



**Maryland**  
Department of  
the Environment

**Wes Moore**, Governor  
**Aruna Miller**, Lt. Governor

**Serena McIlwain**, Secretary  
**Suzanne E. Dorsey**, Deputy Secretary  
**Adam Ortiz**, Deputy Secretary

March 16, 2026

Maryland Yacht Club  
c/o Ryan Drabick  
Bayland Consultants & Designers, Inc  
7455 New Ridge Road, Ste T  
Hanover, MD 21076

Via email: [drabick@baylandinc.com](mailto:drabick@baylandinc.com)

Re: Agency Interest Number: 24180  
Tracking Number: 202561163  
Tidal Authorization Number: 25-WL-0713 / 25-WQC-0034

Dear Maryland Yacht Club:

Your project did not qualify for approval under the Maryland State Programmatic General Permit (MDSPGP); therefore a separate review and issuance of the federal permit will be required by the U.S. Army Corps of Engineers. The federal permit is not attached.

Additionally, your project required a Wetlands License to be approved and issued by the Maryland Board of Public Works (BPW). The Wetlands License will be sent to you by BPW's Wetlands Administrator.

A project that does not qualify for approval under the MDSPGP requires an individual Water Quality Certification (WQC) to be issued by the Maryland Department of the Environment, which is attached. Please take a moment to read and review your WQC to ensure that you understand the limits of the authorized work and all of the general and special conditions.

You should not begin any work until you have obtained all necessary State, local, and federal authorizations. Please contact at with any questions.

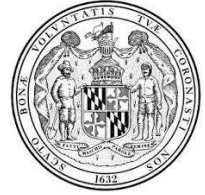
Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Stewart".

Jonathan Stewart, Chief  
Tidal Wetlands Division



STATE OF MARYLAND  
DEPARTMENT OF THE ENVIRONMENT  
WATER AND SCIENCE ADMINISTRATION  
WATER QUALITY CERTIFICATION



25-WQC-0034

EFFECTIVE DATE: **March 16, 2026**  
CERTIFICATION HOLDER: **Maryland Yacht Club**  
ADDRESS: **1500 Fairview Beach Rd**  
**Pasadena, MD 21122**  
PROJECT LOCATION: **1500 Fairview Beach Rd**  
**Pasadena, MD 21122**

**UNDER AUTHORITY OF SECTION 401 OF THE FEDERAL WATER POLLUTION CONTROL ACT AND ITS AMENDMENTS AND IN ACCORDANCE WITH § 9-313 THROUGH § 9-323, INCLUSIVE, OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, WATER AND SCIENCE ADMINISTRATION HAS DETERMINED THAT THE REGULATED ACTIVITIES DESCRIBED IN THE REQUEST FOR CERTIFICATION FOR THE PROPOSED MARYLAND YACHT CLUB LIVING SHORELINE PROJECT AND AS DESCRIBED IN THE ATTACHED PLAN SHEETS DATED SEPTEMBER 25, 2026 AND ANY SUBSEQUENT MODIFICATIONS APPROVED BY THE DEPARTMENT WILL NOT VIOLATE MARYLAND'S WATER QUALITY STANDARDS, IF CONDUCTED IN ACCORDANCE WITH THE CONDITIONS OF THIS CERTIFICATION.**

THIS CERTIFICATION DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FOR OBTAINING ANY OTHER APPROVALS, LICENSES, OR PERMITS IN ACCORDANCE WITH FEDERAL, STATE, OR LOCAL REQUIREMENTS AND DOES NOT AUTHORIZE COMMENCEMENT OF THE PROPOSED PROJECT. A COPY OF THIS REQUIRED CERTIFICATION HAS BEEN SENT TO THE CORPS OF ENGINEERS. THE CERTIFICATION HOLDER SHALL COMPLY WITH THE CONDITIONS LISTED BELOW.

*The Maryland Department of Environment satisfied the statutory and regulatory public notice requirements by placing the WQC on Public Notice from October 15, 2025 to November 15, 2025 on Maryland Department of the Environment's Public Notice webpage and advertising in the Capitol Gazette on October 21, 2025.*

## **PROJECT DESCRIPTION**

1. Construct a reef with 150 reef balls;
2. Construct 399 linear feet of segmented stone groins and low-profile stone sills, and to fill and grade with 2,534 cubic yards of sand fill and plant with 4,704 square feet of low marsh vegetation and 10,071 square feet of high marsh vegetation, 1,473 square feet of planted revetment and 128 square feet of shrub plantings;

All extending a maximum of 175 feet channelward of the mean high water line.

## **GENERAL CONDITIONS**

1. All water quality-related performance standards and conditions required by the Department in any state issued authorization for activities in tidal wetlands, nontidal wetlands, their 100-year floodplains, nontidal wetlands buffers, or nontidal wetland expanded buffers to ensure that any discharges will not result in a failure to comply with water quality standards in COMAR 26.08.02 or any other water quality requirements of state law or regulation shall be met.
2. This Certification does not obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
3. All additional authorizations or approvals, including self-certifying General Permits issued by the Department, shall be obtained and all conditions shall be completed in compliance with such authorizations.
4. The proposed project shall be constructed in accordance with the approved final plan by the Department, or, if Department approval is not required, the plan approved by the U.S. Army Corps of Engineers, and its approved revisions.
5. All fill and construction materials not used in the project shall be removed and disposed of in a manner which will prevent their entry into waters of this State.
6. This Certification does not authorize any injury to private property, any invasion of rights, or any infringement of federal, state, or local laws or regulations.
7. Authorized representatives of the Department shall be provided access to the site of authorized activities during normal business hours to conduct inspections and evaluations of the operations and records necessary to assure compliance with this Certification.
8. No stockpiles of any material shall be placed in Waters of the U.S. or state or private tidal wetlands.
9. Temporary construction trailers or structures, staging areas and stockpiles shall not be located within tidal wetlands, nontidal wetlands, nontidal wetlands buffers, or the 100-year floodplain unless specifically included on the Approved Plan.
10. This Certification is valid for the project identified herein and the associated U.S. Army Corps of Engineers NAB-2025-61163, until such time as that federal approval expires or is not administratively extended.

