CESAJ-RD-NP (1145)
Regional General Permit SAJ-86
(SAJ-2004-1861)

JUN 23 2009

MEMORANDUM FOR RECORD

SUBJECT: Supplement to Department of the Army Environmental Assessment and Statement of Finding for Above-Numbered Regional General Permit

1. Background for Proposed Reissuance of SAJ-86:

a. Regional General Permit SAJ-86 (SAJ-86) was issued by the U.S. Army Corps of Engineers (Corps) on June 30, 2004 and authorizes the discharge of dredged or fill material into non-tidal waters of the United States for the construction of residential, commercial, recreational and institutional projects in southeastern Walton County and southwestern Bay County within the Lake Powell watershed, various drainage basins of the Choctawhatchee Bay watershed, various drainage basins of the West Bay watershed, and two small areas which drain either directly to the Gulf of Mexico, or via the Camp Creek Lake watershed into the Gulf of Mexico. The SAJ-86 project area encompasses approximately 48,150 acres, including approximately 39,000 acres owned by The St. Joe Company (St. Joe).

b. Pursuant to 33 CFR Part 325.2(e)(2), no regional general permit shall be issued for a period longer than five years. As stated in Special Condition of SAJ-86, the permit can be reissued for 5-year periods indefinitely, if it is found not to be contrary to the public interest. June 30, 2009 will be the end of the initial, allowable five-year period. The purpose of this Supplemental Environmental Statement and Statement of Finding (SEASOF) is to document the evaluation of SAJ-86 for reissuance for another five-year period.

c. This SEASOF references and incorporates the Environmental Assessment and Statement of Findings (EASOF) issued on June 30, 2004 for SAJ-86, a copy of which is attached to this SEASOF.

d. No major changes are proposed to SAJ-86. There are several typographical and referencing errors in the text, which would be corrected. The text would be edited to clarify that buffers for high quality wetlands are to be included in conservation easements placed over preserved wetlands for individual projects, and to clarify the language regarding which mitigation bank should be utilized for projects located within specific basins in the RGP area. References to the Ecosystem Management Agreement (EMA) between the Florida Department of Environmental Protection (DEP) and St. Joe would be updated to reflect that the agreement was executed. Special conditions would be updated in response to the delisting of the bald eagle (*Haliaeetus*

leucocephalus) under the Endangered Species Act (ESA), the recognition of the western population of flatwoods salamander (*Ambystoma bishopi*) as a new and separate endangered species, an update to the evaluation form used for the threatened *Euphorbia telephoides*, and to the required use by the Corps of the *Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* (2008).

2. History of SAJ-86 since June 30, 2004:

a. Judicial History: On April 29, 2005, the Sierra Club filed for declaratory judgment and injunctive relief against the Corps, as did the Natural Resources Defense Council on May 5, 2005, in regard to issuance of SAJ-86 by the Corps. On October 6, 2005 United States District Judge Timothy J. Corrigan of the United States Court, Middle District of Florida, heard arguments regarding the plaintiffs' concerns, including: (1) whether the Corps had authority to issue SAJ-86; (2) whether SAJ-86 violated the general permit statute by requiring further Corps individual review before an applicant could construct a project; (3) whether it was lawful to use mitigation to reduce impacts to "minimal" levels to fit under general permit guidance; and (4) whether the various permitted activities are "similar." Judge Corrigan granted injunctive relief on November 10, 2005 to the plaintiffs. He enjoined the Corps from issuing any new authorizations under SAJ-86, and enjoined one of the five projects already authorized from proceeding further under SAJ-86. Judge Corrigan also ordered all parties to engage in mediation, which the Corps and the plaintiffs participated in on January 24, 2006. Final oral arguments were presented before Judge Corrigan on February 16, 2006. On November 19, 2006 Judge Corrigan found in favor of the Corps on all of the plaintiffs' claims and vacated the preliminary injunction. The plaintiffs appealed the judgment to the Eleventh Circuit Court of Appeals, which upheld the lower court's findings on December 7, 2007.

b. Projects Authorized by the Corps within the SAJ-86 area:

(1) Twelve projects have been authorized under SAJ-86. Table 1 list the projects and provides information including acres and type of wetland impacts, mitigation required, and acres of land within the SAJ-86 area placed under conservation easements on a project by project basis, as well as totals for all the listed projects. The table includes the twelve projects authorized by SAJ-86, and two standard permit projects, which conform to almost all of the requirements of SAJ-86, except as explained below (see paragraphs 2.b.(3)(a) & 2.b.(3)(b)) (Note: The table lists two projects twice, WaterSound North and Panama City Beach Commerce Park, since these two projects overlap two different sub-basins). Figure 1 shows the location of

conservation easements over lands within the SAJ-86 project area comprising the two mitigation banks, the Cypress and Wet Pine Flats Conservation Unit (pursuant to the Re-use to Wetlands Wastewater Discharge Project, see paragraph 2b(3)(e) below), and wetlands and portions of conservation units, as required for the fourteen projects listed in Table 1.

(2) Permit compliance of projects authorized under SAJ-86:

(a) As part of the review and evaluation for the proposed reissuance of SAJ-86, the Corps conducted formal, individual compliance evaluations of the twelve projects authorized under SAJ-86. Site inspections were carried out by Corps staff on February 10 and March 25, 2009. Nine of the twelve projects were found to be completely in compliance. Three of the projects were found to have minor non-compliance items, which are actively being addressed by the Corps with the full cooperation of the permittees. The non-compliance items are: 1) Breakfast Point K-8 School (SAJ-2007-06658), in which the self-certification form has not yet been received by the Corps. The permittee is awaiting stormwater facility signoff by the state. 2) Pier Park Drive Extension (SAJ-2004-08221), in which the self-certification form has not yet been received by the Corps, and there is a shortage of 1.21 acres of low quality wetlands to be placed under a conservation easement (5.2 acres were required). There was some confusion and overlap between this project and another project (Frank Brown Park Trail), which led to a mistake in the placement of the conservation easements. St. Joe is working with the Corps to assure the correct area of acreage of low quality wetlands is identified and is placed under a conservation easement. 3) Highlands West (SAJ-2004-10294), in which one of three required removals of silvicultural roads is not yet complete. St. Joe is working with the Corps to assure that the silvicultural road removal is complete.

(b) As part of the review and evaluation for the proposed reissuance of SAJ-86, the Corps conducted formal, individual compliance evaluations of two standard permit projects, referenced in paragraph 2b(1) above, since these two projects were designed to closely meet SAJ-86's project criteria. Site inspections of the two project sites were carried out by Corps staff on February 10 and March 25, 2009. The Panama City Beach Commerce Park project (SAJ-2004-3965) was found to be in compliance with the issued permit. The Frank Brown Park Trail project (SAJ-2004-08222) was found not to be in compliance, since 5.8 acres of low quality wetlands have not yet been placed under a conservation easement. There was some confusion and overlap between this project and the Pier Park Drive Extension project, which led to a mistake in the placement of the conservation easements. St. Joe is working with the Corps to

assure the correct area of acreage of low quality wetlands is identified and is placed under a conservation easement.

(c) Overall, the non-compliance items are minor, are being addressed by the Corps and permittees, and are expected to be resolved in the near future in full compliance with SAJ-86.

