

## DAVIS MIGRANT CENTER

31150 County Road 105  
Dixon, California 95620



**Yolo County Housing**  
147 W. Main St.  
Woodland, Ca. 95695

**Office of Migrant Services**  
**Department of Housing and**  
**Community Development**  
2020 West El Camino  
Avenue, Suite 330  
Sacramento, California 95833

## Property Description

The Property was built in 1993 and is located in agricultural farmland 6.75 miles east of Interstate Highway 80. The Property borders County Road 36 to the north, and the main entrance from County Road 105 is easily identified.

The Property is flat in topography and is landscaped with mature trees, plantings, and lawn and soccer field areas. The Property is comprised of 30 one-story, wood-framed duplex buildings, two one-story manager's residences, one one-story community building with leasing office, and one one-story laundry building. The buildings are located to either side of a looping, asphalt paved driveway with offset parking areas. Structures are accessed by concrete walkways, steps, and ramps or wood steps. There is a total of 60 two-, three- and four-bedroom units and approximately 52,148 rentable square feet of building area.

The exterior finishes consist of painted cementitious siding and wood trim. The roofs are pitched and are finished with asphalt composition shingles. Exterior windows are dual glazed metal-framed horizontal sliding assemblies. Exterior and unit entry doors are metal in metal frames. The interior walls and ceilings are constructed with wood framing. Unit interiors consist of vinyl tile and sheet vinyl flooring throughout, painted drywall walls and ceilings and limited furnishings. Each rental unit has a roof-mounted evaporative swamp cooler for cooling. Domestic hot water is provided by individual, gas-fired, residential grade water heaters. Units are individually metered for electricity.

<b>Property Name</b>	Davis Migrant Center
<b>Property Address</b>	31150 County Road, Dixon, California 95620
<b>Site Improvements</b>	Buildings, paved parking, walkways, tot lot/recreational amenities, maintained landscaping, and waste treatment ponds.
<b>Site Configuration / Size</b>	Irregular shaped parcel, 16.27 acres
<b>Parking</b>	Asphalt pavement at grade; 170 parking spaces, including nine (9) accessible stalls, three of which are van accessible.
<b>Property Type / Use</b>	Multifamily residential
<b>Number of Buildings</b>	36 buildings as follows: 30 duplex buildings, two manager single family homes, one leasing office, one maintenance building, and one laundry building. An additional two buildings are provided for the child care center.
<b>Building Type</b>	Wood framed, one-story structures on concrete slab foundations
<b>Number Rentable Units</b>	60
<b>Date of Construction / Age</b>	1993. Effective age; 25 years
<b>Remaining Useful Life of Property</b>	40 years
<b>Overall Condition</b>	Good

ADDRESS OR NAME	NO. OF FLOORS/ BLDG HEIGHT	APPROXIMATE SQUARE FOOTAGE
Apartments (60)	1 / 15 Ft +/-	52,148
Community Building/Leasing Office	1 / 15 Ft. +/-	2,450
Maintenance Building	1 / 20 Ft. +/-	1,250
Laundry	1 / 15 Ft. +/-	1,000
2 Manager Homes	1 / 15 Ft. +/-	4,800
Child Care Center	1 / 15 Ft. +/-	3,200
CCC Auxiliary Bldg.	1 / 15 Ft. +/-	4,400
<b>Total:</b>		<b>69,248</b>

UNIT TYPES AND MIX				
TYPE	QUANTITY	VACANT UNITS	DOWN UNITS	UNIT FLOOR PLAN AREA (SF)
2 bedroom / 1 bathroom	9	2	0	728
3 bedroom / 1 bathroom	44	1	0	867
4 bedroom / 2 bathroom	7	0	0	1,064
<b>Totals:</b>	<b>60</b>	<b>3</b>	<b>0</b>	<b>52,148</b>