## **SPECIAL CONDITIONS**

1. All Critical Area requirements shall be followed and all necessary authorizations from the Critical Area Commission ("Commission") shall be obtained. This Certificate does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.

2. All work performed under this Water Quality Certificate shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. Licensing by MCLB shall occur prior to the beginning of construction activities. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
3. The issuance of this Certificate is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Certificate Holder of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
4. The Certificate Holder shall construct the marsh establishment area in accordance with the following conditions:
  - a. The Certificate Holder shall use clean substrate fill material, no more than 10% of which shall pass through a standard number 100 sieve.
  - b. The marsh establishment area shall be planted within one year following completion of the filling operation.
  - c. The marsh establishment project shall be maintained as a wetland, with non-nuisance species' aerial coverage of at least 85% for three consecutive years. If 85% coverage is not attained, the reasons for failure shall be determined, corrective measures shall be taken, and the area shall be replanted.
  - d. Certificate Holder shall use a turbidity curtain around the perimeter of the instream work.
  - e. If the existing bank is to be cleared or graded:
    - i. The Certificate Holder shall perform all work under and in accordance with an approved Soil Erosion and Sediment Control Plan from the applicable sediment and erosion control agency; and
    - ii. The Certificate Holder shall perform all work under and in accordance with the Critical Area requirements of the local jurisdiction in the form of an approved Buffer Management Plan.
5. The Certificate Holder shall follow the requirements of the marsh maintenance plan as required by Wetlands License 25-WL-0713 and any subsequent modifications.
6. The Certificate Holder shall not perform any in-water work from February 15 through June 15 of any year to protect spawning yellow perch.

## **CITATIONS AND STATEMENTS OF NECESSITY**

1. Statement of Necessity for General Conditions 1, 2, 3, 4, and Special Conditions 1, 3: These conditions are necessary to ensure that water quality standards are met, and designated uses are maintained.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.10G(3); COMAR 26.23.02.06; COMAR 26.17.01; COMAR 26.23; COMAR 26.24

2. Statement of Necessity for General Conditions 5, 8, 9: Fill or construction material within or adjacent to regulated resources may cause discharges resulting in turbidity in excess of water quality standards and interfere with designated uses of growth and propagation of fish, other aquatic life, wildlife; and other designated uses; and fail to meet general water quality criteria that waters not be polluted by substances in amounts sufficient to be unsightly or create a nuisance.

Citation: 26.08.02.03B(1)-B(2); COMAR 26.23; COMAR 26.24; COMAR 26.17.04

3. Statement of Necessity for General Condition 6: This condition is necessary to clarify the scope of this certification to ensure compliance with water quality regulations, without limiting restrictions through other requirements.

Citation: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08, COMAR 26.08.02.10E; COMAR 26.23.02.06; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

4. Statement of Necessity for General Condition 7: Conditions of certification involve precise actions to comply with water quality standards. Site inspection may be necessary to ensure that limits, methods, and other requirements are met to ensure that water quality standards are met and designated uses are maintained. These conditions are necessary to ensure that the activity was conducted, and project completed according to terms of the authorization/certification, while allowing for review of in-field modifications which may have resulted in discharges to ensure that water quality standards were met. Designated uses include support of estuarine and marine aquatic life and shellfish harvesting and for growth and propagation of fish, other aquatic life, and wildlife.

Citation: Federal and state laws that authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.08.02.03B(1)(b); COMAR 26.08.02.03B(2); COMAR 26.23.02.06; COMAR 26.23; COMAR 26.24; COMAR 26.17.04

5. Statement of Necessity for General Condition 10: This condition is necessary to qualify the period of applicability of the terms and conditions of this Certification to be protective of Maryland water quality standards.

Citations: Federal and state laws which authorize this condition include but are not limited to: 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; 40 C.F.R. 121, 15 C.F.R. 930, Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 5, Subtitles 5 and 9; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.17.04; COMAR 26.23; COMAR 26.24

6. Statement of Necessity for Special Condition 2: Expertise for conducting certain activities is required to ensure that there is no violation of water quality standards nor interference with designated uses. This condition is necessary to ensure that discharges will be conducted in a manner which does not violate water quality criteria nor interfere with designated uses.

Citation: COMAR 26.08.02.02B(2)- B(4); COMAR 26.08 02.03B(2)(d)-(e ); COMAR 26.08.02.03B(1)(b); 26.08.02.03B(2); COMAR 23.02.04.04

7. Statement of Necessity for Special Conditions 4, 5: Stabilization of the site with vegetation is required to ensure that waters continue to meet designated uses. Loss of substrate fill material may result in discharges which reduce water quality and interfere with designated uses, including the support of estuarine and marine aquatic life, and the protection of shellfish harvesting, shallow water submerged aquatic vegetation, and migratory fish spawning and nurseries in tidal wetlands. Loss limits will maintain the designated use.

