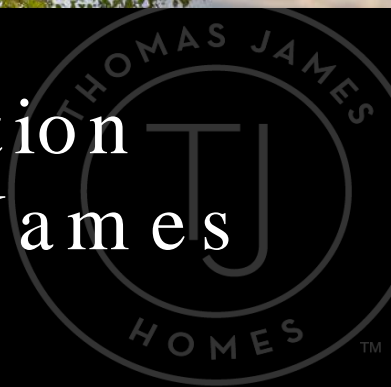


Introduction Thomas James Homes



Adam Kates
Executive Vice President, Asset Management
Northern California





THOMAS JAMES HOMES

ABOUT

Thomas James Homes is a leading single-lot, new home replacement builder in highly desirable communities within Northern and Southern California, Colorado, Arizona and the Pacific Northwest. Through thoughtful design solutions and an innovative home development platform, TJH is redefining how new homebuilding works in single family urban markets. Since inception of TJH's NorCal Division at the end of 2018, TJH's development pipeline consists of approximately 225 new single family homes, spanning 15 jurisdictions in the Peninsula and South Bay.

OUR PURPOSE

Bringing homebuyers innovative pathways to their dream new home

Driven by passion, our purpose is to transform the U.S. Single-family urban housing market by addressing the unmet demand for high-quality homes in desirable metropolitan neighborhoods through technology-enabled efficiency that creates more value for every homebuyer, agent, contractor and stakeholder we serve.



THOMAS JAMES HOMES

OUR APPROACH

We serve homebuyers in markets where severe land constraints and an aging home stock limit new home options.

- In-fill sustainable development
- Update old infrastructure

For too many people, getting the right home in the right location has become a source of stress and frustration. Single-family homes in desirable metropolitan neighborhoods tend to be outdated and unsuitable for the way we live today. We set out to address this unmet need and transform the urban housing market by building in established neighborhoods where people want to live.

THOMAS JAMES HOMES

TM

BUILDING WHAT MATTERS



Sustainable Homebuilding

- When building a new home on an existing home site, we remove from the housing stock an older home near the end of its useful life and replace it with vibrant, new, sustainable home that meets the needs of today's homebuyer, and in so doing, improve the energy efficiency of our built environment. Homes built to meet current code requirements produce a 30% energy savings as compared to a home built 10 years ago to meet the 2010 code.
- We design and build to conform to applicable zoning standards and architectural and neighborhood compatibility guidelines by the jurisdictions where we build



Where We Build

By building homes where people want to live and work, we're contributing to reduced congestion on our highways, supporting local business and improving the quality of life for our customers who buy our homes

- We bring families close to beloved local businesses to help communities thrive.
- We reduce the need to commute by building in established neighborhoods with convenient access to city centers, business districts, and transportation hubs
- We drive positive change by giving back to the communities in which we operate and strive to be a good builder and neighbor



Treat People Right

We emphasize a culture of treating people respectfully and considering different inputs from our team members, contractors, electeds, staff and community stakeholders

- Provide team members with the opportunity to flourish professionally and personally
- Consider the neighborhood context when conceiving a development plan
- Provide contractors with a reliable livelihood under safe working conditions
- Foster an inclusive, collaborative culture, in which a diverse set of perspectives are valued

TJH COMMITMENT TO STAKEHOLDERS

Neighbors

- Authenticity and transparency
- Frequent, substantive communication to neighbors

San Mateo County

- Reinforce with TJH team and trades full compliance with all development standards and building rules and regulations
- Work collaboratively with County staff to better meet the needs of the NFO community

The Urban Canopy

- Preserve mature trees where feasible
- Upsize replacement trees
- Find opportunities to promote long-term improvements to the NFO tree canopy

NFO Stakeholder Groups

- Attend NFO Community Council and FOBA Board Meetings
- Communicate development plans and timelines
- Provide opportunities for Q & A with community groups

