

ENVIRONMENTAL PROTECTION DIVISION
PUBLIC NOTICE
WATERSHED PROTECTION BRANCH

October 22, 2025
Notice Issue Date

Douglas County
City / County

November 21, 2025
Notice Close Date

SAS-2025-00336
Control Number

Sec. 401 Water Quality Certification
SDC ATLA Data Centers – US Army Corps of Engineers Sec. 404 Permit Application

This notice is issued to inform the public that a request has been received for water quality certification (WQC) in accordance with Section 401 of the Clean Water Act. The public is invited to comment during this 30-day period on the proposed activity. Information pertaining to the project is attached to this notice. Since the request is specific to the WQC, only comments pertaining to water quality are considered under the certification review process. Comments may be submitted via e-mail to: EPD.WQC@dnr.ga.gov. Comments may also be provided in writing to: Program Manager, Wetlands Unit, 2 Martin Luther King, Jr. Dr. SE, Suite 1052 East, Atlanta, GA 30334. Include the words “Water Quality Certification Comment” and the Control Number above in the e-mail subject line or at the top of the first page of written comments to ensure that your comments will be forwarded to the appropriate staff. For additional information, contact Yaling Covey at yaling.covey@dnr.ga.gov.

Type of Permit Application: 401 Water Quality Certification

Applicable Law: Federal Clean Water Act, 33 U.S.C. § 1341

Applicable Rules: 40 CFR part 121

Description and Location of Proposed Activity:

SDC ATLA, LLC is seeking a Section 401 Water Quality Certification for aquatic resource impacts associated with the construction of a data center complex. The 215.61-acre project site is located northwest of the Veterans Memorial Highway and North Baggett Road intersection in Winston, Douglas County, Georgia (33.7339764, -84.8100821). According to the 404 application, the proposed project includes the construction of eight data center warehouses, a substation, parking space, access roads, utility infrastructure, and stormwater detention.

The project, as currently proposed, requires a USACE Section 404 permit and entails impacting 0.583 acres of wetland, 128 linear feet (LF) of jurisdictional ephemeral stream, 2,586 LF of intermittent stream, and 2,573 LF of perennial stream. Specifically, the impacts would be associated with the construction of warehouses, roadways, and stormwater detention. To offset the loss in aquatic function associated with the above impacts, the applicant has proposed the purchase of 3.52 (2018 slope)/0.44 (legacy) wetland mitigation credits and 37,467 legacy (or 1,929.75 2018 perennial and 1,987.50 non-perennial) stream credits from a U.S. Army Corps of Engineers approved mitigation bank servicing the project area.

Name and Address of Permit Applicant: Paul Moser
SDC ATLA, LLC
2001 Ross Avenue Suite 400
Dallas, Texas 75201



October 20, 2025

Georgia Environmental Protection Division
Wetlands Unit – Watershed Protection Branch
Attn: Ms. Yaling Covey – Environmental Compliance Specialist
7 Martin Luther King, Jr. Drive SW, Suite 450
Atlanta, GA 30334
yaling.covey@dnr.ga.gov

**Subject: 401 Water Quality Certification Request
SDC - ATLA
Douglas County, Georgia**

RLC#: 24-044

Dear Ms. Covey:

Resource & Land Consultants, on behalf of SDC ATLA, LLC, an affiliate of Stream U.S. Data Centers, LLC (SDC), is submitting the following information requesting a 401 certification in association with the Section 404 Individual Permit Application. In accordance with the 2023 WQC Improvement Rule that became effective on November 27, 2023, we are providing the following information as part of the request package:

(1) If the request for certification is for an individual Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the Federal license or permit application submitted to the Federal agency; and*
- (ii) Any readily available water quality-related materials that informed the development of the application.*

A complete copy of the 404-permit application was provided to EPD on 29 September 2025 and is included in this submittal.

(2) If the request for certification is for the issuance of a general Federal license or permit, it shall be in writing, signed, and dated and shall include the following:

- (i) A copy of the draft Federal license or permit; and*
- (ii) Any readily available water quality-related materials that informed the development of the draft Federal license or permit.*

Not applicable.

(b) Where a project proponent is seeking certification from the Regional Administrator, if not already included in the request for certification in accordance with paragraph (a) of this section, a request for certification shall also include the following, as applicable:

(1) A description of the proposed activity, including the purpose of the proposed activity and the type(s) of discharge(s) that may result from the proposed activity;

SDC ATLA, LLC, an affiliate of Stream U.S. Data Centers, LLC (SDC), is proposing the development of a data center complex within the 215.61-acre tract located northwest of the intersection of Veterans Memorial Highway and North Baggett Road in Winston, Douglas County, Georgia (33.735500°, -84.810406°). The proposed data center complex will include up to eight (8) data center buildings, associated on site substation, parking, stormwater management, utilities, and other associated infrastructure. The data center complex is proposed to meet the growing need and demand for data center space within the Atlanta metro market, specifically within the Fulton and Douglas County markets.