Citation: 1) COMAR 26.08.02.02.B.(3) 2) COMAR 26.08.02.03-3.C.(2)d.(5); 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.24

8. Statement of Necessity for Special Condition 6: A time of year restriction is necessary to allow for yellow perch to migrate between February 15 and June 15 to find suitable spawning habitat. Access to the upper reaches of rivers and tributaries to habitat suitable for spawning is essential to support yellow perch populations. Disturbance during the closure period would interfere directly or indirectly with designated uses.

Citation: COMAR 26.08.02.02.B.(3); COMAR 26.08.02.03-3.C.(2)d.(5); 33 U.S.C. § 1341(a), (b), & (d); 33 U.S.C. § 1251(b); 33 U.S.C. § 1370; Md. Ann. Code, Env. Article, Title 1, Subtitles 3 and 4; Md. Ann. Code, Env. Article, Title 9, Subtitle 3; Md. Ann. Code, Env. Article, Title 16; COMAR 26.08; COMAR 26.24

## **CERTIFICATION APPROVED**



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Heather L. Nelson, Program Manager  
Wetlands and Waterways Protection Program

Tracking Number: 202561163  
Agency Interest Number: 24180

Effective Date: March 16, 2026

Enclosure: Plan Sheets dated September 25, 2025

cc: WSA Inspection & Compliance Program  
Army Corps of Engineers



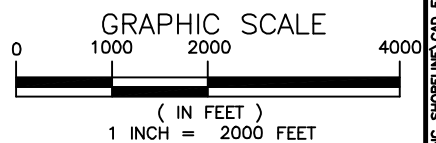
LIVING SHORELINE  
 AT  
 MARYLAND YACHT CLUB  
 ANNE ARUNDEL COUNTY, MD

APPL. BY: MARYLAND YACHT CLUB C/O RICK MARTINEZ

VICINITY MAP

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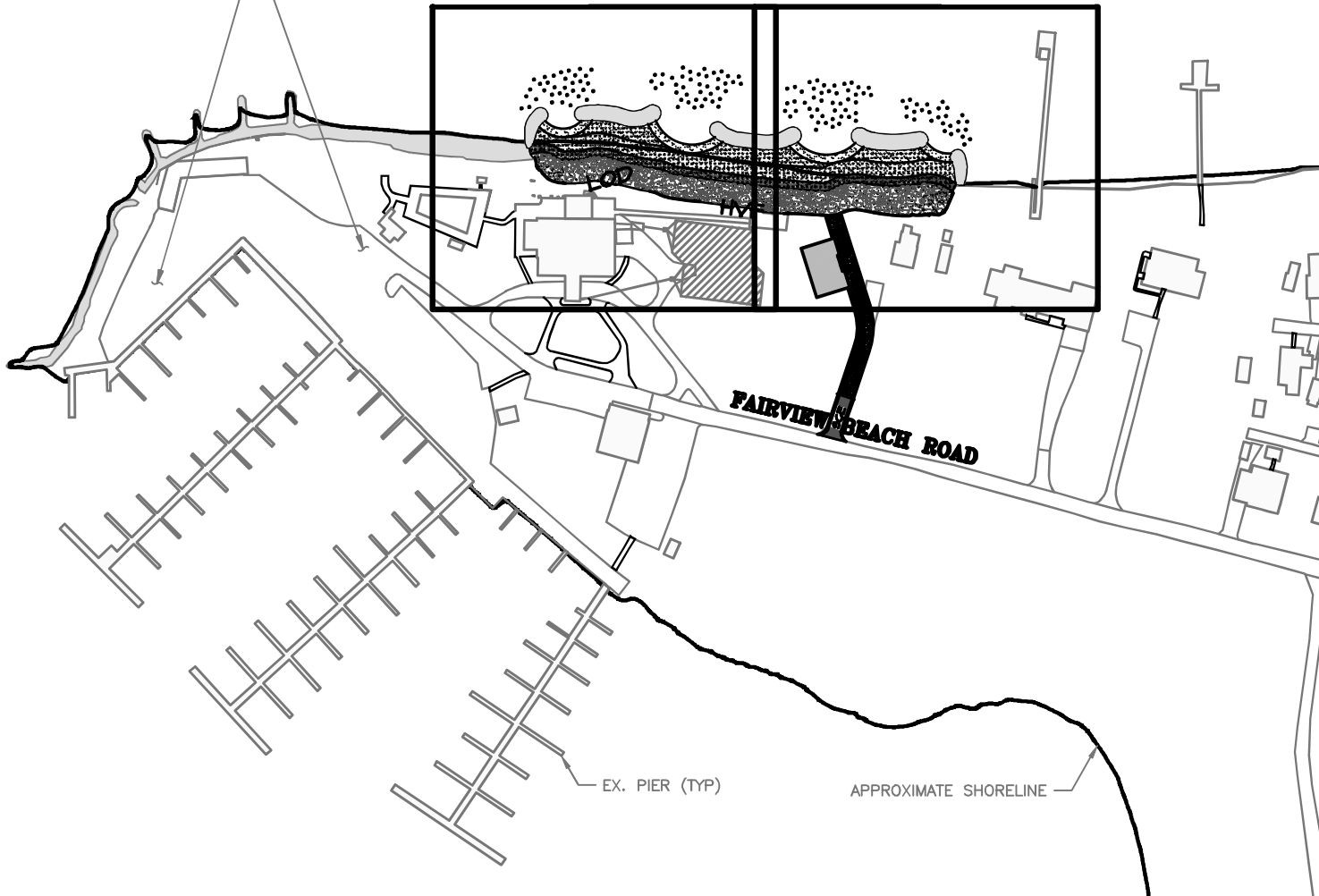
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EX. PARKING LOT  
(SUITABLE FOR LAND ACCESS)

