



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
1590 ADAMSON PARKWAY, SUITE 200
MORROW, GEORGIA 30260-1777

AUGUST 01 2012

Regulatory Division
SAS-2012-00392

JOINT PUBLIC NOTICE
Savannah District/State of Georgia

The Savannah District has received an application for a Department of the Army Permit, pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344), as follows:

Application Number: SAS-2012-00392

Applicant: Meriwether County Development Authority
17234 Roosevelt Highway Building B
Greenville, Georgia, 30328

Agent: Mr. Will Neighbors
Wildland Services, LLC.
Post Office Box 469
Auburn, Alabama 36831

Location of Proposed Work: The project site is located within the Meriwether County Industrial Park along Meriwether Park Drive in the town of Hogansville, Meriwether County, Georgia (latitude 33.1693 and longitude -84.8599).

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: Based on the information submitted by the applicant, the proposed project would construct an automotive parts manufacturing facility. Proposed permanent loss of waters would consist of 0.23 acres of forested wetlands and 1,117 linear feet of perennial streams. To offset losses to water of the US, the applicant would purchase wetland and stream mitigation credits from an approved mitigation that services the project area. For more information on the proposed project see the attached document titled "Proposed Mando Automotive Parts Facility".

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the US Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required for a Federal Permit to conduct activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can be reviewed in the Savannah District, US Army Corps of Engineers, Regulatory Division, 1590 Adamson Parkway, Suite 200 Morrow, Georgia 30260-1777.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia, which may be in the form of a license, easement, lease, permit or other appropriate instrument.

US ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: Review of the latest published version of the National Register of Historic Places indicates that no registered properties or properties listed as eligible for inclusion are located at the site or in the area affected by the proposed work. Presently unknown archaeological, scientific, prehistorical or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request information from the US Department of the Interior, Fish and Wildlife Service, the US Department of Commerce, the National Oceanic and Atmospheric Administration, and the National Marine Fisheries Service; or, any other interested party, on whether any species listed or proposed for listing may be present in the area.

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy

needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The US Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the US Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Attention: Mark G. McIntosh, 1590 Adamson Parkway, Suite 200 Morrow, Georgia 30260-1777, no later than 30 days from the date of this notice. Please refer to the applicant's name and the application number in your comments.

If you have any further questions concerning this matter, please contact Mark G. McIntosh, Regulatory Specialist, Piedmont Branch at 678-422-6572.

Enclosures

1. Applicant's "Project Description/Alternative Analysis"
2. Location Map
3. Jurisdictional Resource Map

**Mando Meriwether Facility
Individual Permit Application**

Site Location:

**Lat.33.169309/ Long.-84.859883
Meriwether County Industrial Park
Meriwether Park Drive
Hogansville, Georgia**

Applicant:

**Meriwether County Development Authority
(706)-672-3467
17234 Roosevelt Highway
Bldg. B
Greenville, GA 30328**

Agent:

**WILDLAND SERVICES, LLC
Attn. Will Neighbors
P.O. Box 469
Auburn, Alabama
1-334-391-2005**



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APPENDICES

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APPENDIX B	NRCS Web Soil Survey
APPENDIX C	U.S. Fish and Wildlife Service National Wetland Inventory Map
APPENDIX D	Alternative Site Analysis Information
APPENDIX E	USACE Jurisdictional Determination



WILDLAND SERVICES, LLC

P.O. Box 469 Andalus, AL 36831

1.) Subject Site

The subject site is located on Meriwether Park Drive and has center coordinates Lat. 33.169309/Long. 84.859883. The site is further described as being located in the town of Pike Road in Meriwether County, Georgia. The subject site is approximately 61.3 acres in size. Interstate 85 is directly West of the subject site. Donwon (Industrial site) is located directly south of the subject site. The properties located to the north and east of the site are agricultural and forestry in nature. (See Figures 1-3).

1.1 Soils

According to the Meriwether County, Georgia Web Soil Survey (Appendix B) the subject site contains the following soil types:

Map Unit: Alp—Alluvial land, moderately wet

Component: Alluvial land, moderately wet (95%)

Generated brief soil descriptions are created for major soil components. The Alluvial land, moderately wet is a miscellaneous area.

Component: Wehadkee (5%)

Generated brief soil descriptions are created for major components. The Wehadkee soil is a minor component.

