

2025 CALIFORNIA LAND RECYCLING CONFERENCE
TRANSFORMING LAND, EMPOWERING COMMUNITIES

Ashes to Action:

**Tackling Environmental Hazards to
Rebuild a More Resilient LA!**

Moderated by **Alex Caruso**, Counsel, Cox Castle

Senator Ben Allen

Deepa Gandhi, Principal Engineer, EKI

Sarah Ali, COO, Kayne Foundation

Jennifer Gray Thompson, Founder, After the Fire



OFFICE OF BROWNFIELDS
Department of Toxic Substances Control - Cleanup In Vulnerable Communities Initiative



**CENTER FOR CREATIVE
LAND RECYCLING**
RECLAIM. CONNECT. TRANSFORM.

Ashes to Action:

Tackling Environmental Hazards to Rebuild a More Resilient L.A.



**Senator Ben
Allen**



Deepa Gandhi



Sarah Ali



**Jennifer Gray
Thompson**



MODERATED BY

Alex Caruso



ASHES TO ACTION

ENVIRONMENTAL TESTING AND EMERGING DATA TRENDS

17 SEPTEMBER 2025

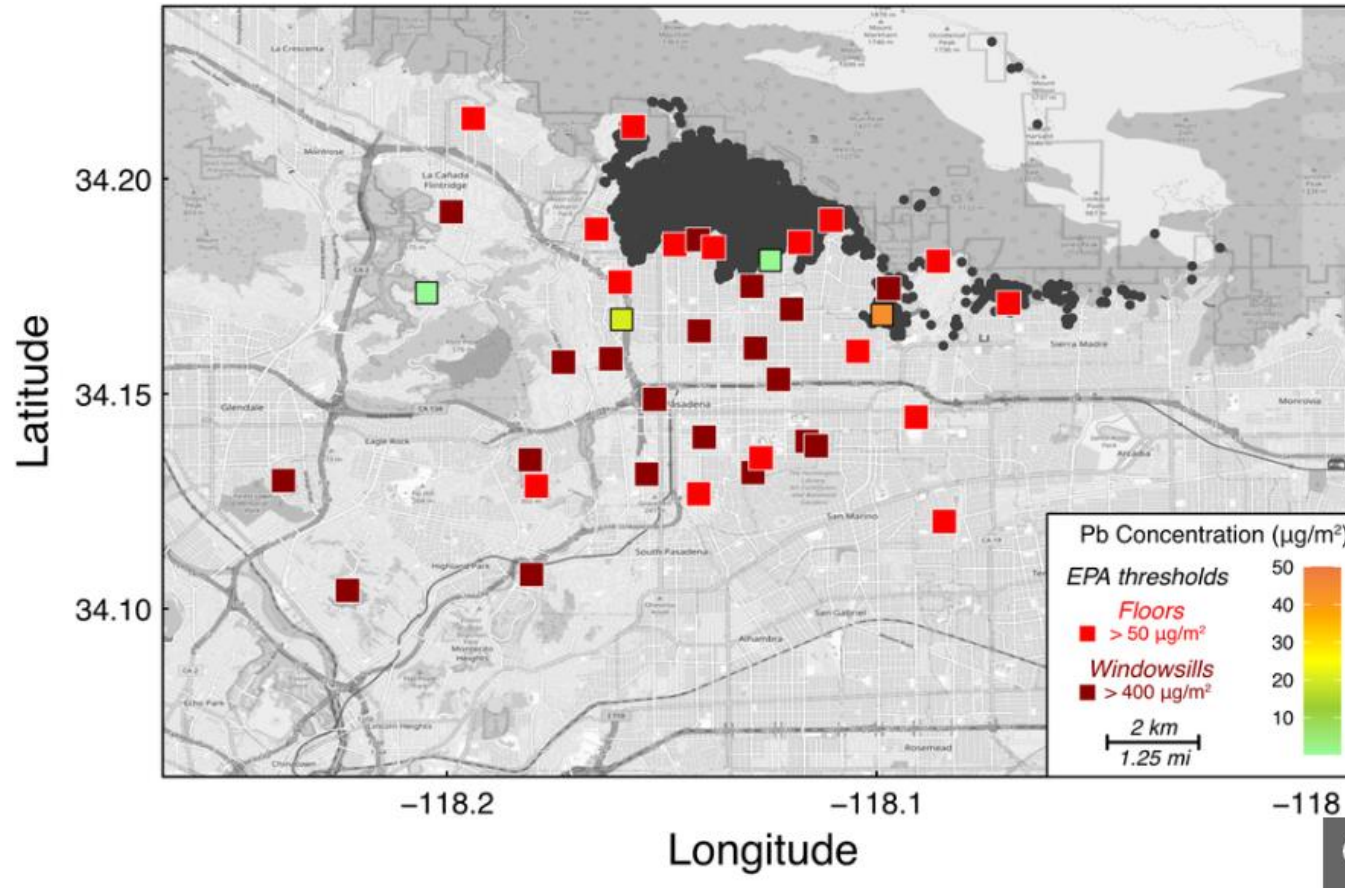
DEEPA GANDHI, PE

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CALTECH TISSOT LAB LEAD DATA