(3) Standard Permits Issued within the SAJ-86 area since June 2004 (Projects that did not qualify for authorization under SAJ-86):

(a) On April 24, 2005 Individual Department of Army Permit (IP) # SAJ-2004-8222 was issued to the City of Panama City Beach and St. Joe for the discharge of fill material into 1.32 acres of low quality wetlands for a bike trail roadway within an existing electrical power right-of-way at Frank Brown Park. The project did not qualify for SAJ-86, since the wetlands to be impacted, though highly impacted by pre-existing on grade, road fills and adjacent ditches and of very low wetland function and value, did not meet SAJ-86's definition of low quality wetlands, thus making evaluation of the project as an IP application necessary. The project was otherwise designed and permitted, so as to meet the other requirements of SAJ-86 and the state's EMA, including mitigation and stormwater treatment requirements.

(b) On June 14, 2005 IP #SAJ-2004-3965 was issued to St. Joe for the Panama City Beach Commerce Park project, which authorized the impact of 10.8 acres of low quality wetlands and 0.20 acre of high quality wetlands for commercial development. The project did not qualify for SAJ-86, and thus evaluation by the Corps as an IP application was necessary, since St. Joe had sold several upland lots in the Phase 1 portion of the project prior to the initiation of the EMA, thus placing those lots outside of the EMA evaluation area, and grandfathered under existing stormwater treatment requirements. The project was otherwise designed and permitted, so as to meet the requirements of SAJ-86 and the state's EMA, including mitigation, except that SAJ-86 stormwater treatment requirements were applied only to the lots within the EMA.

(c) On February 1, 2008 IP #SAJ-2006-6276 was issued to St. Joe for the West Bay Landing multi-use project for regulated activities located in tidal waters. Activities associated with the West Bay Landing project, which involve the discharge of fill material into non-tidal wetlands, were authorized under SAJ-86 (same file number as the IP). The IP for West Bay Landing authorized the dredging of a pre-existing entrance channel and basin, construction of a boat ramp with an associated dock, construction of a pier, and the installation of rip-rap for shoreline stabilization.

(d) On March 13, 2009 IP #SAJ-2004-3953 was issued to Dixie Enterprises of Bay County, LLC for the discharge of fill material for a commercial development into 5.72 acres of pine plantation and pine flatwoods wetlands on a 15.63-acre site located immediately adjacent to U.S. Highway 98 near its intersection to Thomas Road in Panama City Beach. Compensatory mitigation required for the project is the enhancement of the 6.52 acres of remaining wetlands (consisting of a hardwood swamp) on the project site, and the enhancement of 25.42 acres of wetlands and creation of 9.58 acres of wetlands on a site located near Fountain, Florida within the St. Andrew Bay watershed.

(e) On April 15, 2009 IP #SAJ-2006-1857 was issued to the City of Panama City Beach for the Re-use to Wetlands Wastewater Discharge Project, located within the Cypress and Wet Pine Flats Conservation Unit (CWPCU). Use of the CWPCU was specifically allowed for this project by SAJ-86 (EASOF, Paragraph 14.b(6)). The purpose of the project is to no longer discharge treated effluent from the Panama City Beach Wastewater Treatment facility directly into West Bay, but instead into interior wetlands, in compliance with a Consent Order between the City of Panama City Beach and the DEP to eliminate all effluent discharge into West Bay by 2010. The project would impact a total of 12.90 acres of wetlands (7.84 acres of low quality wetlands and 5.05 acres of high quality wetlands) within the approximately 2900-acre conservation unit. Compensatory mitigation required for the project is the enhancement of 269 acres of wetlands located within the CWPCU. The entire area encompassing the CWPCU will be placed under a conservation easement prior to commencement of the permitted project. The conservation easement would only allow the work associated with the Re-use to Wetlands Wastewater Discharge Project, as authorized by the issued permit, to occur within the CWPCU. The area to be placed under a conservation easement for this project is shown on Figure 1.

(4) Summary of permitted impacts and mitigation for projects authorized or otherwise designed to meet SAJ-86's permitting criteria:

(a) The twelve projects authorized by SAJ-86, and the two IP projects, as listed in Table 1, were designed and permitted to minimize wetland impacts and mitigate for those impacts in compliance with the criteria established by SAJ-86. These projects' areas (1770.71 acres onsite plus 196.89 acres of offsite wetland preservation) comprise 7.3% of the developable area in the SAJ-86 area (26,950 acres comprised of the SAJ-86's 48,150 acre area exclusive of the mitigation banks and conservation units). These fourteen projects impacted a total of 94.38 acres of wetlands (91.08 acres of low quality wetlands and 3.3 acres of high quality wetlands). A total of 667 acres of wetlands

located in the developable area were or will soon be placed under conservation easements for these projects (approximately 367 acres of low quality and 300 acres of high quality wetlands). A total of 47.71 credits were used from the two mitigation banks and 60.34 acres of wetlands are undergoing restoration within conservation units to directly compensate for wetland losses within the Lake Powell basin. A total of 366 acres of land within conservation units were placed under conservation easements. (Note: An additional 2900 acres of conservation unit land will be placed under a conservation easement for the Re-use to Wetlands Wastewater Discharge Project, as described in paragraph 2b(3)(e) above).

(b) Other IP projects in SAJ-86 area: The West Bay Landing project activities, which would occur in tidal waters, and which were authorized by a separate IP, are outside the scope of SAJ-86. The Re-use to Wetlands Wastewater Discharge Project, located within the CWPCU, was specifically allowed by SAJ-86, and includes mitigation to compensate specifically for the minimized wetland impacts associated with the construction of the project. The Dixie Enterprises of Bay County, LLC project did not meet the criteria for SAJ-86, because the project would impact high quality wetlands, as defined by SAJ-86, for impacts other than roads. The project was, therefore, reviewed as an IP application, but with consideration of the watershed goals of SAJ-86. Through the permit application evaluation process, proposed impacts were reduced from 9.93 acres to 5.72 acres, and compensatory mitigation was significantly increased.

3. Updated State water quality certification (WQC): Concurrent with the development and evaluation of SAJ-86, the DEP developed an EMA with St. Joe, which addresses DEP regulatory approvals for development within the approximately 39,000 acres of land owned by St. Joe within the SAJ-86 area. The EMA sets forth the procedures and criteria to be followed by DEP and St. Joe for pre-application meetings, application submittal, review and approval for individual projects within the EMA area, and is consistent with the requirements of SAJ-86. Subsequent to the issuance of SAJ-86 by the Corps, the EMA was executed on October 11, 2004 under Section 403.0752, Florida Statutes, and Title 62, Florida Administrative Code, to authorize dredging and filling in waters of the State, establishment of two mitigation banks, and construction and maintenance of stormwater facilities, associated with residential, commercial, recreational and institutional projects, including supporting infrastructure. Issuance of the EMA constitutes certification of compliance with state water quality standards pursuant to Section 401 of the CWA, 33 U.S.C. 1341, for properties located within the EMA area. Projects within the SAJ-86, but outside of the EMA area, require a separate State Water Quality Certification/Permit from DEP before the Corps could authorize such projects under SAJ-86.

