Santa Ana Regional Water Quality Control Board and Ford Motor Company

Community Fact Sheet

No. 5 **August 2020**

Former Ford Aeronutronics Facility – Newport Beach, CA

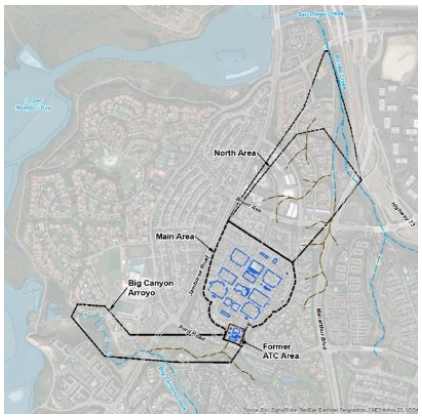


Figure of former facility and surrounding area

Site History & Information

The former Ford Aeronutronics facility occupied the property at 1000 Ford Road, Newport Beach, from 1957 to 1993. Its primary operation consisted of aerospace and electronic research, development, and production. Ford has been working voluntarily under regulatory oversight since the early 1990s to address environmental impacts associated with the previous operations. VOCs associated with past operations are in soil, soil gas (vapors found beneath the surface) and groundwater in the on- and off-Site areas. On-Site assessment and remediation activities were completed in 1997 and off-Site investigations are ongoing.

Why am I receiving this?

The Santa Ana Regional Water Quality Control Board (Water Board) and Ford Motor Company (Ford) are distributing this fact sheet to provide information on Ford's ongoing environmental activities at the former Ford Aeronutronics property at 1000 Ford Road, Newport Beach (Site). The Water Board is the lead state agency overseeing environmental investigation and remediation activities. The COVID-19 pandemic has led to some delays in field activities; however, the Water Board and Ford are working closely to continue this work and schedule all activities in a manner that is protective of the community's health. You are receiving this fact sheet because you reside, work, or own property within or near the Site boundaries.

What is being investigated?

Under the oversight of the Water Board, Ford is conducting an environmental investigation to determine if volatile organic compounds (VOCs), specifically trichloroethene (TCE) and tetrachloroethene (PCE), from soil gas (tiny air pockets between soil particles) are impacting the quality of indoor air in the vicinity of the Site. TCE and PCE were used at the Site during business operations. Details about past investigation activities can be found at www.FordNBFacts.com.

What is the current status?

Ford currently samples soil gas on a semiannual basis (twice a year) at 331 subsurface locations. The first sampling event for 2020 was conducted in January and February. The second sampling event for 2020 is scheduled for August and September. Results to date show that most of the soil gas plume in the vicinity of the Site has been defined. As of July 2020, over 300 properties have had their indoor air sampled. The data collected to date will be further evaluated within Risk Assessment Reports which are in the process of being

TCE and PCE

TCE is a chemical compound that was commonly used as an industrial solvent and metal degreaser. PCE is a chemical compound commonly used in clothes dry cleaning and metal degreasing. TCE and PCE are among a group of chemicals known as chlorinated solvents, which evaporate easily, are highly stable and non-flammable at room temperature. Due to its widespread use, low levels of TCE are common in the air in urban areas.

Safety of Drinking Water

Your drinking water is safe to drink. Water is provided by the City of Newport Beach Public Works and meets State and Federal standards for quality.

Reports

GeoTracker is the Water Boards' data management system for sites that impact, or have the potential to impact, water quality in California.

Investigation results, project documents, and details about past and planned field work can be viewed and downloaded from GeoTracker online at: http://geotracker.waterboards.ca.gov/profile_report?global_id=SL188023848.

Select reports pertaining to recent investigation activities may also be viewed and downloaded at www.FordNBFacts.com (see Project Documents tab).

prepared. These reports will determine whether PCE and TCE are (a) the result of vapors moving into homes from below the subsurface (vapor intrusion), (b) if they are from an indoor air source such as common household chemicals or dry-cleaned clothes, or (c) a combination of vapor intrusion and an indoor air source. Of the homes sampled, low levels of PCE and TCE have been detected in the indoor air of 101 homes. Air purifying units have been offered to 26 properties where data suggested vapor intrusion was occurring above screening levels.

Risk Assessment

A Risk Assessment Report will be prepared for each community or commercial property where soil gas exceedances have been identified. Information from the Risk Assessment Reports will be used to support current and future long-term risk management decisions to ensure the long-term health and safety of residents, the larger community, and the environment. Ford will submit a total of 11 Risk Assessment Reports to the Water Board between October 2020 and June 2021. The first report is due to the Water Board by October 2, 2020. The Water Board will be hosting a virtual community meeting later this year to discuss what risk management means, what kind of information will be presented within the Risk Assessment Reports, and how that information will be used for determining appropriate next steps.

