

DOCKETED	
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TN #:	266910
Document Title:	Response from Lake County Planning Department
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Filer:	Anwar Ali
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From: [Michelle Irace](#)
To: [Hinde, Jeanine@Energy](#)
Cc: [Ali, Anwar@Energy](#)
Subject: RE: Bottle Rock Geothermal Power Plant, Petition to Amend, Land Use
Date: Wednesday, October 29, 2025 9:10:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
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Hello,

I am not familiar with that equipment, but height depends on whether it's accessory or a principal structure (definitions below). But generally speaking, height allowances can be exceeded with an approved use permit via our exceptions code (below). We would process the request with the main use permit amendment. Please let me know if you have any other questions.

[Sec 21-1 REGULATIONS FOR THE RURAL LANDS OR "RL" DISTRICT](#)

7.16 Maximum height:

- (a) Principal structure: Thirty-five (35) feet.
- (b) Accessory structure: Twenty (20) feet.

[Sec 21-1 DEVELOPMENT STANDARD EXCEPTIONS](#)

42.10 Height exceptions for appurtenant and accessory buildings and structures:

- (a) Accessory buildings, in any district except as noted within the various districts and Articles of this Chapter, may not exceed twenty (20) feet in height; however, upon the securing of a minor use permit, this height limit may be exceeded. (Ord. No. 1749, 7/7/1988)
- (b) Appurtenant structures attached to a principal or accessory building including chimneys, vents, towers, heating and cooling fans or other devices, may be erected to a fifteen (15) percent greater height limit than the limit established for the district in which the structure is located. (Ord. No. 2202, 11/25/1993; Ord. No. 2594, 7/25/2002)
- (c) Detached and attached appurtenant structures including silos, cupolas, flag poles, monuments, gas tanks, water tanks and those appurtenant structures listed in Section 42.10 (b) may exceed height limits upon the securing of a major use permit in each case. (Ord. No. 2594, 7/25/2002)

[Sec 21-1 DEFINITIONS](#)

Accessory uses and structures, industrial: Those uses and structures customarily incidental and subordinate to the industrial use of the land including but not limited to: loading and unloading facilities and equipment, parking areas and shipping terminals; water and wastewater treatment facilities and systems; incidental services such as cafeterias, storage facilities and garages, sales offices, showrooms and administrative offices; exempt wireless communication facilities; the storage and use of fuels for fleet vehicles, heating buildings or for

operating appliances or equipment used within a building; the storage and use of fleet vehicles, heavy equipment or trucks as part of the principal use; permitted signs; administrative gravel permits pursuant to Chapter 24 of the Lake County Code and gravel extraction of less than fifty (50) yards annually; and other accessory uses and structures which are determined by the Community Development Director to be customary and incidental to the industrial use of the land. (Ord. No. 1749, 7/7/1988; Ord. No. 2128, 1/14/1993; Ord. No. 2594, 07/25/2002)

Appurtenant: Accessory to a principal use or structure on the same site

Principal use: The primary or dominant use of the land, whether it be to farm, to ranch, to reside within a dwelling, or to operate a business.

Principal structure: A structure in which is conducted the principal use of the lot on which it is situated, except for agricultural uses.



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STAY CONNECTED:



From: Hinde, Jeanine@Energy <Jeanine.Hinde@Energy.ca.gov>
Sent: Monday, October 27, 2025 5:12 PM
To: Michelle Irace <Michelle.Irace@lakecountyca.gov>
Cc: Ali, Anwar@Energy <anwar.ali@energy.ca.gov>
Subject: [EXTERNAL] Bottle Rock Geothermal Power Plant, Petition to Amend, Land Use

Hi Michelle,

I am drafting the Land Use section in CEC staff's environmental document on the Bottle Rock Geothermal Power Project, PTA. I understand that the amendment will require a modification to the Major Use Permit for the project.

The County's zoning regulations for the "rural lands" district state a maximum height of 35 feet for a "principal structure." The structures that would be added to the existing Bottle Rock Power Plant include two "organic Rankine cycle binary power generation units" to be housed in two sound-attenuating structures that would be approximately 88.5 feet long by 59.1 feet wide, and up to 36.1 feet high. The other upright structures that would be added to the site are below 35 feet in height.

Can you please tell me if the 35-foot maximum height requirement in Article 7 of the County's zoning ordinance applies to structures that would be added to the existing power plant site? If it does apply, please tell me how the County will treat the minor height exceedance. I will briefly describe applicable zoning regulations for the RL district to be consistent with the County's intention for this permit amendment.

Thank you,

Jeanine Hinde
Environmental Planner
Land Use and Public Services Unit
Siting, Transmission and Environmental Protection Division
California Energy Commission