SITE SURVEY SUMMARY SHEET
FOR
DERP-FUDS SITE NO. TO BE ASSIGNED
MCCLELLAN AFB TEMPORARY HOUSING
DEL PASO HEIGHTS, CALIFORNIA

SITE NAME: The site was previously known as Parker Homes, a temporary Federal Housing Defense Project established in 1942. Currently the site is known as Parker Homes Terrace and consists of parcels that are owned by private individuals; the State of California; Department of Transportation (Caltrans); the Robla School District; the City of Sacramento, Real Property Division; and by the U.S. Government.

LOCATION: The temporary housing development known as Parker Homes is located in Del Paso Heights, California, approximately one and one-half miles south of McClellan Air Force Base (McClellan) and approximately five and one-quarter miles from Sacramento (Figure 1). The property is located in Section 18 of Township 9 North, Range 5 East and consists of 101.27 acres, more or less. The area is located at an approximate latitude of 38° 43', and a longitude of 121° 25'. The Sacramento County Assessor's Maps, Book 238, pages five through 11 cover all of the properties known as Parker Homes (CA0293-CA0300).

SITE HISTORY: According to a Subdivision Map, in Book 29 of Maps No. 24, dated August 1947 the property known as Parker Homes was owned by the U.S. Government and consisted of approximately 101.27 acres, more or less (Figure 2). No other documentation has been located regarding the acquisition of the property known as Parker Homes.

According to an article published in the *Sacramento Air Depot News (S.A.D. News)* dated October 23, 1942, the housing development known as Parker Homes was close to being completed and ready for occupancy. The Parker Homes consisted of family units segregated into 32 one-bedroom units, 200 two-bedroom units and 100 three-bedroom units. The 332 units were constructed only for Depot War workers (civilian employees) and their families. Funds for the construction of these units were made available through the Lanham Act, which is a program that provided federal monies for defense housing projects (MH0001).

According to an undated memorandum, the smallest family unit could accommodate a mother and a child or a mother and a grown son working on McClellan Field. No single person was allowed to rent a residence in Parker Homes. A one bedroom unit was of apartment type accommodations, and two and three bedroom units were single family dwellings. Each unit was furnished with a gas range, a gas automatic hot water heater, a refrigerator and an oil circulating room heater. Rentals on the units were paid directly to the Parker Homes Administration Office located in the Parker Homes area (MH0002). In a letter dated July 31, 1948, the Executive Committee of the Sacramento Chamber of Commerce states its concern over the Federal Public Housing Authority's proposal to sell the homes in the Parker Homes tract adjacent to McClellan Field. The letter states that the housing project was established as an emergency measure during the war for families in the low income brackets and employees at McClellan.

The homes were not intended as permanent structures and that it was planned to tear them down when the housing emergency expired. Documentation regarding the date when the housing emergency expired was unavailable. The letter also states that the homes had deteriorated over the last five years. The committee feared the sale of these unstable homes would create a slum area and recommended that the homes be leased and not sold (MH0003).

According to records located at the Sacramento County Assessor's Office, the majority of the properties have been sold to private parties; however, there are parcels that belong to Caltrans, City of Sacramento, Habitat for Humanity, and two of the parcels belong to the U.S. Government. Although records at the Assessor's office indicate that the United States owns parcels 238-0102-007-000 and 238-0102-009-0000, it is unclear which agency has custody of the properties.

According to the McClellan Air Force Base Historian, these homes were built on stilts during WWII because the properties are located within the flood planes. Since WWII, the homes have been altered by adding skirting around the bottom where the stilts were and have been altered without permits (Rena, August 1999).

Currently, most of the original structures known as Parker Homes still exist. According to Mrs. Freda Hines, a local Sacramento resident, homes in this area have been altered without permits, burned down, and the conditions of the homes have deteriorated since WWII. Mrs. Hines also stated that certain property owners show no interest in the properties (Hines, July1999). Records located at the Sacramento County Recorder's Office show that Deeds are recorded for these properties known as Parker Homes.

Several agencies including the Engineering Department, McClellan Real Estate Division and GSA have been contacted regarding the acquisition and disposal of the properties known as Parker Homes. No documentation was obtained from these agencies prior to the submittal of this Draft Report.

SITE VISIT: On August 7, 1999, Gene Barber of TechLaw, Inc. conducted a site visit at the McClellan AFB Temporary Housing, Del Paso Heights, California to observe current conditions of the site and to identify features of the site as they relate to DoD activities.

