

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:

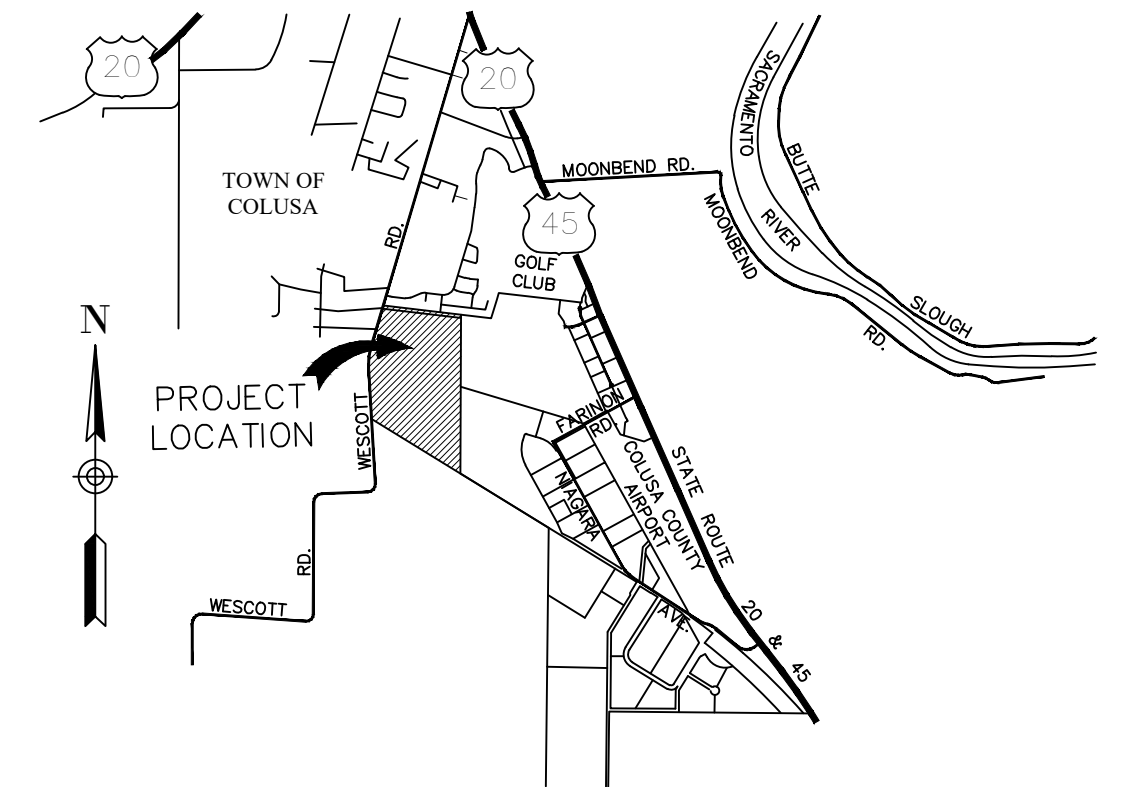
