



SUMMARY OF PRESERVATION PROTOCOL REQUIREMENTS

A Checklist for Potential Projects

Version 10.40 | February 7, 2021



✓ **Identify Project Operator (Section 1.1)**

This is the entity who takes legal responsibility for the project.

✓ **Commit to 40-year project duration (Section 4)**

✓ **Sign Implementation Agreement (Section 1.2)**

This is the 40-year agreement between the Project Operator and City Forest Credits (the "Registry") for an urban forest carbon project.

✓ **Project must be located in or along the boundary of one of the following (Section 1.3):**

- "Urban Area" per Census Bureau maps; see <https://www.census.gov/geographies/reference-maps/2010/geo/2010-census-urban-areas.html>
- An incorporated or unincorporated city or town
- A planning area for a metropolitan planning agency or entity, such as the Chicago Metropolitan Agency for Planning
- Land owned, designated, and used by a municipal or quasi-municipal entity such as a utility for source water or watershed protection
- A transportation or utility right of way through one of above

✓ **Project Operator meets one of following (Section 1.5):**

- **Owns the land (and any carbon credits) upon which project trees are growing**
- **Has an easement for right of way and accepts "ownership" of project trees**
Ownership means maintenance and liability and is intended to allow only for trees that a city or person accepts responsibility for.
- **Has a written agreement with landowner to receive carbon credits**
If the Project Operator does not own the land, they must have a written agreement with the owner to receive the carbon credits; this can be contained within an easement or encumbrance on the property. Registry can supply a sample document for this.

✓ **Project must preserve trees for 40 years (Section 4.1)**

If project is on private land, trees can be preserved by recorded easement or deed restrictions. If project is on public land, trees can be preserved by a recorded encumbrance, or by zoning designation AND development regulations in place that specifically protect the trees for the 40-year project duration.

✓ **Project must show (Sections 4.2 and 4.3):**

- Project Trees now preserved by new easement or protected zoning status, and
- Project Trees were not preserved by easement or protected zoning status before, and
- Prior to preservation, Project Area was in a zoning designation that allowed at least one non-forest use, and
- Prior to preservation, land in the Project Area met one of the three following:
 - Surrounded on at least 30% of its perimeter by developed or improved uses, or
 - Sold or assessed at greater than \$10,000 per acre within three years of preservation, or
 - Would have had a fair market value after conversion to a developed or improved use greater than the fair market value prior to preservation

✓ **Documentation (Section 3)**

Templates for all documentation for carbon crediting supplied by the Registry including application, project implementation agreement, project design document, and more.

✓ **Quantification of carbon stock and soil carbon (Section 10)**

The Protocol describes the steps for carbon quantification in detail. These are designed to be done by anyone moderately familiar with forestry. The Registry has spreadsheets that identify data needed, with some of calculations based on formulae.

1. Estimate the biomass stock present, and adjust for uncertainty to calculate the “Accounting Stock” (Section 10.1). This can be done using the GTR tables, or using an iTree tool with samples, or by on-site inventory
2. Calculate the fraction of the Accounting Stock that likely would be emitted as a result of development, “Avoided Biomass Emissions” (Section 10.2)
3. The Project Operator may elect to also account for growth of trees within the project area, or may choose not to count growth (Section 10.3)
4. Calculate “Avoided Soil Carbon Emissions” (Section 10.4)
5. Apply the deductions in Section 10.5 and Appendix B to Biomass and Soil Carbon calculations to adjust for development and emissions that would be

displaced by the preservation of the Project Area (leakage deductions). This will reduce the creditable tonnes of Avoided Biomass Emissions and Avoided Soil Carbon Emissions to adjust for displaced development (Section 10.5)

✓ **Verification by third-party verifiers (Section 11)**

Project compliance and quantification must be verified by a third-party verifier approved by the Registry.

✓ **Credit issuance to Project Operator (Section 6):**

- **For project areas greater than 200 acres:** credits are issued in equal amounts over five years
- **For projects greater than 50 but less than 200 acres:** credits are issued in the equivalent of 50 acres per year (i.e. 150-acre project will receive all credits over three years)
- **For projects less than 50 acres:** all credits are issued after third-party verification

This issuance of credits over time reflects the likely staging of development if the Project Area were to have been developed. The schedule of issuance also reflects that one of the first development actions taken upon metropolitan land is clearing and grading to “vest” development rights in the project, to discourage opposition to a project, or to reduce the cost of constructing in-ground infrastructure such as sewer and water.

✓ **Commit to monitoring and reporting (Section 7)**

The Project Operator must submit a report every three years. The reports must be accompanied by some form of telemetry or imaging, such as Google Earth, showing leaf-on trees. The reports must estimate any loss of stored carbon stock or soil disturbance in the Project Area.

✓ **Understand Reversals (Section 8)**

If the Project Area loses credited carbon stock, the Project Operator must return or compensate for those credits if the tree loss is due to intentional acts or gross negligence of Project Operator. If tree loss is due to fire, pests, or other acts of god (i.e., not due to the Project Operator’s intentional acts or gross negligence), the Registry covers the reversed credits from its Reversal Buffer Pool of credits held back from all projects.

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