

Northside Neighborhood & Pellissier Ranch
Specific Plan Opportunity Area Analysis

Project Opportunity Area	
Area	Acres
Business Manufacturing park (BMP) Zone	211.2
Commercial General (CG) Zone	26.1
Commercial Retail (CR) Zone	3.5
Industrial (I) Zone	69.9
Office (O) Zone	14.1
RPU-Owned - Pellissier Ranch	227.0
RPU-Owned - Ab Brown Sports Complex	56.0
RPU-Owned - Former Riverside Golf Course	126.9
RCTC Property	28.0
Potential Area A - North Main Street	3.4
Potential Area C - Colton Transition Area	127.7
Total Project Opportunity Area	893.8
RPU Share of Project Opportunity Area	46%

