



Santa Ana Regional Water Quality Control Board and Ford Motor Company

Community Fact Sheet No. 15

Former Ford Aeronutronics Facility – Newport Beach, CA

August 2025

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 Ford's ongoing environmental activities at the former Ford Aeronutronics property 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. Due to their widespread use, low levels of TCE and PCE are common in urban areas.

Is my drinking water safe?

Yes, 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 research and development at the Site from 1957 to 1993 (see Figure 1). Since the early 1990s, Ford has voluntarily worked under the oversight of the Santa Ana Water Board to address environmental impacts from past operations. VOCs have been detected in soil, soil gas (vapors beneath the surface), and groundwater both on- and off-Site. On-Site assessment and cleanup was completed in 1997, while off-Site investigations are ongoing. Recent environmental work has included:

- Assessing the extent of VOCs, specifically trichloroethene (TCE) and tetrachloroethene (PCE), in groundwater and soil gas and their potential impacts on indoor air in nearby buildings.
- Operating two soil vapor extraction (SVE) systems, one in the Bayridge Park community and one in the Belcourt Terrace community, to remove VOC contamination since August 2024.
- Operating 14 sub-slab depressurization (SSD) systems in select homes within Bayridge Park to prevent VOCs from impacting indoor air while SVE systems address contamination long-term.

- Installing additional soil vapor probes and/or groundwater wells at Newport North Apartment Homes, Big Canyon Arroyo, and Corsica Villas to monitor VOC contamination in groundwater and soil gas. Results will be used to determine the movement and concentration of the contamination plumes.

Additional details about current and past 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?

- The soil gas plume has largely been defined and is monitored twice a year at 149 subsurface sampling locations. This data is used to evaluate plume stability and guides next steps for the Santa Ana Water Board.
- As of June 30, 2025, indoor air has been sampled at approximately 394 residential and 3 commercial properties. Low levels of PCE and TCE above screening levels were found in 207 homes. Of those, 24 received air purifiers or SSD systems due to evidence of vapor intrusion. The remaining properties with indoor air exceedances appear to have indoor sources of VOCs, like cleaning products, craft supplies, or dry-cleaned clothes.
- New soil gas and indoor air data will be used to update community-specific Human Health Risk Assessments (HHRAs) to include properties not previously assessed and revise past risk calculations as needed. All HHRA reports and addenda are reviewed by a toxicologist from the Santa Ana Water Board's sister agency, the Office of Environmental Health Hazard Assessment (OEHHA). Ford will continue monitoring soil gas and indoor air at evaluated properties, with sampling frequency ranging from every six months to every five years, depending on VOC levels below ground. Additionally, as part of the evaluation, select homes with a sufficient data set may be removed from the indoor air sampling program based on property-specific criteria and plume stability.
- In 2019, the environmental screening levels (ESLs), as established by the San Francisco Bay Water Board, were updated. ESLs are thresholds that may trigger action when contamination exceeds certain levels. Since the ESLs were updated in 2019, this project continued to compare data against the pre-2019 ESLs, as allowed by the Santa Ana Water Board. However, in 2025, the Santa Ana Water Board requested an evaluation of the soil gas data to the 2019 ESLs. As a result, select additional homes will be added to the investigation area. These homeowners or tenants will be notified and offered to participate in the indoor air sampling program in the near future. While the number of homes involved in this project has increased, the size of the soil gas plume has decreased over time due to treatment systems operating at Bayridge Park and Belcourt Terrace and the natural breakdown of these contaminants over time.

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

The Santa Ana Water Board approved the Final Feasibility Study/Remedial Action Plans (FS/RAPs) and Remedial Design and Implementation Plans (RDIPs) for Bayridge Park and Belcourt Terrace, where cleanup efforts are ongoing. These plans include continued monitoring of groundwater, soil gas, and indoor air; operating a soil vapor extraction (SVE) system; and installing sub-slab depressurization (SSD) systems in homes with indoor air impacts within Bayridge Park. The RDIPs, which outline the design and implementation of these measures, are summarized in previous fact sheets.

Soil Vapor Extraction Systems

On August 7, 2024, Ford began operating two SVE systems, one in the Bayridge Park community and one in the Belcourt Terrace community. The SVE systems use a vacuum to extract contaminated soil gas from below ground into the above ground treatment building, where it is treated to remove VOCs before being safely released.

Results from ongoing operation and monitoring of the SVE systems show:

- VOC concentrations below ground are steadily declining and the SVE systems continue to effectively pull vapors out of the ground. This indicates that the SVE systems are working as intended.
- As of May 2025, concentrations in soil gas have decreased by an average of 98.3% for TCE and 94.1% for PCE in the Bayridge Park community. Concentrations have decreased by an average of 73.6% for TCE and 59.3% for PCE in the Belcourt Terrace community.
 - While these results show the significance of the SVE systems in protecting the community, these are not a projection of future soil gas concentrations since there may be a rebound effect after shutting down the SVE systems, which is normal.



Above: Photo of the SVE System installed at Belcourt Terrace.

