

DOCKETED

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

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
 herein made per Certificate of
 Correction recorded June 14, 1972,
 No. 47061, in Book 4687 page 419.

PARCEL MAP NO 260

Official Records Kern County
 Ray A. Vercammen,
 County Recorder
 by: Frank W. Norway
 Ass't. Recorder

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

RECORDERS CERTIFICATE:
 FILED THIS 11th DAY OF APRIL
 1972 AT 10:50 A.M.
 IN PAGE 2 OF THE RECORDS
 OF LLOYD B. FOND
 Ray A. Vercammen
 COUNTY RECORDER
 by: Frank W. Norway
 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. SPALSTERN ON JANUARY 1, 1972.
 I HEREBY CERTIFY THAT ALL PROVISIONS OF APPLICABLE STATE
 AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.
Lloyd B. Fond
 LLOYD B. FOND L.S. 3199

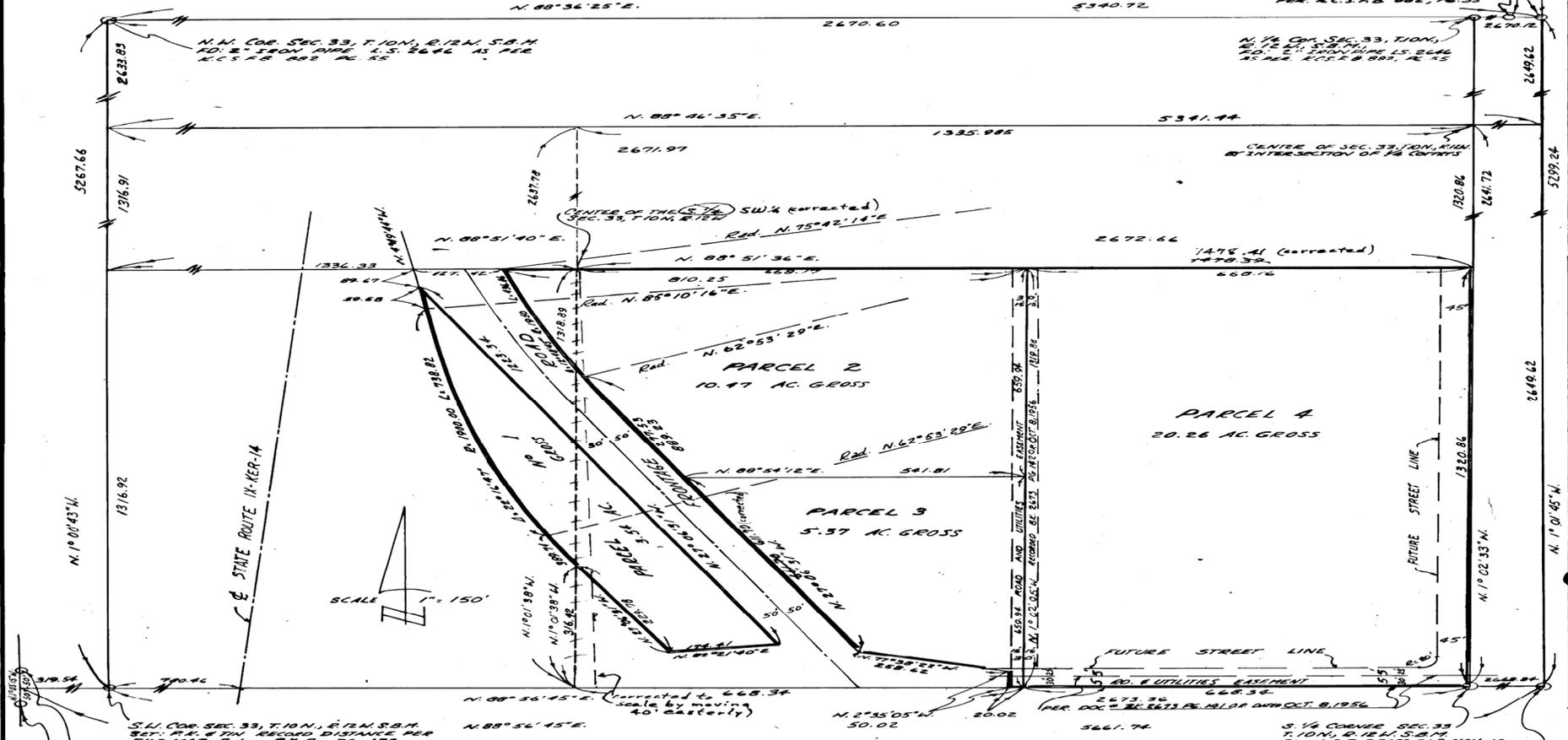


STATE OF CALIFORNIA
 COUNTY OF KERN
 I, RAY A. VERCAMMEN, County Recorder of KERN COUNTY
 Do hereby certify that the annexed is a whole, true and correct
 copy of the original Parcel Map No. 260 as appears in
 Book 4687 of Parcel Maps of Pages 419 now in my office.
 Ray A. Vercammen
 COUNTY RECORDER
 BY: Frank W. Norway
 ASSISTANT COUNTY RECORDER

NOTES:
 ALL LOT CORNERS ARE 2"x2" WOODS TAPPED 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.F.B. - KERN COUNTY SURVEYOR'S FIELD BOOK
 K.C.S. - KERN COUNTY SURVEYOR
 O - MONUMENTS AS DESCRIBED
 O.R. - OFFICIAL RECORDS

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. Dale Field
 COUNTY SURVEYOR

N.E. COR. SEC. 33, T.10N, R.12W, S.B. 11
 S. 1/4, P. 2, 11-12, 11-14, 11-16, 11-18, 11-20, 11-22, 11-24, 11-26, 11-28, 11-30, 11-32, 11-34, 11-36, 11-38, 11-40, 11-42, 11-44, 11-46, 11-48, 11-50, 11-52, 11-54, 11-56, 11-58, 11-60, 11-62, 11-64, 11-66, 11-68, 11-70, 11-72, 11-74, 11-76, 11-78, 11-80, 11-82, 11-84, 11-86, 11-88, 11-90, 11-92, 11-94, 11-96, 11-98, 11-100
 THE DISTANCE 180.55
 FOUND 2' IRON PIPE PLUSH
 1536.0 ON LINE 41
 PER K.C.S.F.B. 882, PG. 55



S.W. COR. SEC. 33, T.10N, R.12W, S.B. 11
 2nd 1/4, 1/2 IN. RECORD DISTANCE PER
 THIS MAP T-1, BK. 2, PG. 183
 FD: DIVISION OF HIGHWAY
 BEARS ONE MONUMENT PER
 THIS MAP T-1, BK. 2, PG. 183

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. BOARD OF SURVEYORS
 REC. 882, PG. 50
 34 (Corrected)
 S.W. CORNER SECTION 33, T.10N,
 R.12W, S.B. 11, AS SHOWN ON FILE MAP
 T-1, BK. 2, PG. 183
 PER K.C.S. BOARD OF SURVEYORS
 REC. 882, PG. 50
 SHEET 1 OF 1 SHEET

11-48 PM 260 N1

15087