

# Laurel Ranch

## Project Facts

- ❖ *Antioch, CA*
- ❖ *206 Detached Homes*
- ❖ *Mixed Use*
- ❖ *Hotel Site*
- ❖ *Retail Center*



South Coast acted as the Development Manager on behalf of the landowner and the master developer. The mixed-use project consists of 209 single-family detached homes, ten acres of community retail and a hotel site. While this region has experienced explosive growth over the last decade, approvals have been increasingly difficult to attain. Despite numerous challenges South Coast was able to obtain approvals by the Antioch Planning Commission and City Council. Entitlements for the site included a lot allocation agreement, planned development and vesting tentative tract map. South Coast also negotiated several agreements with adjoining land owners and public agencies for grading encroachments and infrastructure agreements. The development effort also included provisions for a Community Facilities District to help offset the extensive infrastructure burden.