NEIGHBORHOOD CONCERNS

Size of Our Homes

- TJH will continue to adhere to all applicable development standards in the County

Work Hours

- TJH will reinforce strict adherence with team and trades

Privacy

- TJH remains open to working with adjacent neighbors to mitigate privacy concerns

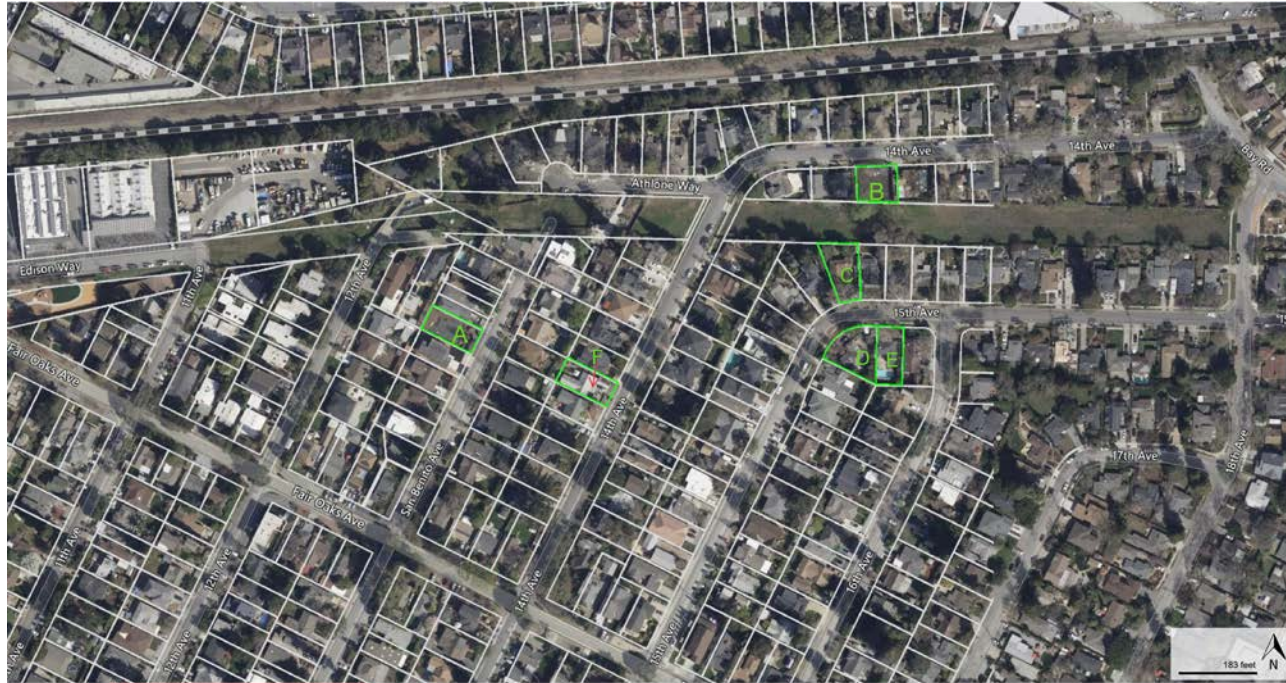
Tree Removal and Tree Protection

- TJH only removes trees that are unhealthy, structurally weak, within the footprint of the new home, conflicts with utilities or poses future hazard of safety
- TJH is evaluating ways to preserve existing trees while moving forward with building new homes
- TJH has implemented arborist recommendations and will step up oversight of tree protection measures during construction

Improved Communication

- TJH is committed to working constructively with the County and the North Fair Oaks community
- Jobsite signage will continue to include TJH contact information for any jobsite related concerns
- Continue with recent program of increased community outreach, including status updates and forums for 2-way dialogue around community concerns and responsive solutions

