

**Attachment 1A**  
**Approximate Phasing for General Plan Growth Areas**

<b>Growth Area</b>	<b>Land Use</b>	<b>Approximate Phasing</b>	<b>Triggers</b>
Downtown	Mixed use; infill	0 - Ongoing	None
Main Street Corridor	Mixed use; infill	0 - Ongoing	None
East Street (east side)	Mixed use; infill	0 - Ongoing	None
Industrial/Office/Flex	Infill	0 - Ongoing	None
Northwest	Existing land uses	0 - Ongoing	Interchange Design Overlay
SLSP	Per existing Specific Plan	0 - Ongoing	None
MPRA	SP-1 (Specific Plan – First Phase)	1 - 2015-2025	Master Plan; Interchange Design Overlay Development Agreement Annexation/Tax Sharing
Gateway II	General Commercial	1 - 2015-2025	Annexation/Tax Sharing
Woodland Commerce Center	Industrial park	1 - 2015-2015	Annexation/Tax Sharing Development Agreement
City 22 Acres	Regional retail	1 - 2015-2025	Annexation/Tax Sharing
Industrial	Expanded development opportunities	2 - 2025-2035	Flood protection Annexation/Tax Sharing
East Street (west side)	Mixed use; infill	2 - 2025-2035	Update Corridor Plan Rail relocation
East Area	SP-2 (Specific Plan – Second Phase)	2 - 2025 -2035+	Substantial build-out of SLSP Opportunity for build-out of MPRA Jobs/Housing Specific Plan Development Agreement Annexation/Tax Sharing Rail Relocation Flood Protection
Northwest	Existing Designation plus new overlay -- SP-F (Specific Plan – Future)	3 - 2035+	General Plan Update Specific Plan Development Agreement Annexation/Tax Sharing Substantial development in other growth areas Flood Protection

Note: General Plan growth phasing assumptions should be evaluated regularly. If conditions change the General Plan should be revisited.