



State Water Resources Control Board

UNDERGROUND STORAGE TANK (UST) CASE CLOSURE SUMMARY

Lead Agency Information

Agency Name: Orange County Health Care Agency, Division of Environmental Health (Orange County LOP)	Address: 1241 East Dyer Rd, Ste. 120 Santa Ana, CA, 92705
Agency Caseworker: Tamara Escobedo	Case No.: 99UT042

Case Information

UST Cleanup Fund (Fund) Claim No.: CP0067	Global ID: T0605902326
Site Name: Sunny Hills Auto Center	Site Address: 1500 South Harbor Boulevard La Habra, CA 90631 (Site)
Responsible Party: Ernest and Joan Anast Revocable Trust (Attn: William Anast), Fund claimant and former owner Lee Lapri International Inc. (Attn: Khalil Khosravi), current owner	Address: Private Address Private Address
Fund Expenditures to Date: \$1,239,122	Number of Years Case Open: 27

GeoTracker Case Record: <http://geotracker.waterboards.ca.gov/?gid=T0605902326>

Summary

This case has been proposed for closure by the State Water Resources Control Board at the request of the Orange County LOP which concurs with closure.

E. JOAQUIN ESQUIVEL, CHAIR | ERIC OPPENHEIMER, EXECUTIVE DIRECTOR

Sunny Hills Auto Center, T0605902326
1500 Harbor Boulevard, La Habra, CA

The [Low-Threat Underground Storage Tank Case Closure Policy \(Policy\)](#)¹ contains general and media-specific criteria. Sites that meet Policy criteria are appropriate for closure pursuant to the Policy because they pose a low threat to human health, safety, and the environment. The Site meets all Policy criteria and therefore, case closure is appropriate.

Sunny Hills Auto Center is a former commercial petroleum fueling facility currently operating as a smog check facility. On July 1, 2014, the State Water Resource Control Board's (SWRCB) Underground Storage Tank Clean-Up Fund (USTCF) approved the application to treat Sunny Hills Auto Center (1500 South Harbor Boulevard) and Dave's ARCO (1490 South Harbor Boulevard) as a single commingled plume under USTCF Commingled Plume Fund Claim No. CP0067.

The case associated with the UST release from Sunny Hills Auto Center, when considered separately from the commingled releases from Dave's ARCO, has been adequately investigated and characterized, and sufficient data exists to demonstrate it meets the criteria of the Policy. The UST release from Dave's ARCO also meets the Policy criteria and the Dave's ARCO cleanup case is in the process of closure.

An unauthorized release of petroleum hydrocarbons was discovered at Sunny Hills Auto Center in June 1999 when two 4,000-gallon Gasoline USTs, one 8,000-gallon gasoline UST, one 6,000-gallon diesel UST, and one 550-gallon waste oil UST were removed and petroleum hydrocarbons were identified in soil samples collected from the UST excavation pits and the area of the former dispensers.

A total of 21 groundwater monitoring wells were installed from 2001 to 2023 and monitored regularly. Manual bailing of free product between January 2003 and February 2019 recovered a reported 404.31 gallons of free product from the Site. A soil vapor extraction (SVE) system operated from September 2008 to September 2012, removing a reported total of 28,855 pounds of vapor-phase hydrocarbons. An air sparge (AS) system consisting of ten AS wells operated alongside the SVE system from July 2009 to November 2013. A groundwater extraction system operated from July 2009 to September 2012 and reportedly removed 4,182,100 gallons of contaminated groundwater with a total estimated hydrocarbon mass of 40 pounds. Eight high vacuum dual phase extraction (HVDPE) events (durations ranging from 5.5-6.5 hours) took place using well MW-13 between February 2023 and January 2024 and removed a reported 0.92 pounds of vapor-phase TPHg and a total of 3,735 gallons of contaminated groundwater. Active remediation onsite has not occurred since January 2024. Soil vapor sampling and shallow soil sampling have indicated a low risk to site users via the vapor intrusion and direct contact pathways.

The petroleum release is limited to the soil and shallow groundwater. The affected groundwater is not currently being used as a source of drinking water, and it is highly

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https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf

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unlikely that the contaminated groundwater will be used as a source of drinking water in the foreseeable future.

Remaining petroleum constituents are limited, stable, and decreasing. Additional assessment would be unnecessary and will not likely change the conceptual model. Any remaining petroleum constituents do not pose significant risk to human health, safety, or the environment under current conditions.

Rationale for Closure Under the Policy

- General Criteria – Site **MEETS ALL EIGHT GENERAL CRITERIA** under the Policy.
- **Groundwater Media-Specific Criteria – Site Meets Criteria 1, Class 2.** The contaminant plume that exceeds water quality objectives is less than 250 feet in length. There is no free product. The nearest existing water supply well or surface water body is greater than 1,000 feet from the defined plume boundary. The dissolved concentration of benzene is less than 3,000 µg/L, and the dissolved concentration of MTBE is less than 1,000 µg/L.
- **(Onsite) Petroleum Vapor Intrusion to Indoor Air – Site Meets Criteria 2 (a), Scenario 1.** There is a bioattenuation zone that provides a separation of at least 30 feet vertically between the Light Non-Aqueous Phase Liquid in groundwater and the foundation of existing or potential buildings. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram throughout the entire depth of the bioattenuation zone.
- **(Offsite) Petroleum Vapor Intrusion to Indoor Air – Site Meets Criteria 2 (a), Scenario 4 With a Bioattenuation Zone.** Soil gas samples were collected beneath or adjacent to the existing or planned building at a depth of at least five feet below the bottom of the building foundation or at least five feet below ground surface for future construction. Concentrations of total petroleum hydrocarbons as gasoline and diesel combined in soil are less than 100 milligrams per kilogram (measured in at least two depths within the five-foot zone). Oxygen in soil gas is ≥4% measured at the bottom of the five-foot zone. Soil gas concentrations are less than those specified in Appendix 4, Scenario 4 (2 of 2) in the Policy, as applicable.
- **Direct Contact and Outdoor Air Exposure – Site Meets Criteria 3 (a).** Maximum concentrations of petroleum constituents in soil are less than or equal to those listed in Table 1 of the Policy for the specified depth below ground surface.

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Recommendation for Closure

The corrective action performed at this Site ensures that any residual petroleum constituents associated with the case pose a low threat to human health, safety, and the environment. The corrective action performed at this Site is consistent with chapter 6.7 of division 20 of the Health and Safety Code, implementing regulations, applicable state policies for water quality control and applicable water quality control plans. Case closure is recommended.

Prepared by:

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5/19/2026

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