

PROJECT NOTES:

OWNERS

BLUE HERON RIDGE INC
50 SUNRISE BLVD.
COLUSA, CA 95932
(530) 458-2118

WESCOTT RANCH LLC
642 5TH STREET
COLUSA, CA 95932

DEVELOPER:

COLUSA INDUSTRIAL PROPERTIES
50 SUNRISE BLVD.
COLUSA, CA 95932
(530) 458-2118

ENGINEER/SURVEYOR:

GEORGE L. MUSALLAM LS 7104
NORTH VALLEY ENGINEERING
AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CALIFORNIA 95993
(530) 713-0417

ASSESSOR'S PARCEL NUMBER:

APN: 017-130-107(1.98 AC +/-)
APN: 017-030-050 PORTION OF (88.97 AC +/-)

AREA OF ALL PARCEL

88.97 AC +/-

EXISTING USE:

ROW CROP

EXISTING ZONING:

R-1

PROPOSED ZONING:

R-1/PD LOW DENSITY RESIDENTIAL-PLANNED DEVELOPMENT (46.54 AC +/-)
R-2/PD MEDIUM DENSITY RESIDENTIAL-PLANNED DEVELOPMENT (16.27 AC +/-)
R-3/PD HIGH DENSITY RESIDENTIAL-PLANNED DEVELOPMENT (7.45 AC +/-)
CM/PD COMMERCIAL- PLANNED DEVELOPMENT (1.17 AC +/-)
PARK (3.51 AC +/-)
OS OPEN SPACE (14.03 AC +/-)

WATER, SEWER

CITY OF COLUSA

STORM DRAINAGE

CITY OF COLUSA

GROUND SLOPE

PROPERTY HAS BEEN LEVELED
1% SLOPE IN THE SOUTHWEST DIRECTION

UNDERGROUND ALERT SERVICES:

1-800-642-2444

ELECTRIC & NATURAL GAS:

