Santa Ana Regional Water Quality Control Board and
Ford Motor Company

Community Fact Sheet No. 12

Former Ford Aeronutronics Facility – Newport Beach, CA

February 2024

Why am I receiving this?

The Santa Ana Regional Water Quality Control Board (Santa Ana Water Board) and Ford Motor Company (Ford) are distributing this fact sheet to provide information on the ongoing environmental activities at the former Ford Aeronutronics facility at 1000 Ford Road, Newport Beach (Site). The Santa Ana 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.

Frequently Asked Questions

What is vapor intrusion?

Vapor intrusion is a process where chemicals in the vapor phase can travel below ground in soil gas and enter a building through cracks and other openings in a building's foundation and potentially impact the quality of indoor air.

What are trichloroethene (TCE) and tetrachloroethene (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 volatile organic compounds (VOCs) and are also considered chlorinated solvents, which evaporate easily, are highly stable, and non-flammable at room temperature. Due to their 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.

Site History and Investigation/Remediation Overview

Ford conducted aerospace and electronic research, development and production at the Site from 1957 to 1993 (see Figure 1). 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 investigation and remediation activities are ongoing under the oversight of the Santa Ana Water Board.

Recent environmental work has included determining 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. Ford is in the process of installing soil vapor extraction (SVE) systems in

the Bayridge Park and Belcourt Terrace communities to remove VOC contamination. Additionally, 14 sub-slab depressurization (SSD) systems were installed at select homes with impacted indoor air quality in the Bayridge Park community to replace air purifiers as the preferred mitigation measure to improve the quality of indoor air at those homes. Additional details about current and past investigation activities can be found at GeoTracker, the State Water Boards' data management system, at https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=SL188023848 or Ford's webpage for the Site at www.FordNBFacts.com.

What is the Current Vapor Intrusion Investigation Status?

- Much of the soil gas plume has been defined and will continue to be monitored two to three times a year at 332 subsurface locations. The soil gas data collected over time supports the understanding of the soil gas plume stability and determines if concentrations at each sampling location are stable, decreasing, or increasing, which helps the Santa Ana Water Board determine the next steps.
- As of January 29, 2024, over 369 residential properties and three commercial properties have had their indoor air sampled. Low levels of PCE and TCE have been detected above screening levels in the indoor air of 143 homes. Air-purifying units have been offered to 29 of those properties where data suggested vapor intrusion was occurring based on property-specific evaluations. The remaining properties with indoor air exceedances appear to have indoor air sources of VOCs (e.g., cleaning products, dry-cleaned clothes, scented candles, etc.)
- Additional soil gas and indoor air 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 prior HHRA reports and to document changes in previous risk calculations, as warranted. All HHRA reports, including addenda, are reviewed by a toxicologist from the Santa Ana Water Board's sister agency, the Office of Environmental Health Hazard Assessment (OEHHA). For properties that have already been evaluated in a community-specific HHRA or in a subsequent addendum, soil gas and indoor air sampling will continue to ensure conditions remain protective of human health. The indoor air sampling frequency will be either every six months, annually, every two years, or every five years, based on soil gas concentrations. Residents at properties that have already been evaluated were notified of their sampling frequencies in 2022, 2023, and 2024.

What is the Status of the Remediation and Mitigation Activities in Bayridge Park and Belcourt Terrace?

The Santa Ana Water Board has approved the Final Feasibility Study/Remedial Action Plans (FS/RAPs) and Remedial Design and Implementation Plans (RDIPs) for Bayridge Park and Belcourt Terrace where remediation and mitigation activities are underway. The FS/RAPs evaluated different methods to address groundwater, soil gas and indoor air impacts based on the HHRAs and recommended the following remedy to address conditions in these communities:

- 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 volatile organic compounds (VOCs) in soil gas.
- Installing and operating sub-slab depressurization (SSD) systems 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 approved RDIPs provide detailed information on the design and implementation of the mitigation and remediation measures in those communities to support the following work that is underway.

