

COMMUNITY PROFILE

**Fulton Shipyard
307 Fulton Shipyard Road
Antioch, California**

01-DEL-001

Prepared For:

Deltech, LLC
P.O. Box 400
Antioch, California

Prepared By:



3451-C Vincent Road
Pleasant Hill, California 94523

SEPTEMBER 2006

Approved: _____

Nancy Cook
Public Participation Specialist
Department of Toxic Substances Control

Date: _____

The undersigned has determined that this document contains the required elements for a Community Profile.

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EXECUTIVE SUMMARY

The purpose of this Community Profile (CP) is to formally document community concerns regarding the Fulton Shipyard site (Site) and to identify specific public participation activities that will be implemented to ensure the community is involved in the decision-making process. This CP has been prepared to describe all activities undertaken or planned to inform and involve the community during investigation and clean-up of the Fulton Shipyard property in Antioch, California. This plan also includes a description of the Fulton Shipyard and relevant background information, a description of the surrounding community and a summary of their issues and concerns, and an outline of specific public participation activities to be conducted during the investigation and clean-up process. Each of these areas is summarized below. More detailed information on each category is listed in the CP and Appendices.

SITE AND COMMUNITY DESCRIPTION: The Fulton Shipyard site covers an area of approximately 13 acres in a mixed industrial, commercial, and residential area in Antioch, California. The Site is bordered to the north by the San Joaquin River, to the east by a U.S. Department of Interior, Department of Fish and Wildlife preserve, to the south by undeveloped land, and to the west by a parking area and boat ramp. Fulton Shipyard Road divides the Site into an approximately 11-acre portion to the north and an approximately 2-acre portion to the south. The Fulton Shipyard has been operated by a succession of different owners and operators primarily for construction and repairs of small wood and metal boats, mostly tugs and river freighters. During World War II and continuing through the Korean War, the Site focused mainly on building boats for the government. Fulton Shipyard intends to address any environmental conditions at the property so that the parcel may be redeveloped and used by third parties.

Antioch is located near the confluence of the Sacramento and San Joaquin Rivers approximately 45 miles from the City of San Francisco. Antioch is an ethnically diverse community with a burgeoning population of professionals and skilled workers that has reached nearly 100,000 people. According to the year 2000 census, a total of 55.9 percent are Caucasian; 22.1 percent Hispanic; 9.4 percent Black/African American; 7.2 percent Asian; 0.6 percent American Indian/Alaska Native; 0.3 percent Native Hawaiian/Other Pacific Islander; and 0.2 percent of some other race. A total of 4.2 percent of people reported two or more races. The average household size is 3.07 people with a per capita income of \$22,152. Individuals at the poverty level totaled 8.5 percent. A total of 28.6 percent of the people living in Antioch graduated high school, 13.5 percent had bachelor's degrees, and 4.6 percent had professional degrees.

REGULATORY INVOLVEMENT: Fulton Shipyard actively chose to involve a regulatory agency in the oversight of investigation and clean-up activities at their property in Antioch, California. On January 27, 2005, the California Environmental Protection Agency (Cal/EPA) Site Designation Committee (consisting of six members representing the State Water Resources Control Board, Cal/EPA, DTSC, Department of Fish and Game, Air Resources Board, and Office of Environmental Health Hazards Assessment) designated DTSC as the Administering Agency with respect to all aspects of Fulton Shipyard's ongoing

investigation and clean-up activities at the Site under the Site Designation Process (Resolution No. 05-02). On October 3, 2005, DTSC issued Imminent and Substantial Endangerment Determination and Remedial Action Order Docket No. IS&E 05/06-005 (RAO) issued by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). DTSC will provide regulatory oversight for these activities and will coordinate the input and involvement of other agencies; Fulton Shipyard will perform such activities and reimburse the DTSC for costs related to its oversight.

COMMUNITY CONCERNS: Community members, businesses and elected officials will be surveyed by mail to obtain a sample of the community's views on the site cleanup process.

RECOMMENDED PUBLIC PARTICIPATION ACTIVITIES: A number of public participation activities were developed in this CP intended to continue its goal of ensuring that the local community is informed about the site investigation and clean-up activities and given an opportunity to ask questions about clean-up and reuse activities that will be occurring at the Fulton Shipyard site. Some of these activities are: providing fact sheets to the community during key milestones; keeping public documents available for public review in the information repository; providing public meetings, as necessary; and advertising public comment periods in local news sources.

