



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

CESAC-RDS

12 May 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-2025-00210, (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.

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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).

Name of Aquatic Resource	Acres (AC.) /Linear Feet (L.F)	Waters of the US (JD or Non-JD)	Section 404/Section 10
Non-Jurisdictional Wetland A	0.683 AC	Non-JD	N/A
Non-Jurisdictional Wetland B	0.143 AC	Non-JD	N/A
Non-Jurisdictional Wetland C	0.317 AC	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))

3. REVIEW AREA.

- a. Review Area size: 15.434 acres
- b. Center Coordinates of Project Latitude: 32.9338° N, Longitude: -79.8170° W
- c. Nearest City: Charleston

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- d. County: Berkeley
- e. State: South Carolina

The review area is identified as TMS#s 263-00-04-006, 263-00-04-007, 263-00-04-042, and 263-00-04-053 and located directly to the southeast of the intersection of Highway 41 and Yaupon Drive, Charleston, Berkeley County, South Carolina and contains undeveloped forested land, a commercial business, and three freshwater wetlands.

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED.
 - a. Wando River, which is a TNW. Navigability limits of the Wando River are documented in the Corps' Navigability Study of 1977, Coastal Supplement.
 - 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. N/A.
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

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.

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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

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. 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

⁸ 51 FR 41217, November 13, 1986.

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 A: Non-Jurisdictional Wetland A is 0.683-acre in size and does not abut or have a discernable CSC/connection to a TNW or tributary with relatively permanent flow. Non-Jurisdictional Wetland A 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 indicates this feature is completely encompassed by uplands.

Non-Jurisdictional Wetland B: Non-Jurisdictional Wetland B is 0.143-acre in size and does not abut or have a discernable CSC/connection to a TNW or tributary with relatively permanent flow. Non-Jurisdictional Wetland A 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 indicates this feature is completely encompassed by uplands.

Non-Jurisdictional Wetland C: Non-Jurisdictional Wetland C is 0.317-acre in size and does not abut or have a discernable CSC/connection to a TNW or tributary with relatively permanent flow. Non-Jurisdictional Wetland A is an isolated forested wetland system located within a depressional land feature that does not

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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 indicates this feature 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: March 31, 2025
 - b. Plat submitted by or on behalf of, the applicant/consultant: "NWP 29 – PCN, Tuxbury Farm, Charleston, Berkeley County, South Carolina, plat dated December 9, 2024 and revised plat dated April 24, 2025.
 - c. Wetland Delineation Data Sheets: Prepared and submitted by or on behalf of the applicant/consultant, dated October 15, 2024. This office concurs with the data sheets/delineation report.
 - d. USGS Topographic map: 7.5 Minute – Cainhoy: Quad depicts the review area as undeveloped and development. No symbols that typically represent potential waters of the US are depicted on the USGS topographic maps.
 - e. USFWS National Wetland Inventory (NWI) Map Service: NWI depicts the review area as upland with one freshwater forested/shrub wetland. <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=1eb5aab71973402fbdb879cbb7bd3595>
 - f. National Hydrographic Dataset (NHD): NHD does not depict any linear features within the review area.
<https://hydro.nationalmap.gov/arcgis/rest/services/nhd/MapServer>
 - g. USDA NRCS Soil Survey: Soil survey depicts the following soil types: Meggett loam, and Lynchburg fine sandy loam (0 to 2 percent slopes). This layer displays soil map units derived from the SSURGO database. <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=045a6ccb74954698892c0cc5106beee5>
 - h. USGS 3D Elevation Program (3DEP) Map Service: <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=8ba4619c2e60467a909a1bc31e3a06cc>