SHEET 3 & 5

SHEET 4 & 6



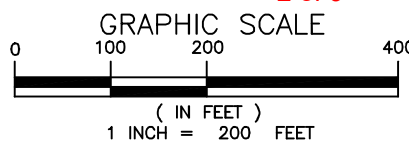
LIVING SHORELINE  
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KEY SHEET

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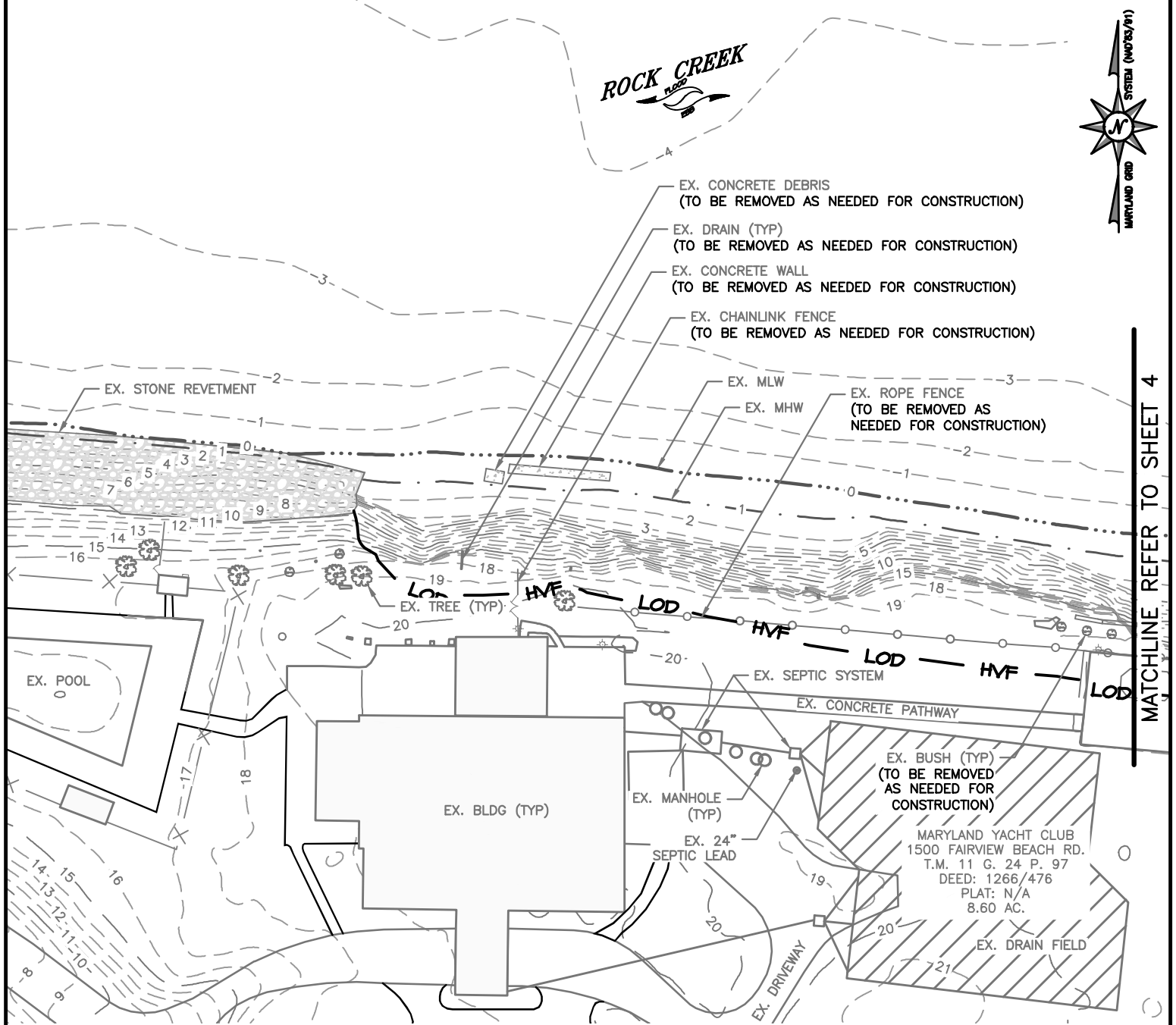


NOTE:  
BASEMAP TAKEN FROM ANNE ARUNDEL COUNTY  
2024 PLANIMETRICS AND 2023 IMAGERY.

