



City Forest Credits Preservation Project Application

1. Project Name

Lee and Betty Sharp Orchard and Woods

2. Project Operator

Organization/Entity: Three Oaks Carbon

Address: 950 W Bannock St, Suite 1100

City: Boise

State: Idaho

Zip: 83702

Primary and/or secondary contact(s): Primary

Phone: 925-784-0613

Email: gino@threeoakscarbon.com

3. Project Location

Project must be in or adjacent to one of the following. Describe which one of the criteria the project meets and provide the name of the city, town, or jurisdiction where project is located. Provide the parcel numbers.

- *Urban Area or Urban Cluster boundary per U.S. Census Bureau*
- *Boundary of any incorporated or unincorporated city or town*
- *Boundary of any planning area for a regional metropolitan planning agency or entity*
- *Within the boundary of land owned, designated, and used by a municipal or quasi-municipal entity for source water or watershed protection*

The project area is located in Jackson County, Mississippi, within the boundaries of the Gulf Regional Planning Commission. This Metropolitan Planning Organization manages the gulf coast of Mississippi nearly in its entirety.

The project area consists of four parcels that total 43.41 acres, 35.8 acres of which will be included in the project area

Parcel 1: **07160096.000 (15 acres)**

Parcel 2: **07160082.000 (14.85 acres)**

Parcel 3: **07160084.000 (3.56 acres)**

Parcel 4: **03535220.000 (10 acres)**

4. Project Description

Provide short narrative of the project goals, Project Area acreage, land ownership, forest characteristics, and land use/zoning. Provide details about when the property was acquired or potential timeline for acquisition. Include information about when carbon crediting was first introduced into the overall project scope.

Project Area and Ecological Context

The project area consists of 35.8 acres of mature forest ecosystem made up of mixed hardwoods and native pine species which provide numerous essential ecological services such as flood mitigation, water filtration, and wildlife habitat. The forested land is surrounded by residential developments, agricultural lands, and a large amount of transportation infrastructure, making its conservation crucial in preventing deforestation and protecting local biodiversity.

Land Ownership and Conservation Timeline

The Goldman family has owned the properties for generations and has committed to conserving the land through the City Forest Credits 40-year Preservation Protocol, ensuring long-term protection against deforestation and unsustainable land use. The Goldman family will transfer the carbon credit rights to the Project Operator, Three Oaks Carbon. The acquisition of development and carbon rights is targeted within 1-2 months of application approval, securing the land for conservation before further development pressures escalate.

Land Use and Zoning

The parcels currently have mixed zoning codes, with the northernmost parcel being classified as A-1 (General Agricultural) and the other three classified as A-2 (Agricultural-Residential (Large Lot Development)). These codes permit a wide range of development options while still allowing for conservation-oriented projects. However, Jackson County's land-use plans encourage economic and infrastructure expansion, increasing the pressures for development within the property area. Numerous parcels in the immediate area have already experienced land clearing for residential and commercial development, making the preservation of this forest even more critical.

Carbon Crediting and Conservation Strategy

The option of utilizing carbon crediting as a conservation strategy has been central to this effort since its inception in February 2025, aligning with the Goldman family's long-term land stewardship goals. Having received multiple generous offers to sell the property for residential development, which would have required clearing the forest to make way for a dense network of housing parcels, the landowners instead chose a path focused on environmental preservation. This approach makes it possible to monetize the land's ecological value while supporting sustainable forest management. By protecting the Lee and Betty Sharp Orchard and Woods, the project secures funding for ongoing stewardship, habitat

restoration, and flood mitigation. These efforts help preserve vital ecosystem services and strengthen climate resilience across the region.

5. Project Impacts

Provide short narrative of the environmental, social, and health impacts this project will achieve. Examples include how the project addresses increased access to green spaces for under-resourced communities, flood control or watershed protection, benefits for human health and well-being, improved recreation opportunities, or protects bird and wildlife habitat.

The Lee and Betty Sharp Orchard and Woods Preservation Project presents a critical opportunity to protect ecologically valuable land while supporting broader regional conservation goals. Jackson County, Mississippi, has experienced consistent urban and industrial growth in recent decades, placing increasing pressure on its remaining natural landscapes. Preserving these parcels ensures the continued presence of intact green space that supports native biodiversity and sustains habitat for regionally important species. Regional conservation assessments classify much of the surrounding area as having medium to high ecological value, underscoring the importance of maintaining natural habitat and ecological function. Importantly, the property lies between De Soto National Forest and the Mississippi Sandhill Crane National Wildlife Refuge, two major conservation areas that support a range of rare and sensitive species. The protection of this forested parcel helps to bridge the widening ecological gap between these reserves, enhancing landscape connectivity and enabling wildlife movement across fragmented habitats. In the face of ongoing development and climate stressors impacting Mississippi's coastal forests, the protection of this property represents a proactive step toward safeguarding ecosystems that deliver lasting benefits to both wildlife and local communities.

In addition to its conservation value, the project will deliver measurable ecosystem services that enhance environmental and community resilience. The forested landscape of the Lee and Betty Sharp Orchard and Woods plays a critical role in mitigating flood risk, stabilizing soils, improving air quality, and filtering surface water before it reaches downstream systems. These functions are especially important in low-lying coastal regions prone to heavy rainfall and runoff. The property's dense canopy also helps regulate the local climate by reducing heat island effects and buffering against extreme weather events. This preservation effort represents an enduring investment in the region's environmental health, biodiversity, and quality of life for future generations.

6. Additional Information

Provide additional information about your project. If the Project Area is part of a larger program or preservation effort, include one sentence with more information. Examples include collaboration with other partners to preserve forestland or how this project fits into a regional initiative.

Due to excessive coastal development, the cities around the project area have seen significant deforestation in the form of lost greenbelts located in already urbanized areas. As a result of this, local organizations like *Save Ocean Springs** and *Ocean Springs for Our Trees and Environment** have begun to advocate for additional protections to trees throughout the Biloxi Bay Area, not only to preserve their local identity but also to maintain the ecological services that they provide. We believe our project aligns well with these goals and supports existing regional initiatives in a neighborhood which will experience similar pressures in the near future.

* We are not associated with these organizations; they are referenced solely to illustrate local advocacy efforts.

7. Map

Provide a map of the Project Area.



PROJECT OPERATOR SIGNATURE

Signed on July 17th in 2025, by Gino Stoneham, Co-founder; Director of Landowner Relations and Project Development, for Three Oaks Carbon.



Signature
Gino Stoneham

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