Lead concentration on outdoor surfaces



LADPH/ROUX DATA

Eaton - % of Samples with Exceedances*

% Exceedances of Screening Levels	Eaton Ash Samples	Eaton Destroyed Soil Samples	Eaton Minorly Affected Soil Samples	Eaton Not Damaged Soil Samples	Eaton Outside Fire Boundary Soil Samples	Eaton Ambient Soil Samples
Metals						
Antimony	4.5		0.1			
Arsenic	4.5	6.4	5.5	7.7	11.0	3.6
Cadmium			0.3	0.4	0.5	
Cobalt	9.1				0.3	1.2
Copper			0.2			
Lead	59.1	33.9	36.2	37.2	47.1	8.4
Mercury			3.1	3.6	1.6	2.4
Thallium					0.3	
PAHs						
Benzo(A)Anthracene						
Benzo(A)Pyrene	9.1	4.6	4.9	4.5	4.3	1.2
Benzo(B)Fluoranthene				0.4	0.3	
Dibenzo(A,H)Anthracene		2.8	3.3	4.0	2.4	
Indeno(1,2,3-Cd)Pyrene					0.3	
Naphthalene	9.1					
Dioxins						
Dioxin_TEQ	10.0	3.3		1.8		Results Pending

* Only compounds with exceedances in either fire area illustrated in table

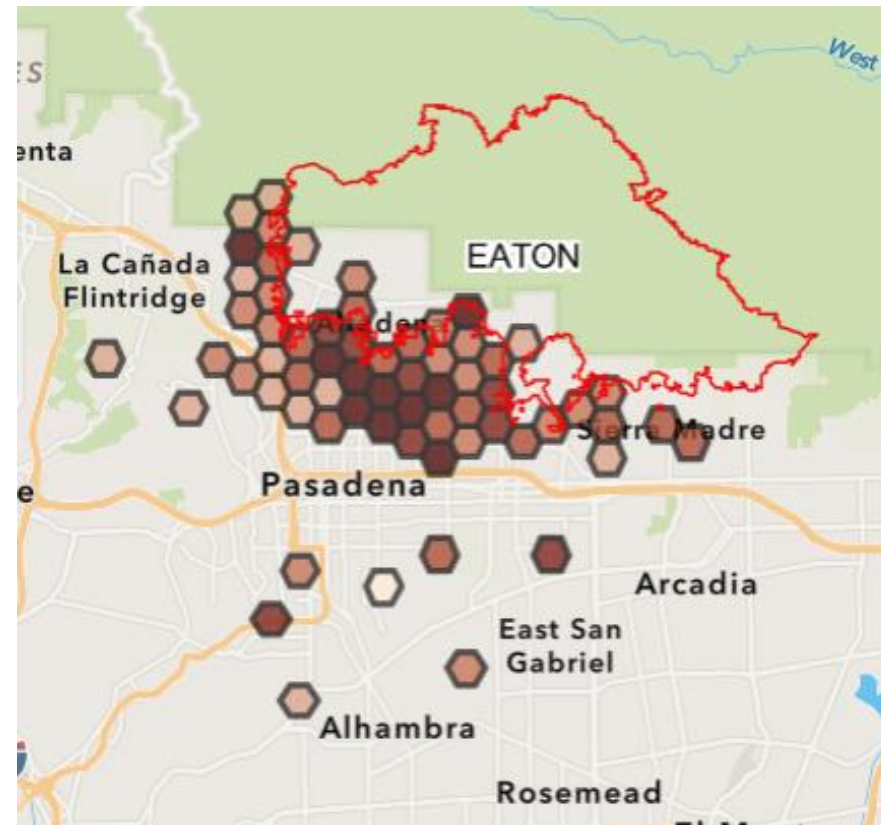
Palisades - % of Samples with Exceedances*