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ROCK CREEK



MATCHLINE REFER TO SHEET 4

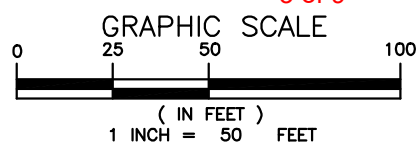
LIVING SHORELINE  
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MARYLAND YACHT CLUB  
ANNE ARUNDEL COUNTY, MD

APPL. BY: MARYLAND YACHT CLUB C/O RICK MARTINEZ

EXISTING CONDITIONS

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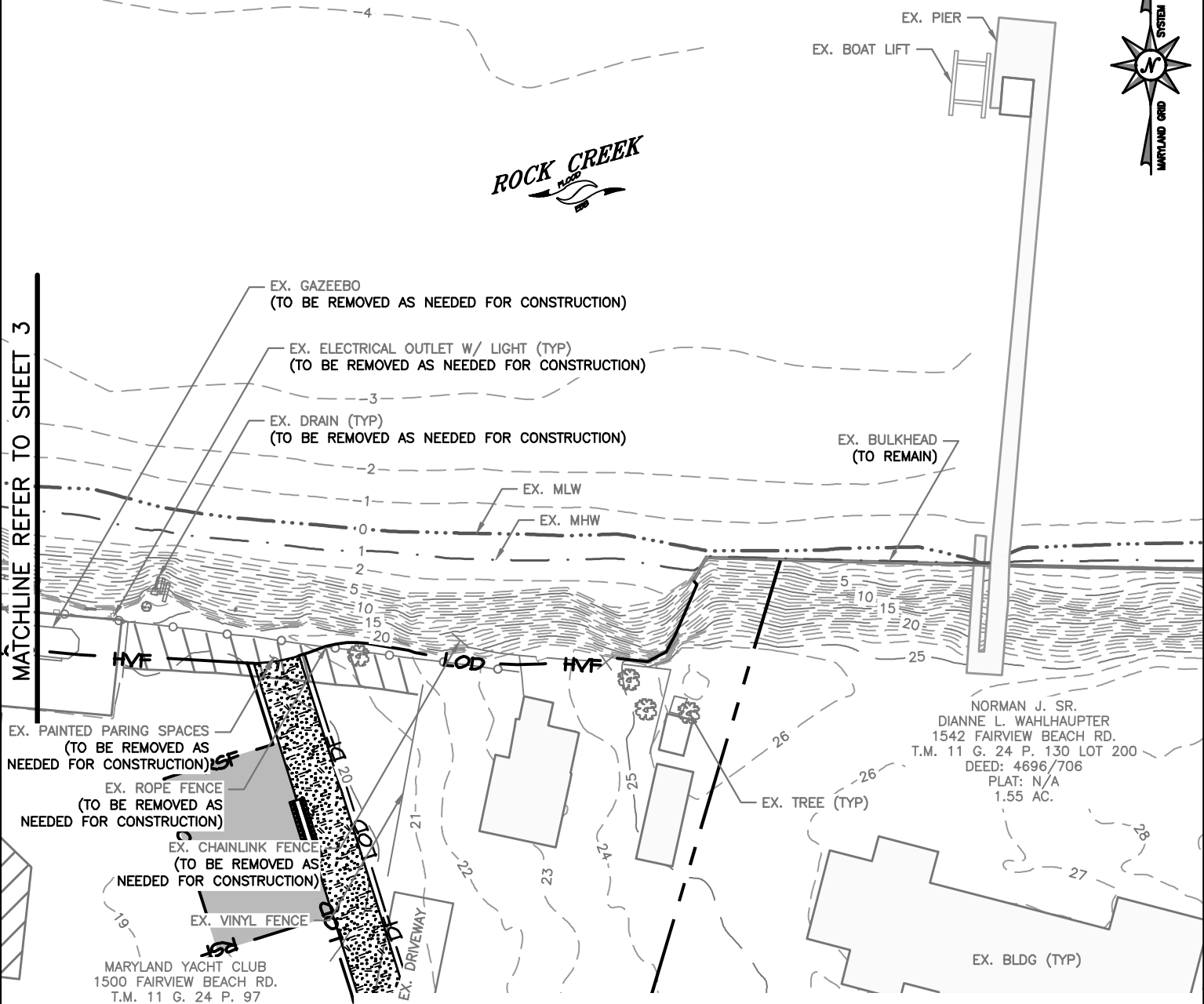
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**ROCK CREEK**  
1900  
1900

MATCHLINE REFER TO SHEET 3



MARYLAND YACHT CLUB  
1500 FAIRVIEW BEACH RD.  
T.M. 11 G. 24 P. 97  
DEED: 1266/476  
PLAT: N/A  
8.60 AC.

NORMAN J. SR.  
DIANNE L. WAHLHAUPTER  
1542 FAIRVIEW BEACH RD.  
T.M. 11 G. 24 P. 130 LOT 200  
DEED: 4696/706  
PLAT: N/A  
1.55 AC.

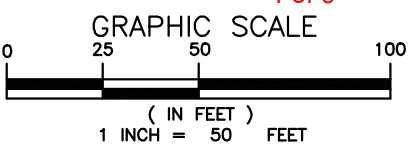
**LIVING SHORELINE  
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ANNE ARUNDEL COUNTY, MD**

APPL. BY: MARYLAND YACHT CLUB C/O RICK MARTINEZ

**EXISTING CONDITIONS**

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PR. HIGH MARSH PLANTINGS (TYP)  
13,228 SF - TOTAL SITE  
PR. LOW MARSH PLANTINGS (TYP)  
4,704 SF - TOTAL SITE  
PR. 103 LF STONE BREAKWATER  
TOP EL. +2.5' MLW  
(62' MAX. ENCROACHMENT FROM MHW)

ROCK CREEK



PR. 112 LF STONE BREAKWATER  
TOP EL. +2.5' MLW  
(57' MAX. ENCROACHMENT FROM MHW)

PR. OBSTRUCTION SIGN (TYP.)