TJH NORTH FAIR OAKS ASSETS



- LEGEND**
- A. 757 San Benito Avenue
 - B. 828 14th Avenue
 - C. 819 14th Avenue
 - D. 828 15th Avenue
 - E. 832 15th Avenue
 - F. 765 14th Avenue

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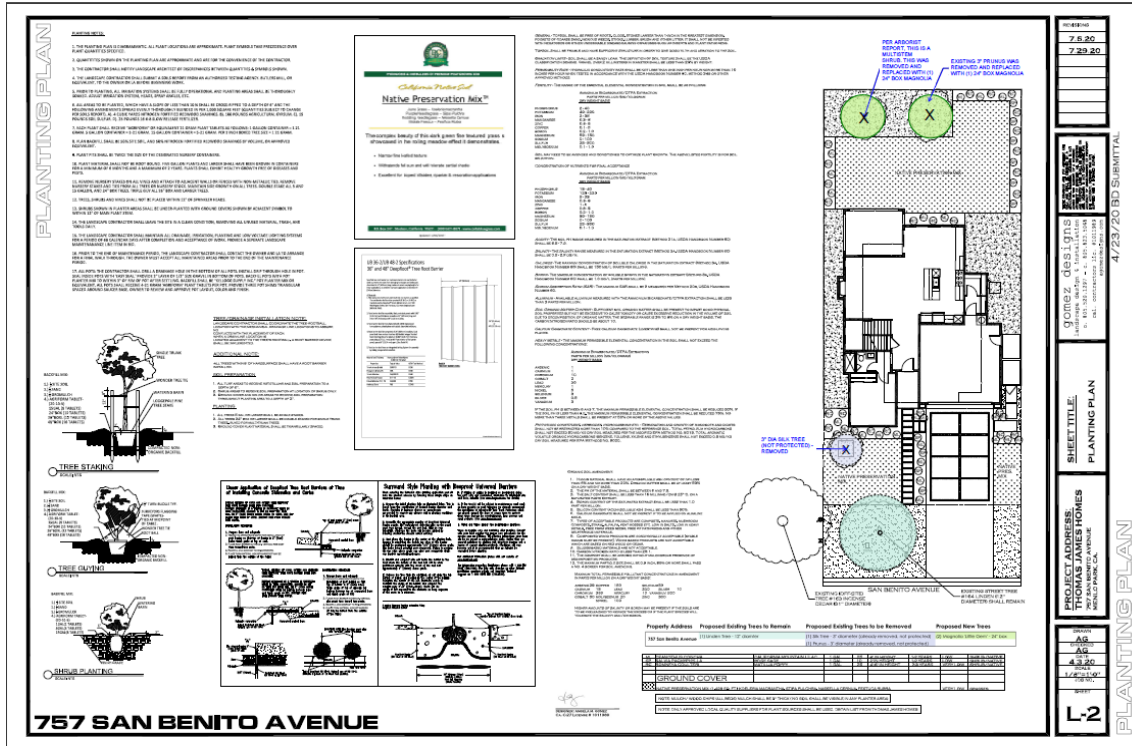
TJH TREE CANOPY IN NORTH FAIR OAKS

