

FH REHRMAN (DIXON) MIGRANT CENTER

7290 Radio Station Road
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 in four phases; 1940, 1960, 1983, and 1997. The site is located in agricultural farmland 10.5 miles east of Interstate Highway 80. The Property borders Radio Station Road to the north, and the main entrance is easily identified.

The 1st phase of the Property was built in 1940 as a naval communications base and consisted of two single family homes with one detached garage and two fourplex dwelling structures. Support buildings included the maintenance building, a storage building or garage, and a waste pump house. In 1960, the 2nd phase of the Property was added and included one single family dwelling, three duplex dwelling structures with carports, community building, and an administrative building with health clinic (a second building is currently being used for the child care center). In 1983 the Property began its use as a seasonal migrant housing center when the 3rd phase moved forty-eight duplex dwelling structures from another site and constructed one laundry building. A 4th phase added twenty duplex dwelling structures in 1997 (and likely a mobile home building used by the childcare center).

The Property is flat in topography and is landscaped with mature trees, plantings, lawn, and soccer field with a baseball backstop at one corner. The Property is comprised of 49 one-story, wood-framed fourplex and duplex dwellings and common use structures and concrete masonry (CMU) constructed common buildings. The buildings are located to either side of a looping driveway with branching streets to phases 1 & 2, and offset asphalt or gravel parking stall areas. Structures are accessed by concrete walkways and steps, and wood steps and ramps. There is a total of 82 two-, and three- -bedroom units and approximately 62,868 rentable square feet of building area.

The exterior finishes consist of painted or unpainted CMU, wood lap siding beneath vinyl lap siding, and painted stucco or T1-11 siding and wood trim. The roofs are pitched and are finished with asphalt composition shingles. Exterior windows are single or dual glazed metal-framed single-hung or horizontal sliding assemblies. Exterior and unit entry doors are metal in metal frames or wood in wood 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- or wall -mounted evaporative swamp cooler for cooling. Domestic hot water is provided by individual, gas-fired, residential grade water heaters. Units are master metered for electricity.

Property Name	FH Rehrman Migrant Center
Property Address	7290 Radio Station Road, Dixon, California 95620
Site Improvements	Buildings, paved & gravel parking, walkways, tot lot/recreational amenities, maintained landscaping, and waste treatment ponds
Site Configuration / Size	Square shaped parcel, 318.18 acres
Parking	Asphalt pavement at grade; 204 parking spaces, including one (1) designated accessible stall.
Property Type / Use	Multifamily residential
Number of Buildings	51 buildings as follows: 1940 built - 2 fourplex, 2 manager homes and 1 garage, 1 storage, 1 maintenance, and 1 pump house building. 1960 built – 3 duplex, 1 manager home, leasing office/clinic, and community building. 1983 built – 24 duplex and 1 laundry building. 1997 built – 10 duplex buildings. 2 buildings are provided for the child care center (1960 & unknown)
Building Type	Wood framed or CMU constructed, one-story structures on concrete stem wall or slab foundations
Number Rentable Units	82
Date of Construction / Age	1940, 1960, 1983 & 1997. Effective age; 78 to 21 years
Remaining Useful Life of Property	40 years
Overall Condition	Fair

ADDRESS OR NAME	NO. OF FLOORS/ BLDG HEIGHT	APPROXIMATE SQUARE FOOTAGE
Apartments (82)	1 / 15 Ft +/-	62,868
Leasing Office/Clinic Building	1 / 15 Ft. +/-	5,598
Community Building	1 / 15 Ft. +/-	4,200
Laundry	1 / 20 Ft. +/-	768
Maintenance Building	1 / 15 Ft. +/-	2,248
Pump House	1 / 15 Ft. +/-	100
(3) Manager Homes & Garage	1 / 15 Ft. +/-	5,968
Child Care Center	1 / 15 Ft. +/-	8,000 (3,152*)
CCC Auxiliary Bldg.	1 / 15 Ft. +/-	1,000
Storage Building	1 / 15 Ft. +/-	2,280
Total:		93,030

TYPE	QUANTITY	UNIT FLOOR PLAN AREA (SF)
2 Bed / 1 Bath (1940 / phase 1)	8	1,284
2 Bed / 1 Bath (1983 / phases 3)	48	672
2 Bed / 1 Bath (1997 / phases 4)	20	600
3 Bed / 2 Bath (1960 / phase 2)	6	1,390
Totals:	82	62,868