Sub-Slab Depressurization Systems

From July to November 2023, 14 sub-slab depressurization (SSD) systems were installed at homes within the Bayridge Park community that were previously offered air-purifying units. SSD systems have replaced the air-purifying units in these homes and function by creating a pressure difference between the sub-slab (area under the building foundation) and the inside of the building to prevent vapor intrusion. Indoor air sampling and performance monitoring after the installation of the SSD systems have confirmed their effectiveness. The SSD systems are a mitigation tool, meaning they lessen the effects of vapor intrusion, while soil vapor extraction systems are a remediation, or clean up, tool that will address the sources of contamination. Ford continues to monitor the SSD systems regularly and make adjustments, as needed. The Santa Ana Water Board reviews Ford's monitoring data and associated adjustments to ensure the SSD systems are operating properly and effectively.

Soil Vapor Extraction Systems

Ford is in the process of installing soil vapor extraction (SVE) systems to remove VOCs found in soil gas in the Bayridge Park and Belcourt Terrace communities. Initial SVE installation activities began in May 2023 at Bayridge Park and ran until mid-June 2023, before pausing work to discuss the permitting process with the City of Newport Beach and the South Coast Air Quality Management District. Installation activities resumed in November 2023 and are expected to last through April 2024. SVE installation activities at Belcourt Terrace will begin in early February 2024 and will last approximately five months. SVE system start up for both locations is anticipated for the summer 2024 but is dependent on the power connection with Southern California Edison. The schedule is subject to change based on weather, potential supply chain delays and other factors.

All work is overseen by the Santa Ana 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 area residents and on-Site crew will be used, including managing dust, and monitoring air, noise and vibrations. Ford is committed to providing regular communications to residents throughout this process and distributes weekly email updates and provides 48- and 24-hour advance notice of activities when in front of individual homes. If you are a resident in one of these communities who is not receiving the weekly email updates, please contact the Ford Project Information Line at (833) 949-3673 or info@FordNBFacts.com to be added to the email list.

Long-Term Monitoring

Once installed, Ford will operate the SVE systems in the Bayridge Park and Belcourt Terrace communities for at least one year. There will be continued monitoring of soil gas and indoor air throughout the SVE operations. Following the operation of the SVE system for approximately one year, Ford will review the data and make recommendations, whether to shut down or continue the operation of the system in accordance with approved permits and submit the recommendations to the Santa Ana Water Board for review and comment. Following implementation of selected remedies, Ford will continue to monitor soil gas, groundwater, and indoor air long-term to ensure the selected remedies are protecting the health and safety of residents, the larger community and the environment.

Remedial/Mitigation Strategies for the Other Communities in the Investigation Area

As requested by the Santa Ana Water Board, Ford has prepared community-specific Feasibility Studies (FS), or Feasibility Studies/Remedial Action Plans (FS/RAP) based on findings of their HHRA report and

the Santa Ana Water Board's review of the HHRAs. 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 volatile organic compounds (VOCs) 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).

Additional details on FSs and RAPs can be found on past fact sheets and past public meeting recordings listed on GeoTracker or Ford's webpage.

The Santa Ana Water Board has approved the Final FS/RAPs for One Ford Road and the Final FSs for Corsica Villas, Sea Island, Belcourt Hill, and the southern portion of the Newport North Apartment Homes. The Santa Ana Water Board has reviewed the Draft FS for the northern portion of the Newport North Apartment Homes and a revised Draft FS is pending. RDIPs have also been prepared and approved by the Santa Ana Water Board for the One Ford Road community and prepared and under review by the Santa Ana Water Board for the Corsica Villas and southern portion of the Newport North Apartment Homes communities.

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 2024.

For More Information

GeoTracker is the State 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.asp?global_id=SL188023848.

