



## U.S. EPA Region 9 Targeted Brownfields Assessment Program

### Café Camellia/ Fronk's Restaurant • Bellflower, CA

#### Project Description

<i>Address:</i>	16914 Bellflower Blvd. Bellflower, CA
<i>Property Size:</i>	0.33 acres
<i>Former Uses:</i>	Gas station, window tinting, and dry cleaners
<i>Contaminants:</i>	Petroleum hydrocarbons
<i>Redeveloped Use:</i>	Two restaurants with out- door patio seating



View of new construction at Café Camellia/Fronk's Restaurant Site.

#### Property History

The Café Camellia/Fronk's Restaurant site is located on the corner of Bellflower Blvd. and Walnut Ave. in downtown Bellflower. The site is in a commercial area, adjacent to a mixed-use residential building, and has long been an eyesore because of the poorly maintained buildings and remnants of the former gas station. The property had previously been occupied by a fueling and service station from the 1940s to the 1970s. Since the 1970s, part of the site was used for a restaurant and the other part was used for window-tinting and car stereo installation services.

#### U.S. EPA Actions

EPA supports revitalization and redevelopment of unused or underutilized sites that may have been impacted by contamination. EPA's Underground Storage Tank (UST) Program provided support for the identification and initial assessment of the Café Camellia site in 2011, for which Bellflower had stalled redevelopment plans due to potential contamination. After the initial assessment, the site transitioned to the Brownfield Program, which provided a Targeted Brownfields Assessment field investigation of the property in 2012. The

investigation was intended to determine if petroleum contamination from three USTs onsite had caused groundwater or soil contamination that may impact the health of future site occupants and next-door residents. Analytical results from soil samples collected onsite showed that petroleum contamination was present in the soil beneath the USTs. However, the contamination was below residential screening levels so no additional investigation was necessary.

#### Redeveloped Site Use

The fieldwork enabled the redevelopment project to move forward as part of Downtown Bellflower's Revitalization Vision Strategy, for which the City of Bellflower received a "Neighborhood Planning Award" from the American Planning Association (APA) in 2012. Construction of the new building began in summer 2013 and was completed in February 2014. The new building houses Fronk's Restaurant. The Café Camellia building was renovated and an outdoor seating area was built. The project is integrated with an adjacent, mixed-use affordable housing project. Approximately \$65,000 was spent by EPA on site investigation costs.

For Additional Information, please contact EPA Region 9 staff:

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