



FEMA

March 28, 2025

Nancy Ward
Governor's Authorized Representative
CA Emergency Management Agency 3650
Schriever Avenue
Mather, California 95655

Reference: Private Property Debris Removal (PPDR) Updates
FEMA-4856-DR-CA

Dear Director Ward:

The purpose of this letter is to provide an update on eligibility and deadlines for the Private Property Debris Removal (PPDR) program under the major disaster declaration for the 2025 Los Angeles wildfires, FEMA-4856-DR-CA.

Clarification on Eligibility of Commercial Properties

On March 25, 2025, Los Angeles County (the County) requested that several categories of commercial properties be included in the PPDR program, including small businesses and residential apartments, condominiums, and mobile homes.

Regarding residential commercial properties, I have determined residential commercial properties that contain at least one owner-occupied home will be treated in the same manner as approved residential properties for the entire structure. This will include most condominium and other multi-family buildings even where there may be a mix of owner-occupied and rental units within the same building. This approval does not include multi-family rental properties entirely owned by for-profit entities, such as apartment buildings, which will continue to be treated as commercial properties.

Commercial properties, including multi-family rental properties entirely owned by for-profit entities, will continue to be reviewed on a case-by-case basis. Any requests to include commercial properties in PPDR operations must include a justification based on the following factors:

- 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.
- Economic impact of debris removal on the commercial entity and community.

Extension of Right of Entry (ROE) Collection Deadline

To allow additional time to collect ROEs from the categories of residential properties identified above, I am extending the deadline for collection of ROEs from affected property owners from March 31, 2025 to April 15, 2025. Please ensure the County transmits all ROEs to USACE as soon as possible after the new deadline.

Deadline to Identify Properties for the USACE PPDR Mission

USACE continues to make tremendous progress toward completion of PPDR operations on the accelerated schedule established for this event. Based on their timeline and the need to begin planning demobilization operations, I have directed USACE to limit PPDR operations to properties identified by the State and/or County by July 15, 2025.

While the ROE collection deadline is on April 15, 2025, the County may pursue abatement actions against properties that have not submitted an ROE or opt-out form to the County to eliminate the immediate threat to public health and safety posed by the wildfire debris. If the County intends to request inclusion of these properties in the USACE PPDR mission, the County must ensure all necessary legal actions are complete and properties identified to USACE prior to July 15, 2025.

In addition, per my original PPDR approval letter of January 18, 2025, eligible Public Assistance (PA) applicants may request, through the State, to be included under the USACE debris removal Mission Assignment within 60 days of their Recovery Scoping Meeting (RSM). Based on the RSM timeline, there should be no issues with identifying these entities prior to the July 15, 2025 deadline; however, in the event an RSM occurs less than 60 days prior to this deadline, the July 15, 2025 deadline will control and be the final date for the State to request inclusion of PA eligible applicants in the USACE mission. Eligible applicants may continue to elect to remove their own debris under their own project before or after this date as long as the work is identified within 60 days of the RSM.

USACE will not be permitted to perform debris removal activities on any property submitted after the July 15, 2025 deadline.

PPDR Activities After USACE Demobilization

If the State and/or County intends to perform additional PPDR operations after demobilization of USACE, including for properties identified after July 15, 2025, the relevant applicant must identify this potential PA work activity within 60 days of the RSM in accordance with 44 CFR § 206.202(d)(1)(ii). Failure to identify this potential project by the deadline may jeopardize PA eligibility.

Furthermore, all PPDR work must be completed within the regulatory deadline of 12 months identified in 44 CFR § 206.204(c). FEMA will not extend this deadline without a compelling justification of extenuating circumstances or unusual project requirements beyond the control of the applicant.

Thank you for your continued partnership on the PPDR mission. If you have any questions, please contact me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "RJF", written in a cursive style.

Robert J. Fenton
Regional Administrator