



COUNCIL REPORT

DATE: September 9, 2025

CATEGORY: Consent

DEPT.: Community Development

TITLE: **Tree Mitigation Agreement for Landings Project at 2001 Landings Drive (formerly 1860-2159 Landings Drive)**

RECOMMENDATION

Authorize the City Manager or designee to execute a tree mitigation agreement with Google LLC to allow the City to receive funding in an amount not to exceed \$703,000 and other commitments, including providing and installing trees, related to mitigation of tree removals at 2001 Landings Drive.

BACKGROUND

On [June 23, 2020](#), the Council took multiple actions to approve a development at 2001 Landings Drive (formerly 1860-2159 Landings Drive), known as the Google Landings Office Development or Landings Project), including conditionally approving a Planned Community Permit and Development Review Permit to a construct a five-story, 799,482 square foot office building above one level of underground parking, a four-level parking garage, site improvements, and a vesting preliminary parcel map, as well as a Heritage Tree Removal Permit to remove 414 Heritage trees (Application Nos. PL-2018-345 and PL-2019-296). The City issued a grading permit on May 31, 2022, and a building permit on August 19, 2022, to authorize the start of construction for the project.

Google started site preparation and grading in June 2022. Construction activity started by Google included excavation for and partial construction of the underground parking garage located below the proposed five-story office building. In February 2024, Google informed the City that it would no longer proceed with construction of the Landings Project and that it intended to demolish the partially constructed improvements on the site, including the underground parking garage. Prior to halting the project, Google successfully completed construction of the four-level parking garage component of the project known as the Alta Garage, located at 1001 Alta Avenue, which also has a frontage on Huff Avenue.

The start of construction of the Landings Project significantly disturbed the pre-development condition of the 15.23-acre main project site where the office building was proposed. Site

disturbance included removal of approximately 316 Heritage trees and 531 non-Heritage trees (847 trees total).

Site Restoration

Since discontinuing construction of the project, Google has demolished the partially constructed underground garage, filled the underground garage excavation, and graded the overall site to approximate the pre-project condition. Google has also seeded the site with native grasses to help stabilize the soil and has planted approximately 1,344 replacement trees in various locations, including Charleston Park, Shoreline Boulevard, Gatehouse, and along the Stevens Creek Trail.

Since shortly after discontinuation of the Landings Project, City staff and Google have discussed ways to further minimize the impacts of the large-scale tree removal at the project site. In July 2025, staff and Google identified mutually agreeable terms for a tree mitigation agreement that would advance the City's goals for tree planting and canopy expansion citywide, while also improving the appearance of the Landings Project site as Google evaluates potential development opportunities for the site in the coming years.

Tree Mitigation Agreement

The proposed Tree Mitigation Agreement ("Agreement") in Attachment 1 includes four main elements:

- **On-site Tree Planting and Placement**

The Agreement includes a commitment to planting street trees and installation of box trees on the Landings Project site. It would require Google to complete 14 street tree installations of *Laurus Saratoga* (Saratoga bay laurel) species in 24-inch box size along Landings Drive as originally approved as part of street improvements for the Landings Project.

The Agreement would also require Google to place 67 box trees of 36-inch box size along the southern site boundary adjacent to the US-101 highway frontage. The trees would be placed in two rows to create a visual screen of the site from US-101. The row closest to US-101 would include the tree species *Quercus agrifolia* (coast live oak) and the next row of trees would include the tree species *Prunus illicifolia* (hollyleaf cherry).

Google would be required to maintain these street and box trees in good health until such time as the City issues a building permit for a project that would include installation of at least the same number of trees in the general location of the box trees. The locations of

the street and box trees are shown in Exhibit A to the Agreement (included as Attachment 2 to this Report).

- **Offer of Trees or Payment In-lieu of Trees**

Google has offered to facilitate the planting of 678 trees in locations beyond the Landings Project site as part of its tree mitigation commitments. The Agreement would entitle the City to delivery of up to 678 trees of 24-inch box size or smaller from Google's tree nursery, with transport of full truckloads of trees to the City paid by Google. The City's Urban Forestry staff would determine which trees to select from Google's tree nursery, considering suitability of available tree species for planting in Mountain View, tree health, and tree size.

In the event the City does not identify 678 suitable trees for delivery from Google's nursery, the Agreement would provide for payment from Google to the City in an amount of \$250 for each tree not received. This payment is intended to offset the City's cost of purchasing suitable replacement trees to fulfill the total planting commitment of 678 trees. The City's Urban Forestry staff estimates this per-tree amount to be sufficient to acquire suitable trees from a third-party nursery.

- **Payment for Installation and Initial Care of Newly Planted Trees**

The Agreement would require Google to pay \$508,500 (678 trees X \$750 per tree) to offset City costs associated with installation and initial care and maintenance of trees planted by the City. Due to the number of trees and short timeframe for planting, the City's Urban Forestry staff envisions utilizing consultant arborist services to complete the tree plantings, and staff estimates that Google's payment should be sufficient to cover these costs.

- **Payment for Arborist to Identify Tree Planting Locations**

Google will pay the City \$25,000 to retain a consulting arborist to survey and identify locations and appropriate species for the 678 tree plantings across the City on City-owned property. The City's Urban Forestry staff has determined that a consulting arborist will be necessary to conduct this tree planting survey due to the number of trees and short timeframe for planting, and estimates this payment by Google should be sufficient to cover this cost.

ANALYSIS

The discontinuation of construction of the Landings Project was an unforeseen event that left the project site disturbed following the removal of more than 800 trees. The proposed Agreement

would provide an enforceable mechanism for the City to work with Google to further minimize the impact of tree removals on the Landings Project site by completing installation of 14 street trees on Landings Drive, placing 67 box trees along US-101, and adding another 678 new trees into Mountain View's urban forest in locations outside the Landings Project site (supplementing the more than 1,300 new trees Google has already planted in other locations outside the Landings Project site). The 678 trees covered in the proposed Agreement will enhance the Mountain View community, while any future project on the Landings Project site will also be required to install trees on the site consistent with a City-reviewed and approved landscape plan during the course of future project development.

FISCAL IMPACT

As part of this agreement, the City will receive cash payments of at least \$533,500 and up to \$703,000, in addition to trees and related services. Funds received will be deposited into the Tree Mitigation Fund, administered by the Community Services Department. Should costs for initial tree planting and maintenance, the purchase of trees not provided by Google's nursery, or the survey of tree planting locations exceed the amounts paid by Google under the Agreement, the City will be responsible for those costs. At this time, it is not possible to estimate the amount of any such additional costs.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a "license, permit, or other entitlement for use" if the official has received a campaign contribution exceeding \$500 from a party, participant, or agent of a party or participant within the last 12 months. The Levine Act is intended to prevent financial influence on decisions that affect specific, identifiable persons or participants. For more information see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html

Please see below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT

☒ Contract or franchise agreement

ALTERNATIVES

1. Direct staff to continue negotiations with Google and pursue other terms in the Agreement.

2. Do not approve the proposed Agreement.

PUBLIC NOTICING

The City Council agenda is advertised on Channel 26, and the agenda and this Council report appear on the City's website.

Prepared by:

Christian Murdock
Community Development Director

John Marchant
Community Services Director

Jennifer Ng
Public Works Director

Approved by:

Audrey Seymour Ramberg
Assistant City Manager

- Attachments:
1. Draft Tree Mitigation Agreement
 2. Exhibit A to Draft Tree Mitigation Agreement – Site Plan