



REPLY TO
ATTENTION OF

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

JANUARY 09 2013

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:
According to the information submitted by the applicant, the proposed project would expand a recently opened automotive parts manufacturing facility to include additional warehouse space for parts manufacturing, raw material access docks and infrastructure/road access to loading docks. 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 Expansion
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**



1.) Jurisdictional Determination Request

The subject site has a previously approved JD. See previously submitted JD.

2.) CESAS Form 19-Previously Submitted

- a. Name, Address, and Phone Number: previously submitted
- b. Confirmation- previously submitted
- c. Coordinates- previously submitted
- d. Location- previously submitted
- e. Size- previously submitted
- f. Nearest Waterbody- previously submitted
- g. Signature- previously submitted
- h. Project Impacts-

A.) Perennial Stream (UT Blue Creek)

The stream is 550' linear feet and spans from the West of the site and exits towards the South West corner of the property.

B.) Perennial Stream (UT Blue Creek)

The stream is 429' linear feet and spans from the South West and moves to the South East

C.) Perennial Stream (UT Blue Creek)

The stream is 137' linear feet and is located within the north central portion of the property. The Stream travels west and leaved the subject site on the western boundary.

D.) Wetlands

- a. Wetland A is 0.08 acres and is located in the Southwest part of the property, along Perennial Stream A. The wetland is within a bottomland hardwood ecosystem and contains species such as Red Maple, Tulip Poplar, Sweetgum, Loblolly Pine, Water Oak, Woods Fern, Smilax, and Flowering Dogwood.
- b. Wetland B is 0.07 acres and is located in the southern part of the property where Perennial Stream A and B split. Wetland is within a bottomland hardwood ecosystem and contains species such as Red Maple, Tulip Poplar, Sweetgum, Loblolly, Water Oak, Woods Fern, Smilax, and Flowering Dogwood.



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- c. Wetland C is 0.08 acres and is located in the southern part of the property, along Perennial Stream B. Wetland is within a bottomland hardwood ecosystem Red Maple, Tulip Poplar, Sweetgum, Water Oak, Woods Fern, Smilax, and Flowering Dogwood.

<u>Impact Description</u>	<u>SIZE</u>
Wetland A Fill for pad	0.08
Wetland B Fill for pad	0.07
Wetland C fill for pad	<u>0.08</u>
TOTAL	0.23 Ac.
UT to Blue Creek(Perennial Stream) culvert	429' F
UT to Blue Creek (Perennial Stream) Fill	550' F
UT to Blue Creek(Perennial Stream) culvert	<u>137' F</u>
Total	1116' F

i. Proposed Use-

Mando Corporation, a South Korean based global automotive parts supplier, is proposing to expand a recently opened facility on 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 additional warehouse space for parts manufacturing, required raw material access docs and required infrastructure/roads to access the docks. This expansion is required to ensure the announced 426 new jobs are created in Meriwether County Georgia.

j. Adjacent Property Owners- See attached list inside Appendix

k. Scheduling of the activity- Start Date is February 1, 2013 and activity is expected to be complete March 31st, 2014.

l. Status project site work- previously submitted

m. Status

- i. Section 401 Water Quality Certification- Submitted USACE Application and Documents to them
- ii. Costal Zone Management Consistency- N/A



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- iii. Coastal Marshlands Protection Act- N/A
- iv. Stream Buffer Variance Application- N/A
- v. NPDES Permit- Received and held by Grading Contractor
- vi. Stormwater Management Plan (Attached)
- vii. Floodplain Management Plans- N/A due to no proposed change
- viii. Land Disturbance Permits- Local LDP was issued by Meriwether County
- ix. Other required permits, approvals, certifications, or documentation
- n. Denials- N/A
- o. Discharge of Dredge and/or Material and Bulkhead installation-Located within previously submitted report.
 - i. Type of material
 - ii. Composition of material
 - iii. Quantity of material
 - iv. Method of dredging
 - v. Plans and Location
 - vi. Location(s) of the discharge site(s)
 - vii. Source
 - viii. Method of discharging material
 - ix. Method of transportation of dredged material
 - x. Proposed use of fill area(s)
 - xi. Type of construction of equipment to be used
- p. Description of Avoidance, Minimization, and Compensation-
During the site selection process, other properties were examined to evaluate the environmental consequences of each site.

Alternative Plan 1:

Alternative Plan 1 was the evaluation of a number of different site plans within the Industrial Park. The plans involved building two separate structures, one for the existing facility and one on an adjacent lot. Despite the fact that one of the two facilities could be build with fewer impacts, the total impacts between the two facilities exceeded what is being proposed. The site selection process that resulted in the existing facility took into consideration the potential need for a required expansion and set the building so that the expansion would impact less “Waters of the U.S.” than any of the other alternatives.



