AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, APRIL 16, 2026
9:00 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

Workshop - 8:30 AM

I. Chairman calls regular meeting to order

II. Approval of Minutes

Planning Commission Minutes-March 19, 2026
Planning Commission Minutes-March 19, 2026

III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. General Staff Report and Update

a. General Staff Report-April 16, 2026
General Staff Report-April 16, 2026

b. Building Report-March 2026
March 2026 Building Report

V. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

VI. New Business

a. GC2026-18: Rezone from "C-O" Office and Service Business District to "C-3" Central Business District for the property generally located at 210 E. Spruce Street, Garden City,

Kansas.
Vicinity Map
General Information

b. GC2026-19 Rezone from "C-O" Office and Service Business District to “R-1” Single Family Residential District for the property generally located at 306 N 6th Street, Garden City, KS
Vicinity Map
Applicant's Letter

c. FC2026-08: Rezoning from "A" Agricultural District to "R-R" Rural Residential for the property generally located at 4635 W. 7 Mile Rd., Finney County, Kansas.
FC2026-08 Vicinity Map
FC2026-08 GENERAL INFO

d. FC2026-06: Special Use Permit to operate Commercial Solar Energy Conversion Systems in the "A" Agricultural District for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.
FC2026-06 Vicinity Map
FC2026-06: Sherlock Solar CSECS SUP Application
FC2026-06: Sherlock Solar CSECS SUP Addendum

e. FC2026-07: Special Use Permit to operate Battery Energy Storage Systems in the "A" Agricultural District for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.
FC2026-07 Vicinity Map
FC2026-07: Sherlock Energy BESS SUP Application
FC2026-07: Sherlock Energy BESS SUP Addendum

f. GC2026-20: Finney County Health Second Addition Replat
Finney County Health Second Additon
Vicinity Map

g. FC2026-09: Parcel Plat of the 7 Mile Estates
FC2026-09 Parcel Plat - 7 Mile Estates
FC2026-09 Vicinity Map

h. FC2026-10: Parcel Plat of the Southeast Finney County Addition
FC2026-10 Parcel Plat - Southeast Finney County Addition
FC2026-10 Vicinity Map

VII. Report of the Planning Secretary

VIII. Planning Commission Report

IX. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

March 19, 2026

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, March 19, 2026, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Anliker called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Vice-Chair Dick, Member Hands, Member Hanigan, Member Ortiz, and Member Rupp. Also present were Staff Charles, Staff Rivera, Staff Phillips and Staff Jarmer.

2. APPROVAL OF MINUTES – February 19, 2026

Member Rupp made a motion to approve the minutes from February 9, 2026, with a correction changing Vice-Chair Anliker to Vice-Chair Dick on the member roll call language on page 8. *Member Hanigan* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Yea	Yea	Yea	Yea	Yea	Yea	Yea	Vacant	Not Present

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson) for items not on the agenda.

OPEN PUBLIC COMMENT
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

a. **Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.**
b. **Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended**
c. **Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended**
d. **All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats**
e. **All application files in their entirety including Staff Reports**

6. NEW BUSINESS

Chair Anliker- If we can have a motion to move items B, C, and D above A, then we'll get those taken care of and then, we'll do item A at the end.

Vice-Chair Dick-made a motion to move items B, C, and D before item A. Member Rupp seconded the motion.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Nay	Not Present	Yea	Not Present	Yea	Yea	Yea	N/A	Yea

Motion passed.

FC2026-04: Donald Huber, has filed an application for a rezone from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 3510 W Plymell Rd, Finney County, Kansas.

Staff Jarmer- Presented Staff Report.

OPEN PUBLIC HEARING
CLOSE PUBLIC HEARING

MEMBER HANDS MADE A MOTION TO RECOMMEND APPROVAL OF THE REZONING FROM "A" AGRICULTURAL DISTRICT TO "R-R" RURAL RESIDENTIAL DISTRICT PER STAFF RECOMMENDATION ALTERNATIVE ONE. *MEMBER DICK* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Yea	Not Present	Yea	Not Present	Yea	Yea	Yea	N/A	Yea

Motion passed.

GC2026-04: Duane Palmberg, Palmberg Land Surveying Services has filed an application for the replat of the Golden Plains Third Addition. The property is generally located at Pats Drive & Nelson Street (1720-1726 Pats Drive), Garden City, Kansas.

Staff Rivera- Presented Staff Report.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE GOLDEN PLAINS THIRD ADDITION REPLAT PER STAFF RECOMMENDATION ALTERNATIVE ONE. *MEMBER HANIGAN SECONDED* THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Yea	Not Present	Yea	Not Present	Yea	Yea	Yea	N/A	Yea

Motion passed.

GC2026-3: Darrin Hall, EBH Engineering, has filed a replat plat application for the Payless Furniture Addition for the property generally located along US Highway 83 Bypass and Lareu Road, Garden City, KS.

Staff Rivera- Presented Staff Report.

MEMBER RUPP MADE A MOTION TO RECOMMEND APPROVAL OF THE PAYLESS FURNITURE ADDITION PER STAFF RECOMMENDATION ALTERNATIVE ONE. VICE-CHAIR DICK SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Nay	Not Present	Yea	Not Present	Yea	Yea	Yea	Vacant	Yea

Motion passed.

FC2026-05: Lone Bison Solar, LLC, has filed a Special Use Permit application to operate a Commercial Solar Energy Conversion Systems in the "A" Agricultural District for the properties generally located Sections 28 and 33 of the Township 25 South, Range 34 West, and Sections 4, 5, 9, 10, 11, 12, and 15 of Township 26 South, Range 34 West, Finney County, Kansas.

Chair Anliker- I'd like to open up the public hearing. This includes the entire agenda. This is not the public comment portion of the hearing. This is a time for the Planning Commission to identify if they intend to (recuse), is there anyone here that is going to relinquish or disqualify themselves that need to step out during this portion?

No recusals.

Chair Anliker- Has the notice been put in the paper?

Staff Phillips-Yes.

Chair Anliker- Any issues?

Staff Phillips-No.

Staff Phillips-Presented Staff Report.

Chair Anliker- Were there any written communications that were sent prior?

Staff Phillips- No.

Lona DuVall, Finney County Economic Development Corporation- I just wanted to take an opportunity, we had a couple of calls from folks on the Planning Commission asking about, I think, asking about the materials because this is the first special use permit that you're actually hearing. So, I just wanted to point out a couple of things. There are a lot of unknowns in the application. I'm sure as you went through the materials you could see that there's a lot of things that are to be determined yet from the applicant's side. That's as expected. This process, so the applicant, to kind of give you a little background on how these projects move forward. They looked at the area, and said Hey, Finney County looks like a place we might want to build a project. So, then they come out, they ensure that they can actually secure enough property to develop a project within our county. Once they've done that, the next step is to come to you and to say, does this property that we've identified for our project, will this project fit on that property? Do you believe it meets the zoning requirements and the intent of the governing body for this property? So that's the step we're at. They need this approval, if you will. They need your recommendation that yes, this is a good use and it's an appropriate use based on the zoning requirements that have been set for by the governing body, this is an appropriate use. They need that before they move to the next step, which is the full design of the project. So you're provided with a lot of information up front on these and it's hard to determine which part am I responsible if you will, for making sure happens and which part am I just saying they know that these other requirements exist and they're going to have to meet those requirements before the Board of County Commissioners will fully allow them, right? So, you are not, as a body, issuing them a construction permit. You are not giving them a notice to proceed with construction. You are not saying, sure, go get started. You are merely saying yes, this use does fit with what we believe the intent of the governing body and the zoning regulations are. Now the project can go to that next step, which is a full design and full negotiations with the governing body to ensure that they meet all of those other requirements that we've seen they're aware they need to meet. I'm happy to answer any questions if you have them, but I just wanted to make sure that all of you heard that same information.

Ian Edwards, TED Renewables, Representative for Applicant- I'm the Senior Project Manager at TED Renewables, which is the developer behind the Lone Bison solar project. I don't have a ton to add to what Mackenzie and Lana both said. I did just want to congratulate you on having an excellent staff to help us through this process. Mackenzie and Lana have spent a ton of hours, a lot of late nights, working with us and have truly been a pleasure to work with. I just want to congratulate you on them. Please continue to keep them in place because they've been a pleasure to work with and we look forward to working with them and your team on satisfying all the requirements, as Lana said, to move from preliminary, from planning, to actual action and actual construction. I just wanted to say thank you and congratulations on having an excellent staff in place. We understand this is new, so understand that there are going to be questions. Our team is here, ready to answer those questions, either as part of this hearing or if we're happy to stay and chat with you all after, if that would be helpful. I just wanted to throw those out there. Lone Bison does represent about a $400 million investment into the Finney County community. It's a great community. We appreciate that you have a process in place. We've

done a lot of projects in a lot of areas where there's a lot of uncertainty, so thank you for helping us put this process in place again. We understand it's new, but having these guidelines in place makes it very easy for us to meet your standards and for you to protect your community and make sure that this is being done in a responsible way, not just by us, but by the folks who are likely to come after us. So just wanted to say thank you, introduce myself. Originally grew up south of Hays, so it's nice to develop a project that's kind of near and dear to the homeland. My mom is actually hoping that I'll stop by and swing by for lunch after this, so thank you very much. It was a pleasure to meet you, and I'll get out of the way and make sure that we've got time to get through this but thank you.

OPEN PUBLIC COMMENT

Jay Warren, Neighboring Property Owner-I own one of the sections listed in there, I own half of that section. Section 15-26-34. I own the south half of that. If you change the agriculture zoning, does that change the entire section, or just the point that they are asking about in their mapping? So, I guess that's my question. I'm sorry that was a question, but not a statement.