1.0 INTRODUCTION

This Community Profile (CP) has been prepared by The Source Group, Inc (SGI) to describe all activities undertaken or planned to inform and involve the community during investigation and clean-up of the Fulton Shipyard site in Antioch, California (Site). This plan follows the California Department of Toxic Substances Control's (DTSC's) Public Participation Manual (October 2001). This cp also incorporates the community profile for the area surrounding the Site.

Information used to compile this CP was obtained through material provided by Fulton Shipyard and its contractors. Additional information will be obtained through interviews with community members, and review of several sources of information about the areas of the City of Antioch and Contra Costa County surrounding the Site.

1.1 Purpose and Objectives of Plan

The purpose of a CP is to formally document community concerns regarding a site or facility and to identify specific public participation activities that will be implemented to ensure the community is involved in the decision-making process. The CP includes a description of the Fulton Shipyard Site and relevant background information (Section 2), a description of the surrounding community and a summary of their comments and concerns (Section 3), and an outline of specific public participation activities to be conducted during the investigation and clean-up process (Section 4).

The CP will be updated, as necessary, to reflect relevant changes in the project such as changes in local demographics or project milestones.

2.0 SITE/FACILITY HISTORY/BACKGROUND

2.1 Site Description and History

The Site occupies approximately 13 acres in a mixed industrial, commercial, and residential area in Antioch, California. The Site is bordered to the north by the San Joaquin River, to the east by a U.S. Department of Interior, Department of Fish and Wildlife preserve, to the south by undeveloped land, and to the west by a parking area and boat ramp. Fulton Shipyard Road divides the Site into an approximately 11-acre portion to the north and an approximately 2-acre portion to the south.

Fulton Shipyard began operations in 1924 on the western portion of the Site. Prior to that, the Site had operated as a shipyard known as Jarvis Brothers and later as CA Laurtzen. Frank Leslie Fulton and Angeline Fulton Fredericks purchased the property in 1924 and began doing business as Fulton Shipyard, a predecessor of Fulton Shipyard, Inc. in 1928 (DTSC, 2005). Fulton Shipyard, Inc. then became a California Corporation in 1977 and conducted onsite shipyard operations until 1999. According to DTSC, Fulton Shipyard, Inc. is still an active California corporation. The Fulton Family Trust currently owns the property.

Shell Oil Company owned and operated a fuel transfer station on a portion of the Site. Fulton Shipyard, Inc. purchased it from the Shell Oil Company in 1942. During World War II, the U.S. government confiscated the terminal and later transferred it to the Fulton Family.

Prior to World War II, the Site was used primarily for construction and repairs of small wood and metal boats, mostly tugs and river freighters. Antifouling paint was used and no sandblasting activities occurred during this time. During World War II and continuing through the Korean War, the Site focused on building boats for the government.

During the late 1950s, the Site became involved with sandblasting and painting commercial vessels. Substantial engine repair and overhaul work, primarily for military vessels, was also conducted during this period. The marine railway was built in 1959 and a large amount of soil was excavated and disposed of offsite. During the late 1960s, the Site was also used to construct cranes. Engine repairs largely ended in the late 1970s.

During the 1980s and 1990s maintenance and sand blasting operations continued. Shipyard operations were gradually decreased and finally ceased in 1999.

The eastern portion of the property was leased to Delta Sandblasting and Painting in the early 1990s. In the mid-1990s, Olin Jones Sand, and later its successor Hanson Aggregates (Hanson), began to lease space for maintenance of the marine equipment used in their operations. Hanson continues to rent space at the Site. Spantech began leasing space east of the marine railway in 1997 for the construction

of two large container cranes. Spantech ceased its Site operations in 2000. Deltech, LLC currently leases space and subleases to Delta Excavating, Inc. and Drilltech, Inc.

