



March 3, 2023

Salvation Army
Attn: Sharon King
1050 3rd Street, #W110
Santa Rosa, CA 95404

Zyromski Konicek LLP
Attn: Michelle Zyromski
613 4th Street, Suite 203
Santa Rosa, CA 95404

RE: REQUEST TO REMOVE A BUNYA BUNYA TREE AT 1080 2ND STREET, SANTA ROSA

APN: 009-082-003

ZONING: Planned Development (PD 0067)

GENERAL PLAN: Office

FILE NO: TR22-062

Dear Ms. King and Ms. Zyromski:

On September 1, 2022, a Tree Permit application was submitted to the Department of Planning and Economic Development requesting the removal of an approximately 125-foot tall, 66-inch DBH (diameter at breast height) Bunya Bunya tree at 1080 2nd Street, Santa Rosa. The application materials included an evaluation of the tree, prepared by Chip Sandborn, dated March 30, 2022, recommending removal of the Bunya Bunya tree “before the branch, co-dominant leader, or cone fall in order to abate the imminent hazard that it presents. It is a known hazard with a well-documented history of damage due to cone-fall and branch failure in a high traffic area and is guaranteed to shed more cones in the near future.”

On September 12, 2022, I had a telephone conversation with Mr. Sandborn, as documented in the attached email. Mr. Sandborn explained that:

1. his determination of “imminent hazard” referred to the risk of a pod, branch, or fork from the top of the tree falling;
2. annual or bi-annual maintenance, including trimming of branches and removal of pods would minimize, not eliminate, the risk;
3. his assessment was done from the ground, but co-dominant leaders are known to form weak attachments; and
4. removing the leader at the top of the tree that extends west and cabling the remaining two OR, perhaps a better alternative, cabling all three top leaders would mitigate the risk of splitting.

On January 11, 2023, Fred Frey, Vintage Tree Care, Inc., conducted a more thorough inspection, climbing to the top of the subject tree to better understand the co-dominant leaders. In his report, dated February 5, 2023, attached, Mr. Frey concluded “that the overall risk rating for the multiple stems of the tree’s upper canopy is low” utilizing the Tree Risk Assessment Qualification (TRAQ) matrices. Mr. Frey also provided some recommendations to reduce this risk, and the risk of falling cones and branches, even further:

1. Install a support cable system in the form of a triangle for the three co-dominant leaders at the top of the tree. Due to the sensitive nature of pruning and/or cabling of a tree, this should be performed and/or overseen by an ISA Certified Arborist.
2. Thin and reduce the crown in the portion(s) above the stems’ point of attachment.
3. Continually monitor the tree for changes from its current state, as well as manage the tree’s weight distribution as appropriate based on the conclusions drawn from the same monitoring.
4. The tree should be monitored by an ISA Certified Arborist every twelve months or until a different interval is deemed appropriate.

The application states that the reason for removal is because the tree is hazardous and a nuisance. Pursuant to City Code Section 17-24.040(B), the Director shall make a determination as to the acceptability of the requested tree removal based on the considerations shown below:

- The overall condition of the tree -
Staff response: The necessity to remove the tree because it is a hazard was not successfully demonstrated. Both arborists agree that cabling the three co-dominant leaders at the top of the tree, coupled with regular maintenance, will reduce the level of hazard.
- The number, species, size, and location of other existing trees in the area and the effect the requested action will have on shade areas, air pollution, historic values, scenic beauty, and the general welfare of the City.
Staff response: Staff has received several public comments via telephone, email and letter, in opposition of removing the subject tree. The tree is loved by the community because of its historic value and its beauty.

Based on these reasons, the request to remove the subject Bunya Bunya tree is denied.

This action is subject to appeal within ten (10) calendar days from the date of this letter. If the end of the appeal period falls on a non-workday, the appeal period shall be extended to include the next business day. Appeals of Tree Removal applications are reviewed by the Planning Commission. Reasons for an appeal must be made in writing on a completed appeal application form, and submitted, with the appropriate fees, to: City of Santa Rosa, Department of Community Development, 100 Santa Rosa Avenue, Room 3, Santa Rosa, CA 95404.

If you have further questions, I can be reached by phone at (707) 543-4348, or by email at smurray@srcity.org.

