



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT
1650 ARCH STREET
PHILADELPHIA PENNSYLVANIA 19103-2004

CENAP-OPR

July 2, 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 NAP-2022-01018-45. MFR 1 of 1².

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 (WOTUS) and/or a navigable water of the United States).
- i. Wetland Area A: Not jurisdictional under Section 404 of the Clean Water Act.

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)

3. REVIEW AREA. The property in question encompasses approximately 33.09 acres, located at 800 New Castle Avenue, known as tax parcel number 26-058.00-012, in the City of Wilmington, New Castle County, Delaware. The latitude and longitude coordinates for the property is 39.725924° and -75.542557°. The review area, as noted on the approved AJD plan is indicated as "Study Area for JD" and does not include the entire property in question. Historically, based on aerial photography, the property has been disturbed (cleared, graded, filled, buildings, access roads, rail spur, etc.) since 1926, when the existing warehouse facility was constructed and the property was used as a foundry to manufacture terra cotta piping materials, galvanized wires, and other wire products. The property is bounded by other industrial facilities and railway corridors.

In addition, the property was used as a landfill associated with the manufacturing, and therefore, contains two certified Brownfield sites. The Brownfield sites were capped to prevent future contamination of surface and ground water. During the processing of the Corps Individual Permit application, additional guidance on WOTUS was released on March 12, 2025, regarding the proper implementation of continuous surface connection. Based on the updated guidance, the applicant requested that this office determine whether Wetland Area "A" is a WOTUS.

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

The nearest TNW is an Unnamed Tributary/relative permanent water (RPW) located off-site along the adjacent railroad bed. The Unnamed Tributary flows southeast along the railroad bed where it becomes tidal (influenced the by the ebb and flow of the tide) and a navigable water below the existing Christiana Road culvert crossing prior to its confluence with the Christina River.⁶

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

Based on a review of the Corps permit application, and on-site inspections by this office on August 12, 2024, and April 17, 2025, the property is mainly flat with Wetland A being somewhat of a depression. Wetland A is a product of historic disturbance on the property. Once Wetland A becomes inundated and/or ponded to the point it no longer can contain its hydrology, surface water overflows off-site to an existing 24-inch drainage pipe through the existing railroad bed, and then into the Unnamed Tributary stated in number 4 above. As noted, the surface water overflow from Wetland A seems only to occur during certain weather events and not continuous for the better course of the year.

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.

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.

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.

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): N/A.

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

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

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

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.,

⁹ 88 FR 3004 (January 18, 2023)

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tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

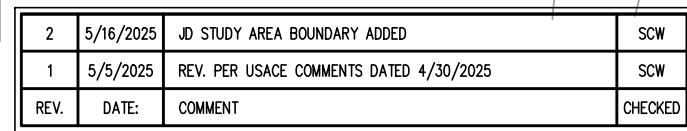
1. **Wetland A (1.43 acre):** Wetland A is depressional Palustrine Emergent wetland (PEM). Surface water from Wetland A does periodically overflow off-site to an existing 24-inch drainage pipe (non RPW) through the existing railroad bed, and then into the Unnamed Tributary stated in number 4 above. However, based on the additional guidance (EPA, USACE) on WOTUS released on March 12, 2025, Wetland A does not have a continuous surface connection since it does not directly abut a WOTUS and/or an RPW. Therefore, Wetland A is not considered a jurisdictional WOTUS.

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. This office conducted on-site inspections on August 12, 2024, and April 17, 2025.
- b. Individual permit application dated December 2022.
- c. Wetland Delineation Report dated August 29, 2022.
- d. Google Earth aerial imagery from March 1991 to March 2025.
- e. "JD Plan For Wetland Area A...", sheet 1 of 1, dated December 15, 2022, last revised June 4, 2025, plan prepared by Apex Engineering, Incorporated.

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



SCALE: 1"=200'	DATE: 12/15/2022	SHEET NO. 1
SURVEYED BY: JS/KP	DRAWN BY: SCW	
	CHECKED BY: SCW	OF 1
PROJECT / FILE NUMBER 21166000PBASE-WETLANDS		REVISION 2