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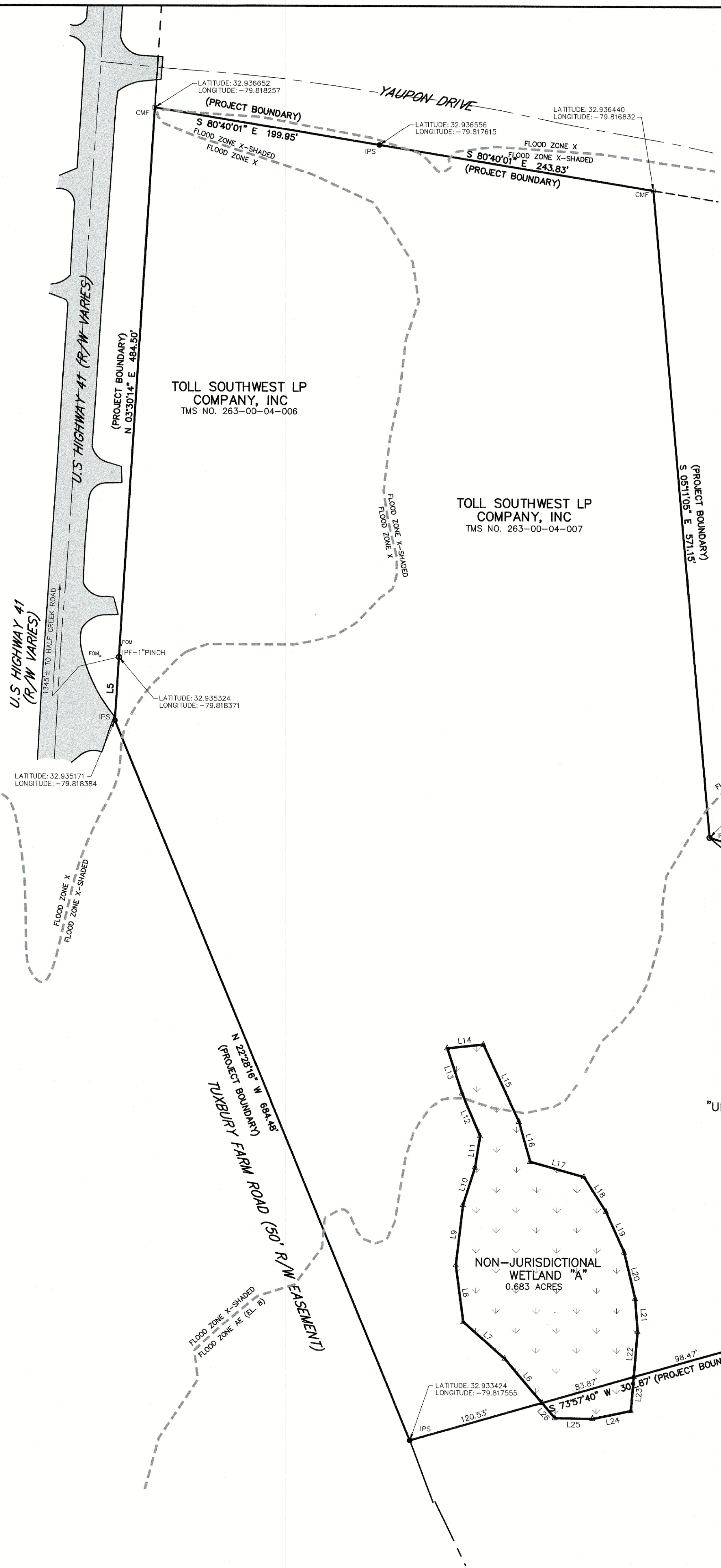
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- i. Aerial Imagery: 2020 SCDNR IR Aerial_2020_NIR (Map Service)
https://tiles.arcgis.com/tiles/RvqSyw3dil7dTKo5/arcgis/rest/services/SC_2020_NIR/MapServer

10. OTHER SUPPORTING INFORMATION.

- a. EPA / HQ joint memo, MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF “CONTINUOUS SURFACE CONNECTION” UNDER THE DEFINITION OF “WATERS OF THE UNITED STATES” UNDER THE CLEAR WATER ACT, dated March 12, 2025.

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.



