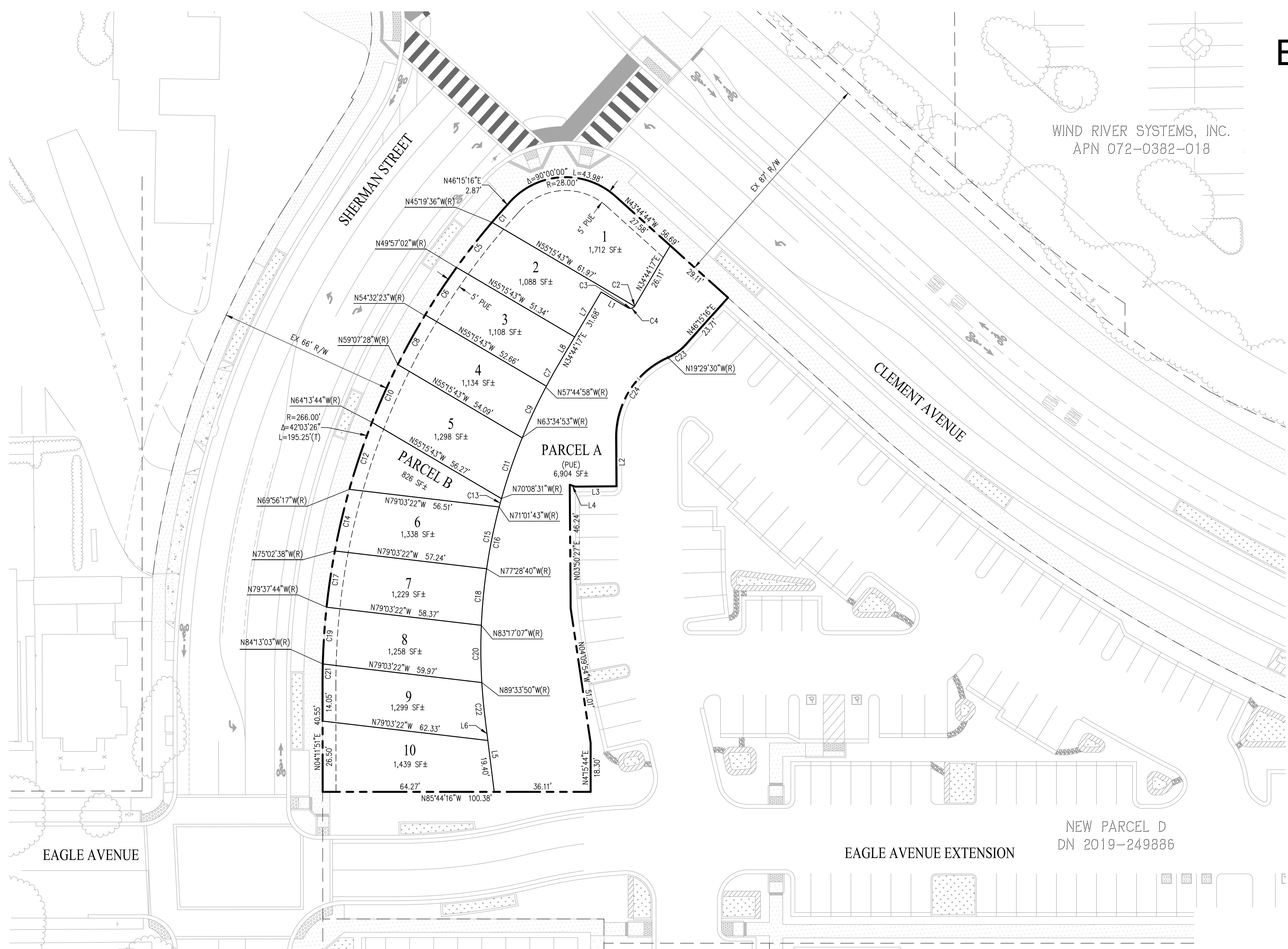


# Exhibit 1



VICINITY MAP  
NOT TO SCALE

WIND RIVER SYSTEMS, INC.  
APN 072-0382-018



### GENERAL NOTES:

- OWNER/DEVELOPER: TIM LEWIS COMMUNITIES  
3500 DOUGLAS BOULEVARD, SUITE 270  
ROSEVILLE, CA 95661  
MIKE O'HARA
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
ANGELO OBERTELLO, R.C.E. NO. 64345  
PHONE: (925) 866-0322
- LAND AREA: 0.47 ACRES±
- UTILITIES:  
SEWER: CITY OF ALAMEDA (COLLECTION) / EBMUD (TREATMENT AND TRANSMISSION)  
STORM DRAIN: CITY OF ALAMEDA  
WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD)  
ELECTRIC: ALAMEDA MUNICIPAL POWER (AMP)  
GAS: PACIFIC GAS & ELECTRIC (PG&E)  
TELEPHONE: AT&T  
CABLE TV: COMCAST
- APN: 072-0383-007 AND 072-0383-015
- FLOOD ZONES SHOWN ARE PER FLOOD INSURANCE RATE MAP NO. FM06001C0069H, EFFECTIVE DATE: DECEMBER 21, 2018. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- RECIPROCAL UTILITY AND ACCESS EASEMENTS WILL BE EXECUTED CONCURRENTLY WITH RECORDING OF THE FINAL MAP.

SHEET INDEX	
SHEET NO.	SHEET TITLE
TM01	TENTATIVE MAP
TM02	PRELIMINARY SITE PLAN
TM03	PRELIMINARY GRADING PLAN
TM04	GRADING SECTIONS
TM05	PRELIMINARY UTILITY PLAN
TM06	PRELIMINARY STORMWATER CONTROL PLAN
TM07	PRELIMINARY WASTE COLLECTION PLAN
TM08	PRELIMINARY FIRE ACCESS PLAN

## TRACT 8674 TENTATIVE MAP DEL MONTE TOWNS

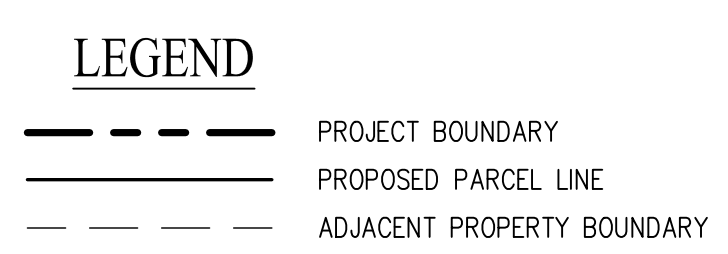
CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"=20' DATE: JANUARY 3, 2024

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	266.00'	1'34"52"	7.34'
C2	2.00'	7'10"51"	0.25'
C3	2.00'	82'49"09"	2.89'
C4	2.00'	90'00"00"	3.14'
C5	266.00'	4'37"26"	21.47'
C6	266.00'	4'35"21"	21.31'
C7	210.00'	2'29"15"	9.12'
C8	266.00'	4'35"05"	21.28'
C9	210.00'	5'49"55"	21.38'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C10	266.00'	5'06"16"	23.70'
C11	210.00'	6'33"38"	24.05'
C12	266.00'	5'42"33"	26.50'
C13	210.00'	0'53"12"	3.25'
C14	266.00'	5'06"22"	23.70'
C15	210.00'	6'26"57"	23.64'
C16	210.00'	37'34"14"	137.70'
C17	266.00'	4'35"06"	21.29'
C18	210.00'	5'48"27"	21.29'

