



DEVELOPERS AND PROPERTY MANAGERS

All landscaping and tree planting in medians, parkways, or public easements by a developer must conform to the Forestry Element and be approved by the City. A California-licensed landscape architect is required to plan all landscaping for highways adjacent to a project and oversee installation. Drought-tolerant landscaping must be used in conformance with City requirements.

All landscaping and trees in parking areas, next to driveways, and in common areas in commercial, industrial, and multifamily residential zones must be approved by the City through the landscape review process. This landscaping must be permanently maintained by the property owner and may not be modified or removed without City approval. A minor modification application is required to be filed and approved before modifying such landscape.

All developers are required to plant street trees. Each residential lot is required to have a minimum of one street tree with the exception of corner lots. Corner lots are required to have at least two street trees (at least one on each street frontage). Larger properties are required to have street trees every 40-60 feet on-center.

OTHER AGENCIES (805 area code)

- Ventura County Fire Department ----- 389-9733
- Conejo Valley Unified School Dist. (ext. 271) ----- 497-9511
- Calleguas Municipal Water District ----- 526-9323
- California American Water District ----- 498-6770
- California Water Service ----- 497-2757
- Camrosa Water District ----- 482-4677
- Triunfo Sanitation District -- ----- 658-4605
- Ventura County Sheriff Department ----- 494-8256
- Ventura County Flood Control ----- 654-2001
- Conejo Recreation & Parks District ----- 495-6471
- Ventura County Environmental Health ----- 654-2813
- Air Pollution Control District ----- 645-1400
- DigAlert/USA ----- 1-800-227-2600



City of Thousand Oaks
Development Services
2100 Thousand Oaks Blvd.
Thousand Oaks, CA 91362

(805) 449-2323 Planning
(805) 449-2500 Building
(805) 449-2400 Public Works
www.toaks.org

In compliance with the Americans with Disabilities Act, those needing special assistance to read this publication should contact the Building Division, 805/449-2500. Notification will enable the City to make reasonable arrangements to ensure accessibility to the information in this publication.

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Look Out For That Tree!



City of Thousand Oaks

Guide to Tree Care in Thousand Oaks





The City of Thousand Oaks regards the preservation of its oaks, landmark trees, and the urban forest in general as a primary responsibility and objective. Firm guidelines have been established to promote such preservation.

The information in this brochure is intended to help all interested persons from the homeowner with a "street tree," to developers or businesses that provide tree services. It does not replace any tree-related ordinances but provides general tree-related information in a simple, condensed form. More detailed information or explanations may be obtained from the Planning Division of the Community Development Department.

PROBLEMS WITH STREET TREES?

A street tree is a tree required or planted by the City, usually in a parkway or within five to six feet from the back of the sidewalk within the public right-of-way or a City easement.

- What should I do if my street tree is diseased?
- What should I do if I believe my street tree is invading my sewer lines?
- What should I do if my street tree is lifting the sidewalk?

Step 1:

The first step for any street tree problem is to contact the Thousand Oaks Department of Public Works at (805) 449-2499. A city representative will inspect the site and attempt to remedy the problem.

- I wanted a tree removed, and it wasn't done.

Every effort is made to preserve City street trees. Trees have been planted in compliance with City

requirements and in accordance with the Forestry Element of the City's General Plan. These trees enhance our City's beauty and have earned Thousand Oaks the designation "Tree City, USA."

Step 2:

If you still have concerns regarding a street tree, write a letter to the Department of Public Works requesting the Tree and Landscape Advisory Board review your request. (See back of guide for address). This Board, comprised of five volunteers appointed by the City Council, hears citizen concerns related to City departments, particularly with regard to tree removals.

- I did all this and the Board denied my request.

Step 3:

Final recourse is to petition the City Council, which will review your case at a Council meeting.

Unauthorized street tree removal may result in tree replacement costs being billed to the homeowner.

OAK AND LANDMARK TREES

All species of oak (*Quercus*) over two inches in diameter are protected by the Thousand Oaks Municipal Code (Oak Tree Ordinance, No. 937-NS).

Larger-sized California Sycamore, Black Walnut, Bay Laurel, and Toyon trees are considered Landmark Trees and are also protected by the Thousand Oaks Municipal Code (Landmark Tree Ordinance, No. 1217-NS). However, these types of trees are not considered Landmark Trees if they are located on parcels less than two acres with single-family detached houses.

Any individual, business, or other agency who owns or controls any real property within the City is required to properly maintain all oak and landmark trees in good health as provided by the Municipal Code. Violations are punishable as a misdemeanor and may result in a fine, as well as requiring tree replacement.

Property owners should consult a qualified tree specialist regarding proper care of these trees. Extreme cutting such as **topping and stub cutting** are prohibited by the City's landscape guidelines.

PERMITS

A permit must first be obtained for any encroachment within the protected zone of an oak or landmark tree, other than removing dead wood. An encroachment is defined as work within a tree's protected zone. A tree's protected zone is the area five feet beyond the dripline (outermost edge of the tree's canopy when viewed from above) or 15 feet from the trunk, whichever is greater.

A permit may be issued for encroachment, pruning, or removal of an oak or landmark tree if the following applies:

- The condition or location of the tree requires cutting to maintain or aid its health, balance, or structure.
- The tree presents a hazard to people or property (structural clearance, property damage) which cannot be otherwise remedied.
- The action is necessary to enable reasonable and conforming use of the property.

Requirements, including replacement of trees on-site and continued maintenance, may be imposed as conditions of permit approval.