It was determined at the onset of the site visit that the site was bisected by Interstate 80. The western boundary of the site is bounded by Marysville Road on the south side of Interstate 80 and by Raley Boulevard on the north side of Interstate 80. The area along Marysville Road and Raley Boulevard consists of a number of small businesses including gas stations, convenience stores, and tire shops (Photograph 4). The site consists of numerous single family homes and one multi-family structure (Photographs 1, 2, 5, 7, and 10). The homes which comprise the site are in a varied state of repair and some of the homes are in need of serious repair. The site visit consisted of a drive along all streets which comprised the former Parker Homes housing area. Some of the homes were condemned, burned out, abandoned, or in severely dilapidated condition (Photographs 10, 11, 12, and 13). Although it appeared that the majority of the neighborhood was inhabited by low income families, many of the homes were relatively well kept

(Photographs 1, 2, 5, 7 and 8). A large number of the homes were fenced with wrought iron for security purposes (Photograph 8) Several of the homes were remodeled and were in very good condition but did not match the rest of the neighborhood. It appeared that the remodeled homes had been converted to multistory structures (Photograph 8).

During the examination of the house located at 101 Tinker (Photograph 8) the project team spoke to the president of the Parker Homes Neighborhood Association (P.O. Box 38826, Sacramento, CA 95838) who wished to remain anonymous. The President of the Association stated that many of the homes in the area were built without meeting the building code. These homes contain lead-based paint and asbestos. The asbestos is located in the floor tile and in pipe insulation. Many of the homes have not been upgraded since the 1940s and have substandard sewer systems. Some of these sewer lines are now leaking (this was not observed during the site visit). He also stated that many of the houses in the area have absentee landlords who take no interest in the properties. According to the Association President, up until about five years ago the police would not even come into the neighborhood because it was so bad. He stated that there were many drug dealers living in the area and that several methamphetamine laboratories were located near by. He indicated that the streets in the area were the original 1940s streets and that the sewer lines were of the same era.

As a result of the site visit conducted at the former Parker Homes housing area the following conclusions have been developed:

- The homes which comprise the site are in a varied state of repair and some of the homes are in need of major renovation.
- Some of the properties have been altered since WWII and some of the properties have been torn down and rebuilt.
- The site is accessible to the public although the majority of the homes are owned by private parties.

CATEGORY OF HAZARDS: BD/DR

PROJECT DESCRIPTION: There is one potential project for this site.

b. BD/DR. There are homes in various states of disrepair. These properties should be repaired or demolished.

AVAILABLE STUDIES AND REPORTS:

Historical documents obtained from the McClellan Air Force Base Historical Office and the Sacramento County Assessor's Office and the Sacramento County Recorder's Office. A list of documents referenced in the report is attached.

POC: Mr. Tom Carter, U. S. Army Corps of Engineers, Sacramento District, (916) 557-7481.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FORMERLY USED DEFENSE SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY

MCCLELLAN TEMPORARY HOUSING
DEL PASO HEIGHTS, CALIFORNIA
DERP-FUDS SITE NO. J09CA746800

FINDINGS OF FACT

1. This report of Findings and Determination of Eligibility has been prepared as requested for McClellan Temporary Housing. According to an article published in the *Sacramento Air Depot News (S.A.D. News)* dated October 23, 1942, the 332 units were constructed only for Depot War workers (civilian employees) and their families." Funds for the construction of these units were made available through the Lanham Act, which is a program that provides federal monies for defense housing projects.

2. The property was established in 1942 to be utilized as temporary off-base housing during WWII. In a letter dated July 31, 1948, the Executive Committee of the Sacramento Chamber of Commerce state their concerns over the Federal Public Housing Authority's proposal to sell the homes in the Parker Homes tract adjacent to McClellan Field. The letter states that the housing project was established as an emergency measure during the war for families in the low income brackets and employees at McClellan. The homes were not intended as permanent structures and that it was planned to tear them down when the housing emergency expired. TechLaw was unable to obtain any documentation regarding the date when the housing emergency expired. It also states that the homes have deteriorated in the last five years.

3. There is no known date of deactivation or disposal of the McClellan Temporary Housing. According to the records found at the Sacramento County Assessor's Office, the properties either remain Government-owned, State-owned or have been sold to private parties and are being used as housing.

