

## 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:

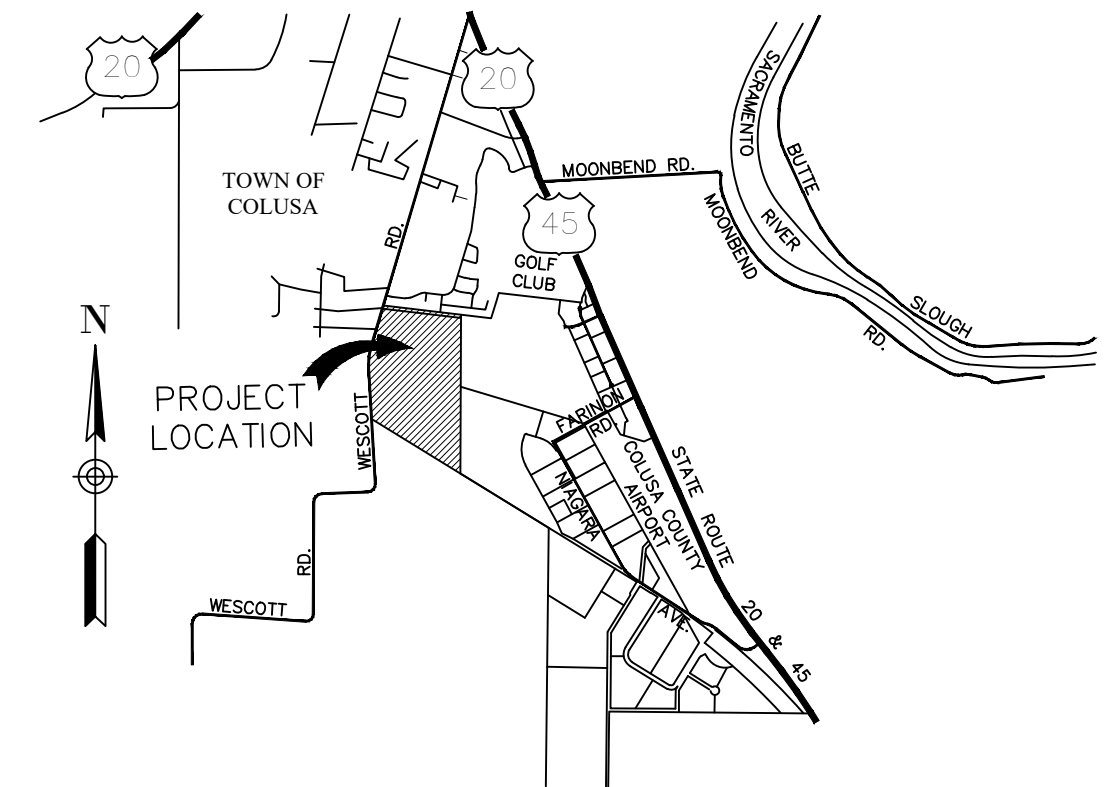