Alternative Plan 2:

Alternative Plan 2 involved alternative engineering methods which would have potentially reduced the footprint of the building by installing retaining walls in the place of fill slopes. The cost associated with these proposed walls in addition to the site topography made this alternative not feasible in areas that would have reduced the impacts to “Waters of the U.S.”. This engineering was used in order to reduce the overall footprint of the building from earlier drawings which did reduce onsite impacts

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. This site was a less desirable location and had no local incentives for locating the facility in this location. The financial additional financial demands because of lack of incentives, additional personal and equipment costs and the inferior location made this alternative the least feasible.

Preferred Site:

Expanding the existing facility is the preferred project location. This will allow existing casting equipment to manufacture the parts required to fill future orders which are the reason for the needed expansion. This will also allow Mando Management positions to not be duplicated. The site’s proximity to existing Automobile facilities and local incentives makes the project location ideal.

- q. Water Quality Certification
 - i. In process of receiving Water Quality Certification
 - ii. All proposed onsite activities will be performed in a manner to minimize turbidity in the stream. State and Local NPDES General Permit conditions will be met regarding the installation of onsite BMPs and onsite monitoring by a QCP.
 - iii. There will be no oils or other pollutants release from the proposed activities which will reach the onsite perennial streams.
 - iv. All proposed work will be performed in a manner that does not restrict or interfere with any legitimate water uses in the immediate area.



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- r. Signatures of Applicant- previously submitted

3.) Required Drawings

- a. Overall Site Exhibit(s)- Previously submitted
- b. Water Fill Exhibit- N/A
- c. Elevation and/or Cross Section Drawings- previously submitted

4.) Photographs

Previously submitted

5.) Maps

See attached maps

- a. Vicinity/ Location Map
- b. Map of Wetlands and Other Waters
- c. Soils Map
- d. 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.



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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 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.



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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 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.

- e. Aerial Map
- f. US Geological Survey Topographic Map
- g. Flood Plain Map
- h. National Wetlands Inventory (NWI) Map
- i. Infra-red Maps –N/A
- j. Engineering Surveys
- k. LIDAR- N/A
- l. Verified GPS Water on-site – N/A
- m. Engineering Surveys

6.) Additional Items



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- a. Project name/Legal Property Description-previously submitted
- b. Historic land use and existing conditions

The subject site has been used for silviculture practices for the past 20 years. A majority of the site was planted loblolly pines prior to the county purchasing the site for an Industrial Development Park. The stream buffer areas are natural open understory hardwood species.

- c. Description of Water of the US- Previously approved JD Attached

- i. Streams

- 1. **Perennial Stream (UT Blue Creek)**

- The stream is 426' linear feet and spans from the North Central of the site and exits towards the North corner of the property.

- 2. **Perennial Stream (UT Blue Creek)**

- The stream is 394' linear feet and spans from the Central part of the property and exits to the West side of the property.

- 3. **Perennial Stream (UT Blue Creek)**

- The stream is 959' linear feet and spans from the Southwest corner of the property and heads Northwest.

- 4. **Perennial Stream (UT Blue Creek)**

- The stream is 429' linear feet and spans from South Central part of the property and heads Northwest.

- ii. **Wetlands**

- 1. Wetland A is 0.08 acres and is located in the Southwest part of the property, along Perennial Stream A. The wetland is within a bottomland hardwood ecosystem and contains species such as Red Maple, Tulip Poplar, Sweetgum, Loblolly Pine, Water Oak, Woods Fern, Smilax, and Flowering Dogwood.

- 2. Wetland B is 0.07 acres and is located in the southern part of the property where Perennial Stream A and B split. Wetland is within a bottomland hardwood ecosystem and contains species such as Red Maple, Tulip Poplar, Sweetgum, Loblolly Pine, Water Oak, Woods Fern, Smilax, and Flowering Dogwood.

- 3. Wetland C is 0.08 acres and is located in the southern part of the property, along Perennial Stream B. Wetland is within a bottomland hardwood ecosystem Red Maple, Tulip Poplar, Sweetgum, Loblolly Pine, Water Oak, Woods Fern, Smilax, and Flowering Dogwood.

- d. Past Actions-N/A



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e. Purpose & Need

The purpose of the expanded facility is to manufactory parts required for local automotive production facilities such as Kia, Hyundai as well as Detroit based Ford and General Motors. 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 ensure that the announced 426 new jobs are created and countless more when you consider the economic impact of such an endeavor. Mando Corporation is proposing to invest over 200 million into the overall facility which will provide construction jobs to local works in the mean time.