4. Coastal Zone Management (CZM) consistency/permit:

a. By letter dated April 6, 2009 to the Florida State Clearinghouse, DEP (SCH), the Corps provided a consistency determination for the proposed reissuance of SAJ-86.

b. By letter dated June 5, 2009, the SCH stated that the state has no objection to the reissuance of SAJ-86 and concurs that SAJ-86 is consistent with the enforceable policies included in the Florida Coastal Management Program.

c. The letter provided the Corps with notice that the reissuance of SAJ-86 is granted a water quality certificate subject to inclusion of the following condition: Projects qualifying for SAJ-86 must be authorized under Part IV of Chapter 373, *F.S.* by the Department of Environmental Protection, Northwest Florida Water Management District under Section 373.069, *F.S.*, or a local government with delegated authority under Section 373.441, *F.S.*, as well as any authorizations as required for the use of sovereign submerged lands under Chapters 253 and 258, *F.S.* This condition will be incorporated in Special Condition 1 of SAJ-86.

d. Attached to the SCH letter was a letter dated April 20, 2009 from the Florida Fish and Wildlife Conservation Commission (FWC). A separate copy of the letter had been provided directly to the Corps by email on April 21, 2009 (see paragraph 5b(4) below). The letter had recommendations in regard to the delisting of the bald eagle (*Haliaeetus leucocephalus*), and changes to the taxonomy of flatwoods salamanders (*Ambystoma sps.*). The recommendations of the FWC are addressed in section 6 below.

5. Date of Public Notice and Summary of Comments for Reissuance of SAJ-86:

a. Public Notice for Reissuance: As required by 33 CFR Part 325.3(b), the Corps issued a public notice for the reissuance of RGP SAJ-86 on April 2, 2009, and sent this notice to all interested parties including appropriate State and Federal agencies. The public notice was issued with a 30-day comment period.

b. Public Notice comments: The Corps has reviewed all of the comments submitted in response to the circulation of the public notice. The Corps has summarized the comments received in response to the public notice below:

(1) U.S. Environmental Protection Agency (EPA): The EPA was an integral participant in the initial development and evaluation of SAJ-86. By letter dated May 1, 2009, EPA stated that its historical comments apply to this proposed action. The

reference to "historical" comments was to the EPA's letter, dated May 4, 2004, which fully supported the establishment of SAJ-86.

(2) U.S. Fish and Wildlife Service (FWS):

(a) The FWS was an integral participant in the initial development and evaluation of SAJ-86. By letter dated April 15, 2009 to the FWS the Corps requested re-initiation of consultation in under the Endangered Species Act (ESA) in accordance with 50 CFR Part 402.14(c) in regard to reissuance of SAJ-86 in order to clarify and update the Biological Opinion (BO) due to new information for *Ambystoma cingulatum* (flatwoods salamander) and *Haliaeetus leicocephalus* (bald eagle). Also on April 15, 2009 the Corps project manager met with FWS staff in regard to additional information, which the FWS would need to complete their evaluation under the ESA. On April 28, 2009 the Corps sent another letter to the FWS, which included the information requested by the FWS. The information requested by the FWS was in regard to the implementation of the BO's Terms and Conditions for *Ambystoma cingulatum*, and Conservation Recommendations for both *Ambystoma cingulatum* and *Euphorbia telephioides* (Telephus spurge).

(b) By letter dated April 30, 2009 the FWS stated that in accordance with provisions of the Fish and Wildlife Coordination Act and the ESA, that they had no objections to reissuance of SAJ-86. The letter further stated that the FWS would review and update the Section 7 consultation for SAJ-86 under a separate letterhead.

(c) By letter dated May 19, 2009 the FWS addressed re-initiation of consultation for SAJ-86. The letter stated that the original BO was issued on May 19, 2004 and revised on March 3, 2005; and that since then: 1) the western population of flatwoods salamander has been recognized as a new and separate species, the reticulated flatwoods salamander, *Ambystoma bishopi*; 2) the bald eagle was delisted on August 8, 2007; and 3) the FWS has updated the *RGP-86 Telephus Spurge Pre-application Evaluation Form*.

(i) Reticulated flatwoods salamander: The FWS's review of the effects of the action to flatwoods salamanders remain the same as those described in the original BO, but that the western population is a distinct species within the action area. No critical habitat of reticulated flatwoods salamander is located within the action area. There are no changes to the Terms and Conditions to minimize the potential for incidental take of the species. The use of the *RGP-86 Flatwoods Salamander Pre-application Evaluation* form is still required in order to make a determination of impact and minimum take of the species in the SAJ-86 action area. The FWS updated the form and included a copy in the May 19, 2009 letter.

(ii) Bald Eagle: The FWS stated that since delisting, the ESA no longer protects the bald eagle, but that the Migratory Bird Treaty Act and Bald and Golden Eagle Protection Act do. The FWS provided the following technical assistance: The RGP conditions regarding the bald eagle should be revised to read: "if a bald eagle's nest occurs within 660 feet of a project, the applicant should follow the Services's May 2007 National Bald Eagle Management Guidelines. The applicant should also contact the Florida Fish and Wildlife Conservation Commission (FWC) for recommendations relative to Florida's Bald Eagle Management Plan and Permitting Guidelines."

(iii) Telephus spurge: The FWS updated the *RGP-86 Telephus Spurge Pre-application Evaluation Form* to include a new source for reference photos of the species, and to revise the ideal months in which surveys for the species should be conducted. The FWS also updated the Conservation Recommendations for the species, by the addition of an additional paragraph regarding the appropriate size of plant populations for a species to survive risks of extinction.

(iv) Overall, the FWS stated that after reviewing the current status of the revised BO, the environmental baseline for the action area, the effects and cumulative effects of SAJ-86, the Corps' information on the implementation of the Terms and Conditions to date, and information on file, it is the FWS's biological opinion that SAJ-86 is not likely to jeopardize the continued existence of the species addressed in the revised BO, and is not likely to destroy or adversely modify critical habitat.

(d) See section 6 below for the Corps evaluation of the FWS's comments.

(3) State Historic Preservation Officer (SHPO): The SHPO responded by letter dated April 28, 2009, that additional information in the form of a project location map was required. On April 30, 2009 the Corps project manager telephoned the SHPO's office to discuss the request, and subsequently faxed to the SHPO's office the needed information. By letter dated June 2, 2009 the SHPO stated concurrence with special condition 20(a)(7) of SAJ-86, and that reissuance of SAJ-86 will have no effect on historical or archaeological resources.

(4) State and local agencies:

(a) FWC: A letter dated April 20, 2009 from the FWC was provided to the Corps by email on April 21, 2009. The letter had recommendations in regard to changes to the taxonomy of flatwoods salamanders and to the delisting of the bald eagle. Specifically, the FWC recommended that SAJ-86 special conditions 18 and 20a(8) be

changed to reference the reticulated flatwoods salamander (*Ambystoma bishopi*). The FWC also recommended that special condition 20a(9) be modified to include state requirements regarding protection of the bald eagle, as found in F.A.C. 68A-16.002. See section 6 below for the Corps evaluation of FWC's recommendations.

(b) No comments were received from any other state or local agencies beyond the three agencies (SCH, SHPO and FWC), as discussed above.

(5) Organizations: Comments in response to the public notice were not received from any organization.

(6) Individuals: Comments in response to the public notice were not received from any individual.