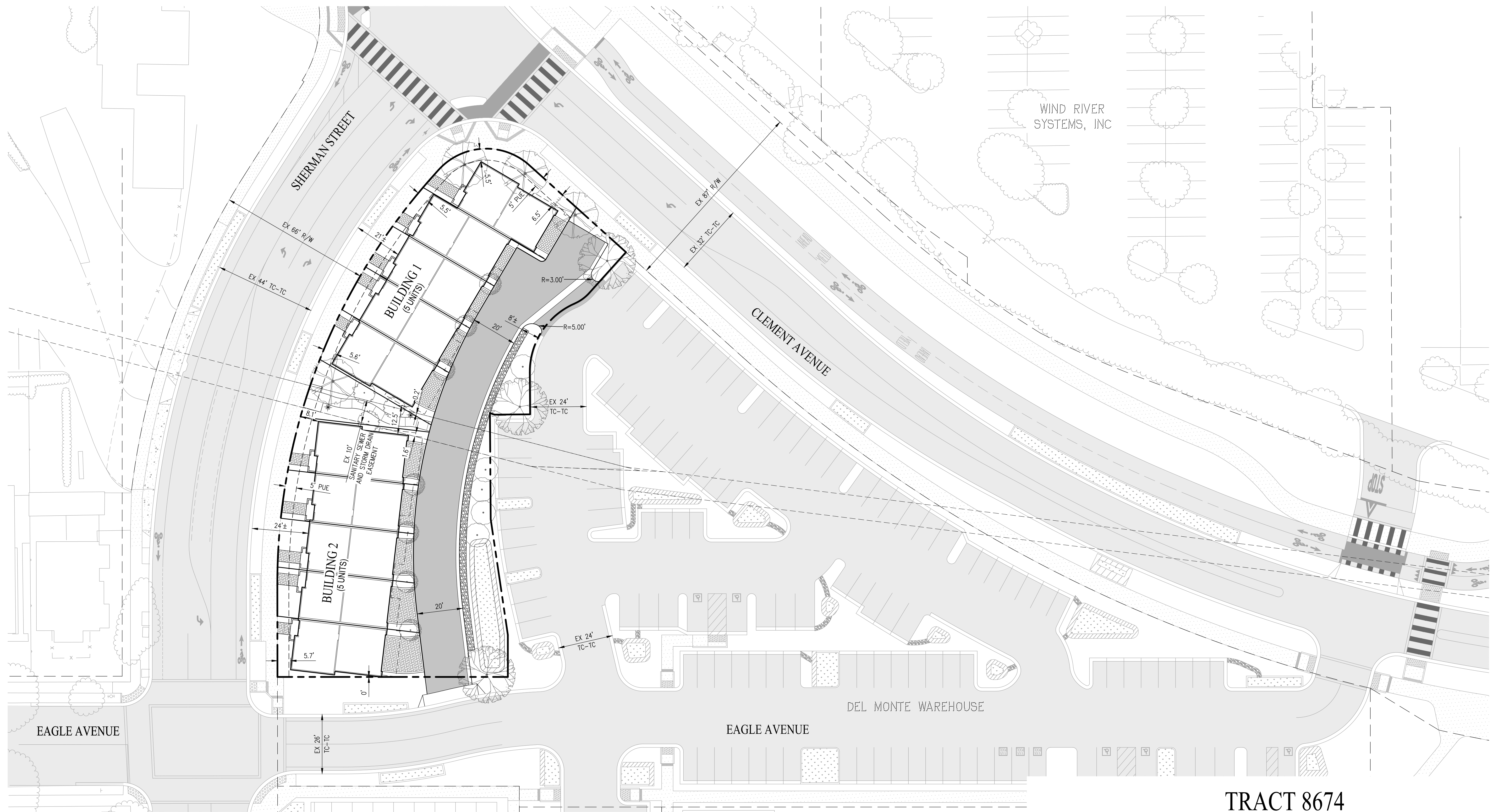
CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C19	266.00'	4'35"19"	21.30'
C20	210.00'	5'51"06"	21.45'
C21	266.00'	1'35"06"	7.36'
C22	210.00'	3'41"44"	13.55'
C23	19.50'	24'15"13"	8.25'
C24	32.50'	66'40"03"	37.82'

LINE TABLE		
NO	BEARING	LENGTH
L1	N55°15'43"W	11.50'
L2	N03°50'27"E	18.25'
L3	N86°09'33"W	15.50'
L4	N67°03'42"W	2.12'
L5	N02°49'57"W	27.66'
L6	N02°49'57"W	8.26'
L7	N34°44'17"E	19.52'
L8	N34°44'17"E	12.16'



SHEET NO.  
**TM01**  
OF 8 SHEETS





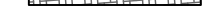
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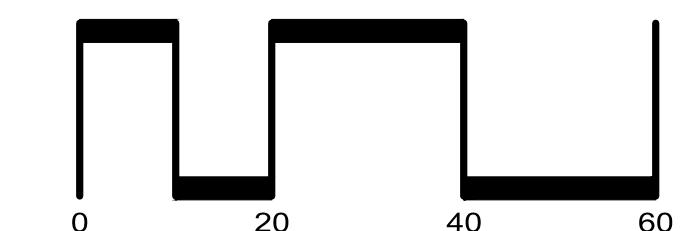
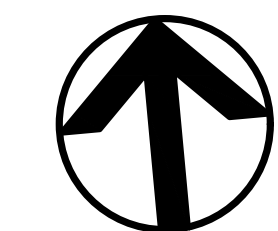


TRACT 8674  
**PRELIMINARY SITE PLAN**  
 DEL MONTE TOWNS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=20' DATE: JANUARY 3, 2024