CLOSED PUBLIC COMMENT

Staff Phillips- So it will only be for the specific boundary location that they've identified. When we put together a general location, we're identifying, like, if it's within that section, we don't usually break it down at the half or quarter section, just it's within that section that's not the actual project boundary. So, they have provided the actual project boundary of where it's going to be located at.

Ian Edwards- I apologize, I should have mentioned in my initial conversation, so prior to, I think it was even before Thanksgiving of last year, we did send letters out to all the landowners within a thousand feet. We didn't want this to be the first they were hearing about our project. We wanted to give them an opportunity to provide us with any questions, comments, you could amend our site. That's still open. We're still willing and happy to engage with all those folks. We only received one response from that outreach, and that response was an interest in participating in other projects in other areas of the state to the extent we were looking for land. So, I just wanted to give that to the commission to let you know that we have done some public outreach. We've got a Facebook page that's active for folks to go get information, so I just wanted to throw that out there as another fact pattern as part of our project. So, apologies, I should have included that in the beginning.

Chair Anliker-At this time, the Planning Commission will deliberate on the request, including reviewing findings and factors on which the staff recommendation is based. The review and deliberate record presented to the Planning Commission against the factors required to be considered. Each Planning Commission member is reminded that deliberation shall be based on the record. Prior to this meeting, members received part of the record for review in advance of this meeting. During this meeting, members received additional information, both oral and written, that is part of this record. If members need additional information before they are ready to vote, or if they want to provide for the Planning Commission to receive additional information before the vote, please identify that, and we can determine if such additional information can be provided as part of our record. If members need additional time to finish reviewing and contemplating the record, please identify, and we can determine a time frame to adjourn in hearing to resume the finished deliberations and proceed to calling the motions for vote.

Member Rupp- I was actually very impressed with application. It answered all my questions. There might have been some unknowns, but it was very, very thorough.

Member Hands- Mackenzie and Lana answered my questions.

MEMBER HANIGAN MADE A MOTION TO RECOMMEND APPROVAL OF THE SPECIAL USE PERMIT PURSUANT TO FINNEY COUNTY REGULATION 36.040.E., FOR THE PLANNING COMMISSION TO RECOMMEND THAT THE FINNEY COUNTY COMMISSION APPROVE THE SPECIAL USE PERMIT APPLICATION FOR LONE BISON SOLAR, LLC, ON THE TERMS OF THE APPLICANT MEETING ALL REQUIREMENTS OF THE FINNEY COUNTY ZONING REGULATIONS, SUBDIVISION REGULATIONS, SUP APPLICATION FORM, CSECS APPLICATION FORM, AND ANY TERMS AND CONDITIONS DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS. THIS MOTION INCORPORATES THE EVALUATION CIRTERIA AND ANALYSIS OF THAT CRITERIA PRUSUANT TO FINNEY COUNTY ZONING REGULATIONS 36.050, AS PROVIDED IN THE FINNEY COUNTY ZONING ADMINISTRATOR STAFF REPORT. *MEMBER RUPP* SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Nay	Yea	Yea	Yea	Yea	Yea	Yea	Vacant	Not Present

Motion passed.

7. REPORT OF THE PLANNING STAFF

Staff Charles- Reminded the Board that the next Planning Commission meeting will have an important work session and their attendance is important.

8. PLANNING COMMISSION REPORTS

Chair Anliker & Vice-Chair Dick- Thanked staff for their work with the new projects coming into the area.

Member Hands- Thanked Planning Staff and Economic Development for their work and also thanked the Developer of the Lone Bison project for the additional information provided.

9. ADJOURN

The meeting was adjourned at 9:35 A.M.

Trent Maxwell, Secretary
Aleecya Charles
Daunte Thompson
Angela Rivera

Jeana Anliker, Chair
Shannon Dick, Vice-Chair

GENERAL STAFF REPORT AND UPDATE
APRIL 16, 2026

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: March 13, 2026 – April 9, 2026

No Site Plan Approvals

Site Plan	SP#	Address	Project

Lot Splits & Parcel Plats Approved Administratively: March 13, 2026 – April 9, 2026

No Lot Split or Parcel Plat Approvals

Jurisdiction	Request	Description	Applicant/Surveyor

Commercial Certificate of Occupancies Issued: March 13, 2026 – April 9, 2026

Project	Address
G&L Transport LLC	**2212 N Boots Road A**

Discussion:

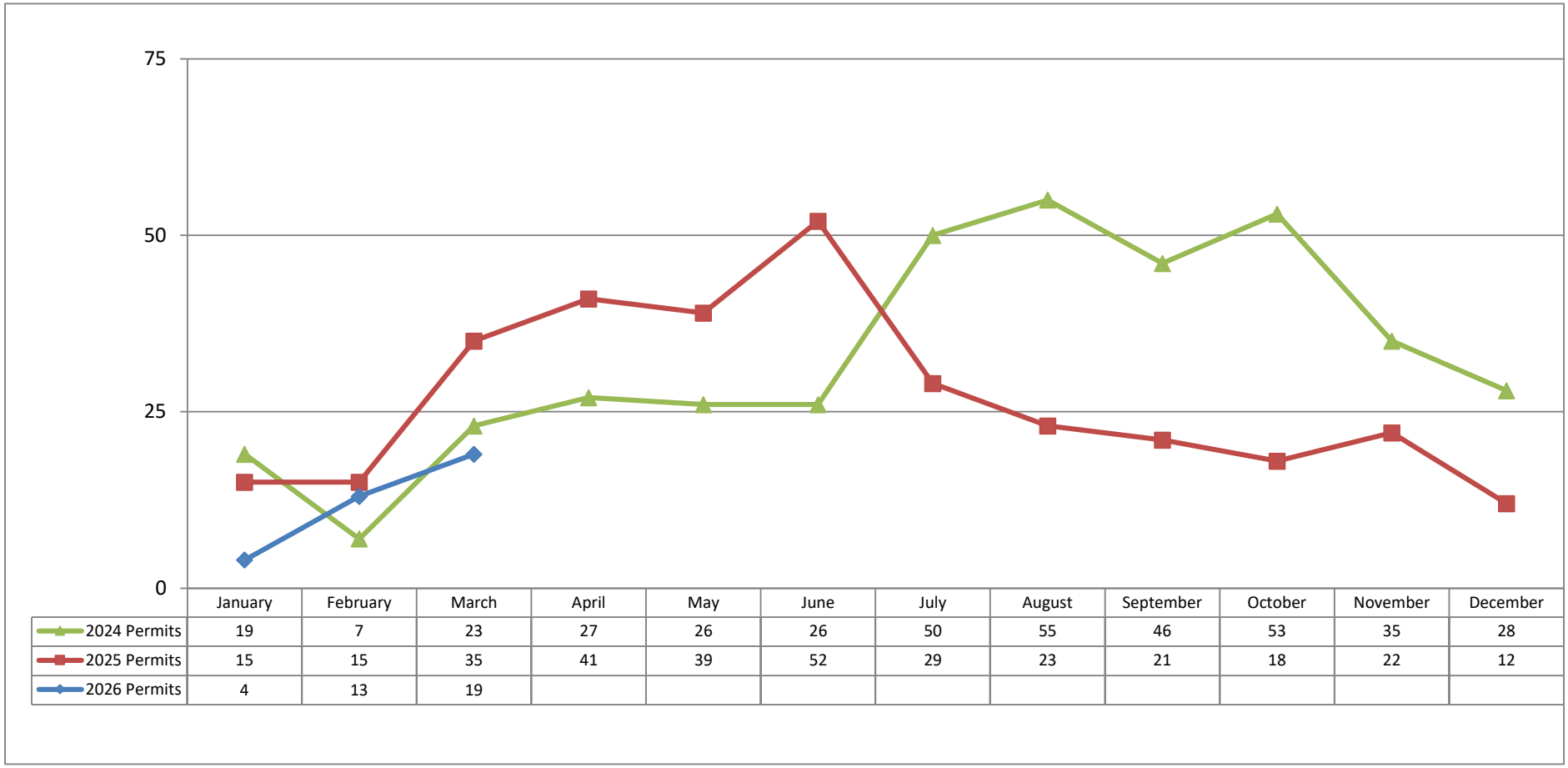
Amendment Criteria & State Statutes

Neighborhood & Development Services
Building Report
March 2026

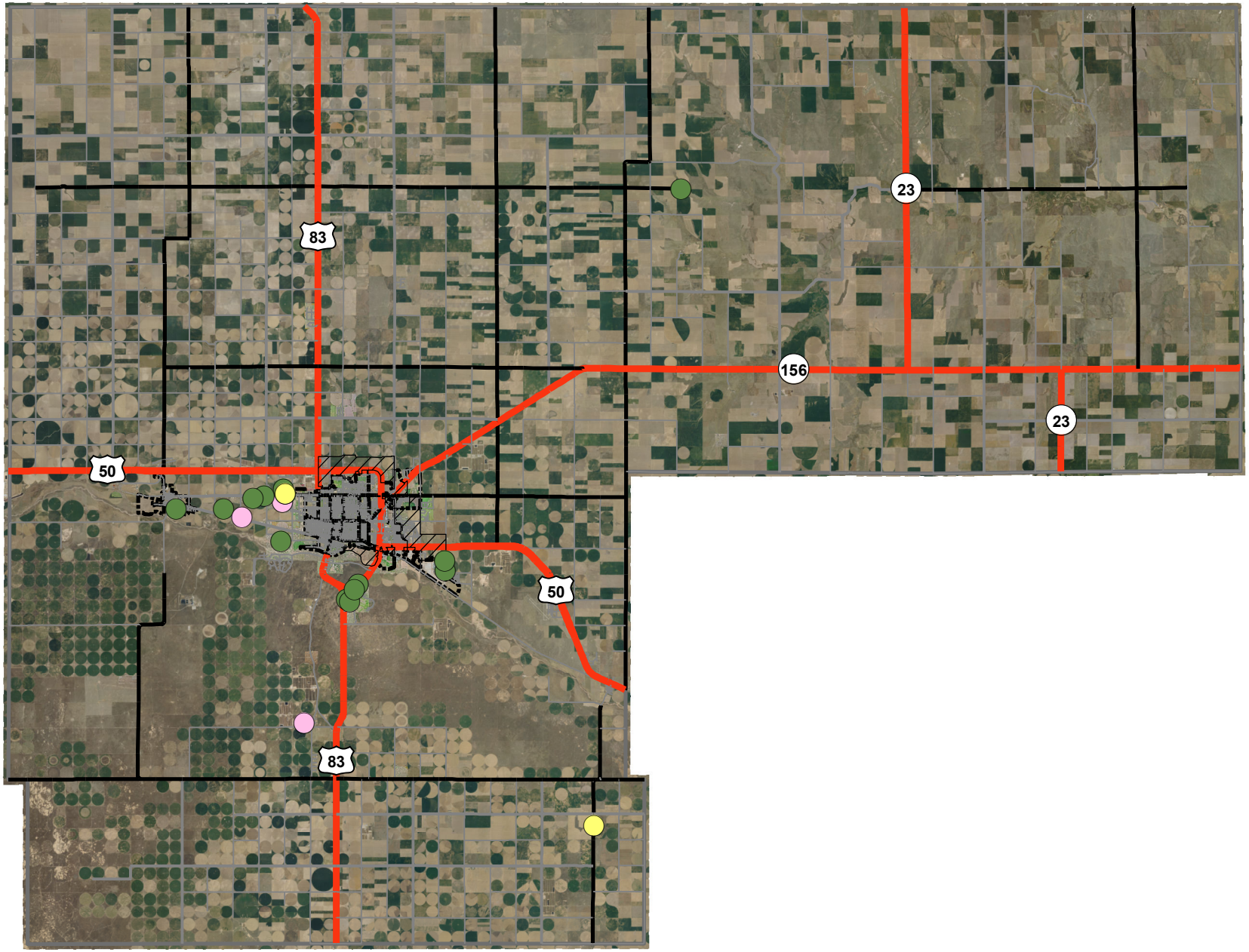
FINNEY COUNTY
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE				118.00			237.50		$ 356	**35**
	PERMITS				2			2		4	
	VALUATION				3,300			17,000		$ 20,300	
FEB	FEE				1,127			1,311	0	2,438	**37**
	PERMITS				7			5	1	13	
	VALUATION				63,471			83,000	0	146,471	
MAR	FEE		1,129		3,375			3,666		$ 8,170	**43**
	PERMITS		2		14			3		19	
	VALUATION		116,600		333,357			804,500		$ 1,254,457	
APR	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
MAY	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUN	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUL	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									0	
	PERMITS									0	
	VALUATION									0	
DEC	FEE									0	
	PERMITS									0	
	VALUATION									0	
2026 TOTAL PERMITS		0	2	0	23	0	0	10	1	$ 10,964 36 $ 1,421,228	**115**

2024-2026 FINNEY COUNTY BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits	19	7	23	27	26	26	50	55	46	53	35	28
2025 Permits	15	15	35	41	39	52	29	23	21	18	22	12
2026 Permits	4	13	19									



Finney County

Permit Types

March 2026

- New Industrial (0)
- New Commercial (0)
- Commercial/Industrial Remodel (3)
- Multi-Family (0)
- Residential Remodel (14)
- SF Manufactured (HUD Standards) (2)
- SF Residential Includes Modular (0)
- Misc (0)

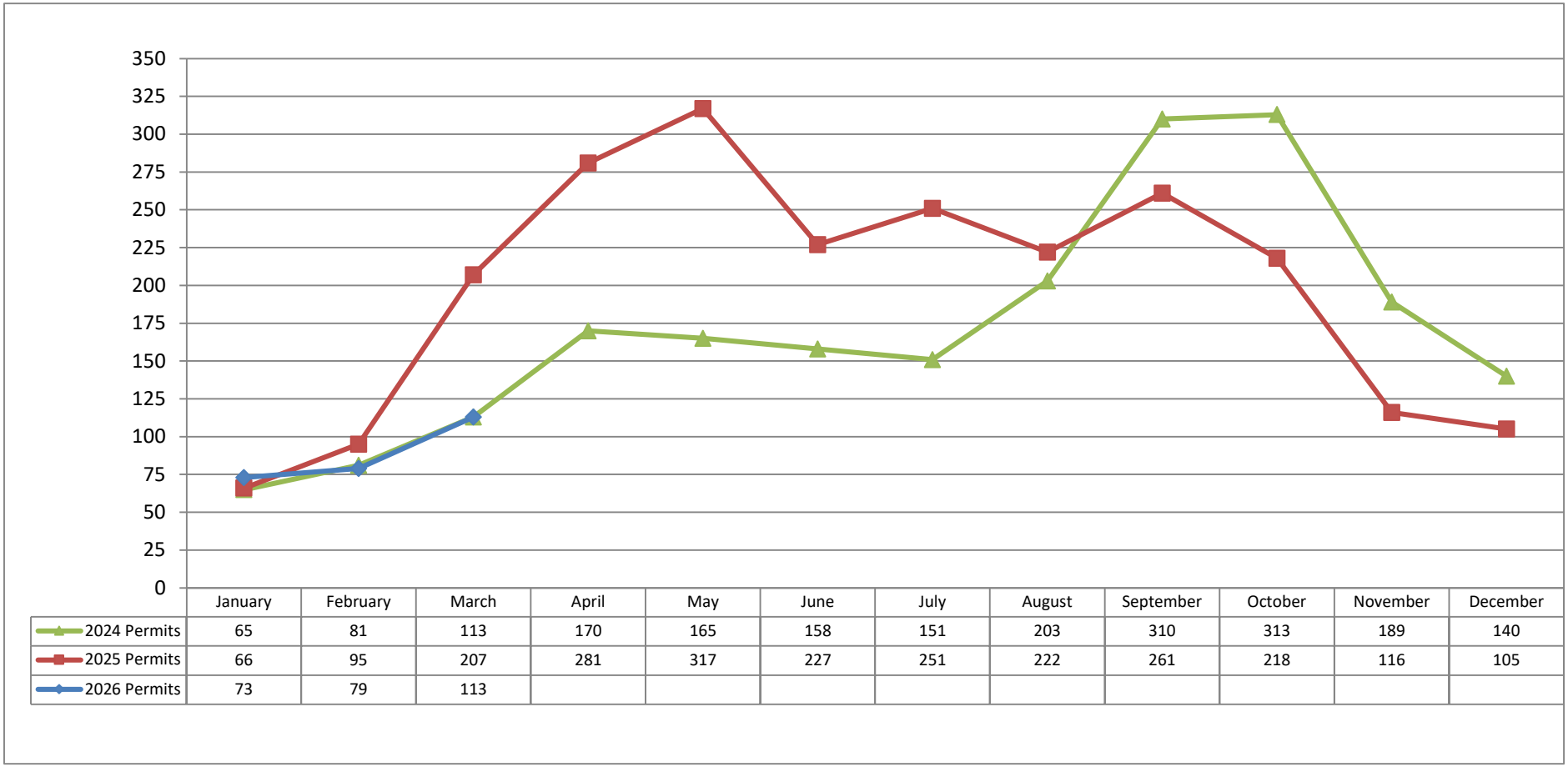
Immediate Growth Area
Municipal Boundaries

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RA26-000011	Finney County	BD - Residential Accessory Building Permit	203 BULLARD Drive	$ 1,412.00	$ 225,000.00	Residential Remodel	POOL HOUSE 30X30
RR26-000163	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2707 W JONES Avenue	$ 149.50	$ 1,000.00	Commercial/Industrial Remodel	CHANGE OUT EXISTING FEDERAL PANEL TO NEW PANEL
RR26-000172	Finney County	BD - Repair, Replacement, or Remodel Building Permit	910 S TOWNS BLVD	$ 183.00	$ 10,600.00	Residential Remodel	Remove/replace roof
RR26-000206	Finney County	BD - Repair, Replacement, or Remodel Building Permit	535 S DONNA AVE	$ 293.00	$ 20,584.86	Residential Remodel	Remove/replace roof
RR26-000186	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2000 N CHMELKA RD	$ 260.00	$ 17,206.52	Residential Remodel	Remove/replace roof
RR26-000137	Finney County	BD - Repair, Replacement, or Remodel Building Permit	1805 W ANNIE SCHEER RD	$ 130.50	$ 3,500.00	Commercial/Industrial Remodel	Replace office furnace
RR26-000214	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2601 W MARY 519	$ 39.00	$ 250.00	Residential Remodel	inspect the electrical service
DP26-000008	Finney County	BD - Demolition Permit	14860 E TENNIS Road	$ 65.00	$ -	Residential Remodel	REMOVE BUILDING DEBRIS
RR26-000238	Finney County	BD - Repair, Replacement, or Remodel Building Permit	110 NOTTINGHAM CT	$ 216.00	$ 13,449.38	Residential Remodel	Remove/replace roof
RR26-000247	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2601 W MARY lot 111	$ 54.00	$ 220.00	Residential Remodel	gas pressure test
RR26-000250	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2035 MILFORD LN	$ 209.00	$ 11,645.80	Residential Remodel	Remove/replace roof
RR26-000242	Finney County	BD - Repair, Replacement, or Remodel Building Permit	208 GRANDVIEW Drive	$ 183.00	$ 11,000.00	Residential Remodel	30,000 btu FURNACE
RC26-000018	Finney County	BD - New Residential Construction Building Permit	2601 W MARY Lot 111	$ 557.00	$ 56,600.00	SF Manufactured (HUD Standards)	Install manufactured home
RR26-000213	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3320 W JONES Avenue	$ 54.00	$ 300.00	Residential Remodel	Gas Pressure Test
RC26-000016	Finney County	BD - New Residential Construction Building Permit	10450 PIERCEVILLE	$ 572.00	$ 60,000.00	SF Manufactured (HUD Standards)	INSTALL A 2025 CHAMPION RDMH-14X56 ON PERMANENT FOUNDATION
RR25-002081	Finney County	BD - Repair, Replacement, or Remodel Building Permit	1650 N SHERLOCK Road	$ 3,386.00	$ 800,000.00	Commercial/Industrial Remodel	Replace bucket elevator
RR26-000155	Finney County	BD - Repair, Replacement, or Remodel Building Permit	2720 W MAPLE #C	$ 64.00	$ 1,000.00	Residential Remodel	Replace the disconnect box and electrical cable
RC26-000011	Finney County	BD - New Residential Construction Building Permit	207 JEREMY Lane	$ 289.00	$ 22,000.00	Residential Remodel	CONSTRUCT GARAGE & DINING/LAUNDRY ROOM (EXISTING GARAGE FOUNDATION)
RR26-000165	Finney County	BD - Repair, Replacement, or Remodel Building Permit	3742 W JONES Avenue	$ 54.00	$ 100.00	Residential Remodel	GAS PRESSURE TEST
			Total	**$ 8,170.00**	**$ 1,254,456.56**		