Map Unit: LdB2—Lloyd sandy loam, 2 to 6 percent slopes, eroded

Component: Lloyd (100%)

The Lloyd component makes up 100 percent of the map unit. Slopes are 2 to 6 percent. This component is on piedmonts, hills. The parent material consists of residuum weathered from amphibolite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map Unit: LdC2—Lloyd sandy loam, 6 to 10 percent slopes, eroded

Component: Lloyd (100%)

The Lloyd component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on piedmonts, hills. The parent material consists of residuum weathered from amphibolite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the



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most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map Unit: LdD2—Lloyd sandy loam, 10 to 15 percent slopes, eroded

Component: Lloyd (100%)

The Lloyd component makes up 100 percent of the map unit. Slopes are 10 to 15 percent. This component is on piedmonts, hills. The parent material consists of residuum weathered from amphibolite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map Unit: LeC3—Lloyd clay loam, 6 to 10 percent slopes, severely eroded

Component: Lloyd (100%)

The Lloyd component makes up 100 percent of the map unit. Slopes are 6 to 10 percent. This component is on hills, piedmonts. The parent material consists of residuum weathered from amphibolite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Map Unit: LeD3—Lloyd clay loam, 10 to 15 percent slopes, severely eroded

Component: Lloyd (100%)

The Lloyd component makes up 100 percent of the map unit. Slopes are 10 to 15 percent. This component is on piedmonts, hills. The parent material consists of residuum weathered from amphibolite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil



MARYLAND SERVICE

Department of Agriculture

is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map Unit: LeD4—Lloyd-Gullied land complex, 10 to 15 percent slopes

Component: Gullied land (50%)

Generated brief soil descriptions are created for major soil components.

The Gullied land is a miscellaneous area.

Component: Lloyd (50%)

The Lloyd component makes up 50 percent of the map unit. Slopes are 10 to 15 percent. This component is on hills, piedmonts. The parent material consists of residuum weathered from amphibolite and/or residuum weathered from gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

1.2 Vegetation

Onsite vegetation consists of a mixed hardwood/pine forest within the Stream buffer areas. The remainder of the property is a loblolly pine plantation.



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2.) Proposed Work

Mando Corporation, a South Korean based global automotive parts supplier, is proposing to develop the subject site. The facility was announced in September of 2011 and included the governor of Georgia, Nathan Deal, announcing the proposed development. The onsite work will include the construction of a 406,545 square feet facility which will create 426 new jobs. Because of the size of the proposed facility, the site work will include the fill of 0.23 Acres of "Jurisdictional Wetlands" and 1,117' linear feet of perennial stream determined to be "Waters of the U.S.". The impacts are required to allow access to the proposed loading docks which will supply raw materials to the site and allow for the finished product to be shipped from the site. The site layout would not allow for the onsite waters of the U.S. to be avoided.



MANDO SERVICES, LLC
10000 Highway 100, Opelika, AL 36801

3.) Avoidance

During the site selection process, three other properties were examined to evaluate the environmental consequences of each site.

Alternative Site 1:

Alternative site 1 is approximately 58.9 Acres. It is located along Interstate 85 in Opelika, Alabama. This proposed site would have included perennial stream impacts of approximately 1,389' linear feet. This site was located near an existing Mando Facility and in between the Hyundai and Kia Automotive Plants.

Alternative Site 2:

Alternative site 2 was approximately 75.58 acres in size. It is located at in the Cusseta Alabama Industrial Park in Chambers County Alabama along Interstate 85. The proposed layout would have impacted approximately 952' linear feet of stream and 2.74 acres of wetlands. The location was in between Kia and the Hyundai Automotive Plant.

Alternative Site 3:

Alternative site 3 is located in LaGrange, Georgia and is approximately 59.29 acres in size. The site layout would have impacted 9.92 acres of wetlands and 1,321 linear feet of perennial stream. The site is located approximately 10 miles north of the Kia Automotive Plant.

Preferred Site:

The site where we are proposing to impact is the preferred site. The environmental impacts were the least on this site. The site's proximity to the Kia and Hyundai facilities was the least desirable, but the local incentives were enough to make the site economically feasible.



WILDLAND SERVICES, LLC

1716 S. 10th Avenue, Ft. Worth, TX 76104

4.) Minimization

The initial designed plat proposed impacting approximately 1375' linear feet of Perennial stream and 0.12 acres of wetlands. The plan was modified two more times in an attempt to eliminate all impacts. This was not feasible due to the size and site plan requirements. Therefore the building was redesigned as it is proposed today which impacts only 1,117' linear feet of perennial stream and 0.23 wetland acres. We are also proposing to avoid the remaining 1091 linear feet of perennial stream.



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2015-2016

5.) Mitigation

In the coming weeks we will be submitted a mitigation plan that will include onsite purchasing credits from a USACE approved mitigation bank located within the watershed. Our mitigation alternative will include purchasing all credits from a USACE approved mitigation bank.



