

Note from PDS staff 3 Mar 2023 - Multiple partial submittals we received for this application. This document shows all cover letters, checklists, and general information received prior to the 9 Feb 2023 filing deadline. We are aware there are duplicates in this .pdf file. PDS Staff has asked the applicant to resubmit a single comprehensive application packet in response to staff's requested corrections. That resubmittal will be posted as soon as it is available.

Office Use Only	9 Feb 2023	\$ 1250	PZC-23-28330
	<i>Date Filed</i>	<i>Fee</i>	<i>Application Number</i>



JOHNSON COUNTY, IOWA
APPLICATION FOR: ZONING AMENDMENT

Application is hereby made to:

- X Reclassify certain property on the Johnson County Zoning Map.**
- Amend the text of the Johnson County Unified Development Ordinance (UDO)**

For Map Changes – Complete This Section

The property to be rezoned is located at (street address if available or layman's description):
 E 1/2 SE 1/4 sec 1, tmp 77N, Rng OSW

Parcel Number(s) (legal description must also be attached): 18-01-476-001 18-01-401-003

The area to be rezoned is comprised of _____ total acres.

Current Zoning Classification(s): A **Proposed Zoning Classification(s):** RE

For Text Amendments – Complete This Section:

The amendment(s) propose changes to the following sections of the UDO (please be as specific as possible, and provide the specific code reference): Ordinance 05-19-22-01 addresses revisions to utility scale solar and includes a new RE Zoning district. UDO section 8.1.23.BB

PLEASE PRINT OR TYPE

The undersigned affirms that the information provided herein is true and correct. If applicant is not the owner, applicant affirms that the owner(s) of the property described on this application consent to this application being submitted, and said owners hereby give their consent for the office of Johnson County Planning, Development, and Sustainability to conduct a site visit and photograph the subject property.


Name of Owner

Name of Applicant (if different)

Applicant Street Address (including City, State, Zip)

Applicant Phone

Applicant Email



Applicant Signature

[See back page for Application Submittal Requirements and Checklist](#)

The following items must be submitted for the application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. If working with an engineer who can provide CAD or GIS line work, electronic submissions should be submitted in accordance with the PDS department's electronic submission guidelines (see below). Preference is that electronic submission is provided prior to hard copy submission, or the day after the posted submission deadline.

Initial each item below to confirm that you are aware of the submittal requirements for an application to be considered complete.

For Text Amendments – Complete This Section:

- _____ A brief cover letter explaining the requested code change and outlining the reasoning of why the change is being requested.
- _____ The proposed code changes indicating the specific sections and wording to added, deleted, and/or changed. This must be in a format which staff can clearly and accurately interpret and translate into official ordinance amendment format (Contact the office with questions or for more detail).
- _____ Application Fee (\$750) is due at the time of submittal.
- _____ (Optional) Any other supporting information the applicant wishes to submit.

For Map Changes – Complete This Section

- _____ A brief cover letter explaining the application and outlining the intended end use. If the request includes multiple proposed zoning classifications, the letter should include a breakdown of the number of acres being changed by zoning designation requested.
- _____ Resolution Affirming the Stability of the Road System (signed and notarized).
- _____ Ten (10) copies of the rezoning exhibit (and any other sheets larger than 11x17).
- _____ The names and addresses of owners of all property within five hundred (500) feet of the parcel(s) being rezoned.
- _____ A map of sufficient size to show the property for rezoning out-lined in red and the property within 500 feet of the property for rezoning outlined in blue.
- _____ Application Fee (due at submittal - varies based on nature of application). Fee submitted: _____
- _____ Proof of application to Johnson County Public Health for a Public Health Zoning Application.

 x **For requests to rezone to RE:**

- Completed “Application Checklist for Utility-Scale Solar Systems (Supplemental Conditions), accompanied by all information outlined on said checklist.
- Electronic Submission (as outlined below) is required for requests to rezone to RE.

(Optional) Electronic Submission Requirements – If an electronic submission of a rezoning exhibit is being submitted, it should conform with the following:

- _____ Electronic or digitized copy of the CAD line work or GIS geodatabase in .dwg format (.dxf is also acceptable if .dwg is not an option. No .zip files will be accepted). Any other materials should be in .pdf format.
 - Submission must be saved in AutoCAD 2017 or older format.
 - Submissions must use Coordinate System: NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet
 - If applicable, submission should include information for Sensitive Areas Analysis/Mapping and Stormwater/Soil Erosion Control infrastructure on the site. This includes any limits of disturbance or other impact areas.
 - Submission should NOT include legends, legal descriptions, location maps, signature blocks, etc.



JOHNSON COUNTY, IOWA 2022 12 27 FOR CONIFER LONE TREE PROJECT

APPLICATION CHECKLIST FOR UTILITY-SCALE SOLAR SYSTEMS (SUPPLEMENTAL CONDITIONS)

Lone Tree Solar Project

Name of Project

Ms. Cynthia Schuchner

Name of Applicant Primary Contact

The following items must be submitted for the Conditional Use Permit or rezoning application to be complete. Incomplete applications will be returned and will not be considered until the next submission deadline. Electronic submissions should be submitted prior to hard copy delivery. In all cases, electronic submission is due by 12 p.m. (noon) local time the day after the posted submission deadline. ***Initial each item below*** to confirm that you are aware of the submittal requirements for an application to be considered complete. For all items, if you have questions, the contact is Johnson County Planning, Development and Sustainability, unless otherwise marked.

- CS Clearly indicate **setbacks** for all structures (including arrays) from all external parcel boundaries of the project.
- CS Description of the **Security Fencing**.
- CS Description of the **Panel Clearance Height** in compliance with the supplemental conditions.
- CS Provide a list of all **state and local public roads** to be used within Johnson County to transport equipment, parts and materials for construction, operation or maintenance of the solar energy system and related components. (The approving authority will determine whether a Public Roads Damage Avoidance and Mitigation Plan will be required.)
- CS One (1) copy of or inclusion in the application of the **Ground Cover Standards** in compliance with the supplemental conditions.
- CS One (1) copy of or inclusion in the application of any **Landscaping Buffer Plans**. (Determination of screening requirements will be made by the approving authority as part of the review and approval process.)
- CS One (1) copy of the **Agricultural Impact Mitigation Plan** including but not limited to the Project Overview, Top Soil and Preservation Plan, Construction Best Management Practices, Drain Tile Identification, Sensitive Areas Protection, in compliance with the supplemental conditions.
- CS Description of **Glare Mitigation** in compliance with the supplemental conditions.
- CS **Site Plan** in compliance with the supplemental conditions.
- CS One (1) copy of the **Operations and Maintenance (including Emergency Operations Procedures)** in compliance with the supplemental conditions.
- CS One (1) copy of the **Decommissioning and Site Reclamation Plan** (including Licensed Engineer estimates) in compliance with the supplemental conditions.
- CS One (1) copy of the **Draft Performance Agreement** and estimated, itemized cost of decommissioning.
- CS One (1) copy of the completed **Sensitive Areas Analysis** in compliance with the Sensitive Areas Ordinance, or an approved waiver.
- CS One (1) copy of the **Stormwater Management Plan** (including soil erosion and sediment control) in compliance with the Stormwater Management regulations, or an approved waiver.