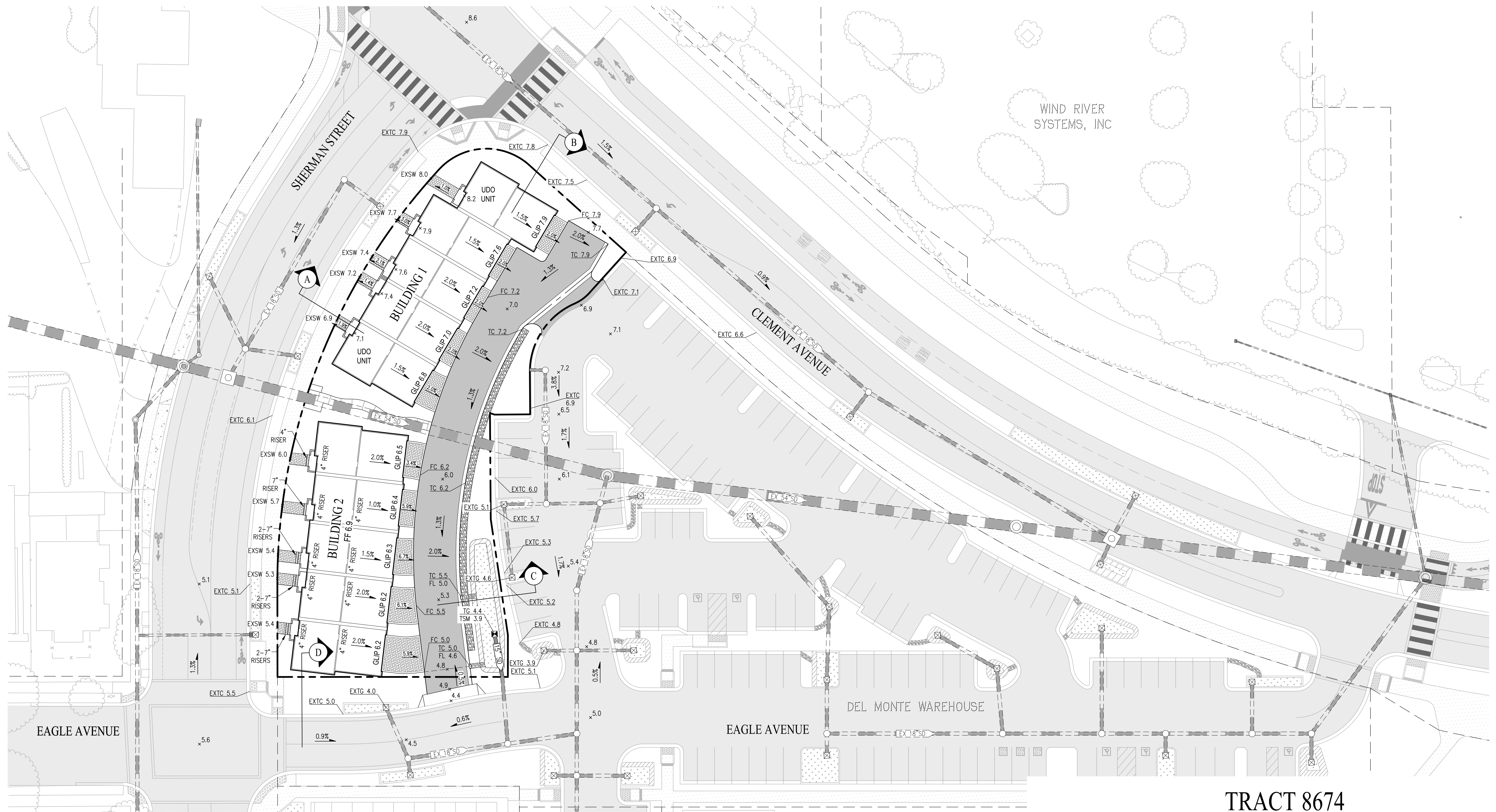
**LEGEND**

-  PROJECT BOUNDARY
-  PROPOSED PAVEMENT
-  EXISTING PAVEMENT TO REMAIN
-  PROPOSED PAVERS PER LANDSCAPE PLAN
-  PROPOSED GRAVEL PER LANDSCAPE PLAN



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SHEET NO.  
**TM02**  
 OF 8 SHEETS



TRACT 8674  
**PRELIMINARY GRADING PLAN**  
 DEL MONTE TOWNS

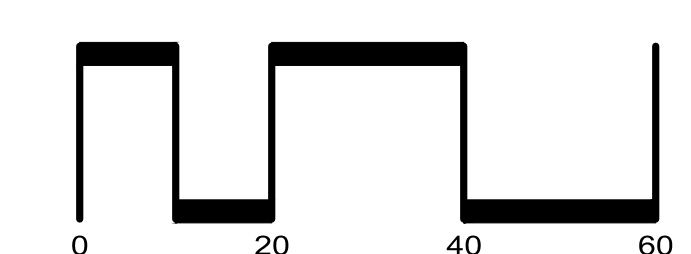
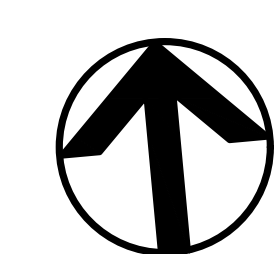
CITY OF ALAMEDA    ALAMEDA COUNTY    CALIFORNIA  
 SCALE: 1"=20'    DATE: JANUARY 3, 2024

**NOTES**

- MINIMUM FINISHED FLOOR ELEVATION IS 6.9 (CITY DATUM) IN ORDER TO COMPLY WITH THE SEA LEVEL RISE REQUIREMENTS OF THE CITY'S CLIMATE ACTION AND RESILIENCY PLAN.
- ELEVATIONS DEPICTED ARE BASED UPON THE CITY OF ALAMEDA DATUM. (NAVD88= CITY DATUM + 6.1')