PACIFIC GAS AND ELECTRIC

COMMUNICATIONS

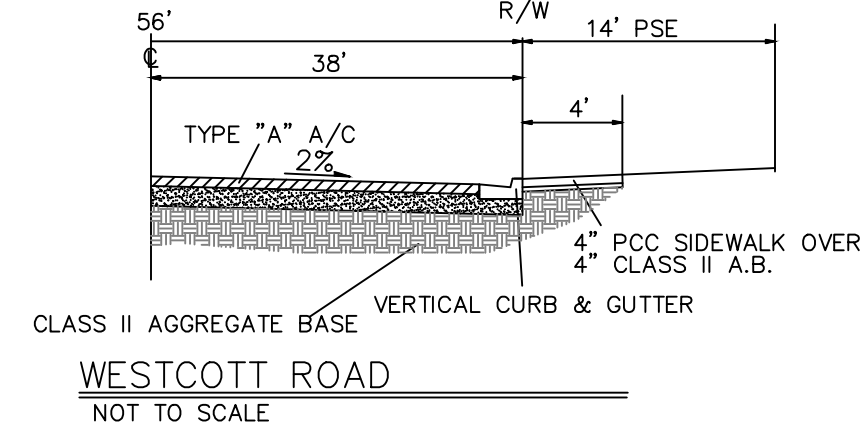
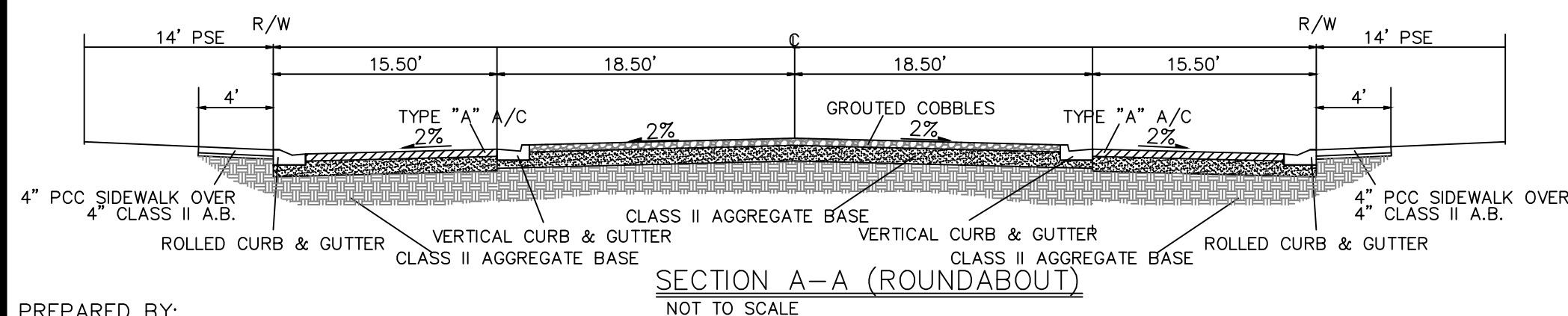
