



## Santa Ana Regional Water Quality Control Board and Ford Motor Company

# Community Fact Sheet No. 9

## Former Ford Aeronutronics Facility – Newport Beach, CA

July 2022

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### 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. You are receiving this fact sheet because you reside, work, or own property within or near the Site boundaries.

### Site History and Investigation Overview

Ford operated the facility at 1000 Ford Road in 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 these operations. Volatile organic compounds (VOCs) associated with past operations have been found in soil, soil gas (vapors found beneath the surface) and groundwater both on- and off-Site. On-Site assessment and remediation activities were completed in 1997 and off-Site investigations are ongoing under the oversight of the Water Board.

Under the oversight of the Water Board, Ford is conducting an environmental investigation to determine the extent of VOCs, specifically trichloroethene (TCE) and tetrachloroethene (PCE), in groundwater and soil gas and how this is impacting indoor air within some buildings in the vicinity of the Site. Figure 1 provides a map of the investigation area. Additional details about current and past investigation activities can be found at GeoTracker, the Water Boards' data management system, at [https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_ID=SL188023848](https://geotracker.waterboards.ca.gov/profile_report.asp?global_ID=SL188023848) or Ford's webpage for the Site at [www.FordNBFacts.com](http://www.FordNBFacts.com).

### What are 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 and PCE are common in urban areas.

### Is my drinking water safe?

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.

### What is the current vapor intrusion investigation status?

Ford currently samples soil gas two to three times a year at 379 subsurface locations. Data collected

from these sampling events have defined most of the soil gas plume. As of May 2022, over 340 residential properties have had their indoor air sampled. Of the homes sampled, low levels of PCE and TCE have been detected above screening levels in the indoor air of 123 homes. Of these, air-purifying units have been offered to 27 properties where data suggested vapor intrusion was occurring based on property-specific evaluations. When operated as recommended, the air-purifying units were shown to reduce the levels of PCE and TCE in indoor air. Ford will continue to collect additional soil gas and indoor air data to monitor Site conditions moving forward. These data will be used to prepare and submit addenda to the previously submitted community-specific Human Health Risk Assessment (HHRA) Reports to evaluate properties that were not included in a prior HHRA or to document changes in previous risk calculations, as necessary. As of July 2021, an HHRA Report has been completed for each community and commercial property where soil gas exceedances have been identified. The HHRA Reports evaluated current indoor air and soil gas data and the findings of the reports are being used to support current and future long-term risk management decisions to protect the long-term health and safety of residents, the larger community, and the environment.

### **Ongoing Indoor Air Monitoring**

For properties previously evaluated in a community specific HHRA, which are those that had at least two indoor air sampling events in different seasons, the Water Board is requiring ongoing indoor air monitoring to assess the potential for conditions in soil gas and/or indoor air to change over time and to confirm that the conclusions reached in the HHRA Reports continue to be appropriate and protective. Revised Indoor Air Monitoring Plans have been approved by the Water Board for residential properties in the indoor air investigation area that meet these criteria. Sampling frequency under the revised plans is either every six months, annually, every two years or every five years. These frequencies are based on soil gas concentrations below the ground surface; areas that have higher concentrations require more frequent sampling to ensure the protection of public health. Residents in the impacted areas and that were affected by this change were notified in January or March 2022. A final version of the plan for continued air monitoring for the three commercial properties and one associated residential property north of Bison Avenue was submitted to the Water Board on May 24, 2022.

### **Data Gap Investigation Activities**

Additional environmental investigations are being conducted to provide more information on the lateral and vertical extent of PCE and TCE in soil gas and groundwater in select areas of the Investigation Area. Work includes installing and sampling soil gas probes and collecting groundwater samples from multiple depths to support project goals and objectives. This work is anticipated to continue through 2022.

### **Proposed Remedial and Mitigation Strategies**

As requested by the Water Board, Ford has prepared community-specific Feasibility Studies (FS), or Feasibility Studies/Remedial Action Plans (FS/RAP) based on findings of each HHRA Report and the Water Board's review of the HHRAs. FS/RAPs were prepared for communities where the Water Board determined it was necessary to move forward with a cleanup action in the near-term. FSs were prepared for communities where it was important to evaluate the feasibility of potential cleanup options so that a RAP could be prepared later if a cleanup action is determined necessary. Each FS and RAP prepared evaluates different methods to address groundwater, soil gas and indoor air impacts and recommends a remedy for each community that is best suited to address conditions in that area.