Data Gap Investigation

Additional environmental investigations are currently being conducted to further evaluate the lateral and vertical extents of PCE and TCE in soil gas and groundwater in the North and Big Canyon Arroyo Areas. Work includes installation and sampling soil gas probes at 16 locations and collecting groundwater samples from multiple depths at 6 locations (a map can be found in the Proposed Additional Assessment Activities report on GeoTracker). This work will be completed in September 2020.

Soil Vapor Extraction Pilot Test

Prior to conducting remediation, a pilot test will be conducted at the Site. A pilot test is a small-scale test of a remedial technology that is conducted to evaluate its effectiveness at a specific site. In May 2020, Ford began preparing for pilot test activities to determine if Soil Vapor

Extraction (SVE) remediation is an effective technology to remove VOCs present below the ground surface. This work is occurring at three different locations that were primarily chosen because they have the highest known soil gas concentrations found to date as well as different subsurface conditions. Work completed to date includes utility clearance, installation of SVE well(s) and multiple soil gas monitoring probes, and baseline sampling at each location. Over the coming months, crews will be mobilizing and installing the temporary SVE equipment and conducting the pilot tests as follows:

Location	Tentative Start Date
The Caltrans right-of-way to the east of the southern portion of the Newport North Apartments	Early September 2020
The southeast corner of the Bayridge Park Homeowners Association	Mid-September 2020
The northwest corner of the Sea Island Community Association along Sea Island Drive	Late September 2020

An SVE system will operate at each individual location between one and three weeks. Field work will be limited to Monday – Friday, 8:00 a.m. to 5:30 p.m. The SVE equipment will operate on weekdays between the hours of 7:00 a.m. and 6:30 p.m., in accordance with the City of Newport Beach's Noise Ordinance. This schedule is tentative and may change due to permitting, weather, equipment availability or other unforeseen factors.

Air extracted from below the ground surface will be passed through carbon filters to remove its VOCs. The filtered air will then be released into the atmosphere in compliance with permits issued by the South Coast Air Quality Management District, who is the regulatory agency with jurisdiction over Orange County air quality. Contractors will sample soil gas before, during, and after the operation of the system. After the SVE operation is complete, a crew will return to remove all equipment and restore the area to its previous condition.

What might the community notice?

The trailer mounted or skid mounted SVE system will occupy an area of approximately 25 feet by 30 feet and will be at each location between one and three weeks. There will be some noise associated with temporary installation activities and the continuous operation of the SVE system. Temporary fencing with sound barriers will be installed around the system to reduce noise impacts and unnecessary access. Approximately four parking spaces will be temporarily blocked while the SVE system is in operation within the Bayridge Park Homeowners Association and the Sea Island Community Association. In addition, soil gas sampling activities may require temporarily closing parts of streets. Residents within these communities will be provided with advance notice prior to the start of these activities.

An example of what the SVE system may look like.

How will you keep the community safe?

All work will be conducted under the oversight of the Water Board and in accordance with Air District and Orange County Environmental Health Care Agency permits. Work will be coordinated with local homeowner associations and will be conducted in a manner that is protective of public health and safety. Workers will follow the appropriate measures as dictated by local and state regulations to conduct this work in a manner that reduces the possible spread of COVID-19. This includes the appropriate social distancing, additional personal protective equipment, face coverings and hand washing stations. Site signage will be posted at each location and will include a toll-free project information line for people to call with questions or concerns.

When will the results of the SVE test be available?

The Water Board has requested that Ford submit a report with its findings 60 days after the SVE pilot test work has been completed. The report will be available on GeoTracker http://geotracker.waterboards.ca.gov/profile_report?global_id=SL188023848 and the Ford Project Website www.FordNBFacts.com. Results will also be shared through an additional community fact sheet and an additional community meeting will be held during the first quarter 2021 to discuss the SVE pilot test.

What decisions will be made based on the Risk Assessment Reports and SVE test results?

Information presented in the Risk Assessment Report will assist in determining the appropriate next steps for the Site that are protective of public health and the environment. Results from the pilot test will allow the Water Board to determine if SVE is an effective remediation method to reduce soil gas concentrations in select areas of the Site. If this test shows SVE to be ineffective, Ford will evaluate other potential remedial or long-term mitigation measures for Water Board approval.

