Department of Energy
Washington, DC 20585

November 6, 2026

Burns Wetherington, P.E.
Environmental Affairs
Georgia Power
241 Ralph McGill Blvd., NE Bin 10221
Atlanta, Georgia 30308

Subject: U.S. Department of Energy, Office of Energy Dominance Financing, Completion of Environmental Review for the Wansley Combined Cycle Project, Heard County, Georgia

Dear Burns Wetherington:

The United States Department of Energy (DOE), Office of Energy Dominance Financing (EDF) has issued a Federal loan guarantee to Georgia Power Company (GPC) pursuant to DOE's authority under Title XVII of the Energy Policy Act of 2005, as amended. The loan guarantee to GPC is intended to provide financing for many projects over the life of the Federal loan guarantee. Each project is reviewed and considered individually prior to being approved for financing under the Federal loan guarantee. GPC has identified the Wansley Combined Cycle (CC) project (Project) in Heard County, Georgia, for potential inclusion in the loan guarantee.

The Project is located in an area that previously served as coal storage and handling for the former Plant Wansley coal-fired units. All coal and material handling infrastructure was previously removed as part of the decommissioning activities for the former units.

GPC proposes to install two combined cycle (CC) units at Plant Wansley. Each CC unit will have a capacity of approximately 750 MW and a 45-year asset life. The units will consist of a multi-shaft combined cycle unit comprised of one dual fuel combustion turbine generator, one supplementary fired heat recovery steam generator (HRSG), one condensing reheat steam turbine and all balance of plant equipment necessary to form a fully functional and operational CC unit.

Significant items included in the balance of plant equipment include the closed cycle cooling towers, cooling water makeup supply piping from the existing Plant Wansley Service Water Pond, two (2) Fire Water tanks (each unit has one tank and they are cross-tied to provide a secondary source), municipal water supply, fuel oil tanks, fuel oil unloading area, an oil water separator and carbon dioxide and hydrogen bulk storage areas.

A dedicated 500-kV collector yard is provided for each unit, which contains the generation step-up transformers and related electrical equipment. The collector yards will connect to the existing Plant Wansley 500 kV Switchyard via 500 kV tie-lines (shown in the Site Layout Drawing) to be built as part of the Project. These tie-lines will traverse the area occupied by the former coal-fired units, which have been demolished. The project also includes common administration, fire pump and water treatment plant buildings. There are also tie-ins to connect the roads, storm water, wastewater, natural gas, raw water and potable water to the existing systems at the site.

Approximately 105 acres will be used for the new CCs, interconnection tie lines and associated infrastructure (Project Area). Following construction completion, the disturbed areas associated with CC construction will be restored and stabilized in accordance with the Project's Erosion, Sedimentation and Pollution Control Plan (ES&PCP) and the Georgia Manual for Erosion and Sediment Control.

GPC will commence full mobilization for the Project in January 2027, and equipment placement for Unit 10 is scheduled to begin September 2027 and February 2028 for Unit 11. The projected commercial operation dates are August 2029 for Unit 10 and December 2029 for Unit 11.

EDF, in coordination with GPC, has identified environmental statutes and EOs applicable to the proposed Federal financial support for the Project include, but are not limited to:

1. Section 7 of the Endangered Species Act (16 USC 1536)
2. Section 106 of the National Historic Preservation Act (54 USC 306108)
    a. Executive Order 13175, Consultation and Coordination with Indian Tribal Governments

EDF completed the environmental reviews and consultations associated with the Project, as summarized below.

Section 7, Endangered Species Act (16 USC 1536)

An Official Species List was generated on August 28, 2026, using the U.S. Fish and Wildlife Service's (USFWS) Information for Planning and Consultation (IPaC) database (project code: 2026-0139149). Six listed or proposed species were identified with potential to occur in the project area: tricolored bat, Alligator snapping turtle, Georgia rockcress, gray bat, Monarch butterfly, and Whooping crane. The project area does not overlap with designated critical habitat.

Using a USFWS Determination Key (D-key), EDF reached a not likely to adversely affect (NLAA) determination for the proposed endangered tricolored bat. The NLAA determination triggered a 15-day review period for USFWS. The 15-day review period was completed and EDF was not notified by USFWS that the IPAC-assisted determination was incorrect. Therefore, consultation on the action is considered complete for the tricolored bat.

Surveys indicated marginal suitable habitat for the proposed threatened Alligator snapping turtle and potential suitable habitat for the proposed threatened monarch butterfly in the upland, maintained areas of GPC's CC site. There was no suitable habitat for the Georgia rockcress, gray bat, and Whooping crane. No species were identified on the project site, and EDF has reached a no effect determination for these species.

Section 106, National Historic Preservation Act (54 USC 306108) and EO 13175

In accordance with Section 106 of the National Historic Preservation Act (NHPA), on September 29, 2026, DOE EDF initiated consultation with the Georgia State Historic Preservation Office (SHPO) and 11 federally recognized Tribes to see if they have an interest in the Project: Alabama-Coushatta Tribe of Texas, Alabama-Quassarte Tribal Town; Coushatta Tribe of Louisiana; Kialegee Tribal Town; Miccosukee Tribe of Indians; Muscogee (Creek) Nation; Poarch Band of Creek Indians; Seminole Tribe of Florida; Seminole Nation of Oklahoma; Thlopthlocco Tribal Town; and United Keetoowah Band of Cherokee Indians in Oklahoma.

DOE's consultation package indicated a Finding of No Adverse Effect, consistent with 36 CFR § 800.5(d)(1).

On October 28, 2026, the Georgia SHPO provided a letter of concurrence with DOE's Finding of No Adverse Effect. Additionally, the SHPO confirmed that any changes to this project as it is currently proposed will require additional consultation.

Muscogee (Creek) Nation Historic and Cultural Preservation (MCN) responded and confirmed DOE's determination of no effect to historic properties. However, if work reveals any human remains, burial materials, and/or archaeological artifacts, MCN requested that all construction halt and that the Tribal Historic Preservation Officer be notified within 48 hours. No objections were received from contacted parties within 30 days of receipt of DOE's Finding; therefore, in accordance with 36 CFR § 800.4(d)(1)(i), DOE EDF's responsibilities under section 106 are fulfilled.

Conclusion

EDF notes that GPC is responsible for obtaining permits, approvals, and/or authorizations required for the construction and/or operation of the Project.

With this letter, EDF confirms that it has completed the environmental reviews and consultations required by the applicable and relevant environmental statutes and EOs associated with its proposed Federal financial support.

Respectfully,

KARA HARRIS Digitally signed by KARA HARRIS
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Kara J. Harris
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Office of Energy Dominance Financing

cc: Denis O'Meara, EDF Utilities Vertical Lead
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