





**A - Santa Paula East Gateway Specific Plan:** 36.5 Acres  
29.3 Acres to be Annexed - Remainder in City.  
310,000 SF Retail Commercial or 350,000 SF Business Park  
and 10,000 SF Retail Commercial Use.

**B - Telegraph Road Business Park:** 6.3 Acres, 25% FAR  
68,500 SF Business Park Uses

**C - Telegraph Road Retail:** 26.03 Acres, 25% FAR  
250,000 SF Retail Commercial Uses

**D - Ferris Lane:** 5.7 Acres, 30% FAR  
78,000 SF Light Industrial Uses

**E - Whipple Road:** 6.9 Acres, 30% FAR  
91,500 SF Light Industrial Uses

**F - 2.6 Acres, 30% FAR**  
34,000 SF Light Industrial Uses

**G - 0.9 Acres, 30% FAR**  
11,500 SF Light Industrial Uses

**H- Lindsey Property:** 5.2. Acres, 25% FAR  
56,000 SF Industrial Uses  
Merged Last Year With 0.8 Parcel to the South

**I - Texas Lane Single Family:** 2.0 Acres  
Existing Single Family Homes

**TOTAL DEVELOPMENT POTENTIAL IN  
ANNEXATION AREA AND SANTA PAULA  
EAST GATEWAY SP AREA:**

Retail Commercial Uses	560,000 SF
Light Industrial Uses	283,500 SF
Industrial Uses	56,000 SF

SOURCE: City of Santa Paula - September 2011

APPENDIX 2.0