



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, BALTIMORE DISTRICT
2 HOPKINS PLAZA
BALTIMORE, MARYLAND 21201-2930

CENAB-OPR-S

5 May 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Approved Jurisdictional Determination in accordance with the "Revised Definition of 'Waters of the United States'"; (88 FR 3004 (January 18, 2023) as amended by the "Revised Definition of 'Waters of the United States'; Conforming" (8 September 2023) ,¹ NAB-2024-60730-M53 (Coastal Square LLC /AJD)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

On January 18, 2023, the Environmental Protection Agency (EPA) and the Department of the Army ("the agencies") published the "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule"). On September 8, 2023, the agencies published the "Revised Definition of 'Waters of the United States'; Conforming", which amended the 2023 Rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*, 598 U.S., 143 S. Ct. 1322 (2023) ("*Sackett*").

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. For the purposes of this AJD, we have relied on Section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ the 2023 Rule as amended,

¹ While the Revised Definition of "Waters of the United States"; Conforming 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, the territorial seas, or interstate water 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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as well as other applicable guidance, relevant case law, and longstanding practice in evaluating jurisdiction.

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).

i. RPW1: Agricultural ditch (1,070 linear feet), Section 404 a(3) jurisdictional waters of the US

ii. NTW1: Non-tidal wetlands (0.327 acres), excluded from jurisdiction under the 2023 CWA Rule

iii. NTW2: Non-tidal wetlands (0.182 acres), excluded from jurisdiction under the 2023 CWA Rule

iv. NTW3: Non-tidal wetlands (0.030 acres), excluded from jurisdiction under the 2023 CWA Rule

v. D1: Agricultural ditches (3,505 lf), excluded from jurisdiction under the 2023 CWA Rule under paragraph (b)(3).

2. REFERENCES.

a. "Revised Definition of 'Waters of the United States,'" 88 FR 3004 (January 18, 2023) ("2023 Rule")

b. "Revised Definition of 'Waters of the United States'; Conforming" 88 FR 61964 (September 8, 2023))

c. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

d. "Memorandum To the Field Between the United States Department of The Army, United States Army Corps of Engineers and The United States Environmental Protection Agency Concerning the Proper Implementation Of 'Continuous Surface Connection' Under the Definition Of "Waters of The United States" Under the Clean Water Act" (March 12, 2025)

3. REVIEW AREA. The property is located at 11238 Ocean Gateway, in the town of Berlin, Worcester County, Maryland and is bounded to the south/west by riparian forest, to the north by route 50, and south/east by another development. The site is in the Isle

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of Wight Bay watershed⁶ (HUC: 020403030304), approximately 17,512-acres (27.36 square miles) in drainage area. The review area is approximately 48-acres and is primarily an agricultural field with a large riparian forested area along the west edge of the property. The site has a large network of agriculture ditches, three running north to south and three running east to west. The main ditch flows under Route 50 and flows under the headwaters of Turville Creek, a tributary of Isle of Wight Bay. The project site is the location of a proposed commercial development.



Figure 1: Vicinity Map (Source: Google Earth, taken 04/29/2025)

