



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, SAVANNAH DISTRICT  
4751 BEST RD, SUITE 140  
COLLEGE PARK GEORGIA, 30337

June 12, 2025

SAS-2024-00957

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime  
Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 598 U.S. 651, 143 S.  
Ct. 1322 (2023),<sup>1</sup> SAS-2024-00957

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.<sup>2</sup> 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.<sup>3</sup> For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),<sup>4</sup> 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 Georgia due to litigation.

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<sup>1</sup> 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.

<sup>2</sup> 33 CFR 331.2.

<sup>3</sup> Regulatory Guidance Letter 05-02.

<sup>4</sup> 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.

- 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	JD or Non-JD	Section 404/Section 10
Ephemeral Stream 1	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)

## 3. REVIEW AREA.

- A. AJD Review Area Size (in acres): .23 acres of a 60.96 acre project area
- B. Center Coordinates of the Project Site (in decimal degrees)  
Latitude: 34.160455 Longitude: -83.989318
- C. Nearest City or Town: Buford
- D. County: Hall
- E. State: Georgia

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

- a. Name of nearest downstream TNW, Territorial Sea or interstate water: Lake Sidney Lanier.
- b. Determination based on: This determination was made based on a review of desktop data resources listed in Section 9 of this memorandum and a field visit conducted on 10 April 2025 a review of the SAS Section 10 list (for a water body that is navigable-in-fact under federal law for any purpose (such as Section 10, RHA), that water body categorically qualifies as a Section 404 "traditional navigable water" subject to CWA jurisdiction under 33 CFR 328.3(a)(1)), and documented

(include in AR) occurrences of boating traffic on the identified water.

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

N/A. The subject aquatic resource under review in this MFR is considered non-jurisdiction.

6. SECTION 10 JURISDICTIONAL WATERS<sup>5</sup>: 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.<sup>6</sup> 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

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<sup>5</sup> 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.

<sup>6</sup> 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.

- e. Tributaries (a)(5): N/A
- f. 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”).<sup>7</sup> 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
- 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

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<sup>7</sup> 51 FR 41217, November 13, 1986.

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).

Name of excluded feature	Size (in feet)	Type of resource generally not jurisdictional
Ephemeral Stream 1	107	Flow was not observed on 10 April 25 Site visit

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.

