



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

Regulatory Division
SAS-2011-0074

14 NOV 2016

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-2011-00747

Applicant: Daesol Material Georgia
791 Progress Boulevard
West Point, Georgia 31833

Agent: Goodwyn, Mills and Cawood
2660 East Chase Lane, Suite 200
Montgomery, Alabama 36117

Location of Proposed Work: The 21-acre project site is located in the Northwest Harris Business Park, at the intersection of Progress Boulevard and Davidson Road, West Point, Harris County, Georgia (Latitude 32.8622, Longitude -85.1255).

Description of Work Subject to the Jurisdiction of the U.S. Army Corps of Engineers: The construction of an automobile sound insulation materials manufacturing facility within an existing industrial business park, which will include two buildings, each consisting of 106,272 square feet of warehouse space, 3,520 square feet of office space, 12 loading docks, and 68 parking spaces. The proposed development site is 21 acres and the project proposes to impact 515 linear feet of stream in order to develop the site. The applicant is proposing to purchase stream mitigation credits from a USACE approved mitigation bank to offset the permanent adverse impacts to the aquatic resource.

BACKGROUND

This Joint Public Notice announces a request for authorizations from both the U.S. Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval. The Northwest Harris Business Park (Harris County Board of Commissioners) received USACE Nationwide Permit 14 authorization on January 17, 2012 to construct an access road consisting of three stream crossings totaling 539 linear feet. The purchase of 2,637 compensatory stream mitigation credits

was required as a special condition of this authorization. Development of lots within the business park, up to this point, has not required additional impacts to aquatic resources.

Daehan Solution Georgia has an existing facility within the Northwest Harris Business Park, and proposes to construct the Daesol Material facility on a nearby lot as shown on the enclosed map. The current project is an effort to minimize transportation costs of the insulation materials, which are currently being produced in and imported from South Korea. Production in the United States will minimize cost for Daehan Solution Georgia, which supplies these components to Kia Motors Manufacturing Georgia Incorporated, located approximately 6 miles from the project site. Products manufactured at the proposed facility will also supply Daehan Solution Alabama, Mexico and Detroit. The manufacturing facility will require 110 employees.

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, Watershed Protection Branch, 2 MLK Jr. Drive, Suite 418, Atlanta, Georgia 30334, during regular office hours. A copier machine is available for public use at a charge of 10 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, U.S. Army Corps of Engineers, Regulatory Division, Piedmont Office, 1590 Adamson Parkway, Suite 200, Morrow, Georgia, 30260.

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.

U.S. 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 U.S. Department of the Interior, Fish and Wildlife Service, the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, 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 U.S. 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 U.S. 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

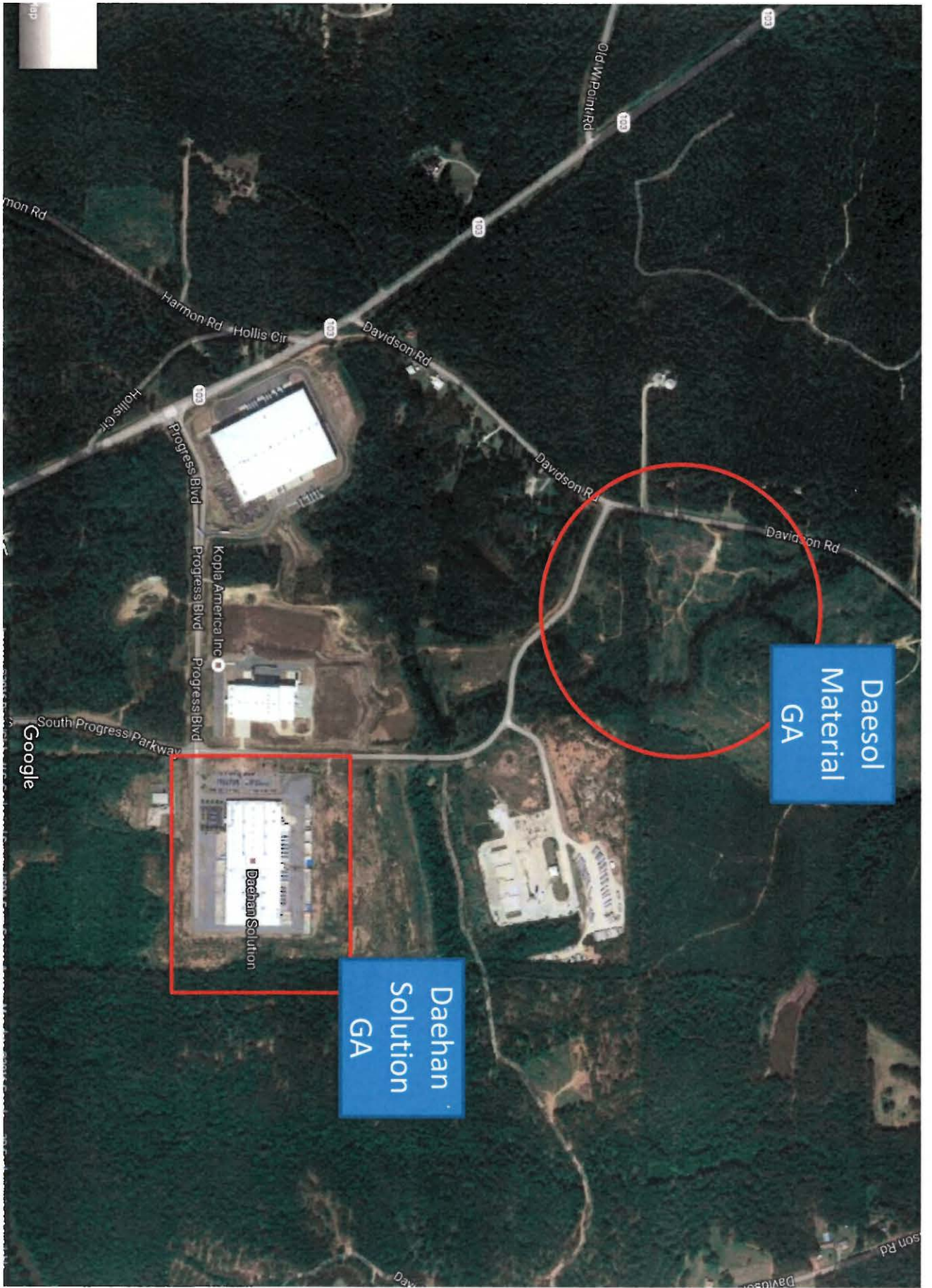
Department of the Army permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