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

For more information, you may also contact:

Santa Ana Water Board
Ms. Jessica Law, P.G.
Santa Ana Water Board Case Manager
(951) 782-4381
Jessica.Law@waterboards.ca.gov

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

Next Santa Ana Water Board Community Meeting

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

The meeting will provide an update on recent environmental investigations, mitigation and remediation implementation, and a project schedule with near and long-term anticipated activities that may affect your community. Subject matter experts from the Santa Ana Water Board, the Office of Environmental Health & Hazard Assessment, and WSP (representing Ford Motor Company) will be available to address questions.

When: Wednesday, March 13, 2024: 5:30 – 7:00 PM

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

Watch Online: https://tinyurl.com/FordNBYouTube

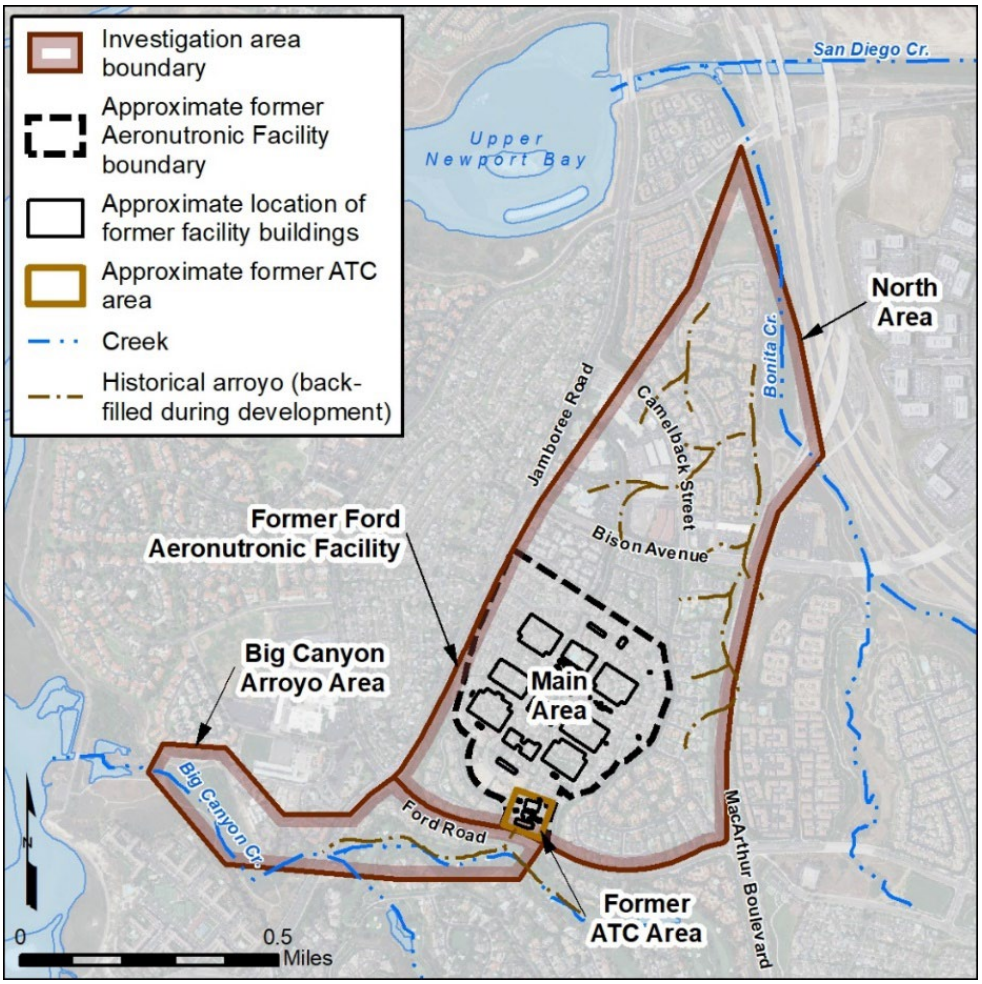

Figure 1 – Map showing the Site and investigation area