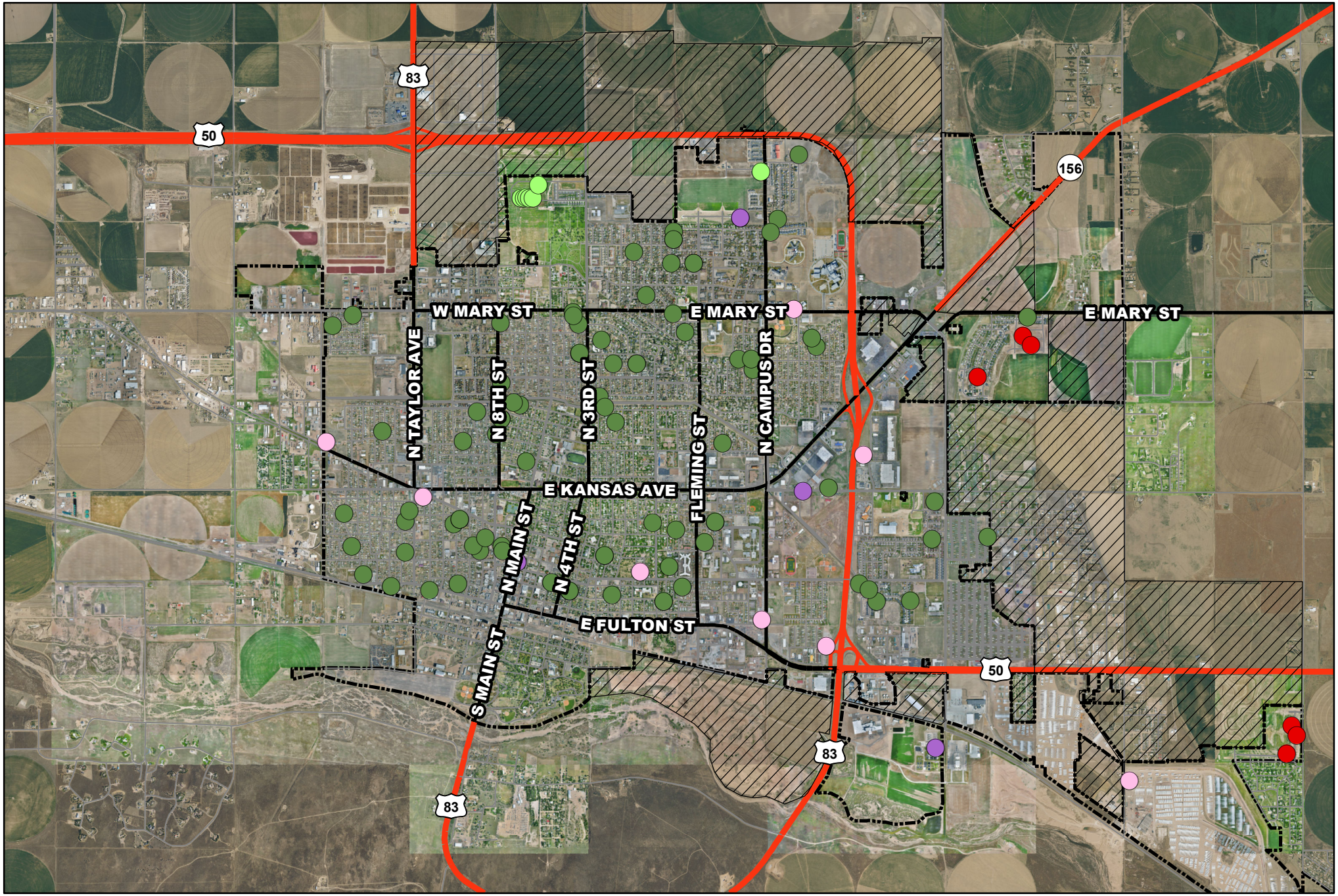
GARDEN CITY
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE	3,139	987		5,183			7,310	50	$ 16,669	**205**
	PERMITS	2	1		45			24	1	73	
	VALUATION	519,000	62,416		438,841			514,066	0	$ 1,534,323	
FEB	FEE	1,272	105		5,432			8,067	2,995	$ 17,870	**244**
	PERMITS	1	1		54			19	4	79	
	VALUATION	200,000	25,000		269,965			73,266	5,762,516	$ 6,330,747	
MAR	FEE	8,600		3,919	8,614	22,126		5,500	625	$ 49,382	**294**
	PERMITS	6		2	87	1		12	5	113	
	VALUATION	1,519,000		3,050,000	418,101	3,596,840		714,679	36,332	$ 9,334,952	
APR	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
MAY	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUN	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUL	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									-	
	VALUATION									$ -	
DEC	FEE									-	
	PERMITS									-	
	VALUATION									-	
2026 TOTAL PERMITS		9	2	2	186	1	0	55	10	$ 83,921 265 $ 17,200,022	**743**

2024-2026 GARDEN CITY BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits	65	81	113	170	165	158	151	203	310	313	189	140
2025 Permits	66	95	207	281	317	227	251	222	261	218	116	105
2026 Permits	73	79	113									



Garden City

Permit Types

March 2026

- New Industrial (0)
- New Commercial (0)
- Commercial/Industrial Remodel (8)
- Multi-Family (7)
- Residential Remodel (86)
- SF Manufactured (HUD Standards) (0)
- SF Residential Includes Modular (6)
- Misc (5)