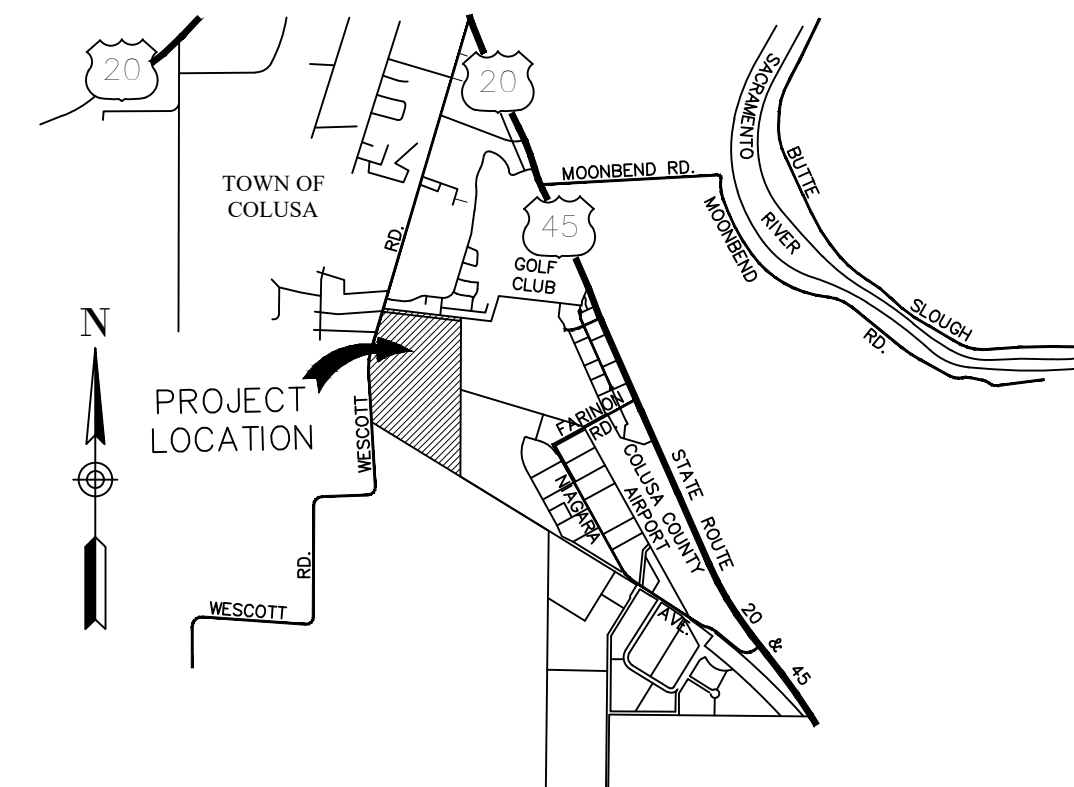
PACIFIC GAS AND ELECTRIC

COMMUNICATIONS

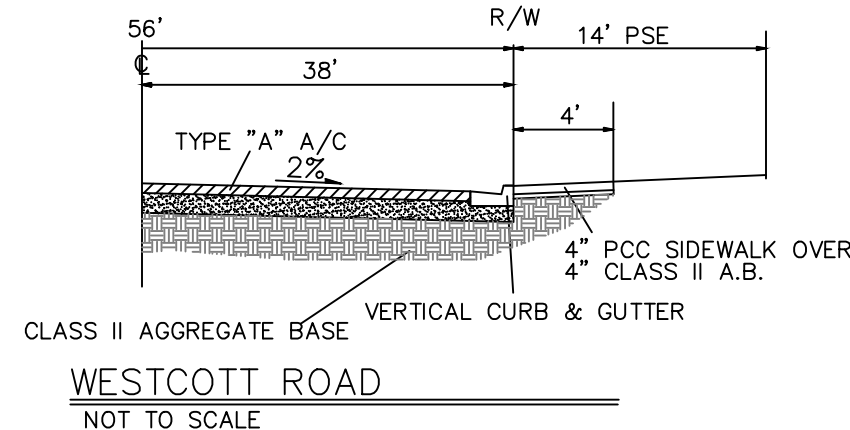
