



Camp Lakota Woodland Validation Report

Document Prepared by City Forest Credits

January 11, 2024

PROJECT OVERVIEW

<i>Project Name</i>	Camp Lakota Woodland
<i>Project Registry Number</i>	046
<i>Project Type</i>	Tree Preservation
<i>City Forest Credits Protocol Version</i>	Version 12.40, February 22, 2023
<i>Project Start Date</i>	November 21, 2023
<i>Project Location</i>	McHenry County, Illinois
<i>Project Operator</i>	McHenry County Conservation Foundation

SUMMARY

Provide a few sentences about the overall project

As part of the Chicago Region Carbon Program, the McHenry County Conservation Foundation (MCCF) and the McHenry County Conservation District have preserved 70.3 acres of primarily 100 – 200 year old oak and hickory woodland at the former Camp Lakota in Unincorporated McHenry County IL. These woodlands contain significant stands of white, red, and bur oaks, with some limited numbers of hills oak, swamp white oak, and pine plantation.

The project area was acquired by the McHenry County Conservation Foundation on June 25, 2021. It is expected to be transferred to the McHenry County Conservation District by 2026. The project area is zoned A1 agriculture.

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

The McHenry County Conservation Foundation is the Project Operator. To document that it is an entity organized and licensed under the laws of its jurisdiction, MCCF provided the organization bylaws to City Forest Credits.

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 application on June 12, 2023. The Preservation Commitment recordation date is November 21, 2023, which meets protocol criteria Section 2.1 and 2.3, and all project documents were submitted by November 28, 2023, which is less than 6 months from the application approval date of June 12, 2023.

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

The McHenry County Conservation Foundation and City Forest Credits signed a Project Implementation Agreement on August 18, 2023 for the Camp Lakota Woodland Preservation Project (Project Registry Number 046). The project has a 40-year duration under City Forest Credits Tree Preservation Protocol Version 12.40.

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. 1,291 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, Zachary Boerman, in the Verification Report dated January 11, 2024.

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 located in the Chicago Metropolitan Agency for Planning (CMAP), which meets protocol criteria Section 1.3 D. The Project Operator has provided maps as supporting evidence, including geospatial location, regional-scale, and project area maps.

The 70.3 acre Project Area comprises three parcels, described as follows:

Municipality	Parcel Number	Notes <i>Include total acres and acres included in Project Area</i>
Woodstock	07-28-200-003	Portion of parcel included in Project Area – 15 acres out of 19.24 acres
Woodstock	07-27-100-001	Portion of parcel included in Project Area – 20.3 acres out of 30.76 acres
Woodstock	07-27-100-003	Portion of parcel included in Project Area – 35 acres out of 40 acres
	Total Project Area	70.3 acres out of 90 acres

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 report to demonstrate the percentage of canopy cover for the Project Area, which was determined to be 96%.

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 McHenry County Conservation Foundation is the landowner for the Camp Lakota Woodland Preservation Project, meeting protocol criteria Section 1.5 A. The Project Operator provided a recorded deed, signed and effective as of June 25, 2021 as supporting documentation.

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 and recorded a deed restriction, declaring development restrictions and the protection of the trees, on November 21, 2023.

Under the Recitals section:

- F. Declarant intends for this Declaration to preserve the trees on the Property for a period of 40 years from the date of this Declaration. It understands that this Declaration will bar the clearing or

removing of trees for parking lots, picnic shelters, playfields, visitor centers, or any reason other than forest health, hazard, disease, fire, and small, non-motorized recreational trails.

The deed restriction will ensure effective protection for the Project Area for 40 years, which satisfied protocol criterion Section 4.1.

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 October 12, 2023, 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 Project parcel is zoned for at least one non-forest use:

All parcels are zoned A1 Agriculture. The intent of the A-1 Agriculture District is to permit agricultural purposes and activities. Residences are allowed on large agricultural parcels within the County. The standards of the A-1 District promote the continuation of farming and protect agricultural land uses from the encroachment of incompatible uses. The Project Operator provided zoning maps and copies of the relevant zoning regulations as supporting documentation.

The Project meets Tree Preservation Protocol Criteria 4.4A, as 57.38% of the perimeter is adjacent to a developed use. The Project Operator provided a map showing the developed uses around the Project Area perimeter as supporting documentation.