Exhibit A
Maps



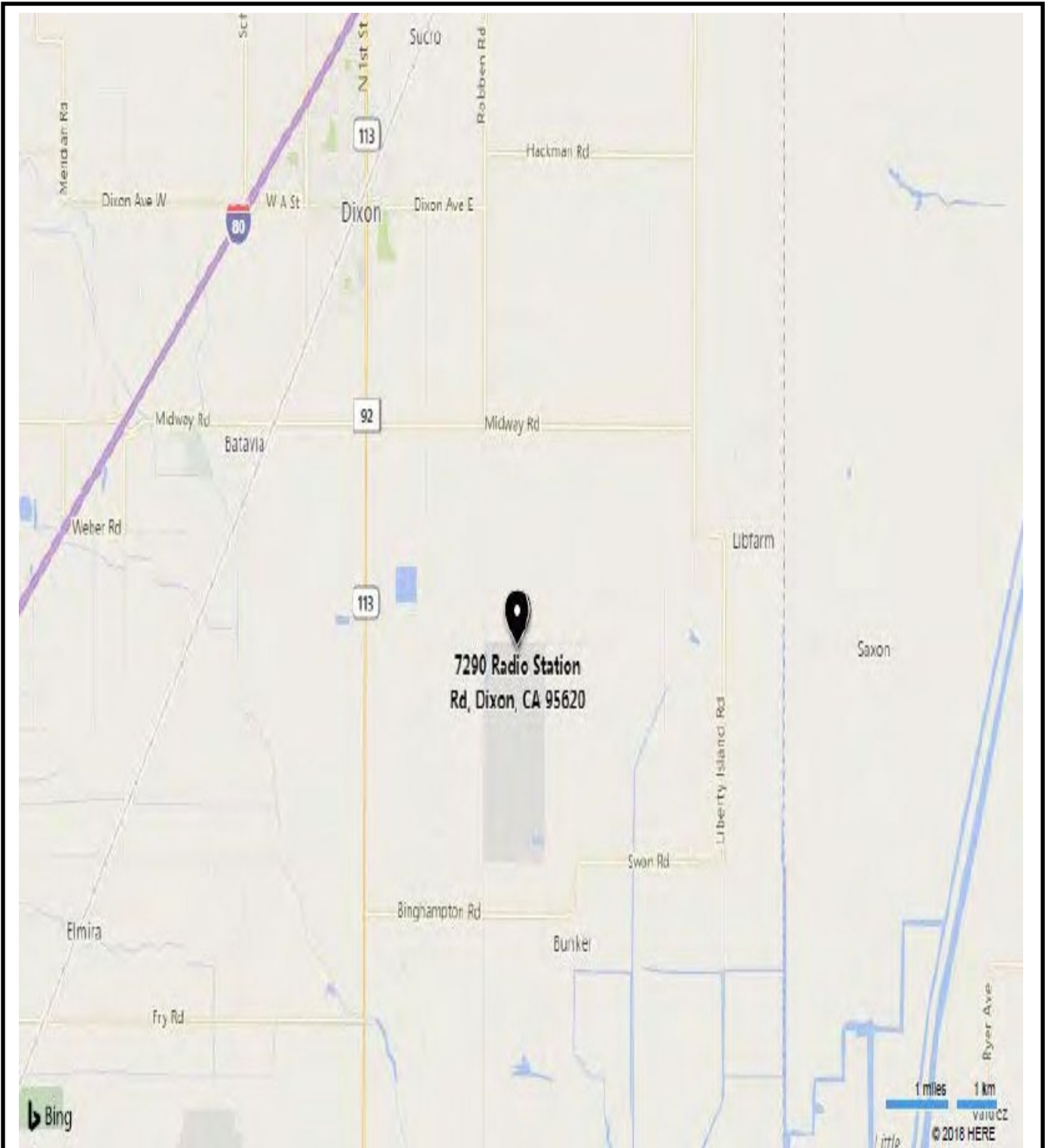
SITE MAP

BASIS Architecture
& Consulting

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NOT TO SCALE



VICINITY MAP

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NOT TO SCALE

National Flood Hazard Layer FIRMette



38°23'28.10"N

121°46'51.38"W



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

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

38°22'56.91"N

Legend

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

- | | |
|--|--|
| | Without Base Flood Elevation (BFE)
Zone A, V, AE9 |
| | With BFE or Depth Zone AE, AQ, AH, VE, AR |
| | Regulatory Floodway |
-
- | | |
|--|---|
| | 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 |
-
- | | |
|--|--|
| | Area of Minimal Flood Hazard Zone X |
| | Effective LOMRs |
| | Area of Undetermined Flood Hazard Zone D |
-
- | | |
|--|----------------------------------|
| | Channel, Culvert, or Storm Sewer |
| | Levee, Dike, or Floodwall |
-
- | | |
|--|---|
| | 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 |
-
- | | |
|--|---------------------------|
| | 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 11:33:05 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.

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FLOOD MAP

BASIS Architecture & Consulting

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NOT TO SCALE

143-10