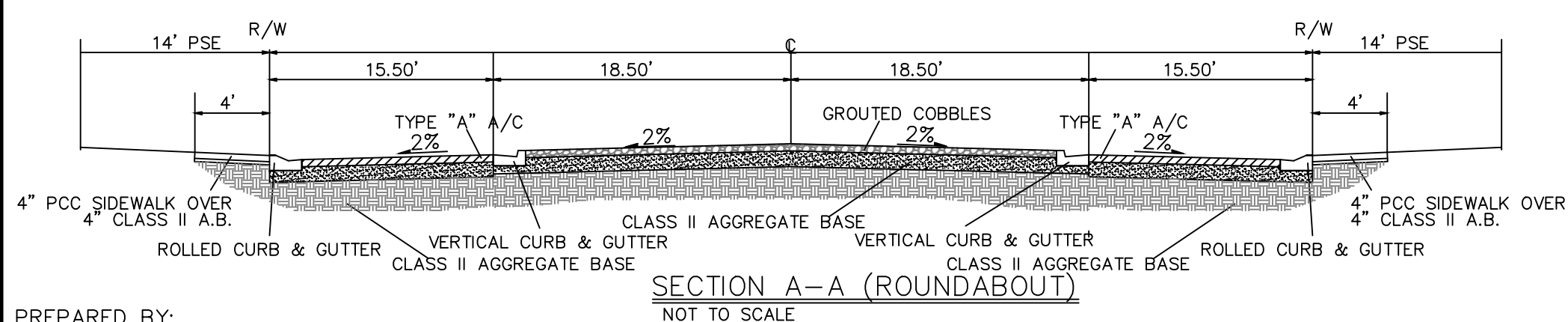
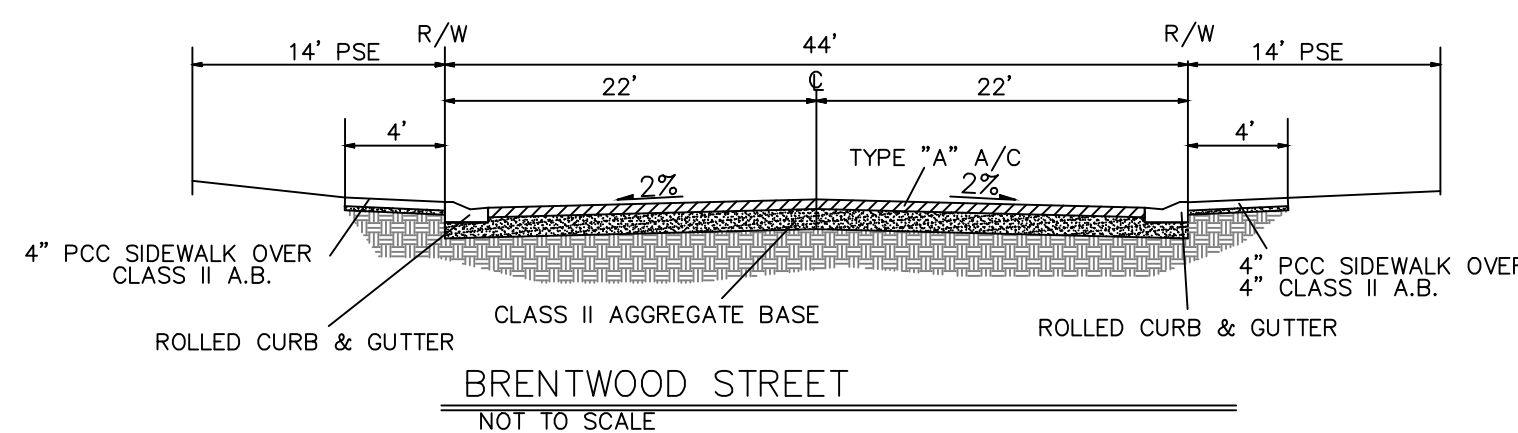
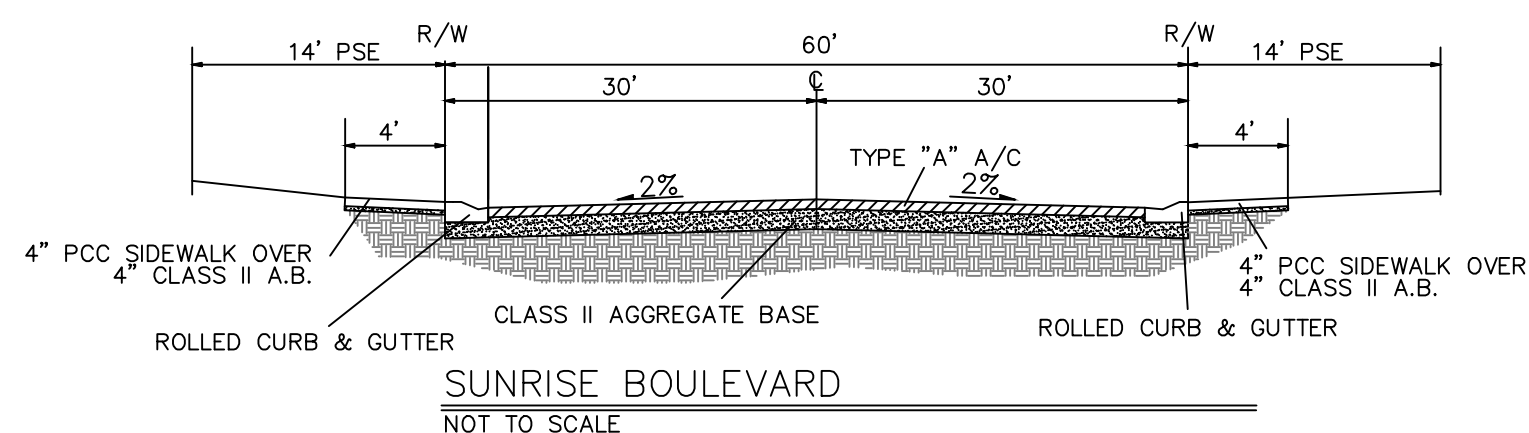
