

OF A LOCAL JURISDICTION'S LAND USE PLANS OR POLICIES OR TO TAKE ADVANTAGE OF OPPORTUNITIES TO CONSOLIDATE FOREST CONSERVATION EFFORTS.

(B) STANDARDS FOR MEETING AFFORESTATION OR REFORESTATION REQUIREMENTS SHALL BE ESTABLISHED BY THE STATE OR LOCAL PROGRAM USING ONE OR MORE OF THE FOLLOWING METHODS:

(1) FOREST CREATION IN ACCORDANCE WITH A FOREST CONSERVATION PLAN USING ONE OR MORE OF THE FOLLOWING:

(I) TRANSPLANTED OR NURSERY STOCK;

(II) WHIP AND SEEDLING STOCK; OR

(III) NATURAL REGENERATION WHERE IT CAN BE SHOWN TO ADEQUATELY MEET THE OBJECTIVE OF THE FOREST CONSERVATION PLAN.

(2) THE USE OF STREET TREES IN A MUNICIPAL CORPORATION WITH A TREE MANAGEMENT PLAN, IN AN EXISTING POPULATION CENTER DESIGNATED IN A COUNTY MASTER PLAN THAT HAS BEEN ADOPTED TO CONFORM WITH THE ECONOMIC GROWTH, RESOURCE PROTECTION, AND PLANNING ACT OF 1992, OR IN ANY OTHER DESIGNATED AREA APPROVED BY THE DEPARTMENT AS PART OF A LOCAL PROGRAM, UNDER CRITERIA ESTABLISHED BY THE LOCAL PROGRAM, SUBJECT TO THE APPROVAL OF THE DEPARTMENT, USING:

(I) STREET TREES AS A PERMISSIBLE STEP IN THE PRIORITY SEQUENCE FOR AFFORESTATION OR REFORESTATION AND, BASED ON A MATURE CANOPY COVERAGE, MAY GRANT FULL CREDIT AS A MITIGATION TECHNIQUE; AND

(II) ACQUISITION AS A MITIGATION TECHNIQUE OF AN OFF-SITE PROTECTIVE EASEMENT FOR EXISTING FORESTED AREAS NOT CURRENTLY PROTECTED, IN WHICH CASE THE AFFORESTATION OR REFORESTATION CREDIT GRANTED MAY NOT EXCEED 50% OF THE AREA OF FOREST COVER PROTECTED.

(3) WHEN ALL OTHER OPTIONS, BOTH ON-SITE AND OFF-SITE, HAVE BEEN EXHAUSTED, LANDSCAPING AS A MITIGATION TECHNIQUE, CONDUCTED UNDER AN APPROVED LANDSCAPING PLAN THAT ESTABLISHES A FOREST AT LEAST 35 FEET WIDE AND COVERING AT LEAST 2,500 SQUARE FEET OF AREA.

(c) The following trees, shrubs, plants, and specific areas shall be considered priority for retention and protection, and they shall be left in an undisturbed condition unless the applicant has demonstrated, to the satisfaction of the State or local authority that reasonable efforts have been made to protect them and the plan cannot [be] reasonably BE altered:

(1) Trees, shrubs, and plants located in sensitive areas including 100-year floodplains, intermittent and perennial streams and their buffers, COASTAL BAYS AND THEIR BUFFERS, steep slopes, and critical habitats;

(2) Contiguous forest that connects the largest undeveloped or most vegetated tracts of land within and adjacent to the site;