



U.S. EPA Region 9 Targeted Brownfields Assessment Program

Café Camellia • 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>Current Use:</i>	Construction site and restaurant
<i>Planned Use:</i>	Two restaurants and community plaza for events



View of new construction at Café Camellia Site.

Property History

The Café Camellia 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 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 identification and initial assessment of the Café Camellia site in 2011, for which Bellflower had plans to build new retail and community space. 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 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 Planning 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 gastropub 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:

Deirdre Nurre • California Grant Project Officer • Underground Storage Tank Program • (415) 947-4290 • nurre.deirdre@epa.gov

Glenn Kistner • Brownfields Coordinator • Brownfields Program • (415) 947-3520 • kistner.glenn@epa.gov