



Department of Energy
Washington, DC 20585

October 16, 2026

John Lang
Vistra Operations Company LLC
6555 Sierra Drive
Irving, Texas 75039

Subject: U.S. Department of Energy, Office of Energy Dominance Financing
Completion of Environmental Review for a Proposed Federal Loan
Guarantee to Vistra Operations Company LLC for the Proposed Perry
Nuclear Power Plant Uprate Project in North Perry, Ohio

Dear Mr. Lang:

The United States Department of Energy (DOE), Office of Energy Dominance Financing (EDF), may provide Federal financial assistance to Vistra Operations Company LLC (Vistra) pursuant to its authority. In its application for Federal financial assistance, Vistra has identified the Perry Nuclear Power Plant Uprate Project (Project) in North Perry, Ohio. This letter confirms that EDF has completed the environmental review of Vistra's (Project), in Lake County, Ohio, prior to approving the Project for financing under the Federal loan guarantee. A description of the Project and EDF's environmental review findings follow.

The Perry Nuclear Power Plant (PNPP) will be conducting an extended power uprate project to support increased generating capacity and improve long-term plant performance and reliability. PNPP is an approximately 1,100-acre site located in the village of North Perry in Lake County, Ohio, situated on the southern shores of Lake Erie. The Project includes three segments: construction of two municipal buildings, construction of an auxiliary cooling tower, and a series of modifications and equipment replacement to existing plant systems. All modification activities under the power uprate project will occur within the existing restricted owner-controlled area and protected area at the PNPP site.

The first project segment consists of the construction of an office building and maintenance support building, located on an unused parking lot within the existing restricted owner-controlled area. Both buildings will measure 50 ft. tall at their highest point. Construction of the buildings will require approximately 100,000 square feet of ground disturbance, including removal of pavement and base material, minor clearing of miscellaneous surface features, grading to establish the required building pad elevations and drainage, excavation for foundations and underground utilities, placement of structural fill as needed, installation of building foundations, and restoration or stabilization of disturbed areas following construction.

The second project segment consists of the construction of an auxiliary mechanical draft cooling tower adjacent to the existing onsite natural draft cooling towers. The new cooling structure will consist of a series of mechanical draft cooling cells, each measuring approximately 54 ft. by 54 ft. and 45 ft. high. The new structure will occupy approximately 70, 000 sq. ft. and connect to the basin of the currently operating natural draft cooling tower.

The third project segment consists of a series of modifications to existing plant systems and components within the boundaries of existing buildings and structures; no ground disturbance will be required. Modifications may include main turbine replacement, main generator rotor replacement, various main generator auxiliaries' upgrades, moisture Separator-Reheaters replacement, turbine control system upgrade, various pump and valve replacements, and in-vessel steam dryer replacement.

EDF conducted the environmental reviews and consultations required by the applicable and relevant environmental statutes and Executive Orders (EOs) associated with its proposed Federal financial support. The applicable and relevant environmental statutes and EOs included:

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
3. Clean Air Act – Conformity Determination, 40 CFR Part 93, Subpart B
4. Coastal Zone Management Act – Consistency Determination, Subpart C

Applicable and Relevant Environmental Review(s)

Section 7, Endangered Species Act

On September 17, 2026, DOE obtained an Official Species List (Project Code 2026-0138107), from the U.S. Fish and Wildlife Service (USFWS), which identified the following species as occurring or potentially occurring in the Project area: the endangered Indiana bat (*Myotis sodalis*); threatened Rufa red knot (*Calidris canutus rufa*); and the proposed threatened Monarch butterfly (*Danaus plexippus*). No designated critical habitat was identified in the Project area. On September 28, 2026, the USFWS Ohio Ecological Services Field Office reviewed the project description and concurred with EDF's determination that the Project is *not likely to adversely affect* the federally listed Indiana bat and Rufa red knot. For the proposed monarch butterfly, EDF determined that the Project is not likely to jeopardize the continued existence of the species.

Section 106 of the National Historic Preservation Act (54 USC 306108)

In accordance with the National Historic Preservation Act (NHPA), EDF consulted with the Ohio State Historic Preservation Office (SHPO). On October 12, 2026, the Ohio SHPO concurred with EDF's finding of No Historic Properties Affected for the Project. DOE EDF identified and contact six (6) federally recognized Native American Tribes (Tribes) that may have an interest in the Project area (Eastern Shawnee Tribe of Oklahoma, Hannahville Indian Community in Michigan, Little Traverse Bay Bands of Odawa Indians in Michigan, Miami Tribe of Oklahoma, Seneca Nation of Indians, and Seneca-Cayuga Nation). No comments were received from these Tribes.

Clean Air Act – Conformity Determination

In accordance with Section 176(c) of the Clean Air Act (CAA), EDF evaluated the applicability of General Conformity requirements for the Project. The Perry Nuclear Power Plant is located within Lake County, Ohio, which the EPA currently designates as part of the Cleveland maintenance area for the 8-hour ozone (2015) and sulfur dioxide (2010) standards. Existing stationary emission sources at PNPP, including two auxiliary boilers and a natural draft cooling tower, are regulated under Permit-to-Install and Operate permits issued by Ohio EPA. Temporary air emissions are expected from Project construction activities. Based on the nature, duration, and limited extent of those activities, DOE EDF has determined that the Project does not require a formal General Conformity determination under 40 CFR Part 93. Any new air permits or permit modifications will be obtained from Ohio EPA prior to construction or operation.

Coastal Zone Management Act – Consistency Determination

In accordance with the Coastal Zone Management Act (CZMA), EDF consulted with the Ohio Department of Natural Resources, Office of Coastal Management. On October 9, 2026, the Ohio Coastal Program Administrator concurred with EDF's consistency determination that the Project will be conducted in a manner consistent to the maximum extent practicable with the enforceable policies of the Ohio Coastal Management Program (16 U.S. Code §1456(c)(1) and Ohio Revised Code §1506.03).

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

Conclusion

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

Respectfully,

**ALICIA
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Alicia Williamson
Senior Environmental Project Manager
Office of Energy Dominance Financing

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