NOTE: If the project also proposes and/or includes onsite battery energy storage, certain additional supplemental information will be required related specifically to that use (see subsection 8:1.23.D1). A separate Conditional Use Permit application is required if the solar project is seeking conditional use permit approval on a property located in an A-Agricultural zoning district.



January 17, 2023

Ms. Cynthia Schuchner
PCR Investments SP 2 LLC
1334 Brittmoore Rd. Suite 1327
Houston, TX 77043

Re: **Application for Zoning Amendment, Lone Tree Solar Project, Johnson County, Iowa**

To Whom it May Concern,

PCR Investments SP2 LLC (PCR) has prepared this application package for the Lone Tree Solar Project in Johnson County, Iowa (project or project area). This application is being submitted in accordance with the requirements of the Johnson County Unified Development Code (UDO) and the Johnson County Zoning Ordinance (8.1.23BB) (zoning ordinance).

The project is a proposed utility-scale solar energy facility to be located on a 50-acre parcel of land located northwest of the intersection of Iowa Highway 22 and Sioux Avenue SE in Johnson County (see Attachment A). The project area is currently zoned as Agriculture (A) (Parcels 1801476001 and 1801401003). With this application, PCR is requesting to reclassify the proposed project area (50 acres) as RE-Renewable Energy on the Johnson County Zoning Map.

The following items are attached to this application package pursuant to the zoning ordinance:

- Resolution affirming the stability of the road system (Attachment B)
- Adjacent property information (Landowners within 500 feet of the project) (Attachment C)
- A map depicting the requested area to be rezoned (outlined in red) and properties within 500 feet of the project (outlined in blue) (Attachment C)

An application to the Johnson County Public Health Department was filed for the project on December 6, 2022; however, the application fee is currently being refunded because the project does not include septic or sanitary sewer construction. PCR is coordinating with Johnson County to ensure this process is documented to meet Johnson County requirements.

An application fee in the amount of \$1,250 will be submitted with hard copies of the application package in compliance with Johnson County requirements.

PROJECT DESCRIPTION

The Lone Tree Solar Project, a proposed 10-megawatt (MW) alternating current (AC) photovoltaic (PV) solar facility, will be located on a property (approximately 50 acres in size) approximately three miles northwest of the town of Lone Tree, Iowa (see Attachment A for location figure). The project will interconnect to the Lone Tree Substation, which is owned and operated by the Central Iowa Power Cooperative (CIPCO). Construction of the project is anticipated to begin as Q2 2024 with a projected Commercial Operation Date (COD) of December 2024. The project is expected to operate for approximately 30 years from COD at which time it is anticipated the project will be decommissioned.

Additional details specific to project components will be provided in the Conditional Use Permit (CUP) application being submitted for the project under separate cover.

I appreciate Johnson County's review of this application and attachments and look forward to continuing to work with you through the application process. Please let me know if you have any questions or need additional information regarding the project.

Sincerely,

A handwritten signature in black ink, appearing to read "CS", is positioned above the name Cynthia Schuchner.

Cynthia Schuchner

Attachments

- A. Project Location Figure
- B. Resolution Affirming Stability of the Road System
- C. Adjacent Property Information



February 9, 2023

Ms. Cynthia Schuchner
PCR Investments SP 2 LLC
1334 Brittmoore Rd. Suite 1327
Houston, TX 77043

Re: **Revised - Application for Zoning Amendment, Lone Tree Solar Project, Johnson County, Iowa**

To Whom it May Concern,

PCR Investments SP2 LLC (PCR) has updated the application package for the Lone Tree Solar Project in Johnson County, Iowa (project or project area). The revised application is being submitted following the Johnson County Planning, Development, & Sustainability Departments review for completeness. Three items were identified. All items have been addressed, and updated in the Application for Zoning Amendment, Supplemental Letter, or Attachments. We are confident the Application is in accordance with the requirements of the Johnson County Unified Development Ordinance (UDO) and the Johnson County Zoning Ordinance (8.1.23BB) (Zoning Ordinance) and all approved Zoning Ordinance revisions.

The project is a proposed utility-scale solar energy facility to be located on a 50-acre parcel of land located northwest of the intersection of Iowa Highway 22 and Sioux Avenue SE in Johnson County (see Attachment A). The project area is currently zoned as Agriculture (A) (Parcels 1801476001 and 1801401003). With this application, PCR is requesting to reclassify the proposed project area (50 acres) as RE-Renewable Energy on the Johnson County Zoning Map, pursuant to Zoning Ordinance 05-19-22-01.

The following items are attached to this application package pursuant to the zoning ordinance:

- Resolution affirming the stability of the road system (Attachment B)
- A map depicting the requested area to be rezoned (outlined in red) and properties within 500 feet of the project (outlined in blue) (Attachment C)
- Solar easement agreement and legal description of the parcel to be rezoned (Attachment C)
- Adjacent property information (Landowners within 500 feet of the project) (Attachment C)

An application fee in the amount of \$1,250 was submitted with hard copies of the application package on January 31, 2023.

PCR is also currently coordinating with Johnson County regarding the Johnson County Public Health Department zoning permit, including submittal of the application form and application fee by February 17, 2023.

PROJECT DESCRIPTION

The Lone Tree Solar Project, a proposed 10-megawatt (MW) alternating current (AC) photovoltaic (PV) solar facility, will be located on a property (approximately 50 acres in size) approximately three miles northwest of the town of Lone Tree, Iowa (see Attachment A for location figure). The project will interconnect to the Lone Tree Substation, which is owned and operated by the Central Iowa Power Cooperative (CIPCO). Construction of the project is anticipated to begin as Q2 2024 with a projected Commercial Operation Date (COD) of December 2024. The project is expected to operate for approximately 30 years from COD at which time it is anticipated the project will be decommissioned.

