

Verification Report

Sandy Cross Forest Preservation Project

CFC Project Number 018

December 24, 2021

Ecofor LLC

TABLE OF CONTENTS

1	INTRODUCTION	3
1.1	PROJECT BACKGROUND.....	3
1.2	CONTACT INFORMATION.....	3
1.3	OBJECTIVE	4
2	VERIFICATION CRITERIA.....	4
2.1	PROTOCOL.....	4
2.2	LEVEL OF ASSURANCE	4
3	SCOPE OF VERIFICATION	4
4	VERIFICATION PROCESS.....	5
4.1	VERIFICATION ACTIVITIES	5
4.2	CFC TREE PRESERVATION PROTOCOL REQUIREMENTS.....	6
4.2.1	Eligibility	6
4.2.2	Additionality.....	6
4.2.3	Permanence	6
4.2.4	Accounting	7
4.2.5	Leakage	7
5	VERIFICATION FINDINGS.....	7
6	VERIFICATION RESULTS AND CONCLUSION	8

1 INTRODUCTION

City Forest Credits engaged Ecofor LLC (Ecofor) to verify the project named “Sandy Cross Forest Preservation Project”, with the project operated by the Western Reserve Land Conservancy (WRLC), for the reporting period October 14, 2021 through October 13, 2024. The goal of the verification is to ensure that the GHG assertion is materially correct, and that the assertions made by the project are well documented.

1.1 PROJECT BACKGROUND

The Project preserves forest on lands within the urban growth boundary of Mansfield, OH and prevents future conversion to non-forest cover. The project encompasses 131.93 acres within 214.6 acres in eight legal property parcels within Troy Township, Richland County, OH. Project lands are within parcels:

047-26-067-02-000

047-26-067-03-000

047-26-067-04-000

047-26-067-04-001

047-26-067-10-001

047-26-067-10-002

047-26-067-10-003

047-26-067-12-000

Sandy Cross Forest was purchased by Natural Areas Land Conservancy in 2018. The Natural Areas Land Conservancy (NALC) is a supporting non-profit wholly managed by WRLC. NALC has restricted the property with a conservation easement, which prohibits development on the site but did not explicitly protect the trees from removal. The NALC executed a conservation easement protecting the trees on the land on October 14, 2021.

The project start date, also known as the credit commencement date, is October 14, 2021. The project life is 40 years.

1.2 CONTACT INFORMATION

Project Operator

Western Reserve Land Conservancy

3850 Chagrin River Road

Moreland Hills, OH 44022

Contact: Alex Czayka

Verification Body

Ecofor LLC
16011 36th Ave NE
Lake Forest Park, WA 98155

1.3 OBJECTIVE

The goal of this GHG emission reduction verification is to ensure that the GHG assertion made by the Project is materially correct, that the assertions and assumptions used in the offset calculations are appropriate, that the offset calculations conform to the CFC Protocol, and that the Project is in compliance with all CFC requirements relating to eligibility, accounting and documentation.

2 VERIFICATION CRITERIA

2.1 PROTOCOL

The verification was conducted to the City Forest Credits Tree Preservation Protocol – 40 years, version 10.40, February 7, 2021 (CFC Protocol).

2.2 LEVEL OF ASSURANCE

This verification was conducted to a reasonable level of assurance.

3 SCOPE OF VERIFICATION

- The Project is adjacent to the US Census Bureau 2010 Mansfield, OH, urban boundary meeting the project location requirement in Section 1.3 of the CFC Protocol.
- The Project Operator submitted an application to create the project with the CFC within one year of the date that the trees were legally protected on the property.
- The project area has more than the minimum level of forest canopy required for eligibility under Section 1.4 of the CFC Protocol.
- The Project avoids emission of CO₂ from trees by avoiding conversion of forest to non-forest land cover and avoids emission of CO₂ from soil resulting from the conversion of forest to impervious surface.

- Reporting Period is October 14, 2021 through October 13, 2024.
- The verification includes review of documents, data, imagery and other evidence provided by the Project Operator; independent checking of selected data; checking parcel numbers, independent analysis of aerial imagery to confirm vegetation typing (and reviewing historical imagery to estimate stand age); independent calculation of biomass carbon stocks from timber inventory numbers, examination of relevant zoning codes, checking each step of offset calculations for accuracy and conformance with the Protocol.

4 VERIFICATION PROCESS

4.1 VERIFICATION ACTIVITIES

The verification process consisted of the following activities:

- Ecofor independently verified that the project area is adjacent to a US Census Bureau urban area boundary.
- Ecofor independently verified that the project area located in zones R-1 and R-2 which allow residential development with a minimum lot size of 21,780 square feet (0.5 acres) per dwelling unit.
- Ecofor determined that the project area meets the protocol's criteria for being at risk of development because more than 30% of the boundary of the project parcel is in developed use.
- Ecofor reviewed the conservation covenant and confirmed that it prohibits tree removal except for limited safety conditions or maintaining trails.
- Ecofor obtained recent aerial imagery of the project area and verified that the area is essentially completely tree covered. Ecofor mapped the sample points the project used to calculate canopy coverage onto recent aerial imagery. Ecofor selected a subsample of points and classified vegetation and tree or non-tree, and checked the Project's classification of these points. If there are gaps in the upper tree canopy they are so small that shadow in the aerial imagery prevent discrimination as to whether the gaps are filled with smaller trees or with nontree cover. Even if all the potential gaps are actually gaps, canopy cover would be greater than 94%.
- Ecofor independently estimated the biomass carbon stock present within the project area.
- Ecofor checked the Troy Township, Richland County, OH, zoning code and verified that Section 410 allows a minimum lot size of 0.5 acres. With this lot size, the CFC Protocol estimates that with at least 90% of the existing forest would likely be cleared during development and 90% can be credited as avoided clearing.
- The CFC protocol assumes that with under this lot size, 50% of the area would be converted to impervious surface if the project area were to be developed.