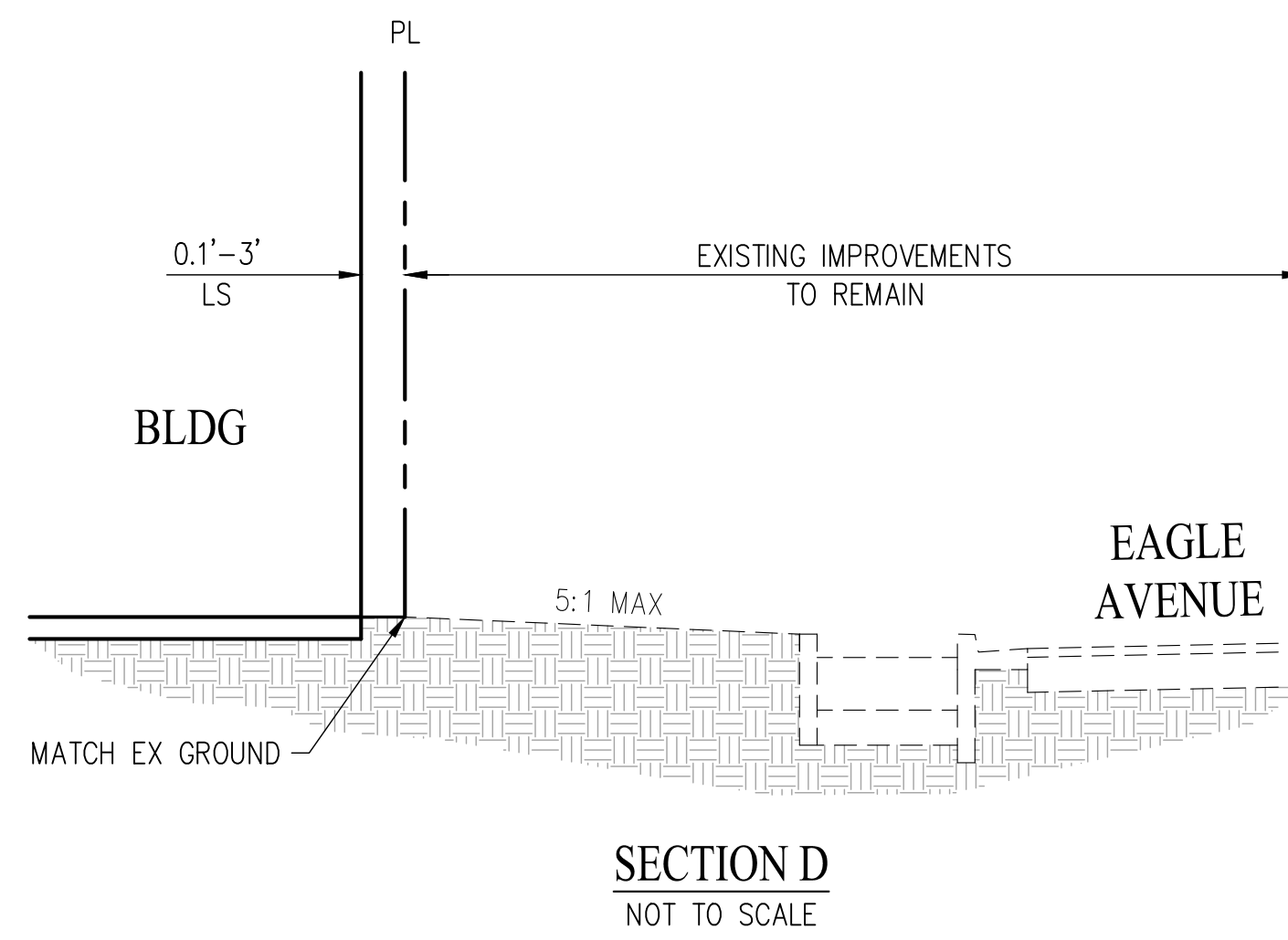
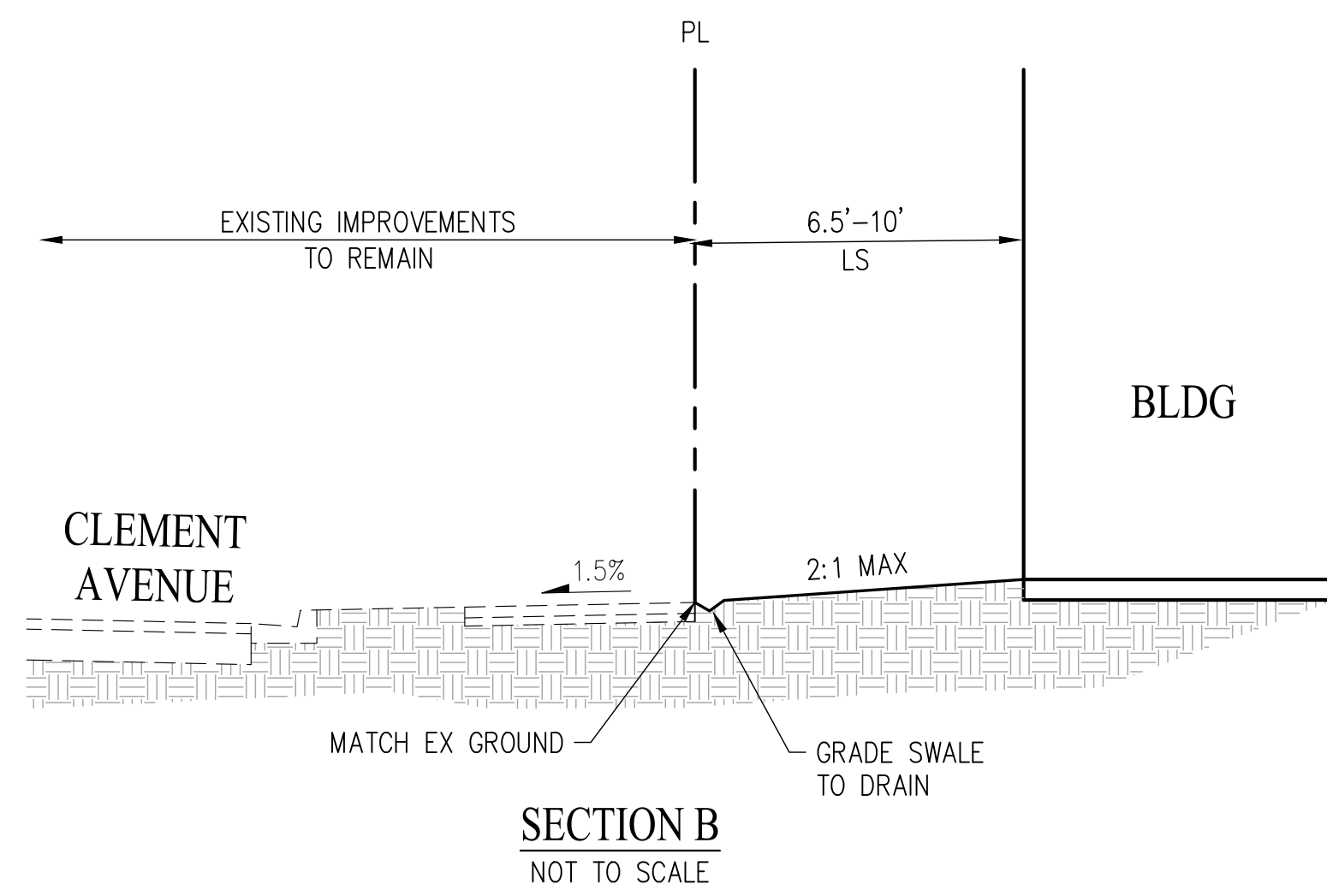
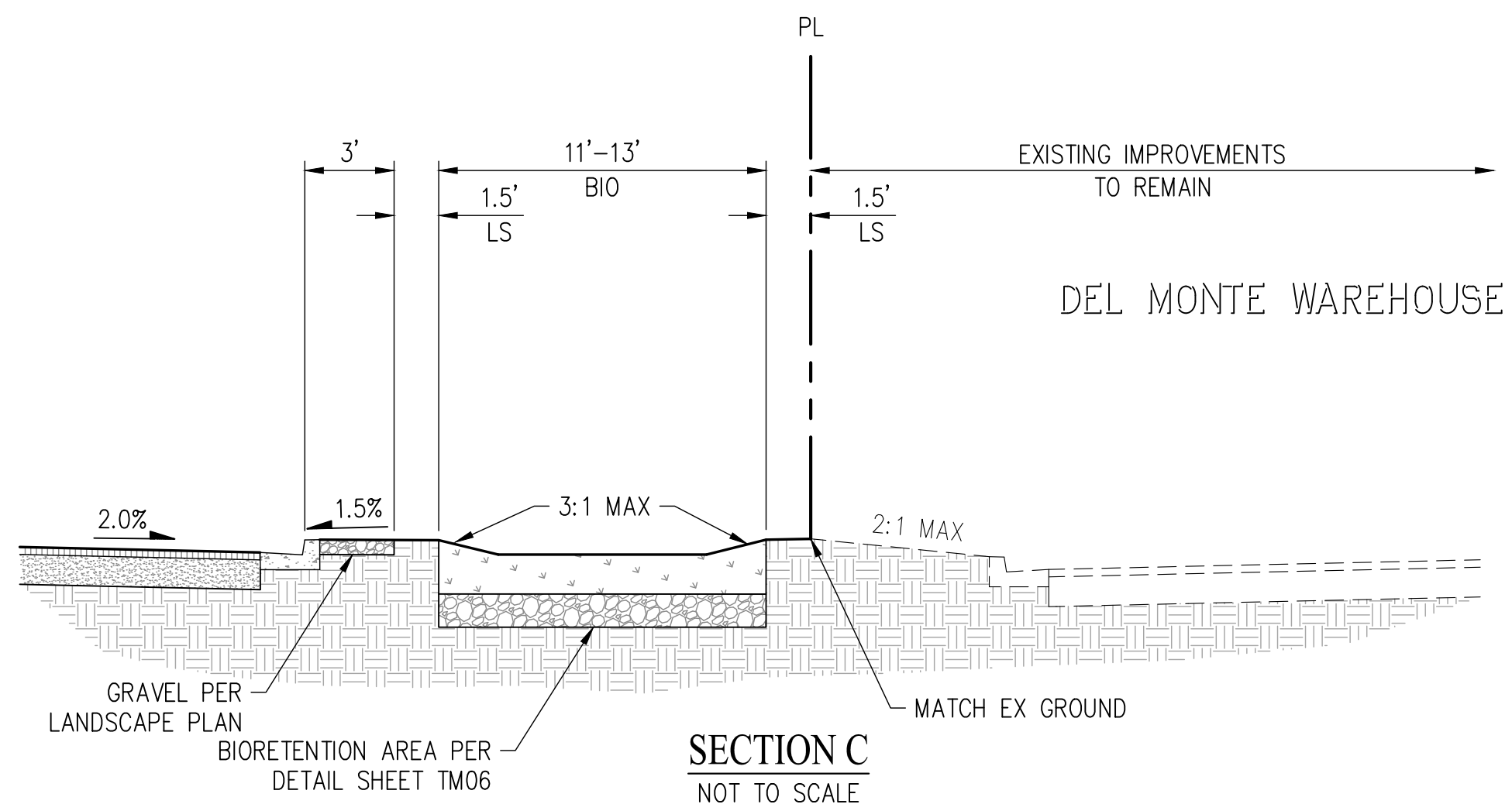
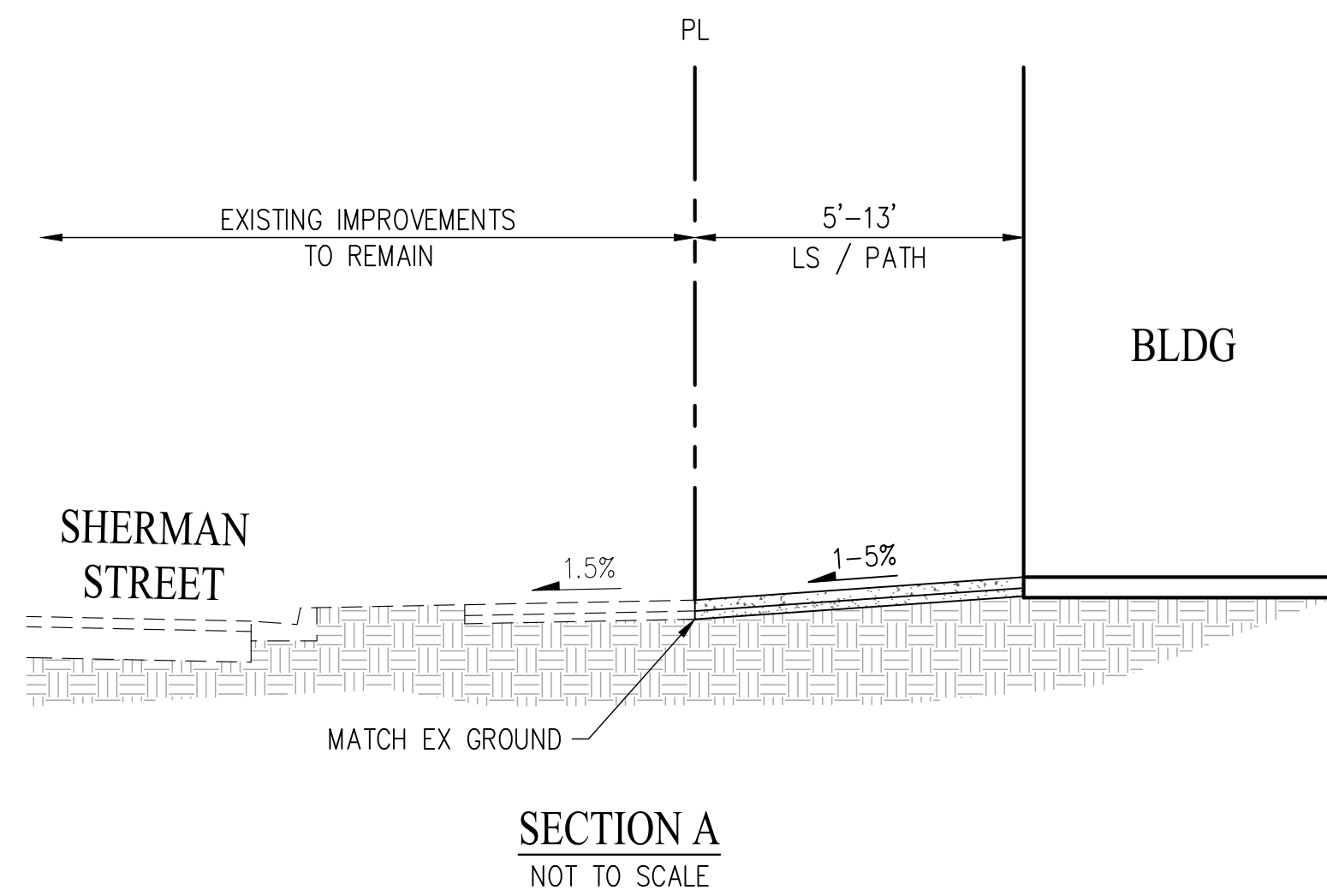
**LEGEND**