⁶ <https://mywaterway.epa.gov/community/020403030304/overview>

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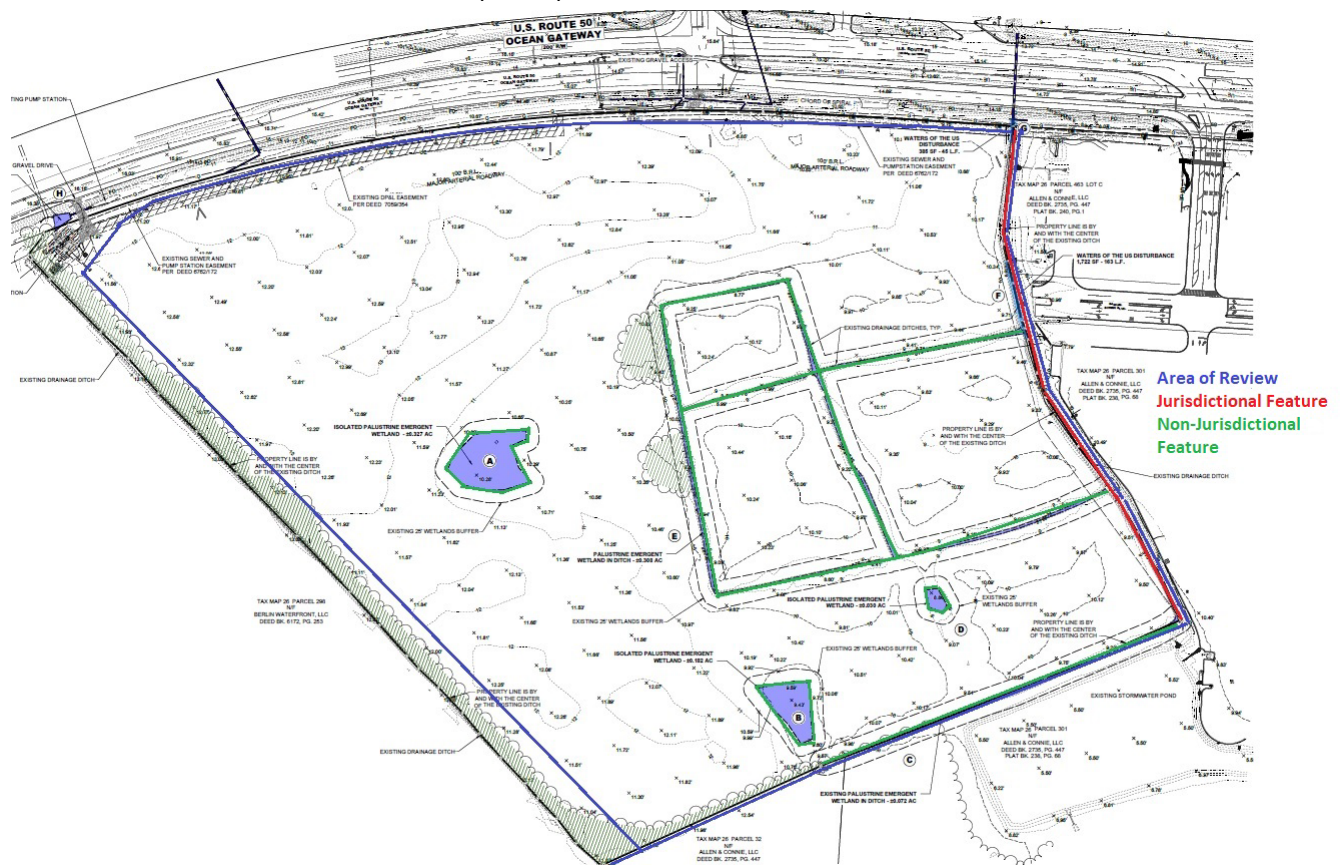


Figure 2: Area of review (blue), jurisdictional features (red), non-jurisdictional features (green).

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), THE TERRITORIAL SEAS, OR INTERSTATE WATER TO WHICH THE AQUATIC RESOURCE IS CONNECTED. The nearest TNW is the Turville Creek, a traditionally navigable Section 10 water subject to the ebb and flow of tide.

5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, THE TERRITORIAL SEAS, OR INTERSTATE WATER. The main agricultural ditch (RPW1), a relatively permanent water, flows directly into Turville Creek, an (a)(1) traditionally navigable water.

6. SECTION 10 JURISDICTIONAL WATERS⁷: 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

⁷ 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.