6. Updated threatened and endangered species evaluation:

a. The Corps concurs with the findings and recommendations of the FWS, as stated in their letter dated May 19, 2009 and described in section 5b(2)(c) above. In addition, the Corps concurs with the requests by the FWC, as stated in their letter dated April 20, 2009 and described in paragraph 5b(4)(a) above. The bald eagle special condition will be updated to reference and require compliance with state requirements regarding protection of the bald eagle, as found in F.A.C. 68A-16.002.

b. The following special conditions for SAJ-86 will be updated in concurrence with the findings of the FWS and the requests of the FWC (see the text of the updated special conditions in section 8 below): 20a(8) for reticulated flatwoods salamander, 20(a)(9) for the bald eagle, and 20a(10) for Telephus spurge.

c. The updated evaluation form for reticulated flatwoods salamanders will replace Exhibit 20. and the updated evaluation form for Telephus spurge will become Exhibit 21 for the updated SAJ-86.

d. FWS's letter dated May 19, 2009 will be included in Appendix D for SAJ-86 (FWS's revised March 3, 2005 BO) so as to include the updated the Conservation Recommendation for Telephus spurge.

e. With the updates described above, and in accordance with the findings in paragraph 10.e of the EASOF, which this SEASOF supplements, the proposed reissuance of SAJ-86 will not jeopardize the continued existence or critical habitat of any threatened or endangered species.

7. Corps analysis of comments and responses: All comments received in response to the public notice for reissuance of SAJ-86 have been considered and addressed above in this SEASOF.

8. Text of the updated Special Conditions (1 through 24) for SAJ-86 (New and replacement text is highlighted in yellow):

1. Projects qualifying for SAJ-86 must be authorized under Part IV of Chapter 373, *F.S.* by the Florida Department of Environmental Protection (DEP), Northwest Florida Water Management District (NWFWMD) under Section 373.069, *F.S.*, or a local government with delegated authority under Section 373.441, *F.S.*, as well as any authorizations required the use of sovereign submerged lands that under Chapters 253 and 258, *F.S.* Water quality certification for a portion of the Regional General Permit (RGP) area may be granted by the Ecosystem Management Agreement (EMA), executed between the DEP and The St. Joe Company (Appendix E) for those projects located within the EMA portion of the RGP area. All of the conditions specified in the EMA water quality certification must be complied with as special conditions to this RGP. All projects outside the EMA area authorized by this RGP will require separate water quality certifications from DEP, NWFWMD, or delegated local government. The conditions specified in such certifications constitute special conditions of this RGP for those specific projects.

2. Surface Water Management Systems for all projects authorized by this RGP shall be designed, constructed, operated, and maintained in compliance with the *Stormwater System Design and Review Criteria Manual, February 2004* (Appendix F).

3. This permit applies to discharges of dredged or fill material into non-tidal waters of the United States for the construction of residential, commercial, recreational and institutional projects, including building foundations, building pads and attendant features that are necessary for the use and maintenance of the structures. Attendant features may include, but are not limited to, roads, parking lots, garages, yards, utility lines, and stormwater management facilities. Residential developments include multiple and single unit developments. Examples of commercial developments include retail stores, light industrial facilities, restaurants, business parks, and shopping centers. Examples of recreational facilities include playgrounds, playing fields, golf courses, hiking trails, bike paths, horse paths, stables, nature centers, and campgrounds. Examples of institutional developments include schools, fire stations, government office buildings, judicial buildings, public

works buildings, libraries, hospitals, and places of worship. This permit applies only to the portions of Bay and Walton Counties, Florida, as depicted on Exhibit 1.

4. This RGP authorizes impacts to wetlands that are defined as low and high quality. Low quality wetlands are wetlands that are planted in pine trees. Low quality wetlands include ditches. High quality wetlands are all other jurisdictional wetlands. Low quality wetlands are typically hydric pine plantations. High quality wetlands are typically cypress domes/strands, bay/gallberry swamps, harvested cypress swamp areas, titi monocultures, and *Hypericum* bogs.

5. Impacts to wetlands must meet all of the following criteria:

a. Impacts to low quality wetlands shall not exceed 20% of the total low quality wetlands in any one sub-basin. The area within a particular sub-basin to be used to make the 20% calculation does not include areas within either mitigation banks or Conservation Units located within the sub-basin. Sub-basins are depicted in Exhibit 2.

b. Projects may impact more than 20% of the low quality wetlands within an individual project site, if cumulative low quality wetland impacts for all approved projects within the sub-basin do not exceed 20% at any time. Examples of how this may occur include:

(1) An individual project impacts only 15% of the low quality wetlands in the project site and the remaining on-site wetlands are preserved through a conservation easement to the DEP. A subsequent project owned by the same applicant within that sub-basin may impact more than 20% of the low quality wetlands in the project site, as long as the total impact to low quality wetlands for all approved projects for the same landowner within the sub-basin does not exceed 20%.

(2) An individual project impacts 30% of the low quality wetlands on the project site. As a part of the project, a sufficient amount of low quality wetlands are preserved through a conservation easement to DEP elsewhere within the same sub-basin so as not to exceed the maximum 20% impact to low quality wetlands for all approved projects within the sub-basin.

c. Impacts to high quality wetlands shall be limited to road and bridge crossings necessary to support the associated development, and shall not exceed a width of 100 feet of combined filling or clearing at each crossing. The aggregate

total filling or clearing of high quality wetlands for road crossings within the RGP area shall not exceed 125 acres. The first preference for new high quality wetland road crossings will be at existing silviculture road crossings. Road crossings at locations other than existing silviculture crossings are allowed if the crossing is designed and constructed to minimize wetland impacts. In addition, for each crossing proposed at a point where no previous crossing existed, an existing silviculture road crossing within the sub-basin must be removed and the wetland connection restored. All road or bridge crossings in wetlands shall be designed so that the hydrologic conveyance is not reduced or impaired. Bridging is encouraged wherever practicable. The following factors shall be considered when determining if bridging of the wetlands is practicable: 1) the degree of water flow within the wetland, 2) the length of the wetland crossing, 3) the topography of the wetland and associated upland, and 4) the degree to which a roadway would adversely affect the movement of wildlife expected to use the wetland.

d. All wetlands not authorized for impact on each project site shall be preserved. Conservation easements shall be placed over such wetlands (see Special Condition 15.b.). Individual project sites, including offsite preservation areas to meet the requirement in Special Condition 5.b.(2) above, shall have reasonable boundaries that include intermixed and adjacent low and high quality wetlands.

6. No fill material may be placed in wetlands for septic tanks or drainfields.

7. Buffers are required around Lake Powell. A 100-foot buffer between the lake from the ordinary high water line (OHWL) and development is required in Walton County. A 30-foot buffer between the lake from the OHWL and development is required in Bay County. All buffers, whether upland or wetland, will be preserved and maintained in a natural condition, except boardwalks for dock access and on-grade trails. Buffers may be enhanced or restored to a more natural condition. Application of fertilizers, herbicides, or pesticides is prohibited in all buffers.

8. In general, low quality wetlands shall buffer high quality wetlands throughout the RGP area. Except at road crossings on a per project basis, upland and/or low quality wetland buffers adjacent to high quality wetlands shall be an average of 50 feet wide, with a minimum 30-foot width for each individual project. All buffers, whether upland or wetland, will be preserved and maintained in a natural condition, except for the construction of boardwalks for dock access and on-grade trails. Buffers may be enhanced or restored to a more natural condition. Application of fertilizers, herbicides, or pesticides is prohibited in all buffers.

9. Only clean fill and rock material compatible with existing soils (e.g., soil, rock, sand, marl, clay, stone, and/or concrete rubble) shall be used for wetland fills.