7.) Savannah District Required Items

- a. Distance between nearby Federal projects
None are located within 5 miles of the subject site.
- b. State of Georgia Revocable License- N/A
- c. Water Quality Management Plan Statement
The local municipality does not require a water quality management plan statement.
- d. Floodplain Management Statement
The subject development will comply with any applicable Federal Emergency Management Agency (FEMA) approved state or local floodplain management requirements.
- e. Georgia Stream Buffer Variance
Please see stream buffer variance request cover letter attached
- f. Federally protected species
No onsite habitat capable of harboring any listed species.
- g. Cultural, Archaeological, and or Historic resources
Report included
- h. Mitigation plan- Attached
- i. Proximity to 303(d) listed streams
None located within watershed
- j. Proximity to Trout Streams
None located within watershed
- k. US Environmental Protection Agency Priority Watershed
Not located within priority watershed

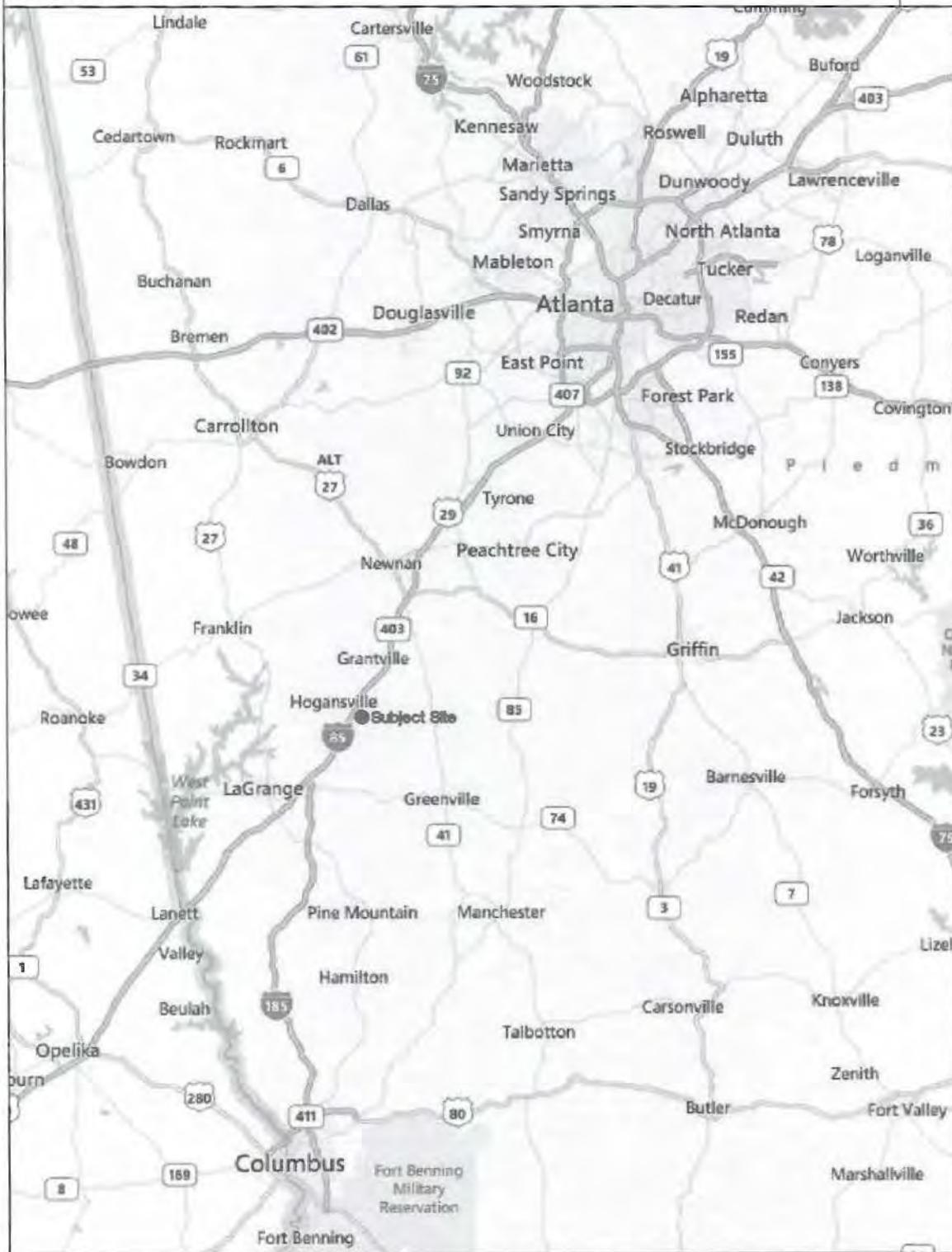
Project: Mando Meriwether Expansion

FIGURE

Title: Site Location Map

1

Scale: NTS



Project: Mando Meriwether Expansion

FIGURE

Title: Aerial with "Waters of the U.S."