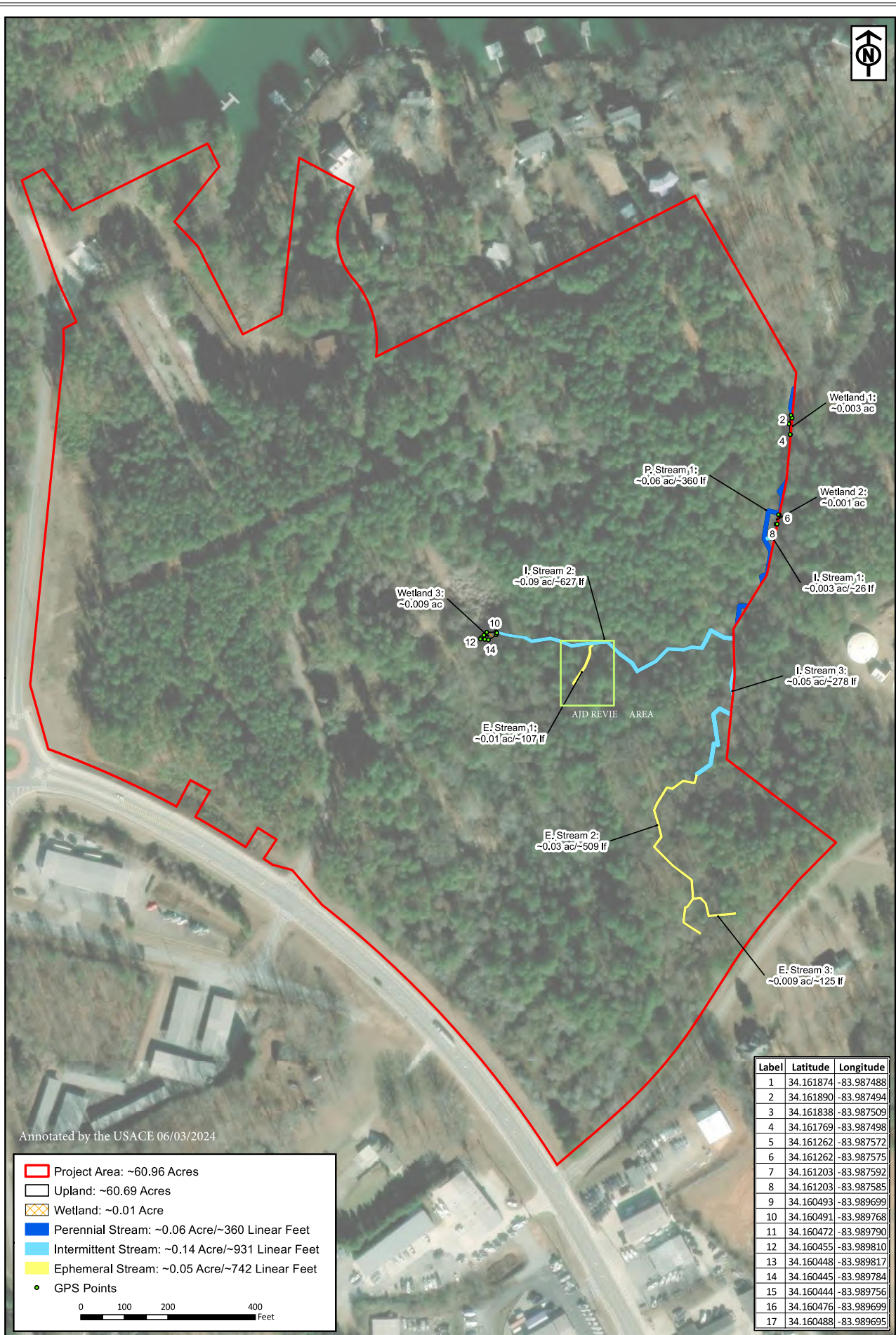
- a. 1. Date of Office (desktop review):
2. Date(s) of Field Review (if applicable):
- b. Data sources used to support this determination (included in the administrative record).
  - ☒ Aquatic Resources delineation submitted by, the consultant Resource and Land Consultants on behalf of the applicant: Figure 8, dated September 12, 2024
  - ☒ Wetland field data sheets prepared by the consultant Resource and Land Consultants on behalf of the applicant: November 11, 2024
  - ☒ Photographs: Resource and Land Consultants, Photo 1-6, November 10, 2023
  - ☒ Aerial Imagery: Resource and Land Consultants, Figure 5, September 12, 2024
  - ☒ LIDAR: Resource and Land Consultants, Figure 7, September 12, 2024
  - ☒ USDA NRCS Soil Survey: Resource and Land Consultants, Figure 3, September 12, 2024
  - ☒ USFWS NWI maps: Resource and Land Consultants, Figure 4, September 12, 2024
  - ☒ USGS topographic maps: Resource and Land Consultants, Figure 2, September 12, 2024
  - ☒ USGS NHD data/maps: USACE\_SAS-2024-00957\_NHD June 3, 2025
  - ☒ Section 10 resources used: Title and Dates
  - ☒ NCDWR stream identification forms provided by Resource and Land Consulting, September 12, 2024
  - ☒ Antecedent Precipitation Tool Analysis: April 10, 2025

10. OTHER SUPPORTING INFORMATION. N/A

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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.



Annotated by the USACE 06/03/2024

<span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px;"></span>	Project Area: ~60.96 Acres
<span style="border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Upland: ~60.69 Acres
<span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); display: inline-block; width: 15px; height: 10px;"></span>	Wetland: ~0.01 Acre
<span style="background-color: blue; display: inline-block; width: 15px; height: 10px;"></span>	Perennial Stream: ~0.06 Acre/~360 Linear Feet
<span style="background-color: lightblue; display: inline-block; width: 15px; height: 10px;"></span>	Intermittent Stream: ~0.14 Acre/~931 Linear Feet
<span style="background-color: yellow; display: inline-block; width: 15px; height: 10px;"></span>	Ephemeral Stream: ~0.05 Acre/~742 Linear Feet
<span style="color: green;">•</span>	GPS Points
<div style="display: flex; align-items: center;"> <div style="width: 100px; border-bottom: 1px solid black; margin-right: 5px;"></div> <div style="display: flex; justify-content: space-between; width: 100px;"> <span>0</span> <span>100</span> <span>200</span> <span>400</span> </div> </div> <div style="text-align: center; margin-top: 2px;">Feet</div>	

Label	Latitude	Longitude
1	34.161874	-83.987488
2	34.161890	-83.987494
3	34.161838	-83.987509
4	34.161769	-83.987498
5	34.161262	-83.987572
6	34.161262	-83.987575
7	34.161203	-83.987592
8	34.161203	-83.987585
9	34.160493	-83.989699
10	34.160491	-83.989768
11	34.160472	-83.989790
12	34.160455	-83.989810
13	34.160448	-83.989817
14	34.160445	-83.989784
15	34.160444	-83.989756
16	34.160476	-83.989699
17	34.160488	-83.989695

RLC Project No.: 23-351  
 Figure No.: 8  
 Prepared By: MW  
 Sketch Date: 9/12/2024  
 Map Scale: 1 inch = 200 feet

**Big Creek Road  
 Industrial East**  
 Hall County, Georgia

**Aquatic Resource  
 Delineation GPS Exhibit**  
 Prepared For: TC Atlanta Development, Inc.

**RESOURCE+LAND  
 CONSULTANTS**  
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