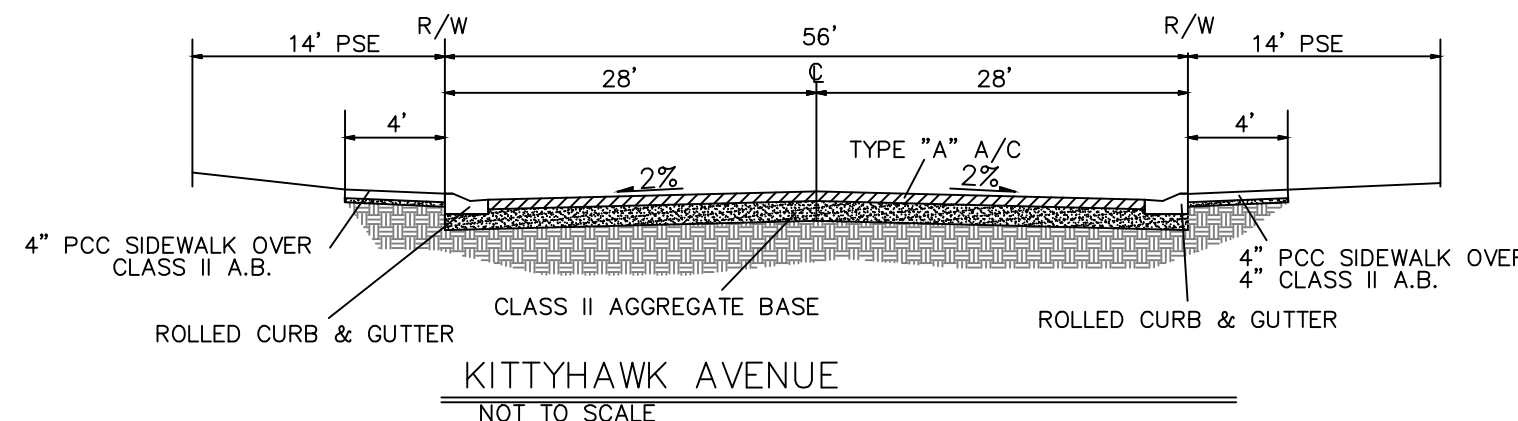
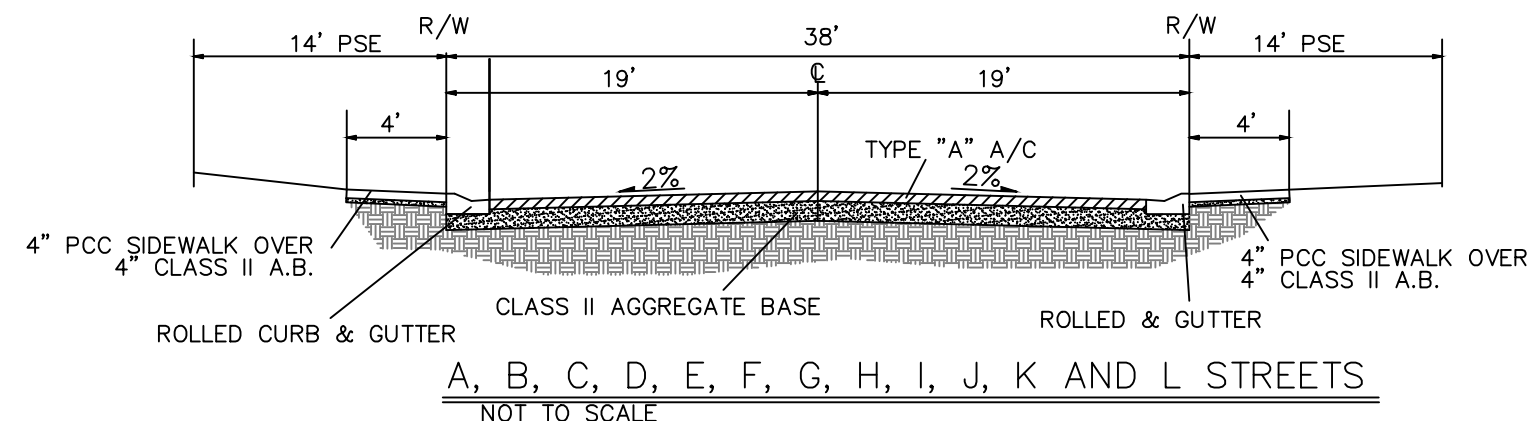
AT & T AND COMCAST