10. No wetland fill shall sever a jurisdictional connection or isolate a jurisdictional area.

11. Compensatory Mitigation:

a. Compensatory mitigation for individual project wetland impacts may be satisfied within: 1) two specified regional offsite mitigation banks, 2) designated Conservation Units, or 3) within the project area. However, mitigation at a mitigation bank shall not be an available option for a project within the Lake Powell basin. Mitigation for projects within the Lake Powell basin can only be located within the Lake Powell basin. Mitigation for impacts within the Lake Powell basin can be within the project site, or within a designated Conservation Unit in the Lake Powell basin.

b. The first priority for compensatory mitigation of permitted wetland impacts in the RGP area, except for impacts within the Lake Powell basin as described above, is restoration/ enhancement-based activities at one of the two following mitigation banks: 1) the Breakfast Point Mitigation Bank for projects within the Breakfast Point Basin; and 2) the Devils Swamp Mitigation Bank for projects within the Devils Swamp Basin. The location of the two mitigation banks and their respective basins within the RGP area, as well as the Lake Powell basin, are depicted in Exhibits 1, 3 and 4.

c. The Corps on a case-by-case basis may approve compensatory mitigation projects located within the conservation units or on individual project sites.

d. Compensatory mitigation credits and debits are defined in terms of functional units (FU), as determined using the *Wetland Rapid Assessment Procedure (WRAP), Technical Publication REG-001, September 1997*. Each acre of impact to low quality wetlands shall be valued at 0.65 FU, and each acre of impact to high quality wetlands shall be valued at 0.92 FU.

e. Compensatory mitigation will occur prior to or be implemented concurrent with permitted impacts.

12. Compensatory mitigation projects required for projects authorized by this RGP must be maintained in perpetuity in the enhanced/restored ecological condition, as described in the individual compensatory mitigation project's plan.

13. Mitigation Banks:

a. The two mitigation banks shall be constructed, managed and monitored according to the mitigation bank instruments, included as Appendices A (BPMB) and B (DSMB).

b. The number of wetland mitigation credits and the release schedule for credits in each mitigation bank are provided in the mitigation bank plans referenced above. For individual projects, which utilize a mitigation bank, the sum of impact FUs shall be debited from the appropriate mitigation bank within 30 days of individual project approval under this RGP.

c. Ownership or interest in a mitigation bank, other than sale of mitigation credits to a third party, may only be transferred to a governmental agency for conservation purposes, or to a 501c(3) conservation organization. If a mitigation bank, or any part thereof or any interest therein, is conveyed to a subsequent conservation owner, St. Joe will ensure that the new owner be bound by the conditions and requirements of the mitigation bank plan, as required by this RGP. Prior to the conveyance, the Corps must approve the instrument(s) that ensure compliance with the RGP and mitigation bank plan, and may require execution of a subsequent agreement with the conservation owner to provide for continued compliance with the approved mitigation plan. The Corps' approval of the assurance instruments shall be contingent on the conservation owner providing reasonable assurance that such owner has the technical and financial resources to comply with the approved mitigation bank plan.

14. Conservation Units:

a. Ten Conservation Units (Exhibits 5 through 15) will be excluded from development and preserved under the conditions listed below by the St. Joe Company, commencing with the first authorization issued under this RGP for any project of the St. Joe Company or any of its constituent companies.

b. Conservation Units may only be used for conservation purposes, wetland or habitat mitigation, and limited passive recreational purposes. The uses and activities authorized in the Conservation Units are limited to the following:

(1) Wetland and upland habitat enhancement and restoration.

(2) Forest management shall be conducted so as to enhance conservation and habitat restoration, using Best Management Practice's and uneven age management regimes in accordance with the *Principles for Forest and Wildlife Management of Conservation Units within the Regional General Permit Area and Ecosystem Agreement Area"* (Appendix C). Timber management for the sole purpose of timber production is prohibited. No timbering of cypress or wetland hardwoods will occur in Conservation Units. Clear cutting is prohibited except as allowed in the referenced management plan.

(3) Hunting pursuant to properly issued hunting permits, fishing, and birding.

(4) Prior approval from the Corps is required for construction of nature trails, boardwalks, gathering shelters, restroom facilities and other similar passive recreational activities in the Conservation Units. These activities shall result in no more than minimal impacts to the Conservation Units. Additional activities may be approved after review by the Corps, and only if the Corps determines the proposed activity to be consistent with the purpose of this RGP.

(5) Wetland mitigation.

(6) Effluent disposal, including necessary transmission lines, distribution facilities, and attendant structures, in the Cypress and Wet Pine Flats Conservation Unit, if authorized by separate DEP and Corps permits. Treatment facilities shall not be allowed in the Conservation Unit.

(7) Reinstitution of fire regime, including necessary firebreaks, which mimics natural conditions.

(8) Incorporation into adjacent developments as open space and limited to the uses outlined above.

(9) Maintenance of roads and ditches where needed to implement activities listed above.

(10) Construction of five new or improved road crossings, as shown on Exhibit 16. Crossing Number 4, through the Wildlife Corridor Conservation Unit, shall be bridged. These road crossings shall be subject to the road crossing criteria and wetland impact limitations as required in Special Condition number 4 above.

(11) Activities needed to maintain, in current condition, existing access within and through the Conservation Units. With the exception of the crossings identified in Special Condition number 13b(10) above, these do not include activities to improve, enlarge or relocate such access.

c. By February 15th of each year, The St. Joe Company shall have placed perpetual conservation easements with the DEP as the grantee (or ensure that conservation easements are placed on sold or transferred parcels) on portions of Conservation Units equal to the percentage of the total acreage of approved projects in each sub-basin. To determine the acreage of the Conservation Units that must be placed under an easement:

(1) Using the EMA area only, divide the total acreage within an approved project boundary in a sub-basin (including impact and preserved area) by the total acreage of land within the sub-basin minus the area of any conservation units with the same sub-basin.

(2) This percentage of the Conservation Units in each sub-basin shall be placed under a conservation easement by the end of each annual reporting period.

(3) The cumulative acreage of Conservation Units conveyed to governmental entities or 501c (3) conservation organization buyers shall count toward the acreage placed under a conservation easement.

d. Sale or transfer of a Conservation Unit is limited to a governmental entity or 501c (3) private conservation owner, and only when the requirements in special condition numbers 14a & 14b are met. If Conservation Units, or any portion thereof or interest therein, are conveyed to subsequent owners, if not already subject to a conservation easement pursuant to Special Condition number 14c above, The St. Joe Company shall place conservation easements on such property to assure the perpetual conservation use of the Conservation Units as described in Special Condition 14b above. The perpetual conservation easement shall be in the form of Exhibit 17. Within seven days of conveyance of any portion or interest of a Conservation Unit, The St. Joe Company shall provide to the new owner a complete copy of the RGP, including the Biological Opinion (Appendix D). Written assurance that a complete copy of the RGP has been given and received shall be provided to the Corps by The St. Joe Company within fourteen days of any such conveyance. The written assurance shall consist of a letter to the Corps stating that the exchange has taken place and shall be signed by the appropriate representatives of The St. Joe Company and the new owner.