Immediate Growth Area
Municipal Boundaries

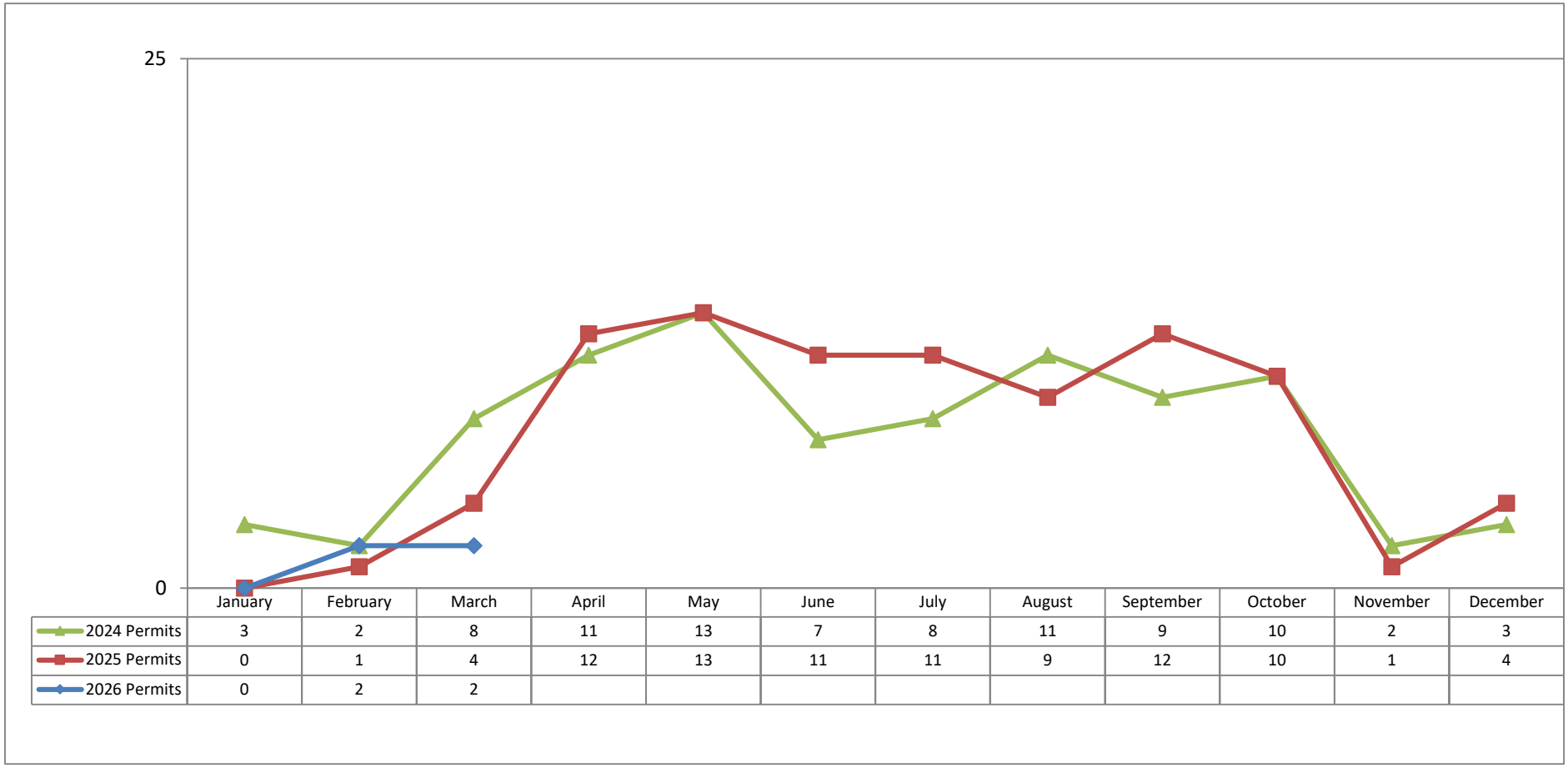
Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RP26-000007	Garden City	BD - Right of Way and Excavation Permit	905 JC Street	$ 75.00	$ 3,000.00	Residential Remodel	APROACH & SIDEWALK REPLACEMENT
CP26-000022	Garden City	BD - Concrete Permit	905 JC Street	$ 91.00	$ 3,200.00	Residential Remodel	APROACH & SIDEWALK REPLACEMENT
RR25-002391	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2205 E US HIGHWAY 50	$ 130.00	$ 25,000.00	Commercial/Industrial Remodel	replace second story sidewalk around motel
RR26-000141	Garden City	BD - Repair, Replacement, or Remodel Building Permit	950 N JENNIE BARKER RD Lot 27	$ 113.00	$ 5,500.00	Residential Remodel	ac unit
RP26-000009	Garden City	BD - Right of Way and Excavation Permit	1715 PIONEER RD	$ 50.00	$ 6,502.00	Misc	REROUTE SEWER LINE FROM CORNER OF FENCE TO MANHOLE
RC26-000014	Garden City	BD - New Residential Construction Building Permit	2168 GLENWOOD Drive	$ 1,172.00	$ 180,000.00	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
RR26-000144	Garden City	BD - Repair, Replacement, or Remodel Building Permit	509 N 9TH ST	$ 65.00	$ 1,781.00	Residential Remodel	WATER HEATER REPLACEMENT - UPGRADE FROM 30GALLON NG TO 40GALLON NG
RR26-000148	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1715 PIONEER RD	$ 169.50	$ 6,205.00	Misc	REROUTE SEWER LINE FROM CORNER OF FENCE TO MANHOLE
RR26-000151	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1706 N 9TH ST	$ 113.00	$ 6,000.00	Residential Remodel	Tear off and replace shingles
RR26-000154	Garden City	BD - Repair, Replacement, or Remodel Building Permit	607 GARDEN CITY AVE	$ 402.00	$ 35,000.00	Residential Remodel	Reroof
RR26-000158	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2004 N 8TH Street	$ 91.00	$ 3,880.00	Residential Remodel	R/R roof - 16 sq
RR26-000159	Garden City	BD - Repair, Replacement, or Remodel Building Permit	404 WASHINGTON ST	$ 91.00	$ 4,000.00	Residential Remodel	Tear off and replace shingles
RR26-000161	Garden City	BD - Repair, Replacement, or Remodel Building Permit	212 N 11TH Street	$ 80.00	$ 2,500.00	Residential Remodel	REPLACE EXISTING SEWER MAIN FROM HOUSE TO CITY
RP26-000011	Garden City	BD - Right of Way and Excavation Permit	1435 LAREU Road	$ 50.00	$ 30,000.00	Commercial/Industrial Remodel	excavation DIRT WORK ONLY
RR26-000003	Garden City	BD - Repair, Replacement, or Remodel Building Permit	516 N 10TH ST	$ 39.00	$ 300.00	Residential Remodel	Move electrical meter
RR26-000140	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2503 E SCHULMAN Avenue	$ 39.00	$ 358.00	Residential Remodel	1/2 or 3/4" PEX pipe New Bathroom
RR26-000167	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1312 W FULTON Street	$ 39.00	$ 10.00	Residential Remodel	gas pressure test
RP26-000012	Garden City	BD - Right of Way and Excavation Permit	1308 E LAUREL Street	$ -	$ -	Residential Remodel	CONCRETE WORK
RR26-000175	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2824 BELMONT Place	$ 124.00	$ 7,000.00	Residential Remodel	roof
RR26-000176	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1210 WALLACE	$ 39.00	$ 400.00	Residential Remodel	PRESSURE TEST
RR26-000170	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2508 N 6TH ST	$ 190.00	$ 12,195.22	Residential Remodel	Remove/replace roof
FP26-000015	Garden City	BD - Fence Permit	408 N 5TH Street	$ 166.00	$ 3,700.00	Residential Remodel	3 ft wood fence
RR26-000169	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1719 PAWNEE Road	$ 102.00	$ 4,500.00	Residential Remodel	ASSEMBLE TOOL SHED MODEL:SR-600
RR26-000196	Garden City	BD - Repair, Replacement, or Remodel Building Permit	617 N 11TH Street	$ 102.00	$ 4,500.00	Residential Remodel	roof
RR26-000201	Garden City	BD - Repair, Replacement, or Remodel Building Permit	612 W FULTON Street	$ 69.00	$ 2,000.00	Residential Remodel	ROOF
RR26-000195	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2107 SUNFLOWER ST	$ 179.00	$ 11,941.00	Residential Remodel	Residential Re-Roof
RR26-000203	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2802 SQUIRE PL	$ 113.00	$ 6,000.00	Residential Remodel	Tear off and replace shingles
RR26-000204	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1811 PAWNEE Road	$ 80.00	$ 2,700.00	Residential Remodel	roof
RR26-000177	Garden City	BD - Repair, Replacement, or Remodel Building Permit	903 E PRICE Street	$ 39.00	$ 500.00	Residential Remodel	extend weatherhead to 3ft
RR26-000208	Garden City	BD - Repair, Replacement, or Remodel Building Permit	610 E HAMLINE ST	$ 190.00	$ 12,300.00	Residential Remodel	Remove and Replace
RR26-000212	Garden City	BD - Repair, Replacement, or Remodel Building Permit	807 FITZ ST	$ 146.00	$ 8,500.00	Residential Remodel	Remove & Replace 28 SQ of Shingles
FP26-000018	Garden City	BD - Fence Permit	707 E JOHNSON Street	$ 39.00	$ 200.00	Residential Remodel	FENCE
SP26-000011	Garden City	BD - Sign Permit	203 N CAMPUS Drive	$ -	$ -	Commercial/Industrial Remodel	SIGN FACE REPLACEMENT
CP26-000026	Garden City	BD - Concrete Permit	1308 E LAUREL Street	$ 102.00	$ 4,500.00	Residential Remodel	CONCRETE WORK
RR26-000189	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1308 A Street	$ 39.00	$ 500.00	Residential Remodel	gas pressure test
RA26-000017	Garden City	BD - Residential Accessory Building Permit	2211 COMMANCHE Drive	$ 49.00	$ 1,000.00	Residential Remodel	10X15 STORAGE
RR26-000202	Garden City	BD - Repair, Replacement, or Remodel Building Permit	205 E KANSAS AVE	$ 331.50	$ 15,490.00	Commercial/Industrial Remodel	Replace refrigeration equipment on walk in freezer
RR26-000215	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1309 N MAIN aptD Street	$ 69.00	$ 2,000.00	Residential Remodel	re-routing drain piping&running water lines to fixtures
RR26-000216	Garden City	BD - Repair, Replacement, or Remodel Building Permit	4115 HAWTHORNE Way	$ 39.00	$ 100.00	Residential Remodel	gas pressure test
CP26-000023	Garden City	BD - Concrete Permit	2401 E KANSAS Avenue	$ 4,275.50	$ 621,367.00	Commercial/Industrial Remodel	Parking lot maintenance
RR26-000217	Garden City	BD - Repair, Replacement, or Remodel Building Permit	210 E MARY ST	$ 157.00	$ 9,127.00	Residential Remodel	Remove and Replace
RR26-000223	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1607 SUMMIT Street	$ 80.00	$ 2,160.00	Residential Remodel	roof
FP26-000013	Garden City	BD - Fence Permit	746 S FARMLAND Road	$ 148.50	$ 4,622.11	Commercial/Industrial Remodel	6ft fence
FP26-000019	Garden City	BD - Fence Permit	2306 ESTES Place	$ 80.00	$ 2,800.00	Residential Remodel	6ft fence
CP26-000034	Garden City	BD - Concrete Permit	1503 JAN Street	$ 80.00	$ 2,600.00	Residential Remodel	concrete work
RA26-000007	Garden City	BD - Residential Accessory Building Permit	2211 SANDIA CIR	$ 80.00	$ 3,000.00	Residential Remodel	Build a Shed
RR26-000106	Garden City	BD - Repair, Replacement, or Remodel Building Permit	909 CENTER ST	$ 223.00	$ 15,433.93	Residential Remodel	Remove/replace roof
RR26-000230	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1509 N 8TH Street	$ 91.00	$ 4,000.00	Residential Remodel	replace main sewer line
RR26-000232	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1606 LONGHORN Drive	$ 157.00	$ 9,999.98	Residential Remodel	ROOF
RR26-000218	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2806 E SPRUCE ST	$ 311.00	$ 23,200.00	Residential Remodel	Remove and Replace
RR26-000225	Garden City	BD - Repair, Replacement, or Remodel Building Permit	3101 YELLOWSTAR Street	$ 322.00	$ 25,000.00	Residential Remodel	ROOF
RR26-000227	Garden City	BD - Repair, Replacement, or Remodel Building Permit	209 ELM ST	$ 80.00	$ 2,800.00	Residential Remodel	R/R Roof
RR26-000180	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2517 COACHMAN LN	$ 113.00	$ 6,000.00	Residential Remodel	Tear off and replace shingles
RR26-000182	Garden City	BD - Repair, Replacement, or Remodel Building Permit	508 PENNSYLVANIA Avenue	$ 91.00	$ 3,600.00	Residential Remodel	ROOFING
FP26-000020	Garden City	BD - Fence Permit	1711 B Street	$ 102.00	$ 4,500.00	Residential Remodel	6' fence
CP26-000033	Garden City	BD - Concrete Permit	2502 LEE Avenue	$ 91.00	$ 3,500.00	Residential Remodel	concrete work
RA26-000019	Garden City	BD - Residential Accessory Building Permit	1714 C Street	$ 39.00	$ 500.00	Residential Remodel	12X12 STORAGE
RC26-000021	Garden City	BD - New Residential Construction Building Permit	1926 PRAIRIE VIEW Drive	$ 1,272.00	$ 200,000.00	Multi-Family	Build New Townhome
RR26-000188	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2002 PIONEER RD B	$ 59.00	$ 1,500.00	Residential Remodel	40GALLON NG WATER HEATER REPLACEMENT
RR26-000231	Garden City	BD - Repair, Replacement, or Remodel Building Permit	503 E KANSAS AVE	$ 67.00	$ 1,500.00	Commercial/Industrial Remodel	ELECTRIC WATER HEATER REPLACEMENT - UPGRADE FROM 5GAL TO 10GAL
RR26-000233	Garden City	BD - Repair, Replacement, or Remodel Building Permit	616 BRIAR HILL DR	$ 59.00	$ 1,500.00	Residential Remodel	WATER HEATER REPLACEMENT - 50GALLON NG
RR26-000240	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2608 E KANSAS Avenue	$ 79.50	$ 2,000.00	Commercial/Industrial Remodel	STUCO
RR26-000245	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1522 SUNDANCE Circle	$ -	$ 1,000.00	Residential Remodel	RELOCATE METER
RR26-000246	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1205 MULBERRY Street	$ 69.00	$ 2,000.00	Residential Remodel	ROOF