PACIFIC GAS AND ELECTRIC

### COMMUNICATIONS

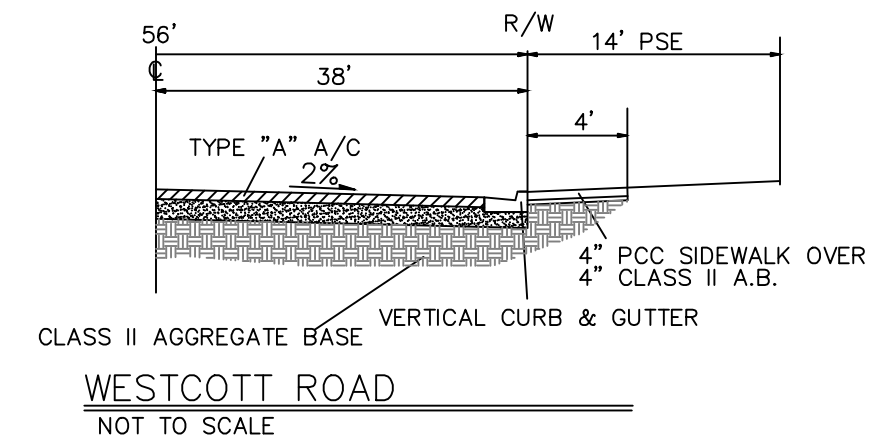
