



Davey Corporate Forest Preservation Validation Report

Document Prepared by City Forest Credits

March 13, 2023

PROJECT OVERVIEW

<i>Project Name</i>	Davey Corporate Forest Preservation
<i>Project Registry Number</i>	26
<i>Project Type</i>	Tree Preservation
<i>City Forest Credits Protocol Version</i>	Version 11.40, February 7, 2022
<i>Project Start Date</i>	October 13, 2022
<i>Project Location</i>	Kent, OH and unincorporated Brimfield Township, Portage County, OH
<i>Project Operator</i>	Davey Resource Group, Inc.

SUMMARY

Provide a few sentences about the overall project

The Davey Corporate Forest Preservation Project will preserve 21 acres of deciduous forest that was facing development pressure within a growing urban area in Portage County, Ohio. The Project Area consists of three parcels within the impaired Cuyahoga River watershed. By protecting these tree stands, Davey Tree Expert Company's "Davey" employees and the greater community will continue to receive the co-benefits of these trees for years to come. Davey Resource Group completed on-site quantification for the Project, conducting a complete inventory of all trees on within the Project Area.

ELIGIBILITY

Project Operator Identity (Section 1.1)

Criteria

A Project requires at least one Project Operator ("PO"), an entity organized and licensed under the laws of its jurisdiction, or a governmental body, which undertakes a Project, registers it with the registry of City Forest Credits (the "Registry"), and is ultimately responsible for all aspects of the project and its reporting.

Issue Validated

Davey Resource Group, Inc. is the Project Operator. To document that it is an entity organized and licensed under the laws of its jurisdiction, Davey Resource Group, Inc. provided City Forest Credits with a copy of the Davey Resource Group Certificate of Good Standing from the State of Delaware.

Permanence – Project Duration and Reversals

A. Project Duration (Section 1.2 and 2.2)

Criteria

Project Operator must sign a Project Implementation Agreement with the Registry setting forth the Project Operator's obligation to comply with the protocol. Project Operator must monitor and report for 40 years.

Issue Validated

Davey Resource Group, Inc. and City Forest Credits signed a Project Implementation Agreement on 10/20/2022 for the Davey Corporate Forest Preservation Project (Project Registry Number 26). The project has a 40-year duration under City Forest Credits Tree Preservation Protocol Version 11.40.

B. Reversals (Section 9)

Criteria

A “Reversal” is loss of stored carbon such that the remaining stored carbon within the Project Area is less than the amount of stored carbon for which Registry credits have been issued. The Registry will retain in a Reversal Pool account 10% of all credits issued to preservation projects. This Reversal Pool account shall be used to compensate for Unavoidable Reversals.

Issue Validated

The Project Design Document and request for credits based on GHG mitigation includes a 10% deduction for the Reversal Pool of credits. 460 credits were contributed from this Project to the Registry Reversal Pool. The carbon quantification and Reversal Pool deduction were verified by the Validation and Verification Body, Ecofor LLC.

Project Location (Section 1.3 and 1.4)

Criteria

Project Area must be located in parcels within or along the boundary of at least one of the urban area criteria. The Project Operator must specify the Project Area and provide an electronic map of the Project area with geospatial location.

Issue Validated

The Project is comprised of three sites located in Portage County, OH, all within the U.S. 2010 Census Urbanized Area. The location meets protocol criteria Section 1.3 A. The Project Operator has provided maps as supporting evidence, including geospatial location, regional-scale, and project area maps.

The 21-acre Project Area includes three sites. The parcel numbers are as follows:

Project Site	Jurisdiction / Location	Parcel Number	Description / Notes
1	Kent, Portage County, Ohio	17-043-00-00-013-000	The property is 18.43 acres, and the Project Area is 8.97 acres.
2	Kent, Portage County, Ohio	17-007-00-00-001-003	The property is 10.28 acres. The Project Area is 9.92 acres.

3	Brimfield Township, Portage County, Ohio	04-025-00-00-003-013	The property is 2.51 acres, and the Project Area is 2.51 acres.
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The Project Area is in a location that receives more than 20 inches of precipitation per year and has more than 80% tree canopy, meeting protocol criteria Section 1.4 C. The Project Operator has provided an iTree Canopy report to demonstrate the percentage of canopy cover for the Project Area. The canopy cover across all three sites within the Project Area was 94% for Site 1, 90% for Site 2, and 96% for Site 3.

Ownership or Eligibility to Receive Potential Credits (Section 1.5)

Criteria

Project Operator must demonstrate ownership of potential credits or eligibility to receive potential credits.

Issue Validated

The Davey Tree Expert Company is the landowner for the Davey Corporate Forest Preservation Project, and has given permission for the Project Operator, Davey Resource Group, Inc., to receive potential credits, meeting protocol criteria Section 1.5C. The Project Operator provided Deeds (Appendix D) and an Agreement to Transfer Potential Credits (Appendix E), signed on and effective as of October 13, 2022, as supporting documentation.

