



## CITY OF MORRO BAY

CITY HALL  
595 Harbor Street  
Morro Bay, CA 93442

April 22, 2025

Claudia Morrow  
Senior Vice President of Development  
Vistra Corp.  
6555 Sierra Drive  
Irving, TX 75039

Dear Ms. Morrow,

Thank you for your letter dated April 4, 2025, requesting the City withdraw Vistra's entitlement applications for a battery plant at the former power plant property. In accordance with your request, the Community Development Department will withdraw all entitlement applications associated with the Vistra project, including Coastal Development Permit CDP20-026, Conditional Use Permit CUP20-014, and the proposed Power Plant Property Master Plan (MAJ23-001).

We appreciate your commitment to sharing Vistra's future plans with the City and reaffirm the City's commitment to staying actively engaged in the site's future. The City recently initiated an update to our Waterfront Master Plan, which includes the former power plant property within its boundaries. This process offers a unique opportunity for the community and stakeholders to collaboratively shape a long-term vision for this iconic portion of our waterfront. You can find out more about the Waterfront Master Plan on our website.

Furthermore, we acknowledge your letter dated April 4, 2025, in which you informed the City that Vistra "respectfully decline(s) your offer to gift the City of Morro Bay our private property". To clarify, Mayor Wixom communicated the City's interest in a formal "transfer of ownership" in her letter dated March 12, 2025, not solely a gifting of the property. The City's intention is to explore a range of options for formal transfer of ownership that would involve a structured and legally binding process. This process could include various methods such as a voluntary transfer ("gifting") as well as other means such as a negotiated sale. The city continues to view this site as a critical opportunity for community benefit and revitalization and we welcome the opportunity to engage in dialogues to discuss the variety of pathways available for a transfer of ownership.

We value our continued communication and look forward to identifying shared opportunities that align with the interests of both Vistra and the residents of Morro Bay. As the City and Vistra move forward with our planning efforts, it would be beneficial for us to stay in communication. Please feel free to reach out at any time with any questions and to further discuss the future of the property.

Sincerely,

*Yvonne Kimball*

Yvonne Kimball  
City Manager

cc: Honorable Mayor and City Council Members  
Airlin Singewald, Community Development Director

# 2025.04.25 City Response to Vistra Ltr

Final Audit Report

2025-04-22

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