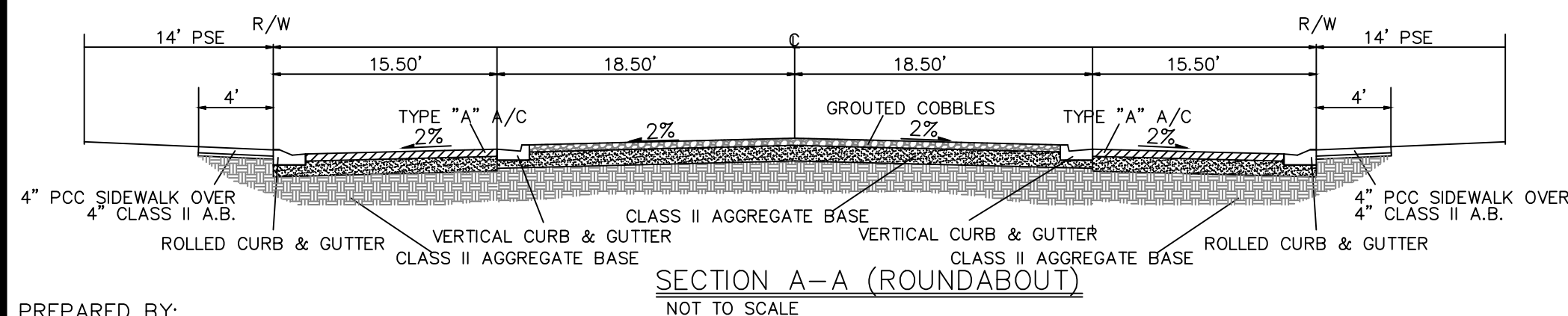
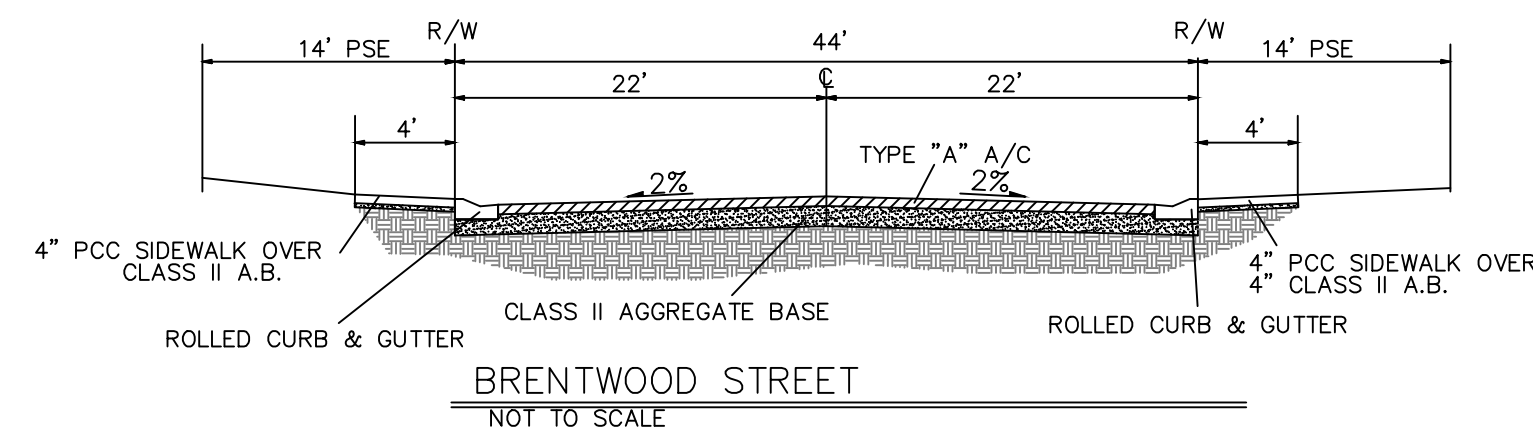
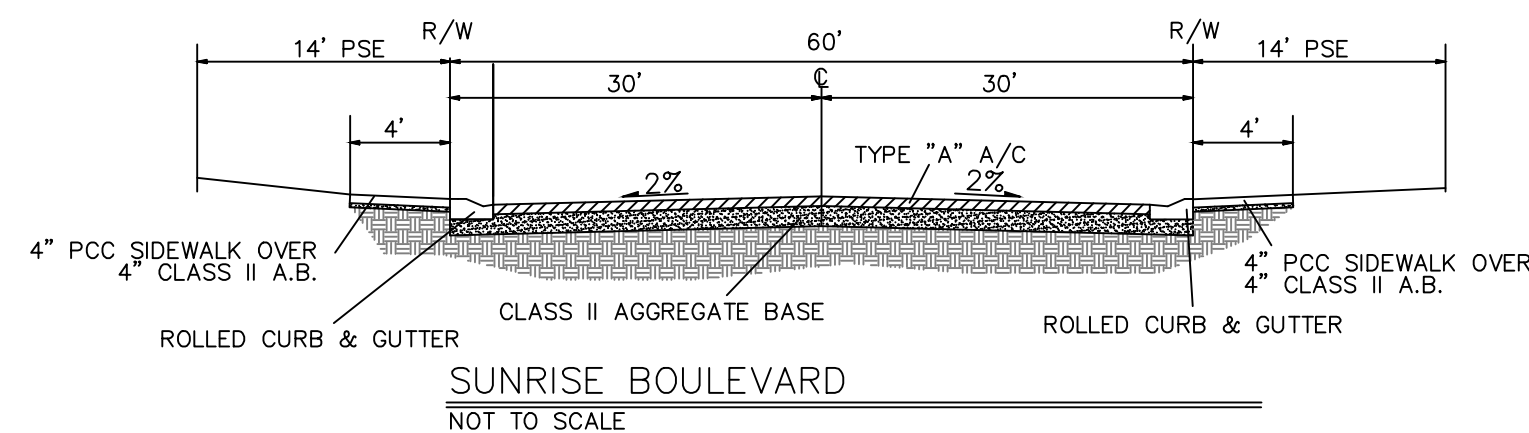