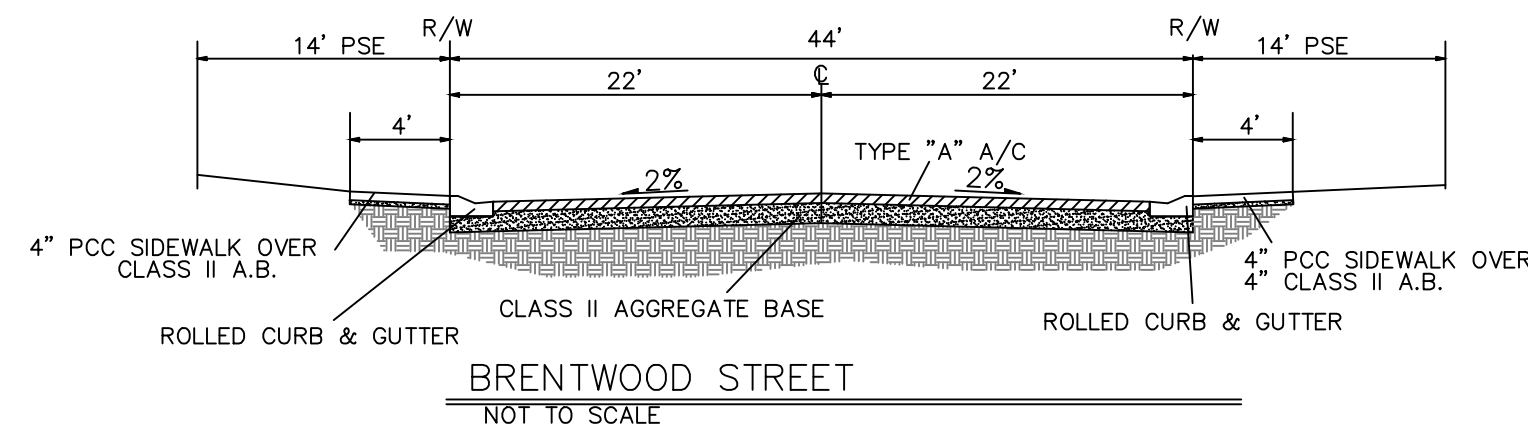
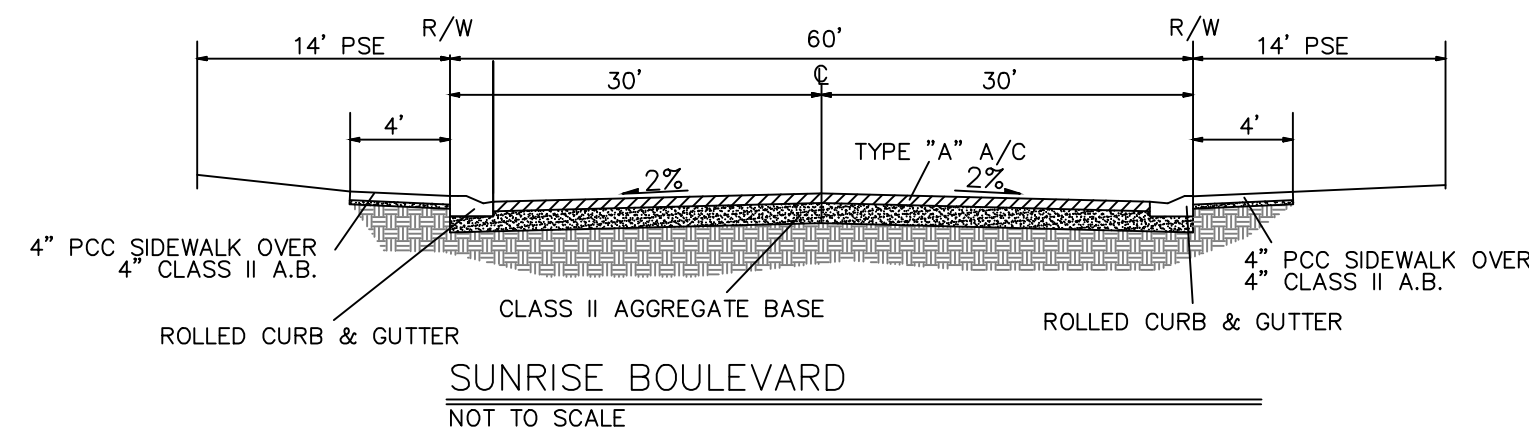