**Exhibit A**  
**Maps**



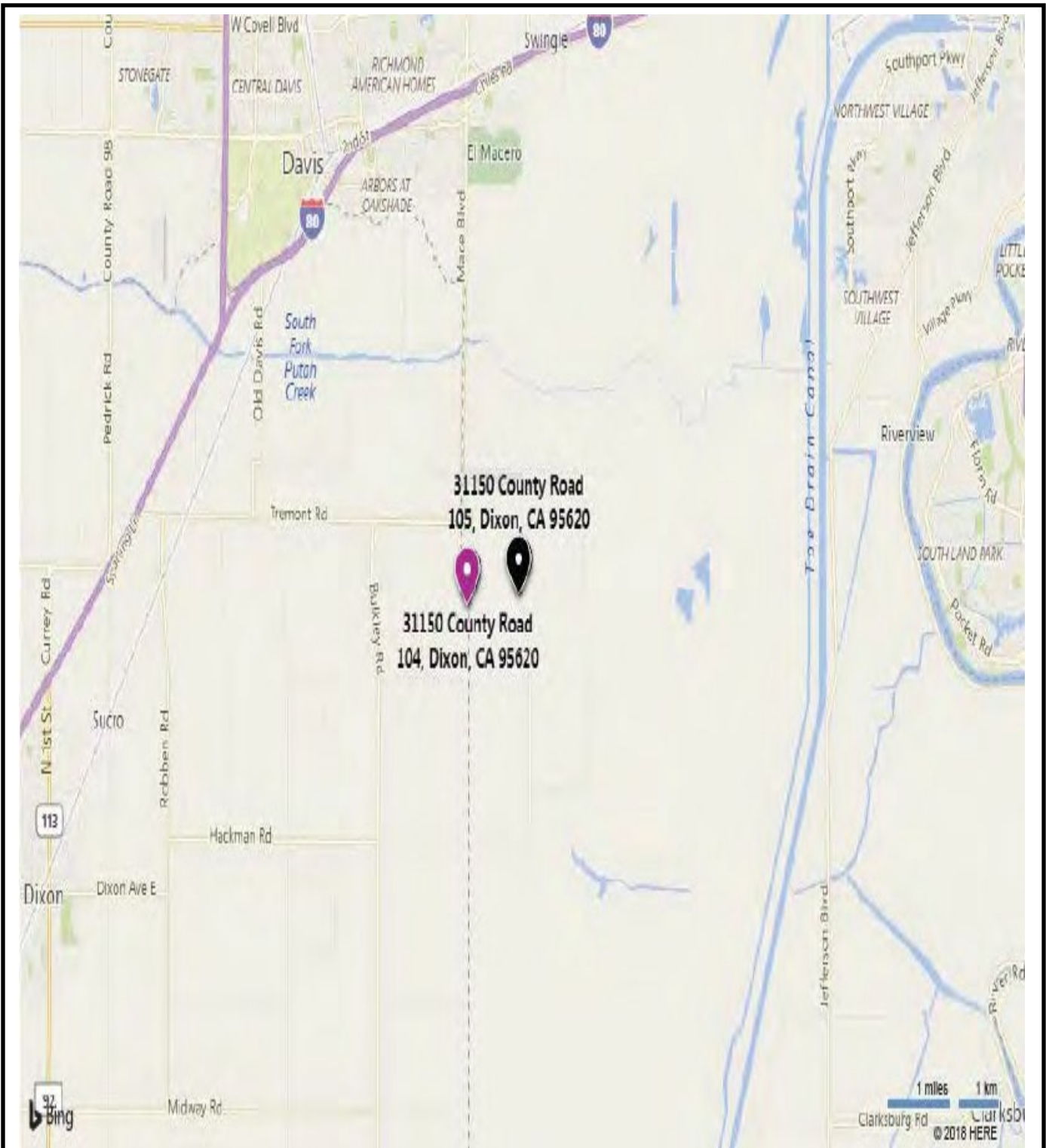
SITE MAP

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& Consulting

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NOT TO SCALE



VICINITY MAP

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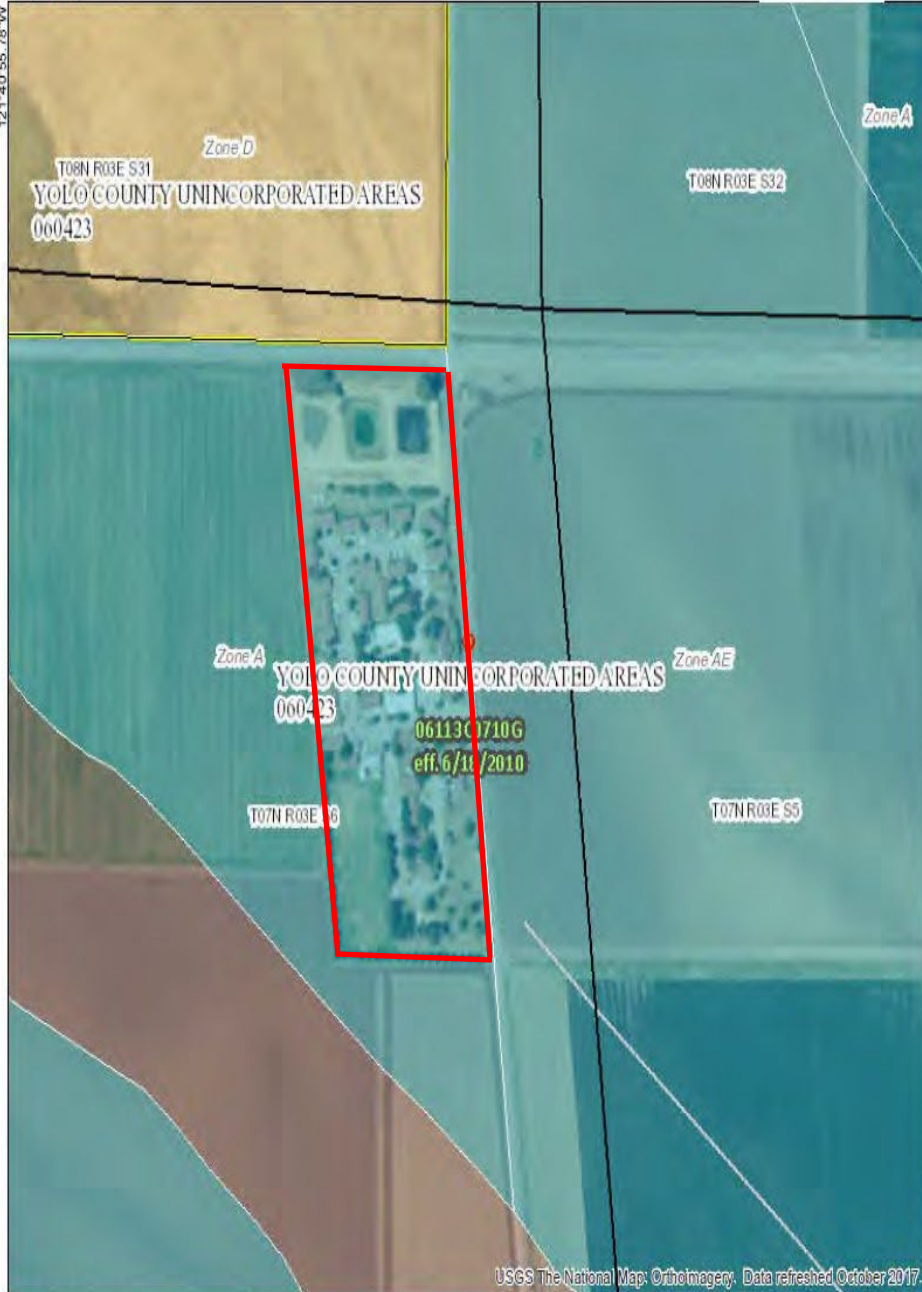
NOT TO SCALE



# National Flood Hazard Layer FIRMette



38°29'22.39"N



USGS The National Map: Orthoimagery. Data refreshed October 2017.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AH
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
	17.5 Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2018 at 11:38:22 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