% Exceedances of Screening Levels	Palisades Ash Samples	Palisades Destroyed Soil Samples	Palisades Minorly Affected Soil Samples	Palisades Not Damaged Soil Samples	Palisades Outside Fire Boundary Soil Samples	Palisades Ambient Soil Samples
Metals						
Antimony	3.0				0.1	
Arsenic	24.2	13.8	10.2	10.9	25.6	
Cadmium	12.1	11.4	2.8	7.5	0.1	
Cobalt	9.1		0.9	1.3	3.9	
Lead	24.2	10.8	5.6	5.4	8.9	16.9
Mercury				0.1	0.3	
Thallium	6.1	9.0	0.7	4.5		
PAHs						
Benzo(A)Anthracene	3.0	1.2		0.3	0.7	
Benzo(A)Pyrene	3.0	4.2	2.8	6.7	8.3	2.4
Benzo(B)Fluoranthene		1.8		0.5	1.7	
Dibenzo(A,H)Anthracene	3.0	4.2	0.6	3.4	6.8	
Indeno(1,2,3-Cd)Pyrene		0.6		0.3	0.5	
Naphthalene	9.1				0.2	
Dioxins						
Dioxin_TEQ	12.1					Results Pending

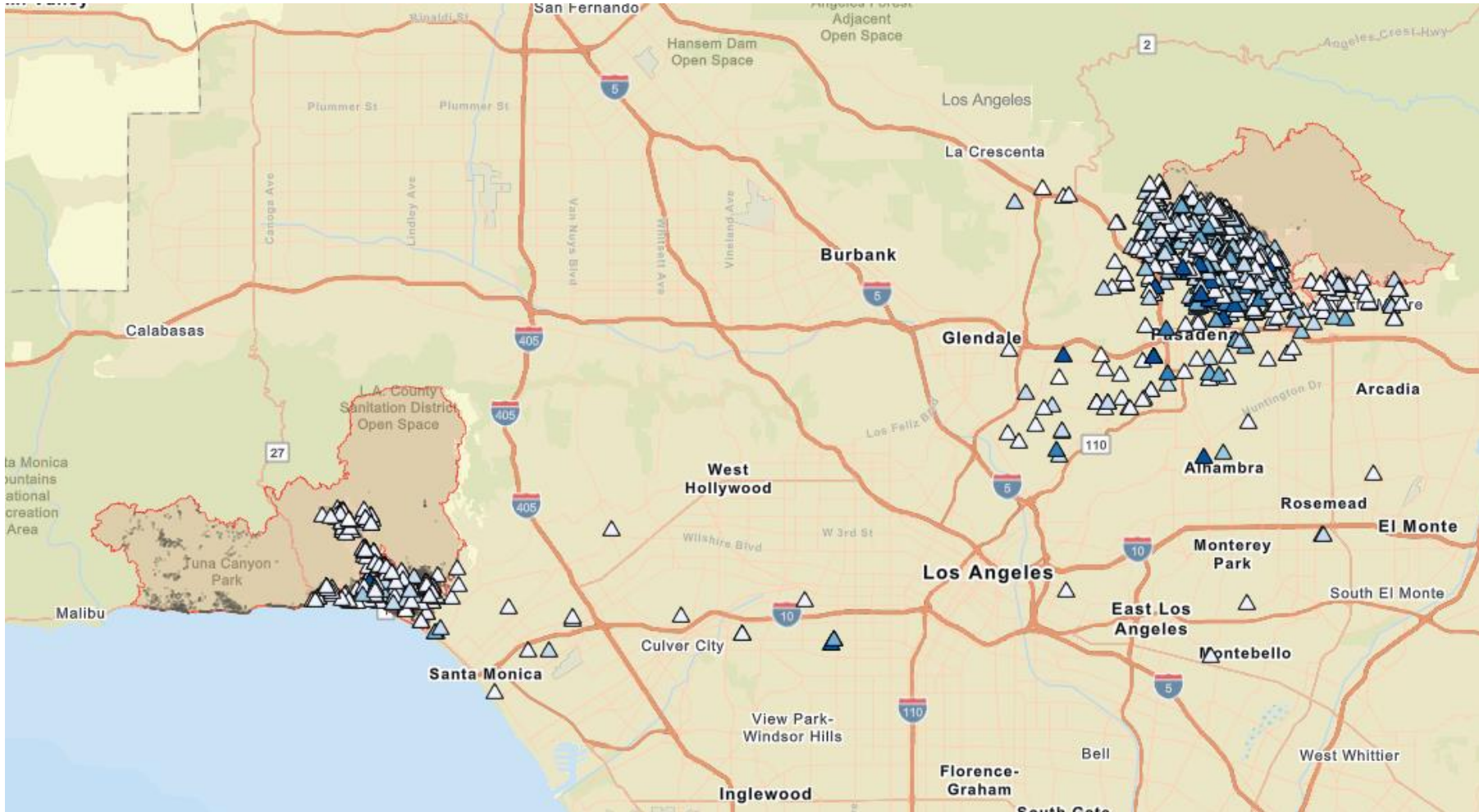
Stage 2 - Sampled Parcels

Type	Palisades	Eaton	TOTALS
Outside Fire Boundary	131	114	245
No-Damaged Structure	153	147	300
Minor/Affected	129	106	235
TOTALS	413	367	780

CAP.LA SELF-SAMPLED SOIL RESULTS



USC CLEAN



Legend

CLEAN soils data updated June 12th 2025

Lead_ppm

- ▲ > 400 - 7,000
- ▲ > 300 - 400
- ▲ > 200 - 300
- ▲ > 140 - 200
- ▲ > 80 - 140
- ▲ 0 - 80
- △ Below detection

EATON FIRE SOIL TESTING PROGRAM BY LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH

Eaton Fire Soil Lead Testing Results By ZIP Code

Last Updated: September 3, 2025

1,518

Total Number of Samples Reported

Legend



ZIP Codes (Soil Samples as of 8/31/2025)

Samples Reported



Yes
Yes (Outside of Eaton Fire Perimeter and/or Less Than 10 Soil Samples)