- CFC provided the project an Excel spreadsheet for calculating credits. Ecofor worked with CFC to make correct calculations of credits.
- Ecofor checked all requirements in the Protocol and confirmed that documentation satisfies the requirements of the protocol, and that values extracted from the documents and conclusions drawn from the documents are accurate and appropriate.
- Ecofor submitted to CFC and the Project Operator requests for clarifications and corrections, as issues came to light, and reviewed revised and corrected documents and calculations.

4.2 CFC TREE PRESERVATION PROTOCOL REQUIREMENTS

4.2.1 Eligibility

The project area is adjacent to the Mansfield, OH, US Census Bureau Urban Area. Ecofor reviewed the Project against all CFC Tree Preservation Protocol requirements and confirmed the following:

- The Project Area is zoned to allow residential housing development and more than 30% of the project perimeter is in developed use.
- The Project Area is currently 94% tree canopy cover, which is greater than minimum required 80% tree canopy cover.
- Prior to the conservation covenant established by the project, trees within the Project Area were not protected from removal.
- There is a clear title to carbon credits through the agreement between the owner of the land, the Natural Areas Land Conservancy, to the project operator, granting the WRLC the legal authority to create and dispose of greenhouse gas offsets generated on the project lands.
- The Project Operator has committed to meeting the permanence requirements of CFC.
- The project commencement date is after November 1, 2017.

4.2.2 Additionality

Project lands met the requirements of the Protocol:

- Prior to the Project, trees on the land were not protected from removal by easement, zoning, or other legal mechanism.
- Zoning allows removal of existing trees.
- GIS quantification of the project area border length shows more than 30% of the perimeter is in developed uses.

4.2.3 Permanence

The landowner has established and recorded a permanent covenant on the land protecting the Project Trees.

4.2.4 Accounting

Examination of historic aerial imagery from 1959 shows approximately 80% of the project area to be substantially tree covered at that time, with the remaining area having vegetation cover that was herbaceous, brush, or small trees. Because of the low resolution of the 1959 imagery the exact coverage could not be determined. Higher resolution imagery from 1995 shows essentially the entire project area to have substantially closed canopy tree cover, suggesting that the trees were at least 20 years old in 1995, suggesting a stand age of at least 45 years in 2021. The timber inventory reports 501,633 board feet across an area that is approximately the project area. Ecofor used the timber inventory to estimate the merchantable biomass from merchantable volume in the timber inventory using the appropriate conversion factor from the American Carbon Registry methodology for improved forest management on small nonindustrial private forest lands and the average wood density of the common tree species within the project area. The total aboveground biomass is estimated from the merchantable biomass a separate biomass expansion factor for each stand in the inventory, where the biomass expansion factor is calculating using the United Nations Food and Agriculture Organization equation for calculating the biomass expansion factor from the merchantable biomass per hectare. The ratio of below ground biomass to aboveground biomass is calculated using the Intergovernmental Panel on Climate change factor for “other broadleaf” forests having 75-150 metric tons aboveground dry mass/hectare. The aboveground and belowground components are summed to calculate the total live tree biomass. Biomass of standing dead trees, understory, down dead trees, and the forest floor is estimated from a weighted average of 70% of the area being 85 years old and 30% of the area being 45 years old, using the afforestation Table B1 from Appendix B of the US Forest Service General Technical Report (GTR) (NE-GTR-343) for Northeast, aspen-birch stands. The live tree biomass is calculated from an inventory so no deduction is made to the live tree component of the Project Stock. The components of the Project Stock other than live trees are estimating using CFC Protocol Option A – estimation of Accounting Stock using USFS GTR NE-343 for Northeast, aspen-birch stands (B1). Because this estimate is from the GTR table, the standard 20% deduction is made to these stocks in pools other than live trees. 25% of the project stock is in these non-live-tree pools and 25% times 20% equals 5% so the deduction used to calculate the accounting stock from the Project Stock is 5%.

4.2.5 Leakage

The project follows the CFC protocol and accounts for displacement of development, both in loss of biomass and displacement of impervious surfaces to other locations. Deductions for this expected displacement of development are made to the carbon stocks on site when calculating credits for avoided emissions.

5 VERIFICATION FINDINGS

All issues raised by Ecofor were clarified or corrected by the Project Operator and CFC and all issues were closed.

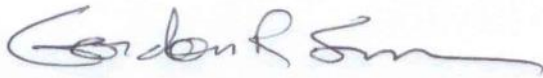
Ecofor recommends that CFC continue to monitor tree cover across the project area.

6 VERIFICATION RESULTS AND CONCLUSION

This verification of the Sandy Cross Forest Preservation Project of the Western Reserve Land Conservancy for the reporting period October 14, 2021 through October 13, 2024 was completed in a manner consistent with ISO 14064-3 and in conformance with relevant CFC standards and guidelines. The table below is a summary of the emission reduction or removals.

Project	Issuance Year	GHG Reductions and Removals (tCO ₂ e)	Risk Buffer (tCO ₂ e)	Emission Reductions to be Issued to Project (tCO ₂ e)
WRLC Sandy Cross	2021	7,219	722	6,497
WRLC Sandy Cross	2022	7,219	722	6,497
WRLC Sandy Cross	2023	4,611	461	4,150
WRLC Sandy Cross	Cumulative	19,049	1,905	17,144

Lead Verifier Signature



Gordon Smith