LEGEND		
	IPF	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
	CMF	BOUNDARY LINE & CONCRETE MONUMENT FOUND
	IPS	BOUNDARY LINE & CORNER SET (5/8" REBAR)
		ADJACENT BOUNDARY LINE
		RIGHT OF WAY LINE
		CENTERLINE
		OVERHEAD POWER LINE
		ASPHALT PAVEMENT

- NOTES**
1. TMS NUMBERS 263-00-04-042 & 053.
 2. AREAS DETERMINED BY COORDINATE METHOD.
 3. NO UNDERGROUND EXPLORATION PERFORMED FOR THIS SURVEY.
 4. PROPERTY IS LOACTAED IN FLOOD ZONE AE (EL. 8), X AND X-SHADED AS PER FEMA MAP NUMBER 45015C0740E, COMMUNITY PANEL 4500029 0740 E. EFFECTIVE DATE DECEMBER 7, 2018.

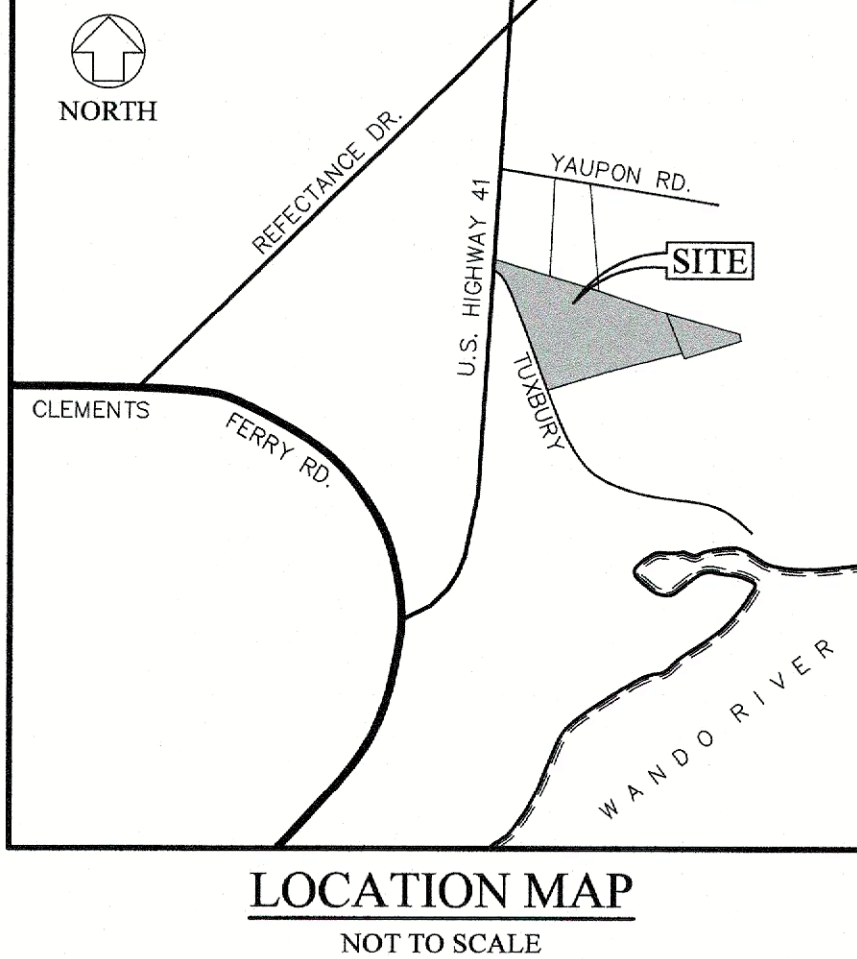
- REFERENCES**
1. PLAT BY JAMES E SHULAR, DATED JUNE 27, 1977. RECORDED IN PLAT BOOK W, PAGE 258. BERKELEY COUNTY ROD.
 2. PLAT BY J. HUGH CAMPBELL, DATED MAY 1, 1996. RECORDED IN PLAT CABINET L, PAGE 386C. BERKELEY COUNTY ROD.
 3. PLAT BY J. HUGH CAMPBELL, DATED NOVEMBER 16, 1996. RECORDED IN PLAT CABINET M, PAGE 228C. BERKELEY COUNTY ROD.
 4. PLAT BY J. HUGH CAMPBELL, DATED FEBRUARY 24, 2003. RECORDED IN PLAT CABINET P, PAGE 379C. BERKELEY COUNTY ROD.
 5. PLAT BY J. HUGH CAMPBELL, DATED SEPTEMBER 4, 2003. RECORDED IN PLAT CABINET Q, PAGE 081C. BERKELEY COUNTY ROD.
 6. PROPOSED PLANS FOR BERKELEY COUNTY TSP DIRT ROAD PAVING TUXBURY FARM ROAD, BY INFRASTRUCTUE CONSULTING AND ENGINEERING DATED JULY 13, 2021.
 7. RIGHT OF WAY EASEMENT FOR TUXBURY FARM ROAD, DATED AUGUST 16, 2022, RECORDED IN DEED BOOK 4337, PAGE 893. BERKELEY COUNTY ROD.
 8. PLAT BY PATRICK L. HAJES, DATED OCTOBER 13, 2023. RECORDED IN INSTRUMENT # 2024000191. BERKELEY COUNTY ROD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 73°07'54" E	74.46'
L2	S 73°05'02" E	61.00'
L3	S 10°16'38" E	30.07'
L4	S 73°09'04" E	49.53'
L5	N 03°24'06" E	55.70'