Additional details specific to project components will be provided in the Zoning Amendment Supplemental Letter or Attachments.

I appreciate Johnson County's review of this application and attachments and look forward to continuing to work with you through the application process. Please let me know if you have any questions or need additional information regarding the project.

Sincerely,

A handwritten signature in black ink, appearing to read "CS", is positioned above the name Cynthia Schuchner.

Cynthia Schuchner

Attachments

- A. Project Location Figure
- B. Resolution Affirming Stability of the Road System
- C. Property Information



**Attachment A:
Project Location Figure**

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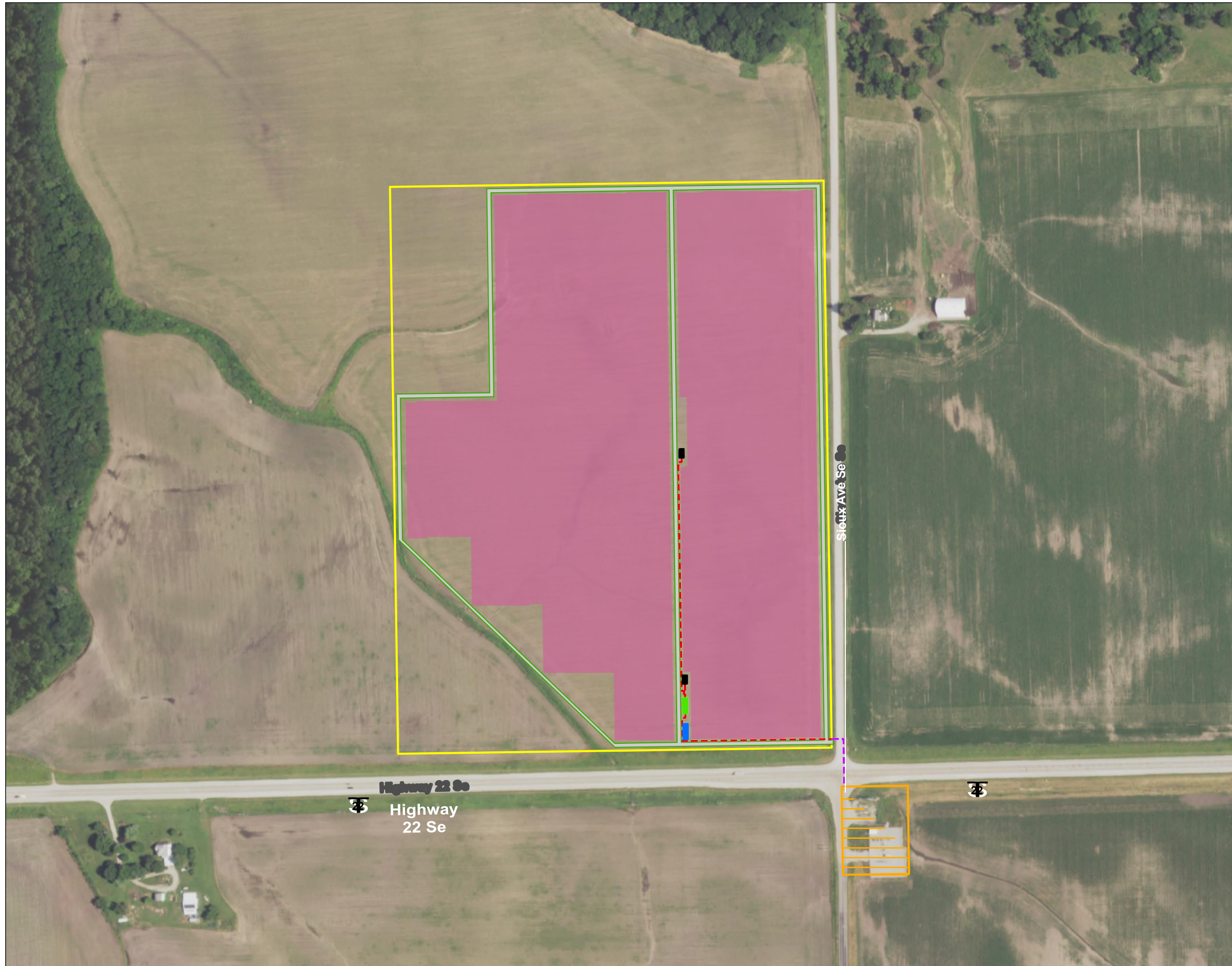


Figure No.

1

Title

Project Location

Client/Project
PCR Investments SP2 LLC
Lone Tree Substation Solar Project

193709077

Project Location
Township of Freemont
Johnson County, IA

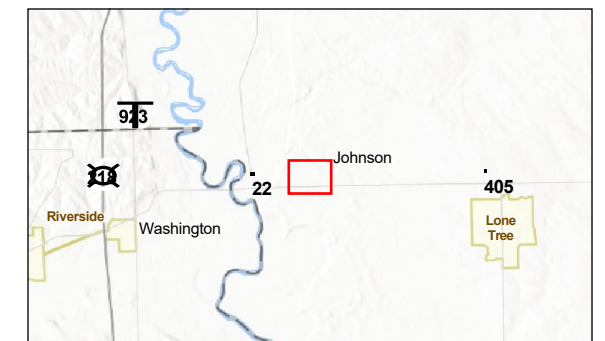
Prepared by JDS on 2022-08-03
TR by MZ on 2022-08-04
IR by XXX on 2022-XX-XX



0 150 300 Feet
(At original document size of 11x17)
1:3,600

Legend

- Project Boundary
- Electrical Collection System
- Generator Tie Line
- Access Roads
- Solar Array
- O&M Room
- MV Power Station
- Switchgear Room
- Substation



Notes

1. Coordinate System: NAD 1983 StatePlane Iowa South FIPS 1402 Feet
2. Data Sources: Stantec, PCR Investments LLC, USGS, NADS
3. Background: NAIP 2019





**Attachment B:
Resolution Affirming Stability of the Road System**

**RESOLUTION 04-19-90-2
AFFIRMING THE STABILITY OF THE ROAD SYSTEM**

Whereas Johnson County is one of the counties in the State of Iowa that is increasing in its population; and

Whereas there is a growing tendency for persons in Johnson County to prefer to develop lots for building purposes; and

Whereas improvement of currently non-improved roads to standards dictated by the state of Iowa for Secondary roads is expensive;

Now, therefore be it resolved that any person who develops a rezoned and subdivided lot in Johnson County should first be aware of the existing secondary road conditions serving that tract of land, and should act under the presumption that said road in all probability will continue in its present condition. Private interests or adjacent landowners may underwrite the costs to bring said road up to minimum state standards which includes providing the necessary right-of-way, moving fences, grading, culverts, surfacing, and other items that may be needed to provide an improved road. These improvements can be achieved by permission of Johnson County per the **Iowa Code**, Section 319.14, and by Johnson County Resolution 08-10-89-2. However, if this tract of land is located on a road that has been designated as a Level B road per Resolution 04-05-90-1, Johnson County will provide no more services than stated in Johnson County Ordinance 02-08-90-1. If possible, consideration should be given to the prospect of agreeing that said road be closed by Johnson County and maintained by the residents owning land abutting said road to county subdivision standards as a private lane.

