US Army Corps of Engineers®

PUBLIC NOTICE

Applicant:
Mr. Scott Hendricks
Georgia Power Company (GPC)

Published: November 10, 2026
Expires: December 10, 2026

Savannah District
Permit Application No. SAS-2026-00940

TO WHOM IT MAY CONCERN: The Savannah District of the U.S. Army Corps of Engineers (Corps) 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) **and/or** Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Mr. Scott Hendricks
Georgia Power Company (GPC)
Environmental Affairs
241 Ralph McGill Boulevard NE, Bin 10221
Atlanta, Georgia 30308-3374

AGENT: Mr. Matt Otto
Westervelt Ecological Services
1305 Lakes Parkway, Suite 110
Lawrenceville**,** Georgia 30043

WATERWAY AND LOCATION: The project would affect waters of the United States associated with Fort Creek. The project/review area is located south of Fort Creek Road and north of Pumping Station Road, northwest of the intersection of Hunts Chapel Road at Pumping Station Road, at Latitude 33.2884 and Longitude -83.0942; in Sparta, Hancock County, Georgia.

EXISTING CONDITIONS: The approximately 970-acre project site is primarily comprised of evergreen forest community. Six (6) wetlands (Wetlands 1-6), ten (10) intermittent streams (Intermittent Stream 1 - Intermittent Stream 10), and six (6) perennial streams (Perennial Stream 1 - Perennial Stream 06) have been delineated as on-site aquatic resources. The site is bisected by an unnamed tributary to Fort Creek. The site is accessible through a private drive. The project site is generally situated within/near Georgia's Fall Line and is located to the east of Lake Sinclair, within the Upper Oconee Watershed (HUC: 03070101).

PROJECT PURPOSE: The applicant proposes to construct a dual-fueled (fuel oil and natural gas) combined cycle power generation facility. The facility would consist of power generation units and required attendant infrastructure, including parking areas,

access roads, laydown areas, an interconnection point substation, and stormwater management facilities.

Basic: To construct a combined cycle power generation facility.

Overall: The applicant proposes to construct an approximately 970-acre, dual-fueled (fuel oil and natural gas) combined cycle power generation facility (Hancock County Generating Facility) which would consist of power generation units and attendant features, including truck/employee parking, building pads, ingress/egress roads, laydown areas, an interconnection point substation, stormwater management facilities, and other infrastructure. The project would ensure that reliable electric power is available to serve Georgia Power customers while continuing to support growth, promote new jobs, and increase tax revenue within communities across the state.

According to the Georgia Department of Economic Development (GDED), the State of Georgia continues to experience extraordinary growth with record-breaking investment from economic development activities that began in July 2024. As a public service utility regulated by the Georgia Public Service Commission (PSC), GPC is obligated to serve customers across the state and continuously works with PSC to meet reliability needs for all customers and projected demands for electricity.

Through their 2025 Integrated Resource Plan (IRP), GPC identified additional capacity resource needs in the 2032-2033 timeframe, estimating between 2,000-6,000 megawatts (MW) of capacity needed to reliably meet GPC's obligation to service customers.

In June 2026, GPC issued their All-Source Capacity Request for Proposal (RFP) for Need Years 2032-2033, which addresses the procurement of capacity resources required to meet this 2032-2033 timeframe and requires that these resources are online and generating power no later than Fall 2032. This entire process is overseen and approved by PSC staff and an independent evaluator.

In connection with the 2032-2033 All-Source RFP and to ensure the most efficient use of resources, GPC's proposed Hancock County Generating Facility is one of several anticipated resources proposed by GPC, and others, to meet this anticipated need in 2032-2033.

PROPOSED WORK: This project would result in impacts to 4,567 linear feet of intermittent stream and 1.3-acre of wetlands for the construction of power generation units and required attendant features, including parking areas, access roads, laydown areas, an interconnection point substation, stormwater management facilities, and other attendant infrastructure.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: One (1) no-build alternative, three (3) on-site alternatives and five (5) off-

site alternative designs have been evaluated by the applicant to accompany this analysis, including the applicant's preferred alternative. Site criteria was considered by the applicant to determine if proposed impacts and on-site aquatic resources were minimized to the maximum extent practicable. The applicant states that additional avoidance could not be considered through their project design due to site constraints and configuration requirements for the proposed development. The applicant's compensatory mitigation plan (their purchase of mitigation credits) would help to offset any unavoidable impacts to aquatic resources at the project site.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant would purchase stream and wetland credits from one or a combination of mitigation banks (MB) which service this project area:

- 4,567 (2018) stream mitigation credits or 32,882.4 legacy stream mitigation credits from Shady Dale MB, Big Sandy Creek MB, and/or Little Sandy Creek 2 MB; and
- 1.3 (2018) wetland mitigation credits or 10.4 legacy wetland mitigation credits from Washington Branch MB.

If the total required stream/wetland credits are unavailable at mitigation banks located within the primary or secondary service areas for this project, the applicant intends to purchase any remaining mitigation credits from the Georgia-Alabama Land Trust In-Lieu Fee Program (GALT-ILF).