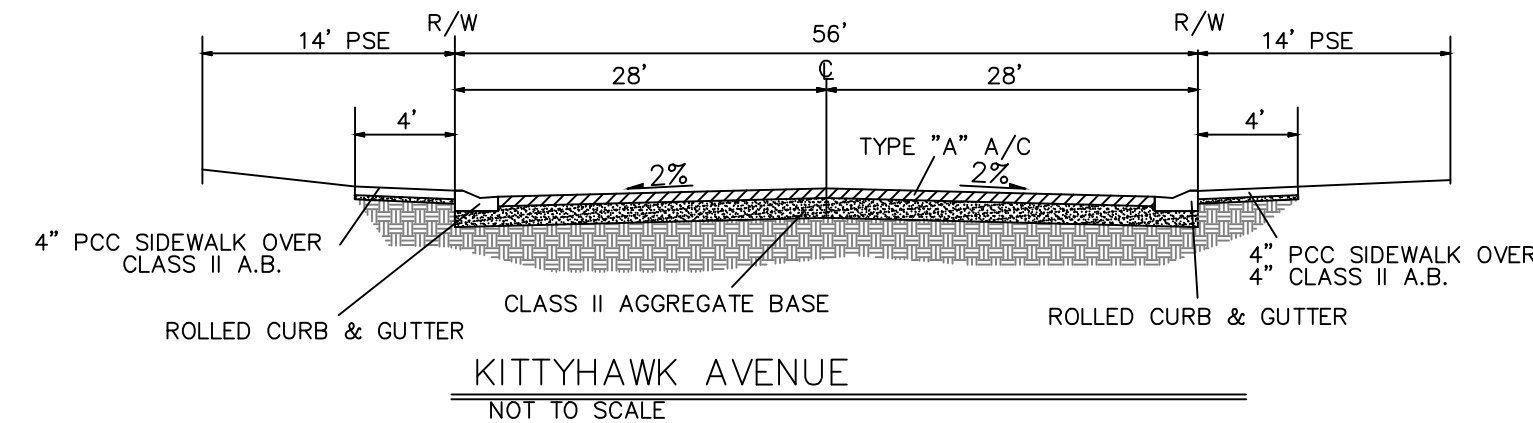
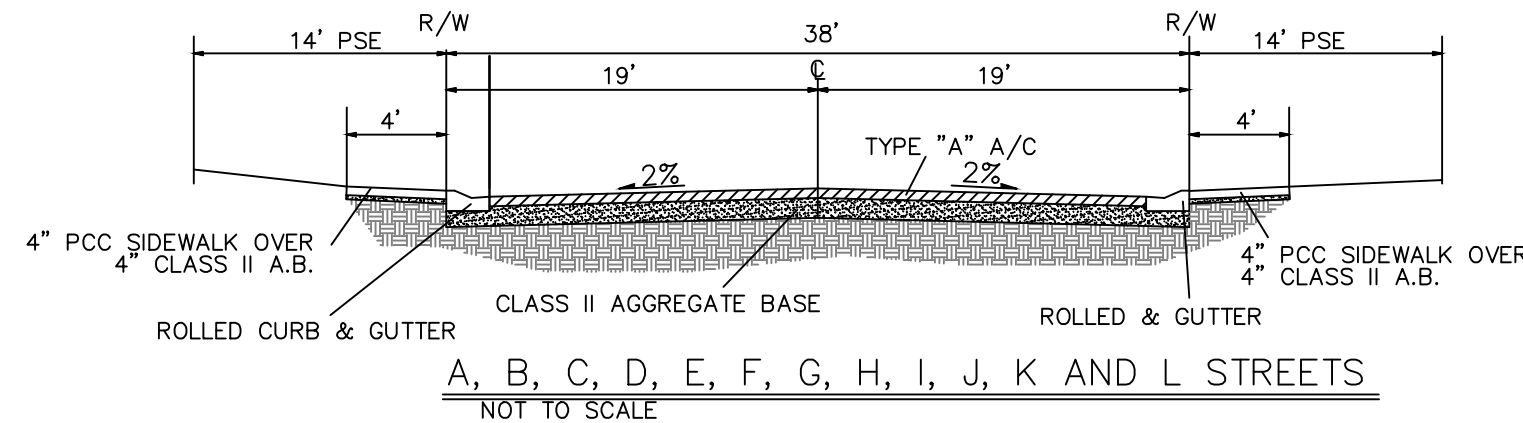
AT & T AND COMCAST

