



CITY OF MORRO BAY CITY COUNCIL



AGENDA ITEM 9A

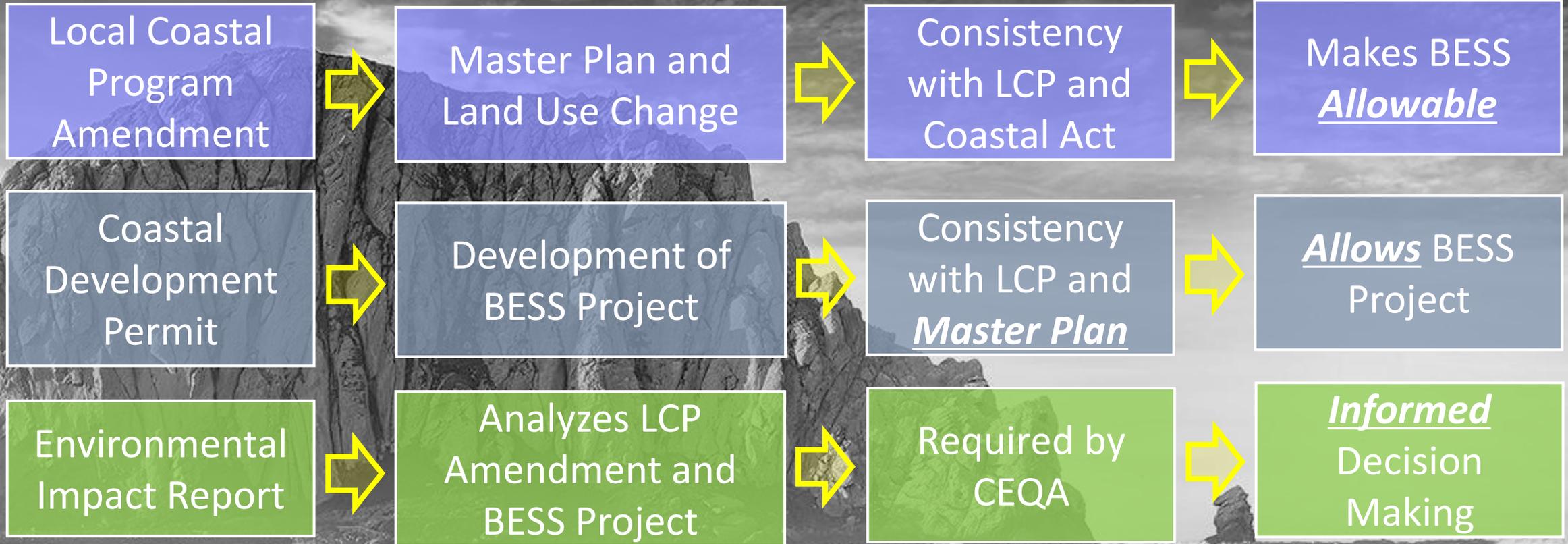


Vistra Battery Energy Storage Systems (BESS) Project

Status Update and Timeline

(Not a Public Hearing)

BESS Project



Power Plant Master Plan

A Framework:

- Start with “the known”.
 - Site Constraints (e.g., ESHA and Coastal Hazards)
 - BESS location
- In other unconstrained areas, identify conceptual land uses based on:
 - Public input
 - Visitor Serving Commercial Zoning
 - Economic goals
- Describe consistency of Master Plan with LCP and Coastal Act

Process for Staff Recommendation

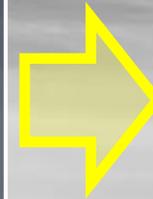
Facts:

- Environmental Impact Report
- Technical Studies
- Agency Comments
- Public Comments



Criteria:

- Consistency with LCP and Coastal Act
- Economic Benefits
- Public Health and Safety



Staff Recommendation:

- Denial of the project
- Approval of project as proposed
- Approval of an EIR alternative
- Approval of a modified project (not in EIR)

Timeline – Phased Approach

Phase 1 – LCP Amendment

Agency Consultation and Final LCP Amendment (Power Plant Master Plan)	The current draft of the Master Plan may need to be updated based on public and agency comments.	October 2024
Prepare Final EIR.	The Final EIR would evaluate the LCP amendment and BESS project (as foreseeable development).	December 2024
Prepare Planning Commission staff report packet for LCP amendment.	This would include a detailed staff report, with recommended findings and conditions.	February 2025
Planning Commission hearing(s).	The Planning Commission's role is a recommendation to City Council.	March/April 2025
City Council hearing to consider LCP amendment.	If LCP amendment is approved by City Council, it will be forwarded to the CCC for consideration.	May 2025
CCC hearing(s) to consider LCP amendment.	The CCC would be the final approval authority on the LCP amendment.	August 2025

At this point, if the LCP amendment was approved, the City could now process the CDP application

Phase 2 – CDP Application

Review CDP for consistency with LCP amendment and prepare findings and conditions.	The City would review the CDP for consistency with the Power Plant Master Plan and Final EIR.	September 2025
Planning Commission hearing(s).	The Planning Commission would be the review authority on the CDP, with appealability to the City Council.	October 2025
City Council hearing(s) [on appeal].	The City Council would hear an appeal of the Planning Commission's action on the CDP	November 2025
CCC hearing(s) [on appeal].	The City's approval of the CDP would be appealable to the CCC. The CCC would first hold a "substantial issue" hearing to determine if the appeal raises a coastal resource issue.	January 2026

At this point, the BESS project could potentially be approved, and if so, then developer could proceed with construction permits.



Morro Bay Power Plant: Battery Project

VICTRA



Staff recommends the Council receive
and file this update.

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