WILDLAND SERVICES, LLC

1115 S. W. 10th St. Tallahassee, FL 32301

6.) Purpose and Need

The purpose of the proposed facility is to manufacture parts required for local automotive production facilities such as Kia and Hyundai. The unemployment rate for Meriwether County Georgia was 12.4% as of December 2011 and the unemployment rate for the state of Georgia was 9.2%. The proposed facility will directly provide 426 new jobs and countless more when you consider the economic impact of such an endeavor. Mando Corporation is investing over 200 million into the facility which will provide construction jobs to local works in the mean time.

Green property - Meriwether County

1984
125
101

JUL 09 2002 2:50 P M

I-85 Risky of way

MERIWETHER PARK
DRIVE R/W
VARIES
(PROVIDED) CENTER LINE POINT

GROUP COUNTY
MERIWETHER COUNTY

30

CEMETERY

29

REWARD JONES
33.95' AVAILABLE

26

S.M.S.

80' INGRESS-
EGRESS EASEMENT

PERMANENT EASEMENT

23

22

1984 125 101

1984 125 101

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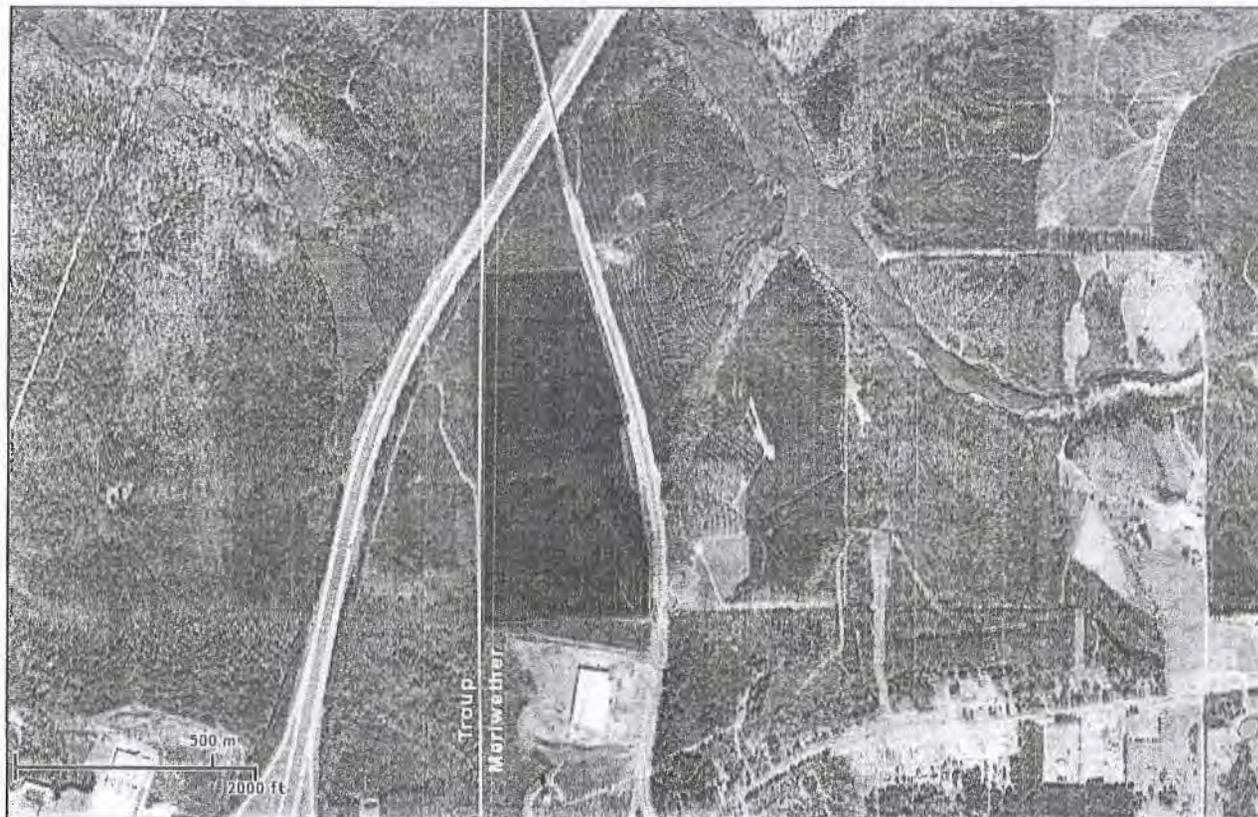


U.S. Fish and Wildlife Service

National Wetlands Inventory

Mando Meriwether
County

Mar 5, 2012



Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

No wetlands shown onsite

Project: Mando Meriwether County

FIGURE

Title: Proposed Impacts

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Scale: 1" = 400'