Property Address	Proposed Existing Trees to Remain	Proposed Existing Trees to be Removed	Proposed New Trees
757 San Benito Avenue	(1) Linden Tree - 12" diameter	(1) Silk Tree - 3" diameter (already removed, not protected) (1) Prunus - 3" diameter (already removed, not protected)	(2) Magnolia 'Little Gem' - 24" box
765 14th Avenue	(1) Oak - multi-trunk (1) Plum* - 22" diameter (protected) <small>*Plum in poor shape, option to remove and replace with additional 24" box tree (pending neighbor's decision)</small>	(1) Brazilian Peppertree - 30" diameter (protected)	(1) Magnolia 'Little Gem' - 24" box (2) Quercus 'Urban Pinnacle' - 24" box
819 15th Avenue	(1) Fig - 13" diameter (protected) (1) Loquat - 13" diameter (protected) (1) Atlas Cedar - 37" diameter (protected) (1) Southern Magnolia - 19" diameter (protected)	(1) Modesto Ash - 31" dia. (already removed, protected) (3) White Birch - not protected (already removed)	(1) Acer rubrum - 36" box (2) Cercis occidentalis - 24" box
828 14th Avenue	(1) Apricot - 9" diameter	(1) Modesto Ash - 36" dia. (already removed, protected)	(1) Quercus agrifolia - 48" box (1) Cercis occidentalis - 24" box
828 15th Avenue	(1) Pittosporum - 9" diameter (1) Evergreen Pear - 11" diameter (1) Laurel - 7" diameter (1) Chinese Privet - 20" diameter (protected) (1) Pittosporum - 9" diameter (1) Date Palm - 36" diameter (protected) (1) Deodar Cedar - 24" diameter (protected) (1) Asian Pear - 9" diameter	(1) Pittosporum - 6" dia. (already removed) (1) Pittosporum - 10" dia. (already removed) (2) White Birch - not protected (already removed)	(2) Acer rubrum - 36" box
832 15th Avenue	(1) Modesto Ash - 37" diameter (protected)		(2) Magnolia grandiflora - 24" box

TJH TREE TOTALS

- Existing trees to remain – (17)
- Proposed trees to remove – (12)
- Proposed new trees to add – (14)

TJH TREE CANOPY IN NORTH FAIR OAKS



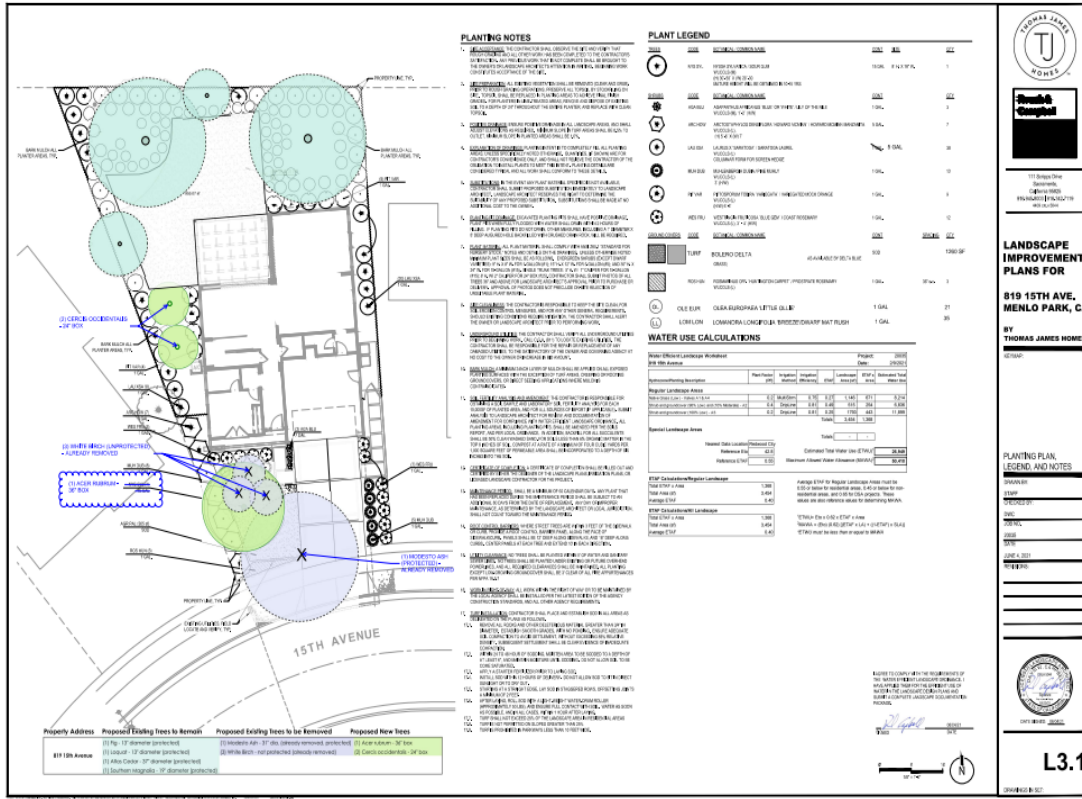
757 San Benito

- Existing trees to remain – (1)
- Proposed trees to remove – (2)
- Proposed new trees to add – (2)