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resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁸ 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 2023 Rule as amended, 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 2023 Rule as amended. 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. Traditional Navigable Waters (TNWs) (a)(1)(i): N/A

b. The Territorial Seas (a)(1)(ii): N/A

c. Interstate Waters (a)(1)(iii): N/A

d. Impoundments (a)(2): N/A

e. Tributaries (a)(3):

i. RPW1: A review of the wetland delineation and supporting information submitted by the applicant, photos and notes collected by USACE during the site visit conducted on 24 April 2025, as well as online GIS resources supported the applicant's determination that approximately 1,070 linear feet of relatively permanent waters (agricultural drainage ditch) are jurisdictional under paragraph (a)(3) of the CWA 2023 Rule. The drainage ditch flows into a jurisdictional (a)(1) traditionally navigable water, which flows into a jurisdictional (a)(1) traditionally navigable water (Turville Creek).

f. Adjacent Wetlands (a)(4): N/A

g. Additional Waters (a)(5): N/A

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

⁸ 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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a. Describe aquatic resources and other features within the review area identified in the 2023 Rule as amended as not “waters of the United States” even where they otherwise meet the terms of paragraphs (a)(2) through (5). Include the type of excluded aquatic resource or feature, the size of the aquatic resource or feature within the review area and describe how it was determined to meet one of the exclusions listed in 33 CFR 328.3(b).⁹ N/A

b. 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 2023 Rule as amended (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

i. The approximately 3,505 linear feet of agricultural ditches are excluded from jurisdiction under the 2023 CWA Rule under paragraph (b)(3). The excluded features are ditches excavated in soils mapped as Fallsington Sandy Loam and Mullica-Berryland complex; however, field conditions do not exhibit wetland vegetation, and the ditches do not carry relatively permanent flows of water. The ditches do not have more than a speculative/insubstantial effect on the chemical, physical, and biological integrity of the nearest TNW (Turville Creek). Where they have adjacent wetlands, those adjacent wetlands have been included in the acreage of jurisdictional wetlands as described above.

ii. NTW1 - This non-tidal wetland is a small, seasonally saturated depression (<0.50 acres) surrounded by dry land. This wetland meets the standard 3 parameter approach required by the 1987 Manual and Atlantic and Gulf Coastal Plain Regional Supplement but does not have a continuous surface connection to a jurisdictional feature.

iii. NTW2 - This non-tidal wetland is a small, seasonally saturated depression (<0.25 acres) surrounded by dry land. This wetland meets the standard 3 parameter approach required by the 1987 Manual and Atlantic and Gulf Coastal Plain Regional Supplement but does not have a continuous surface connection to a jurisdictional feature.

iv. NTW3 - This non-tidal wetland is a small, seasonally saturated depression (<0.10 acres) surrounded by dry land. This wetland meets the standard 3 parameter approach required by the 1987 Manual and Atlantic and Gulf Coastal Plain Regional Supplement but does not have a continuous surface connection to a jurisdictional feature.

⁹ 88 FR 3004 (January 18, 2023)

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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. Site Visit 24 April 2025: Mr. Will Twupack (Watershed Eco), Mr. Tyler O'Neal (MDE Non-Tidal Wetlands), and Ms. Jaclyn Kelleher (USACE) participated in a site visit to verify Watershed Eco's field delineation of the site. The site visit attendees inspected a network of agricultural ditches and three non-tidal agricultural wetlands to determine their jurisdictional status.

b. Plan Sheet dated 21 March 2025: Watershed Eco provided USACE with the results of the field delineation in a plan sheet dated 21 March 2025, which denotes the presence of delineated aquatic resources. The original plans, wetland delimitation and wetland data forms were also provided in the Joint Permit Application provided on 16 May 2024.

c. Desktop Review: Desktop information reviewed included mapped wetland/streams feature via online geographic information systems (GIS), historic aerial imagery (1992 to present), United States Fish and Wildlife Service National Wetland Inventory (USFWS NWI) Maps, and United States Geological Survey (USGS) Stream Stats Webpage.

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10. OTHER SUPPORTING INFORMATION:



Figure 3: Relatively permanent water/large drainage feature draining to Turville Creek (RPW1)

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Figure 3: Non-tidal wetland 1 (NTW1)



Figure 4: Non-tidal wetland 2 (NTW2)

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Figure 5: Non-tidal wetland 3 (NTW3)



Figure 6: Non-jurisdictional drainage feature running perpendicular to Routh 50 (non-RPW).

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Figure 7: Non-jurisdictional drainage feature running perpendicular to Routh 50 (non-RPW).



Figure 8: Non-jurisdictional drainage feature running alongside stormwater pond to wood line (non-RPW).