LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
SPECIAL DISTRICTS

CONDITIONS OF APPROVAL
JUNE 2014

In the event subdivider desires to form a new or annex into an existing Lighting and Landscaping Assessment District (LLAD) for purposes of landscape maintenance, the following shall apply:

1. General
    a. The formation/annexation and assessment balloting process takes twelve months or more to complete. Untimely request for formation/annexation into the LLAD may delay transfer of maintenance responsibilities to the Special Districts Division. It is recommended the formation/annexation occur prior to the first occupancy.
    b. Design, installation and conveyance shall comply with the Special District Division's guidelines as they exist at time of tentative map approval.
    c. LLAD scope of service shall be limited to maintaining landscape irrigation, landscape planting (including fire fuel modification clearing), paseos, split rail fencing, hillside drainage within the LLAD easement areas and public right of way. Additional services may be considered on a case by case basis.
    d. All conditions of approval and design criteria must be met to the satisfaction of the Parks and Recreation Department, Special Districts at final tract map recordation.

2. Formation
    a. Subdivider shall submit a request for formation/annexation to the Special Districts Division.
    b. Said request shall include exhibits (location, size of maintenance area, points of access, description of maintenance items) which will illustrate areas to be included in LLAD.
    c. Special Districts Division shall evaluate request as to compliance to the Division's guidelines.
    d. Upon approval of request, subdivider may proceed with formation efforts (including but not limited to: engineer's report, cost estimates, area calculations, exhibits, etc.) as required by the Special Districts Division's guidelines.
    e. LLAD shall administer areas not owned by individual homeowners.

3. Design
    a. Special Districts Division shall review and approve landscape/hardscape design of areas contemplated to be in the LLAD area.
    b. Landscape/hardscape designs shall comply with the Special Districts Division's guidelines.

4. Installation
    a. Subdivider is responsible to obtain approvals of the construction documents from all applicable County divisions and other agencies.

b. Installation may commence after Special Districts Division has approved that the design and construction documents are in compliance with LLAD guidelines.
c. During installation, subdivider is required to notify designated Special Districts Division staff for inspection as required by the guidelines.

5. Conveyance
   a. Upon completion of the landscape/hardscape installation, subdivider shall comply with requirements in the guidelines and follow stated procedures in order to convey maintenance responsibilities to the Special Districts Division.