CABLE

COMCAST

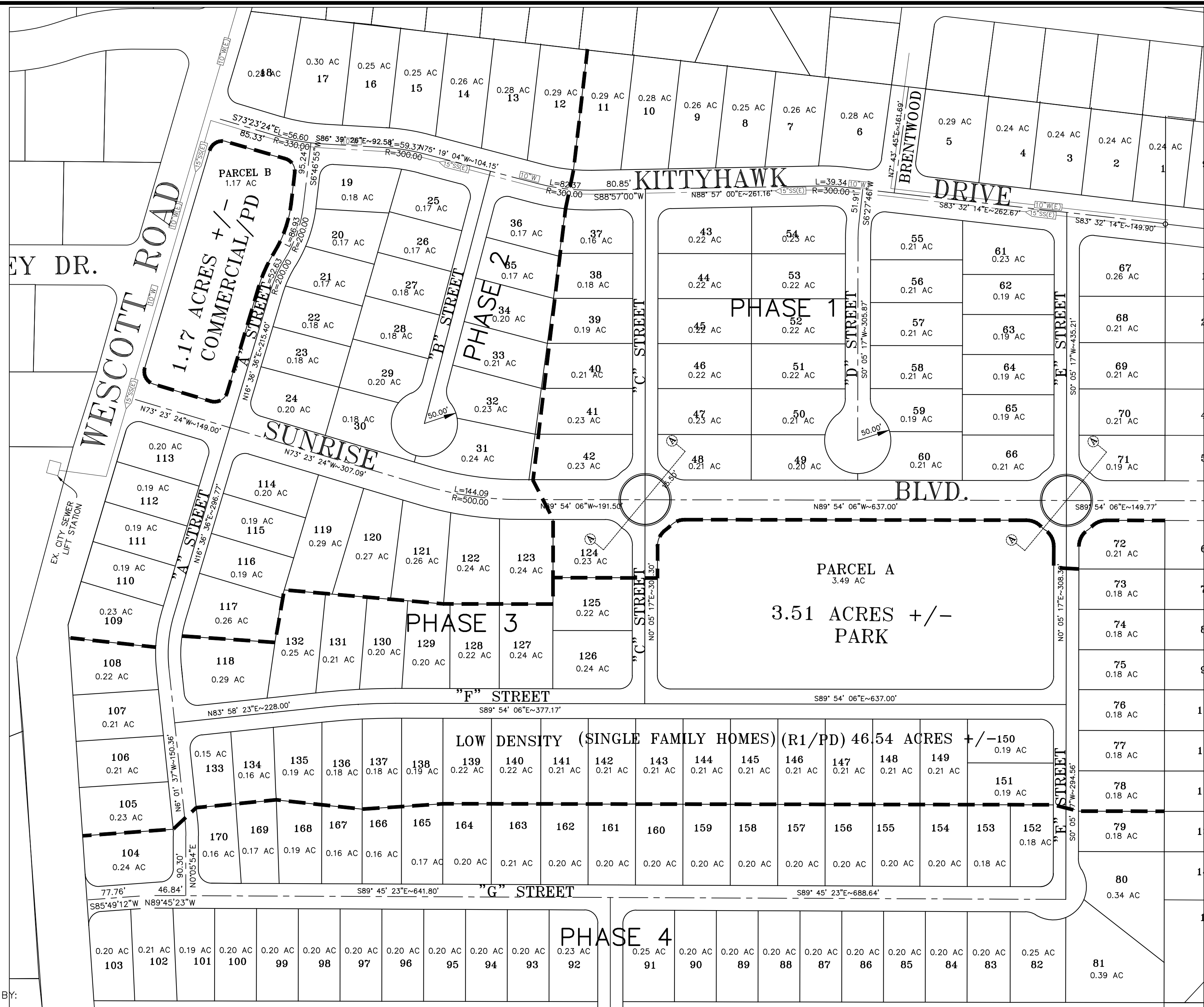
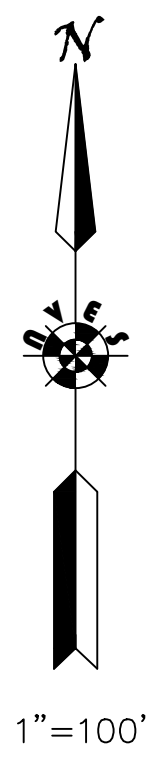


VICINITY MAP
NOT TO SCALE



PREPARED BY:
NVES
NORTH VALLEY ENGINEERING AND SURVEYING
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WESCOTT SUBDIVISION
BLUE HERRON INC/WESCOTT RANCH LLC
BEING A PORTION OF SECTION 5, T. 15 N., R. 1 W., M.D.B.&M.
COUNTY OF COLUSA, IN THE STATE OF CALIFORNIA.
OCTOBER 2023



NOTE:
 PHASE 1 48 LOTS
 PHASE 2 39 LOTS
 PHASE 3 38 LOTS
 PHASE 4 45 LOTS

PREPARED BY:
RYES
 NORTH VALLEY ENGINEERING AND SURVEYING
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MATCH LINE PAGE 3

