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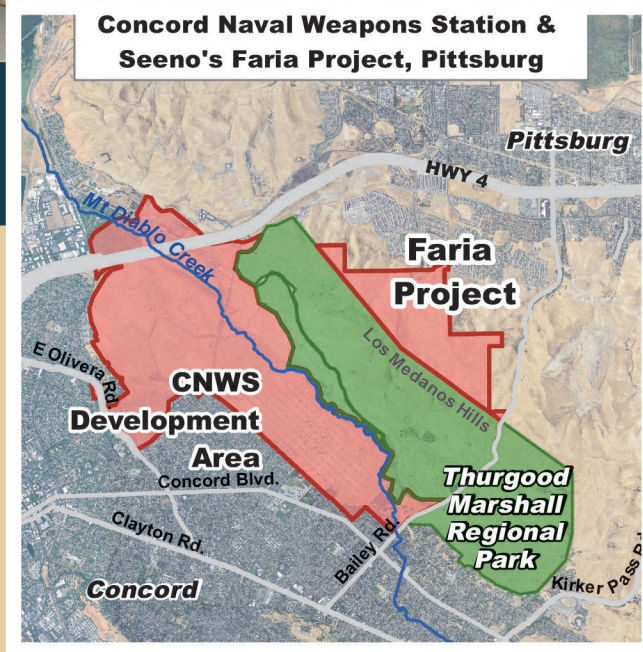


## MAKE YOUR VOICE HEARD AND TAKE ACTION!

On January 7th, the Concord City Council will reconsider Seeno/Discovery Builders as Master Developer for the Concord Naval Weapons Station reuse project. Allowing Seeno/Discovery Builders and their partners to continue is disastrous for Concord and will only hurt its residents.

Contact the Concord City Council and tell them to truly put Concord first and **DROP SEENO NOW!** How can you take action to stop Seeno?

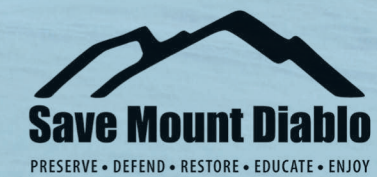
- ✓ **Attend** the special Concord City Council meeting on Saturday, Jan. 7, 2023 at 9 AM at the Concord Senior Center, 2727 Parkside Circle.
- ✓ **Sign** the petition! [bit.ly/3BwP7hL](https://bit.ly/3BwP7hL) 
- ✓ **Email** the city council at [citycouncil@cityofconcord.org](mailto:citycouncil@cityofconcord.org) and tell them to **DROP SEENO NOW!**
- ✓ **Become a member** of Save Mount Diablo  [bit.ly/3YnzLGj](https://bit.ly/3YnzLGj)



*Thurgood Marshall Regional Park includes the slopes of the Los Medanos Hills and ridge between Concord and Pittsburg. But the actual ridgeline is threatened by Seeno's Faria project, which Save Mount Diablo legally challenged this year.*

# DROP SEENO AND ITS PARTNERS NOW

## Don't let troubled developers decide our future!





# Seeno and its partners are the wrong choice for our community.

**W**hen the closure of the Concord Naval Weapons Station (CNWS) was approved in 2005, it was left to the City of Concord to decide what to do with the 5,000-acre plot of open space. This unique land is dotted with old railroad tracks and bunkers, rolling hills and oak woodlands. It includes important wildlife habitat and offers an untapped opportunity for a variety of outdoor recreational experiences within Concord.

Save Mount Diablo joined Concord residents, affordable housing advocates, labor unions, and other environmental organizations to form a coalition to make the area into a vibrant and diverse mix of affordable homes in walkable neighborhoods surrounded by protected open space — a development that would benefit all Concord residents. In 2012, Concord finalized the Area Plan, the blueprint for the future use of the CNWS.

**“IT WAS A HORRIBLE DECISION. Based on the long and troubled history of Seeno/Discovery Builders, the extensive record shows this will be bad for Concord, and it will be bad for the environment.”**

**—TED CLEMENT**  
Executive Director of Save Mount Diablo

Twenty-seven hundred acres of land was transferred to the East Bay Regional Park District, becoming Thurgood Marshall Regional Park.