SP26-000012	Garden City	BD - Sign Permit	712 BUFFALO JONES Avenue	$ 100.00	$ -	Commercial/Industrial Remodel	new sign
DP26-000007	Garden City	BD - Demolition Permit	1607 DIANE Street	$ 50.00	$ -	Residential Remodel	NEW GARAGE
RC26-000035	Garden City	BD - New Residential Construction Building Permit	4109 CARDIGAN Street 67846	$ 1,397.00	$ 225,000.00	SF Residential Includes Modular	SINGLE FAMILY
RR26-000234	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1606 N 8TH ST	$ 80.00	$ 3,000.00	Residential Remodel	Tear off replace shingles
RR26-000243	Garden City	BD - Repair, Replacement, or Remodel Building Permit	345 S JENNIE BARKER Road	$ 202.50	$ 7,400.00	Misc	REPLACE EXTERIOR SANITARY SEWER SERVICE WITH PVC
RR26-000248	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2920 SQUIRE PL	$ 201.00	$ 13,498.00	Residential Remodel	Remove and Replace
RR26-000252	Garden City	BD - Repair, Replacement, or Remodel Building Permit	431 SUSAN ST	$ 146.00	$ 8,999.00	Residential Remodel	Remove/replace roof
RP26-000016	Garden City	BD - Right of Way and Excavation Permit	303 E THOMPSON Street	$ 75.00	$ -	Residential Remodel	Extend Sidewalk
RP26-000017	Garden City	BD - Right of Way and Excavation Permit	401 N 3RD Street	$ 75.00	$ -	Residential Remodel	CONCRETE
CP26-000036	Garden City	BD - Concrete Permit	3613 AMY Street	$ 80.00	$ 2,400.00	Residential Remodel	DRIVEWAY EXTENSION
CP26-000037	Garden City	BD - Concrete Permit	303 E THOMPSON Street	$ 69.00	$ 2,000.00	Residential Remodel	Extend Sidewalk
CP26-000041	Garden City	BD - Concrete Permit	401 N 3RD Street	$ 135.00	$ 8,000.00	Residential Remodel	CONCRETE
RC26-000024	Garden City	BD - New Residential Construction Building Permit	903 E PRICE Street	$ 39.00	$ 500.00	Residential Remodel	15x21 porch
RR26-000145	Garden City	BD - Repair, Replacement, or Remodel Building Permit	502 N Main Street	$ -	$ 8,400.00	Misc	CITY WORK - Replace (2) 30x70 doors for bathrooms at Stevens Park
RR26-000142	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2519 N 6TH Street	$ 190.00	$ 13,000.00	Residential Remodel	R/R roof - 36 sq
RR26-000143	Garden City	BD - Repair, Replacement, or Remodel Building Permit	802 PARK Place	$ 45.00	$ 750.00	Residential Remodel	Replacing water heater
CC26-000007	Garden City	BD - New Commercial Construction Building Permit	2151 E MARY Street	$ -	$ -	Commercial/Industrial Remodel	Addition to Ice House
RC26-000029	Garden City	BD - New Residential Construction Building Permit	3109 HUSKERS	$ 2,647.00	$ 475,000.00	Multi-Family	Multi-family Townhome(four-plex)
RR26-000147	Garden City	BD - Repair, Replacement, or Remodel Building Permit	709 E PRICE Street	$ 179.00	$ 12,000.00	Residential Remodel	R/R Roof
RR26-000156	Garden City	BD - Repair, Replacement, or Remodel Building Permit	514 EUGENE Place	$ 39.00	$ 300.00	Residential Remodel	Gas line pressure test
RR26-000149	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1522 SUNDANCE Circle	$ 49.00	$ 1,000.00	Residential Remodel	24X22 DETACHED GARAGE
RR26-000152	Garden City	BD - Repair, Replacement, or Remodel Building Permit	629 W OLIVE Street	$ 91.00	$ 3,500.00	Residential Remodel	Replace water line
CP26-000025	Garden City	BD - Concrete Permit	451 SARAH Street	$ 19.50	$ 480.00	Residential Remodel	Driveway Extension
RR26-000146	Garden City	BD - Repair, Replacement, or Remodel Building Permit	601 GARDEN CITY Avenue	$ 91.00	$ 3,500.00	Residential Remodel	Replace upgrade service to building and clean conduits outside - 4 meter & panels & 200 amp
CP26-000020	Garden City	BD - Concrete Permit	1111 E SPRUCE Street	$ 187.50	$ 8,000.00	Commercial/Industrial Remodel	INSTALL SLAB AROUND THE BUILDING
RC26-000017	Garden City	BD - New Residential Construction Building Permit	395 Camden Street	$ 2,022.00	$ 350,000.00	SF Residential Includes Modular	New single family home
RR26-000168	Garden City	BD - Repair, Replacement, or Remodel Building Permit	510 ALYSSA Court	$ 135.00	$ 7,200.00	Residential Remodel	R/R roof - 36 sq
RR26-000157	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1014 SMOKEY HILL Street	$ 91.00	$ 3,940.00	Residential Remodel	R/R roof - 18 sq
RA26-000013	Garden City	BD - Residential Accessory Building Permit	2405 CASEY'S DR	$ 338.00	$ 27,000.00	Residential Remodel	14'x21' patio cover
RC25-000127	Garden City	BD - New Residential Construction Building Permit	4121 Gib Drive	$ 1,145.00	$ 300,000.00	SF Residential Includes Modular	New Single Family Home
FP25-000111	Garden City	BD - Fence Permit	1917 BUFFALO JONES Avenue	$ 130.00	$ 6,700.00	Commercial/Industrial Remodel	6' fence
RP26-000008	Garden City	BD - Right of Way and Excavation Permit	624 N 11TH Street	$ 75.00	$ 1,200.00	Residential Remodel	Repair sidewalk 15.47 ft x 15.47 ft
RP26-000013	Garden City	BD - Right of Way and Excavation Permit	2906 SQUIRE Place	$ 75.00	$ -	Residential Remodel	SIDEWALK & DRIVEWAY REPLACEMENT & EXTENSION (EXT APPRX 9X48)
RR26-000191	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1606 N 8TH Street	$ 80.00	$ 2,800.00	Residential Remodel	Replace main water line with PEX
CC26-000008	Garden City	BD - New Commercial Construction Building Permit	3108 CECIL Drive	$ 22,125.50	$ 3,596,840.00	New Commercial	60'x120' metal building, outdoor stage, 2 outdoor pickle ball courts, outdoor games area, outdoor wiffle ball field and 3 out door canopies
RR26-000241	Garden City	BD - Repair, Replacement, or Remodel Building Permit	905 ANDERSON Street	$ 128.00	$ 200.00	Residential Remodel	Repair sewer main due to communications conduit hitting the line
RC26-000027	Garden City	BD - New Residential Construction Building Permit	5521 DAWSYN Avenue	$ 1,392.00	$ 224,000.00	SF Residential Includes Modular	NEW SINGLE FAMILY HOME
RC26-000028	Garden City	BD - New Residential Construction Building Permit	466 CAMDEN Street	$ 1,472.00	$ 240,000.00	SF Residential Includes Modular	NEW SINGLE-FAMILY HOME
RA26-000014	Garden City	BD - Residential Accessory Building Permit	1011 LAMPLIGHTER Lane	$ 91.00	$ 3,500.00	Residential Remodel	12'x20' stick built shed
RR26-000183	Garden City	BD - Repair, Replacement, or Remodel Building Permit	809 PEARL Street	$ 39.00	$ 400.00	Residential Remodel	Gas pressure test on existing gas line
RR26-000228	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2510 N 8TH Street	$ 102.00	$ 4,500.00	Residential Remodel	R/R roof - 21 sq
CP26-000024	Garden City	BD - Concrete Permit	624 N 11TH Street	$ 179.00	$ 12,000.00	Residential Remodel	Repair sidewalk 15.47 ft x 15.47 ft
CP26-000027	Garden City	BD - Concrete Permit	2906 SQUIRE Place	$ 55.00	$ 1,248.00	Residential Remodel	SIDEWALK & DRIVEWAY REPLACEMENT & EXTENSION (EXT APPRX 9X48)
CP26-000030	Garden City	BD - Concrete Permit	613 MAGNOLIA Street	$ 80.00	$ 3,000.00	Residential Remodel	CONCRETE PATIO
RR26-000244	Garden City	BD - Repair, Replacement, or Remodel Building Permit	209 WESLEY Street	$ 43.00	$ 700.00	Residential Remodel	R/R roof - 162 sq ft roof
RR26-000118	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2316 SCHULMAN	$ 202.50	$ 7,825.00	Misc	ROW CONCRETE WORK
FP26-000026	Garden City	BD - Fence Permit	303 E THOMPSON Street	$ 69.00	$ 2,000.00	Residential Remodel	6' FENCE
RP26-000014	Garden City	BD - Right of Way and Excavation Permit	707 N 1ST Street	$ -	$ -	Residential Remodel	SIDEWALK REPLACEMENT- (SIDEWALK PROGRAM)
CP26-000031	Garden City	BD - Concrete Permit	707 N 1ST Street	$ -	$ 1,200.00	Residential Remodel	SIDEWALK REPLACEMENT- (SIDEWALK PROGRAM)
			Total	**$ 49,400.00**	**$ 6,959,952.24**		