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WESCOTT ROAD

STORM WATER DETENTION
SIZE TO BE DETERMINED
WITH IMP/ PLANS

STORM WATER DETENTION
SIZE TO BE DETERMINED
WITH IMP/ PLANS

OPEN SPACE
REMAINDER

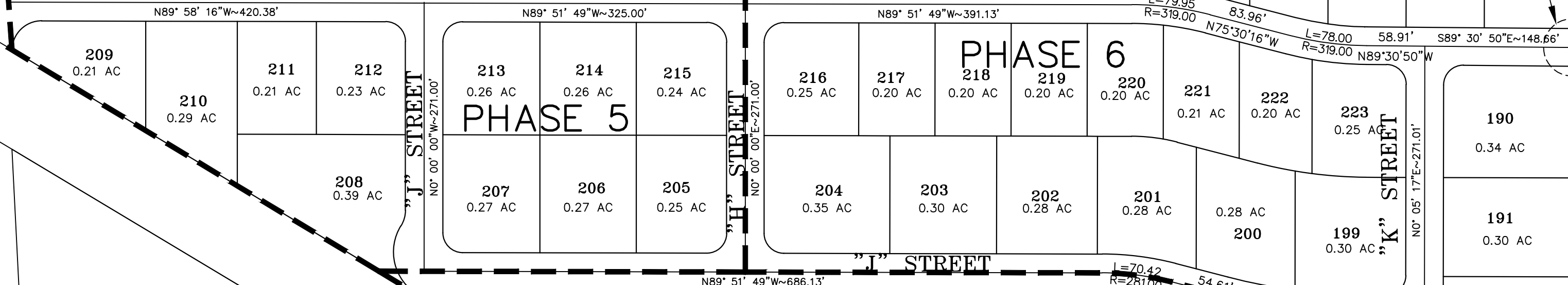
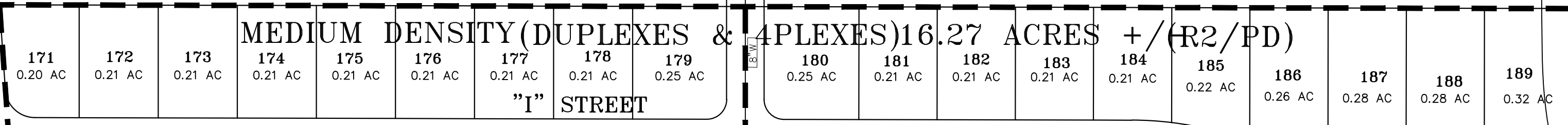
OPEN SPACE
REMAINDER

PROVIDE EMERGENCY
ACCESS AS REQUIRED
BY THE CITY

14.03 ACRES +/-
BIKE

CLASS I

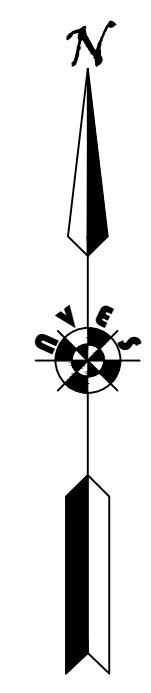
MEDIUM DENSITY (DUPLEXES & APLEXES) 16.27 ACRES +/- (R2/PD)



23.88 ACRES +/-
(TOTAL) PHASE 7

HIGH DENSITY
(APARTMENTS)
7.45 area ACRES +/-
(R3/PD)