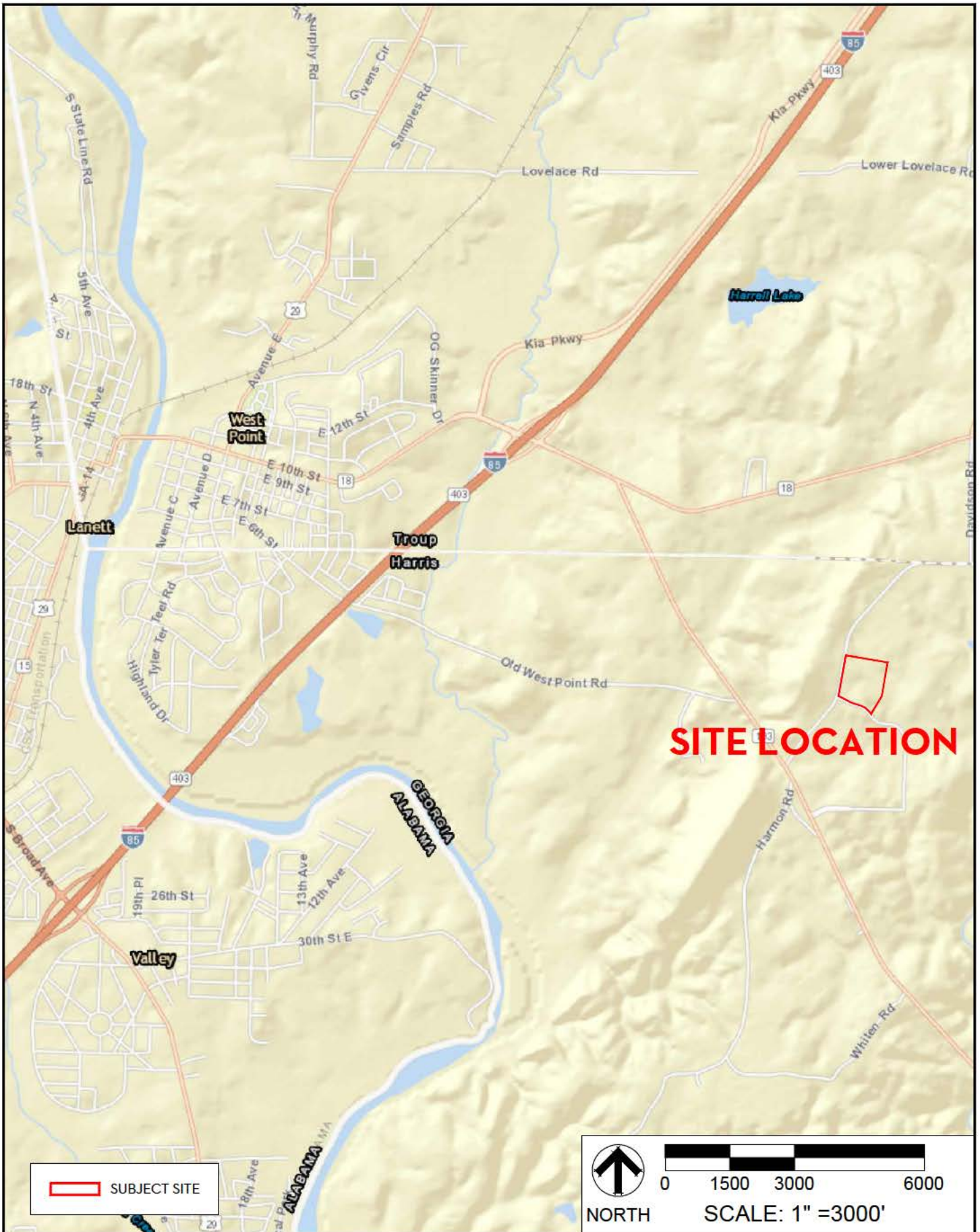
Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention: Holly Ross, 1590 Adamson Parkway, Suite 200, Morrow, Georgia, 30260, or via email to: Holly.A.Ross@usace.army.mil, 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 Ms. Holly Ross at (678) 422-2727.