15. Conservation Easements. This section addresses the placement of conservation easements, as required by this RGP, under four different scenarios:

a. Perpetual conservation easements placed on Conservation Units as described in Special Condition 14c above. The easement shall be in the form of Exhibit 17.

b. Perpetual conservation easements with the DEP as the grantee will be placed on wetlands, not authorized for impact on each project site; and will include any buffers, as required by Special Condition 8 above. The conservation easements will be in place following individual project approval, but prior to commencing any activities authorized by this RGP or according to the timeframe specified in the approval. The easement shall be in the form of Exhibit 18.

c. Perpetual conservation easements with the DEP as the grantee will be placed on each mitigation bank, or each approved phase of a mitigation bank, prior to commencing any activities authorized by this RGP on an individual project that will use the mitigation bank or a phase of the mitigation bank for mitigation. The easement shall be in the form of Exhibit 18.

d. For compensatory mitigation conducted outside of a mitigation bank, a perpetual conservation easement with the DEP as the grantee, will be placed on the mitigation area prior to commencing any activities authorized by this RGP on the individual project for which the mitigation is approved. The easement shall be in the form of Exhibit 18.

e. In addition to the above, the following shall apply for all conservation easements and deed restrictions:

(1) The permittee shall have the conservation easement, including a legal description, survey, and scaled drawings, of the areas in question, prepared and sent to the Regulatory Division, Enforcement Branch, Post Office Box 4970, Jacksonville, Florida 32232-0019, for legal review and approval.

(2) Within 30 days of U.S. Army Corps of Engineers' approval of the proposed easement, the permittee shall record the easement or deed restriction in the public records of Bay or Walton County, Florida. A certified copy of the recorded document, plat, and verification of acceptance from the grantee will be forwarded to the Jacksonville District Office.

(3) The Permittee must show that it has clear title to the real property and can legally place it under a conservation easement. Along with the submittal of the draft conservation easement, the Permittee shall submit a title insurance commitment, in favor of the grantee, for the property that is being offered for preservation. Any existing liens or encumbrances on the property must be subordinated to the conservation easement. At the time of recordation of the conservation easement, a copy of a title insurance policy written in favor of the DEP must be provided to the Corps in an amount equal to the current market value of the property.

(4) In the event the permit is transferred, proof of delivery of a copy of the recorded conservation easement to the subsequent permittee or permittees must be submitted to the Corps together with the notification of permit transfer.

(5) Grantee shall not assign its rights or obligations under a conservation easement except to another organization qualified to hold such interests under the applicable state and federal laws, including §704.06 Florida Statutes, and committed to holding this conservation easement exclusively for conservation purposes. The Corps shall be notified in writing of any intention to reassign the conservation easement to a new grantee and must approve selection of the grantee. The new grantee must accept the assignment in writing and deliver a copy of this acceptance to the Corps. The conservation easement must then be re-recorded and indexed in the same manner as any other instrument affecting title to real property, and a certified copy of the recorded conservation easement shall be furnished to the Corps.

16. Monitoring and reporting requirements specific to The St. Joe Company:

a. Use of this RGP for any project by The St. Joe Company makes the company responsible for b. and c. below.

b. The St. Joe Company shall submit monitoring reports related to the mitigation banks, as specified in Appendices A and B.

c. The St. Joe Company shall establish and maintain a GIS-based ledger and map depicting the amount, type and percentage of wetland impact and mitigation implemented in the EMA area. An updated ledger balance sheet demonstrating compliance with this RGP shall be submitted with each individual request for project approval. The ledger shall include the following by sub-basin:

(1) Total high quality and low quality wetlands in the EMA area.

(2) Total project size – uplands and wetlands.

(3) Project impacts – high quality and low quality amount and percent of total.

(4) Mitigation required and location.

(5) Cumulative project impacts (acreage total and percentage).

(6) Total wetlands by quality remaining in the EMA area.

(7) The St. Joe Company shall submit an annual report by February 15 of each year for the proceeding calendar year identifying:

(a) The location and acreage of any mitigation activity undertaken;

(b) Deed Restrictions and Conservation Easements recorded;

(c) Conservation Units or Mitigation Banks conveyed to other owners;

(d) Activities undertaken within Conservation Units; and

(e) Other activities that may impact this RGP.

17. For the purposes of Section 404 of the Clean Water Act under this RGP, the identification and delineation of wetlands must be in accordance with the most recent guidance and wetland delineation manual or manual supplement issued by the Corps. As of the date of reissuance of this RGP, applicants should use the *Interim Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region (2008)*. Wetlands may be delineated using aerial photo-interpretation (API) and ground-truthing, and, if necessary, mapped using the Global Positioning System (GPS) and other Geographical Information System (GIS) mapping techniques. In much of the project area, historical aerial photography will be used to obtain pre-pine plantation wetland community signatures. If a construction line falls within 250 feet of a wetland boundary, estimated using the method described in this paragraph, then a formal field wetland jurisdictional determination will be required for that segment of the proposed project

18. Endangered and Threatened Species: This RGP does not authorize the take of an endangered species, with the exception of the flatwoods salamander, *Ambystoma cingulatum*. In order to legally take a listed species, separate authorization under the Endangered Species Act (ESA) is required (e.g., an ESA section 10 permit, or a biological opinion (BO) under ESA section 7, with "incidental take" provisions with which permittees under this RGP must comply). The enclosed U.S. Fish and Wildlife Service (FWS) BO (Appendix D) contains mandatory terms and conditions to implement the reasonable and prudent measures that are associated with the "incidental take" that is specified in the BO. Authorization under this RGP is conditional upon your compliance with all of the mandatory terms and conditions associated with incidental take of the attached BO, which terms and conditions are incorporated herein by reference. Failure to comply with the terms and conditions associated with incidental take of the BO, where a take of the listed species occurs, will constitute an unauthorized take, and will also constitute non-compliance with this RGP. The FWS is the appropriate authority to determine compliance with the terms and conditions of its BO, and with the ESA.

19. No work is authorized under this RGP on properties listed or eligible for listing in the *National Register of Historic Places* (see Special Condition 20a(7) below).

20. Individual Project Approval:

a. The evaluation process to determine if an individual project conforms to the requirements and criteria of this RGP shall begin with a pre-application meeting to which the appropriate representatives from the Corps, DEP, USFWS, NMFS, EPA and NWFWMD are invited. The primary purpose of the pre-application process is to identify and produce preliminary data necessary for evaluation during the application phase and to conduct an informal analysis of the project and evaluate how it complies with the RGP criteria. The pre-application meeting shall also provide an opportunity to discuss the proposed project design and the opportunity for habitat corridors between on-site wetlands, the Conservation Units, and other wetlands in the RGP area. At the pre-application meeting, the following information will be provided:

(1) Scope of the Project – Type of project and how it comports with activities authorized by the RGP.

(2) Location / Project Boundaries – Exhibits showing general project location within the Project Area boundaries and specific location (1"=200' or other appropriate scale).

(3) The identification and delineation of wetlands must be in accordance with the most recent guidance and wetland delineation manual or manual supplement issued by the Corps. As of the date of reissuance of this RGP, applicants should use the *Interim Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region (2008)*. Wetlands may be delineated using API and ground-truthing, and if necessary, mapped using GPS and other GIS mapping techniques. In much of the project area, historical aerial photography will be used to obtain pre-pine plantation wetland community signatures. If the construction line falls within 250 feet of a wetland boundary estimated using the method described in this paragraph, then a formal field wetland jurisdictional determination will be required for that segment of the proposed project.