Susie Murray

SUSIE MURRAY
Senior Planner

C: Chip Sandborn, Sandborn Tree Service, Inc., service@sandborntree.com
Fred Frey, Vintage Tree Care, Inc., info@vintagetreecare.com

City of Santa Rosa
Planning Department
50 Santa Rosa Avenue
Santa Rosa, Ca
March 30th, 2022



SANDBORN
Tree Service Inc.
Since 1975

City of Santa Rosa
Planning & Economic
Development Department
Aug 31, 2022
RECEIVED

RE: Imminent hazard Bunya Bunya (*Araucaria bidwillii*) 66.0" d x 122'h x 16' spread foliage located at Silvercrest Housing for Seniors 1050 3rd Street Santa Rosa, Ca 95404

Dear Planner,

This tree is rooted on the southeast side of Second St. at the corner of Pierce St. Its branches overhang the city sidewalk, the entrance to the Silvercrest parking lot, and a vegetable garden adjacent to that parking lot. It has a straight central leader with two co-dominant stems on the northwest side at 90'h. Co-dominant stems form weak attachments that are prone to failure. As such this tree has poor structure. It has a good vitality with 100± branches radiating out from both forks with an abundance of thick, dark green foliage.

This tree is an imminent hazard for the following reasons. The co-dominant stems are split risks, at risk of failure targeting transmission lines, the city sidewalk and Second Street. Its branches are heavily weighted with foliage at their distal ends making them prone to failure. Many branches have failed in the past. The leaves fall constantly, they are long (18"±) spirals of sharp pointed leaflets capable of inflicting wounds on passers by and are noted to have done so in the past. The tree produces large cones weighing up to 24 lbs. on its uppermost branches. When the tree sheds its cones, which are currently forming, no one and nothing is

safe beneath the tree. I was first called out to look at the tree many years ago when it was 80' tall. A large cone had fallen from the top branches onto the roof a Tupperware shed in the garden. The shed was completely destroyed, the roof driven to the floor and all the sides blown outward. The tree targets the garden which is frequently tended to by residents, the parking area along Second Street, the 12 kv (high tension) power lines on Second Street, the parking lot, and the city sidewalk. Additionally, its roots are raising and breaking the city sidewalk, creating a tripping hazard.

I recommend removal of this tree before the next branch, co-dominant leader, or cone falls in order to abate the imminent hazard that it presents. It is a known hazard with a well-documented history of damage due to cone-fall and branch failure in a high traffic area and is guaranteed to shed more cones in the near future.

Regards,

A handwritten signature in cursive script that reads "Chip Sandborn". The signature is written in black ink and is positioned above the typed name.

Chip Sandborn
ISA WE-0177A

From: [Murray, Susie](#)
To: service@sandborntree.com
Cc: [Nicholson, Amy](#); [Jones, Jessica](#)
Subject: RE: 1080 2nd Street, TR22-062
Date: Tuesday, September 13, 2022 10:08:00 AM

Hi Chip,

Thanks again for calling me to chat about the Bunya Bunya tree. Please see my notes in red below which summarize your responses to my questions. Feel free to add anything; these are YOUR comments.

Have a great vacation!

Susie

P.S. It's still a pleasure working with you, even when we disagree!

Please note that I will be on vacation beginning September 15, 2022, and returning to work on October 11, 2022.

Susie Murray | Senior Planner | Staff Liaison to the Cultural Heritage Board

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404
Tel. (707) 543-4348 | Fax (707) 543-3269 | SMurray@srcity.org



From: Murray, Susie
Sent: Sunday, September 11, 2022 2:22 PM
To: service@sandborntree.com
Cc: Nicholson, Amy <anicholson@srcity.org>; Jones, Jessica <jjones@srcity.org>
Subject: 1080 2nd Street, TR22-062

Hi Chip,

I hope this email finds you well.

We've received a Tree Permit request to remove the Bunya Bunya tree at 1080 2nd Street. I've read your evaluation and have some questions:

- Please clarify "imminent hazard." Generally we see this term used when a tree is failing or has some other issue that must be resolved immediately or may otherwise result in the loss of life or property. I visited the site and the tree didn't appear to present any imminent danger. **Imminent hazard refers to the risk of a pod, branch or fork from the top falling.**

- Would annual/bi-annual maintenance including the trimming of branches and removal of the pods minimize the risk? **It would reduce the risk. It would not eliminate the risk.**
- During my site visit, I noticed three, not two, leaders at the top. Did you or your team get up there to determine the cause? I'm wondering if the tree's been topped which may cause that condition, similar to redwood trees? If so, I'm concerned there may be weak attachments. If this were the case, can just that portion of the tree be removed? **Your assessment was down from the ground. Regardless if the tree was topped, the co-dominant leaders are known to form weak attachments.**
- Have you considered cabling the co-dominant stems? It looked to me that one of the three could be removed, and the other two cabled to minimize the risk of splitting, but that's a tough call to make without understanding what's really going on. **Removing the one that extends west and cabling the remaining two would mitigate risk of splitting. Should the tree be retained, cabling all three top leaders may be more desirable. That determination can be made when the time comes.**

I will ask a City-contracted arborist to come evaluate the tree as well, but I'd like your response to these items first. If possible, I would appreciate your response by Wednesday so I can schedule the a visit by our arborist while I'm on vacation.