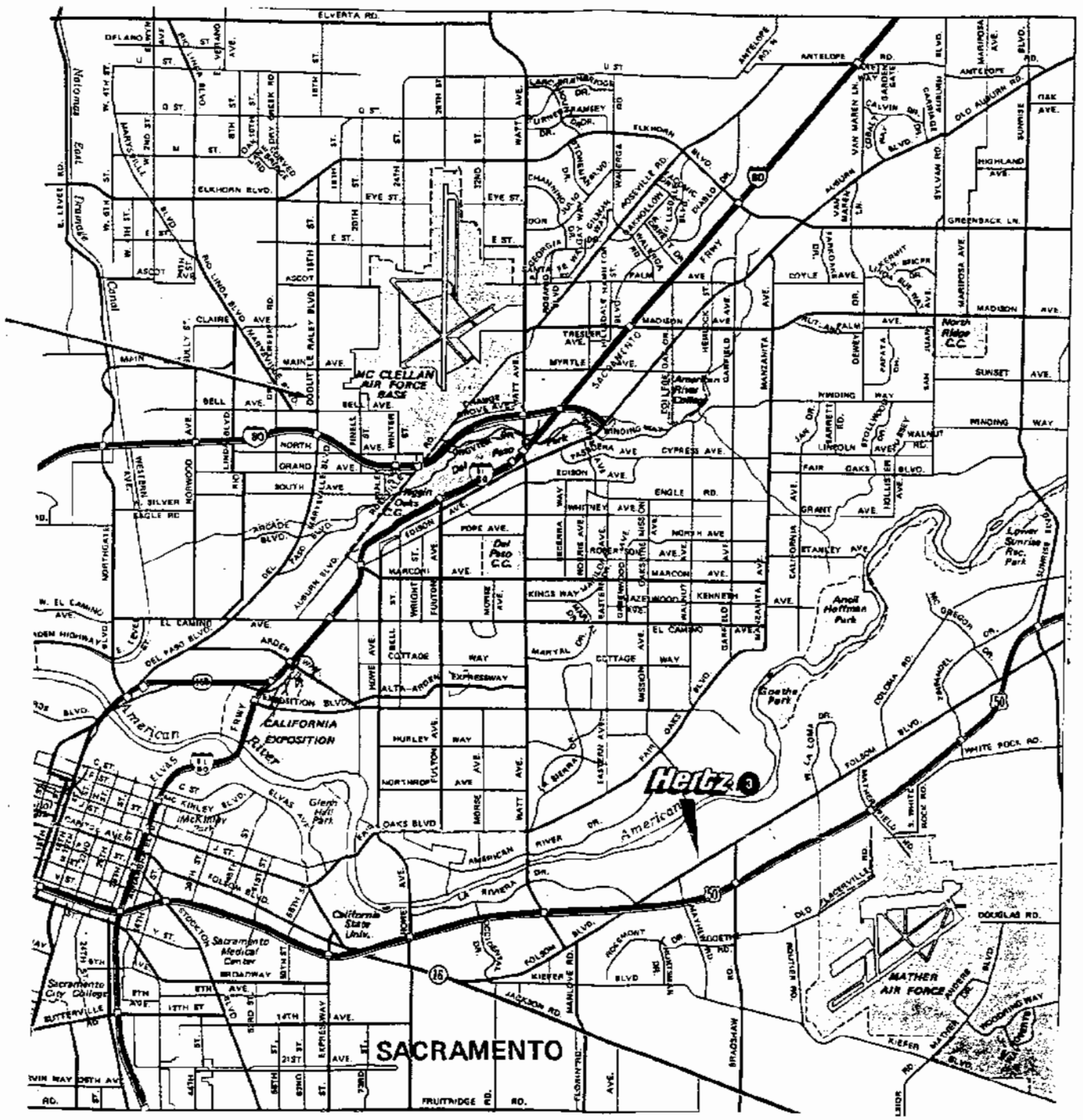
DETERMINATION

We have no conclusive evidence that DoD had ownership or control over the property. It is therefore not eligible for the Defense Environmental Restoration Program-Formerly Used Defense Sites established under 10 USC 2701 et seq.

21 Sep 99
DATE

for PETER T. MADSEN
COLONEL (P) U.S. ARMY
COMMANDING

McClellan AFB Temporary Housing
Parker Homes



Location in California

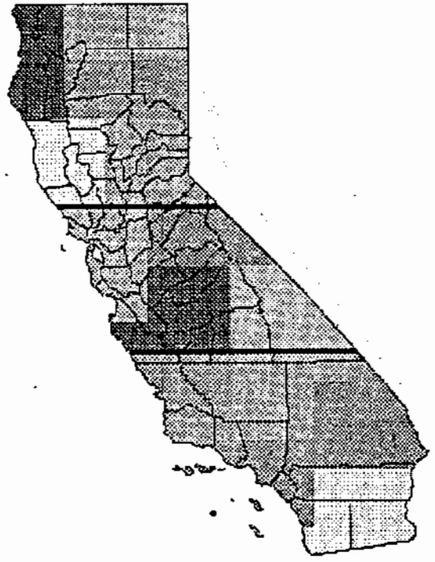


Figure 1

LEGEND

Site Location of the former McClellan AFB Temporary Housing known as Parker Homes.

SOURCE: **Hertz Rental Map**