4

Scale: 1" = 400'



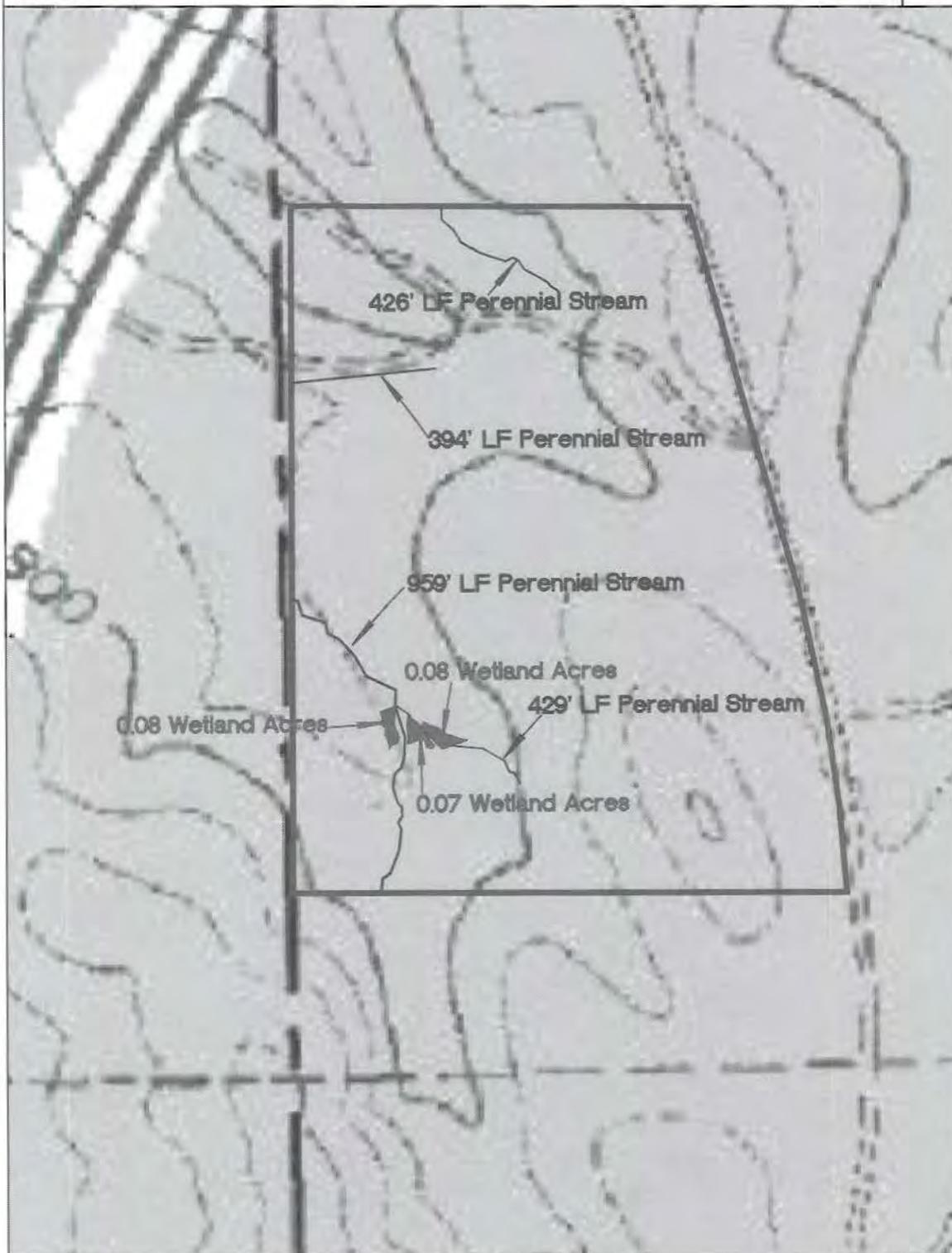
Project: Mando Meriwether Expansion

Title: Topo with "Waters of the U.S."

Scale: 1" = 400'

FIGURE

5



Project: Mando Meriwether Expansion

FIGURE

Title: Grading Plan

7

Scale: 1" = 400'