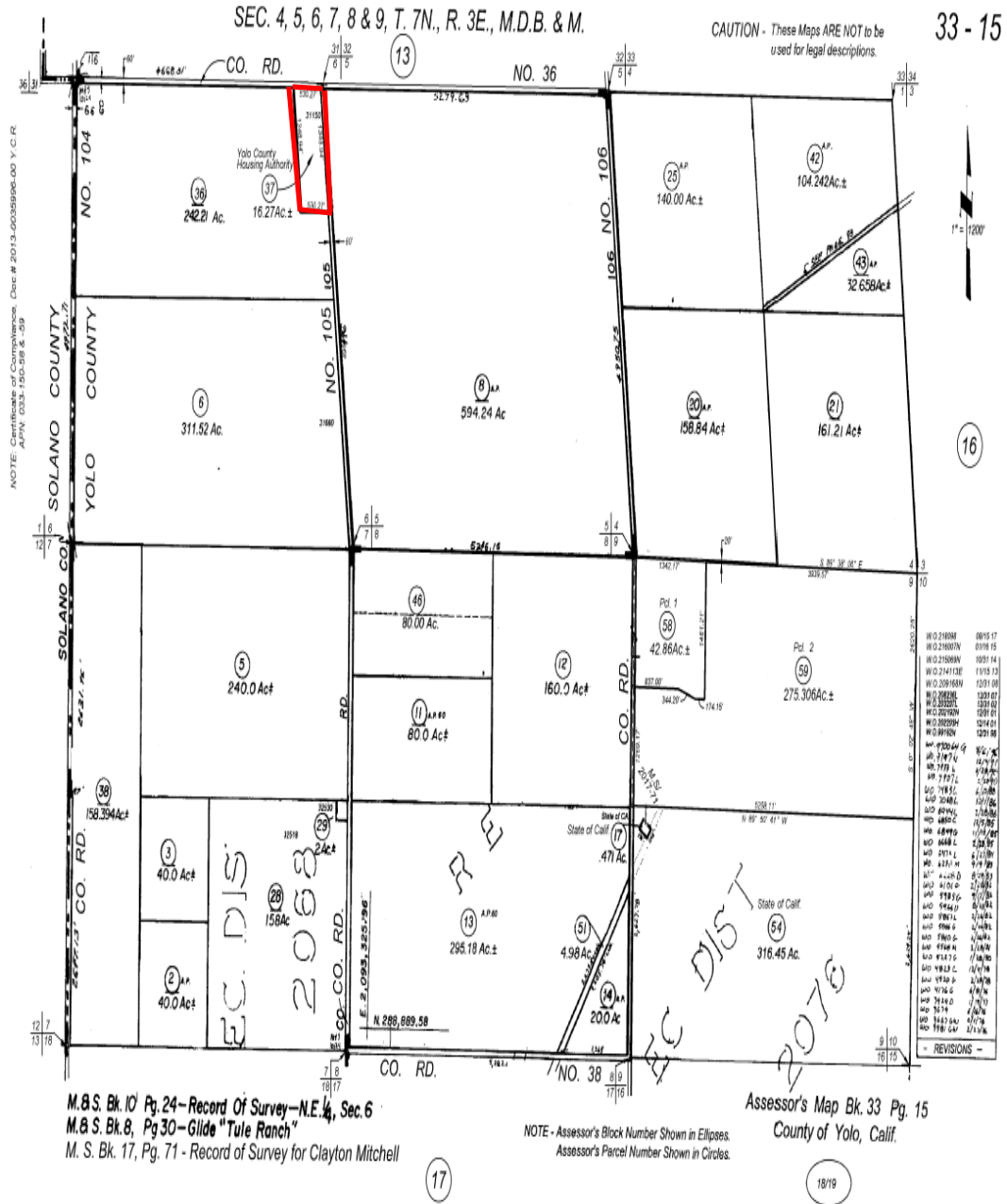
FLOOD MAP

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PARCEL MAP

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