The proposed project generally includes construction of site access, data center buildings, a substation, underground utility infrastructure, parking, and stormwater control. Specifically, the site design includes two access locations, one from northwest through Jason Industrial Parkway and one from southeast along North Baggett Road with the potential for additional access to the future Workplace Campus. Eight buildings

totaling approximately 2,388,800 square feet will be constructed to house the networked computers, storage systems, and computing infrastructure. One substation totaling 286,200 square feet will be constructed to regulate power supply within the data storage facilities. A total of 1,271,771 square feet of access road will be constructed, as well as 116,640 square feet of parking. A total of 597,600 square feet of stormwater detention will be constructed to accommodate stormwater flows. Additional infrastructure improvements would include facilities and connectivity for sanitary sewers, water, electrical, and fiber. Permit drawings depicting the proposed project are provided in Appendix C of the USACE 404 Application.

The property was designed with a focus on minimizing impacts to higher order tributaries and associated wetland and floodplain areas. Key on-site features, such as building placements and roadway routing, were carefully considered and refined through an iterative design process. The applicant has reduced the road and parking areas to the minimum size for safety and local ordinances. The crossing point connecting the northern and southern portions of the campus leverages a former road crossing and is located to minimize wetland impacts.

(2) The specific locations of any discharge(s) that may result from the proposed activity.

During construction, the contractors will utilize (BMP) during construction as outlined in the Manual for Erosion, Sedimentation, and Pollution Control. The site will be designed to incorporate an integrated stormwater management plan exceeding Georgia Stormwater Management Manual (GSMM). Erosion and sedimentation control plans (ES&PC) for the proposed development will be designed and implemented according to EPD and local regulations and policies. Additionally, proposed “off-line” stormwater detention facilities will protect remaining wetlands on and downstream of the project site through detention and water quality treatment of storm flows before being discharged into jurisdictional waters. The proposed stormwater management system will be designed to provide water quality treatment for a 1.2-inch rainfall event and achieve greater than 80% reduction in post development total suspended solid (TSS) loadings to receiving waters. These controls will prevent the discharge of sediment and other attached pollutants (excess nutrients, heavy metals, oil and grease, etc.) to downstream waters. The extensive TSS reduction (>80%) will be achieved through construction of a stormwater management system that includes a deep, permanent pool detention basin(s) that provide greater permanent pool volume than required by EPD’s GSMM. The proposed permanent pool impoundments will be larger than traditional extended micro-pool detention basins and provide increased residency time for settling of suspended solids, while preventing solid re-suspension. The large permanent impoundments also will provide greater groundwater recharge than traditional extended wet detention basins, thereby maintaining groundwater hydrology and stream base flow in the surrounding watershed.

(3) A map or diagram of the proposed activity site, including the proposed activity boundaries in relation to local streets, roads, and highways;

See maps, exhibits, drawings, etc. provided in the 404-permit application.

(4) A description of current activity site conditions, including but not limited to relevant site data, photographs that represent current site conditions, or other relevant documentation;

The project site totals 215.61 acres and consists of habitats typical for Douglas County and the Piedmont Region of Georgia except for a failed residential development within the southern central portion of the site. The aquatic resources were delineated by Resource + Land Consultants (RLC) in April, September, and December 2024. The limits of aquatic resources and their jurisdictional status were verified in an Aquatic Resource Delineation Review (ARDR) and an Approved Jurisdictional Determination (AJD) letter dated July 1, 2025. The project area consists of 210.1 acres of upland, 0.09 acre of non-jurisdictional wetland, 2.73 acres of jurisdictional wetland, 3,104 lf/ 0.23 ac of non-jurisdictional ephemeral stream, 322 lf/ 0.03 ac of jurisdictional ephemeral stream, 1,385 lf/ 0.13 ac of non-jurisdictional intermittent stream, 3,777 lf/ 0.35 ac of jurisdictional intermittent stream, 7,723 lf/ 1.52 ac of jurisdictional perennial stream, and 0.43 acres of non-jurisdictional upland constructed stormwater pond and ditch.

Generally, habitats within the site include mixed pine/hardwood upland, mixed pine/hardwood wetland, developed upland, stormwater ponds, and construction support areas. Habitat descriptions are provided in the 404-permit application.

(5) The date(s) on which the proposed activity is planned to begin and end and, if known, the approximate date(s) when any discharge(s) may commence;

The project will commence upon receipt of U.S. Army Corps of Engineers 404 Permit Authorization and will end within 10 years of permit issuance.

(6) A list of all other Federal, interstate, Tribal, state, territorial, or local agency authorizations required for the proposed activity and the current status of each authorization; and

The permittee will obtain a USACE Individual Permit, EPD State Waters Buffer Variance, and all permits required for the Land Disturbance Permit.

(7) Documentation that a pre-filing meeting request was submitted to the certifying authority in accordance with applicable submission procedures, unless the pre-filing meeting request requirement was waived.

A pre-filing meeting request was submitted to EPD via email on 29 September 2025. A complete copy of the USACE 404 Permit Application package was provided at that time. The pre-filing meeting was held on 16 October 2025.

(c) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified prior to when the request for certification is made.

Not Applicable.

(d) Where a project proponent is seeking certification from a certifying authority other than the Regional Administrator, and that certifying authority has not identified contents of a request for certification in addition to those identified in paragraph (a) of this section that are relevant to the water quality-related impacts from the activity, the project proponent shall include in the request for certification those additional contents identified in paragraph (b) of this section.

Not Applicable.

We greatly appreciate your assistance with this project. If you have any questions or require additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,



Russell Parr, Sr., PWS
Principal
Resource & Land Consultants