LINE	BEARING	DISTANCE
L6	N 40°12'13" W	50.84'
L7	N 48°23'52" W	48.92'
L8	N 07°41'51" W	50.43'
L9	N 06°29'43" E	53.28'
L10	N 17°31'28" E	34.80'
L11	N 08°49'13" E	28.01'
L12	N 23°20'05" W	40.35'
L13	N 18°29'01" W	41.67'
L14	N 83°58'20" E	31.92'
L15	S 25°13'14" E	74.40'
L16	S 15°46'16" E	36.71'
L17	S 74°19'33" E	48.94'
L18	S 32°41'14" E	36.24'
L19	S 24°26'38" E	39.13'
L20	S 13°31'53" E	41.98'
L21	S 04°19'28" E	28.96'
L22	S 04°29'54" W	40.28'
L23	S 04°29'54" W	30.10'
L24	S 78°14'44" W	34.55'
L25	N 88°55'22" W	33.24'

LINE	BEARING	DISTANCE
L26	N 40°12'13" W	17.34'
L27	S 50°09'37" E	101.31'
L28	N 84°35'08" E	53.23'
L29	S 80°22'25" E	51.19'
L30	S 16°55'15" E	36.01'
L31	S 09°46'37" E	30.60'
L32	S 69°51'25" W	21.81'
L33	N 55°09'06" W	24.33'
L34	N 73°45'16" W	39.19'
L35	N 63°33'04" W	32.85'
L36	N 32°15'38" W	22.50'
L37	N 01°08'47" E	17.14'
L38	S 19°46'05" W	21.43'
L39	S 25°22'28" W	25.18'
L40	S 55°46'23" W	37.09'
L41	S 48°41'49" W	35.05'
L42	S 29°42'09" W	48.43'
L43	N 26°33'31" W	80.15'
L44	N 15°38'42" W	46.46'
L45	N 04°29'38" W	51.84'
L46	N 16°51'37" E	6.48'

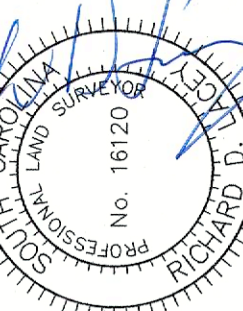
WETLANDS ACREAGE TABLE		
WETLANDS	HIGHLANDS	TOTAL AREA
1.143 AC	14.291 AC	15.434 AC



HLA
THE SITE EXPERTS

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WETLAND DRAWING

TUXBURY FARM ROAD
CITY OF CHARLESTON
BERKELEY COUNTY, SOUTH CAROLINA

PROJECT #
22065.00

DATE: 12-09-24
SCALE: 1" = 60'
DESIGN:
DRAWN: CAC
CHECK:

REVISIONS
4/24/2025

SHEET
1 of 1