CULTURAL RESOURCES:
The Corps is evaluating the undertaking for effects to historic properties as required under Section 106 of the National Historic Preservation Act. This public notice serves to inform the public of the proposed undertaking and invites comments including those from local, State, and Federal government Agencies with respect to historic resources. Our final determination relative to historic resource impacts may be subject to additional coordination with the State Historic Preservation Officer, federally recognized tribes and other interested parties.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application of the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC, Project Code: 2026-0146229) to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. The applicant conducted field reconnaissance surveys between the dates of December 16-17, 2025, January 28, 2026, and February 3, 2026, and reviewed available literature to determine whether any federally listed species of concern exists in vicinity of this

project. Based on the applicant's initial findings, the Corps made a preliminary determination that the proposed project will not affect any listed species or critical habitat.

Species Common Name and/or Critical Habitat Name	**Scientific Name**	**Federal Status**
Tricolored Bat	Perimyotis subflavus	Proposed Endangered
Southern Hognose Snake	Heterodon simus	Proposed Threatened
Monarch Butterfly	Danaus plexippus	Proposed Threatened
Harperella	Ptilimnium nodosum	Endangered

This notice serves as request to the U.S. Fish and Wildlife Service requesting any comments and/or additional information regarding whether any listed or proposed to be listed endangered or threatened species or critical habitat may be affected by the proposed activity and to determine whether any required consultation is recommended with the Service, in accordance with 50 CFR Part 402 and pursuant to Section 7 of the Endangered Species Act.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: The Georgia Department of Natural Resources, Environmental Protection Division will serve as the certifying authority to review the proposed project for Water Quality Certification, in accordance with the provisions of Section 401 of the Clean Water Act (40 Code of Federal Regulation (CFR) Part 121). The applicant has requested a Water Quality Certification from the State of Georgia. Prior to issuance of a Department of the Army Permit for a project located in, on, or adjacent to the waters of the State of Georgia, review for Water Quality Certification in accordance with Section 401 of the Clean Water Act is required. The applicant is responsible for requesting certification and providing required information to the certifying authority. A reasonable period of time, which shall not exceed one year, is established under the Clean Water Act for the State to act on a request for Water Quality Certification, after which, issuance of such a Department of the Army Permit may proceed. In accordance with 40 CFR Part 121.12, the Corps will notify the U.S. Environmental Protection Agency Administrator when it has received a Department of the Army permit application and the related certification. The Administrator is

responsible for determining if the discharge may affect water quality in a neighboring jurisdiction. The Department of the Army permit may not be issued pending the conclusion of the Administrator's determination of effects on neighboring jurisdictions.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction have not been verified by Corps personnel.

EVALUATION: 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 benefits, 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 cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain 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. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian 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 Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to 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 (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

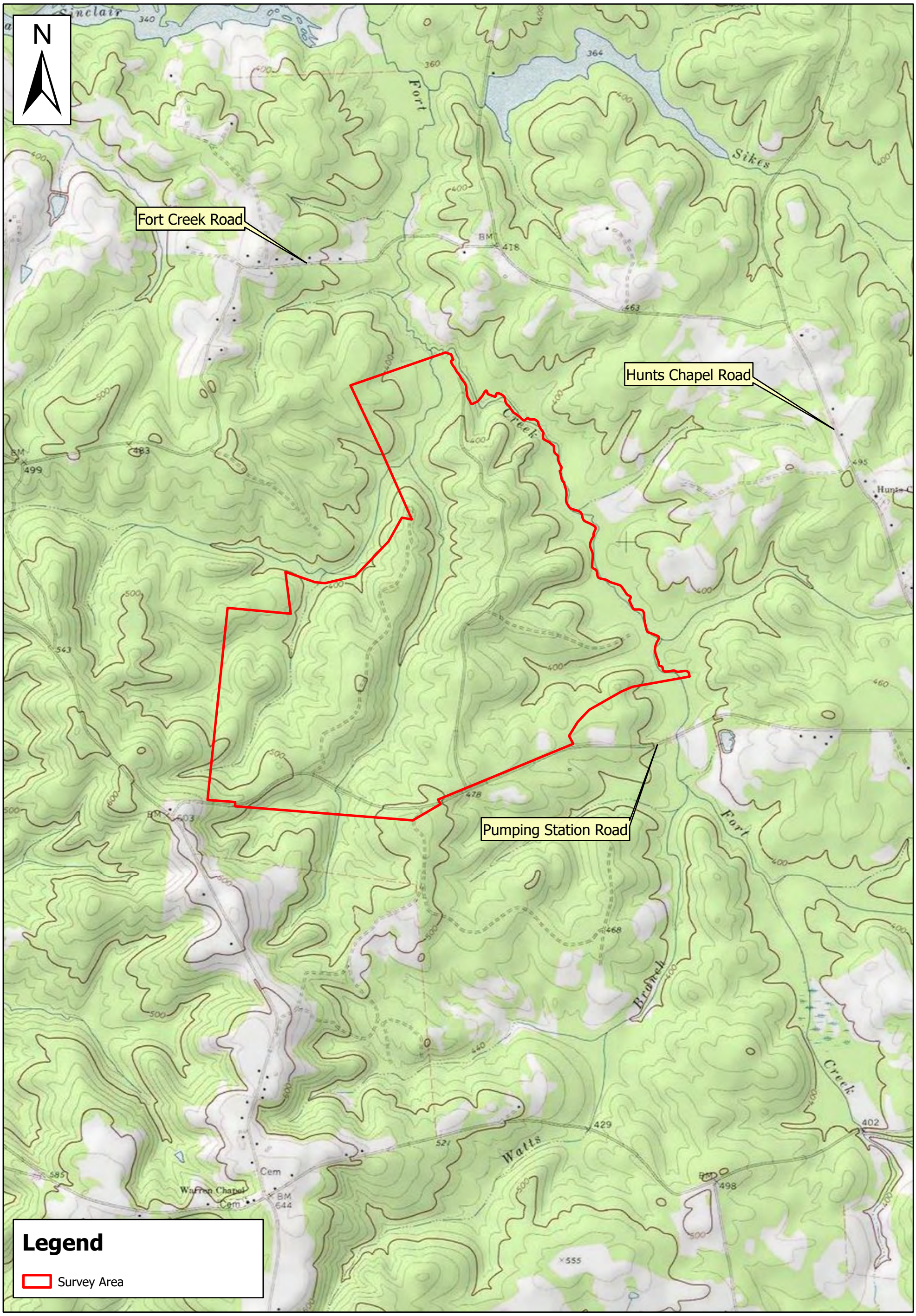
The Savannah District will receive written comments on the proposed work, as outlined above, until December 10, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at https://rrs.usace.army.mil/rrs or to Joseph Rivera at joseph.n.rivera@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Savannah District, Attention:

Joseph Rivera, 4751 Best Road, Suite 140 College Park, Georgia 30337. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Enclosures:

1. Figure 1: Site Location Map.
2. Figures 4.1-4.5: Environmental Assessment Maps.
3. Figure 5: Alternative Sites Overview Map.
4. Drawing No. P200074250-CS-001: Georgia Power Hancock County Generating Facility, Preliminary Civil Site Plan.



Georgia Power Company
Hancock County
Generating Facility
Hancock County, Georgia

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Figure 1

Site Location Map

Project No. 612-02-050508

Base Map Source: USA Topo Maps
GPC Project Name: Hancock County Generating Facility
GPS Data Collected: 12/16 - 12/17/2025, 1/28/2026, and 2/3/2026
Figure Created: 9/11/2026

N

Figure 4.1

Figure 4.2

Figure 4.3

Figure 4.4

Figure 4.5

Legend

- Survey Area
- Stream
- Wetland

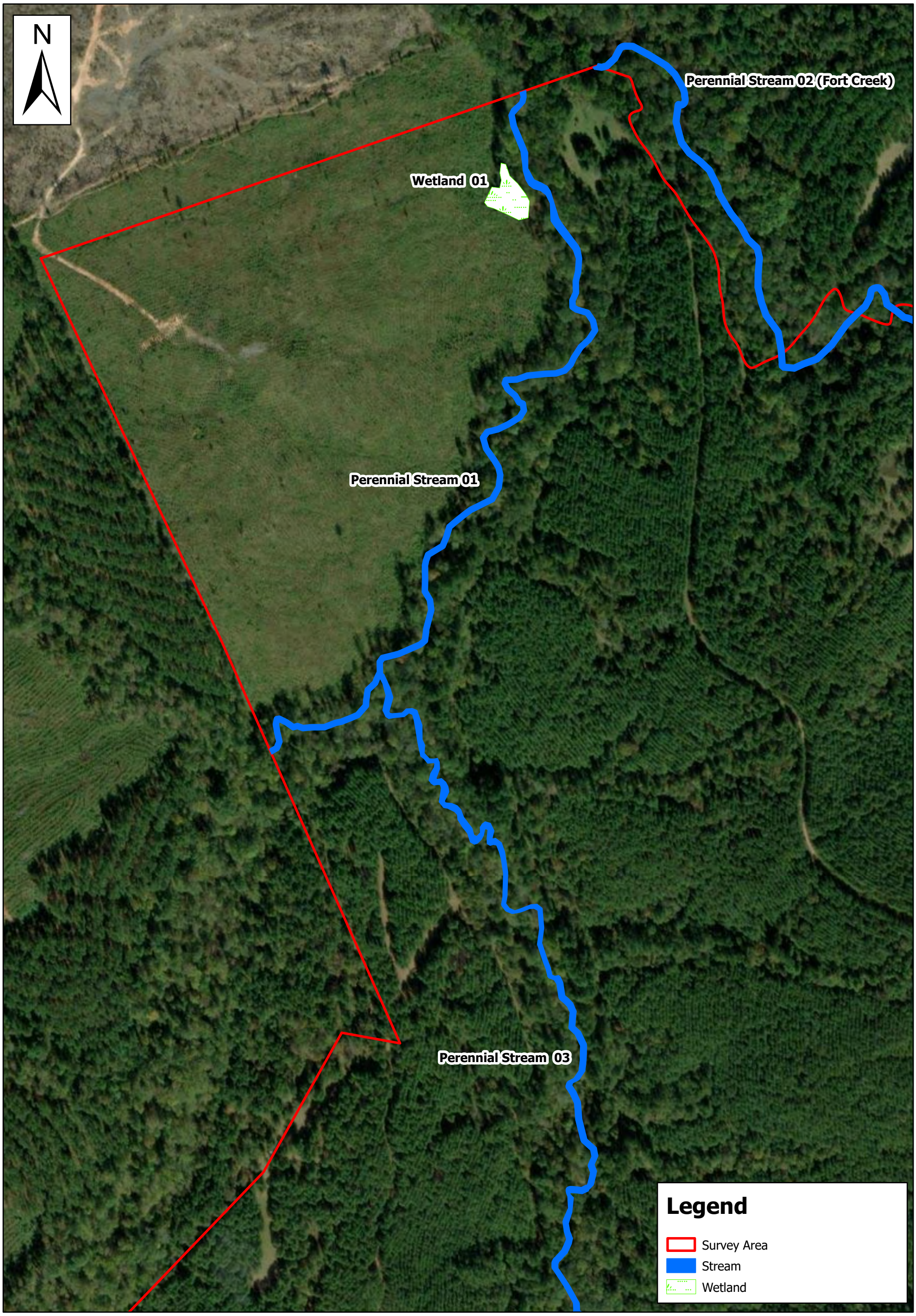
0 500 1000 2000 3000 Feet

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Hancock County, Georgia