The decision about how to manage the other 2,275 acres (almost the size of the City of Clayton) lies with the Concord City Council — but the voice of residents matters.

Our city leaders were entrusted to decide how to develop the remaining 2,275 acres. An Area Plan was developed including 12,000 houses of various types, as well as more than 6 million square feet of commercial and retail development and almost 900 acres of city parks and greenways.

**However, on August 21, 2021, the Concord City Council made the disastrous decision of choosing “Concord First Partners,” also known as Seeno/Discovery Builders and their partners, as Master Developer for the city’s portion of the project.**

**On August 21, 2021, the Concord City Council approved a “motion to select Discovery/Seeno Companies/Lewis/CCIG as the Master Developer for the former Concord Naval Weapons Station...” (CONCORD CITY COUNCIL MEETING MINUTES, 08/21/21)**



**DOMINIC ALIANO**  
“Aye”



**EDI E. BIRSAN**  
“Aye”



**LAURA HOFFMEISTER**  
“Nay”



**TIM MCGALLIAN**  
“Aye”



**CARLYN OBRINGER**  
“Nay”

Seeno and partners claimed they could make the Area Plan work, but in less than a year, they were back demanding more, including a much bigger project.

The draft Term Sheet from Seeno and their partners calls for a whopping 15,595 housing units, which is more than 3,300 units or 27% more than the Area Plan (adopted in 2012), and more than 6 million square feet of commercial space (more floor area than four Salesforce Towers). The traffic would be horrendous.

Further, Seeno companies sued the East Bay Regional Park District in an attempt to build their 1,650-unit Faria project, on the ridge above and negatively impacting Thurgood Marshall Regional Park. Save Mount Diablo successfully sued Seeno and the City of Pittsburg to reverse their approval of Faria in order to protect the ridgeline and hills above the new regional park. Although we won in court (twice), the project could come back later. Seeno has made clear they will aggressively pursue development—without consideration for traffic, resource, and service impacts—putting their profit first, over Concord and its residents.



## WHO ARE “CONCORD FIRST PARTNERS?”

### How do the Seenos Conduct Business?

Their long and fraught history speaks for itself—an extensive legal record of fraud, intimidation, and environmental damage that perfectly demonstrates that their way of operating is to cut corners, minimize public benefit, and even break the law.

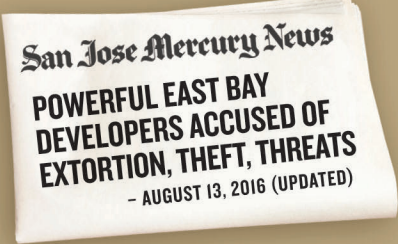
### A History of Fraud, Intimidation, and Cover-Ups:

- Discovery Sales, a Seeno company, pleaded guilty to bank fraud and was fined \$8 million and ordered to pay \$3 million in restitution. —East Bay Times, 02/28/17
- Albert Seeno III was arrested for making “a chilling death threat” according to court records. “Hey (expletive). You’re going down! I’m going to kill you! (expletive) you!” Seeno III said. —East Bay Times, 02/28/17

- In 2018, Seeno companies were sued by Yolo County for bulldozing over a Native American burial ground in West Sacramento. When human remains were discovered, Seeno’s project manager instructed the subcontractor to “hide that s\*\*\* now.” —East Bay Times, 07/23/18

### A Series of Environmental Violations:

- In 1989, the Seenos were caught removing heritage-sized oak trees from Crystal Ranch in Concord before the environmental impact report was prepared. —SFGATE, 07/27/99
- A Seeno company called West Coast Homebuilders Inc. was charged in federal court with destroying endangered California red-legged frog habitat after draining two ponds



—violating the federal Endangered Species Act. —San Francisco Chronicle, 06/28/02

- Businessman Phil Tagami sued the City of Oakland to reverse the ban on unsafe storage and transportation of coal and won—allowing practices that pollute the air and harm Oakland residents. —East Bay Times, 05/26/2020

Learn more about the “Seeno Way” at [bit.ly/seenoway](http://bit.ly/seenoway)

**WE CAN STILL MAKE THIS RIGHT: IT’S TIME TO ACT**

# Tell the Concord City Council to truly put Concord first: DROP SEENO NOW!