LA County Boundary



91001



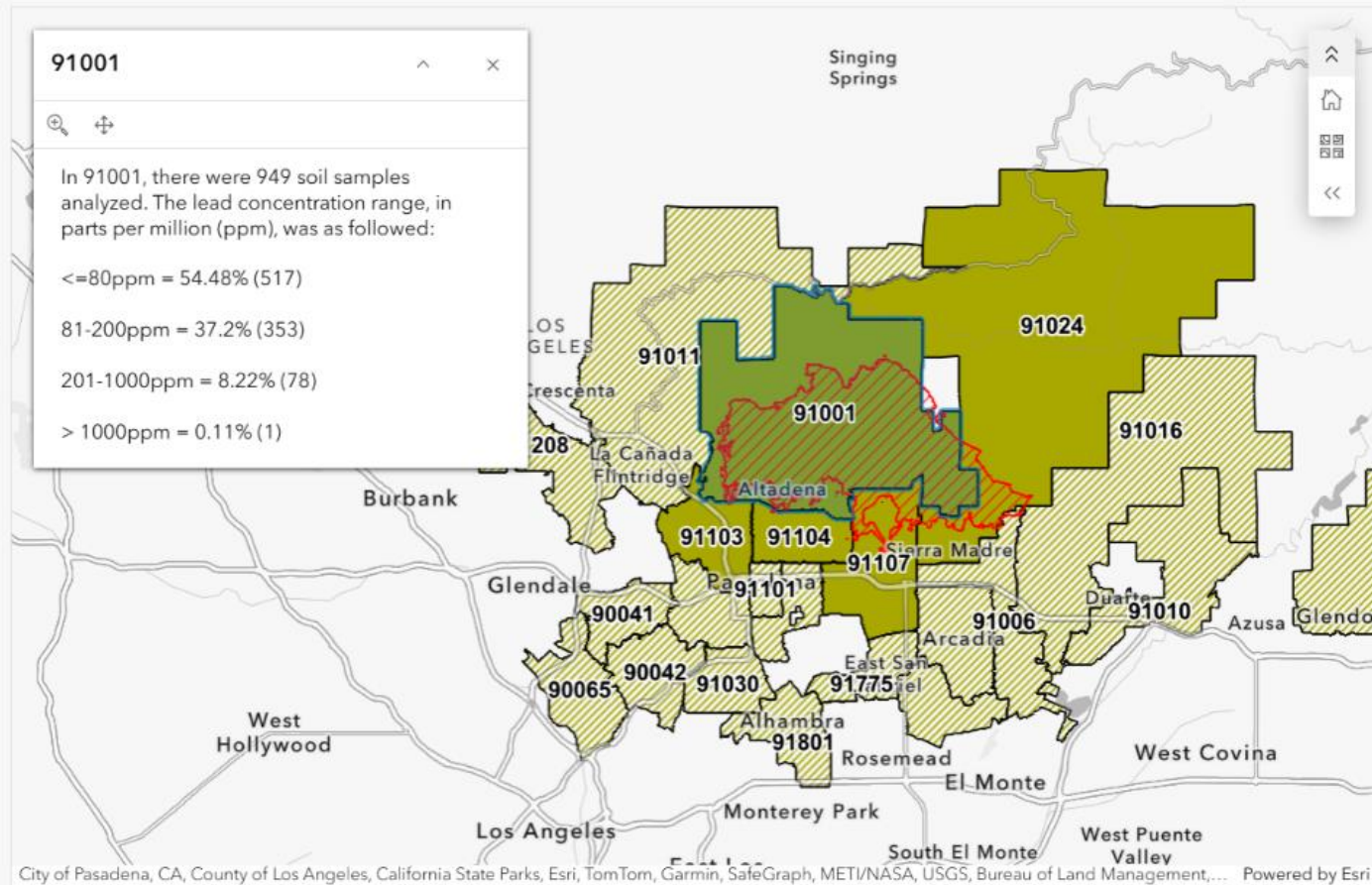
In 91001, there were 949 soil samples analyzed. The lead concentration range, in parts per million (ppm), was as followed:

≤ 80 ppm = 54.48% (517)

81-200ppm = 37.2% (353)

201-1000ppm = 8.22% (78)

> 1000 ppm = 0.11% (1)



About

This map presents aggregate soil lead testing results by ZIP code for areas impacted by the Eaton Fire. The results are grouped by lead concentration levels measured in parts per million (ppm):

- ≤ 80 ppm - within California's soil lead screening level
- 81-200 ppm - above the state screening level, but below the federal guidance threshold
- 201-1,000 ppm - above the federal guidance threshold
- $> 1,000$ ppm - exceeds the threshold for hazardous waste under California standards

The shaded ZIP code regions on the map represent testing coverage. The outlined red area denotes the burn area from the Eaton Fire.

