



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
1519 TAYLOR STREET, COLUMBIA, SC 29201-2918

CESAC-RD

March 12, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime
Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322
(2023),¹ [SAC-2024-01135, Fisherswood Site, Richland County, SC](#)

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.² AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.³ For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁴ the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of "waters of the United States" found in the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. This AJD did not rely on the 2023 "Revised Definition of 'Waters of the United States,'" as amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in this state due to litigation.

¹ While the Supreme Court's decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² 33 CFR 331.2.

³ Regulatory Guidance Letter 05-02.

⁴ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

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1. SUMMARY OF CONCLUSIONS.

Name of Aquatic Resource	Acres (AC.)/Linear Feet (L.F.)	Waters of the U.S. (WOUS)	Section 404/ Section 10
Wetland 1 (forested)	0.19 AC	No	None

2. REFERENCES.

- a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).
- b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).
- c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)
- d. *Sackett v. EPA*, 598 U.S. __, 143 S. Ct. 1322 (2023)

3. REVIEW AREA. [The AJD review area is limited to the specified review area depicted on the attached figure "Fisherswood – Aerial with Boundary Coordinates and Features" at coordinates Latitude: 34.1332°, Longitude: -80.8961°. Project Area size: 0.54 Acres. Nearest City: Columbia, Richland County SC.](#)

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. [N/A](#)

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS

Resource Name	Flows into	Section 10 TNW
Wetland 1	No connection found	N/A

6. SECTION 10 JURISDICTIONAL WATERS⁵: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁶ N/A
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.
 - a. TNWs (a)(1): N/A
 - b. Interstate Waters (a)(2): N/A
 - c. Other Waters (a)(3): N/A
 - d. Impoundments (a)(4): N/A
 - e. Tributaries (a)(5): N/A
 - f. The territorial seas (a)(6): N/A
 - g. Adjacent wetlands (a)(7): N/A

⁵ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁶ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified as “generally non-jurisdictional” in the preamble to the 1986 regulations (referred to as “preamble waters”).⁷ Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water.
N/A
- b. Describe aquatic resources and features within the review area identified as “generally not jurisdictional” in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance.
N/A
- c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system.
N/A
- d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland.
N/A
- e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in “*SWANCC*,” would have been jurisdictional based solely on the “Migratory Bird Rule.” Include the size of the aquatic resource or feature, and how it was determined to be an “isolated water” in accordance with *SWANCC*.
N/A

⁷ 51 FR 41217, November 13, 1986.

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- f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court's decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Aquatic Resource	Size (acre)	Rationale
Wetland 1	0.19	<p>This wetland exhibited hydric soils, hydrophytic vegetation, and indicators of hydrology, which satisfied the criteria set forth in the 1987 Corps' Wetland Delineation Manual and the Atlantic and Gulf Coastal Plain Regional Supplement. All water located within or draining toward this wetland had no discernible or traceable outfall or connection to any Waters of the US (WOUS).</p> <p>USACE field site visit on 29Jan2025 determined that this wetland has no discernable connection to other waters. Low-lying areas to the north and east of the wetland were inspected and found no obvious features or evidence of flowing water away from the wetland. Soil pits showed no hydrologic connection to areas outside of berm-like features on the north of the wetland. No discrete surface connection to any relatively permanent water was found.</p> <p>Based on the information above, this wetland feature does not have a continuous surface connection to a jurisdictional water and does not meet the definition of "waters of the United States."</p>

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9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.

- a. [Agent report dated September 27, 2024](#)
 - I. [Field photos \(field visit August 15, 2024\)](#)
 - II. [Wetland Determination Field Data Sheets](#)
 - III. [Feature Description Narratives](#)
 - IV. [USGS Topo and USDA Soils Maps](#)
 - V. [DEM and NWI Maps](#)
- b. [USACE field visit conducted January 29, 2025](#)
 - I. [Site Visit Notes](#)
 - II. [Site Visit photographs](#)
- c. [National Regulatory Viewer Layers accessed January 15, 2025](#)
 - I. [USFWS NWI Map Service](#)
 - II. [USGS NHD Map Service](#)
 - III. [NRCS SSURGO Map Service](#)
 - IV. [USDA Soils Hydric Class Map Service](#)
 - V. [USGS 3D Elevation Program \(3DEP\) Map Service](#)
 - VI. [USGS 3DEP Bare Earth DEM Dynamic Map Service](#)
 - VII. [ORM Project layers](#)
- d. [Google Earth accessed January 15, 2025](#)
 - I. [Historic aerial imagery](#)

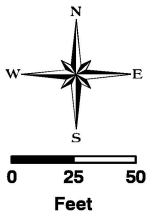
10. OTHER SUPPORTING INFORMATION: [SAC-2013-01229 PJD](#)

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

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LEGEND	
	AJD BOUNDARY
	NON-JURISDICTIONAL WETLAND



MAP No.	LATITUDE	LONGITUDE
1	34.133280	-80.895815
2	34.133021	-80.895815
3	34.133022	-80.896642
4	34.133281	-80.896641

COE JURISDICTION DETERMINATION INFORMATION	
PROJECT NAME:	FISHERSWOOD
APPLICANT:	PULTE HOME COMPANY, LLC 4401 LEEDS AVENUE, SUITE 400 NORTH CHARLESTON, SOUTH CAROLINA 29405
COUNTY:	RICHLAND COUNTY
STATE:	SOUTH CAROLINA
DATE:	AUGUST 20, 2024

PROJECT ACREAGE TABLE		
TYPE	ACREAGE	% OF TOTAL
UPLAND	0.35 Ac.±	65.5%
NON-JURISDICTIONAL WETLAND	0.19 Ac.±	34.5%
TOTAL	0.54 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE WITH FLIGHT DATES OF JANUARY THROUGH FEBRUARY 2023.

PROPERTY BOUNDARY PER PULTE GROUP DRAWING No. REV FISHERSWOOD IV CONSTRUCTION PLANS RED 1-26-24.DWG DATED JULY 25, 2024.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE	DRAWN BY	DATE	363 Wando Place Drive Suite 200 Mt. Pleasant, SC 29464 Phone (843) 971-8520 Fax (843) 971-8522
		E.K.	02/10/25	
		DESIGNED BY	DATE	
		J.W.	02/10/25	
		REVIEWED BY	DATE	
		S.R.	02/10/25	



FISHERSWOOD
AERIAL WITH BOUNDARY COORDINATES AND FEATURES

DRAWING No.	SC-24PG14256
SHEET No.	1