Demonstration of Threat of Loss (Section 4.2, 4.3, 4.4)

Criteria

Project Operator must demonstrate that prior to the Preservation Commitment, the project trees were not preserved from removal. The Project Area must be in a land use designation that allows for at least one non-forest use and is not in an overlay zone that prohibits all development. The Project Area must also meet one of three conditions that demonstrate threat of loss as described in Section 4.4 A, B, or C such as surrounding developed or improved uses, per acre value, or fair market value.

Issue Validated

The Project Operator signed an Attestation of Additionality on November 22, 2022 stating that prior to the start of the Project, the trees in the Project Area were not protected by easement, recorded encumbrance, or protected zoning status.

The table below describes the zoning and threat of loss criteria for each of the project sites:

Project Site	Parcel Number	Zoning	Threat of Loss Test
1	17-043-00-00-013-000	Kent I-R – Industrial Research and Office zoning. The site is not in an overlay zone prohibiting development.	4.4A: Greater than 30% of perimeter is improved use (100% of perimeter)

2	17-007-00-00-001-003	Kent I – Industrial District zoning. The site is not in an overlay zone prohibiting development.	4.4A: Greater than 30% of perimeter is improved use (71.8% of perimeter)
3	04-025-00-00-003-013	Brimfield Township Residential Zoning District R-2, medium density residential development. The site is not in an overlay zone prohibiting development.	4.4A: Greater than 30% of perimeter is improved use (100% of perimeter)

Tree Preservation Commitment (Section 4.1)

Criteria

Project Operator must demonstrate that trees in the Project Area are preserved for at least 40 years.

Issue Validated

Project Operator signed a deed restriction on the title of the three project sites on October 13, 2022, effective as of that date. The deed restriction was recorded on November 10, 2022. Section E and Declaration 1 of the deed restriction (Attachment F) protect the trees from removal for 40 years, which satisfies the Tree Preservation Protocol criteria Section 4.1.

Declaration of Development Restrictions, Section E: “Declarant intends by this Declaration to preserve the trees on the Project Properties. It understands that this Declaration will bar the clearing or removing of trees for parking lots, buildings, or any reason other than forest health, hazard, disease, fire, and maintenance of existing trails.”

Declaration of Development Restrictions, Declaration 1: “Removal of Trees. Declarant shall not cut down, destroy, or remove trees located on the Project Properties, except as necessary to control or prevent hazard, disease, fire, or improve forest health, or otherwise to maintain existing trails.”

Project Submittal Dates (Section 2.1, 2.3)

Criteria

Project must submit applications to the Registry within two years of the date of the Preservation Commitment. The Preservation Commitment must be recorded no later than 6 months after Registry Approval of the Project Application. Projects whose Preservation Commitment dates from prior to November 1, 2017 are not eligible.

Issue Validated

Project Operator submitted the Project Application on March 28, 2022 and the Registry approved the Application on April 8, 2022. The Preservation Commitment effective date is October 13, 2022, and it was recorded November 10, 2022, which was a little over 6 months after Application Approval. The Registry retains sole discretion over approval of Applications and registration of projects.

Carbon Quantification (Section 11)

Criteria

Project Operator must follow the carbon stock and soil carbon quantification methods outlined in Section 11 of the Protocol.

Issue Validated

Project Operator performed a complete inventory on all trees within the project area with a diameter at breast height of at least 5 inches, per protocol criteria Section 11.1 B. Using the complete inventory data as input, carbon storage and sequestration estimates were calculated using i-Tree Eco. The tree canopy percentage was measured using i-Tree Canopy.

Forest composition was determined during the complete tree inventory described above. The Project Operator Urban Forester recorded genus and species identification, crown condition, and diameter at breast height to accurately characterize the forest composition.

The table below describes the Accounting Stock at risk of conversion and avoided soil emissions. Project Operator quantified the accounting stock at risk of conversion per Protocol Section 11.2 and quantified the avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces under Protocol Section 11.4. Relevant sections of the zoning regulations and maps of developable area were provided by the Project Operator as supporting documentation.

	Accounting Stock at Risk of Conversion		Avoided Soil Emissions	
Project Site	Applicable Protocol Section	Percent Accounting Stock at Risk of Conversion	Applicable Protocol Section	Percent Avoided Soil Emissions
1	11.2.A – Industrial Zoning	90%	11.4.A – Industrial Zoning	73%
2	11.2.A – Industrial Zoning	90%	11.4.A – Industrial Zoning	90%
3	11.2.Bi – Residential Zoning	90%	11.4.B – Industrial Zoning	30%

A deduction of 18.3% for displaced development was included in carbon quantification, per Protocol Section 11.5.