My (our) signature on this document indicates that I have read the above road policy of Johnson County, Iowa, and understand the contents of the above shown policy, and that the zoning, or subdivision, action that is being taken by me (us) would be subject to the above Resolution by the Johnson County Board of Supervisors.

Mariano Brandi

Signature of Owner, Contract Owner, Option Purchaser

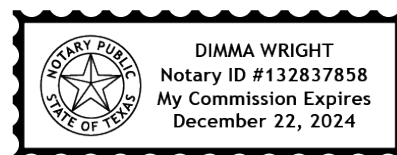
1334 Brittmoore rd. Houston Texas. 77043. 8329703352

Address and Phone Number

Subscribed and sworn to before me on this 12th day of January,
2023.

Dimma Wright

Notary Public, in & for the State of Texas



This notarial act was an online notarization



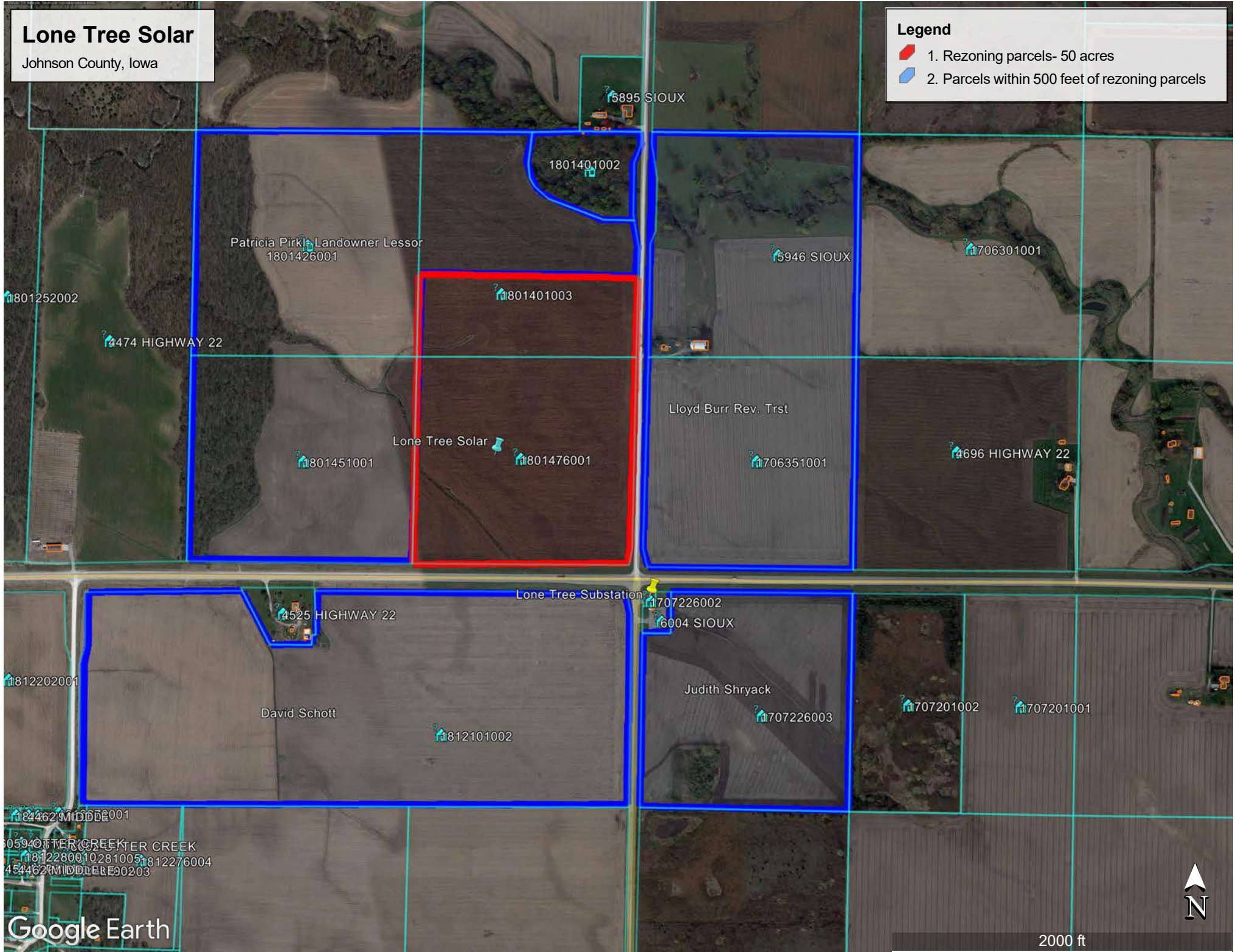
**Attachment C:
Property Information**

Lone Tree Solar

Johnson County, Iowa

Legend

- 1. Rezoning parcels- 50 acres
- 2. Parcels within 500 feet of rezoning parcels



**Prepared by and
after recording return to:**
Dutmy SP 2 LLC
c/o Danny Kach
Litwin Kach LLP
200 N. LaSalle, Suite 1550
Chicago, IL 60601

THIS SPACE FOR RECORDERS USE ONLY

MEMORANDUM OF SOLAR EASEMENT AGREEMENT

THIS MEMORANDUM OF SOLAR EASEMENT AGREEMENT (this "**Memorandum**"), is made, dated and effective as of 18: N 2, 2022, (the "**Effective Date**"), between Patricia Pirkel Revocable Living Trust (together with its successors, assigns and heirs, "**Owner**"), whose address is 2718 340th St. SW Tiffin, IA 52340, and Dutmy SP 2, LLC, a Delaware limited liability company (together with its transferees, successors and assigns, "**Grantee**"), whose address is Dutmy SP 2 LLC, c/o Danny Kach, Litwin Kach LLP, 200 N. LaSalle, Suite 1550, Chicago, IL 60601, with regards to the following:

1. Owner and Grantee did enter into that certain SOLAR EASEMENT AGREEMENT dated JAN 2, 2022, (the "**Agreement**"), which encumbers the real property located in Johnson County, Iowa, as more particularly described in Exhibit A attached hereto (the "**Property**"). Capitalized terms used and not defined herein have the meaning given the same in the Agreement.