2.2 Agency Involvement

On January 27, 2005, the California Environmental Protection Agency (Cal/EPA) Site Designation Committee (consisting of six members representing the State Water Resources Control Board, Cal/EPA, DTSC, Department of Fish and Game, Air Resources Board, and Office of Environmental Health Hazards Assessment) designated the Department of Toxic Substances Control (DTSC) as the Administering Agency with respect to all aspects of Fulton Shipyard's ongoing investigation and clean-up activities at the Fulton Shipyard Site under the Site Designation Process (Resolution No. 05-02). On October 3, 2005, DTSC issued Imminent and Substantial Endangerment Determination and Remedial Action Order Docket No. IS&E 05/06-005 (RAO) issued by the California Environmental Protection Agency, DTSC. DTSC will provide regulatory oversight for these activities and will coordinate the input and involvement of other agencies; Fulton Shipyard will perform such activities and reimburse the DTSC for costs related to its oversight.

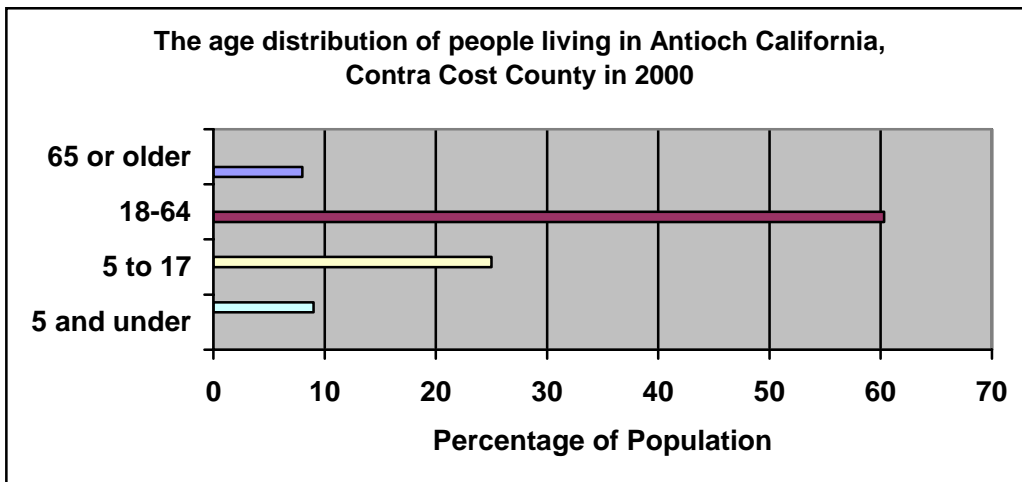
3.0 COMMUNITY DESCRIPTION

The sections below present the community profile for the area surrounding the Site, the history of community involvement, and a plan to identify community issues and concerns regarding the project.

3.1 Community Profile

The oldest town in Contra Costa County, Antioch is located near the confluence of the Sacramento and San Joaquin Rivers in an area of fast-growing Bay Area communities. Located approximately 45 miles from the City of San Francisco, Antioch is a crossroads linking the San Francisco/East Bay region to Sacramento and the Central Valley and a gateway to the plentiful recreational features and cultural facilities of Northern California and the Bay Area. Antioch is an ethnically diverse community with a burgeoning population of professionals and skilled workers that has reached nearly 100,000 people.

The population of Antioch, according to the year 2000 census, was 90,532 people. Of these, 46,201 (51.0%) were female and 44,331 (49.0%) were male. The median age was 32.3 with 23.6% of the population under 17 years of age, 60.3% of the population in the age range 18 to 64, and only 7.4% aged 65 or older.

