



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
69 HAGOOD AVENUE
CHARLESTON, SOUTH CAROLINA 29403

CESAC-RD

24 March 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-2024-00992, (MFR 1 of 1)²

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.³ 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.⁴ For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ 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

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 When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

³ 33 CFR 331.2.

⁴ Regulatory Guidance Letter 05-02.

⁵ 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.

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2024-00992

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. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

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Name of Aquatic Resource	Acres (AC.) /Linear Feet (L.F)	Waters of the US (JD or Non-JD)	Section 404/Section 10
Jurisdictional Wetland (W1)	0.016 AC	JD	Section 404
Jurisdictional Wetland (W2)	0.088 AC	JD	Section 404
Non-Jurisdictional Wetland (W3)	0.066 AC	Non-JD	N/A
Non-Jurisdictional Wetland (W4)	0.009 AC	Non-JD	N/A
Jurisdictional Tributary (P1)	240 LF	JD	Section 404
Non-Jurisdictional Feature (Ditch)	Approx. 124 LF	Non-JD	N/A

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)
- e. 1980s preamble language (including regarding waters and features that are generally non-jurisdictional) (51 FR 41217 (November 13, 1986) and 53 FR 20765 (June 6, 1988))
- f. 2008 *Rapanos* guidance

3. REVIEW AREA.

- a. Review Area size: 9.78 acres

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2024-00992

- b. Center Coordinates of Project Latitude: 32.9888° N, Longitude: -80.1020° W
- c. Nearest City: Ladson
- d. County: Charleston
- e. State: South Carolina

The review area is identified as TMS#s 390-00-00-438, 390-00-00-148, and 390-00-00-003 and is located at 9657 US-78, Ladson, Charleston County, South Carolina and contains undeveloped forest, concrete pads, and parking areas from a former commercial development.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED.

- a. Goose Creek, which is a TNW. Navigable limits of Goose Creek are documented in the Corps' Navigability Study of 1977, Cooper River Area Report No. 04.
- b. Determination based on: A review of desktop data resources listed in Section 9 of this memorandum.

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

Jurisdictional Wetland (W1): Jurisdictional Wetland (W1) is 0.016-acres in size and flows offsite into an unnamed perennial tributary (Jurisdictional Tributary P1) for approximately 750 linear feet, then flows through a culvert under Ladson Road where it flows for approximately 803 linear feet where it then flows into Bluehouse Swamp (Perennial tributary / A5 water), the nearest requisite water.

Jurisdictional Wetland (W2): Jurisdictional Wetland (W2) is 0.088-acres in size and flows offsite, during times of heavy rainfall, through a relic aggraded ditch, into an unnamed perennial tributary (Jurisdictional Tributary P1) for approximately 700 linear feet, then flows through a culvert under Ladson Road where it flows for approximately 803 linear feet where it then flows into Bluehouse Swamp (Perennial tributary / A5 water), the nearest requisite water.

Jurisdictional Tributary (P1): Jurisdictional Tributary (P1) is 204 linear feet (LF) and has a direct connection through a culvert, under Ladson Road, for approximately 803 linear feet where it flows into Bluehouse Swamp (Perennial tributary / A5 water), the nearest requisite water.

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2024-00992

6. SECTION 10 JURISDICTIONAL WATERS⁶: 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 10.⁷ 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): The review area contain the one jurisdictional tributary (Jurisdictional Tributary P1), which totals 204 LF and has a direct connection through a culvert, under Ladson Road, for approximately 803 linear feet where it flows into Bluehouse Swamp (Perennial tributary / A5 water). Jurisdictional Tributary P1 was determined to be jurisdictional based on a review of USFWS National Wetland Inventory (NWI) map, National Hydrographic Data Set (NHD), aerial photographs, USGS 3D Elevation Program (3DEP) Map Service,

⁶ 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.

⁷ 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.

information submitted by the agent, and site visit on January 14, 2025. The NHD depicts a blue line feature on site which is named “stream/river”. The photos taken during the January 14, 2025 site visit show the tributary with water during the growing season and containing defined bed and banks with a channel bed devoid of terrestrial vegetation below the OHWM.

f. The territorial seas (a)(6): N/A

g. Adjacent wetlands (a)(7):

The aquatic resource identified as Jurisdictional Wetland (W1) is 0.016-acres in size and flows offsite into an unnamed perennial tributary (Jurisdictional Tributary P1) for approximately 750 linear feet, then flows through a culvert under Ladson Road where it flows for approximately 803 linear feet where it then flows into Bluehouse Swamp (Perennial tributary / A5 water), the nearest requisite water.