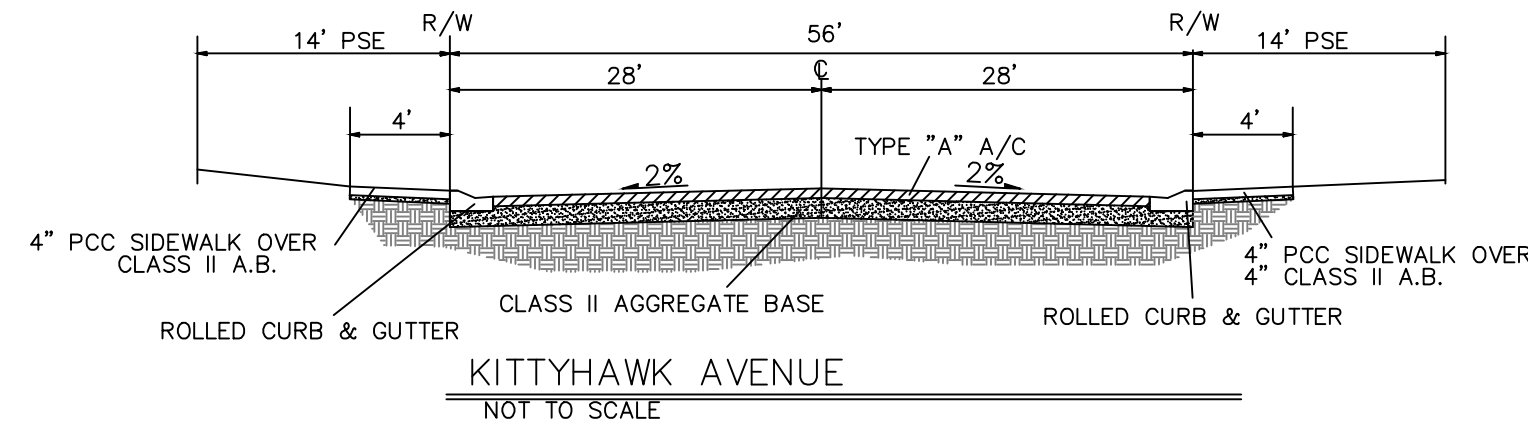
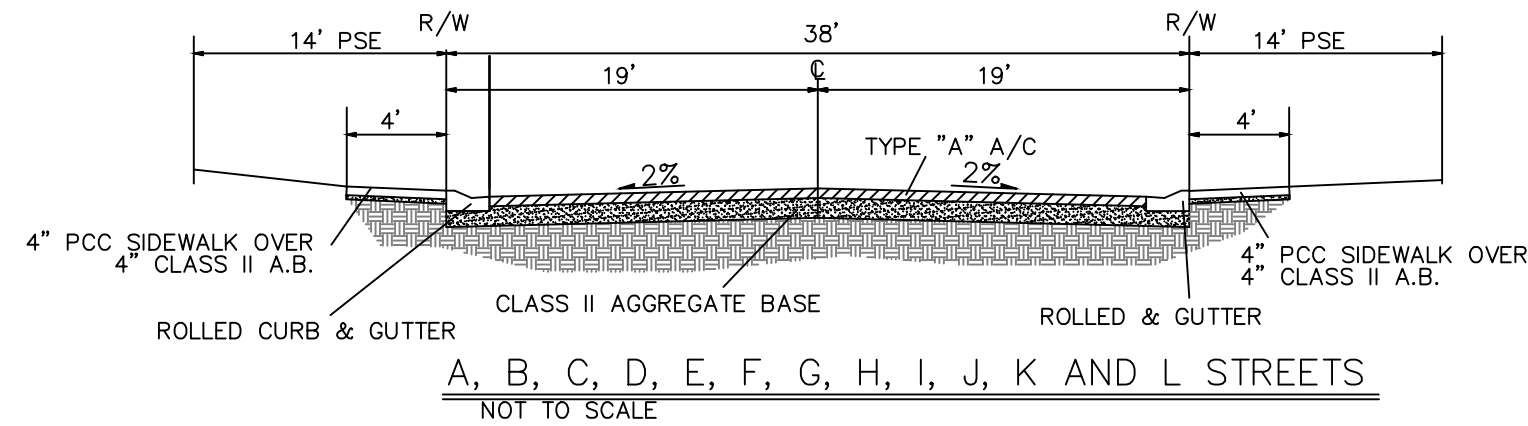
AT & T AND COMCAST

