

<b>DOCKETED</b>	
<b>Docket Number:</b>	21-AFC-02
<b>Project Title:</b>	Willow Rock Energy Storage Center
<b>TN #:</b>	263490
<b>Document Title:</b>	Kern County Planning and Natural Resources Department Comments - Additional Comment - Recommended Conditions
<b>Description:</b>	N/A
<b>Filer:</b>	System
<b>Organization:</b>	Kern County Planning and Natural Resources Department
<b>Submitter Role:</b>	Public Agency
<b>Submission Date:</b>	5/29/2025 1:45:08 PM
<b>Docketed Date:</b>	5/29/2025

*Comment Received From: Kern County Planning and Natural Resources Department  
Submitted On: 5/29/2025  
Docket Number: 21-AFC-02*

**Additional Comment - Recommended Conditions**

*Additional submitted attachment is included below.*

Lorelei H. Oviatt, AICP, Director  
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**PLANNING AND NATURAL  
RESOURCES DEPARTMENT**

Planning  
Community Development  
Administrative Operations

May 29, 2025

**FILE:** Gen. Corr., Map 231  
Hydrostor Willow Rock Energy Storage Center Project  
**WO#:** PP22149

California Energy Commission – Permit Division  
Attn: Eric Veerkamp  
715 P Street  
Sacramento, CA 95814

**RE: Hydrostor Willow Rock Energy Storage Center – Kern County Comments and Requested  
Conditions of Approval (21-AFC-02) – Location – APN 431-022-13**

Members of the Commission:

The Kern County Planning and Natural Resources Department appreciates the work the staff has provided in understanding the needs of Kern County to reduce impacts from the project. However, there appears to be a misunderstanding on the authority of the county to impose specific conditions regarding dedications on Dawn Road and necessary road improvements. Absent a specific condition in the CEC approval or a site plan review under zoning (which has been overruled by this process), the county has no authority to require the dedication of necessary additional right-of-way or improvements needed to avoid impacts to county resources and deterioration of current roads.

Staff requests the addition of the following specific conditions:

1. Prior to the commencement of construction, the applicant shall provide an irrevocable offer of dedication to the County of Kern for:
  - a. Dawn Road - 55 feet from the centerline of the road for all subject property and the off-site portion of Dawn Road from the westerly project boundary line to the westerly boundary line of Lot 3 of Parcel Map No. 260 (attached).
  - b. Sierra Highway – 90 feet total; 45 feet from the centerline of the road for both sides.
2. Prior to the commencement of construction, the applicant shall, under encroachment permit issued by the Kern County Public Works Department, construct an asphalt concrete paved road approach for the proposed Dawn Road entrance at Sierra Highway to the facility and for the first 200 feet.
3. Prior to the commencement of operations, the applicant shall, under encroachment permit issued by the Kern County Public Works Department, pave to Type B Standards (60 feet wide w/ paved shoulders, including appropriate structural sections for heavy truck traffic) Dawn Road from the entrance of the project site westerly to the Caltrans boundary at Highway 14. These improvements shall include, but not be limited to, asphalt concrete and necessary tie-ins.

Staff recognizes that proposed Condition of Certification TRANS-2 requires the project owner to ensure that site intersections and corresponding roadway and parking improvements are designed according to

Kern County and Caltrans standards to ensure safe ingress and egress at project access intersections. However, the requested dedications and additional access road improvements listed above are not proposed.

Thank you for the time and thoughtful consideration you are making on this project. We look forward to the incorporation of our requested conditions into your CEC Staff Assessment.

Should you have any questions, please contact me at (661) 862-8957 or [slaytonk@kerncounty.com](mailto:slaytonk@kerncounty.com).