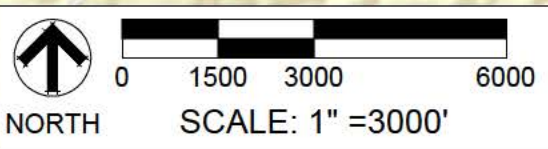
Enclosures

1. Northwest Business Park, Daehan Solution existing facility and Daesol Material proposed location
2. Project Location
3. Proposed site layout
4. Detailed project description





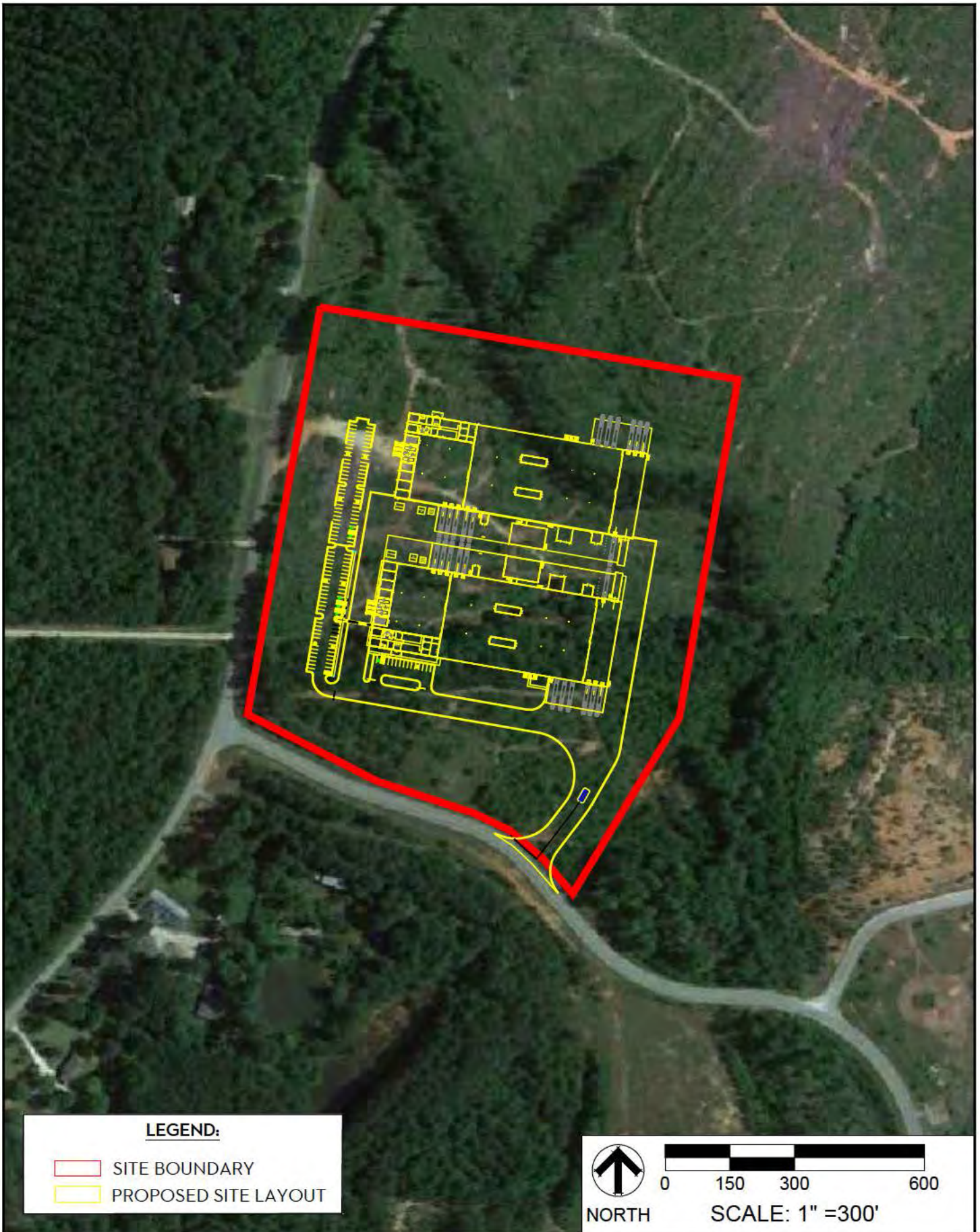
 SUBJECT SITE



REF. SHEET: ESRI WORLD STREETS
 DESCRIPTION: INDIVIDUAL PERMIT
DAESOL MATERIAL GEORGIA
 WEST POINT, HARRIS COUNTY, GEORGIA

FIGURE 1
 GENERAL LOCATION MAP
 GMC # EMGM165005
 DATE: 08.25.16
 DRAWN BY: ADY

 **GOODWYN | MILLS | CAWOOD**
 2660 EastChase Lane, Suite 200 | Montgomery, AL 36117
 Tel 334.271.3200 | GMCNETWORK.COM



LEGEND:

- SITE BOUNDARY
- PROPOSED SITE LAYOUT

NORTH SCALE: 1" = 300'

REF. SHEET: USGS WHITESVILLE NW & LANETT SOUTH NE 2013 AERIALS
 DESCRIPTION: INDIVIDUAL PERMIT

DAESOL MATERIAL GEORGIA
 WEST POINT, HARRIS COUNTY, GEORGIA

FIGURE 2

AERIAL PHOTOGRAPH
 GMC # EMGM165005
 DATE: 08.25.16
 DRAWN BY: ADY

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Applicant:

Daesol Material Georgia
Attention: Kang Og Lim
791 Progress Blvd.
West Point, GA 31833

Agent:

Goodwyn, Mills and Cawood
Attention: Mr. Parker Cliatt
2660 East Chase Lane, Suite 200
Montgomery, Alabama 36117

A. Proposed Project

Goodwyn, Mills, and Cawood (GMC), on behalf of Daesol Materials Georgia, is applying for an individual permit for the development of an industrial facility Daesol Materials Georgia. This proposed project will include the construction of a autopart manufacturing facility that will produce noise insulation products. The project will include two buildings, each building will be one story and approximately 109,792 square feet. Each building is planned to have 106,272 square feet of warehouse space, 3,520 square feet of office space, 12 loading docks, and 68 parking spaces. The facility will require approximately 110 employees. The facility will produce noise insulation products for automobiles, and it will focus on the headliner module and the floor carpet to supply automobile manufacturers. The proposed facility will be located in northeast Harris County, Georgia. Production is planned to begin in July 2017 and the proposed plan is to produce 22,346 kilograms of insulation per day, 679,690 kilograms of insulation per