



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, GALVESTON DISTRICT
2000 FORT POINT ROAD
GALVESTON, TEXAS 77550

CESWG - RDE

4 February 2026

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 SWG-2025-00642²

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

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.

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. SUMMARY OF CONCLUSIONS.

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. Wetland, Non-Jurisdictional, Palustrine Scrub-Shrub, 0.88 Acres

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. 651, 143 S. Ct. 1322 (2023)

3. REVIEW AREA. The review area is a 0.88-acre tract of land located near 6003 County Road 5702 in Cleveland, Liberty County, Texas.

LATITUDE/LONGITUDE (Decimal Degrees): Review Area Center, Latitude: 30.212639° North; Longitude: 095.039722° West

4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. N/A⁶

⁶ This MFR should not be used to complete a new stand-alone TNW determination. A stand-alone TNW determination for a water that is not subject to Section 9 or 10 of the Rivers and Harbors Act of 1899 (RHA) is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established.

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

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.

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.

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”).⁹ 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 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).

⁹ 51 FR 41217, November 13, 1986.

Wetland: Identified wetland within the review area compromises the entire 0.88-acre tract of land and is sub-categorized as Palustrine Scrub-Shrub. This wetland does not directly abut or have a continuous surface connection to a Relatively Permanent Waterway (RPW) and is not connected to a larger overall wetland complex off the review site. Wetland is located within an expanding subdivision and separated from any potential RPWs well off-site via several upland roadways and other natural features. Wetland does not hold water relatively permanently, does not flow into a traditionally navigable waterway (TNW), is not a water of the United States, and is not subject to Section 404 of the Clean Water Act.

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. Office evaluation was conducted beginning November 2025 and finalizing January 2025.
 - b. Wetland Delineation Report: Prepared by Environmental Corporation of America, for City Switch, dated 22 May 2025.
 - c. USACE Texas Southwestern Division Regulatory Viewer. World Imagery with Metadata accessed November 2025.
 - d. USACE Texas Southwestern Division Regulatory Viewer. National Wetlands Inventory, National Hydrography Dataset, and Hydric Soils accessed November 2025.
 - e. USACE Texas Southwestern Division Regulatory Viewer. Digital Elevation Model and Hillshade accessed November 2025.
 - f. U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. RDC/EL TR-10-20. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

10. OTHER SUPPORTING INFORMATION. N/A

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

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additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.

PREPARED BY:

Sean Dillard

Sean Dillard
Regulatory Project Manager

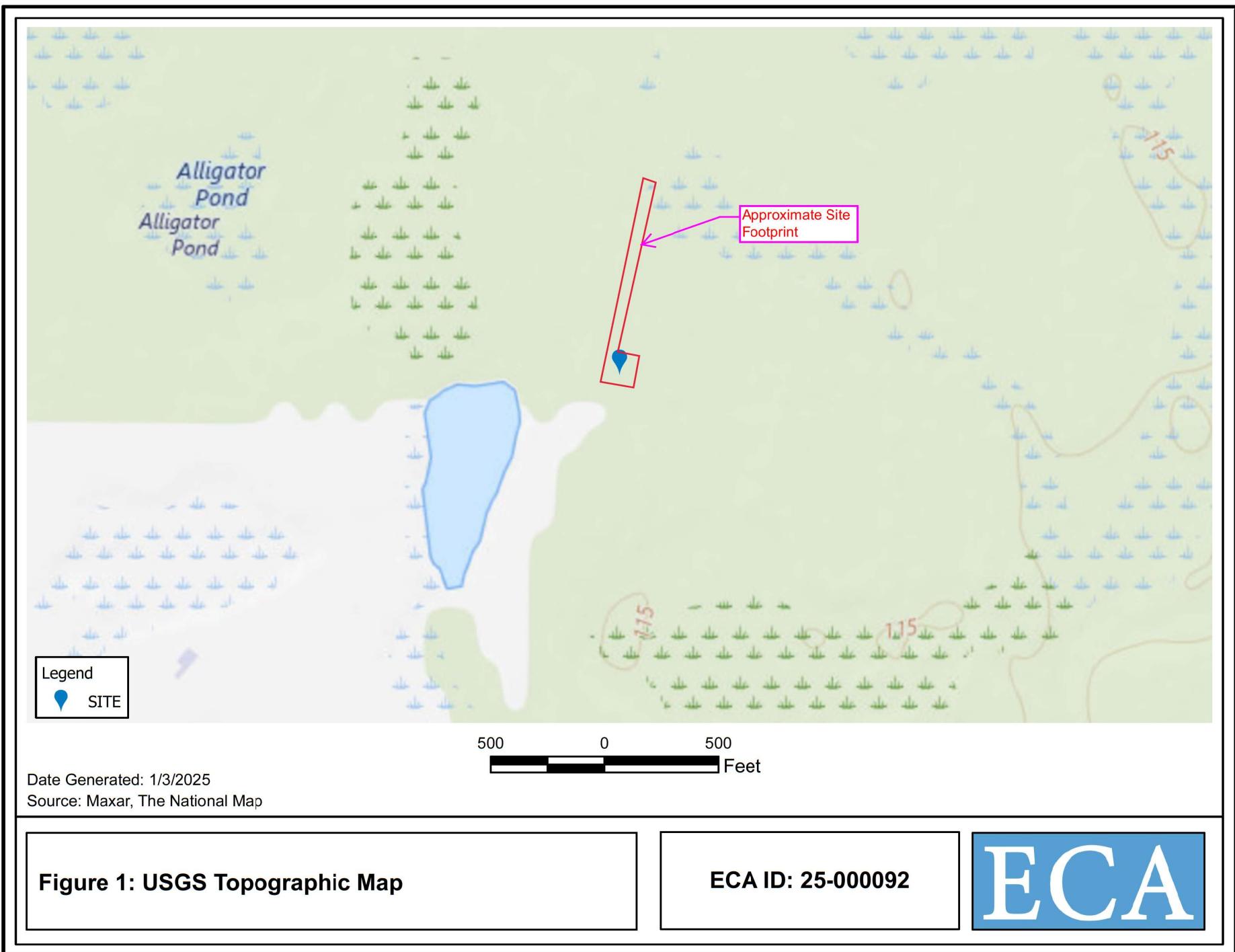
Date: 4 February 2026

REVIEWED/APPROVED BY:



Andria Davis
Leader, North Branch
Regulatory Division, Galveston District

Date: 4 February 2026





Date Generated: 1/3/2025
Source: Maxar

500 0 500
Feet

Figure 3: Site Location Map

ECA ID: 25-000092

ECA

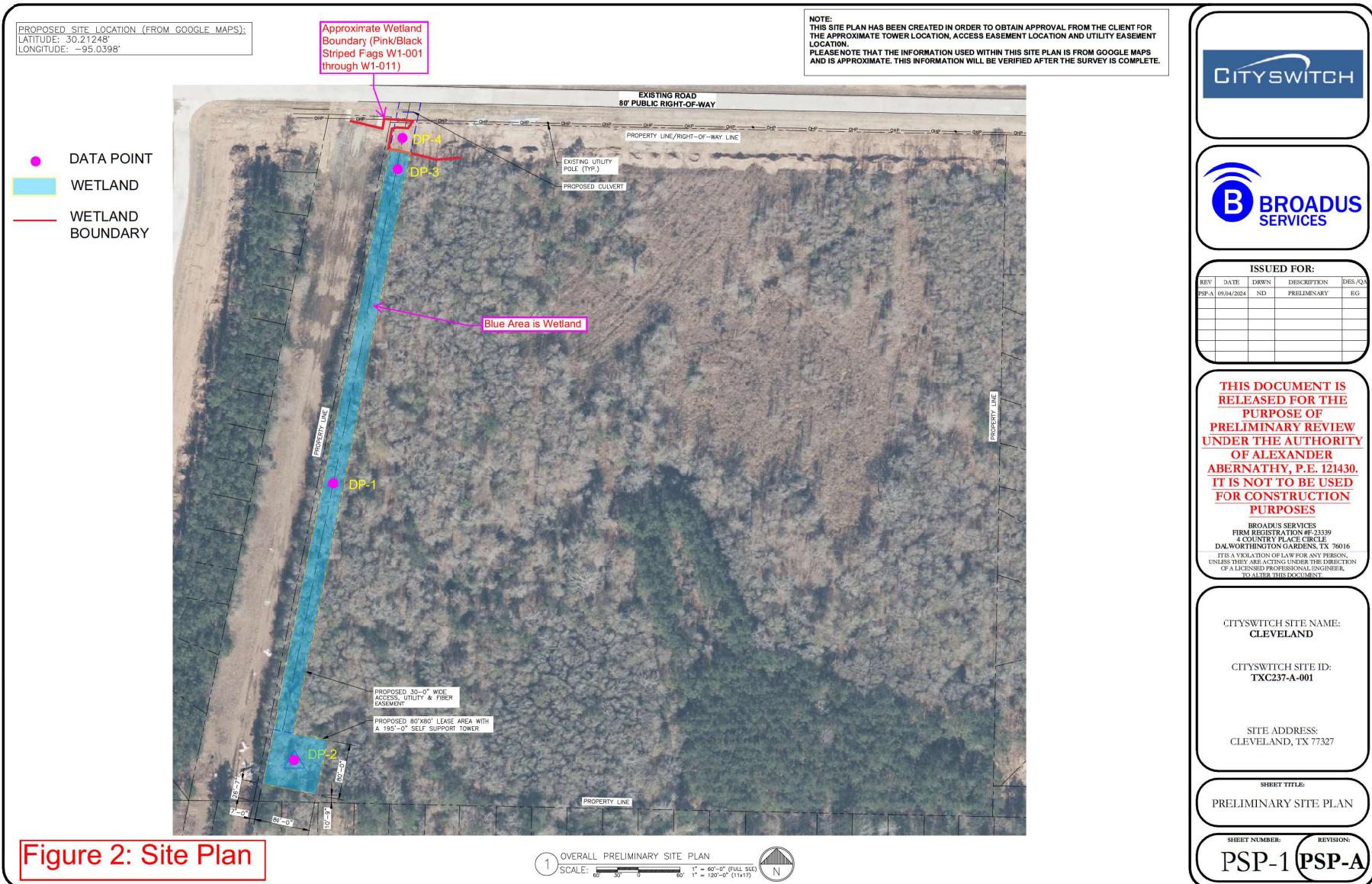
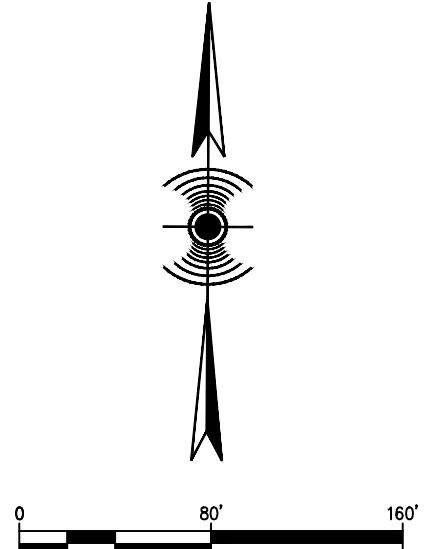
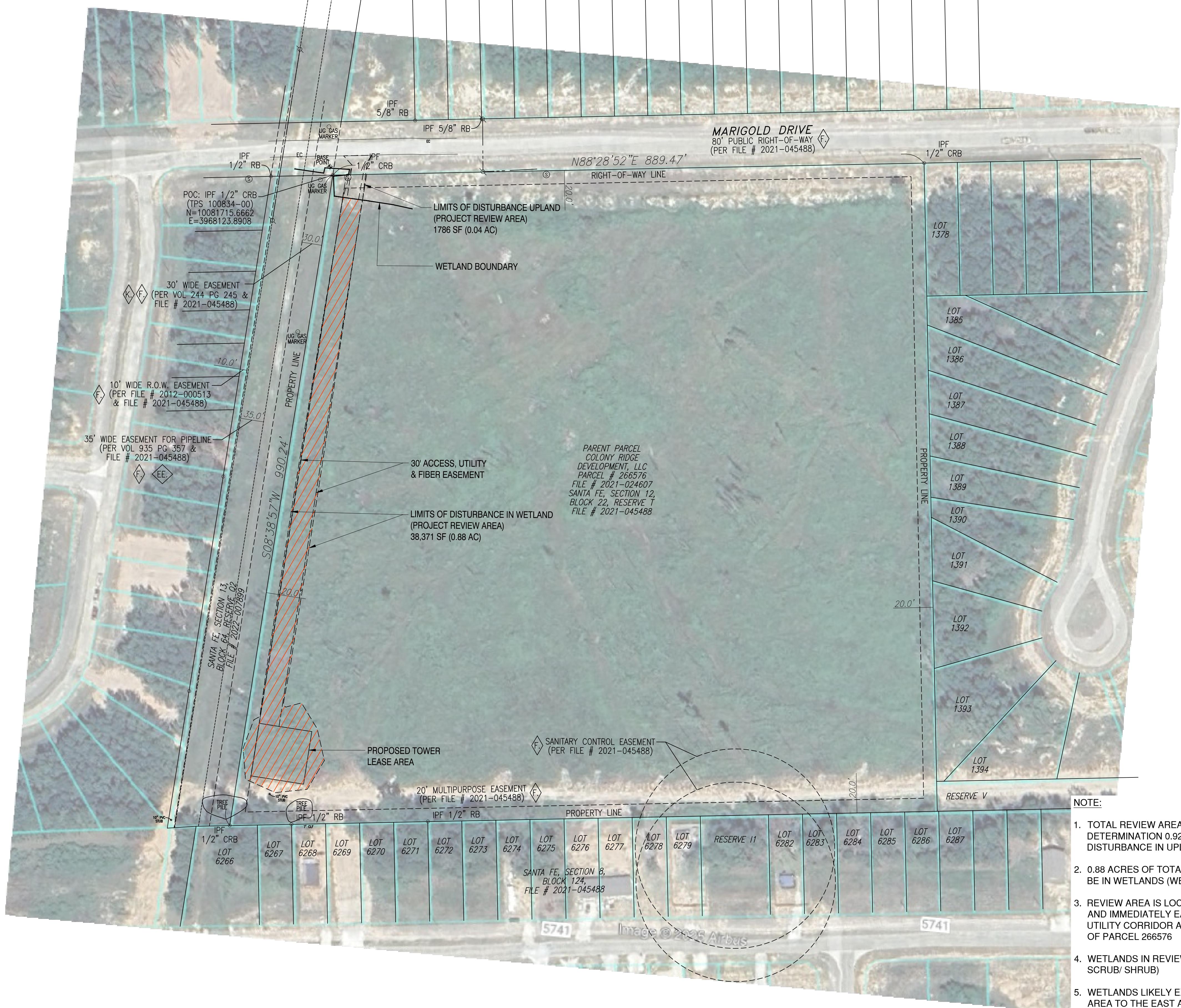
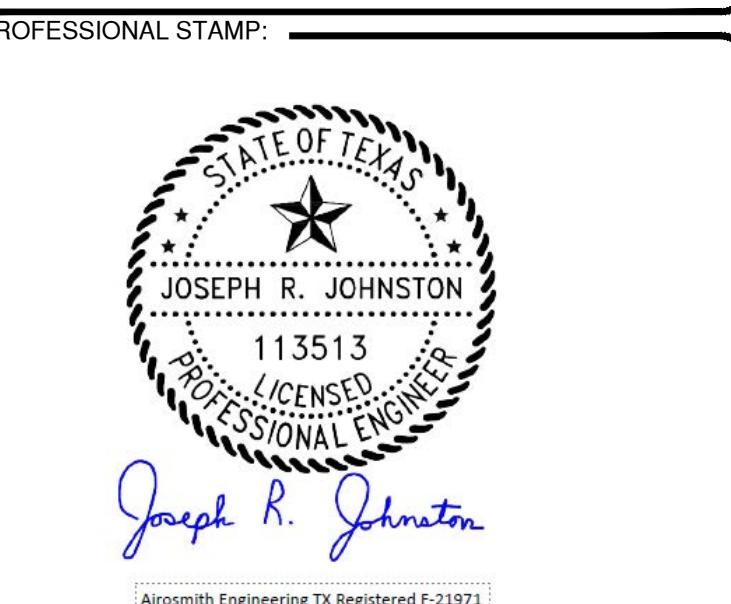