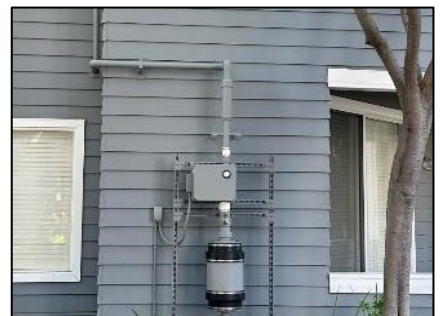
In April 2025, Ford began pulsing the SVE systems, or turning them on and off every other week, to improve efficiency. This schedule was further adjusted in late July 2025 to turn the systems on and off every two weeks. This has been done with approval from the Santa Ana Water Board, and the South Coast Air Quality Management District (SCAQMD) has been notified of the operation changes.

The SVE systems will continue operating under this pulsed schedule with regular performance evaluations. Monitoring will continue to ensure the system remains protective of public health. Operation and evaluations of these systems will continue into 2026.

The Santa Ana Water Board will use this data to determine when SVE operation has sufficiently removed enough VOC contamination to protect public health and the environment such that the systems can be removed. An update will be provided in the next fact sheet. Per City of Newport Beach requirements, the Bayridge Park SVE system must be removed by August 2026.

Sub-Slab Depressurization Systems

Fourteen SSD systems are operating at homes within the Bayridge Park community, replacing earlier air-purifying units. SSD systems create a pressure difference between the area beneath the foundation (sub-slab) and the indoor air to prevent vapor intrusion. SSD systems are a mitigation tool, meaning they lessen the effects of vapor intrusion, while the SVE systems are a remediation, or clean up, tool that addresses the sources of contamination. Performance data shows the SSD systems are effectively preventing vapors from entering homes. Ford plans to remove the SSD systems after the SVE systems have effectively addressed the contamination and there is no longer a risk of vapor intrusion. Ford regularly monitors and



Above: Photo of an SSD System installed at Bayridge Park.

adjusts the SSD systems as needed, with oversight and review by the Santa Ana Water Board to ensure continued effectiveness. The SSD systems follow the same pulsing schedule as the SVE systems, except for as-needed maintenance work.

Long-Term Monitoring

While the SVE and SSD systems are operating and after the eventual removal of these systems, Ford will continue to monitor soil gas, groundwater, and indoor air long-term to ensure the selected remedies are protective of the health of residents, the larger community, and the environment.

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

At the request of the Santa Ana Water Board, Ford has prepared community-specific Feasibility Studies (FS) or Feasibility Study/Remedial Action Plans (FS/RAPs) based on findings from the Human Health Risk Assessments (HHRAs) and the Santa Ana Water Board's review of the HHRAs for other communities in the investigation area, including One Ford Road, Newport North Apartment Homes, Corsica Villas, Sea Island, and Belcourt Hills. 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 track natural decreases in VOCs (monitored natural attenuation)
- Installing and operating SVE systems to remove VOCs from soil gas
- Conducting in-situ groundwater cleanup
- Installing SSD systems at properties with indoor air impacted by vapor intrusion
- Long-term indoor air monitoring to ensure remedies remain protective of public health

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

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 also approved RDIPs for the One Ford Road community, Corsica Villas Townhomes and the southern portion of the Newport North Apartment Homes. The Santa Ana Water Board is currently reviewing the Final FS for the northern portion of the Site which will help guide future remediation efforts within and adjacent to the Newport North Apartment Homes community. Following Santa Ana Water Board approval of the Final FS, WSP will prepare a Refined Characterization Work Plan to improve our understanding of conditions in this area. Following Santa Ana Water Board approval of the Refined Characterization Study and subsequent investigation activities, WSP will prepare an RDIP for this area. This will occur prior to any remediation work happening in that area.

Monitored Natural Attenuation at the Southern Portion of Newport North Apartment Homes and Corsica Villa Townhomes

In 2024, Ford began implementing Santa Ana Water Board-approved remedies for the southern portion of the Newport North Apartment Homes and the Corsica Villa Townhomes. Both communities are undergoing monitored natural attenuation (MNA), a passive approach where natural processes reduce contamination in groundwater and soil gas. To support this remedy, Ford installed seven groundwater monitoring wells and 20 soil gas sampling locations. MNA was selected and approved because contamination levels in these areas are lower than those in the Belcourt Terrace and Bayridge Park 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 the southern areas of the investigation area, primarily in the Big Canyon Arroyo area.

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

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Ford Project Contact Information

Ford Project Information Line: (833) 949-3673
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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 in September. 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, September 17, 2025: 5:30 – 7:00 PM

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

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



Explanation	
	Approximate North Area and Big Canyon Arroyo boundaries (the study area)
	Approximate former Aeronutronic Facility boundary
	Approximate location of former facility buildings
	Former ATC area
	Former facility property
	Parcel boundary
	Historical arroyo (backfilled during development)
	Creek

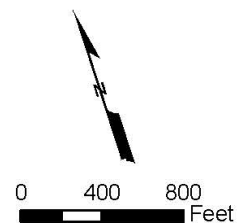


Figure 1 – Map showing the Site and investigation area