2. The Agreement grants, and Owner hereby grants, Grantee, among other things, (a) the exclusive right to develop and use the Property, including, without limitation, (i) for the determining the feasibility of a solar project, (ii) constructing, laying down, installing, using, replacing, relocating, reconstructing and removing from time to time, and monitoring, maintaining, repairing and operating Solar Facilities, and (iii) converting solar energy into electrical energy and collecting and transmitting the electrical energy so converted; (b) an exclusive easement to capture, use and convert the unobstructed solar flux over and across the Property from all angles and from sunrise to sunset at the Property during each day of the year; and (c) an exclusive easement for electromagnetic, audio, visual, glare, electrical or radio interference attributable to the Solar Facilities or Site Activities.

2. The Agreement contains, among other things, certain Owner and third party use and development restrictions on the Property, including restrictions on mineral rights holders.

3. The Agreement shall be for (a) an initial due diligence period of up to one (1) year, (b) a development term of up to two (2) years, (c) a construction term of up to two (2) years, (d) an operations term of thirty (30) years, and (e) one (1) extended term of ten (10) years if the terms and conditions of the Agreement are met.

4. This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Agreement, and Owner and Grantee executed and are recording this Memorandum for the purpose of providing constructive notice of the Agreement and Grantee's rights thereunder. The terms, conditions and covenants of the Agreement are set forth at length in the Agreement and are incorporated herein by reference as though fully set forth herein. This Memorandum shall not, in any manner or form whatsoever, alter, modify or vary the terms, covenants and conditions of the Agreement.

5. This Memorandum shall also bind and benefit, as the case may be, the heirs, legal representatives, assigns and successors of the respective parties hereto, and all easements, covenants, conditions and agreements contained herein shall be construed as covenants running with the land.

6. Except as otherwise set forth in the Agreement, Owner shall have no ownership, lien, security or other interest in any Solar Facilities installed on the Property, or any profits derived therefrom, and Grantee may remove any or all Solar Facilities at any time.

7. This Memorandum may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

[signature page to follow]

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the Effective Date first written above.

OWNER:

GRANTEE:

Patricia Pirkel Revocable Living Trust

Dutmy SP2, LLC
a Delaware limited liability company

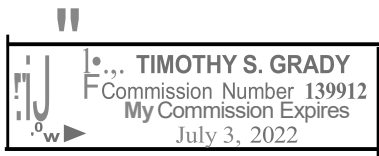
By: Patricia Pirkel
Name: Patricia Pirkel
Title: Trustee

By: David Boyce
Name: DAVID BOYCE
Title: AUTHORIZED REPRESENTATIVE

STATE OF IL)
) SS:
COUNTY OF :(SC,)(-)(Ns...))

The foregoing Agreement was acknowledged and sworn before me this 20th of December 2021, by Patricia Pirkel, Trust of Patricia Pirkel Revocable Living Trust an Iowa Trust.

[SEAL]



Timothy S. Grady
Notary Public
Commission expires: 7/3/2022

STATE OF ILLINOIS)
) SS:
COUNTY OF D J . f)

The foregoing Agreement was acknowledged and sworn before me this 5rd of 11th of 2021 by Dau, d f? o Co of Dutmy SP2, LLC, a Delaware limited liability company.

[SEAL]



