



## Site Facts

**Site Name:**

Livermore Senior Housing and Assisted Living Care Facility

**Location:**

Livermore, CA

**Site Size:**

10 acres

**Historical Uses:**

Rail line

**Length of Cleanup:**

13 months

**Contaminants of Concern:**

Arsenic

**Deed Restriction:**

Residential;  
Commercial/Industrial

**Redeveloped Use:**

Senior Care Facility



State of  
California



Department of Toxic  
Substances Control

# Brownfield Revitalization

Success Story, September 2004

## Livermore Senior Housing and Assisted Living Care Facility Alameda County

Maintaining railroad lines with chemicals such as arsenic herbicides can have lasting effects on the land. Years later, the amount of arsenic in soil can be higher than is generally considered safe for residential land use. This was the case at the proposed site of Livermore Senior Housing and Assisted Living Care Facility.

The 10-acre site was used for agriculture until the 1970s. From 1988 until 2001, the site had many uses including stints as a Christmas tree lot and circus grounds. The environmental problem came from a rail line that ran through the property between 1957 and 1988. Soil sampling results showed contamination around the southern abandoned railroad embankment. While levels varied along the rail line ranging from 3.3 parts per million (ppm) and above, soil samples contained levels of arsenic up to 140 ppm, well above acceptable levels for residential use.

In August 2001, Valleycare Senior Housing, LLC purchased the site to develop a senior housing complex. That May, the developers entered into a Voluntary Cleanup Agreement with the Department of Toxic Substances Control (DTSC) to ensure the property would be cleaned up. DTSC approved the Removal Action Workplan, which called for soil to be removed.

Field work to excavate the contaminated soil was complete in August 2001. Approximately 4,800 cubic yards of contaminated soil was removed and encapsulated under two feet of clean soil. A layer of asphalt was placed over the soil and the area is now used as a parking lot at the facility. A deed restriction was placed on the parking lot to restrict land use to commercial or industrial development.

The Senior Housing and Assisted Living Facility opened in June 2004 under the name Heritage Estates. The facility consists of a three-story, 190-unit senior housing area and a two-story, 60-unit assisted living area specifically designed for those in need of frequent assistance.

Forty percent of the apartment homes are designated as affordable housing. Some of the amenities include a beauty salon and spa, gift shop, Internet café, theater, travel program and Primefit Gym.



*This facility provides affordable senior housing with access to public transportation and social services.*

Photo by Karen Toth