

WCHB DEVELOPMENT, LLC

4021 Port Chicago Highway, Concord, CA 94520

Telephone: (925) 671-7711

July 9, 2024

City of Benicia
Community Development
250 East L Street
Benicia, CA 94510



Subject: Rose Estates Mixed-Use Development – Tentative Map Application 2nd Submittal

Subject APNs: 0080-010-030, 110, 120, 0080-030-060, 070, 100, 140, 160, 0181-260-060, 070

Dear Mr. Hade:

The SB330 Preliminary Application for this project (meeting the affordability requirement under GC 65589.(d)) was submitted to the City on 9/15/2023, the Full Application for a Tentative Map was submitted on 3/12/2024, the enclosed represents the 2nd Submittal of the Tentative Map Application and supporting documents. Enclosed please find the following materials:

1. Application Form, revised
2. Application Fee of \$100,00.00 (check #12625)
3. Response to City Comment Letter dated 4/10/2024
4. Written Statement, revised
5. Tentative Map, revised
6. Preliminary Landscape Plan
7. Visual Aid / Overlay Renderings
8. Photographs with Updated Map
9. List of Potential Street Names
10. 500' Radius Notification Package
11. Arborist Report
12. Affordable Rental Restriction Agreement, sample
13. Traffic Scoping Memorandum
14. Design Review Booklet, revised

We look forward to working with you this project and invite your input. We would like very much to accommodate your initial comments.

Please let me know if you have any questions.

Best Regards,

Doug Chen