fv1-va PM
Notary Public
Commission expires: 11-1-2021

EXHIBIT A TO MEMORANDUM OF SOLAR EASEMENT AGREEMENT

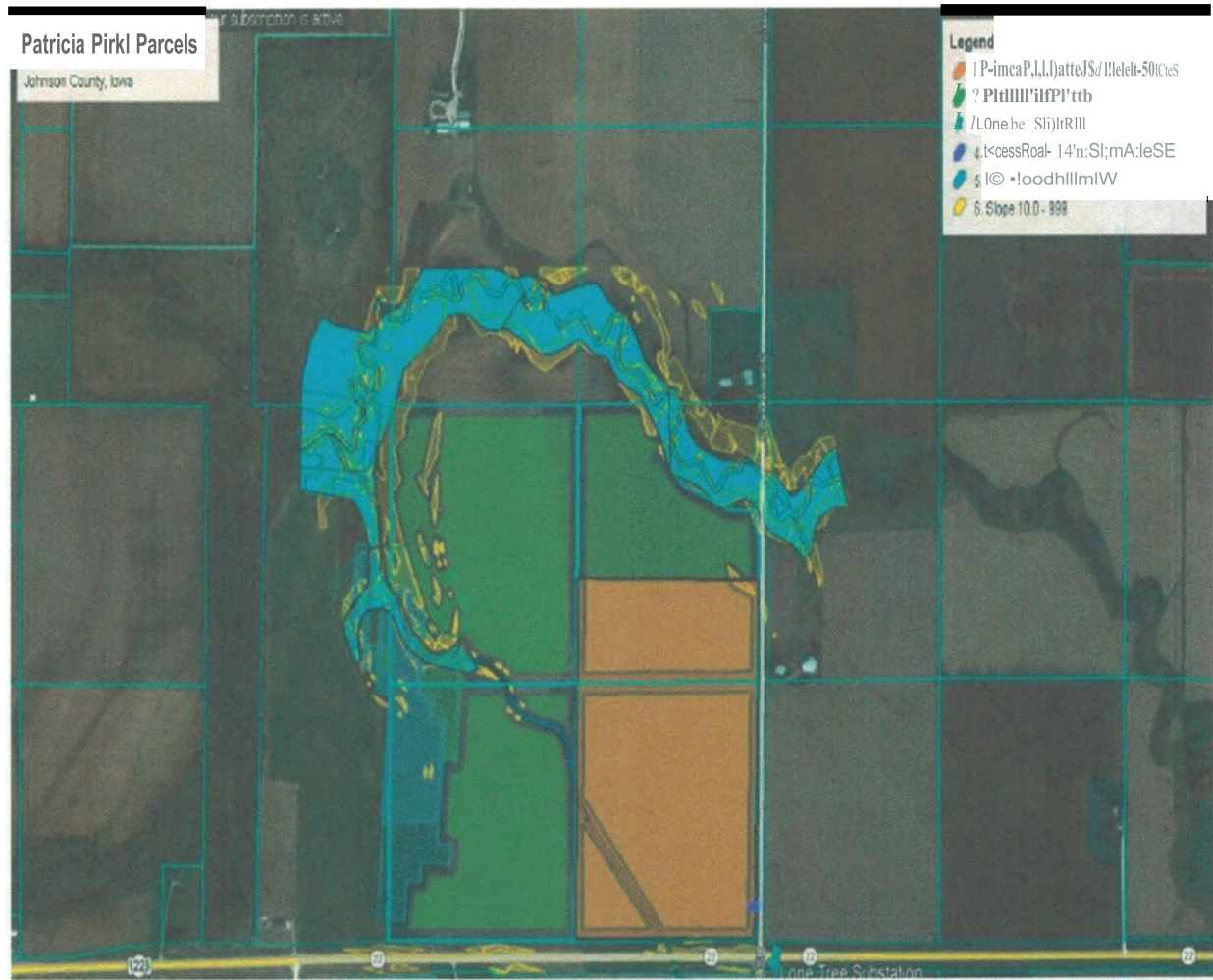
LEGAL DESCRIPTION OF THE PROPERTY

A fifty (50) acre portion of the Southeast Quarter of Section 1, Township 77 North, Range 6, West of the 5th Principal Meridian, Johnson County, Iowa containing the following Parcel Numbers:

- 1801426001
- 1801451001
- 1801401003
- 1801476001

Center Mass Coordinates: 41.499538°, -91.485915°

DEPICTION OF THE PROPERTY



Lone Tree Solar

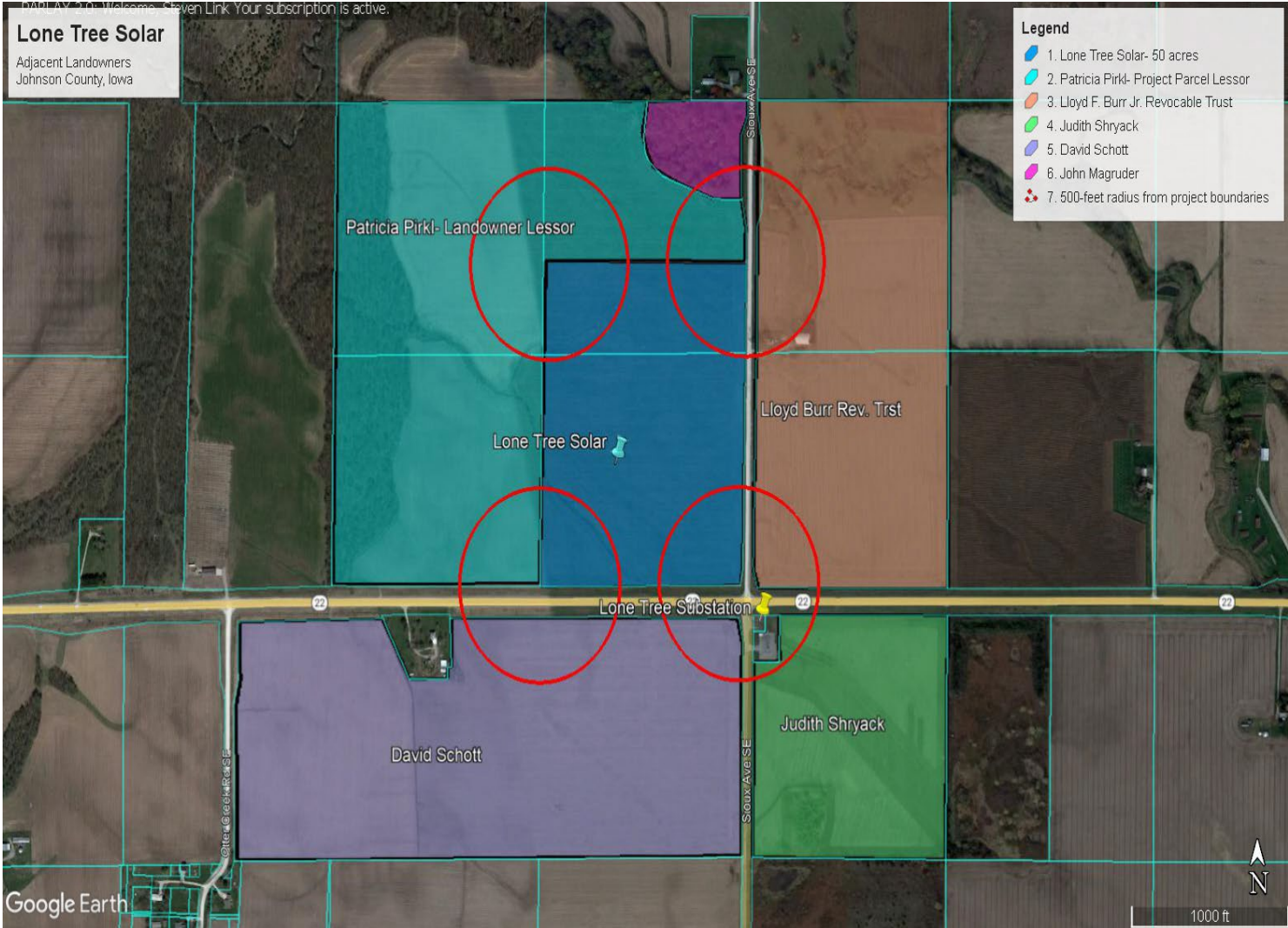
A. Adjacent houses within 500 feet:

Unoccupied farmhouse at 5946 Sioux Ave SE
Parcel ID: 1706326001
Landowner: Lloyd F. Burr Jr. Revocable Trust
Address: 5408 540th St. SE, Lone Tree, IA 52755

B. Adjacent Landowners with 500 feet:

1. Landowner: Lloyd F. Burr Jr. Revocable Trust
Address: Lloyd F & Mary A Burr
5408 540th St. SE. Lone Tree IA 52755
Parcel IDs: 1706326001, 1706351001
2. Landowner: Judith A Shryack
Address: Judith Shryack
5408 19th Ave. Moline IL 61265
Parcel ID: 1707226003
3. Landowner: John Magruder
Address: John W & Wanda Magruder
5895 Sioux Ave. SE. Lone Tree, IA 52755
Parcel ID: 1801401002
4. Landowner: David J. Schott
Address: David J & Sherri L Schott
5505 Oakcrest Hill Rd. SE. Riverside, IA 52327
Parcel ID: 1812101002

C. Map on following page:



D.