CABLE

COMCAST



VICINITY MAP
NOT TO SCALE



PREPARED BY:

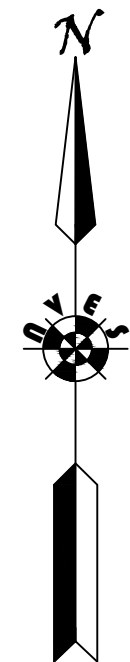
NVES
NORTH VALLEY ENGINEERING AND SURVEYING
1547 STARR DRIVE SUITE "J"
YUBA CITY, CA 95993
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WESCOTT SUBDIVISION

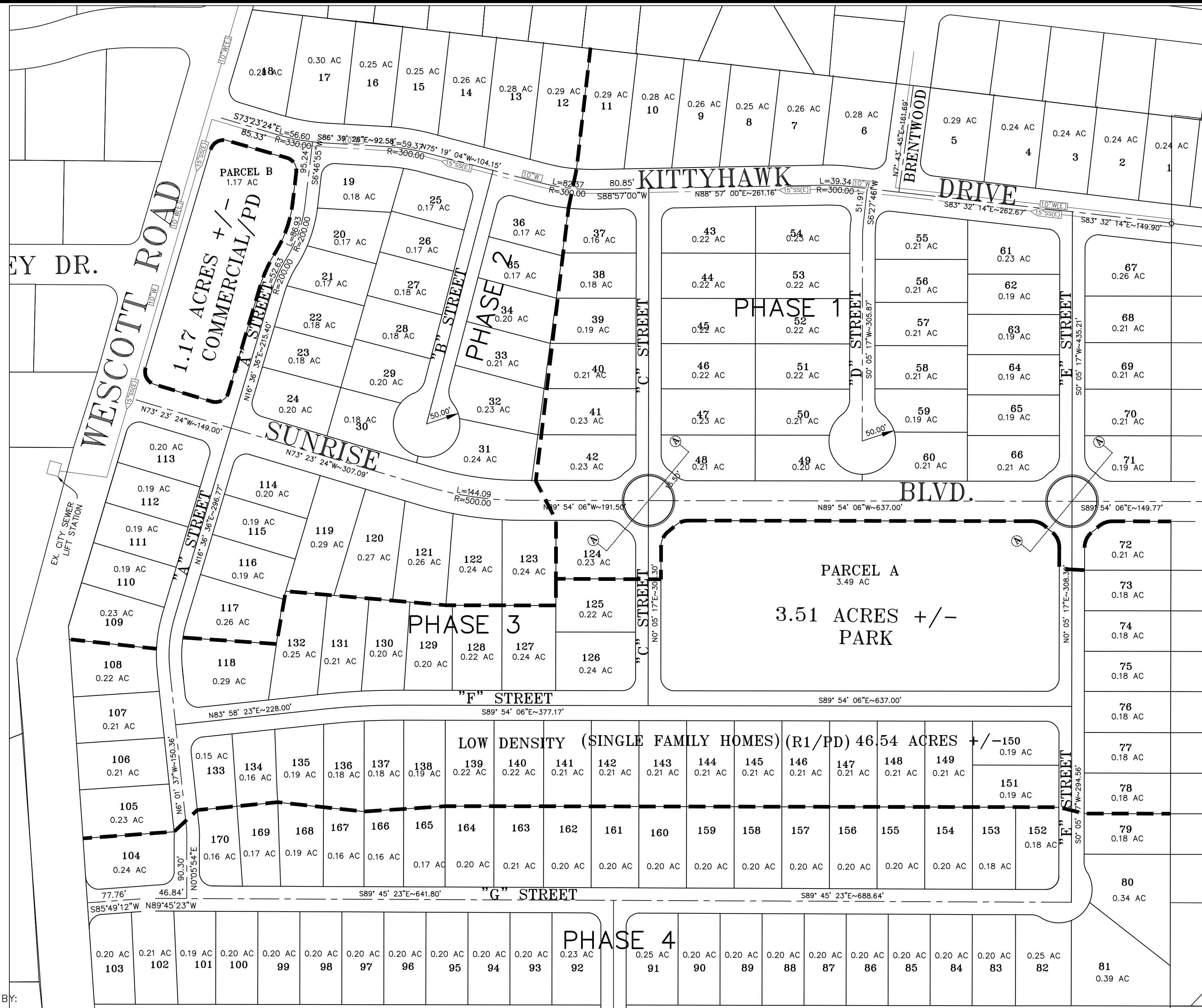
BLUE HERRON INC/WESCOTT RANCH LLC
BEING A PORTION OF SECTION 5, T. 15 N., R. 1 W., M.D.B.&M.
COUNTY OF COLUSA, IN THE STATE OF CALIFORNIA.