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Figure 4
Environmental Assessment
Map Index
Project No. 612-02-050508

Base Map Source: ESRI Aerial Imagery
GPC Project Name: Hancock County Generating Facility
GPS Data Collected: 12/16 - 12/17/2025, 1/28/2026, and 2/3/2026
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Figure 4.1

Environmental Assessment Map

Project No. 612-02-050508

0 100 200 400 600 800 Feet

Base Map Source: ESRI Aerial Imagery
GPC Project Name: Hancock County Generating Facility
GPS Data Collected: 12/16 - 12/17/2025, 1/28/2026, and 2/3/2026
Figure Created: 9/11/2026

N

Perennial Stream 02 (Fort Creek)

Intermittent Stream 01

Wetland 02

Wetland 03

Legend

- Survey Area
- Stream
- Wetland

0 100 200 400 600 800 Feet

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Hancock County, Georgia

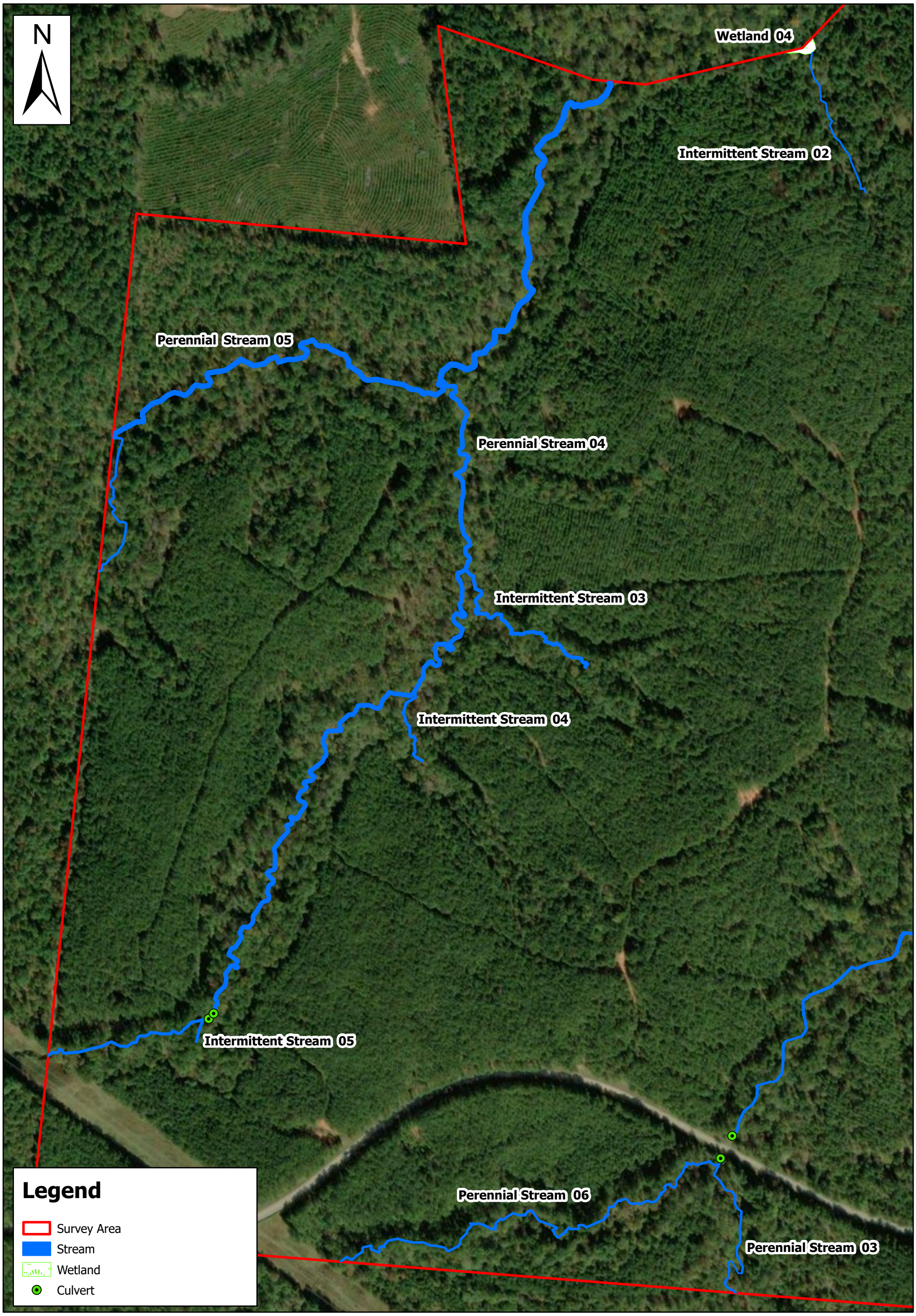
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Figure 4.2