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. Per Section 5.2 of the Tree Preservation Protocol, the Project Operator must submit documentation showing no overlap of Project Area with any other registered urban forest carbon project. As part of Validation, the Registry shall use the appropriate tool on GIS software (such as the Intersect tool on ArcGIS) to independently investigate whether there is any overlap between the Project Area and other registered urban forest carbon projects.

Issue Validated

Project Operator has submitted a signed Attestation of No Double Counting and No Net Harm on October 12, 2023, and the Registry sees no evidence of net harm from this project. The Registry has analyzed geospatial data of the Project Area against that of all other registered urban forest carbon preservation projects to confirm that the Project Area for this project has not already received credits under the CFC standard.

Additionality (Section 6)

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 October 12, 2023.

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 engaged an independent consultant, Davey Resource Group (DRG), to perform an on-site assessment of the carbon stock, per protocol criteria Section 11.1.B. DRG conducted a plot-sample forest assessment adhering to the standards set in CFC Tree Preservation Protocol Section 11.1.B. DRG

established 43 sample plots sized at 1/10th-acre. Within every plot, each live tree was inventoried that was at least 5” in diameter at 4.5’ above ground, where the height above ground is measured on the uphill side of the tree. The plot data were used as input for iTree Eco to quantify the carbon biomass across the entire Project Area. The tree canopy percentage was measured using i-Tree Canopy. Historical imagery was provided as supporting documentation to establish forest age and composition.

Forest composition from the plot-sample inventory was provided as supporting documentation, but forest age was not necessary for carbon quantification for this project.

The Accounting Stock at risk of conversion was calculated per Protocol Section 11.2.A, with the number of acres that could be cleared determined by the relevant zoning regulations for agricultural areas. The total potentially cleared acres across the Project Area is 90%.

Project Operator quantified the avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces or due to agricultural practices such as annual crops and plowing under Protocol Section 11.3, which allows for 90% of the Project Area in an agricultural zone to be eligible for conversion. Portions of the property are designated under the Surface Aquifer Recharge Area (SARA) overlay zone, which limits impervious surface to a maximum of 50%; however, the SARA ordinance does not specify a maximum fraction of parcel area that may be used for agricultural practices such as annual crops and plowing, so 90% was used for the Project Area.

A deduction of 18.3% for displaced development was included in carbon quantification, per Protocol Section 11.4.

The Carbon Quantification Summary is as follows:

Project Area (acres)	70.3
Does carbon quantification use stratification (yes or no)	No
Accounting Stock (tCO ₂ e)	10,365
On-site avoided biomass emissions (tCO ₂ e)	9,328
On-site avoided soil carbon emissions (tCO ₂ e)	7,592
Deduction for displaced biomass emissions (tCO ₂ e)	1,707
Deduction for displaced soil emissions (tCO ₂ e)	2,300
Credits from avoided biomass emissions (tCO ₂ e)	7,621
Credits from avoided soil emissions (tCO ₂ e)	5,292
Total credits from avoided biomass and soil emissions (tCO ₂ e)	12,913
Credits attributed to the project (tCO ₂ e), excluding future growth	12,913
Contribution to Registry Reversal Pool Account	1,291
Total credits to be issued to the Project Operator (tCO₂e) <i>(excluding future growth)</i>	11,622

Project Operator asserts that the Project results in GHG emissions mitigation of 11,622 tons CO₂e.

Co-Benefits Quantification (Section 11.5)

Criteria

Project Operator follows co-benefit quantification for rainfall interception, air quality, and energy savings, per protocol criteria Section 11.5.

Issue Validated

Project Operator has followed the co-benefits quantification method using the templates provided by City Forest Credits. Project Operator included 84 percent deciduous, 12 percent coniferous, and 4 percent non-tree for 70.3 acre Project Area. The following table documents the quantified ecosystem services in resource units and avoided costs.

Ecosystem Services	Resource Units	Value
Rainfall Interception (m3/yr)	22,334.3	\$159,909.75
Air Quality (t/yr)	0.6082	\$831.85
Cooling – Electricity (kWh/yr)	145,517	\$11,044.71
Heating – Natural Gas (kBtu/yr)	2,633,382	\$25,635.39
Grand Total (\$/yr)		\$197,421.71

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. The project area is included in the monitoring schedule for the McHenry County Conservation District’s Brookdale Conservation Area.

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 12.40.

Approved by City Forest Credits on January 11 in 2024.