For more information and detailed guidance on interpreting soil lead results, please visit:

<http://publichealth.lacounty.gov/media/eaton-soil-testing/> and click on the "GUIDANCE FOR RESULTS" tab.

City of Pasadena, CA, County of Los Angeles, California State Parks, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, ... Powered by Esri

<https://www.arcgis.com/apps/dashboards/b7416ad1a1e1496c96fcfbfee31796dc>

EATON FIRE SOIL TESTING PROGRAM BY LOS ANGELES COUNTY DEPARTMENT OF PUBLIC HEALTH

Eaton Fire Soil Lead Testing Results By ZIP Code

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1,518

Total Number of Samples Reported

Legend



ZIP Codes (Soil Samples as of 8/31/2025)

Samples Reported



Yes
Yes (Outside of Eaton Fire
Perimeter and/or Less Than 10
Soil Samples)

LA County Boundary



91104



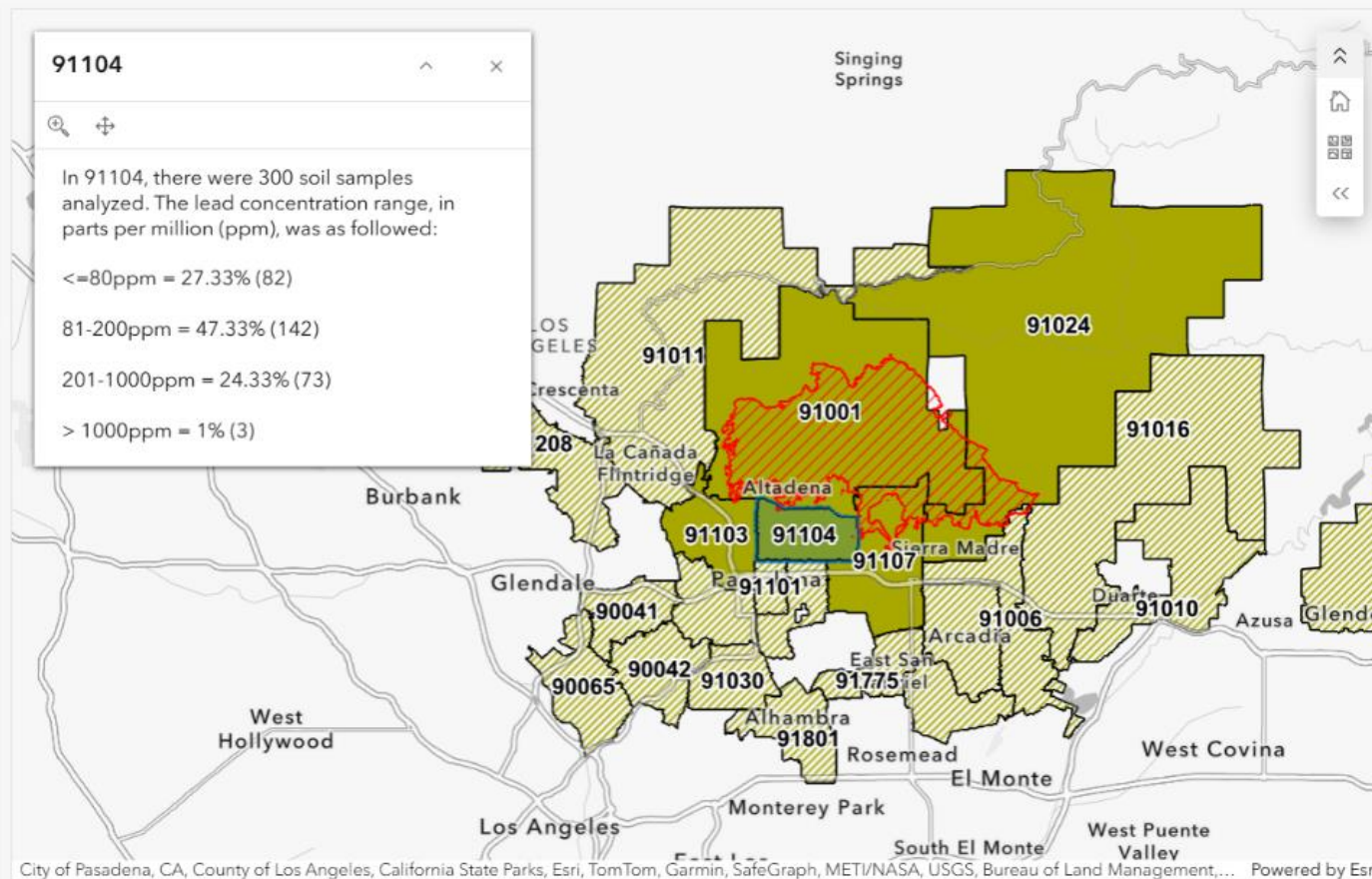
In 91104, there were 300 soil samples analyzed. The lead concentration range, in parts per million (ppm), was as followed:

≤ 80 ppm = 27.33% (82)

81-200ppm = 47.33% (142)

201-1000ppm = 24.33% (73)

> 1000 ppm = 1% (3)



THANK YOU!

SPEAKER BIO

- TECHNICAL AND REGULATORY LEAD FOR BROWNFIELDS REDEVELOPMENT
- TECHNICAL LEAD FOR ENVIRONMENTAL GRANT PROJECTS
- ESTABLISHES PROJECT AND REGULATORY STRATEGY, DEVELOPS PROJECT GOALS AND TECHNICAL APPROACHES, AND PROVIDES SENIOR TECHNICAL LEADERSHIP

Deepa Gandhi has 25 years of experience specializing in strategic environmental and cleanup planning for complex sites, regulatory interaction, grant writing, evaluation of environmental data, and litigation support, particularly for property redevelopment. Ms. Gandhi has directed and managed projects over a wide range of sizes, including multi-million-dollar urban redevelopments and multiple-site client portfolios. She has particular expertise with redevelopment (entitlements through construction), due diligence, and property transactions. Ms. Gandhi has assisted municipal and non-profit clients to identify properties, position for, and apply for brownfields grants to fund land reuse.

Ms. Gandhi has developed and negotiated remedial and closure strategies with California local, state, and federal regulatory agencies and created management plans and liability assessments for the purposes of project forecasting and strategic business decision-making using scale appropriate approaches.

Ms. Gandhi's remediation engineering expertise includes design and implementation of groundwater treatment and vapor intrusion mitigation systems, including innovative remediation technologies to address environmental contamination (PCBs, chlorinated solvents, perchlorate, chromium, and petroleum hydrocarbons). Ms. Gandhi also provides litigation support, from testifying and consulting expert services to technical expertise for brownfields property transactions.



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CALIFORNIA LAND RECYCLING CONFERENCE

Transforming Land, Empowering Communities
September 16-18, 2025 | Carson, CA



OFFICE OF BROWNFIELDS
Department of Toxic Substances Control - Cleanup in Vulnerable Communities Initiative



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THANK
YOU!



**TOGETHER WE
EMPOWER
COMMUNITIES
THROUGH THE
TRANSFORMATION
OF BROWNFIELDS**

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