For More Information

Jessica Law
Water Board Case Manager
(951) 782-4381
Jessica.Law@waterboards.ca.gov

Ford Project Information Line: (833) 949-3673
Ford Project Email – info@FordNBFacts.com
Ford Project Website: www.FordNBFacts.com

Virtual Community Meeting

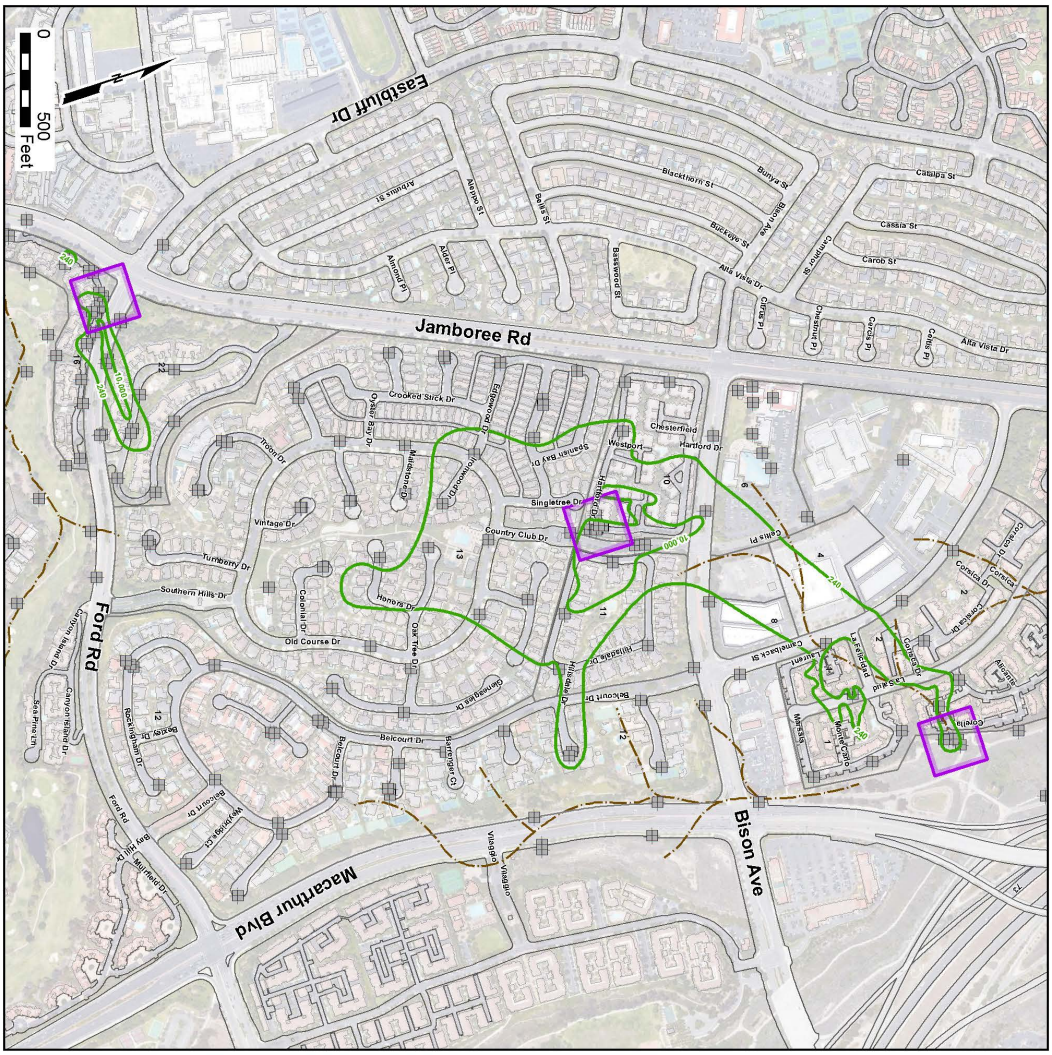
Due to COVID-19 safety guidelines, the Water Board will host a virtual community meeting to discuss what a Risk Assessment Report is, what are risk management decisions and how are they determined, and what next steps to anticipate. The meeting will include a formal presentation followed by questions and answers. A recording of the meeting will be posted to the Ford Project Website.

The public will also be provided with an opportunity to participate in this meeting by phone.

When: Thursday, November 5, 2020: 6:30 – 8:00 PM

Where: Zoom meeting:

- https://us02web.zoom.us/j/86406027925?pwd=QWJndU9MYm9QckhvRi8xRmUvSDYxZz09
- Join by phone: Dial 1-669-900-9128 and enter access code 864 0602 7925 #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