January 17, 2023

Ms. Cynthia Schuchner
PCR Investments SP 2 LLC
1334 Brittmoore Rd. Suite 1327
Houston, TX 77043

Re: Request for Zoning Amendment Supplemental Application and Attachments, Lone Tree Solar Project, Johnson County, Iowa

To Whom it May Concern,

PCR Investments SP2 LLC (PCR) has prepared this Request for Zoning Amendment (RE-Zoning Amendment) application package for the Lone Tree Solar Project in Johnson County, Iowa (project or project area), for a proposed utility-scale solar energy facility to be located in Johnson County on land currently zoned as Agriculture (A). The Supplemental application documents and attachments are being submitted in accordance with the requirements of the Johnson County Unified Development Ordinance (UDO) and UDO amendments.

PCR is submitting a request for a zoning amendment for the project under separate cover. That application includes PCR's request to reclassify the proposed project area (50 acres) as RE-Renewable Energy on the Johnson County Zoning Map.

Pursuant to the Johnson County UDO, this cover letter will serve as PCR's letter of its continued desire to develop, construct, and operate the project in Johnson County. In addition, this application includes the following attachments as required by the Johnson County UDO, including supplemental conditions for utility-scale solar development projects (each item is discussed in great detail below and attachments:

- A. Project Location Map
- B. Detailed Site Plan (Chapter 8:1.23 of the UDO)
- C. Adjacent Property Information (Landowners within 500 feet of the project)
- D. Operations and Maintenance (O&M) Plan
- E. Agricultural Impact Mitigation Plan
- F. Glint/Glare Analysis
- G. Decommissioning Plan
- H. Sensitive Areas Analysis (Chapter 8:3.5 of the UDO)
- I. Stormwater Management Plan
- J. Erosion Control Plan

PROJECT DESCRIPTION

The Lone Tree Solar Project, a proposed 10-megawatt (MW) alternating current (AC) photovoltaic (PV) solar facility, will be located on a property (approximately 50 acres in size) approximately three miles northwest of the town of Lone Tree, Iowa (see Attachment A for location figure). The project will interconnect to the Lone Tree Substation, which is owned and operated by the Central Iowa Power Cooperative (CIPCO). Construction of the project is anticipated to begin as Q2 2024 with a projected Commercial Operation Date (COD) of December 2024. The project is expected to operate for approximately 30 years from COD at which time it is anticipated the project will be decommissioned.

Project Components

Solar Panels, Arrays, and Racking

The currently selected PV module is the ZXM7-SHLDD-144-550 Bifacial model, manufactured by ZNShine Solar. It has a peak power of 555.0 W, and the technology of the cells is Si-mono. Details and specifications of this module type are found in the design report included in Attachment B. The proposed panels to be



used for the project (see description of project components in **Attachment B**) will have a minimum ground clearance of 19.8 inches in compliance with Johnson County requirements.

Solar panel technology is continually making advancements in both manufacturing and efficiency and the final selection of PV modules is subject to commodity pricing based on the current market demand and available stock.

The project PV modules will be mounted on approximately 430 single-axis, galvanized steel, horizontal tracker mounting systems supported by over 3,975 steel piles. The current design consists of 4 power blocks. The number of single-axis trackers varies per block but is anticipated to be approximately 993. Each power block includes 21 inverters and is connected to approximately 5,360 PV modules. The dimensions of the single-axis trackers are approximately 7.5 feet wide (east-west) and up to 210.9 feet long (north-south). The final design will be developed during the detailed engineering phase and in accordance with the applicable National Electric Safety Code ("NESC") and National Electric Code ("NEC") provisions and any generating certificate or permit conditions

Foundations or supports will be installed to a minimum depth of five (5) feet below the ground surface to minimize impacts from freezing and thawing conditions. Exact embedment depth for the driven pile on which the solar panels are mounted will be determined with final engineering.

Electrical Collection System

Underground 12.47-kilovolt (kV) collector circuits are proposed for the project. Underground collector circuits are an industry-standard method to route the collection cables while eliminating interference with other above-ground infrastructure within the project area. The total length of AC collection lines installed for the project will be approximately 0.44 miles (2,319.9 feet). This includes 0.26 mile (1,352 feet) of AC collection lines within the PV array connecting to the medium voltage (MV) power stations, Switchgear Room, and a 962-foot generator tie line connecting the PV array area to the Lone Tree Substation. No overhead collector circuit runs are proposed for the project.

Access Roads

Gravel access roads will connect the facility to existing public roads and provide access to project equipment during facility operations and maintenance as well as accommodate emergency access. Permanent internal access roads within the project area are expected to be approximately 1.83 miles (9,655 feet) in total length and are approximately 12 feet wide. The permanent access road outside the project, which will provide access to the site from Marion Road, is expected to be approximately 40 feet in total length and is approximately 12 feet wide.

O&M Room, Switchgear Room and MV Power Stations

The project is not expected to have an on-site O&M building. If a building is needed in the future to host technicians and spare parts, it will be permitted separately as it may be a more centralized building for multiple projects.

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 - a. A Vegetation Management Plan is provided as Appendix C in the O&M Plan to document ground cover standards as required by Johnson County. Site monitoring will be conducted in compliance with Johnson County requirements.
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ADDITIONAL INFORMATION

A Sensitive Areas Analysis was prepared for the project (Attachment H). The results include:

- No critical wildlife habitat is present within the project area.
- The project is not located within a 100-year floodplain or floodway.
- A Phase I archaeological survey was conducted for the project. No further cultural resources investigations were recommended as a result of that survey.
- No prairies or prairie remnants, savannas, or woodland communities are located within the project area.
- A review of topographical data available for the project did not identify any critical slopes (slopes within a grade of 25 to 35 percent) or protected slopes (grades exceeding 35 percent).
- Approximately 0.43 acre of wetland and one unnamed tributary to Otter Creek was identified within the project area.
- The site plan for the project (Attachment B) was amended to include a 50-foot buffer of the wetland and a 30-foot buffer of the stream.



I appreciate Johnson County's review of this application and attachments and look forward to continuing to work with you through the application process.

Sincerely,

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Cynthia Schuchner

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- I. Stormwater Management Plan
- J. Erosion Control Plan
- K. Lone Tree - Application Checklist For Utility-Scale Solar Systems



January 17, 2023

Ms. Cynthia Schuchner
PCR Investments SP 2 LLC
1334 Brittmoore Rd. Suite 1327
Houston, TX 77043

Note from PDS staff 3 Mar 2023 - there is no Conditional Use Permit application required for this development proposal. This cover letter was included in the packet with the rezoning information as it contains information about the project that is required and reviewed a part of the rezoning request.

