



## 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.: 09UT001

#### Case Information

UST Cleanup Fund (Fund) Claim No.: CP0067	Global ID: T1000000812
Site Name: Dave's ARCO	Site Address: 1490 South Harbor Boulevard La Habra, CA 90631 (Site)
Responsible Party:  Housel Family Trust Attention: Susan Housel	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=T1000000812>

#### 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

Dave's ARCO, T10000000812  
1490 Harbor Boulevard, La Habra, CA

The [Low-Threat Underground Storage Tank Case Closure Policy \(Policy\)](#)<sup>1</sup> 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.

Dave's ARCO is a former commercial petroleum fueling facility currently operating as an auto repair facility. On July 1, 2014, the State Water Resource Control Board (State Water Board) Underground Storage Tank Cleanup Fund (USTCF) approved the application to treat Dave's ARCO (Global ID T10000000812) and Sunny Hills Auto Center (Global ID T0605902326) as a single commingled plume under USTCF Commingled Plume Fund Claim No. CP0067.

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

An unauthorized release of petroleum hydrocarbons was discovered at Dave's ARCO in November 1998 when two 4,000-gallon gasoline underground storage tanks (USTs), two 6,000-gallon gasoline USTs, and one 275-gallon waste-oil UST were removed. Approximately 450 cubic yards of impacted soil were excavated in November 1998 and disposed offsite in January 1999. After soil removal, the tanks were replaced with one 8,000-gallon gasoline UST and one 12,000-gallon gasoline UST. Another unauthorized release was reported in April 2000. The two newer USTs were removed in November 2009.

Eight groundwater monitoring wells were installed from 2010 through 2013, and quarterly groundwater monitoring has occurred onsite since installation. Manual bailing of free product occurred between March 2013 and January 2020. Soil vapor extraction (SVE) and air sparging (AS) were conducted beginning in January 2020 with a rebound test conducted in December 2020 indicating limited rebound. The SVE/AS system was then shut down after removing a reported 5,108 pounds of petroleum hydrocarbons. The SVE/AS system at the Site was restarted January 2024 and ran until February 2024, removing an additional reported 284 pounds of petroleum hydrocarbons. Removal rates observed from the remedial system operation reduced significantly between January and February 2024, indicating the bulk of secondary source had been removed. No further active remediation has occurred at the Site. Soil vapor sampling and shallow soil sampling have indicated a low risk to site users via the vapor intrusion and direct contact pathways.

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[https://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/resolutions/2012/rs2012\\_0016atta.pdf](https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/2012/rs2012_0016atta.pdf)

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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 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.
- **Petroleum Vapor Intrusion to Indoor Air – (onsite) 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.
- **Petroleum Vapor Intrusion to Indoor Air – (offsite) 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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Reviewed By:

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Date

