

## Doug Chen

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**From:** Doug Chen  
**Sent:** Friday, September 15, 2023 4:19 PM  
**To:** SThorsen@ci.benicia.ca.us; comdev@ci.benicia.ca.us  
**Cc:** jhade@ci.benicia.ca.us; Sherri Holt; Doug Chen  
**Subject:** Benicia, SB330 Preliminary Application, Rose Estates

Suzanne:

As a follow up to the earlier 9/15/2023 letter from Albert D. Seeno, Jr. to you, I am providing the following supplement information to WCHB Development LLC's 8/17/2023 SB330 Preliminary Application submitted under the HAA/HCA, for the proposed Rose Estates Master Planned Development:

 [https://wvadsjr-my.sharepoint.com/:f/g/personal/dchen\\_wvadsjr\\_onmicrosoft\\_com/EgRr-gJ5xYhBo3SpNYDxZRYBAeohbDub9XnlRe2QAOI9w?e=NWRSg2](https://wvadsjr-my.sharepoint.com/:f/g/personal/dchen_wvadsjr_onmicrosoft_com/EgRr-gJ5xYhBo3SpNYDxZRYBAeohbDub9XnlRe2QAOI9w?e=NWRSg2)

1. 8/17/2023 Transmittal Letter, provided here for your convenience.
2. SB330 Preliminary Application (HCD form, since Benicia does not have its own print version). This was previously submitted but has been updated to clarify that the application is being submitted by the property owner, WCHB.
3. Ownership Disclosure Letter. This was previously submitted but has been updated to clarify that Albert D. Seeno, Jr. is a controlling shareholder and that he, along with his brother Tom Seeno, are the only controlling shareholders.
4. Secretary of State Statements of Information for WCHB (property owner) and West Coast Home Builders Inc. (Managing Member of WCHB), listing corporate officers. These were previously provided but are being provided again for your convenience.
5. Site Plan. This was previously provided but has been updated to include acreage for each land use.
6. Architecture. The new residential architecture package replaces the previous package.

All other items previously submitted remain the same.

In brief, the proposed Development consists of:

- 900 dwelling units (with a potential for approximately 1500 units) to help the City in meeting its RHNA targets, including its affordable housing targets.
- Preservation of 25% to 50% of currently industrial-zoned land for Open Space (compared to 25% open space in the City).
- Over 200,000 sf of commercial floor area.

As pointed out in the 8/17/2023 letter, the City has not met its RHNA target in any of the income categories at the close of the 5<sup>th</sup> Cycle. The proposed Development could by itself meet over half of the City's 6<sup>th</sup> Cycle RHNA targets.

Just as important are the positive economic impacts the proposed Development would have on the City. The City's own financial forecast indicates that it is operating in a deficit mode even with roads and other capital infrastructure spending being deferred, thus depleting reserves to continue bare-bone operations. This obviously is not sustainable. The proposed project, with a total construction cost alone of over \$500 million, is a major development that the City needs to spur economic activities and significantly increase its tax base.

The benefits of the proposed Development can be realized only if the City processes this application in an expeditious manner and in accordance with the HAA, HCA, and other applicable housing laws, as opposed to erecting barriers to housing.

I look forward to working with you in a mutually cooperative manner. I previously reached out to you via email on 8/24/2023 and by phone shortly after. I have not received a response but remain hopeful to get your input as I finalize the full application within the next few months. During this process, I will be reaching out to the community for input also.

Please feel free to contact me at any time.

Thanks,

Doug

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