- PROJECT BOUNDARY
- PROPOSED PAVEMENT
- PROPOSED PAVERS PER LANDSCAPE PLAN
- PROPOSED GRAVEL PER LANDSCAPE PLAN
- EXISTING PAVEMENT TO REMAIN
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE



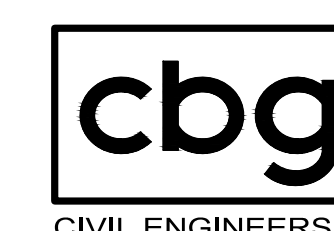
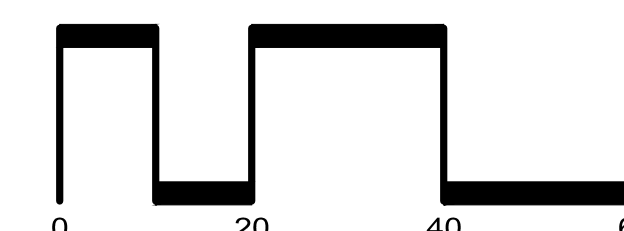
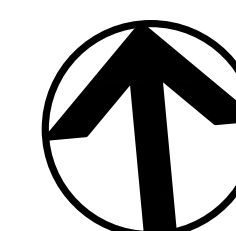
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SHEET NO.  
**TM03**  
 OF 8 SHEETS