Figure 2: Site Plan



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12/19/2025

DRAWINGS ISSUED FOR:

REV.	DATE	DRAWN	DESCRIPTION	QA/QC
0	2025.08.14	HS	FOR AGENCY REVIEW	SC
1	2025.10.01	HS	FOR AGENCY REVIEW	SC
2	2025.11.05	HS	FOR AGENCY REVIEW	SC
3	2025.12.18	HS	FOR AGENCY REVIEW	JS

PROJECT INFORMATION:

TXC237-A-001

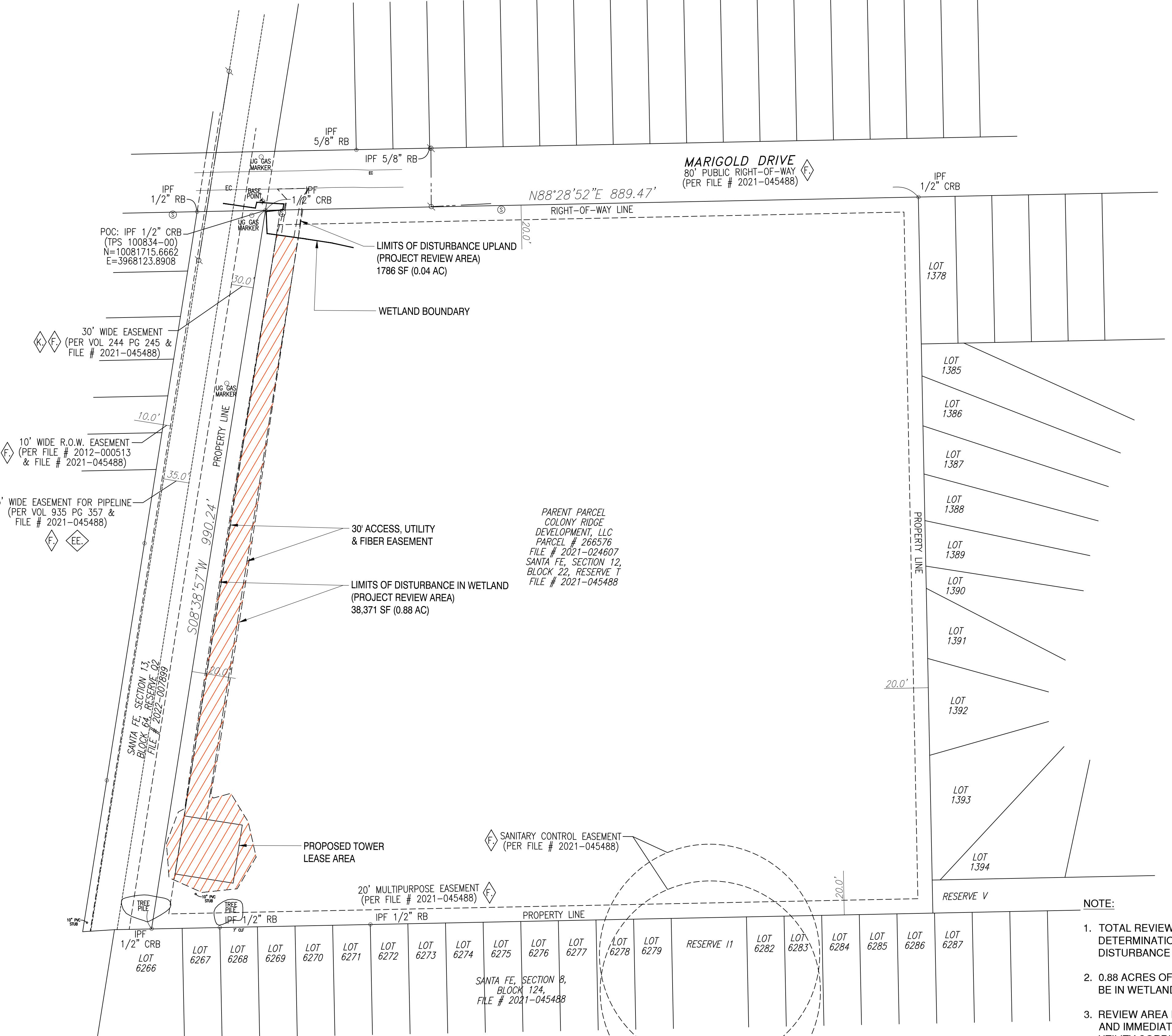
CITY OF CLEVELAND
LIBERTY COUNTY, TX

EXISTING CONDITIONS WITH AERIAL

SHEET NUMBER: C1.2 **REVISION:** 3

NOTE:

1. TOTAL REVIEW AREA FOR APPROVED JURISDICTIONAL DETERMINATION 0.92 ACRES (EQUAL TO TOTAL LIMITS OF DISTURBANCE IN UPLAND AND WETLAND)
2. 0.88 ACRES OF TOTAL REVIEW AREA WAS DETERMINED TO BE IN WETLANDS (WETLAND 1)
3. REVIEW AREA IS LOCATED SOUTH OF MARIGOLD DRIVE AND IMMEDIATELY EAST OF AN EXISTING GRASSED UTILITY CORRIDOR AND ALONG THE WESTERN BOUNDARY OF PARCEL 266576
4. WETLANDS IN REVIEW AREA ARE PSSO (PALUSTRINE SCRUB/SHRUB)
5. WETLANDS LIKELY EXTEND OUTSIDE OF THE REVIEW AREA TO THE EAST AND WEST, BUT THESE AREAS ARE NOT INCLUDED IN THE REVIEW AREA FOR THIS PROJECT.



LEGEND	