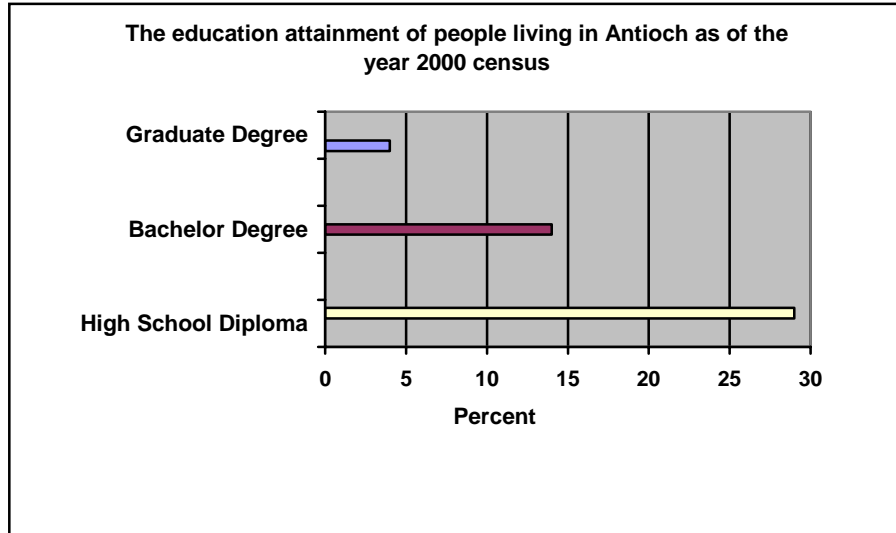


For people reporting one race, 55.9 percent were Caucasian; 22.1 percent were Hispanic; 9.4 percent were Black/African-American; 7.2 percent were Asian; 0.6 percent were American Indian/Alaska Native; 0.3 percent were Native Hawaiian/Other Pacific Islander; and 0.2 percent were some other race. A total of 4.2 percent of people reported two or more races.

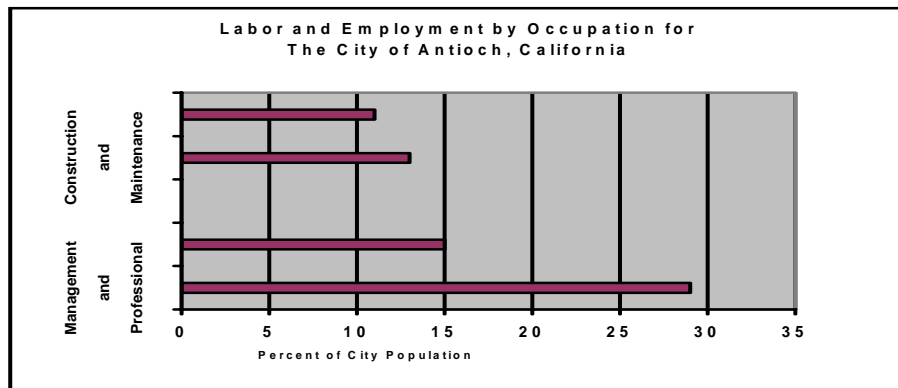
In 2000, there were 29,338 households in the City of Antioch. The average household size (the individuals residing at a specific address) was 3.07 persons. Families made up 79 percent of the households. The average family size was reported as 3.42 persons, and families with children under the age of 18-were reported at 46.3 percent. The median household income was reported at \$60,359, and

the median family income was \$64,723. With an average household of 3.07 people per house, the per capita income was \$22,152. Individuals at the poverty level totaled 8.5 percent.

According to the year 2000 census, 28.6 percent of the people living in Antioch graduated high school, 13.5 percent had bachelor's degrees, and 4.6 percent had professional degrees.



The majority of the population of Antioch works outside of the city limits and 74.2 percent drive alone to work. The mean commute time for Antioch workers is 41.6 minutes.



The breakdown of labor and employment by occupation is illustrated in the above figure.

The County of Contra Costa, California was incorporated in 1850 as one of the original 27 counties of the State of California, with the City of Martinez as the County Seat. It is one of the nine counties in the San Francisco-Oakland Bay Area and is the ninth most populous county in California, with its population

reaching approximately 930,000 as of January 1, 2000. Contra Costa County has one of the fastest growing work forces among Bay Area counties, with growth in its employment base being driven primarily by the need to provide services to an increasing local population. Due to the presence of relatively high-wage skilled jobs and relatively wealthy residents, the County achieves high rankings among all California counties on a variety of income measurements.

3.2 Community Comments and Concerns

DTSC mailed over 250 community surveys to the affected community (described in section 4.2.6). DTSC received 25 responses for a 10% return. This is considered a high response and shows the community is interested in the cleanup activities at this Site. Seventy-six percent (76%) knew something about the Site and cleanup activities. In addition, eighty percent (80%) said they were interested in hearing more about the site. Eighty-six percent (86%) said they would attend a public meeting about this site. nient. All responders stated that English was the preferred language for the affect area around the Site. All of the responders stated that printed material was an excellent way to get information about the cleanup activities.