(4) Maps of high quality and low quality wetlands onsite. For sites within the EMA area, the existing high quality/low quality wetland map shall be used as a starting point for delineation of onsite wetlands (Exhibit 19). During or after wetland boundaries have been established using the method described in 19a(3) above, the resulting wetland areas will be classified and mapped by quality, as defined in special condition number 3 above. The procedure will use a combination of GPS technology, visual inspection of photography, and ground-truthing. Additional data that may be used including overlays involving timber stand data.

(5) Proposed Wetland Impacts. The number, type, location, and acreage of all wetland impacts, as well as drawings and other exhibits that sufficiently depict that the proposed project fully complies with this RGP.

(6) Stormwater management systems for projects authorized under this RGP area will be in accordance with the *Stormwater System Design and Review Criteria Manual, February 2004* (Appendix F). A signed statement by a Florida licensed engineer which verifies that the project conforms to the aforementioned manual will be submitted.

(7) Documentation of coordination with the State Historic Preservation Officer (SHPO). When required by the SHPO, the applicant shall conduct a Phase I archeological and historical survey on each individual project site. This information shall be provided to the SHPO and the Corps, so that measures can be identified to avoid, minimize or mitigate adverse impacts to historic properties listed, or eligible for

listing in the *National Register of Historic Places*, or otherwise of archeological or historical value.

(8) Reticulated Flatwoods salamander (*Ambystoma bishopi*): Documentation of a site evaluation for the reticulated flatwoods salamander shall be provided by completion of the *RGP-86 Flatwoods Salamander Pre-application Evaluation* (Exhibit 20).

(9) Bald Eagle (Haliaeetus leucocephalus): Documentation shall be provided that states whether or not a bald eagle's nest is located on or in the vicinity of the project site. If a bald eagle's nest occurs within 660 feet of a project, the applicant should follow the U.S. Fish and Wildlife Service's May 2007 National Bald Eagle Management Guidelines. The applicant should also contact the Florida Fish and Wildlife Conservation Commission for recommendations relative to Florida's Bald Eagle Management Plan and Permitting Guidelines to ensure the project is consistent with the provisions of Rule 68A-16.002, Florida Administration Rule. Appropriate protections shall be incorporated in the project and documentation shall be provided showing how the appropriate protections will be implemented.

(10) Telephus Spurge (Euphorbia telephioides): Documentation of a site evaluation for Telephus spurge shall be provided by the completion of the *RGP-86 Telephus Surge Pre-application Evaluation* (Exhibit 21).

b. Application to the Corps for individual projects under this RGP will be made using the form *Joint Application for Works in the Waters of Florida Form #62-312.900*. The exhibits and information referenced in special condition number 20a above shall be included in their final form with the application. No regulated work may proceed until after written authorization under this RPG has been issued.

21. On a case-by-case basis, the Corps may impose special conditions that are deemed necessary to minimize adverse environmental impacts.

22. Failure to comply with all conditions of the Federal authorizations under this Permit will constitute a violation of the Federal authorization.

23. Self-Certification: Within 60 days of completion of the work authorized and mitigation (if applicable), the attached "Self-Certification Statement of Compliance" must be completed and submitted to the U.S. Army Corps of Engineers. Mail the completed form to the Regulatory Division, Enforcement Branch, Post Office Box 4970, Jacksonville, Florida 32232-0019. A copy of the

"Self-Certification Statement of Compliance" must also be provided to the DEP at Florida Department of Environmental Protection, SLERP, 160 Governmental Center, Suite 202, Pensacola, Florida 32501.

24. This Permit will be valid for 5 years from the date of issuance unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies will conduct periodic reviews, which will include compliance reviews, to determine if continuation of the permit is not contrary to the public interest. The permit can be reissued for 5-year periods indefinitely, if it is found not to be contrary to the public interest.

9. Determinations:

a. Finding of No Significant Impact (FONSI): Having reviewed the information as found in this SEASOF, and the EASOF, which this SEASOF supplements, the information provided by all interested parties, and an assessment of the environmental impacts, I find that this permit action would not have a significant impact on the quality of the human environment. Therefore, an Environmental Impact Statement would not be required.

b. Compliance with 404(b)(1) Guidelines: Having completed the evaluation of the information documented within this SEASOF, in concert with paragraph 9 of the attached EASOF, which this SEASOF supplements, I have determined that the proposed discharge complies with the 404(b)(1) guidelines.

c. Section 176(c) of the Clean Air Act General Conformity Rule Review: The proposed permit action has been analyzed for conformity applicability pursuant to regulations implementing Section 176(c) of the Clean Air Act. It has been determined that the activities proposed under this permit would not exceed *de minimis* levels of direct or indirect emissions of a criteria pollutant or its precursors and are exempted by 40 CFR Part 93.153. Any later indirect emissions are generally not within the Corps' continuing program responsibility and generally cannot be practicably controlled by the Corps. For these reasons a conformity determination is not required for this permit action.

d. Public Interest Determination: I find that reissuance of this Department of the Army regional general permit is not contrary to the public interest.

CESAJ-RD-NP (1145)
SUBJECT: Supplement to Department of the Army Environmental Assessment and Statement of Findings for Regional General Permit SAJ-86 (SAJ-2004-1861)

PREPARED BY:

GORDON A. HAMBRICK III
Project Manager

REVIEWED BY:

OSVALDO COLLAZO
Chief, North Permits Branch

APPROVED BY:

PAUL L. GROSSKRUGER
Colonel, Corps of Engineers
Commanding

Project Ledger June 2009

Table 1:		Overall Projects															
Number	Type	Permitting Basin	Subbasin	Project	Tot_Prj_Ac	HQ	HQ_IMP	LQ	LQ_IMP	WTL	UPL	Onsite_CE	Offsite_CE	CU_MIT_CE	CU_CE	CR_MIT	Status
1	GP	Breakfast Point	SWWB	SAJ-2008-04490 Pier Park Northeast	58.77	4.3	0	10.33	8	14.63	44.14	7.57	29.69	n/a	18.28	5.2	* See note below, others per authorization
2	GP	Breakfast Point	SWWB	SAJ-2008-9182 Pier Park Loop Road	58.25	1.55	0	14.94	10.13	16.49	47.76	8.37	35.56	n/a	16.8	6.58	CE complete
3	GP	Breakfast Point	SWWB	SAJ-2007-05543 Pier Park NW Hotel	3.11	0	0	2.04	2.04	2.04	1.07	n/a	8.16	n/a	0.9	1.33	CE complete, others per authorization
4	GP	Breakfast Point	SWWB	SAJ-2004-8221 Pier Park Drive Extension	2.5	0.24	0.24	0.16	0.16	0.4	2.1	n/a	0.64	n/a	n/a	0.32	CE complete
5	GP	Breakfast Point	SWWB	SAJ-2006-8276 Westbay Landings	494.83	86.84	1.17	111.03	9.85	197.68	294.34	189.15	n/a	n/a	143.57	7.48	CE complete, others per authorization
6	GP	Breakfast Point	Hwy 98	SAJ-2004-7095 Waterfall	42.62	0.78	0	11.61	2.31	12.38	30.23	9.3	n/a	n/a	n/a	1.5	CE complete
7	IP	Breakfast Point	SWWB	SAJ-2004-8222 Frank Brown Park Trail	1.47	0	0	1.32	1.32	1.32	0.45	n/a	3.95	n/a	n/a	0.8	CE complete
8	GP	Breakfast Point	Hwy 98	SAJ-2006-6671 Beckrich Rd. Extension	7.5	0.45	0.01	1.53	0.3	1.98	5.52	1.87	n/a	n/a	n/a	0.21	CE complete
9	GP	Breakfast Point	Hwy 98	SAJ-2004-10294 Highlands West	28.2	7.98	0.7	11.89	8.99	19.57	8.63	9.77	60.59	n/a	n/a	6.48	CE complete
10	GP	Breakfast Point	Hwy 98	SAJ-2006-6658 Breakfast Point K 8	39.94	3.29	0	8.9	1.48	10.19	29.75	8.71	n/a	n/a	n/a	0.96	CE complete
11	GP	Breakfast Point	Hwy 98	SAJ-2007-1384 Panama City Beach Mixed Use PDA	59.43	1.59	0.09	3.13	0.49	4.72	54.71	4.14	n/a	n/a	n/a	0.4	CE complete
12	GP	Breakfast Point	Hwy 98	SAJ-2004-8077 North Glades	71.37	18.3	0	17.6	13.2	38.1	35.27	4.6	58.3	n/a	n/a	8.6	CE complete
13	IP	Breakfast Point	SWWB	SAJ-2004-3965 PC Beach Commerce Park	219	9.9	0.2	41.7	9.4	41.9	177.1	55.4	n/a	n/a	47.1	6.28	CE complete
14	IP	Lake Powell	Phillips Inlet	SAJ-2004-3965 PC Beach Commerce Park	118.1	18.8	0	27.2	1.4	48	72.1	25.8	n/a	7.5	14.5	n/a	CE complete
15	GP	Lake Powell	Phillips Inlet	SAJ-2002-697 WaterSound North	484.52	18.07	0.81	123.3	19.71	141.37	323.15	113.8	n/a	52.84	53.26	0	CE complete
16	GP	Devils Swamp	Direct to Bay	SAJ-2002-697 WaterSound North	101.1	16.99	0.08	12.56	2.3	29.55	71.55	34.17	n/a	n/a	11.72	1.57	CE complete
TOTALS					1770.71	188.58	3.3	397.43	91.08	578.31	1197.87	470.46	196.89	60.34	308.23	47.71	

Tot_Prj_Ac	Total Project Acres Within Sub-basin
HQ	High Quality Wetlands
HQ_IMP	High Quality Wetland Impacts
LQ	Low Quality Wetlands
LQ_IMP	Low Quality Wetland Impacts
UPL	Uplands
Onsite_CE	Onsite Conservation Easements
Offsite_CE	Offsite Conservation Easements
CU_MIT_CE	Conservation Unit Mitigation Conservation Easement
CU_CE	Conservation Unit Conservation Easement
n/a	Not Applicable
CR_MIT	Mitigation Credits
WTL	Wetland
GP	Regional General Permit SAJ-86
IP	Individual Permit

* CU CE will be included in Conservation Easements recorded in 2009 and provided by February 15, 2010. The project authorization was issued in December 2008, and the February 15, 2009 deadline could not be met.

GIS Map

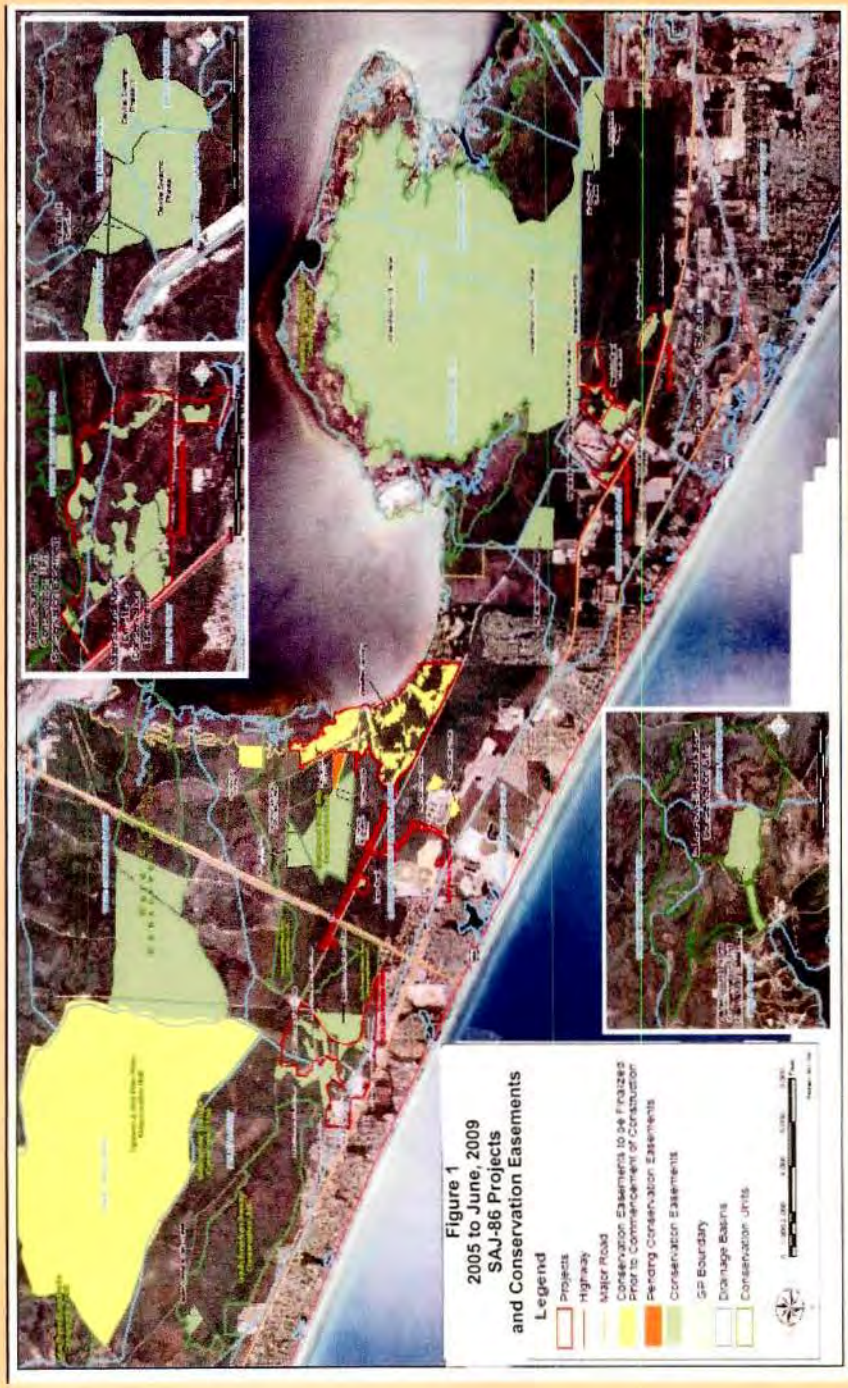
Figure 1
2005 to June, 2009
SAJ-86 Projects
and Conservation Easements
Legend
Projects
Highway
Major Road
Conservation Easements to be Finalized Prior to Commencement of Construction
Pending Conservation Easements
Conservation Easement
GP Boundary
Drainage Basins
Conservation Units