TJH TREE CANOPY IN NORTH FAIR OAKS

819 15th Avenue

- Existing trees to remain – (4)
- Proposed trees to remove – (4)
- Proposed new trees to add – (3)



TJH TREE CANOPY IN NORTH FAIR OAKS

PLANTING PLAN

NOTE: NATIVE BENT GRASS IS A BUREAU TREE IS NOT A MOWED TURF

Property Address	Proposed Existing Trees to Remain	Proposed Existing Trees to be Removed	Proposed New Trees
828 14th Avenue	(1) 40' x 10' 'M' (1) 40' x 10' 'M'	(1) 40' x 10' 'M' (1) 40' x 10' 'M'	(1) 40' x 10' 'M' (1) 40' x 10' 'M'

GENERAL NOTES:

1. All trees to be removed shall be removed within 30 days of the start of construction.

2. All trees to be removed shall be removed within 30 days of the start of construction.

3. All trees to be removed shall be removed within 30 days of the start of construction.

PLANTING SPECIFICATIONS:

1. All trees shall be planted within 30 days of the start of construction.

2. All trees shall be planted within 30 days of the start of construction.

3. All trees shall be planted within 30 days of the start of construction.

PLANTING PLAN:

1. All trees shall be planted within 30 days of the start of construction.

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828 14TH AVENUE

PROJECT ADDRESS: THOMAS JAMES HOMES

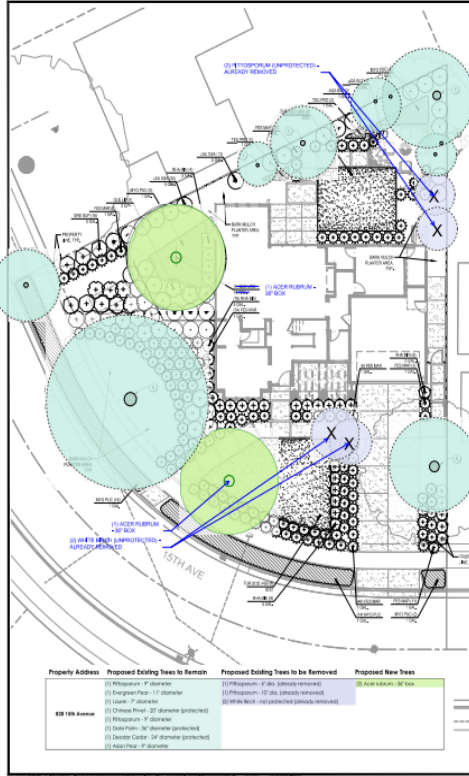
828 14th Avenue

- Existing trees to remain – (1)
- Proposed trees to remove – (1)
- Proposed new trees to add – (2)

10.22.20
 gomez designs
 SHEET TITLE: PLANTING PLAN
 PROJECT ADDRESS: THOMAS JAMES HOMES
 L-2

PLANTING PLAN

TJH TREE CANOPY IN NORTH FAIR OAKS



PLANTING NOTES

1. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
2. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
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7. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
8. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
9. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
10. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
11. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
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14. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.
15. All trees shown on this plan were measured in the field on 08/11/2023. The tree measurements were taken in accordance with the International Society of Arboriculture (ISA) Best Management Practices for Tree Inventory. The tree measurements were taken in accordance with the ISA Best Management Practices for Tree Inventory.