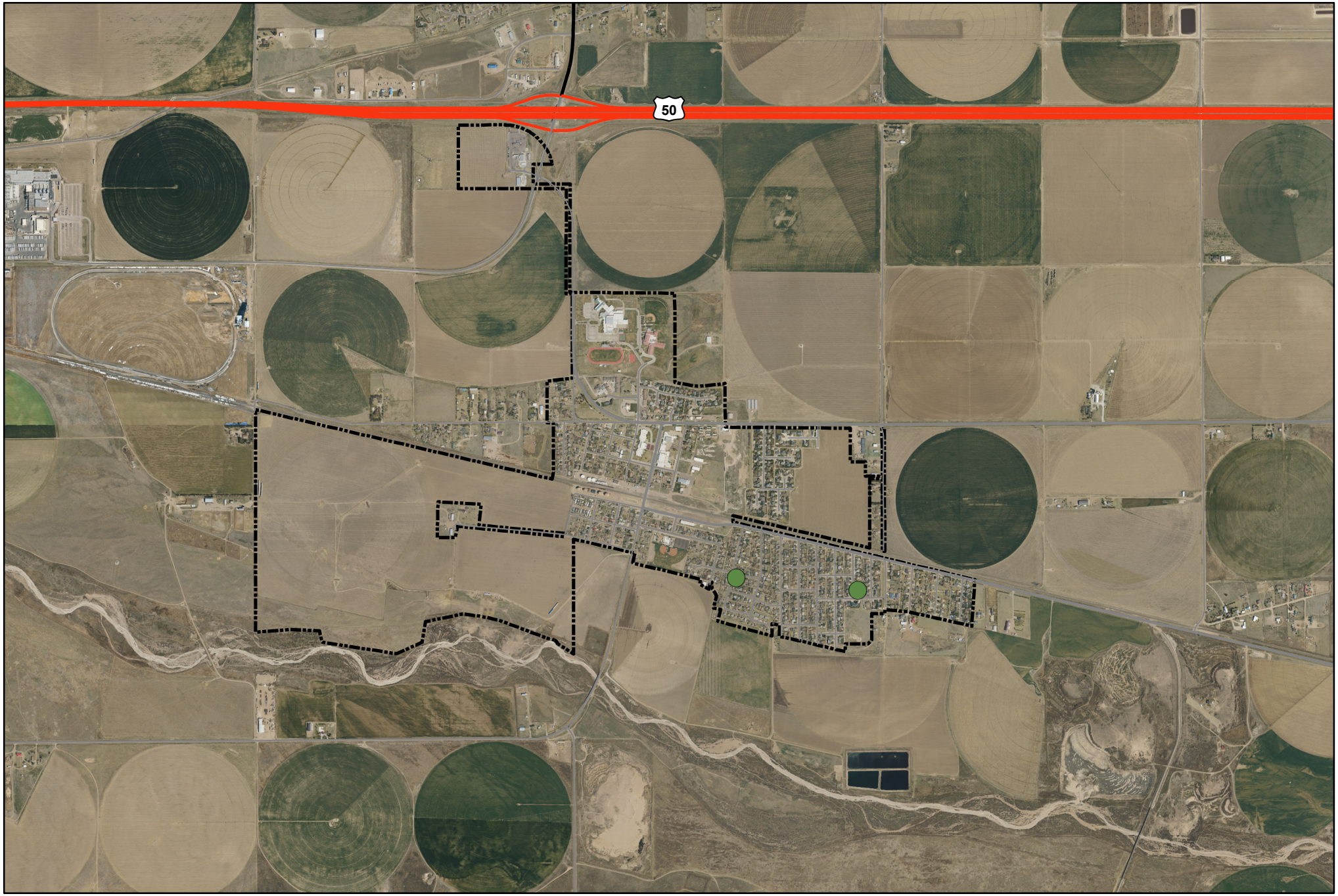
HOLCOMB
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE									$ -	**0**
	PERMITS									0	
	VALUATION									$ -	
FEB	FEE				54			0		$ 54	**1**
	PERMITS				1			1		2	
	VALUATION				150			0		$ 150	
MAR	FEE				263					$ 263	**6**
	PERMITS				2					2	
	VALUATION				13,646					$ 13,646	
APR	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
MAY	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUN	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUL	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2026 TOTAL PERMITS		0	0	0	3	0	0	1	0	$ 317 4 $ 13,796	**7**

2024-2026 HOLCOMB BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits	3	2	8	11	13	7	8	11	9	10	2	3
2025 Permits	0	1	4	12	13	11	11	9	12	10	1	4
2026 Permits	0	2	2									



Holcomb

Permit Types

March 2026

- New Industrial (0)
- New Commercial (0)
- Commercial/Industrial Remodel (0)
- Multi-Family (0)
- Residential Remodel (2)
- SF Manufactured (HUD Standards) (0)
- SF Residential Includes Modular (0)
- Misc (0)

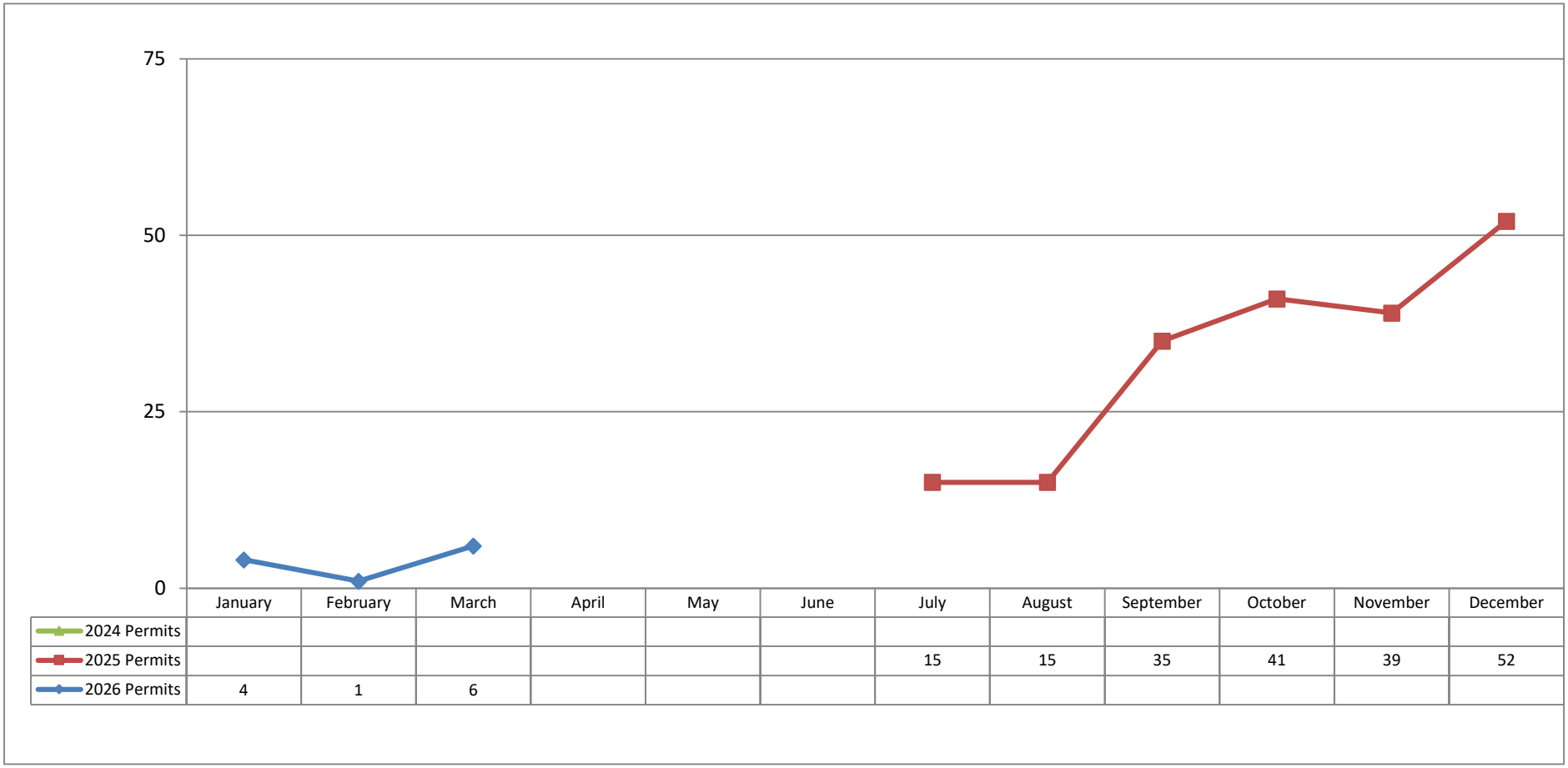
- Immediate Growth Area
- Municipal Boundaries