One of the main comments on the survey showed that the community wanted to be kept informed about the site and cleanup process. Those individuals that didn't know about the site, wanted to know more. Antioch has redevelopment plans for the site and the community wants to be involved in the plans.

4.0 DTSC PUBLIC PARTICIPATION

Below is a description of each of the major public participation activities planned.

4.1 Purpose and Objectives

The Community Profile objectives for the Fulton Shipyard Site are to:

- Ensure that the local community is provided with timely and accurate information relating to the Site investigation and clean-up activities;
- Provide the local community with an opportunity to ask questions about clean-up and reuse activities that will be occurring at the Fulton Shipyard Site;
- Encourage representatives from the local community to share their concerns and identify interests and issues associated with clean-up and future reuse plans and progress;
- Formally document community concerns regarding the Fulton Shipyard Site and identify specific public participation activities which will be implemented to ensure the community is involved in the agency decision-making during the investigation and clean-up process; and
- Assist DTSC and Fulton Shipyard Site to identify the best ways to address community interests and concerns.

4.2 Recommended Public Participation Activities

The activities described below have been designed to fulfill DTSC's public participation requirements and meet the objectives listed above:

- To ensure that the local community is informed, DTSC will mail fact sheets to the community, provide documents and reports at an local information repository, publish public notices in local newspapers, and hold public meetings and/or briefings at a local venue;
- To provide the local community with opportunities to ask questions, DTSC will provide comment cards at public meetings, provide contact phone numbers on fact sheets and public notices, and take questions and comments at public meetings;
- To encourage local community representatives to share their concerns, DTSC will survey the local community and hold community interviews;
- To provide documentation of community concerns, DTSC will respond to public comments made in-person at public meetings, by phone, by email, and/or in writing; and

-
- To identify the best ways to address community interests and concerns, DTSC will consider and utilize the results of community surveys and interviews and information from public comments in implementing this public participation program.

Each of the DTSC activities listed above are discussed in more detail below.

4.2.1 DTSC Information Contacts

DTSC information contacts have been established for the public to direct questions and concerns about the project. These contacts will also be included on DTSC's fact sheets and notices.

Ryan Miya, Project Manager
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, CA 94710-2720
(510) 540-377

Nancy Cook, Public Participation Specialist
Department of Toxic Substances Control
700 Heinz Avenue
Berkeley, CA 94710-2720
(510) 540-3923

4.2.2 Fact Sheets

DTSC will prepare and distribute fact sheets as necessary to keep the community informed about the activities at the site. The fact sheet will be distributed to all entities on the mailing list (Appendix A). A fact sheet and a public notice in the local paper will be prepared to announce the public comment period for the draft clean-up plans.

4.2.3 Information Repository

DTSC will establish a repository of information at the Antioch Public Library, where the public can access material about the Fulton Shipyard, clean-up activities, and the general reuse process. The repository will be updated as work at the Fulton Shipyard progresses. The following provides the address and hours of operation for the library:

City of Antioch Public Library
501 18th Street
Antioch, CA 94531
(925) 757-9224

Hours:

Mon.-Wed. 10:00 a.m.-8:00 p.m.

Thurs. 12:00 p.m.-8:00 p.m.

Sat. 10:00 a.m.-6:00 p.m.

Closed Sun.

The library repository contains all technical plans and reports as well as fact sheets, public notices, the PPP, and other information as appropriate. In addition to the library repository, the complete project file is available for review at DTSC's regional office in Berkeley. Please call to make an appointment (510-540-3800) prior to visiting this location:

Department of Toxic Substances Control

File Room

700 Heinz Avenue

Berkeley, CA 94710

Hours: 8:00 a.m.-5:00 p.m. and Fri. 12:00 p.m.-6:00 p.m.

For more information, visit our website at: www.dtsc.ca.gov

4.2.4 Public Notices

The following news sources will be used for public notices and other information about the project:

- Contra Costa Times (and Daily Ledger insert)
- Antioch Press

The Antioch Press does not accept legal notices. Therefore, public notices will be advertised in the Contra Costa Times.

4.2.5 Public Meetings and Briefings

DTSC will hold public meetings if the community shows interest in learning more about the cleanup process. Public meetings will be held in a convenient location for the community to attend. Public meetings will be announced in fact sheets and public notices in local newspapers. Community briefings, a less formal presentation by the project team, will be held if requested by a group of interested individuals.

