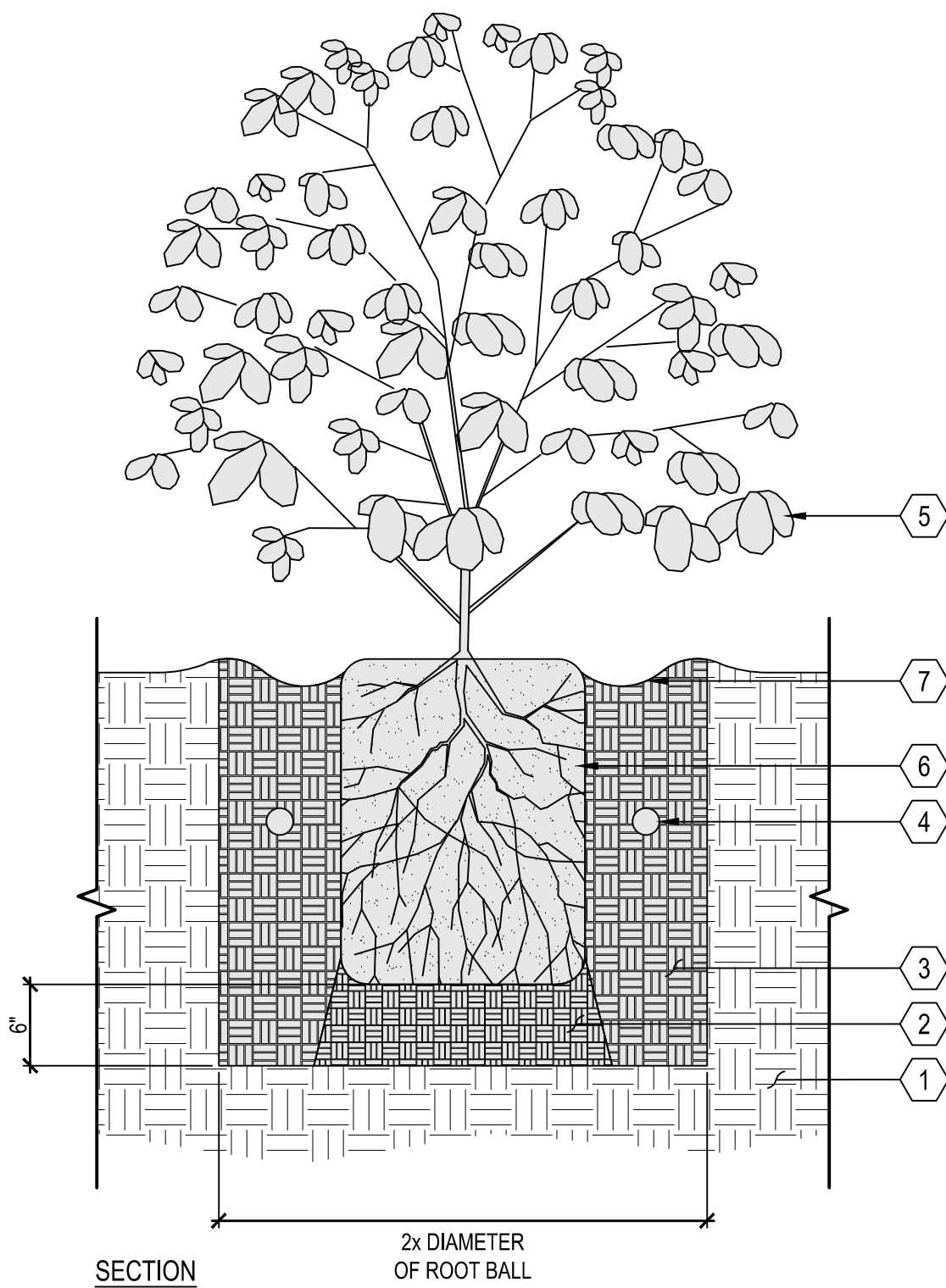
- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.
3. TREE INSTALLED IN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GUARD' AT BASE OF TRUNK.
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING TREE
- 4 AGRIFORM PLANT TABLETS, 3 PER 15 GALLON, 6 PER 24" BOX, AND 8 FOR 36" BOX
- 5 TREE
- 6 ROOT BALL
- 7 PINE LODGE POLE STAKE, 2" DIAMETER, PLACED ON WINDWARD SIDES OF TREE AND OUTSIDE OF ROOT BALL
- 8 CINCH TIE
- 9 2" DEEP BASIN AROUND ROOT BALL. TREES PLANTED IN TURF SHALL NOT HAVE BASINS



ON-SITE TREES
SCALE: 1" = 1'-0"



- NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. ROOT BALL CROWN SHALL EXTEND 1" ABOVE FINISH GRADE.
- 1 NATIVE GRADE
- 2 FOOT TAMP BASE
- 3 BACKFILL, PUDDLE AND SETTLE PRIOR TO PLANTING SHRUB
- 4 AGRIFORM PLANT TABLETS, 3 PER SHRUB
- 5 SHRUB
- 6 ROOT BALL
- 7 2" DEEP BASIN AROUND ROOT BALL



SHRUB
SCALE: 1" = 1'-0"

- NOTE:
1. FOR TREES PLANTED WITHIN 6' OF A PERMANENT STRUCTURE (DRIVEWAY, SIDEWALK, CURB, ETC.,) INSTALL A DEEP ROOT BARRIER PLANTER No. 22-29-18P OR APPROVED EQUAL.
2. FOR TREES PLANTED IN A NON-IRRIGATED AREA OR WHERE HAND WATERING IS NECESSARY, INSTALL-AT THE PERIMETER-A 4"x30" P.V.C. DRAIN PIPE WITH 4" SLOAN GRATE 1" ABOVE FINISH GRADE
3. TREES SHALL BE PLANTED A MINIMUM OF 10' FROM SANITARY SEWER LATERALS AND 5' FROM WATER SERVICES AND DRIVEWAYS.

PROFESSIONAL SEAL

ReviseionOT 07/21/2025

Checked: RK 03-21-01

APPROVED

DATE 06-23-99

27088

DATE

CITY OF MOUNTAIN VIEW

DEPARTMENT OF PUBLIC WORKS

STANDARD DETAIL

TREE PLANTING AND STAKING

(STREET TREES ONLY)

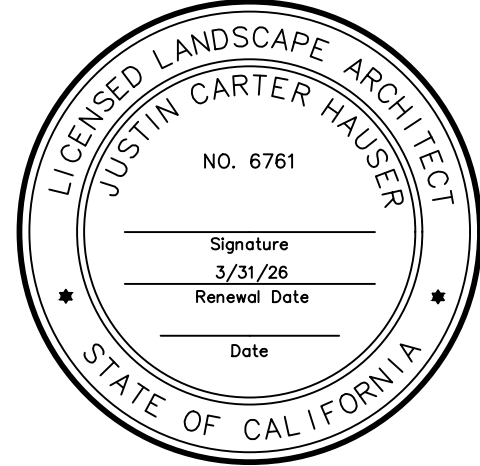
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PLANTING PLAN
LEGEND, NOTES,
AND DETAILS

L4.08