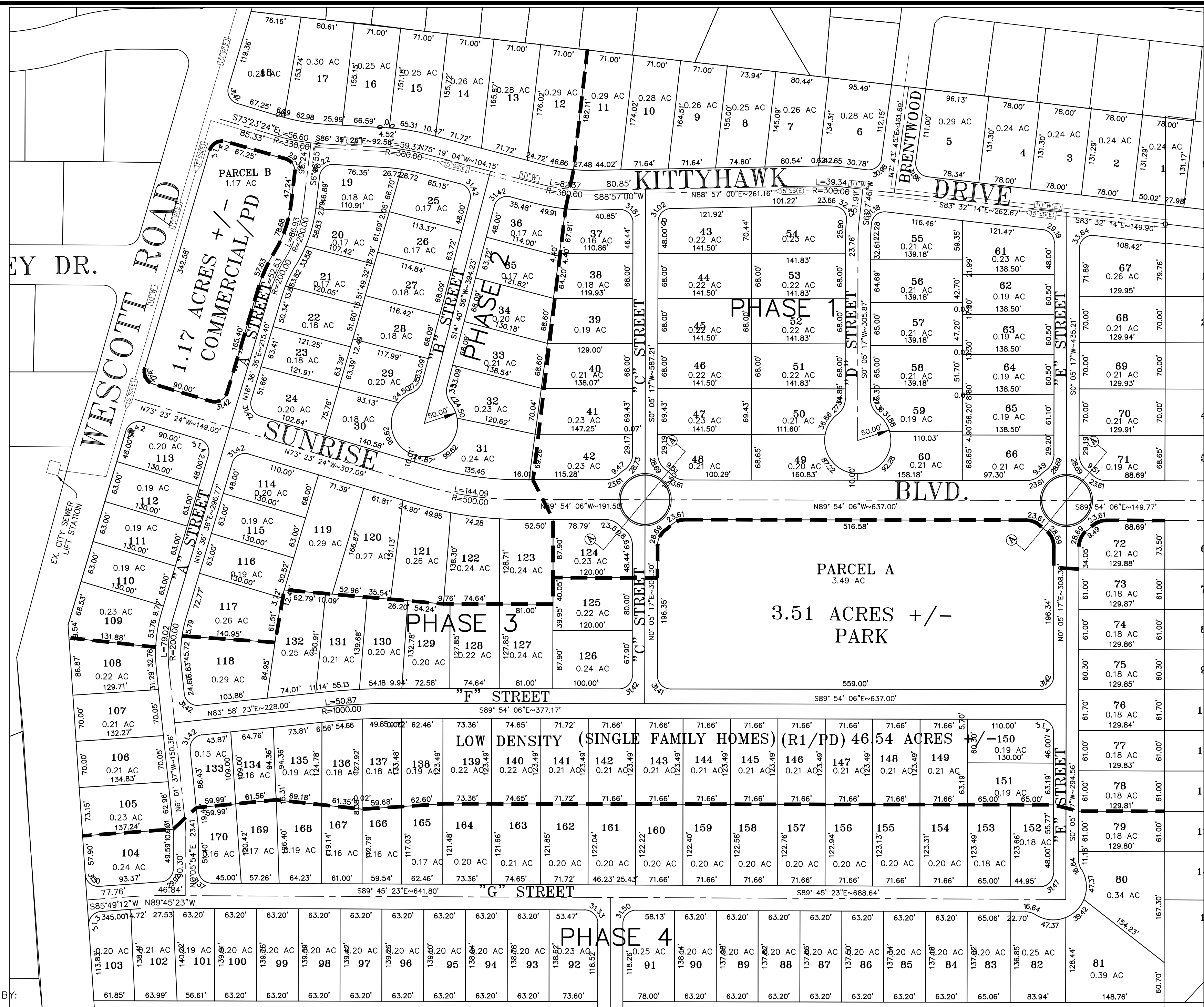
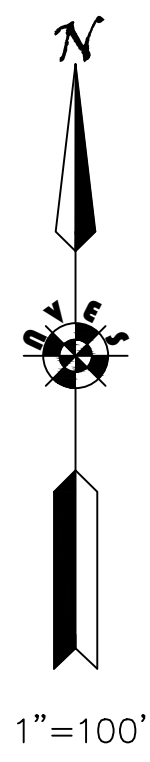
UNION PACIFIC RAILROAD COMPANY (ABANDONED)



1"=100'

