



**SIERRA CLUB**  
LOMA PRIETA CHAPTER

SAN MATEO, SANTA CLARA & SAN BENITO COUNTIES



June 23, 2025

To: Zoning Administrator  
City of Mountain View

Re: Public Comment on Agenda Item 3.2 – 2400-2700 E. Charleston Road Permit Extension Request (PL-2022-145)

Dear Zoning Administrator,

The undersigned organizations appreciate the inclusion of an oak grove in the plans for 2400 - 2700 E. Charleston Road, and encourage the City of Mountain View to strengthen project conditions to better reflect the City's commitments to biodiversity, climate resilience, and sustainable landscaping.

The Draft Findings Report (PL-10770, pp. 1–2) does not consider the below environmental priorities and instead relies solely on design and procedural findings. Specifically

- There is no reference to Mountain View's Biodiversity Strategy and Urban Forest planning efforts, despite the opportunity for meaningful native habitat creation on-site,
- The City's Monarch Pledge is not addressed, even though the project includes open space and landscaping improvements that could support monarch recovery, and
- There are no conditions promoting the use of native plantings, pollinator species, or tree canopy expansion, despite the climate and ecological benefits those plantings offer.

Approving a permit extension without these updates would undermine the City's environmental leadership and delay implementation of its biodiversity and climate goals. Instead, this project can be a model for how the City ties together related plans and initiatives. Given the project's large site area (more than 10 acres), extensive surface parking, and proposed landscape improvements, this is a key opportunity to implement the values outlined in the City's Biodiversity Strategy, Urban Forest Plan, and Mayors' Monarch Pledge.

### **Requested Conditions and Modifications**

1. Include a minimum of 75% native trees and landscaping, as proposed in the draft Policy G-9, Gatekeeper Application Policy and Procedures.

## 2. Use the North Bayshore Native Plant Palette<sup>1</sup> Exclusively

Condition all landscaping to conform with the North Bayshore Plant Palette, as referenced in the North Bayshore Precise Plan and published by the City of Mountain View. This ensures that all tree and plant species are drought-tolerant, habitat-supportive natives, and aligns the project with current best practices for ecological and climate-resilient landscaping. The plant palette includes keystone canopy species such as *Quercus agrifolia* and *Quercus lobata*, along with pollinator-friendly shrubs and groundcover.

## 3. Prioritize Native Oak Tree Planting for Biodiversity and Shade

Require additional plantings of native oak trees (*Quercus agrifolia*, *Quercus lobata*) to enhance ecological function and heat resilience.

## 4. Replace or Supplement Shade Structures with Tree Canopy

Where feasible, reduce reliance on built shade structures in favor of large-canopy trees that provide long-term shading, stormwater interception, and wildlife benefits.

## 5. Integrate Monarch and Pollinator Habitat

Include *Asclepias fascicularis* (narrowleaf milkweed) and a diversity of native nectar plants to support monarchs and other pollinators.

## 6. Include a Maintenance and Irrigation Plan

Require a clear plan for establishment-phase irrigation and ongoing maintenance of native landscaping to ensure plant survival and functionality.

Thank you for considering these suggestions. This project presents a valuable opportunity to reinforce Mountain View's leadership in climate-conscious, nature-forward development. We appreciate your work and commitment to a healthy, sustainable city.

Sincerely,

Shani Kleinhaus,  
Environmental Advocate  
Santa Clara Valley Bird alliance

Gita Dev  
Sustainable Land Use Chair  
Sierra Club Loma Prieta Chapter

Bruce England  
GreenSpaces MV

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<sup>1</sup> <https://www.mountainview.gov/home/showpublisheddocument/5488/638146883820970000>