Sincerely,



Katrina A. Slayton  
Division Chief, Advanced Planning

Cc: Hydrostor Willow Rock A- CAES, LLC  
Attn: Curt Hildebrand  
400 Capital Mall, Suite 3000  
Sacramento, CA 95814

Kern County Fire Dept. – Fire Chief  
Kern County Public Works Dept. – Director

Recorder's off. Corrections delineated  
 based on per Certificate of  
 Correction recorded June 14, 1972,  
 No. 47061, in Book 4687 page 417.  
 Official Records Kern County  
 Ray A. Vercammen,  
 County Recorder  
 by: Frank W. Hawley,  
 Ass't. Recorder

# **PARCEL MAP No 260** BEING A DIVISION OF A PORTION OF THE S. 1/2 OF THE S. 1/4 OF SECTION 33, T.10N, R.12W, S.B. 11. IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF KERN, STATE OF CALIFORNIA

**EVIDENCES CERTIFICATE:**  
 FILED THIS 11th DAY OF APRIL  
 1972, AT 10:50 A.M.  
 IN PAGE 2 OF THE RECORDS  
 OF LLOYD B. POND  
 Ray A. Vercammen  
 COUNTY RECORDER  
 by: Frank W. Hawley  
 Ass't. Recorder

## **SURVEYOR'S CERTIFICATE**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND  
 WAS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE  
 REQUIREMENTS OF THE SUBDIVISION MAP ACT AT THE REQUEST  
 OF ROBERT F. SALASERACH ON JANUARY 1, 1972.  
 ALL CITY AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.



LLOYD B. POND L.S. 3199

## **COUNTY SURVEYOR'S CERTIFICATE:**

THIS MAP HAS BEEN EXAMINED THIS 6th DAY OF April 1972  
 FOR CONFORMANCE WITH THE REQUIREMENTS OF SECTION 11575 OF  
 THE SUBDIVISION MAP ACT.