### CABLE

COMCAST



VICINITY MAP  
NOT TO SCALE



PREPARED BY:

**NVES**  
NORTH VALLEY ENGINEERING AND SURVEYING  
1547 STARR DRIVE SUITE "J"  
YUBA CITY, CA 95993  
(530) 713-0417

## 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'



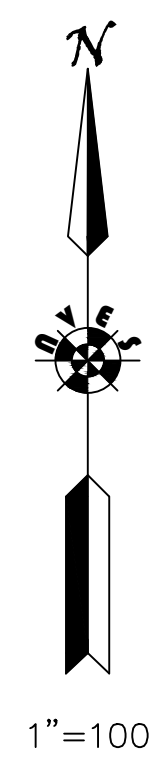
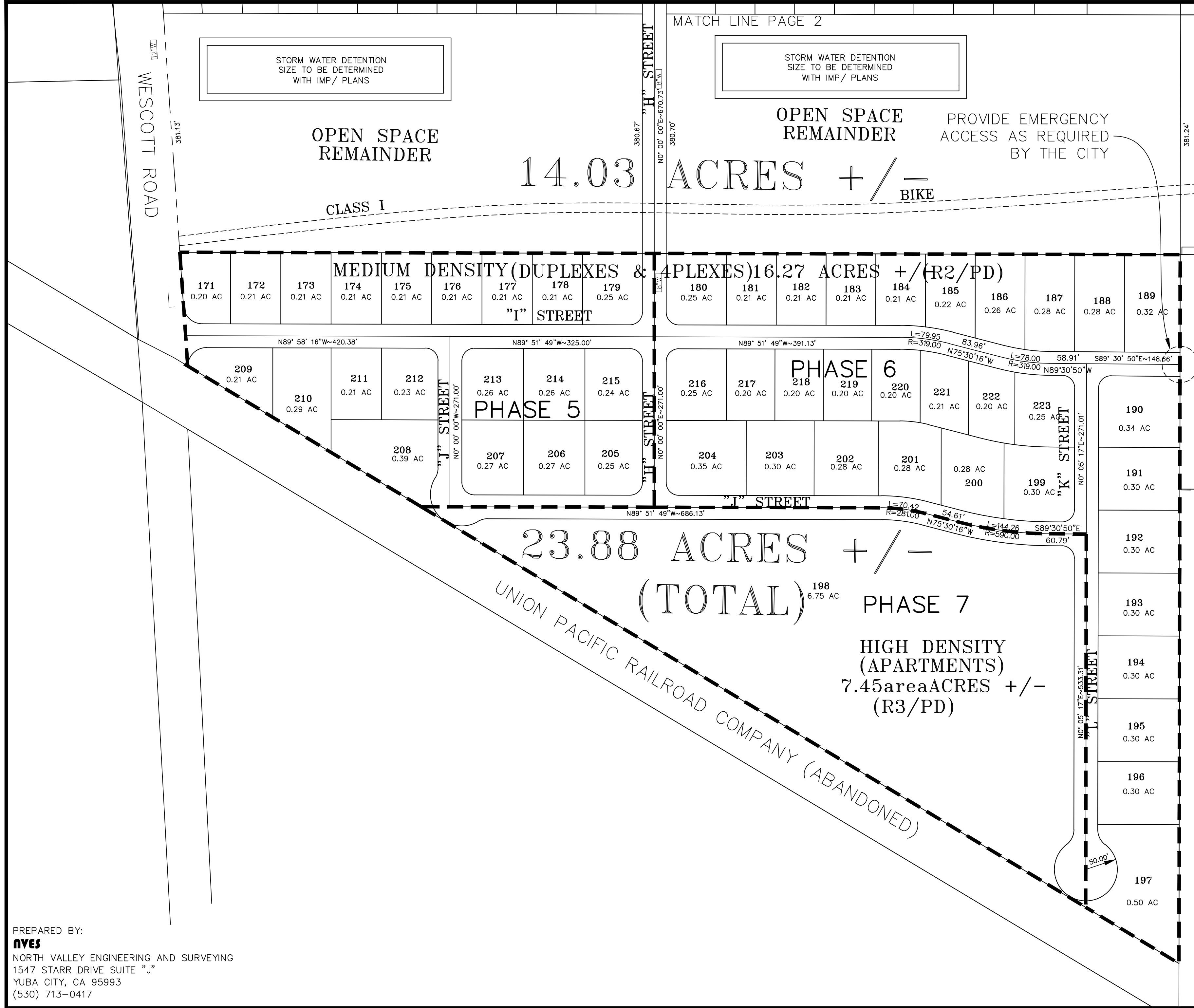
NOTE:

PHASE 1 48 LOTS

PHASE 2 39 LOTS

PHASE 3 38 LOTS

PHASE 4 45 LOTS



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