4.2.6 Mailing List

A mailing list with 250 entries has been prepared. The mailing list includes property owners, occupants, and businesses within an approximate one-quarter mile radius of the boundaries; local schools, churches, and special interest groups; public agencies; environmental groups; and local, state, and

federal elected officials. Information for the mailing list was obtained through City of Antioch business/city department directories, internet research, vicinity tour, input from community members, suggestions from the DTSC, and property information from the county assessor's office. The mailing list will be updated regularly, including replacing the property owner's name with "current resident" for returned mailed to ensure that the individual(s) living in a particular residence receive the information.

4.2.7 Responding to Public Comments

Public comments may be received through phone calls, emails, and at public meetings. Fact sheets will include the address, email and phone number of the DTSC contacts to call with questions or comments. A response to comments document (called a responsiveness summary) will be prepared to address comments received during public comment periods for documents such as clean-up plans. A summary will be prepared that will explain how the comments are incorporated into the document or why they could not be addressed.

4.2.8 Community Surveys

DTSC will distribute a Community Survey along with an introductory letter to the residents and businesses near the site, community key contacts, and DTSC key contact to determine community knowledge and interest about the site and the best way to communicate project activities and information. A copy of the community survey and results are included in Appendix A.

5.0 REFERENCES

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). 2001 Public Participation Manual. October 2001.

California Environmental Protection Agency, Department of Toxic Substances Control (DTSC). 2005 Imminent and Substantial Endangerment Determination and Remedial Action Order, Docket No. IS&E 05/06-005. October 3.

APPENDIX A

COMMUNITY SURVEY AND RESULTS



Dan Skopec
Acting Secretary
Cal/EPA



Department of Toxic Substances Control

Maureen F. Gorsen, Director
700 Heinz Avenue
Berkeley, California 94710-2721



Arnold Schwarzenegger
Governor

Fulton Shipyard Antioch, California

Community Survey June 12, 2006

**255 SURVEYS MAILED TO THE AFFECTED COMMUNITY
25 RESPONSES: 10% RETURN RATE**

Please return this community survey in the enclosed envelope by June 30, 2006, to Nancy Cook, DTSC Public Participation Specialist.

1. Please mark your current knowledge about this Site.

- 24%** I do not know anything about this Site.
- 60%** I have heard about this Site but have little or no information on it.
- 16%** I know a lot about this Site.

2. Please mark your interest in this Site.

- 8%** I do not know anything about this Site and cannot tell you if I am interested or not.
- 12%** I have no interest. I would not be interested in information about this Site.
- 40%** I have some interest. I would be interested in hearing or reading more about this Site.
- 40%** I am very interested. I would read information mailed to me and talk to people about this Site.

3. Please mark your willingness to attend a meeting regarding this Site.

- 16%** I would not attend a meeting.
- 68%** I might attend a meeting if it was convenient for me.
- 16%** I would attend a meeting.

4. Please tell us how many times you have attended a public meeting on an issue that concerns you?

- 16%** Never
- 28%** 1-2 times
- 12%** 3-5 times
- 44%** More than 5 times

5. Do you have a language preference for receiving information about this Site?

- 100% English
- Spanish
- Other _____

6. We want to tell you more about this Site. What is the best way to give you information?

- 20 Printed material and/or letters.
- 3 By newspaper. What newspaper do you read? _____
- 2 By radio. What radio station do you listen to? _____
- 8 Community meetings. When is the best time for you to attend?
3 During the day _4_ In the evening _1_ Saturday

7. We sometimes need to talk with community members to learn more. Would you be willing to talk with us?

- 36% No
- 64% Yes How may we contact you?
Name _____
Address _____
Telephone number _____

8. Do you have an active community group or individual in your neighborhood that we should contact? If so, please provide us with the following information:

Yes - 2

Name _____

Address _____

City, State, zip code _____

Phone number _____

Please feel free to add any other comments you may have about the Site or public participation.

1. The property appears to be in the city of Antioch's jurisdiction – not in Contra Costa County's jurisdiction.
2. I would welcome any reading materials about this issue. I don't really know too much about it.
3. Antioch has redevelopment plans for the site so we would like to be informed of this projects progress and be involved in the cleanup plan.