Environmental Assessment Map

Project No. 612-02-050508

Base Map Source: ESRI Aerial Imagery
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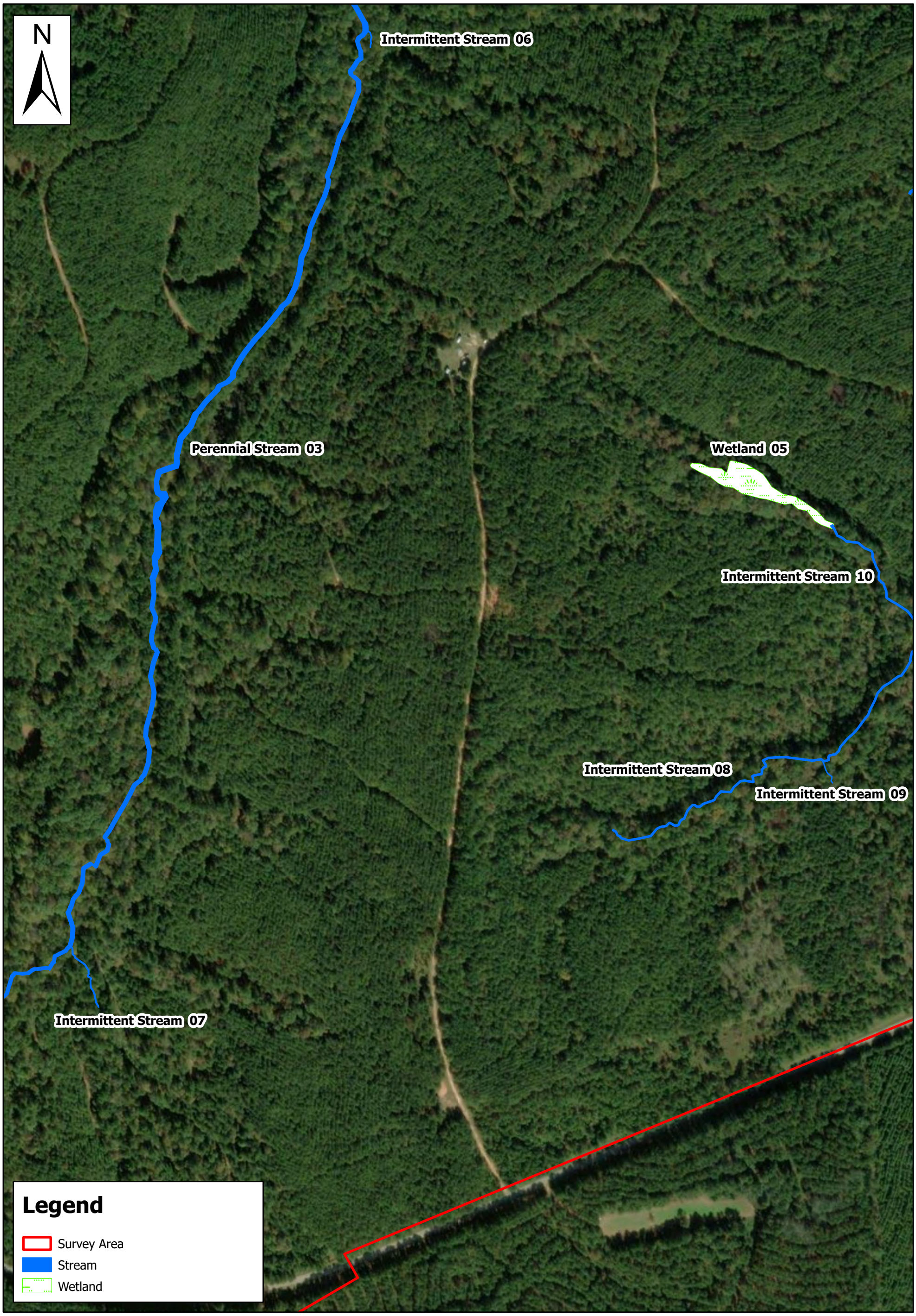
Figure 4.3

