



# **Callen Property Project Validation Report**

Document Prepared by City Forest Credits

June 24, 2024

## PROJECT OVERVIEW

<i>Project Name</i>	Callen Property Project
<i>Project Registry Number</i>	53
<i>Project Type</i>	Tree Preservation
<i>City Forest Credits Protocol Version</i>	Version 12.40, February 22, 2023
<i>Project Start Date</i>	April 23, 2024
<i>Project Location</i>	Monongalia County, WV
<i>Project Operator</i>	West Virginia Land Trust

## SUMMARY

*Provide a few sentences about the overall project*

West Virginia Land Trust, the Project Operator, has protected 28.9 acres of forest in a larger, 36.56-acre property in Monongalia County, WV, as part of a carbon project. The property, which is unzoned and surrounded by residential and industrial development, was appraised at \$1.2 million and its highest and best use determined to be residential development. Protecting the 60-year-old forest will expand nature-based recreation opportunities for the community and preserve important ecosystem services.

## 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 West Virginia Land Trust provided a certificate of existence, articles of incorporation, and IRS Form 990, to City Forest Credits as documentation that it is an entity organized and licensed under the laws of its jurisdiction.

### **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 October 27, 2023, and the Registry approved the Application on October 30, 2023. The Preservation Commitment recordation date is April 23, 2024, which is within six months of the Application Approval date, meeting protocol criteria Section 2.1 and 2.3.

## **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 West Virginia Land Trust and City Forest Credits signed a Project Implementation Agreement on March 11, 2024 for the Callen Property Project (Project Registry Number 53). 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. 488 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.

### **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 Monongalia County, WV, within an Urban Area as defined by the US Census Bureau, which meets protocol criteria Section 1.3A. The Project Operator has provided maps as supporting evidence, including geospatial location, regional-scale, and project area maps.

The 28.9-acre Project Area lies within the larger, 36.56-acre parcel (parcel number 08 8002700020000) in Monongalia County, WV.

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, which was determined to be 93%.

### **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 West Virginia Land Trust is the landowner for the Callen property, meeting protocol criteria Section 1.5A. The Project Operator provided a copy of the special warranty deed as supporting documentation. The deed includes four appurtenance easements, which were conveyed to the Project Operator along with the property, to provide access and amenities to the Callen property.

### **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 recorded a deed restriction on April 23, 2024, declaring the protection of the trees on the Project Area.

Under the Declaration, Section 1:

“1. Removal of Trees. Declarant shall not cut down, destroy, or remove trees located on the Property, except as necessary to control of prevent hazard, disease, or fire or to improve forest health; recreational non-motor-use trails have negligible or de minimis impacts on biomass and carbon stock and are permissible.”

The project meets protocol criteria 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 April 23, 2024 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 parcel is not zoned, because the majority of unincorporated Monongalia County is not zoned. However, to show that the Project Area property is in a land designation that allows for development:

- The Project Operator provided a copy of the County Subdivision Regulations, which outline development standards for residential development (high density, low density, estate, and agricultural residential), mobile home parks, commercial/industrial/manufacturing, planned unit development, and mixed use. The Project Operator also provided documentation, including copies of relevant sections from the County FAQ, that these subdivision regulations apply to all unzoned land in the County, and that the Planning Commission may not block out and forbid subdivision of unzoned land.
- The Project Operator also provided a copy of the most recent appraisal on the property, dated August 2022, which states that the highest and best use of the property was determined to be residential development, with an estimated market value estimate of \$1.2 million.

There are no critical areas on the Property that prohibit development or forest clearance.

The Project meets Tree Preservation Protocol criteria 4.4A, as about 64% of the property boundary is adjacent to a developed use.

### **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 April 23, 2024, 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 land use designation 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 April 23, 2024.

### **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 used the US Forest Service General Technical Report tables B2 Maple Beech Birch and B3 Oak Hickory to determine accounting stock, per protocol criteria Section 11.1.A. The Project Area’s forest type, stand density, and forest health were determined on five site visits, with thirteen random plots sampled for basal area and species composition. Two stands were delineated based on forest type: a maple-beech-birch stand (19.18 acres) and an oak-hickory stand (9.73 acres). The tree canopy percentage was measured using i-Tree Canopy at 93%.

Historical imagery from 1938 to 2018 was provided as supporting documentation to establish forest age and composition. Certain sections of the Project Area were shown to be forested as early as 1938. However, given the Project Area’s small size and history of disturbance in the early 20<sup>th</sup> century, the Project Operator conservatively estimated the entire Project Area age at 60 years old, which based on the historical imagery available, is the earliest point at which the entire Project Area had closed canopy.

Per Protocol Section 11.2.B, 90% of Accounting Stock is at risk of conversion. The most likely development outcome for the Property was assumed to be low density residential, based on the residential uses observed in the surrounding properties. The Monongalia County Subdivision Regulations for low density residential development allow for a minimum of 10,000 sqft (public sewer) or 20,000 sqft (private sewer) lot sizes. According to the clearing estimation formula in Protocol Section 11.2.B.ii, more than 90% of the Project Area could be cleared, so the maximum of 90% was used as the Fraction at Risk of Tree Removal.

Project Operator quantified the avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces under Protocol Section 11.3. The County Subdivision Regulations for low density residential development do not limit lot coverage. Per Protocol Section 11.3.B, 50% was eligible for conversion to impervious surface.

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)	<b>28.9</b>
Does carbon quantification use stratification (yes or no)	<b>No</b>
Percent tree canopy cover within Project Area	<b>93%</b>
Project stock (tCO <sub>2</sub> e)	<b>6,244</b>
Accounting Stock (tCO <sub>2</sub> e)	<b>4,996</b>
On-site avoided biomass emissions (tCO <sub>2</sub> e)	<b>4,496</b>
On-site avoided soil carbon emissions (tCO <sub>2</sub> e)	<b>1,735</b>
Deduction for displaced biomass emissions (tCO <sub>2</sub> e)	<b>823</b>
Deduction for displaced soil emissions (tCO <sub>2</sub> e)	<b>526</b>
Credits from avoided biomass emissions (tCO <sub>2</sub> e)	<b>3,673</b>
Credits from avoided soil emissions (tCO <sub>2</sub> e)	<b>1,209</b>
Total credits from avoided biomass and soil emissions (tCO <sub>2</sub> e)	<b>4,882</b>
Credits attributed to the project (tCO <sub>2</sub> e), excluding future growth	<b>4,882</b>
Contribution to Registry Reversal Pool Account	<b>488</b>
<b>Total credits to be issued to the Project Operator (tCO<sub>2</sub>e)</b> <i>(excluding future growth)</i>	<b>4,394</b>

### 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 93% percent deciduous, and 7% non-tree for the 28.9-acre Project Area. The following table documents the quantified ecosystem services in resource units and avoided costs.

<b>Ecosystem Services</b>	<b>Resource Units</b>	<b>Value</b>
Rainfall Interception (m3/yr)	7,270.5	\$52,055.49
Air Quality (t/yr)	0.3043	\$458.17
Cooling – Electricity (kWh/yr)	57,233	\$4,343.97
Heating – Natural Gas (kBtu/yr)	1,070,154	\$10,417.71
<b>Grand Total (\$/yr)</b>		<b>\$67,275.33</b>

**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.

**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 June 24, 2024.