Proposed remedies may include one or a combination of the following short and long-term options:

- Ongoing monitoring of groundwater and/or soil gas to determine if concentrations are naturally decreasing over time (i.e., monitored natural attenuation).
- Installing and operating a soil vapor extraction (SVE) system to remove VOCs found in soil gas.
- Installing and operating sub-slab depressurization systems (SSD) at properties where indoor air remains impacted by VOCs due to vapor intrusion.
- Ongoing monitoring of indoor air to ensure the effectiveness of the proposed remedy at providing long-term protection of public health (i.e., long-term monitoring).

The Final FS/RAPs for Bayridge Park, Belcourt Terrace, and One Ford Road communities have been approved by the Water Board. A Draft FS for Sea Island and Belcourt Hill communities has been approved by the Water Board. Draft FSs for Newport North Apartment Homes and Belcourt Master communities have been submitted to the Water Board for review. A Draft FS for the Corsica Villas community is currently in progress and due to the Water Board on August 30, 2022.

### **Public Comment Periods**

Public input is very important to the Water Board and Ford. Each community-specific Draft FS/RAP or FS has been or will be made available for public review and comment for a minimum of 30 days. The Water Board will notify specific communities of the public comment period for their Draft FS/RAP or FS by a fact sheet distributed by U.S. mail, and will hold a community-specific public meeting to provide more details, answer questions and accept comments. To date, the Water Board and Ford have held public meetings at the Bayridge Park and Belcourt Terrace communities in 2021, held a public meeting at the One Ford Road community in 2022, and will continue to hold additional community-specific public meetings in 2022, as needed.

All comments will be considered and, where appropriate, incorporated into the Final FS/RAP or FS document. A Responsiveness Summary to the comments will be included as an appendix and will be distributed to all those who comment and provide contact information.

### **Remediation Next Steps**

The Water Board considers all public comments before approving community-specific FS or FS/RAP. After a RAP is approved, a Remedial Design Implementation Plan (RDIP) is prepared. The RDIP provides detailed information on design and implementation of the mitigation and remediation measures including design drawings, locations for systems, planned construction activities, and other information. The preparation of an RDIP is coordinated with local HOAs and area residents to minimize impacts, including parking and noise. As of June 2022, the RDIPs for Bayridge Park and Belcourt Terrace communities have been presented to the communities and approved by the Water Board. The accepted remediation activities for both communities include the near-term installation and operation of a SVE system to remove VOCs found in soil gas; the installation and operation of SSD systems in properties if indoor air remains impacted by VOCs after SVE operation due to vapor intrusion; and ongoing monitoring of groundwater, soil gas and/or indoor air.

All work will be overseen by the Water Board and conducted with permits from the City of Newport Beach, Orange County Environmental Health Care Agency and/or the South Coast Air Quality Management District, where appropriate. Measures to protect the health and safety of the on-Site crew and area residents will be used, including managing dust and monitoring air, noise, and vibrations. Ford will issue a

Notice of Work to all community residents via U.S. mail and/or email prior to the start of any remediation activities. Activities at Bayridge Park and Belcourt Terrace communities are scheduled to begin during the second half of 2022.

### **For More Information**

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, details about past and planned field work, and previous public outreach materials and recordings from recent meetings can be viewed and downloaded from GeoTracker online at:

[https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=SL188023848](https://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](http://www.FordNBFacts.com) (see Project Documents tab). For more information, you may also contact:

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

Ford Project Information Line: (833) 949-3673  
Ford Project Email: [info@FordNBFacts.com](mailto:info@FordNBFacts.com)  
Ford Project Website: [www.FordNBFacts.com](http://www.FordNBFacts.com)

### **Next Community Meeting**

The Water Board will host the next community meeting about the former Ford Aeronutronics Facility this July. You are welcome to attend in-person or online via a YouTube livestream.

The meeting will provide information on recent environmental investigations, proposed remediation and mitigation strategies, and a project schedule providing near and long-term anticipated activities that may affect your community. Subject matter experts from the Water Board, Office of Environmental Health Hazard Assessment, and Ford Motor Company will be in attendance.