The Carbon Quantification Summary is as follows:

Project Area (acres)	21.4
Does carbon quantification use stratification (yes or no)	Yes
Project stock (tCO ₂ e)	4,412
Accounting Stock (tCO ₂ e)	4,412
On-site avoided biomass emissions (tCO ₂ e)	3,971
On-site avoided soil carbon emissions (tCO ₂ e)	1,949
Deduction for displaced biomass emissions (tCO ₂ e)	727
Deduction for displaced soil emissions (tCO ₂ e)	591
Credits from avoided biomass emissions (tCO ₂ e)	3,244
Credits from avoided soil emissions (tCO ₂ e)	1,358
Total credits from avoided biomass and soil emissions (tCO ₂ e)	4,603
Credits attributed to the project (tCO ₂ e), excluding future growth	4,603
Contribution to Registry Reversal Pool Account	460
Total credits to be issued to the Project Operator (tCO₂e) <i>(excluding future growth)</i>	4,143

Project Operator asserts that the Project results in GHG emissions mitigation of 4,143 tons CO₂e.

Co-Benefits Quantification (Section 11.6)

Criteria

Project Operator follows co-benefit quantification for rainfall interception, air quality, and energy savings, per protocol criteria Section 11.6.

Issue Validated

Project Operator has followed the co-benefits quantification method using the templates provided by City Forest Credits. Project Operator included 93% deciduous, and 0% coniferous for the 21.4-acre Project Area. The following table documents the quantified ecosystem services in resource units and avoided costs.

<i>Ecosystem Services</i>	<i>Resource Units</i>	<i>Value</i>
Rainfall Interception (m ³ /yr)	10,162	\$21,479
Air Quality (t/yr)	0.70	\$1,728
Cooling – Electricity (kWh/yr)	30,858	\$4,323
Heating – Natural Gas (kBtu/yr)	1,277,374	\$17,866
Grand Total (\$/yr)		\$45,397

Additionality (Section 6, 11)

Criteria

The City Forest Credits Standard and Tree Preservation Protocol (Section 6) ensure additionality for every carbon project. A project activity is additional if it can be demonstrated that the activity results in emission reductions or removals that are in excess of what would be achieved under a “business as usual” scenario and the activity would not have occurred in the absence of the incentive period provided by the carbon markets.

Projects must demonstrate the following:

- Prior to the start of the project, the trees in the project area cannot be protected via easement or recorded encumbrance or in a protected zoning status that preserves the trees.
- The zoning in the project area must currently allow for a non-forest use.
- The trees in the project area face some risk of removal or conversion out of forest.

The Tree Preservation Protocol sets out three tests to determine whether the trees or forest in a project area face a threat or risk of tree removal or conversion out of a forested use, as described in Section 4.4. Taken together, these elements allow crediting only for unprotected trees, at risk of removal, which are then protected by a project action of preservation, providing additional avoided GHG emissions.

Additionality is embedded also in the quantification methodology. Projects cannot receive credits for trees that would have remained had development occurred, nor can they receive soil carbon credits for soil that would have been undisturbed had development occurred.

Project Operator must sign an Attestation of Additionality.

Issue Validated

Project Operator has demonstrated that prior to the start of the project the trees were not protected, the zoning allows for a non-forest use, and the trees are at risk of removal or conversion out of forest. Project Operator has followed the carbon quantification methodology to demonstrate how the number of credits to be issued. Project Operator signed the Attestation of Additionality on November 22, 2022.

No Double Counting of Credits and No Net Harm (Section 5)

Criteria

The City Forest Credits Standard describes safeguards and the “No Net Harm” Principle in Section 5. Project activities shall not cause net harm to the environment or urban communities. Project Operator must sign an Attestation of No Net Harm.

The City Forest Credits Standard describes prevention of double-counting in Section 5. Project Operator must sign an Attestation of No Double Counting of Credits.

Issue Validated

Project Operator has submitted a signed Attestation of No Double Counting and No Net Harm on October 18, 2022, and the Registry sees no evidence of net harm from this project. The Registry has reviewed the records of prior projects to confirm that the Project Area for this project has not already received credits under the CFC standard.

Monitoring and Reporting (Section 8)

Criteria

Project Operator must report on tree conditions across the Project Area for the Project Duration. Reports must be submitted no less frequently than on the triennial anniversary of the date of the first Verification Report.

Issue Validated

Project Operator has agreed to submit written reports every three years using the template provided by City Forest Credits. With the Project Operator's corporate headquarters located next to or close by the Project Area, the site will be closely monitored by the urban forestry and arborist staff to ensure that the tenets of the preservation commitment are upheld. The complete inventory conducted as part of the carbon quantification 11.1.B will be used as the baseline for sampling tree health during the monitoring period and for quantification of future growth.

Social Impacts (Section 12)

Criteria

Project Operator shall use the Carbon Project Social Impact template to evaluate the SDGs to determine how a Project provides social impacts that contribute towards achievement of the global goals, as described in Section 12.

Issue Validated

Project Operator has submitted a completed Carbon Project Social Impact document. The project meets protocol criteria Section 12.

VERIFICATION REPORT

CFC reviewed the Verification Report to ensure it accurately reflects the documentation contained in the Project Design Document and supporting documents.

VALIDATION CONCLUSION

All the information provided in this validation report is free of material misstatement, to the best of our knowledge. The project complies with the validation criteria outlined in the City Forest Credits Standard and Tree Preservation Protocol Version 11.40.

Approved by City Forest Credits on March 13 in 2023.