PR. REEF BALL HABITAT (TYP)  
150 - TOTAL SITE

PR. SANDY HABITAT (TYP)

PR. GREEN RIRAP  
4,798 SF - TOTAL SITE

PR. 51 LF STONE GROIN  
TOP EL. +2.5' MLW  
(46' MAX. ENCROACHMENT FROM MHW)

EX. STONE REVETMENT

PR. MHW

PR. MLW

38' GRADING  
LANDWARD MHW

37' GRADING  
LANDWARD MHW

47' GRADING  
LANDWARD MHW

EX. POOL

EX. TREE (TYP)

PR. SHRUB  
PLANTINGS (TYP)

EX. SEPTIC SYSTEM

EX. CONCRETE PATHWAY

EX. BLDG (TYP)

EX. MANHOLE  
(TYP)

EX. 24"  
SEPTIC LEAD

MARYLAND YACHT CLUB  
1500 FAIRVIEW BEACH RD.  
T.M. 11 G. 24 P. 97  
DEED: 1266/476  
PLAT: N/A  
8.60 AC.

EX. DRAIN FIELD

EX. DRIVEWAY

MATCHLINE REFER TO SHEET 6

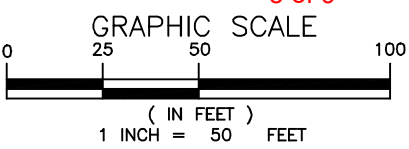
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SITE PLAN

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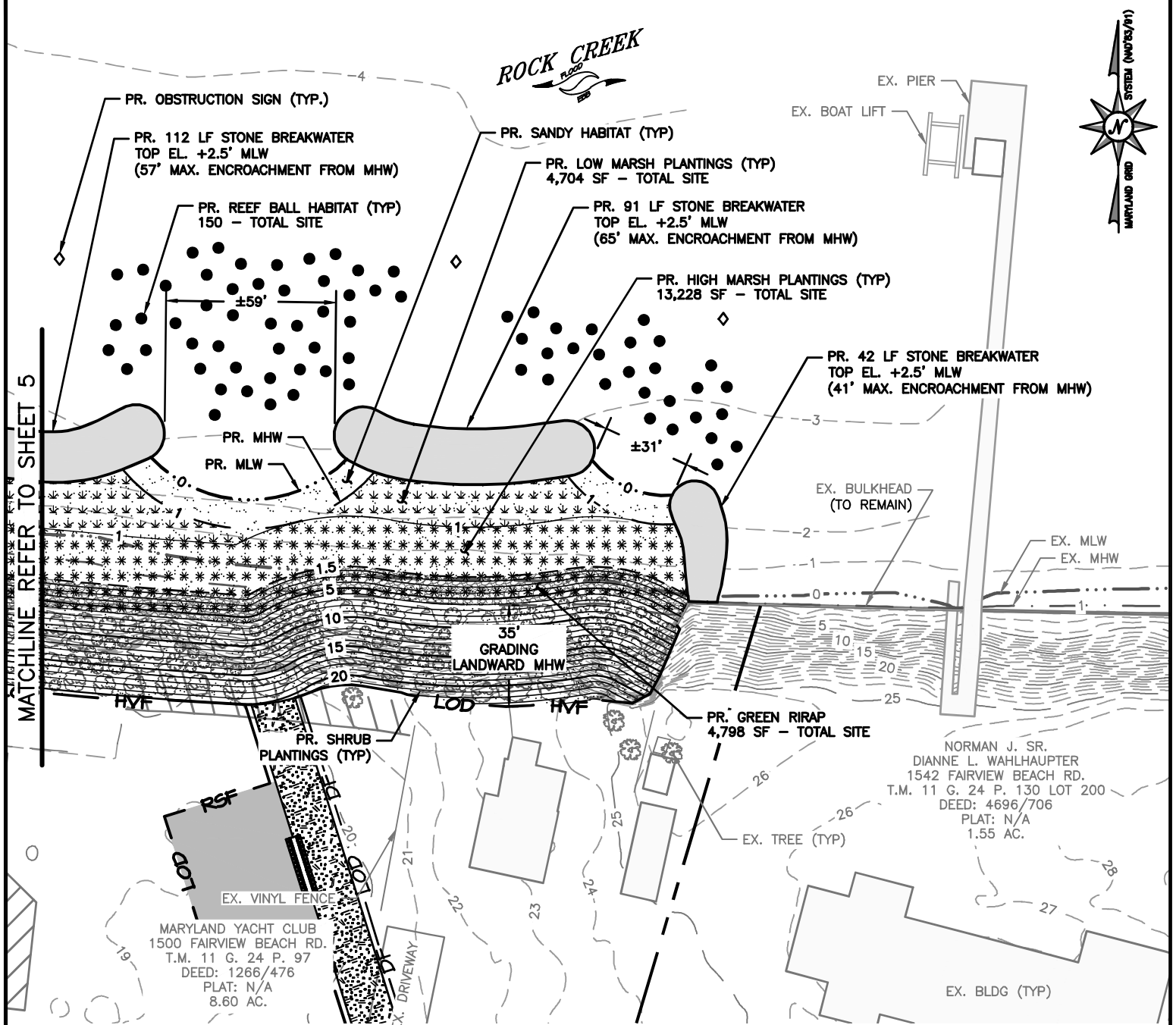


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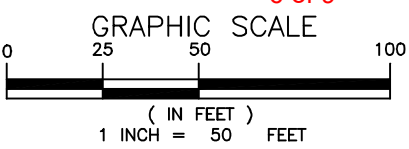
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SITE PLAN