Property Address	Proposed Existing Trees to Remain	Proposed Existing Trees to be Removed	Proposed New Trees
828 15th Avenue	(1) Hesperon - 8" diameter	(1) Hesperon - 8" dia (to be removed)	(2) Ashoka - 36" dia
	(1) Burgundy Pear - 17" diameter	(1) Hesperon - 17" dia (to be removed)	
	(1) Apple - 7" diameter	(1) Hesperon - 17" dia (to be removed)	
	(1) Chinese Pear - 27" diameter (protected)	(1) Hesperon - 17" dia (to be removed)	
	(1) Hesperon - 7" diameter	(1) Hesperon - 17" dia (to be removed)	
	(1) White Pine - 36" diameter (protected)	(1) Hesperon - 17" dia (to be removed)	
	(1) Sweet Gum - 36" diameter (protected)	(1) Hesperon - 17" dia (to be removed)	
	(1) Honeylocust - 12" diameter	(1) Hesperon - 17" dia (to be removed)	
	(1) Hesperon - 17" diameter	(1) Hesperon - 17" dia (to be removed)	

PLANT LEGEND

- | Symbol | Tree Name | Species | Size | Quantity |
|--------|---------------|---------------|------|----------|
| Circle | ASHOKA | ASHOKA | 36" | 2 |
| Circle | ASPEN | ASPEN | 36" | 2 |
| Circle | APPLE | APPLE | 7" | 1 |
| Circle | BURGUNDY PEAR | BURGUNDY PEAR | 17" | 1 |
| Circle | CHINESE PEAR | CHINESE PEAR | 27" | 1 |
| Circle | SMALL PINE | SMALL PINE | 36" | 1 |
| Circle | SWEET GUM | SWEET GUM | 36" | 1 |
| Circle | WHITE PINE | WHITE PINE | 36" | 1 |
| Circle | HONEYLOCUST | HONEYLOCUST | 12" | 1 |
| Circle | HESPERON | HESPERON | 8" | 1 |
| Circle | HESPERON | HESPERON | 17" | 1 |
| Circle | HESPERON | HESPERON | 17" | 1 |
| Circle | HESPERON | HESPERON | 17" | 1 |
| Circle | HESPERON | HESPERON | 17" | 1 |

WATER USE CALCULATIONS

Water Use Category	Flow Rate (GPM)	Hours per Day	Annual Water Use (Gals)	
			15th Avenue	828 15th Avenue
Domestic	50	24	300,000	300,000
Commercial	100	24	600,000	600,000
Industrial	1000	24	6,000,000	6,000,000
Other	100	24	600,000	600,000
Total	1200	24	12,600,000	12,600,000