Environmental Assessment Map

Project No. 612-02-050508

0 100 200 400 600 800 Feet

Base Map Source: ESRI Aerial Imagery
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Figure Created: 9/11/2026



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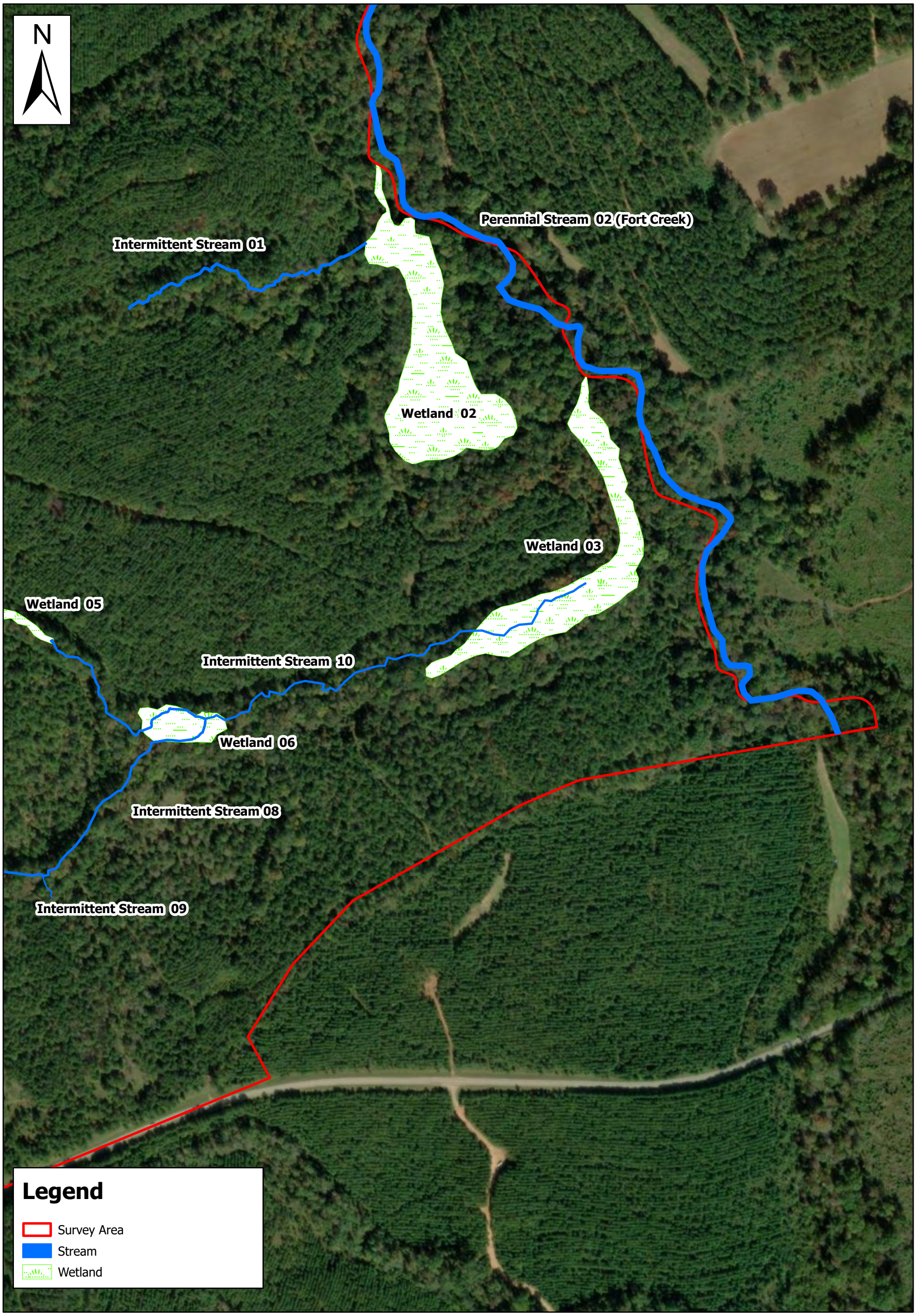
Figure 4.4

Environmental Assessment Map

Project No. 612-02-050508

0 100 200 400 600 800 Feet

Base Map Source: ESRI Aerial Imagery
GPC Project Name: Hancock County Generating Facility
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Figure Created: 9/11/2026