OCTOBER 2023

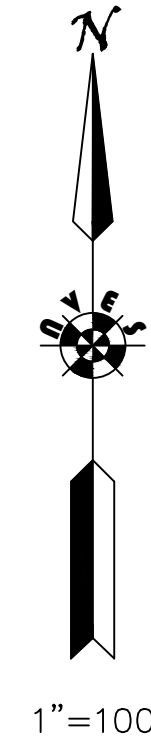
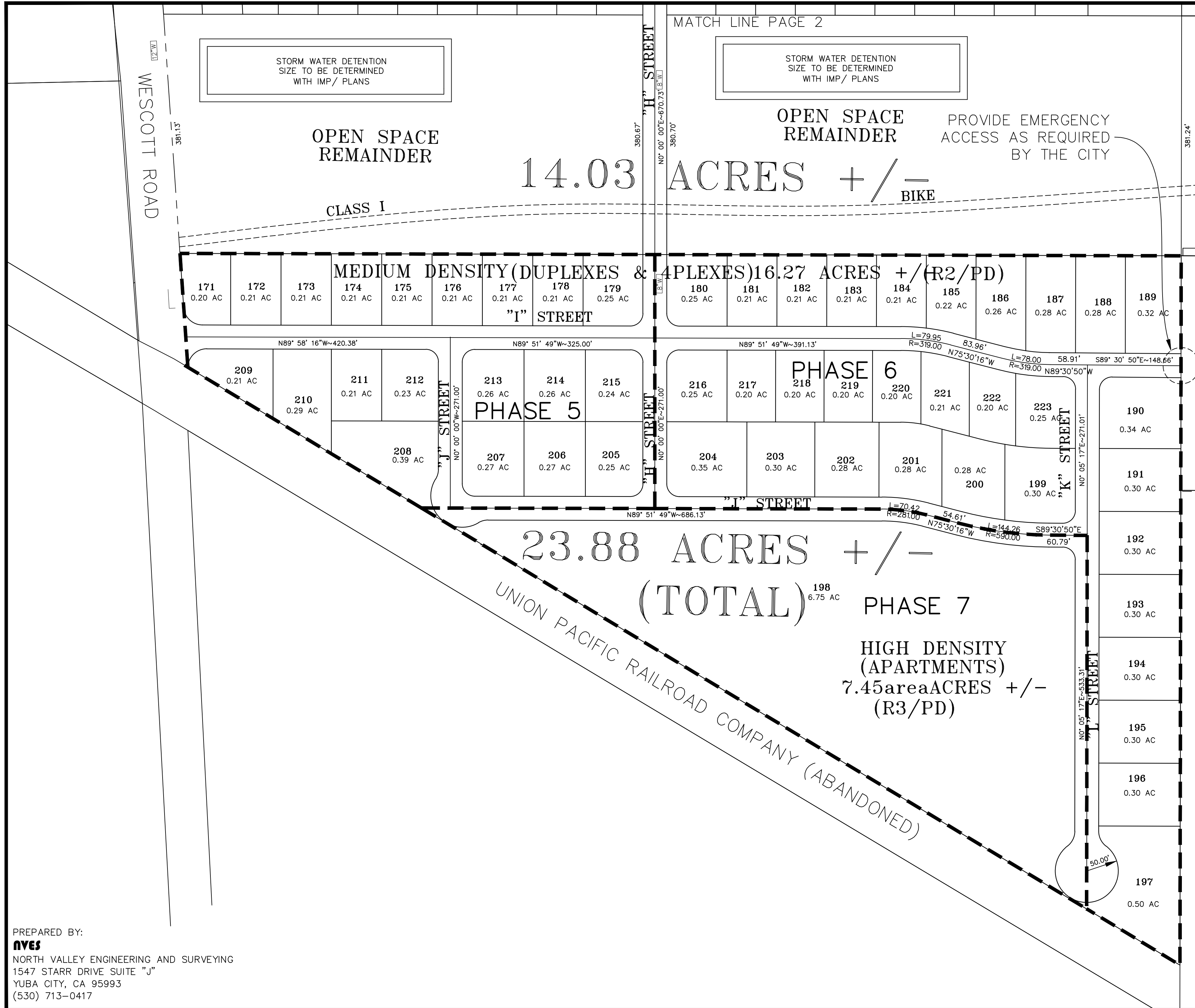
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1"=100'



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



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