Re: Conditional Use Permit Application and Request for Zoning Amendment, Lone Tree Solar Project, Johnson County, Iowa

To Whom it May Concern,

PCR Investments SP2 LLC (PCR) has prepared this Conditional Use Permit (CUP) application package for the Lone Tree Solar Project in Johnson County, Iowa (project or project area), a proposed utility-scale solar energy facility to be located in Johnson County on land currently zoned as Agriculture (A). The CUP application is being submitted in accordance with the requirements of the Johnson County Unified Development Ordinance (UDO).

Concurrent with the CUP application, PCR is submitting a request for a zoning amendment for the project under separate cover. That application includes PCR's request to reclassify the proposed project area (50 acres) as RE-Renewable Energy on the Johnson County Zoning Map.

Pursuant to the Johnson County UDO, this cover letter will serve as PCR's letter of intent to develop the project in Johnson County. In addition, this application includes the following attachments as required by the Johnson County UDO, including supplemental conditions for utility-scale solar development projects (each item is discussed in further detail below):

- A. Project Location Map
- B. Detailed Site Plan (Chapter 8:1.23 of the UDO)
- C. Adjacent Property Information (Landowners within 500 feet of the project)
- D. Operations and Maintenance (O&M) Plan
- E. Agricultural Impact Mitigation Plan
- F. Glint/Glare Analysis
- G. Decommissioning Plan
- H. Sensitive Areas Analysis (Chapter 8:3.5 of the UDO)
- I. Stormwater Management Plan
- J. Erosion Control Plan

PROJECT DESCRIPTION

The Lone Tree Solar Project, a proposed 10-megawatt (MW) alternating current (AC) photovoltaic (PV) solar facility, will be located on a property (approximately 50 acres in size) approximately three miles northwest of the town of Lone Tree, Iowa (see Attachment A for location figure). The project will interconnect to the Lone Tree Substation, which is owned and operated by the Central Iowa Power Cooperative (CIPCO). Construction of the project is anticipated to begin as Q2 2024 with a projected Commercial Operation Date (COD) of December 2024. The project is expected to operate for approximately 30 years from COD at which time it is anticipated the project will be decommissioned.

Project Components

Solar Panels, Arrays, and Racking

The currently selected PV module is the ZXM7-SHLDD-144-550 Bifacial model, manufactured by ZNShine Solar. It has a peak power of 555.0 W, and the technology of the cells is Si-mono. Details and specifications of this module type are found in the design report included in Attachment B. The proposed panels to be



used for the project (see description of project components in **Attachment B**) will have a minimum ground clearance of 19.8 feet in compliance with Johnson County requirements.

Solar panel technology is continually making advancements in both manufacturing and efficiency and the final selection of PV modules is subject to commodity pricing based on the current market demand and available stock.

The project PV modules will be mounted on approximately 430 single-axis, galvanized steel, horizontal tracker mounting systems supported by over 3,975 steel piles. The current design consists of 4 power blocks. The number of single-axis trackers varies per block but is anticipated to be approximately 993. Each power block includes 21 inverters and is connected to approximately 5,360 PV modules. The dimensions of the single-axis trackers are approximately 7.5 feet wide (east-west) and up to 210.9 feet long (north-south). The final design will be developed during the detailed engineering phase and in accordance with the applicable National Electric Safety Code ("NESC") and National Electric Code ("NEC") provisions and any generating certificate or permit conditions

Foundations or supports will be installed to a minimum depth of five (5) feet below the ground surface to minimize impacts from freezing and thawing conditions. Exact embedment depth for the driven pile on which the solar panels are mounted will be determined with final engineering.

Electrical Collection System

Underground 12.47-kilovolt (kV) collector circuits are proposed for the project. Underground collector circuits are an industry-standard method to route the collection cables while eliminating interference with other above-ground infrastructure within the project area. The total length of AC collection lines installed for the project will be approximately 0.44 miles (2,319.9 feet). This includes 0.26 mile (1,352 feet) of AC collection lines within the PV array connecting to the medium voltage (MV) power stations, Switchgear Room, and a 962-foot generator tie line connecting the PV array area to the Lone Tree Substation. No overhead collector circuit runs are proposed for the project.

Access Roads

Gravel access roads will connect the facility to existing public roads and provide access to project equipment during facility operations and maintenance as well as accommodate emergency access. Permanent internal access roads within the project area are expected to be approximately 1.83 miles (9,655 feet) in total length and are approximately 12 feet wide. The permanent access road outside the project, which will provide access to the site from Marion Road, is expected to be approximately 40 feet in total length and is approximately 12 feet wide.

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FOR OFFICE USE ONLY:
ZONING NUMBER: _____

Johnson County Public Health
855 S. Dubuque Street Suite 217 * Iowa City, Iowa 52240 * 319/356-6040 * Fax: 319/356-6044

Johnson County Public Health Zoning Application

Applicant Name: Cynthia Schuchner	Phone Number: (832) 955-1979
Address: 1334 Brittmoore Rd. Suite 2407	City: Houston State: TX Zip: 77043

NOTE: THIS APPLICATION NEED NOT BE SUBMITTED FOR FINAL PLATS.

TYPE OF ZONING REQUEST:	APPLICATION FEE:
<input checked="" type="checkbox"/> Zoning reclassification from <u>A</u> to <u>RE</u>	\$75.00 Application Fee
<input type="checkbox"/> Combined preliminary and final plat	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Preliminary plat using private onsite/centralized waste water systems	\$50.00 + \$20.00 per Lot Application Fee*
<input type="checkbox"/> Conditional Use Permit	\$25.00 Application Fee

***Outlots Exempt**

Application Fee \$75.00 + **Lot Fee (if applicable)**
(Number of lots _____ **Minus Number of Outlots =** _____ **x \$20.00 Fee Per Lot)**
= Enclosed Fee \$75.00

PLEASE RETURN THIS APPLICATION AND APPROPRIATE APPLICATION FEE TO:

JOHNSON COUNTY PUBLIC HEALTH
855 S. DUBUQUE STREET SUITE 217
IOWA CITY, IA 52240

The application and fee must be received by the department NO LESS THAN 24 HOURS prior to the Johnson County Zoning commission public hearing and/or the Johnson County Zoning Board of Adjustment.

No refund shall be made of any required fee accompanying a required application once filed with the administrative officer.

Signature of Applicant: _____ **Date:** 02/09/23