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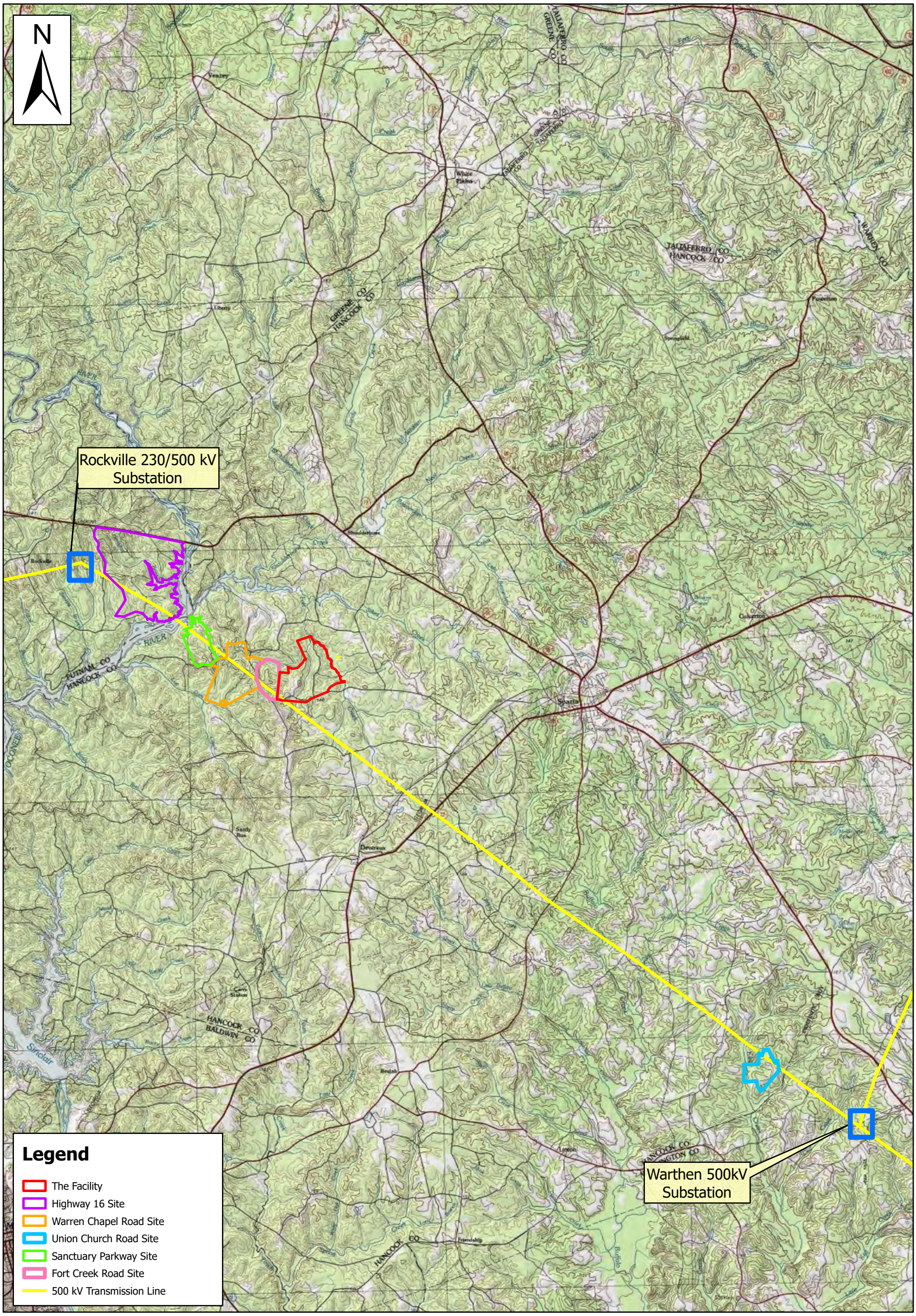
Figure 4.5

Environmental Assessment Map

Project No. 612-02-050508

0 100 200 400 600 800 Feet

Base Map Source: ESRI Aerial Imagery
GPC Project Name: Hancock County Generating Facility
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Figure Created: 9/11/2026



