



## State Water Resources Control Board

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

July 2016

#### 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 outdoor patio seating



Top photo: Before construction; Bottom photo: View of the completed Fronk's Restaurant, with Café Camellia building to the left.

#### Property History

The Fronk's/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 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.

#### State Water Resources Control Board Actions

The California State Water Resources Control Board (State Water Board) supports revitalization of unused or underutilized properties with known or potential contamination. In 2011, the State Water Board discovered the Fronk's/Café Camellia site through outreach to the City of Bellflower.

Redevelopment plans for the property were stalled because of underground storage tanks (USTs) and potential contamination. After an initial assessment by the State Water Board, they referred the site to U.S. Environmental Protection Agency's (EPA) Brownfield

Program, which provided a Targeted Brownfields Assessment field investigation of the property in 2012. The investigation aimed 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 below residential screening levels so no additional investigation was necessary. Approximately \$65,000 was spent by EPA on site investigation costs.

#### 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 was completed in February 2014 and a grand opening ceremony was held in March 2014. The new building houses Fronk's Restaurant, which has become locally famous for their burgers and barbeque. The existing Café Camellia, serving French fare, was also renovated, and an outdoor seating area was built. The project is integrated with an adjacent, mixed-use affordable housing project.

*For additional information, please contact State Water Board staff:*

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