In closing, I want to acknowledge that I haven't met an arborist or tree climber yet who likes Bunya Bunya trees, and I've known quite a few. I understand that these trees require maintenance, perhaps more than some other large varieties, and are difficult to maintain. As you know, the City has two Bunya Bunya trees in very well-populated areas, one at Railroad Square and the other at Courthouse Square. Similar to the excellent maintenance you've provided for the subject tree, the City maintains these two trees to ensure all pods are removed and trees remain safe.

Give me a call I you'd like to talk about it. I'm working remotely this week and don't want to miss your call. With that in mind, please use my cell, 707-529-2590.

Thanks much.

Susie

Please note that I will be on vacation beginning September 15, 2022, and returning to work on October 11, 2022.

Susie Murray | Senior Planner | Staff Liaison to the Cultural Heritage Board

Planning and Economic Development | 100 Santa Rosa Avenue, Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4348 | Fax (707) 543-3269 | SMurray@srcity.org





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Arborist Report

February 5, 2023

Susie Murray
City of Santa Rosa
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

Definition of assignment:

Inspect Bunya Pine located at 1080 2nd St., Santa Rosa, Ca 95404 to rate the risk of the multiple stem portion(s) in upper canopy of the tree, provide mitigation option(s) to aid in minimizing the likelihood(s) for failure and determine residual risk of the same area(s). The evaluation to be achieved by a ground level, visual perspective as well as by climbing the tree to more closely observe the stem attachment(s) and arrangement. The current risk and residual risk rating to be determined by utilizing the Tree Risk Assessment Qualification (TRAQ) matrices.

Observations:

The inspected tree, often referred to as a "Bunya Bunya " is a (*Araucaria bidwillii*), measuring approximately 65" DBH (diameter at breast height), with an approximate height of 125 feet and an approximate crown spread diameter of 40 feet. The tree appears to be of good health based on canopy conditions, leaf mass, foliage color and foliage density, shoot elongation, as well as low presence of dead limbs throughout the tree. This evaluation was performed on January 11, 2023 in slightly overcast and drizzling conditions (this remark is an observation only and not felt to be a limitation to evaluation accuracy).

The tree is approximately 10' from the public sidewalk, approximately 15' from the public roadway (2nd St.) and approximately 25' from the entrance to a private parking area. During the two hours I was present, I noticed an infrequent rate of occupation of all areas surrounding the tree, other than the parking area, which possessed a frequent occupancy rate (these occupation rates are noted, as they are contributors to effective utilization of the TRAQ risk rating matrices).

From the ground, I observed a singular, dominant stem/trunk originating at



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ground level, with subordinated lateral limbs extending up through the canopy to approximately 100' above ground level. At the approximate 100' height range, the tree forks into three stems (see photo #1).

While in the tree I also observed the point of attachment of the three competitive stems. Each stem possesses an average stem diameter of 12-14". The three stems originate at the same position on the tree (see photo #2).

While in the tree I noticed one approximate 3" diameter broken branch in the upper 20' of the tree. This limb appeared securely lodged among its surrounding limbs (this is an observation only and in my opinion, does not affect the overall risk rating of the tree).

Interpretations and Recommendations:

The presence of a dominant stem, with subordinated limbs is a well designed system for weight distribution and improved limb attachments at trunk. Multiple stems, especially those similar in diameter, which originate in one location, possess an increased likelihood for failure at the attachment point. These stems do not appear to possess a high weight load. These co-dominant stems are closely oriented to one another. In my experience, this closeness minimizes exposure to load increasing elements, such as wind, rain, etc. and improves stem retention likelihood. While the load on these stems appears low, there persists a likelihood of failure at the point of attachment. In my experience, a very effective method of managing the load on stems like these and minimizing their current risk for failure is a support cable system in the form of a triangle. An additional risk management tool to cabling is thinning and reduction of the crown in the portion(s) above the stems' point of attachment.

Regardless of any mitigation options pursued, it would be prudent to continually monitor this tree for any changes from its current state, as well as manage the tree's weight distribution as appropriate based on the conclusions drawn from that same monitoring.