month, and 8,156,290 kilograms of insulation per year. The proposed project is an effort to minimize transportation costs of the noise insulation products that will be produced. The products are currently being produced in South Korea and are being imported to the United States, but with this facility the products will now be produced in the United States. The proposed project is a private enterprise that would fall under the Harris County economic development plan. The proposed project is located in the Northwest Harris Business Park in Harris County, Georgia at the intersection of Progress Blvd. and Davidson. Rd. The project site coordinates are Latitude: 32.8622° /Longitude: -85.1255°. The current permit application is being submitted in accordance with Section 404 of the Clean Water Act (40 CFR, Section 230), for an individual permit to impact a total of 515 linear feet of perennial stream in association with the construction of the industrial plant (See Figures in Appendix A and JD information in Appendix C). The applicant proposes mitigate by purchasing stream credits within the Upper Middle Chattahoochee (03130002) watershed. The remaining jurisdictional areas will not be impacted for the development of the property.

B. Applicant's Purpose and Need Statement

The purpose and need of the proposed project is to supply Daehan Solutions Georgia, Alabama, Mexico and Detroit. The products that Daesol Materials Georgia will produce are currently being produced and are being imported from South Korea. Production in the United States will help minimize costs for Daehan Solutions Georgia and Alabama, as well as the automobile manufacturers that Daehan Solutions is supplying, such as Kia and Hyundai. Kia Motors Manufacturing Georgia, Inc., first began production of the Kia Sorento in November 2009 and since then they have included the production of the Kia Optima. Since 2009, Kia sales have increased by 102% in Europe, China, and United States and with such growing numbers, demand for parts has also increased. The proposed site location is approximately 6 miles away from the Kia auto assembly plant in West Point, Georgia. The plant will provide a total of 110 jobs which will provide an economic stimulus to the local community.