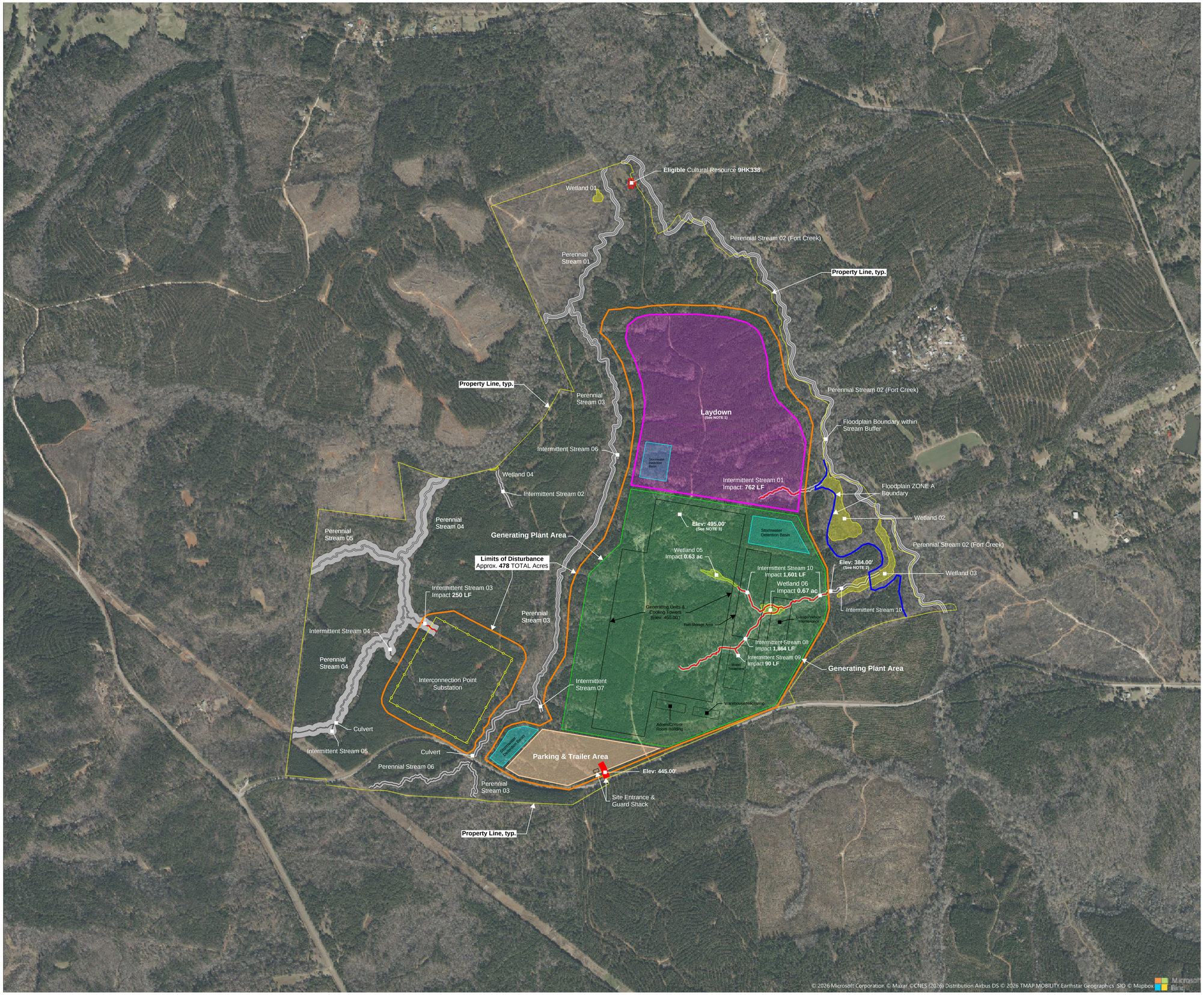
Georgia Power Company
Hancock County
Generating Facility
Hancock County, Georgia

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Figure 5
Alternative Sites
Overview Map
Project No. 612-02-050508

0 5000 10000 20000 30000 Feet

Base Map Source: USA Topo Maps
GPC Project Name: Hancock County Generating Facility
GPS Data Collected: 12/16 - 12/17/2025, 1/28/2026, and 2/3/2026
Figure Created: 10/9/2026



LEGEND

- : Limit of Disturbance
- : Floodplain "ZONE A" Boundary
- : Approx. Parking & Trailer Area Boundary
- : Approx. Laydown Yard Boundary
- : Generating Plant Area
- : Stream Impacts
- : Wetlands

Stream Impacts	
Stream ID	Impacted Distance (FT)
Intermittent Stream 01:	762
Intermittent Stream 03:	250
Intermittent Stream 08:	1,864
Intermittent Stream 09:	90
Intermittent Stream 10:	1,601
TOTAL IMPACT:	**4,567**

Wetland Impacts	
Wetland ID	Impacted Area (Acre)
Wetland 5	0.63
Wetland 6	0.67
TOTAL IMPACT:	**1.30**

NOTES:

1. Laydown area needed for material & equipment storage; also provides as a location to put excavated material for balancing the site cut/fill for plant construction.

2. Approx. low point of the site. Generally, the area directly to the west of this location will be filled in with excavated material generated by the excavation for the Generation Plant Area.

3. Approx.high point of the site. The area of the generating units will need to be excavated 30 - 50 feet down to get to the Plant's finish grade elevation. This excavated material will then be brought to the eastern portion of the site to bring this area up to finish grade and serve as a location to put the excavated material from the Generating Plant Area.

- PRELIMINARY -
NOT FOR CONSTRUCTION

REV	DESIGN BY	CHECKED BY	DATE
2	PERMITTING		
	R. GROTANS	J. PRUETER	OPEN

HANCOCK COUNTY
GENERATING FACILITY

Kiewit

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Georgia Power

CIVIL SITE PLAN

ENGINEER/DESIGN ORIGINATOR	R. GROTANS
LEAD ENG	J. PREUTER
ENG MGR	G. CAIONE
PROJ MGR	G. CAIONE

DRAWING NUMBER
P20074260-CS-001

DRAWING NAME: C:\Users\jon.prueter\Downloads\Hancock County.dwg