



City Forest Credits

Resilient Acres Woodland Preserve Project Application

INSTRUCTIONS: Provide information about how the project meets the eligibility criteria as outlined in the City Forest Credits (CFC) Tree Preservation Protocol version 13.40 or version 13.100. Submit a draft application in word format to CFC before signing the final version. Include a map of the project area with the application. All project information will be shared on the public-facing project webpage on the Carbon Project Registry.

1. Project Name

For example: Sandy Cross Forest

Resilient Acres Woodland Preserve

2. Project Operator

Provide name of organization/entity and contact information

Organization/Entity: Three Oaks Carbon

Address: 950 W Bannock St Suite 1100

City: Boise

State: Idaho

Zip: 83702

Primary and/or secondary contact(s): Gino Stoneham

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 falls under the jurisdiction of the Northeast Ohio Areawide Coordinating Agency (NOACA). This Metropolitan Planning Agency envelopes the entire greater Cleveland Area, as well as several of the counties surrounding it, such as Geauga, where the project area is located.

Parcel Numbers:

15-024000 (6.2 acres)

15-034380 (35.28 acres)
15-025300 (17.53 acres)
15-102676 (22.63 acres)
15-038410 (5.15 acres)

These parcels total to 86.79 acres prior to project area exclusions.

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 65.94 acres of mature forest ecosystem made up of a diverse mix of trees, some of which include maple, pine, and oak, which provide numerous essential ecological services such as flood mitigation, water filtration, and wildlife habitat. Numerous residential developments, commercial areas, and a large amount of transportation infrastructure exist in the immediate area surrounding this property, making its preservation crucial in preventing deforestation and protecting local biodiversity.

Land Ownership and Conservation Timeline

The Bennett family has owned the property for years 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 deed restriction to protect the forested portions of the property is targeted within 1-2 months of application approval, securing the land for conservation before further development pressures escalate. The landowner has agreed to sign the Agreement to Transfer Credits document as part of the carbon project.

Land Use and Zoning

The parcels which make up the project area are all classified as Residential (R-1) under Hambden Township's zoning resolution. The residential code permits a range of residential and municipal-focused options while still allowing for conservation-oriented projects, and Ohio state laws guarantee agricultural development as an option for development on parcels like these. Numerous parcels within the township of Hambden with the same zoning designation have already experienced land clearing for residential and agricultural development, making the preservation of these parcels critical in maintaining a healthy proportion of forest in the area.

Carbon Crediting and Conservation Strategy

The option of utilizing carbon crediting as a conservation solution has been the goal of this project since its onset in April of 2025, aligning with the Bennett family's long-term stewardship goals. This approach would allow for the monetization of the forest's environmental benefits while ensuring sustainable forest management practices. By securing conservation funding through this mechanism, the project can finance ongoing land stewardship, habitat restoration, and flood mitigation efforts.

By permanently protecting the Resilient Acres Woodland Preserve, this project ensures the preservation of vital ecosystem services, enhancing regional climate resilience, reducing flood risks, and safeguarding local wildlife for future generations.

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 Resilient Acres Woodland Preserve Project presents a critical opportunity to protect ecologically valuable land while supporting broader regional conservation goals. Geauga County, Ohio, is characterized by a mix of farmland, residential development, and forested landscapes. Due to its proximity to Cleveland, Geauga functions as a commuter county, with less than half of its residents working locally, and more than a third traveling westward into neighboring Cuyahoga County for employment. This pattern of outward suburban expansion from the Cleveland metropolitan area continues to exert mounting pressure on Geauga's undeveloped lands, particularly forests. Without proactive protection, this trend will lead to substantial ecological degradation and the loss of critical environmental services provided by the county's remaining forest cover, underscoring the importance of safeguarding sites like the one preserved through this project.

This project will deliver measurable ecosystem services that enhance environmental and community resilience. The Resilient Acres Woodland Preserve plays a critical role in mitigating flood risk, stabilizing soils, improving air quality, and filtering surface water before it reaches downstream systems. This forest's ability to mitigate flood risk becomes doubly important when one considers that the property lies incredibly close to the headwaters of the Cuyahoga River, a river which flows directly through Cleveland and has seen a significant increase in severe flooding events over the past two decades, reaching historic levels and resulting in damages to thousands of homes in Cuyahoga county. These flooding events are likely to increase in severity in coming decades due to both the intensification of climate change and the continued deforestation within the river's watershed. As a result, protecting this forest now is a practical way to support long-term watershed health and reduce future flood impacts.

