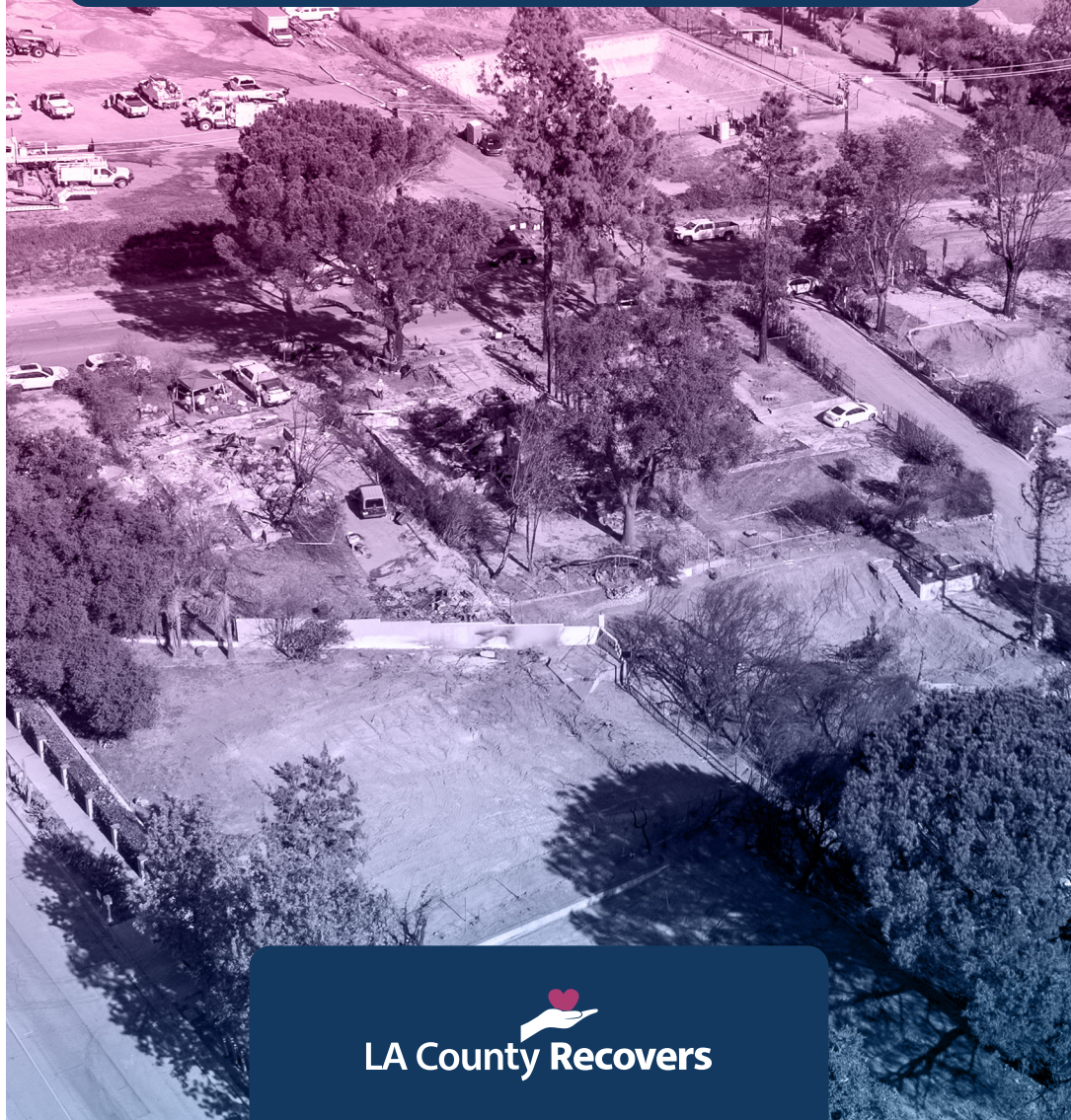


Vacant Lot Property Maintenance



LA County Recovers

Keep it Clear

Vegetation & Debris Abatement

Los Angeles County requires owners of vacant and undeveloped lots to keep their property free of excessive weed growth, dead or dying vegetation, and accumulated debris. This isn't just a paperwork requirement; well-maintained lots protect the whole neighborhood.

Why it matters

- **Wildfire fuel reduction** — dry weeds, brush, and debris are fuel for fast-moving fires
- **Public health & safety** — overgrown lots can harbor rodents and other pests, conceal illegal dumping, and block sightlines at driveways and intersections
- **Neighborhood quality of life** — maintained lots support property values and the look and feel of the community

What's required

- ✓ Cut and remove dry weeds and dead or dying vegetation
- ✓ Remove accumulated combustible debris (dry leaves, branches, trash)
- ✓ Keep vegetation trimmed back from property lines, sidewalks, and the public right-of-way
- ✓ Comply with any abatement notice within the stated timeframe — unresolved violations can result in the County performing the work and billing the property owner

Following the Palisades and Eaton Fires, thousands of acres of hillside and canyon areas burned, leaving slopes with less vegetation to hold soil in place. As we head into the rainy season, vacant and undeveloped lots throughout the community need extra attention — both to comply with County property maintenance requirements and to help prevent erosion, mudflow, and debris flow onto streets and neighboring properties.