L. DeWitt  
 COUNTY SURVEYOR

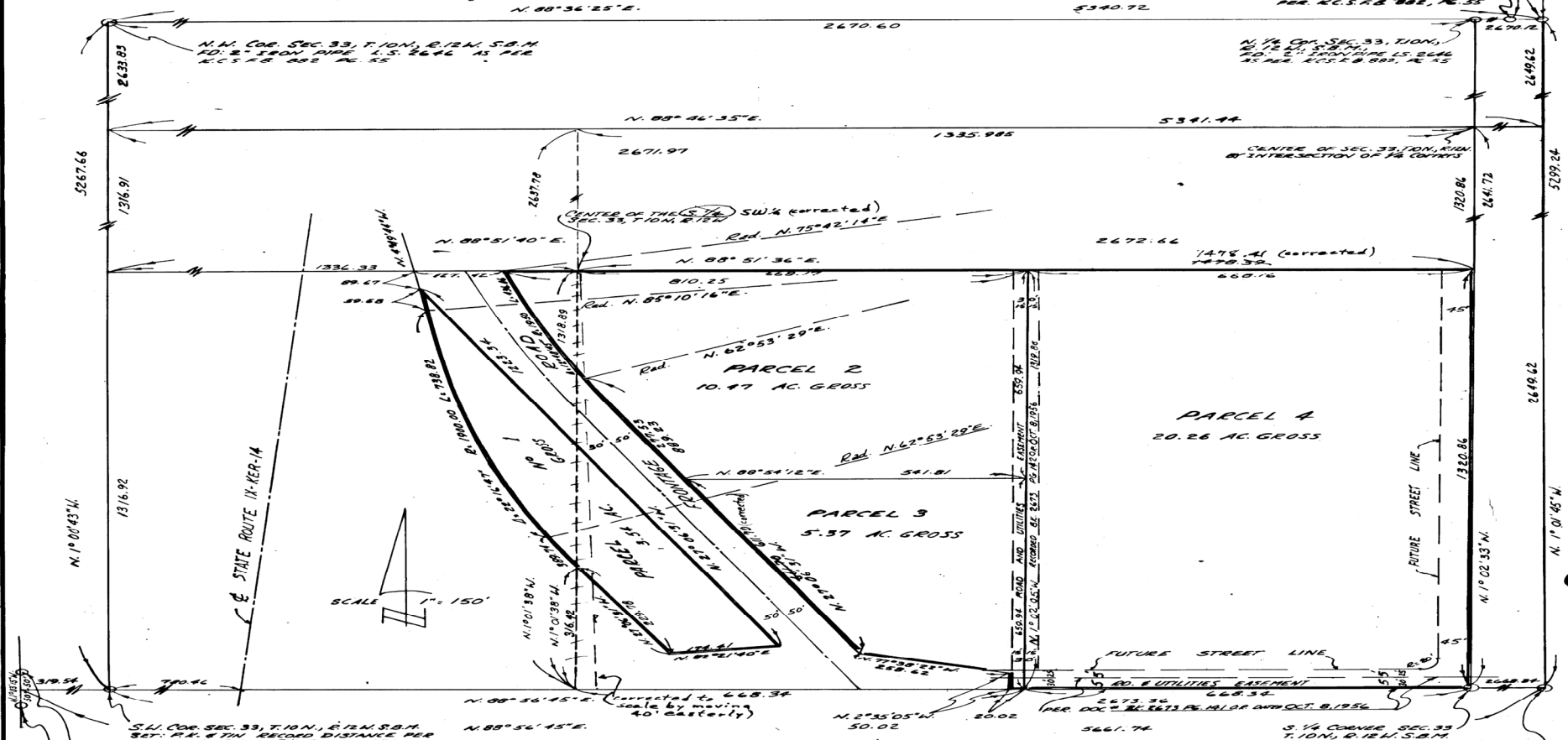
## **NOTES:**

ALL LOT CORNERS ARE 2"x2" HUMS TANGED L.S. 3199  
 THE BLUE BORDER INDICATES THE BOUNDARIES OF THE LAND SUBDIVIDED BY THIS MAP  
 BUILDING SETBACK - LOCATION OF ALL BUILDINGS OR STRUCTURES ARE REGULATED BY  
 THE KERN COUNTY LAND USE ZONING ORDINANCE  
 K.C.S.A.B. - KERN COUNTY SURVEYOR'S FIELD BOOK  
 K.C.S. - KERN COUNTY SURVEYOR  
 O - MONUMENTS AS DESCRIBED  
 O.R. - OFFICIAL RECORDS

N.E. COR. SEC. 33, T.10N, R.12W, S.B. 11  
 S.B. 11, P.D. 872, L.S. 2646, 12, P.E.  
 AS PER K.C.S.A.B. 882, PG. 55  
 THE DISTANCE 140.55  
 FOUND: 2' IRON PIPE PLUSH  
 PER 13360 ON LINE 41  
 PER K.C.S.A.B. 882, PG. 55

N. 1/4 COR. SEC. 33, T.10N,  
 R. 12W, S.B. 11, L.S. 2646  
 AS PER K.C.S.A.B. 882, PG. 55

CENTER OF SEC. 33, T.10N, R.12W  
 AT INTERSECTION OF 24 CORNERS



## **BASIS OF BEARINGS**

THE BEARING OF N. 88° 56' 45" E. FOR THE SOUTH LINE OF THE SOUTHWEST QUARTER  
 OF SECTION 33, T.10N, R.12W, S.B. 11, AS SHOWN ON FILE MAP T-1, BOOK 2, PAGE 183 WAS  
 USED FOR THE BASIS OF BEARINGS FOR THIS MAP  
 ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

S. 1/4 CORNER SEC. 33  
 T.10N, R.12W, S.B. 11  
 PER K.C.S.A.B. 882, PG. 55  
 34 (corrected)  
 S. 1/4 CORNER SEC. 33, T.10N,  
 R. 12W, S.B. 11, L.S. 2646  
 AS PER K.C.S.A.B. 882, PG. 55

SHEET 1 OF 1 SHEET

11-43 PM 260 N1

#19851