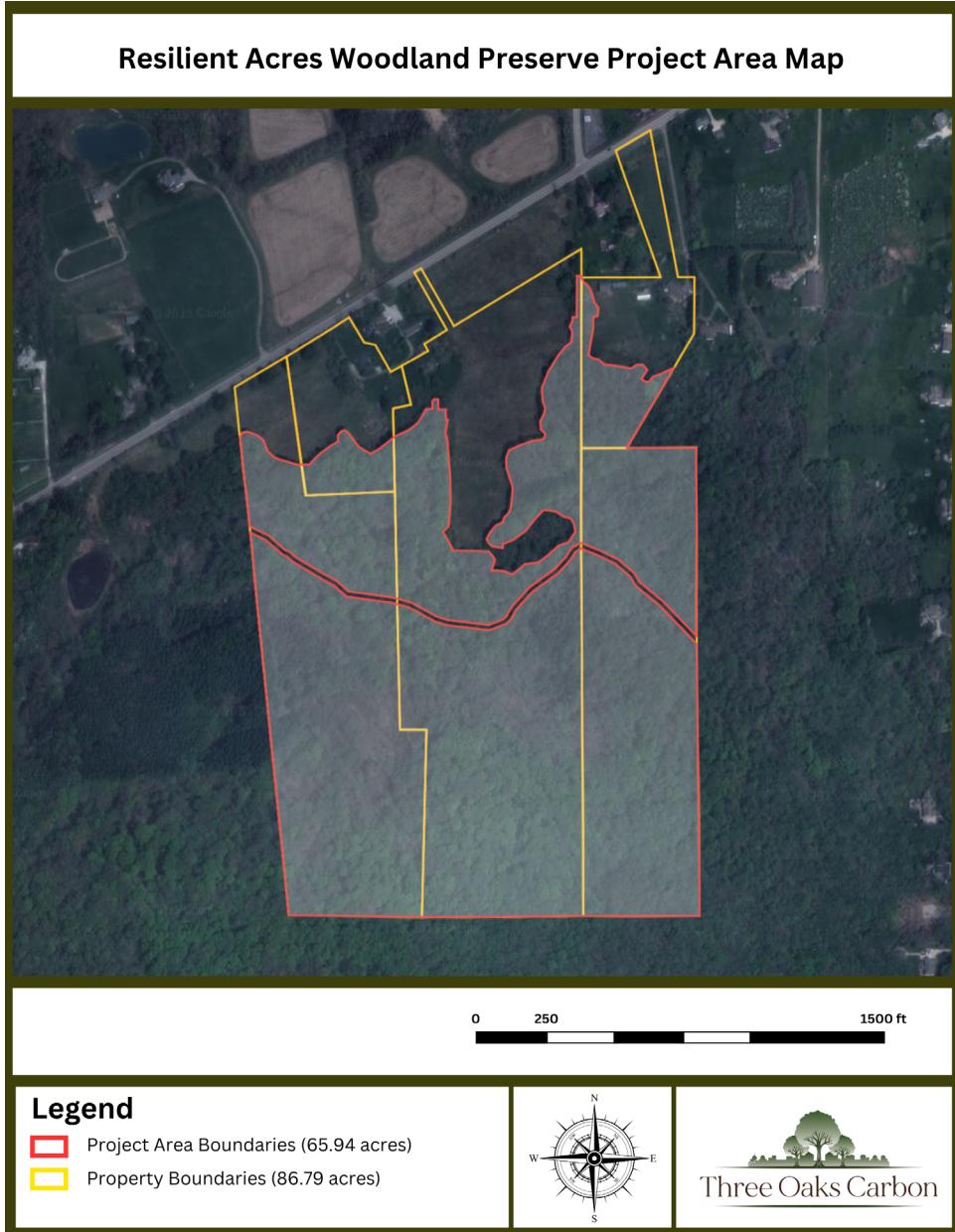
6. Additional Information

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.

The Resilient Acres Woodland Preserve Project aligns with Cuyahoga County's active stormwater and flood mitigation efforts, such as the County's Municipal Storm Sewer (MS4/NPDES) program and the Cuyahoga SWCD-led initiatives for rain gardens, infrastructure maintenance, and green infrastructure deployment. By preserving forested land within the watershed, the project supports county goals to reduce runoff, stabilize soils, and lower flood risk across Cleveland-area communities.

7. Map

Provide a map of the Project Area.



PROJECT OPERATOR SIGNATURE

Signed on December 4th in 2025, by Gino Stoneham, for Three Oaks Carbon.



Signature
Gino Stoneham

Printed Name
925-784-0613

Phone
gino@threeoakscarbon.com

Email