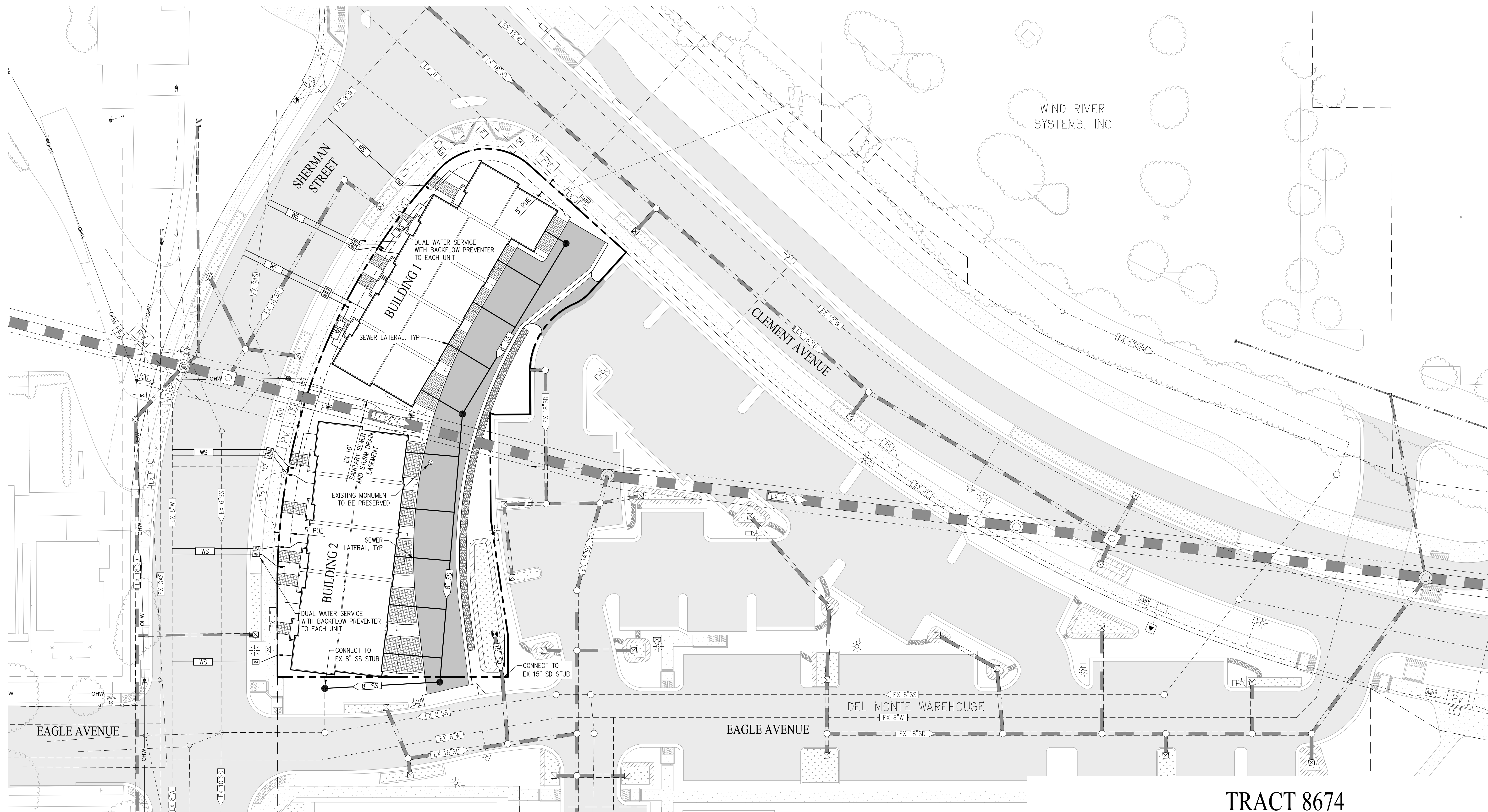
TRACT 8674  
**GRADING SECTIONS**  
 DEL MONTE TOWNS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=20' DATE: JANUARY 3, 2024



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SHEET NO.  
**TM04**  
 OF 8 SHEETS



WIND RIVER SYSTEMS, INC

TRACT 8674

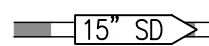
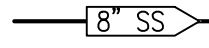
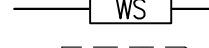
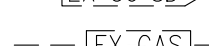

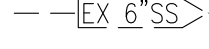
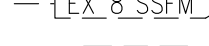
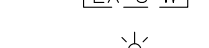


# PRELIMINARY UTILITY PLAN

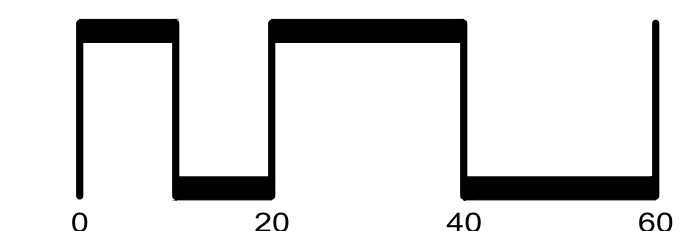
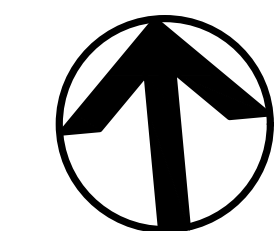
## DEL MONTE TOWNS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA

SCALE: 1"=20' DATE: JANUARY 3, 2024

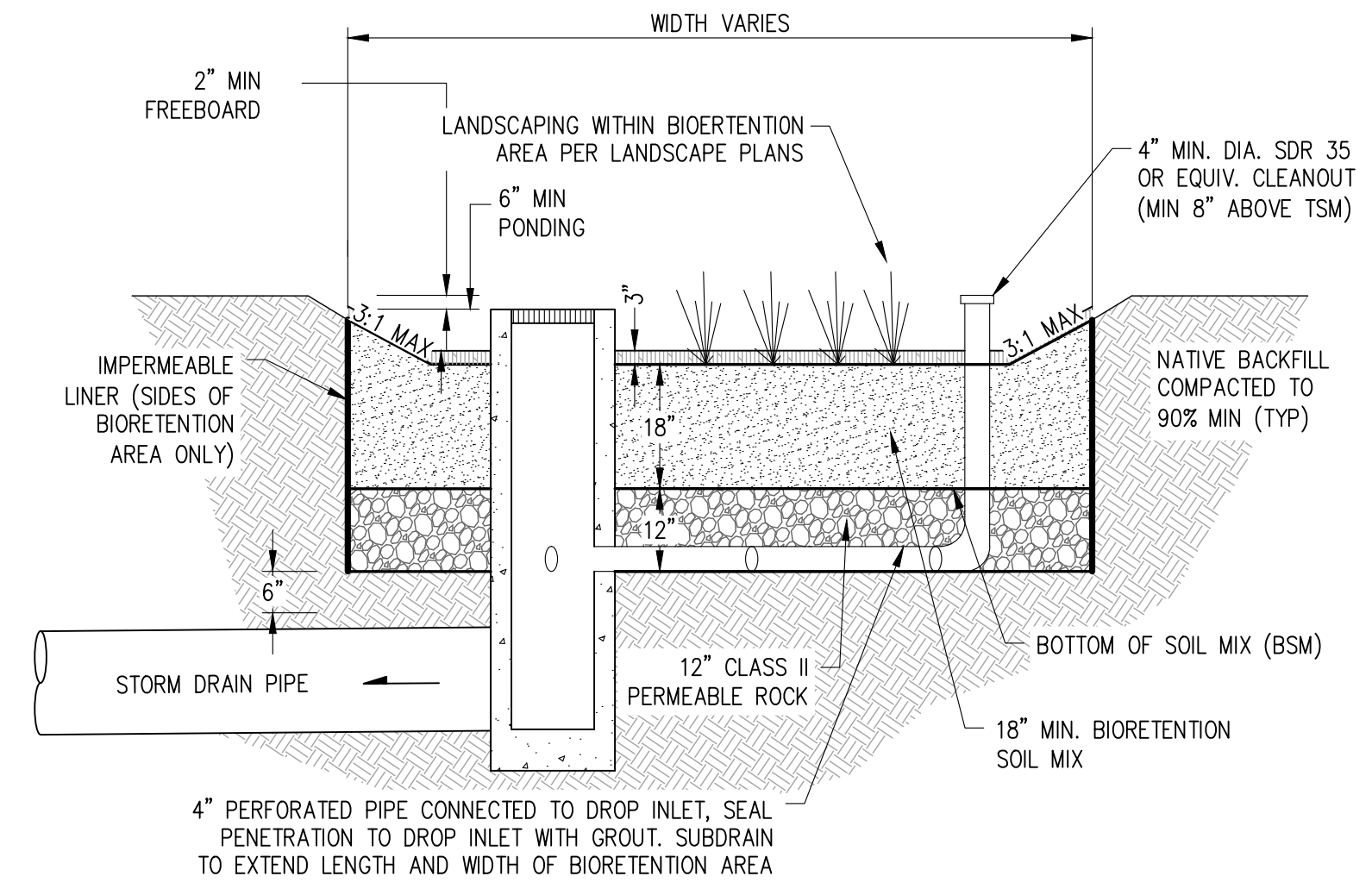
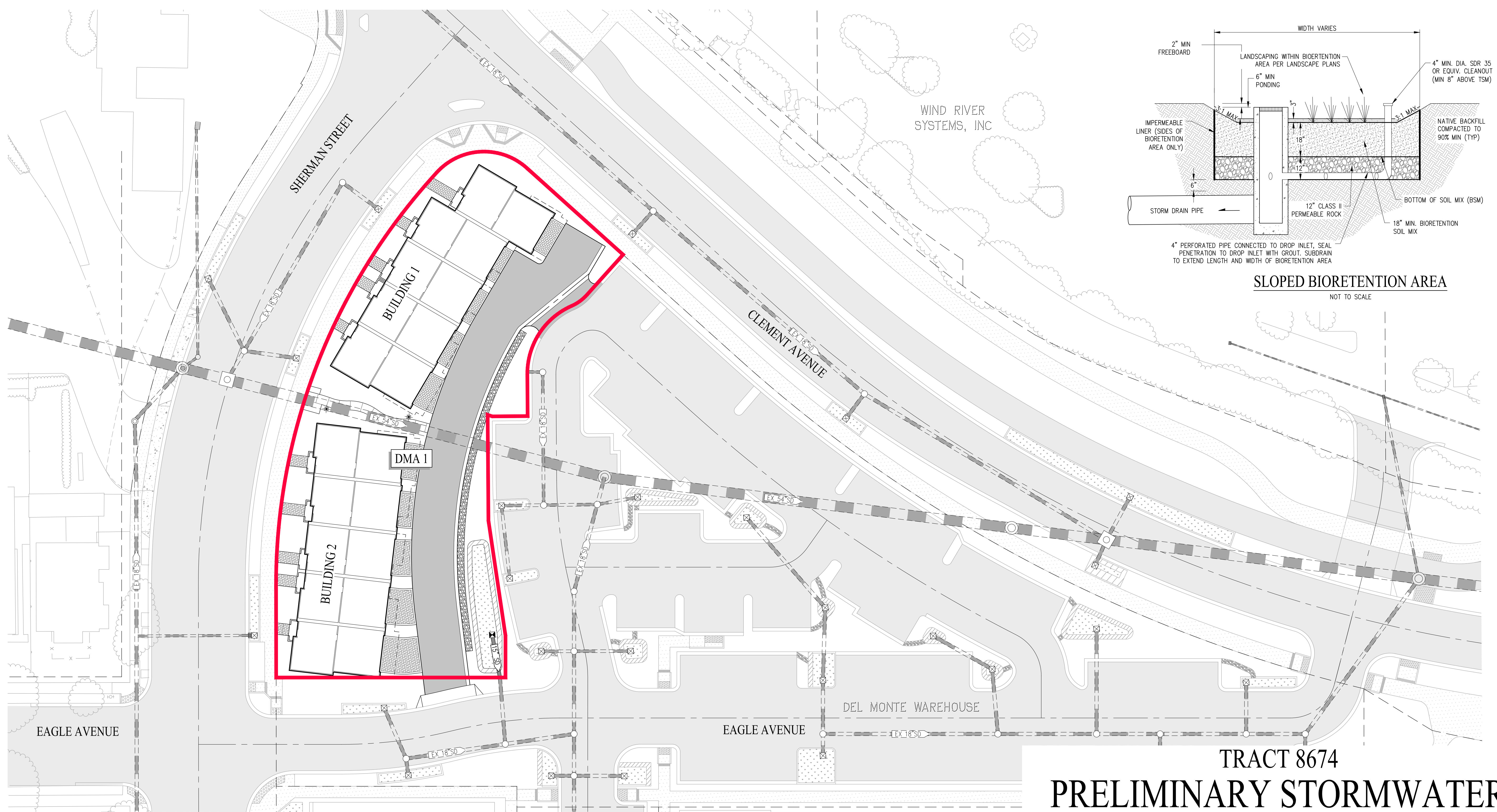
### LEGEND

-  PROPOSED STORM DRAIN PIPE
-  PROPOSED SANITARY SEWER PIPE
-  PROPOSED WATER PIPE
-  EXISTING STORM DRAIN PIPE
-  EXISTING GAS PIPE
-  EXISTING JOINT TRENCH
-  EXISTING SANITARY SEWER PIPE
-  EXISTING SANITARY SEWER FORCE MAIN
-  EXISTING WATER PIPE
-  EXISTING STREET LIGHT



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SHEET NO.  
**TM05**  
 OF 8 SHEETS



**SLOPED BIORETENTION AREA**  
NOT TO SCALE

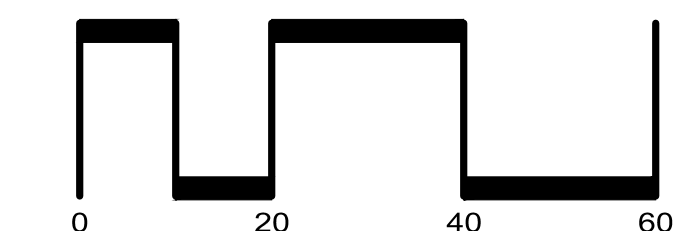
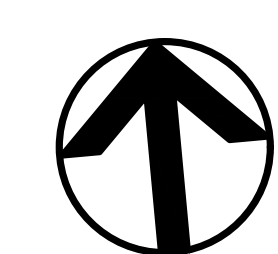
TREATMENT AREA SUMMARY				
DMA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TREATMENT AREA REQUIRED (SF)	TREATMENT AREA PROVIDED (SF)
1	20,632	15,383	636	640

**NOTES:**  
1. DMA 1 IS SIZED BASED ON THE COMBINED FLOW/VOLUME METHOD FROM THE ALAMEDA COUNTY CLEAN WATER PROGRAM C.3 STORMWATER TECHNICAL GUIDANCE MANUAL (VERSION 7).

- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINE
  - DRAINAGE MANAGEMENT AREA (DMA) BOUNDARY
  - EXISTING STORM DRAIN
  - PROPOSED STORM DRAIN
  - PROPOSED FIELD INLET
  - STORMWATER TREATMENT PLANTER
  - PROPOSED SIDEWALK
  - PROPOSED PAVERS PER LANDSCAPE PLAN
  - EXISTING PAVEMENT TO REMAIN

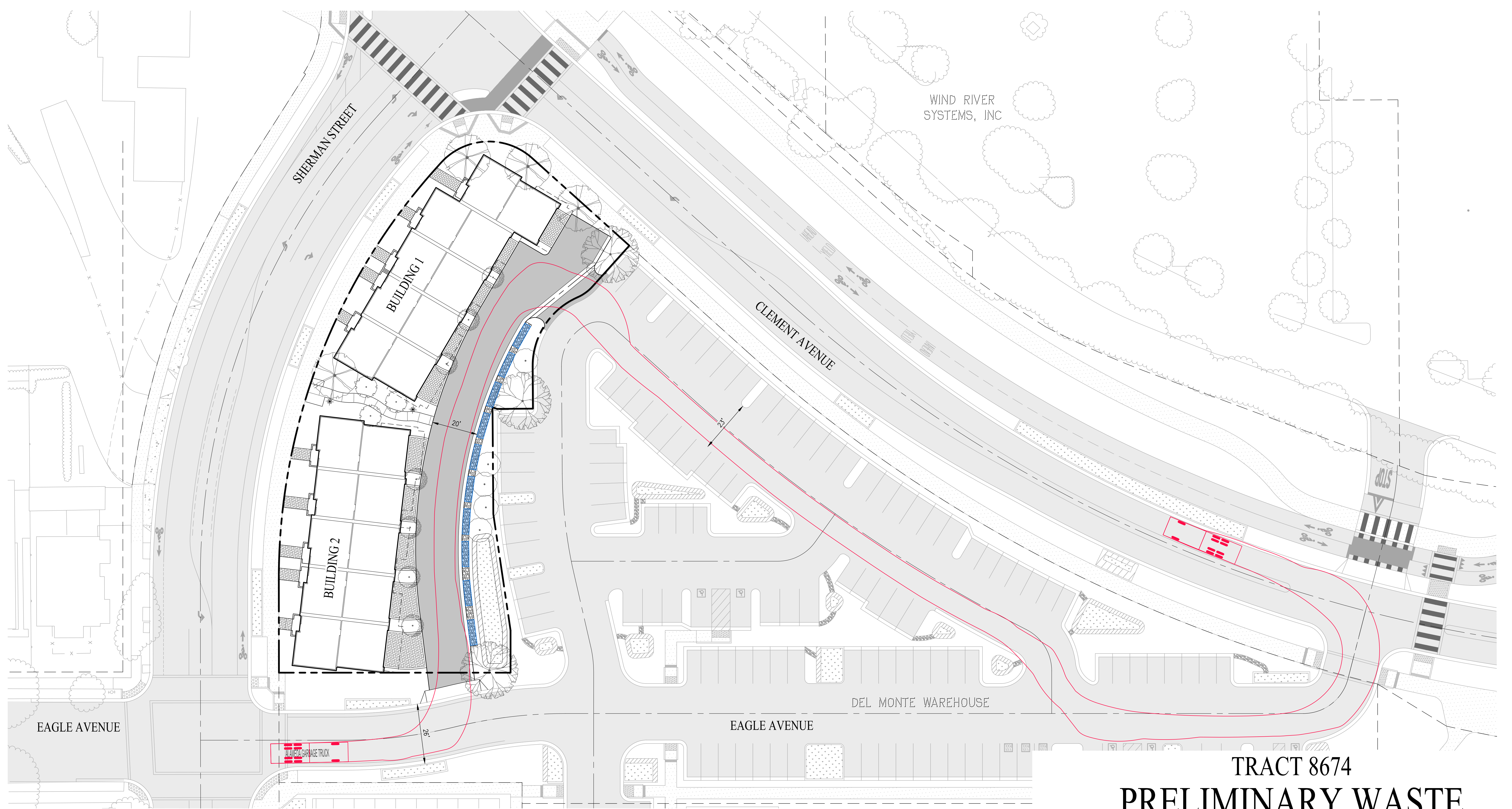
TRACT 8674  
**PRELIMINARY STORMWATER CONTROL PLAN**  
DEL MONTE TOWNS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
SCALE: 1"=20' DATE: JANUARY 3, 2024



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SHEET NO.  
**TM06**  
OF 8 SHEETS



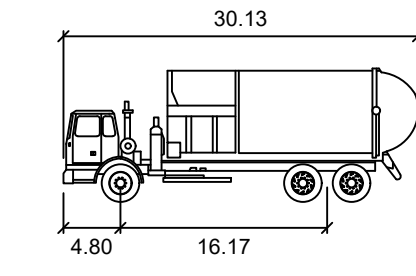
TRACT 8674  
**PRELIMINARY WASTE  
 COLLECTION PLAN**  
 DEL MONTE TOWNS

CITY OF ALAMEDA ALAMEDA COUNTY CALIFORNIA  
 SCALE: 1"=20' DATE: JANUARY 3, 2024

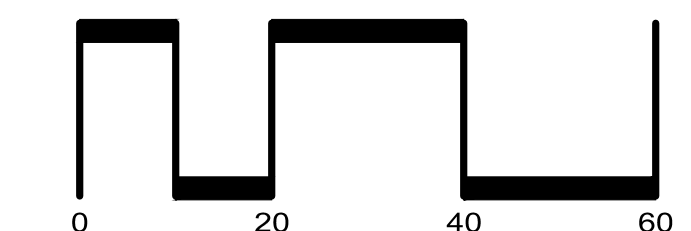
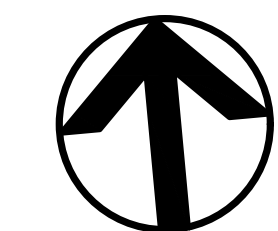
**TRASH ZONE LEGEND**

 11' TRASH RECEPTACLE ZONE (TYPICAL UNIT CONFIGURATION - 10 ZONES)

- NOTES:  
 1. 1.6'+3'+1.6'+3+1.6' = 11' PER UNIT (TYPICAL UNIT CONFIGURATION)  
 2. 1 TRASH RECEPTACLE (1.6'), 1 RECYCLE RECEPTACLE (1.6') & 1 GREEN WASTE RECEPTACLE PER UNIT (1.6')



ACI Garbage  
 feet  
 Width : 4.80  
 Track : 8.00  
 Lock to Lock Time : 6.0  
 Steering Angle : 36.7



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SHEET NO.  
**TM07**  
 OF 8 SHEETS