4. Mercury contamination is the result of hydraulic mining done upstream last century and prior century. See Yuba County and Stanislaus County. It is not recommended that fish from the Delta be eaten more than once a month.
5. The Fire District has no concerns about this cleanup project.
6. Get a book called the Images of America Antioch. By reviewing this book, you will have a insight on the lost land of the waterfront. For years, all the different industries destroyed my play land. The once beautiful sand dunes are gone. Look magazine did a wonderful story on the Antioch sand dunes directly next to Fulton Shipyard. Gone if the sand and the beauty of my play land.
7. I only walk by said property occasionally.

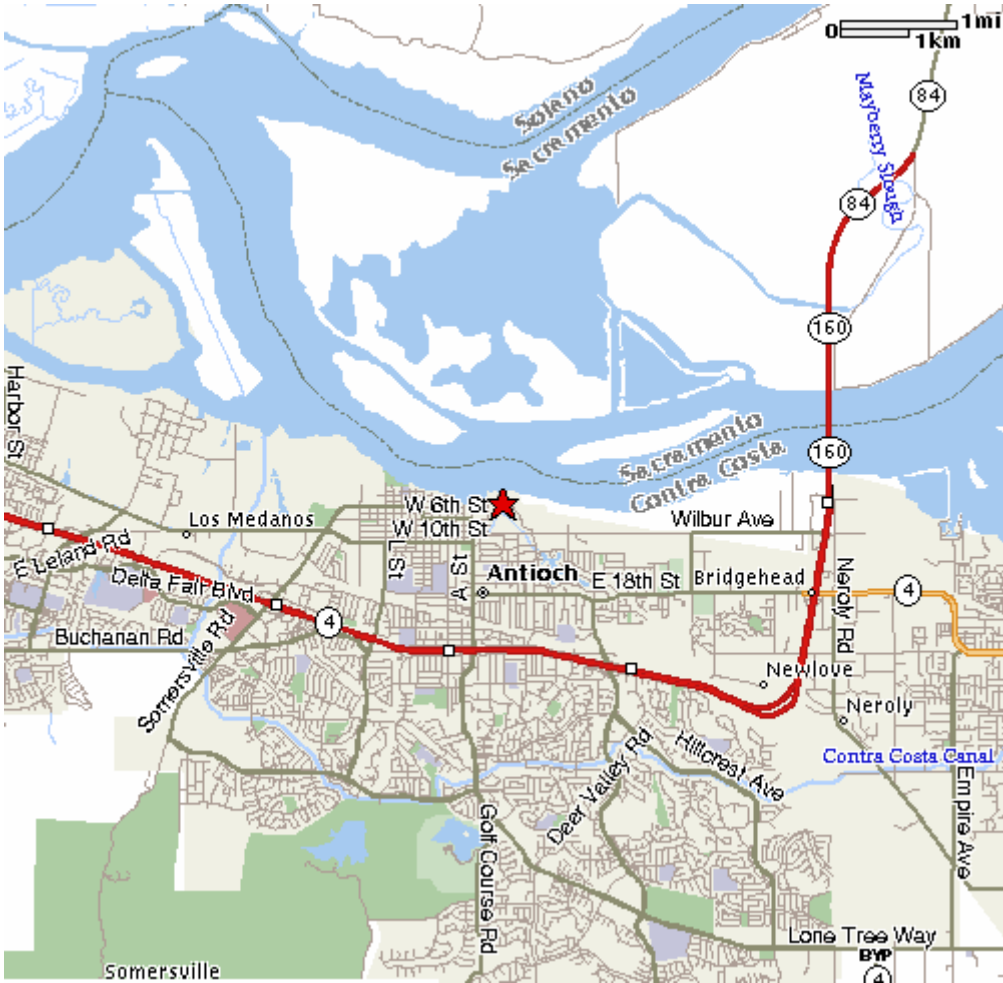
APPENDIX B

MAILING LISTS

APPENDIX C

SITE MAPS

**FULTON SHIPYARD
SITE VICINITY MAP
307 FULTON SHIPYARD ROAD
ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA**



FULTON SHIPYARD
MAILING LIST AREA
ANTIOCH, CONTRA COSTA COUNTY, CALIFORNIA

