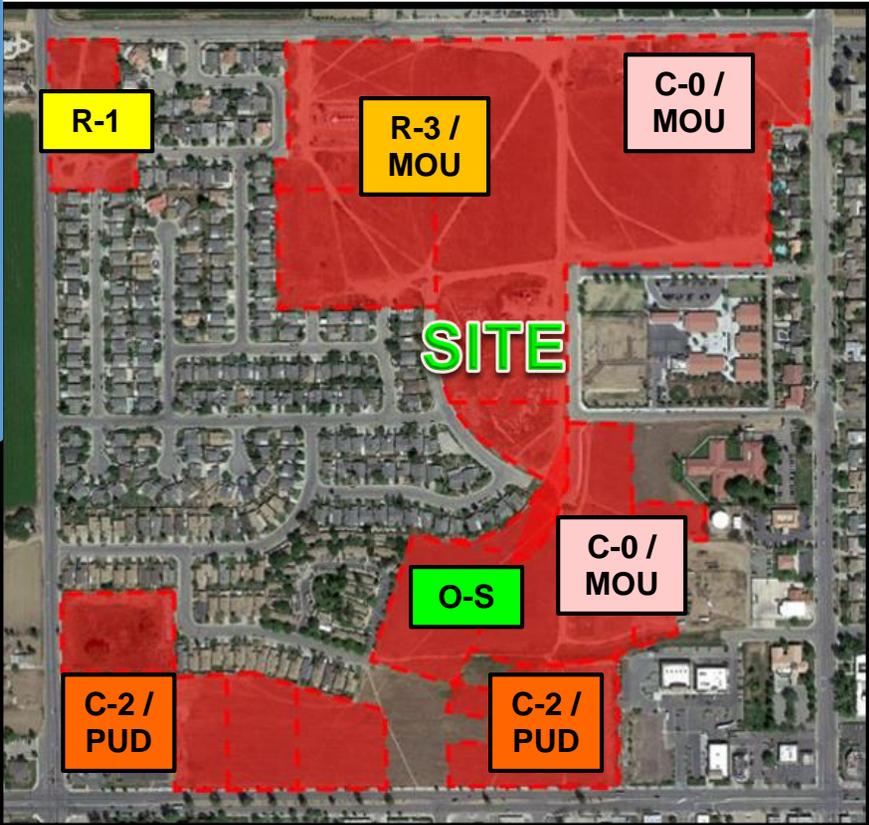


- Approx. 150 acres
- Owned by City / Successor Agency
- Zoning:
 - Commercial / Planned Urban Development (C-2 / PUD)
 - Commercial / Mixed-Use Overlay (C-0 / MOU)
 - Open Space (O-S)
 - Residential / Mixed-Use Overlay (R-3 / MOU)
 - Single Family Residential (R-1)



Strengths	Challenges	Opportunities
<ul style="list-style-type: none"> • Location along key arterial (Bear Mountain Blvd/CA-223) • Commercial/Mixed-Use zoning • City/Successor Agency ownership 	<ul style="list-style-type: none"> • Infrastructure 	<ul style="list-style-type: none"> • Master-planned retail / commercial / residential mixed-use development