



# **Anneewakee Forest Preserve Validation Report**

Document Prepared by City Forest Credits

February 17, 2023

## PROJECT OVERVIEW

<i>Project Name</i>	Anneewakee Forest Preserve
<i>Project Registry Number</i>	038
<i>Project Type</i>	Tree Preservation
<i>City Forest Credits Protocol Version</i>	Version 11.40, February 7, 2022
<i>Project Start Date</i>	December 8, 2022
<i>Project Location</i>	Douglas County, Georgia
<i>Project Operator</i>	The Georgia-Alabama Land Trust, Inc.

## SUMMARY

*Provide a few sentences about the overall project*

The Georgia-Alabama Land Trust Anneewakee Forest Preserve is 185 acres in the Atlanta metropolitan area. The goal is to have a mature hardwood forest for wildlife habitat and passive recreation in the greater Atlanta area. The forest is primarily a mature oak/hickory forest with mesic hardwood forest including maple, elm and beech. The Property contains ¼ mile of Anneewakee Creek, including frontage on both sides. The Property is zoned for low density residential (suburban living-experiencing high volume of residential growth).

## 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 Georgia-Alabama Land Trust, Inc. is the project operator. To document that it is an entity organized and licensed under the laws of its jurisdiction, the Georgia-Alabama Land Trust, Inc. provided City Forest Credits with their IRS tax information.

### **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 Georgia-Alabama Land Trust, Inc. and City Forest Credits signed a Project Implementation Agreement on November 9, 2022 for the Anneewakee Forest Preserve (Project Registry Number 038). 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. 3,535 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, Todd Douglass.

**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 Douglas County, within the boundary of the Atlanta Urban Area as defined by the US Census Bureau. This 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 185-acre Project Area lies within a single parcel with parcel number: 0097-015-007.

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 i-Tree report to demonstrate the percentage of canopy cover for the Project Area and shows that it has a 100% canopy cover.

**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 Georgia-Alabama Land Trust, Inc. is the landowner for the Anneewakee Forest Preserve, meeting protocol criteria Section 1.5 A. The Project Operator provided the Deed (D Anneewakee Forest Preserve Recorded Warranty Deed) 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 December 14, 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 Project Area is zoned Residential – Low Density. Anneewakee Creek, as well as the surrounding area on the northwest corner of the property (less than 2 acres) designated forested/shrub wetland by the USFWS National Wetland Inventory were not included in the overall Project Area.

The Project meets criteria 4.4 A, which is over 30% of the Project Area is bordered by non-forest, developed or improved uses. 29.5% of the Project Area is bordered by residential uses and 6.5% is roadway, totaling 36% of the perimeter is adjacent to a developed or improved use.

**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 approved a Declaration of Restrictive Covenants on December 8, 2022 which protects the forest in the Project Area for 40-years. As included in the Declaration of Development Restrictions, the declarants prohibit the removal of trees, except as expressly provided therein and otherwise consistent with the Protocol, for a period of no more than forty (40) years. Limited exceptions are provided for trail/recreational uses. See copy of attached Declaration for specific terms. The project meets protocol criteria Section 4.1.

**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 November 1, 2022. The Preservation Commitment effective date is December 8, 2022, which meets protocol criteria Section 2.1 and 2.3.

**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 to determine accounting stock, per protocol criteria Section 11.1 A. The tree canopy percentage was measured using i-Tree Canopy and is 100%.

Historical imagery was provided as supporting documentation to establish forest age and composition.

Per Protocol Section 11.2B i., 90% of Accounting Stock is at risk of conversion. Anneewakee Forest Preserve is zoned as R-LD Low Density Single-Family Residential A-1. Attachment G provided by the project operator captures the relevant sections of the zoning regulations that are applicable.

Project Operator quantified the avoidance of emissions from soil carbon caused by conversion of soils to impervious surfaces under Protocol Section 11.4. The project area is zoned as Residential, and the applicable zoning and development rules do not limit impervious area. Section 11.4 in CFC’s Tree Preservation Protocol allows for 50% of the Project Area in residential zoning to be eligible for conversion to impervious surface

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)	<b>185</b>
Does carbon quantification use stratification (yes or no)	<b>No</b>
Percent tree canopy cover within Project Area	<b>100%</b>
Project stock (tCO <sub>2</sub> e)	<b>46,941</b>
Accounting Stock (tCO <sub>2</sub> e)	<b>37,553</b>
On-site avoided biomass emissions (tCO <sub>2</sub> e)	<b>33,797</b>
On-site avoided soil carbon emissions (tCO <sub>2</sub> e)	<b>11,100</b>
Deduction for displaced biomass emissions (tCO <sub>2</sub> e)	<b>6,185</b>
Deduction for displaced soil emissions (tCO <sub>2</sub> e)	<b>3,363</b>
Credits from avoided biomass emissions (tCO <sub>2</sub> e)	<b>27,612</b>

Credits from avoided soil emissions (tCO <sub>2</sub> e)	<b>7,737</b>
Total credits from avoided biomass and soil emissions (tCO <sub>2</sub> e)	<b>35,349</b>
Credits attributed to the project (tCO <sub>2</sub> e), excluding future growth	<b>35,349</b>
Contribution to Registry Reversal Pool Account	<b>3,535</b>
<b>Total credits to be issued to the Project Operator (tCO<sub>2</sub>e)</b> <i>(excluding future growth)</i>	<b>31,814</b>

Project Operator asserts that the Project results in GHG emissions mitigation of 31,814 tons CO<sub>2</sub>e issued to the project.

### 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 99% percent deciduous, and 1% coniferous for 185 acre Project Area. The following table documents the quantified ecosystem services in resource units and avoided costs.

<b><i>Ecosystem Services</i></b>	<b><i>Resource Units</i></b>	<b><i>Value</i></b>
Rainfall Interception (m <sup>3</sup> /yr)	21,390.5	\$55,948.80
Air Quality (t/yr)	4.7948	\$11,586.65
Cooling – Electricity (kWh/yr)	221,815	\$16,835.77
Heating – Natural Gas (kBtu/yr)	116,557	\$1,211.08
<b>Grand Total (\$/yr)</b>		<b>\$85,582.28</b>

### 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 December 14, 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 November 15, 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. Multiple staff members from the Land Trust will visit the Preserve no less than annually to inspect the property in its entirety to ensure that all terms of the Declaration of Restrictive Covenant and other encumbrances are being upheld. The Land Trust will submit internal monitoring

reports on an annual basis as well as every three years in accordance with all CFC monitoring and reporting protocols.

### **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 February 17, 2023.