Based on the current condition of the tree and processing it through the TRAQ matrices, its overall risk rating is low, as it relates to likelihood for failure in addition to the likelihood for impact and consequences of failure to its target(s). While a rating of "low" is the lowest achievable through this industry accepted risk evaluation system, there are still options available to manage the current risk associated with the multiple stems.



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Conclusion:

Utilizing the TRAQ matrices, I have concluded that the overall risk rating for the multiple stems of the tree's upper canopy is low. If the above mitigation steps are taken as advised, the overall risk rating maintains a low risk, based on the same matrices.

To reduce the stems' failure risk, I recommend installation of a cable support system in addition to, or apart from crown thinning and mass reduction in the upper 25' of the tree.

Due to the sensitive nature of pruning and/or cabling of a tree, it should be performed and/or overseen by an ISA Certified Arborist to ensure the highest likelihood of proper execution of the care. The tree should then be monitored by an ISA Certified Arborist (recommended is every twelve months, or until a different interval is deemed appropriate).

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character.
2. It is assumed that property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.
5. This report and any values expressed herein represent the opinion of the



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consultant/appraiser, and the consultant/appraisers fee for this report is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

6. Unless expressed otherwise: 1) the information in this report covers only the items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee expressed or implied that problems or deficiencies of the plants or property in question may not arise in the future.

7. Loss or alteration of any part of this report invalidates the entire report.

Sincerely,

Fredrick Frey
ISA certified Arborist
WE-4209



Photo #1

Arrow
points to
fork



Union of
stems
as seen
in
canopy

Photo #2



TREE PERMIT REMOVAL APPLICATION

City of Santa Rosa
 Planning & Economic
 Development Department
 Aug 31, 2022
RECEIVED

Project Information

Project Name: Bunya Bunya Tree Removal

Site Address: 1080 2nd St., SR 95404 Assessor's Parcel Number(s): 009-082-003

Applicant Name: Sharon King, The Salvation Army Residences, Inc. dba Santa Rosa Silvercrest

Address: 1050 Third Street, #W110, Santa Rosa, CA 95404

Email Address: sharon.king@salvationarmy.org Phone Number: (707) 544-6766

Applicant Signature: *Sharon King*

Property Owner's Consent - I declare under penalty of perjury that I am the owner of said property or have written authority from property owner to file this application. I certify that all of the submitted information is true and correct to the best of my knowledge and belief. I understand that any misrepresentation of submitted data may invalidate any approval of this application.

Property Owner's Signature: *Sharon King*

APPLICATION SUBMITTAL REQUIREMENTS

REQUIRED APPLICATION FORMS:

- Tree Permit Checklist (All pages of this form)

REQUIRED PROJECT INFORMATION:

Indicate below each of the required documents or plan set components that have been prepared and submitted for this application. See instructions on the following page for those requirements.

PROJECT DOCUMENTS:

- Arborist Report*
- Color Photographs of the Subject Tree(s)
- Tree Removal Site Plan

*May be required, see plan sheet requirements and document requirements linked below

Is this an emergency? Yes No. If yes, include photos or an Arborist Report demonstrating immediate hazard to life and/or property.

Description of Trees to be Removed or Altered							
Location Key	# of Trees	Estimated Height	Circumference	Type of Tree	Reason for Removal		
A	1	122'	66"	Bunya Bunya	<input type="checkbox"/> Dead <input type="checkbox"/> Diseased	<input checked="" type="checkbox"/> Hazardous <input checked="" type="checkbox"/> Nuisance	<input type="checkbox"/> Restricting Development <input type="checkbox"/> Other
B					<input type="checkbox"/> Dead <input type="checkbox"/> Diseased	<input type="checkbox"/> Hazardous <input type="checkbox"/> Nuisance	<input type="checkbox"/> Restricting Development <input type="checkbox"/> Other
C					<input type="checkbox"/> Dead <input type="checkbox"/> Diseased	<input type="checkbox"/> Hazardous <input type="checkbox"/> Nuisance	<input type="checkbox"/> Restricting Development <input type="checkbox"/> Other
D					<input type="checkbox"/> Dead <input type="checkbox"/> Diseased	<input type="checkbox"/> Hazardous <input type="checkbox"/> Nuisance	<input type="checkbox"/> Restricting Development <input type="checkbox"/> Other
E					<input type="checkbox"/> Dead <input type="checkbox"/> Diseased	<input type="checkbox"/> Hazardous <input type="checkbox"/> Nuisance	<input type="checkbox"/> Restricting Development <input type="checkbox"/> Other
F					<input type="checkbox"/> Dead <input type="checkbox"/> Diseased	<input type="checkbox"/> Hazardous <input type="checkbox"/> Nuisance	<input type="checkbox"/> Restricting Development <input type="checkbox"/> Other

Detailed Explanation of Reason(s) for Removal: Please see attached.