The aquatic resource identified as Jurisdictional Wetland (W2) is 0.088-acres in size and flows offsite, during times of heavy rainfall, through a relic aggraded ditch into an unnamed perennial tributary (Jurisdictional Tributary P1) for approximately 700 linear feet, then flows through a culvert under Ladson Road where it flows for approximately 803 linear feet where it then flows into Bluehouse Swamp (Perennial tributary / A5 water), the nearest requisite water.

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”).⁸ 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.

Non-Jurisdictional Feature (Ditch): the review area contains 9.577 acres of uplands and has one linear feature that totals approximately 90 linear feet. This Non-Jurisdictional Feature (Ditch) has been determined to be a relic aggraded ditch that is non-navigable, was excavated out of uplands, consists of infrequent

⁸ 51 FR 41217, November 13, 1986.

flow, and lacks evidence of an OHWM. During periods of heavy rainfall, this relic aggraded ditch allows Jurisdictional Wetland (W2) to flow into the onsite Jurisdictional Tributary (P1).

- 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
- 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).

Non-Jurisdictional Wetland (W3): Non-Jurisdictional Wetland (W3) is 0.066-acres in size and does not abut or have a discernable CSC/connection to a TNW or tributary with relatively permanent flow. Non-Jurisdictional Wetland (W3) is an isolated forested wetland system located within a depressional land feature that does not contain a continuous surface connection or flowpath which provides evidence of surface flow to a jurisdictional water of the U.S. Data collected in the field indicate this features is completely encompassed by uplands.

Non-Jurisdictional Wetland (W4): Non-Jurisdictional Wetland (W4) is 0.009-acres in size and does not abut or have a discernable CSC/connection to a TNW or tributary with relatively permanent flow. Non-Jurisdictional Wetland (W4) is an isolated forested wetland system located within a depressional land feature that does not contain a continuous surface connection or flowpath which provides

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2024-00992

evidence of surface flow to a jurisdictional water of the U.S. Data collected in the field indicate this features is completely encompassed by uplands.

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. Review performed for Site Evaluation: Office (desktop).
Date: December 10, 2025
 - b. Site Visit conducted on January 14, 2025.
 - c. Map submitted by or on behalf of, the applicant/consultant: "NWP 39 – PCN, RaceTrac - Ladson, Charleston County, South Carolina, Figure 5, Aquatic Resources, map dated March 6, 2025.
 - d. Wetland Delineation Data Sheets: Prepared and submitted by or on behalf of the applicant/consultant. This office concurs with the data sheets/delineation report.
 - e. Site Photographs: Photos provided by Corblu Ecology Group, submitted as part of the JD request dated August 19, 2024.
 - f. USGS Topographic map: 7.5 Minute – Ladson: Quad depicts the review area as mostly development. No symbols that typically represent potential waters of the US are depicted on the USGS topographic maps.
 - g. USFWS National Wetland Inventory (NWI) Map Service: NWI depicts the review area as upland with one riverine linear feature. <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=1eb5aab71973402fbdb879cbb7bd3595>
 - h. National Hydrographic Dataset (NHD): NHD depicts one "large scale" "Stream/River" linear features within the review area.
<https://hydro.nationalmap.gov/arcgis/rest/services/nhd/MapServer>
 - i. USDA NRCS Soil Survey: Soil survey depicts the following soil types: Dunbar and ardilla fine sandy loams (0 to 2 percent slopes), Norfolk and Dothan soils (0 to 2 percent slopes), and Rains sandy loam. This layer displays soil map units derived from the SSURGO database. <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=045a6ccb74954698892c0cc5106beee5>

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2024-00992

- j. USGS 3D Elevation Program (3DEP) Map Service: <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=8ba4619c2e60467a909a1bc31e3a06cc>
- k. Aerial Imagery: 2020 SCDNR IR Aerial_2020_NIR (Map Service)
https://tiles.arcgis.com/tiles/RvqSyw3dil7dTKo5/arcgis/rest/services/SC_2020_NIR/MapServer

10. OTHER SUPPORTING INFORMATION.

- a. Previous Jurisdictional Determination: Approved Jurisdictional Determination dated January 29, 2020.
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.



Base Map Source: ESRI Aerial Imagery
GPS Data Collected: 4/1/2024
Revised: 3/6/2025

1:1,800

0 100 200 400 Feet

NWP 39 - PCN
RaceTrac - Ladson
Charleston County, South Carolina



Figure 5
Aquatic Resources
Project No. 02-030824

Revised on 3/7/2025 with information provided by the agent.