Wait—Don't I Need Vegetation to Prevent Mudflow?

Yes. Clearing dead and overgrown vegetation reduces fire risk, but stripping a slope down to bare dirt can make it more vulnerable to erosion — especially on hillsides recently burned by wildfire, where soil is less able to absorb water. **The goal isn't to remove all vegetation. It's to remove the fuel while keeping the roots.**

Clear this:

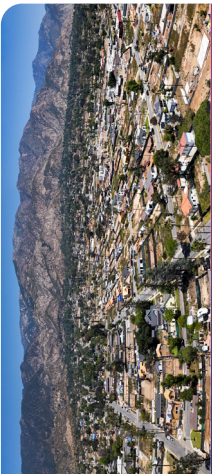


- Dead, dry, or dying brush and weeds
- Accumulated dry leaf litter and plant debris
- Fast-growing weedy grasses that create a continuous path for fire to spread

Keep or replace this:



- Living, deep-rooted shrubs and groundcover on slopes, especially fire-resistant, low-growing species
- Established root systems that hold soil in place — thin and trim rather than removing entirely where you can
- Cover any bare soil left after clearing with an approved erosion-control material before the rains arrive



Get Your Property Ready for Rainy Season

Important property maintenance requirements, erosion-control tips, and resources inside.



Los Angeles County Public Works
Building & Safety Division
PO BOX 1460
Alhambra, CA 91802-1460

Get Ready for the Rainy Season

Temporary Drainage and Erosion Control Measures

What is Erosion Control?

Erosion control is the practice of protecting soil and debris from washing away during heavy rains to mitigate flood risks. This is achieved by implementing Best Management Practices (BMPs), which include sandbag barriers, stabilized construction entrances, hydroseeding, and protective liner covers.

Why Erosion Control Matters?

Erosion control protects adjoining properties and facilities from severe seasonal damage. It prevents flooding, controls soil degradation on fire-damaged land, stops mud deposition, and limits the discharge of construction-related pollutants. Implementing these measures safeguards both private property and public infrastructure from costly environmental and structural damage.



Key Erosion Control Best Management Practices (BMPs)

Sandbag Barriers

Stacks of filled bags arranged in rows. They redirect runoff away from properties and act as physical barriers to trap loose mud and debris.

Note: For sites within Santa Monica Mountains Coastal Zone, gravel bags and/or sandbags shall be certified weed free.

Stabilized Construction Entrances

Stabilized pad of coarse rock or crushed stone placed at vehicle exits. They shake mud off truck tires to prevent dirt from tracking onto public streets, where rain could wash it into storm drains.

Hydroseeding

The application of wet slurry containing water, seed, fertilizer, and organic mulch onto bare slopes. This mixture quickly bonds to the earth, growing roots that lock the soil in place.

Note: For sites within Santa Monica Mountains Coastal Zone, seeding must be of the locally indigenous native species.

Protective Liner Covers

Heavy-duty plastic sheeting or geomembrane tarps anchored over vulnerable slopes. These liners create a waterproof shield that completely prevents rainfall from contacting loose soil.

Note: For sites in the Santa Mountains Coastal Zone, minimize scraping to bare earth to the extent feasible.

Keep Clear

- Keep drainage paths, culverts, and storm drain inlets on or near your property clear of debris.
- Avoid storing materials or parking in a way that blocks natural drainage paths.

Sandbag Distribution Site Locations

lacounty.pw/sandbags

Who is Required to Comply?

Compliance is encouraged for property owners whose fire-rebuild construction has not yet started or will not be completed by November 1, 2026. Meeting these requirements is a necessary condition for rebuilding within the affected area.

For your convenience, we are providing a standard erosion control plan to follow for your property.



Scan code to download the
Standard Erosion Control Plan

Required Actions and Deadlines

- **October 15:** Install all approved BMPs following the standard plan.
- **October 15 – April 15:** Maintain all installed BMPs in good working order throughout the rainy season.

Additional Resources

- **CASQA Construction BMP Online Handbook:**
casqa.org/resources/bmp-handbooks
- **Caltrans Stormwater Quality Handbooks:**
Construction Site Best Management Practices Manual
bit.ly/sitebmp

Capping Your Sewer Lateral

Property owners should verify that any abandoned building (house) sewer serving their property has been properly plugged or capped within 5 feet of the property line, as required by LACPC Section 722.1.

If you have questions about whether your sewer line has been capped or need assistance determining the location of your sewer lateral, please contact Sewer Maintenance Division at (626) 300-3370 or lacounty.pw/sewer.

Questions? We're Here to Help.

CODE ENFORCEMENT

For questions about an abatement notice: (626) 458-3193

PERMIT CENTER

For construction and grading permit questions:

Altadena One-Stop Center: (626) 424-6743

464 W Woodbury Rd, Suite 210, Altadena, CA 91001

Calabasas One-Stop Center: (818) 880-4150

27001 Agoura Rd, Suite 250, Calabasas, CA 91302

WEBSITE

LA County Recovers: recovery.lacounty.gov

LA County Public Works Building & Safety:
pw.lacounty.gov/building-and-safety

EMERGENCY ALERTS

Sign up for County alerts and know your evacuation route:
ready.lacounty.gov/emergency-notifications