Proposed Tree Replacement. City Code Chapter 17-24 permits or requires the replacement of trees. Please indicate your proposed tree replacement option: Replanting (# and Species) _____ In-lieu fee (\$100/tree removed)

Electronic Signature Disclosure:

I understand and agree that (i) electronically signing and submitting any document(s) to the City of Santa Rosa legally binds me in the same manner as if I had signed in a non-electronic or non-digital form, and (ii) the electronically stored copy of my signature, any written instruction or authorization and any other document provided to me by the City of Santa Rosa, is considered to be the true, accurate and legally enforceable record in any proceeding to the same extent as if such documents were originally generated and maintained in printed form. I agree not to contest the admissibility or enforceability of the City of Santa Rosa's electronically stored copy of any other documents.

By using the system to electronically sign and submit any document, I agree to the terms and conditions of this Electronic/Digital Signature Disclosure.

Signature: Sharon King Date: August 31, 2022
Name: Sharon King Relationship to Project: Property Mgr.
Company/Organization: The Salvation Army, Inc. dba Santa Rosa Silvercrest

REQUIRED FEES:

Use the City's online [Fee Schedule](#) to determine your project's required Application Fee(s).

INSTRUCTIONS FOR APPLICATION REQUIREMENTS

ALL Required Project Information must comply with the City's [Universal Digital File Standards](#).

PROJECT DOCUMENTS – All documents must reflect the [document requirements](#). Use the [document requirements](#) to determine if you should include that document.

TREE PERMIT INFORMATION & PROCESS

The City of Santa Rosa finds that trees contribute greatly to the health, safety and general welfare of all of the City's citizens and that the preservation is a matter of citywide concern. Santa Rosa recognizes and finds that trees provide great aesthetic benefits, offer windbreaks, provide summer shade, noise abatement, and privacy screening, erosion control, act as filters against airborne pollutants, release oxygen, are wildlife habitats, and prevent landslides through their root systems. All trees perform these functions for the property on which they are growing. Trees of significant size and maturity perform these functions for all persons living in their vicinity. Trees are key elements in a living system the boundaries of which do not conform to the arbitrary property lines of individual lots and parcels and upon which the continued health and welfare of this community depends. In addition, trees in the community and in a neighborhood provide a sense of identity and tradition and enhance property values.

The tree removal permit process helps to protect certain trees that are an essential part of the City's natural heritage, referred to in this chapter as heritage trees, wherever they may be growing in the City, while, at the same time, recognizing an individual property owner's right to utilize his or her land in a way that is otherwise allowed by law.

This Tree Removal Permit is required for the removal of trees without any additional Planning Applications being required. If tree removals are proposed along with additional development, those trees shall be identified for removal on the Design Review, Tentative Map, or Landmark Alteration Applications.

Please review the [City's Tree Ordinance](#) prior to submitting this application.

ATTACHMENT TO TREE PERMIT REMOVAL APPLICATION

The Salvation Army Residences, Inc. (Silvercrest)

Applicant requests a permit to remove the Bunya Bunya tree that poses a hazard to the elderly residents of the Silvercrest Residences, as well to as their guests and invitees who garden in the Salvation Army's garden area, in addition to these individuals and members of the public who walk or drive underneath the branches of this tree. As stated in the accompanying arborist's report, the tree presents a hazardous condition because the dominant stems are split risks, are at risk of failure, and are targeting utility transmission lines, the city sidewalk, and Second Street. The tree produces large cones, weighing up to 24 pounds. These cones have fallen and caused injury and damage in the past. A cone fell onto a shed in the garden area and obliterated the shed. A cone fell onto a resident and tore his clothing. The branches have fallen into the garden area where the senior citizens are gardening. The leaves fall on a regular basis, and are long (approximately 18 inches) spirals of sharp pointed leaflets. The tree's roots cause damage to the sidewalk and in May 2019, Applicant spent \$3,920.00 to repair the sidewalk (as required by the City). Despite this repair, the roots continue to impair the sidewalk. Regular maintenance of the tree does not diminish the serious health and safety risk that the tree continues to pose. The heavy cones and branches are at continuous risk of falling and injuring someone despite regular maintenance. Replacement trees eventually can be planted to mitigate any "aesthetic benefit" the current tree may provide.

City of Santa Rosa
Planning & Economic
Development Department
Aug 31, 2022
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