

Debris Removal for Commercial Properties

Los Angeles Region Windstorms and Wildfires



**department
of economic
opportunity**
COUNTY OF LOS ANGELES

The debris removal process for destroyed or damaged commercial properties can be divided into two main phases:

Phase 1 (Complete)



Hazardous Waste Removal

Safe removal of hazardous material that pose a risk to public health and/or the environment.



Managed by

U.S. Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers (USACE)



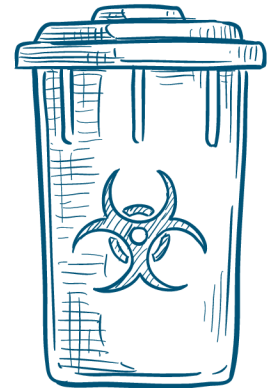
Cost

Removed at no cost



Process

Mandatory requirement. No action is required from property owners. EPA has proactively removed hazardous debris and USACE is completing properties referred by the EPA.



Phase 2

General Debris Removal

Removal of remaining debris, including structural remains, ash and non-hazardous waste.



Managed by

Commercial properties typically arrange for private cleanup. Debris removal services provided by USACE is primarily for *residents*. Commercial properties are **not** eligible except in limited circumstances on a case by case basis where it is in public interest and or an immediate threat to health and safety.



Cost

Out of pocket and/or insurance, unless approved by FEMA



Process

Commercial properties in Altadena, City of LA, and City of Malibu can refer to the following process. Commercial properties in other incorporated areas must refer to their respective City's building authority.



Phase 2 Process

Commercial Properties in the unincorporated areas of the County, Los Angeles City, and City of Malibu.

1A

Complete



Phase 2 | Step 1
ROE required for USACE clean up.

Deadline was 4.15.25

Submit a Right of Entry (ROE) Form at recovery.lacounty.gov/debris-removal

A ROE form authorizes the government to access eligible properties to clear burned debris, destroyed structures, damaged vehicles, vessels, and chimney. This is required for case-by-case consideration for USACE general debris clean-up.

- ☒ Opt in - government cleans debris
- ☒ Opt out - a private contractor is hired

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Phase 2 | Step 2

Hire a Contractor



Hire a licensed Contractor for Phase 2 Debris Removal

Contractors are required to comply with all local, state and federal laws and regulations.

Debris Removal permits are required and must be obtained by **June 1, 2025** for unincorporated areas.

For a list of certified County-based contractors, visit:
<https://bca.lacity.gov/wildfire-debris-clean-up>.

Review their license information and proof of insurance. The CA State Department of Consumer Affairs maintains an online tool to **[Check a Contractor's License](#)**.

The Department of Consumer and Business Affairs offers tips on hiring a contractor. Please visit **dca.lacounty.gov**.

1B

What should you do after submitting a Right of Entry Form?

**Applicable to the Unincorporated Areas of the County. All costs associated with commercial property debris removal operations are the responsibility of the property owner.*

Property was Destroyed or Damaged

No

Apply for Permit by June 1 and clean up by June 30*

Did you submit a Right of Entry Form by April 15?

Yes, opted out

Apply for Permit by June 1 and clean up by June 30*

Yes, opted in

Approved

Denied

Waiting for Decision

U.S. Army Corps of Engineers will complete clean up at no cost. Your insurance payment for debris removal will be assigned to the government to help pay for the work.

Apply for Permit by June 1 and clean up by June 30*

Be prepared!
Apply for Permit by June 1 and clean up by June 30. Call hotline 888.479.7328 and check status at recovery.lacounty.gov.

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Phase 2 | Step 3

Obtain a Debris Removal Permit

Obtain a permit by visiting EPIC LA at epicla.lacounty.gov. Both the property owner and contractor must have accounts registered in EPIC LA before proceeding.

Asbestos Report

Property owner must provide an asbestos report by a Certified Asbestos Consultant (CAC) indicating there were no asbestos present.

If asbestos or asbestos contain materials (ACM) are found, they must be removed before debris removal can proceed.

For a list of CACs in LA County, visit:
<https://bca.lacity.gov/wildfire-debris-clean-up>

Deadlines for filing permit:

- Unincorporated Areas: **June 1, 2025***
- Incorporated Areas: Contact your City

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Phase 2 | Step 4

Begin Work Once Approved

The County will review permit applications to ensure compliance with safety and environmental standards. Once approved, work can begin.

Deadline for removing debris:

- Unincorporated Areas: **June 30, 2025***
- Incorporated Areas: Contact your City

**Properties that fail to meet this deadline will be declared a public nuisance and health hazard that may be abated at the cost of the property owner. If not paid, a lien may be placed on the property.*

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Phase 2 | Step 5

County Inspection and Clearance

After completion of work, property owners in unincorporated areas must submit all required documentation and receive approval in EPIC LA before proceeding with the rebuilding process. For properties in incorporated areas, please contact City building officials for more information.

Get Assistance and Support



Recovery.lacounty.gov for most up-to-date information



Altadena One-Stop Permit Center
464 W. Woodbury Road, Suite 210
Altadena, CA 91001
Mon-Fri | 8:00 am-4:30 pm



Calabasas One-Stop Permit Center
26600 Agoura Road #110
Calabasas, CA 91302
Mon-Fri | 7:00 am-11:00 pm



Opt-Out Fire Debris Removal Permit Hotline:
888-479-7328
Mon-Fri | 9:00 am-4:00 pm

Debris Removal Resources

CA State License Board: cslb.ca.gov

Disaster (CSLB) Help Center

CA State CSLB Public Data Portal

CSLB Fast Facts for Debris Removal in Los Angeles County

DEO: bit.ly/DEOWildfireResponse

CA Department of Insurance:
www.insurance.ca.gov

AIA: www.aiapf.org/wildfiresupport



Frequently Asked Questions

What happens if I don't apply for permits or remove debris by set deadlines?

Properties not complying with the deadlines (e.g. permit and removal of debris) are subject to applicable nuisance abatement procedures and associated penalties per local ordinance.

If I opted in, but have not received approval, is there anything I can do to be included?

Commercial properties are not included in the government-run debris removal program and must arrange for private debris removal. In rare cases, a commercial property may be granted a “special inclusion” based on specific criteria, but this is not guaranteed. These criteria include:

- An immediate threat to public health and safety due to debris;
- Barriers to the commercial entity completing debris removal independently;
- Insurance coverage and status of claim; and
- Economic impact of debris removal on the commercial entity and community. Commercial properties requesting a “Special Inclusion” should do so as soon as possible.

The review process will take time, but the deadlines will still be in effect if not granted.

If I don't have insurance coverage to pay for debris removal, where can I get financial assistance?

- While the US Small Business Administration (SBA)'s application deadline for Physical Disaster Loans was originally March 31st, there is a 60-day grace period through May 30th to submit applications. Businesses can apply online here: www.sba.gov/funding-programs/disaster-assistance.
- SBA's **Economic Injury Disaster Loan** application remains open through October 8th.



For more information and resources on debris removal, visit recovery.lacounty.gov

For more information and resources for fire-impacted commercial businesses, visit DEO's emergency website page at bit.ly/DEOWildfireResponse