Project Description

Address: 16914 Bellflower Blvd.
         Bellflower, CA

Property Size: 0.33 acres

Former Uses: Gas station, window tinting, and
dry cleaners

Contaminants: Petroleum hydrocarbons

Current Use: Construction site and restaurant

Planned Use: Two restaurants and community
          plaza for events

Property History
The Café Camellia site is located on the corner of
Bellflower Blvd. and Walnut Ave. in downtown Bell-
flower. The site is in a commercial area, adjacent to a
residential building, and has long been an eyesore be-
cause 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 un-
used or underutilized sites that may have been im-
pacted by contamination. EPA's Underground Storage
Tank (UST) Program provided support for identifica-
tion and initial assessment of the Café Camellia site in
2011, for which Bellflower had plans to build new re-
tail and community space. After the initial assessment,
the site transitioned to the Brownfield Program, which
provided a Targeted Brownfields Assessment field in-
vestigation 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 could impact the health of future
site occupants and next-door residential populations.
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.

Redevelopment Plans
The fieldwork enabled the planned redevelopment to
move forward as a cornerstone of the City’s Downtown
Bellflower Revitalization Vision Strategy, for which
the City of Bellflower received a “Neighborhood Plan-
ing Award” from the American Planning Association
(APA) in 2012. Construction of the new building began
in summer 2013 and is scheduled for completion by
fall 2013. The building will house a restaurant and gas-
tropub called Fronk’s. The existing Café Camellia
building will be renovated and there will be outside
seating as part of the community plaza. The project is
integrated with a recent affordable housing project,
which includes retail shops on the ground floor.

For Additional Information, please contact EPA Region 9 staff:

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