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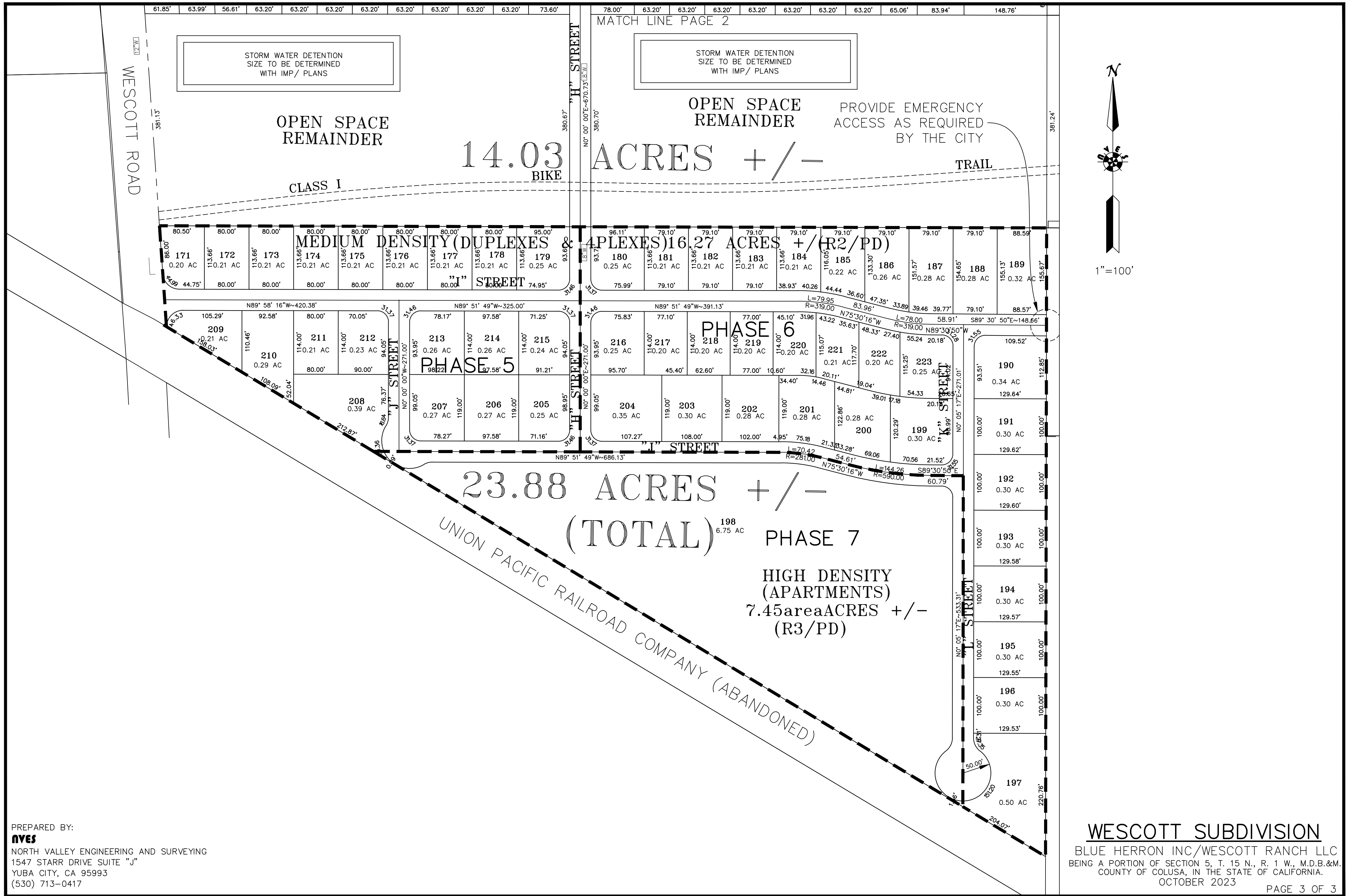


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STORM WATER DETENTION
SIZE TO BE DETERMINED
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STORM WATER DETENTION
SIZE TO BE DETERMINED
WITH IMP/ PLANS

OPEN SPACE
REMAINDER

OPEN SPACE
REMAINDER

PROVIDE EMERGENCY
ACCESS AS REQUIRED
BY THE CITY

14.03 ACRES +/-
BIKE TRAIL

CLASS I

MEDIUM DENSITY (DUPLICES & APLEXES) 16.27 ACRES +/- (R2/PD)

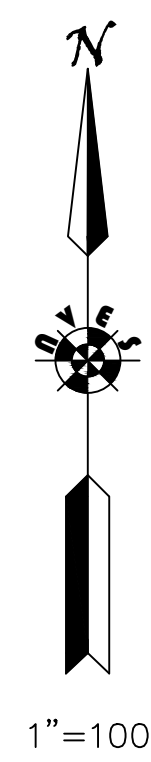
PHASE 6

PHASE 5

23.88 ACRES +/-
(TOTAL) PHASE 7

HIGH DENSITY
(APARTMENTS)
7.45 area ACRES +/-
(R3/PD)

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