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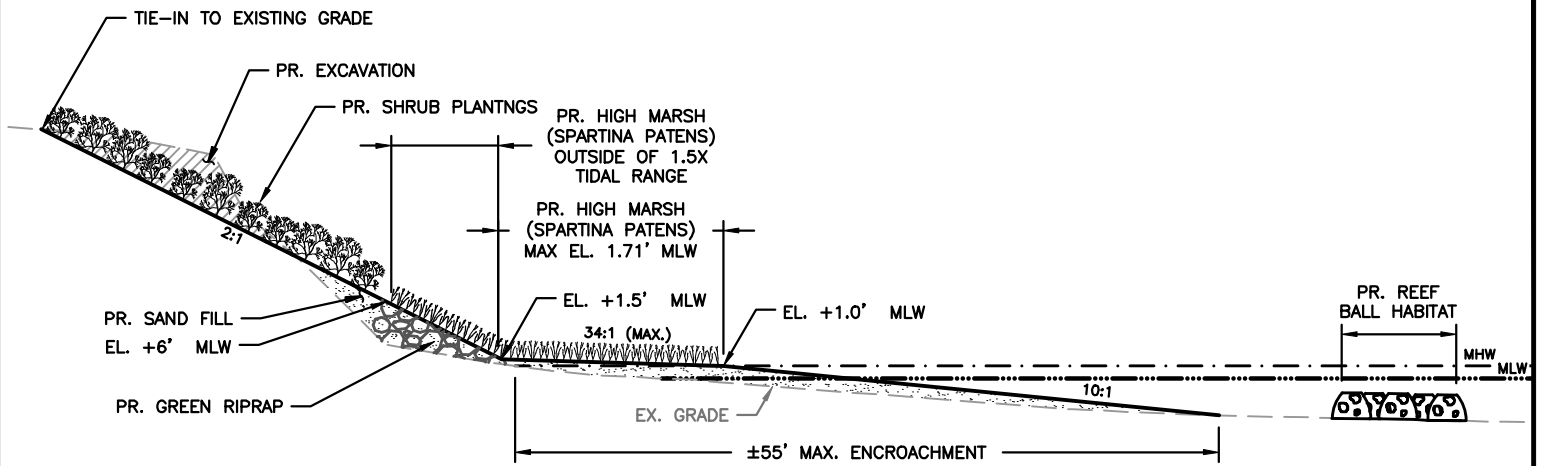


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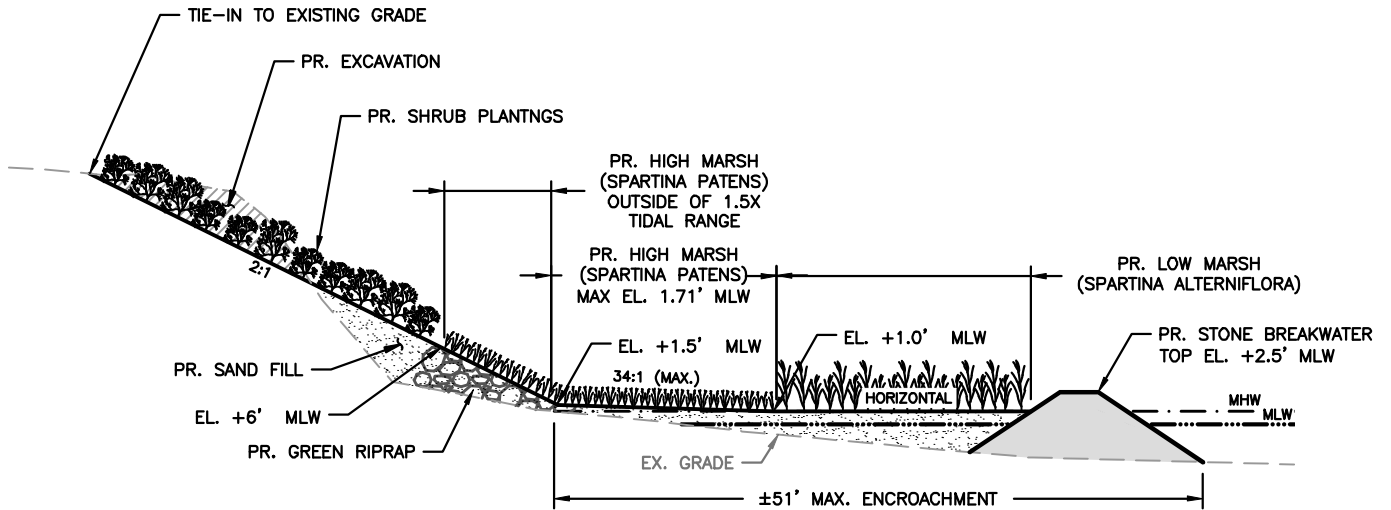
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**SECTION A**  
SCALE: NTS