**When:** Wednesday, July 27, 2022: 6:30 – 8:00 PM

**Where:** Civic Center Community Room, 100 Civic Center Drive, Newport Beach, CA 92660

**Watch Online:** <https://tinyurl.com/FordNBYouTube>

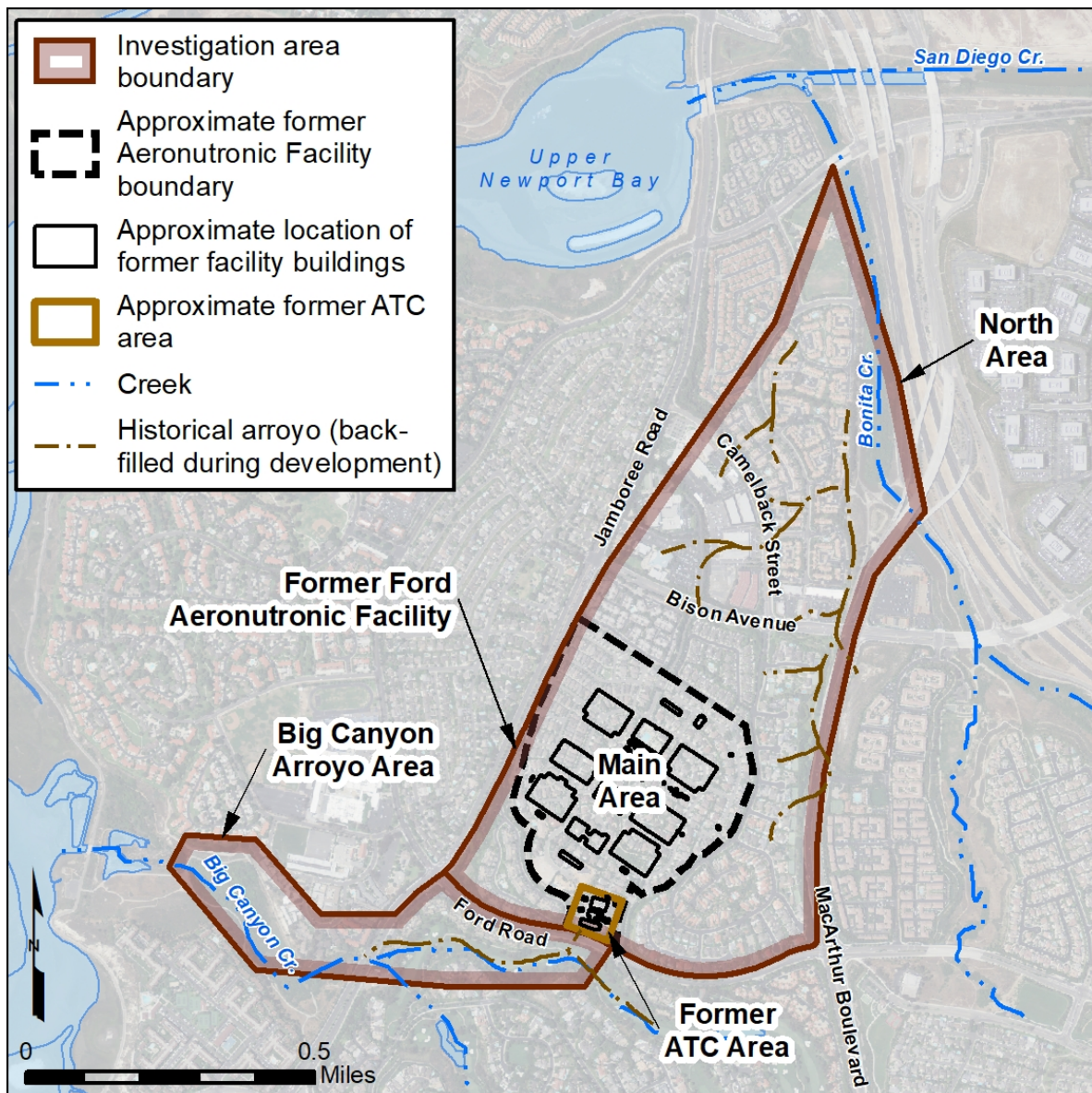


Figure 1 – Map showing the Site and investigation areas