

## MADISON MIGRANT CENTER

29289 State Highway 16  
Madison, California 95653



**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 is located in a primarily agricultural neighborhood approximately one mile west of Interstate Highway 505. Adjacent properties include water filtration ponds to the east, farmland to the north and south and light industrial/storage to the west. The site is located off a major roadway with good street visibility, and the main entrance from Highway 16 is easily identified.

The Property is flat in topography and is landscaped with mature trees, plantings, and lawn areas. The Property was developed by the County of Yolo as a seasonal farm laborer camp. The Property is comprised of 48, one-story, wood-framed tenant dwelling buildings, one one-story community building; leasing office / maintenance, one one-story laundry building and two structures used for child care services. The buildings are located to either side of a central, asphalt paved loop drive/parking area with concrete walkways from parking to units. There are a total of 88 two-, three- and four-bedroom apartments and approximately 74,736 rentable square feet of building area.

The typical exterior finishes consist of painted stucco siding and wood trim with the laundry building having a combination of painted stucco and T1-11 siding and wood trim. The roofs are pitched and finished with asphalt composition "cool" roof shingles. Exterior windows are single glazed aluminum-framed horizontal sliding assemblies. Exterior and unit entry doors are insulated metal in wood frames. The manager's units and the community building are provided with a metal framed single glazed slider doors. The interior walls and ceilings are constructed with wood framing. Apartment unit interiors consist of vinyl tile flooring throughout (except sheet vinyl in bathrooms), painted drywall walls and ceilings and limited furnishings. Apartments are not provided with heating. Apartments are provided with roof-mounted swamp coolers for cooling. Domestic hot water is provided by individual propane-fired, residential grade water heaters at units and commercial grade at the laundry building. The Property is individually metered for electricity.

<b>Property Name</b>	Madison Migrant Center
<b>Property Address</b>	29289 State Highway 16, Madison, California 95653
<b>Site Improvements</b>	Buildings, asphalt paved parking, walkways, recreational amenities, maintained landscaping, and one laundry room
<b>Site Configuration / Size</b>	Irregular shaped parcel, 13.5 acres (per Assessor records)
<b>Parking</b>	Asphalt pavement at grade; 189 parking spaces, including eight (8) accessible stalls with one van accessible stall.
<b>Property Type / Use</b>	Multifamily residential
<b>Number of Buildings</b>	48 buildings as follows: 43 one-story tenant buildings, 1 one-story manager's home, 1 one-story community building; leasing office / maintenance, 1 one-story laundry building, 1 one-story childcare center, and 1 one-story child care auxiliary building
<b>Building Type</b>	Wood framed, one-story structures.
<b>Number Rentable Units</b>	86 rentable units
<b>Date of Construction / Age</b>	1993 date of construction
<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	1 / 15 Ft +/-	76,824
Leasing Office/Maintenance/Community Bldg.	1 / 15 Ft. +/-	2,760
Laundry Room	1 / 15 Ft +/-	552
Manager's Home	1 / 15 Ft +/-	1,044
Support Services	1 / 15 Ft +/-	1,044
Child Care Center	1 / 20 Ft +/-	8,400
CCC Auxiliary Bldg.	1 / 15 Ft +/-	2,100
<b>Total:</b>		<b>90,636</b>

TYPE	QUANTITY	UNIT FLOOR PLAN AREA (SF)
2 bedroom / 1 bathroom	13	702
3 bedroom / 1 bathroom	62	873
4 bedroom / 2 bathroom	11	1,044
<b>Totals:</b>	<b>86</b>	<b>74,736</b>

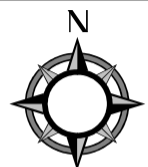
**Exhibit A**  
**Maps**



VICINITY MAP

**BASIS** Architecture  
& Consulting

MADISON MIGRANT CENTER  
29289 State Highway 16  
Madison, California 95653



NOT TO SCALE



SITE MAP

**BASIS** Architecture  
& Consulting

MADISON MIGRANT CENTER  
29289 State Highway 16  
Madison, California 95653



NOT TO SCALE



# National Flood Hazard Layer FIRMette



## 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, A99
  - 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**
- Cross Sections with 1% Annual Chance Water Surface Elevation
  - 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 8/6/2018 at 1:05:52 PM 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

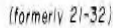
**BASIS** Architecture & Consulting

MADISON MIGRANT CENTER  
29289 State Highway 16  
Madison, California 95653



NOT TO SCALE

49 - 46



BASIS Architecture &amp; Consulting

NOT TO SCALE