**SECTION B**  
SCALE: NTS

LIVING SHORELINE  
AT  
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ANNE ARUNDEL COUNTY, MD

APPL. BY: MARYLAND YACHT CLUB C/O RICK MARTINEZ

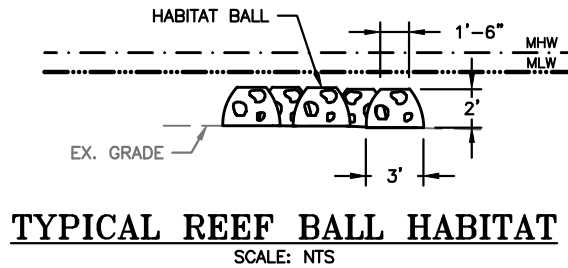
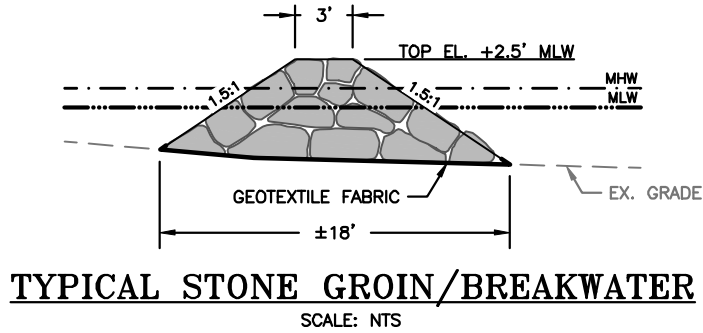
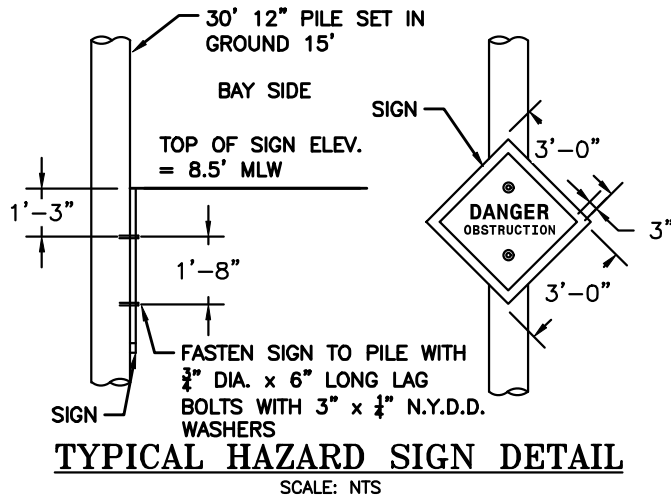
SECTIONS & DETAILS

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SECTIONS & DETAILS

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## PROJECT SUMMARY

### PROPOSED STRUCTURES:

STONE GROIN (2 TOTAL) - 1,291 SF (1,291 SF IMPACT CHANNELWARD OF MHW)  
TOTAL LENGTH - 93 LF  
AVERAGE WIDTH - 18 FT

STONE BREAKWATER (3 TOTAL) - 5,399 SF (5,399 SF IMPACT CHANNELWARD OF MHW)  
TOTAL LENGTH - 306 LF  
AVERAGE WIDTH - 18 FT

REEF BALLS - 150 TOTAL (150 CHANNELWARD OF MHW)

### SAND FILL

TOTAL - 2,534 CY (34,909 SF)  
CHANNELWARD OF MHW - 1,438 CY (16,041 SF); (13,296 SF - PLANTED) (2,745 SF - UNPLANTED)

MARSH PLANTINGS CHANNELWARD OF 1.5X TIDE RANGE - 14,775 SF  
HIGH MARSH - 10,071 SF  
LOW MARSH - 4,704 SF

SHRUB PLANTINGS - 14,233 SF TOTAL (128 SF CHANNELWARD OF MHW)

GREEN RIPRAP - 4,798 SF TOTAL (1,573 CHANNELWARD OF MHW)

RATIO OF TIDAL MARSH TO TIDAL IMPACTS INCLUDING UNPLANTED SAND - 1.6:1 (14,775 SF : 9,435 SF)  
RATIO OF TIDAL MARSH TO TIDAL IMPACTS NOT INCLUDING UNPLANTED SAND: 2.2:1 (14,775 SF : 6,690 SF)

## IMPACT SUMMARY

TOTAL AREA OF IMPACTS FROM MHW INTO TIDAL WATERS: 9,435 SF (0.22 ACRES)  
TOTAL AREA OF PERMANENT IMPACT TO SHALLOW WATER HABITAT: 9,435 SF (0.22 ACRES)  
TOTAL AREA OF IMPACT TO PRIVATE TIDAL WETLANDS: 0 SF  
TOTAL AREA OF IMPACT TO SAV: 0 SF

## NOTES

1. BASEMAP COMPILED FROM ANNE ARUNDEL COUNTY 2024 PLANIMETRICS AND 2023 IMAGERY.
2. CONTOURS ARE IN FEET AND REFER TO MLW.
3. TIDAL RANGE ~1.14 FEET.
4. HYDROGRAPHIC AND TOPOGRAPHIC SURVEY PERFORMED BY BAYLAND CONSULTANTS & DESIGNERS, INC. ON JULY 20, 2020 AND APRIL 30, 2025.
5. THESE ARE PERMIT DRAWINGS ONLY AND SUBJECT TO CHANGE DURING THE PERMIT PROCESS. DESIGN DRAWINGS ARE TO BE PREPARED SEPARATELY.
6. NO SUBMERGED AQUATIC VEGETATION (SAV) OBSERVED WITHIN THE LAST 5 YEARS.

LIVING SHORELINE  
AT  
MARYLAND YACHT CLUB  
ANNE ARUNDEL COUNTY, MD

25-WL-0713  
25-WQC-0034  
202561163  
9/25/25  
9 of 9

APPL. BY: MARYLAND YACHT CLUB C/O RICK MARTINEZ

## SITE NOTES

DATE: SEPTEMBER 2025 SHEET 9 OF 9









# WQC 25-WQC-0035

Final Audit Report

2026-03-17

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