SEE SHEET L3.2 FOR PLANTING DETAILS AND L3.3 FOR TREE PROTECTION PLAN



LANDSCAPE IMPROVEMENT PLANS FOR 828 15TH AVENUE, MENLO PARK, CA

BY THOMAS JAMES HOMES

PLANTING PLAN

DATE: 08/11/2023

SCALE: AS SHOWN

L3.1

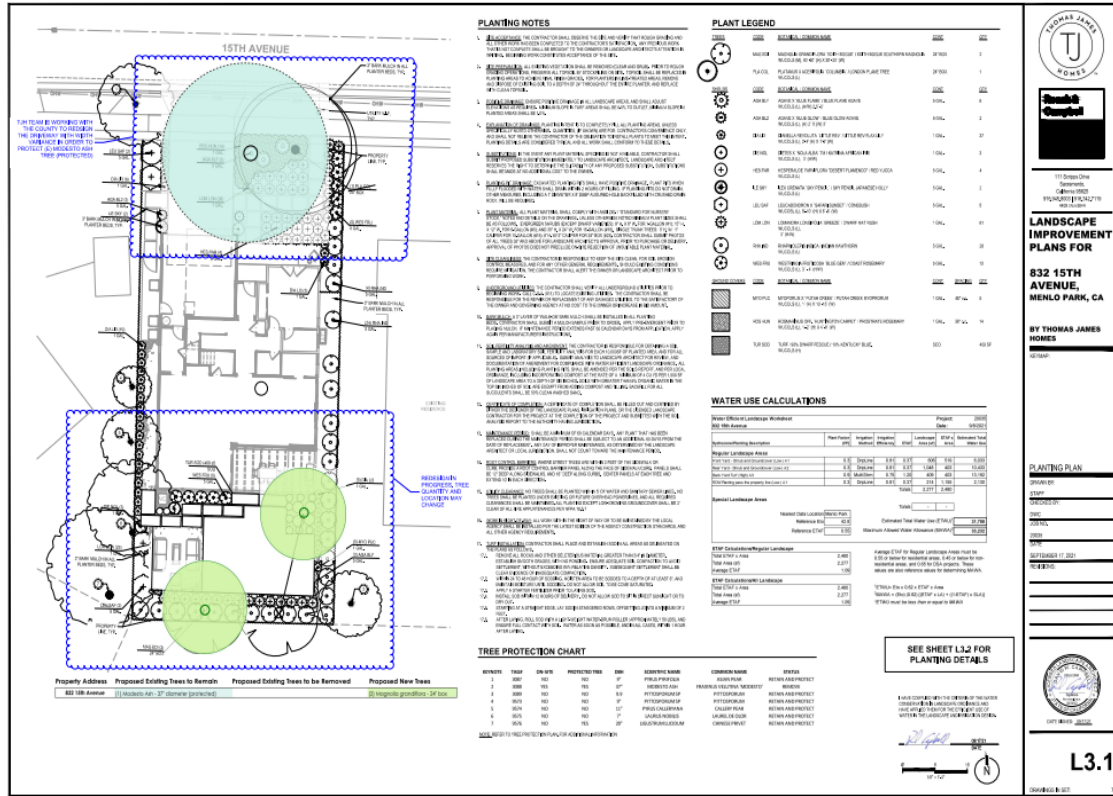
828 15th Avenue

- Existing trees to remain – (8)
- Proposed trees to remove – (4)
- Proposed new trees to add – (2)

TJH TREE CANOPY IN NORTH FAIR OAKS

832 15th Avenue

- Existing trees to remain – (1)
- Proposed trees to remove – (0)
- Proposed new trees to add – (2)





NEIGHBORHOOD INTEGRITY PLEDGE

- We will work to minimize the inconvenience incurred by our presence
- We will hold our subcontractors to a set code of conduct and comply with the city work hours
- We will maintain a clean and organized jobsite throughout the life of the project
- We will do our best to minimize noise and dust coming from the jobsite
- We understand at times that challenges will arise and welcome you to call us
- We are always looking for feedback and opportunities to become better every day

PLEASE FEEL FREE TO CONTACT
OUR NEIGHBORHOOD RELATIONS LINE AT

(877) 840-9040

[ThomasJamesHomesUSA.com](https://www.ThomasJamesHomesUSA.com)



Thomas James Homes is committed to

- Working collaboratively with the North Fair Oaks Community
- Preserving urban tree canopy whenever feasible and mitigating any canopy loss with supplemental/upsized replacement trees beyond County requirements
- Providing open communication and transparency
- Creating drought-tolerant, sustainable landscaped habitat
- Job site management in compliance with County rules & regulations



THOMAS JAMES HOMES NORTHERN CALIFORNIA LOCAL LEADERSHIP



Jon Tattersall
President



Adam Kates
Executive VP



Deanne Green
Community Outreach/Process



Cynthia Thiebaut
Design Review/Architecture



Jermaine Smith
Permitting/Planning



Andy Cost
Land Development/Utilities



Ken King
Vertical Construction



Juan Garcia
Neighborhood Relations





THOMAS JAMES HOMES

Questions

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Director of Community Development
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650.272.3274