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
IPF	IRON PIN FOUND
RB	REBAR
CRB	CAPPED REBAR
N/F	NOW OR FORMERLY
C/L	CENTERLINE
TYP	TYPICAL
OU	OVERHEAD UTILITY
CLF	CHAIN LINK FENCE
EC	EDGE OF CONCRETE
UG	UNDERGROUND
(S)	SANITARY SEWER MANHOLE
(X)	CONCRETE MONUMENT FOUND
(T)	TELCO PEDESTAL
(U)	UTILITY POLE
(•)	GUY WIRE ANCHOR
(L)	LIGHT POLE
(B)	BENCHMARK
(W)	WETLAND

CARRIER: _____

BROADUS SERVICES

CONSULTANT TEAM: _____

AIROSMITH

AIROSMITH DEVELOPMENT

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P-79216

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STATE OF TEXAS

JOSEPH R. JOHNSTON

113513

LICENSED PROFESSIONAL ENGINEER

Joseph R. Johnston

Airosmith Engineering TX Registered F-21971

DRAWINGS ISSUED FOR:				
REV.	DATE	DRAWN	DESCRIPTION	QA/QC
0	2025.08.14	HS	FOR AGENCY REVIEW	SC
1	2025.10.01	HS	FOR AGENCY REVIEW	SC
2	2025.11.05	HS	FOR AGENCY REVIEW	SC
3	2025.12.18	HS	FOR AGENCY REVIEW	JS

PROJECT INFORMATION: _____

TXC237-A-001

CITY OF CLEVELAND LIBERTY COUNTY, TX

• SHEET TITLE: EXISTING CONDITIONS

• SHEET NUMBER: C1.1

REVISION: 3