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR26-000171	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	206 SYDNEE LN	$ 146.00	$ 8,645.98	Residential Remodel	Remove/replace roof
RR26-000184	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	202 JEREMY LN	$ 117.00	$ 5,000.00	Residential Remodel	Roofing
			Total	**$ 263.00**	**$ 13,645.98**		

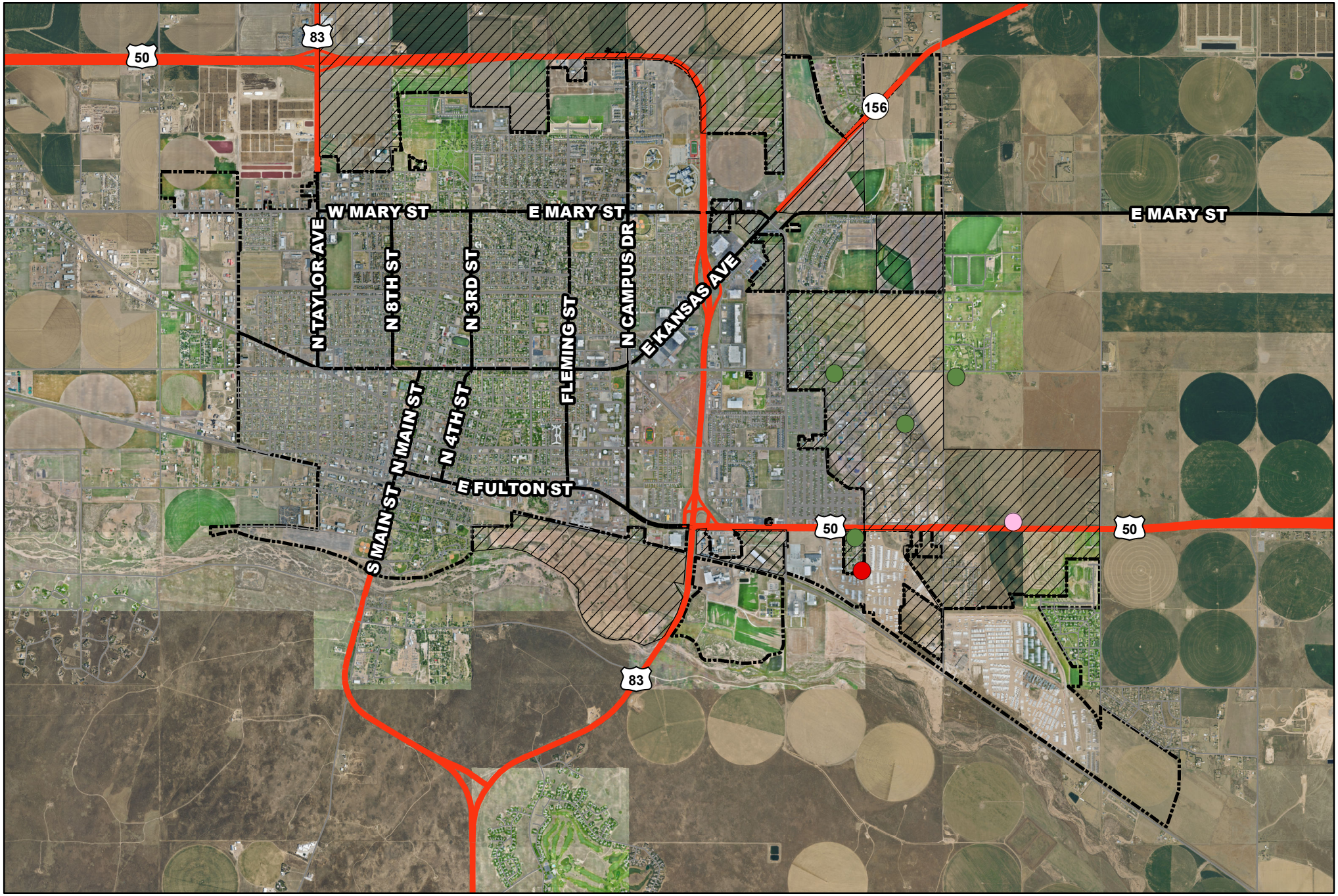
INNERMEDIATE URBAN GROWTH AREA
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE				136	550		45		$ 731	**5**
	PERMITS				2	1		1		4	
	VALUATION				6,200	80,000		2,500		$ 88,700	
FEB	FEE				249					$ 249	**10**
	PERMITS				1					1	
	VALUATION				16,336					$ 16,336	
MAR	FEE		362		399			95		$ 856	**11**
	PERMITS		1		4			1		6	
	VALUATION		30,000		6,850			2,000		$ 38,850	
APR	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
MAY	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUN	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
JUL	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2026 TOTAL PERMITS		0	1	0	7	1	0	2	0	$ 1,836 11 $ 143,886	**26**

2024-2026 IUGA BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits												
2025 Permits							15	15	35	41	39	52
2026 Permits	4	1	6									



IUGA

Permit Types

March 2026

- New Industrial (0)
- New Commercial (0)
- Commercial/Industrial Remodel (1)
- Multi-Family (0)
- Residential Remodel (4)
- SF Manufactured (HUD Standards) (0)
- SF Residential Includes Modular (1)
- Misc (0)

Immediate Growth Area
Municipal Boundaries

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR26-000122	IUGA	BD - Repair, Replacement, or Remodel Building Permit	5185 E US HIGHWAY 50	$ 94.50	$ 2,000.00	Commercial/Industrial Remodel	200A new service - WHEATLAND
RR26-000160	IUGA	BD - Repair, Replacement, or Remodel Building Permit	4770 E SCHULMAN Avenue	$ 144.00	$ 1,000.00	Residential Remodel	FRAMING UP WALLS + ADDING NEW WALLS Owners confirmed that they will be moving in
RR26-000178	IUGA	BD - Repair, Replacement, or Remodel Building Permit	4020 E SCHULMAN Avenue	$ 106.00	$ 3,100.00	Residential Remodel	roof tear off
RR26-000198	IUGA	BD - Repair, Replacement, or Remodel Building Permit	730 N INDUSTRIAL	$ 95.00	$ 2,500.00	Residential Remodel	6 windows(3 bedrooms 24x36) siding&2doors
RR26-000199	IUGA	BD - Repair, Replacement, or Remodel Building Permit	4170 E HWY 50 #105	$ 54.00	$ 250.00	Residential Remodel	GAS PRESSURE TEST
RC26-000020	IUGA	BD - New Residential Construction Building Permit	4170 E HWY 50 #326	$ 362.00	$ 30,000.00	SF Residential Includes Modular	INSTALL MOBILE HOME
			Total	**$ 855.50**	**$ 38,850.00**		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: April 16, 2026
RE: GC2026-18: Rezone from "C-O" Office and Service Business District to "C-3" Central Business District for the property generally located at 210 E. Spruce Street, Garden City, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation of the rezoning request for the property generally located at 210 E. Spruce Street, Garden City, Kansas.

BACKGROUND:

John M. Lindner is requesting to rezone 210 E. Spruce Street from "C-O" Office and Service Business District to "C-3" Central Business District. The lot is approximately .15 acres and is adjacent to the "C-O" Office and Service Business District to the east, south, and north, and the "C-3" Central Business District to the west. The property was previously a bakery, but that use, as well as restaurants, is not permitted within the "C-O" Office and Service Business district. The building is intended to continue to be used and suited for a bakery or restaurant tenant.

STAFF ANALYSIS:

Since bakeries and restaurants are not permitted in the current zoning district, remodeling to accommodate a new bakery or restaurant would be limited by the Non-Conforming Section of the Zoning Regulations. By rezoning to the "C-3" Central Business District, any future bakery or restaurant would conform to the Zoning Regulations, while allowing several other commercial-related uses beyond those in the "C-O" district. Before any remodeling is allowed, a permit application must be completed, along with building plans that meet the Building Code and Zoning Regulations, and the plans must be drawn by a licensed architect.

The existing lot is consistent with the characteristics of other buildings in the Central Business District, which include limited off-street parking, and the existing building is close to the front property line. Additionally, the Garden City Downtown Plan designates this area as part of the Downtown Area Boundary, while the Garden City Comprehensive Plan designates it as mixed-use, including commercial uses.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria in Section 27.040 of the Garden City Zoning Regulations. Below is the complete list of these criteria:

27.040 AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

RECOMMENDATION:

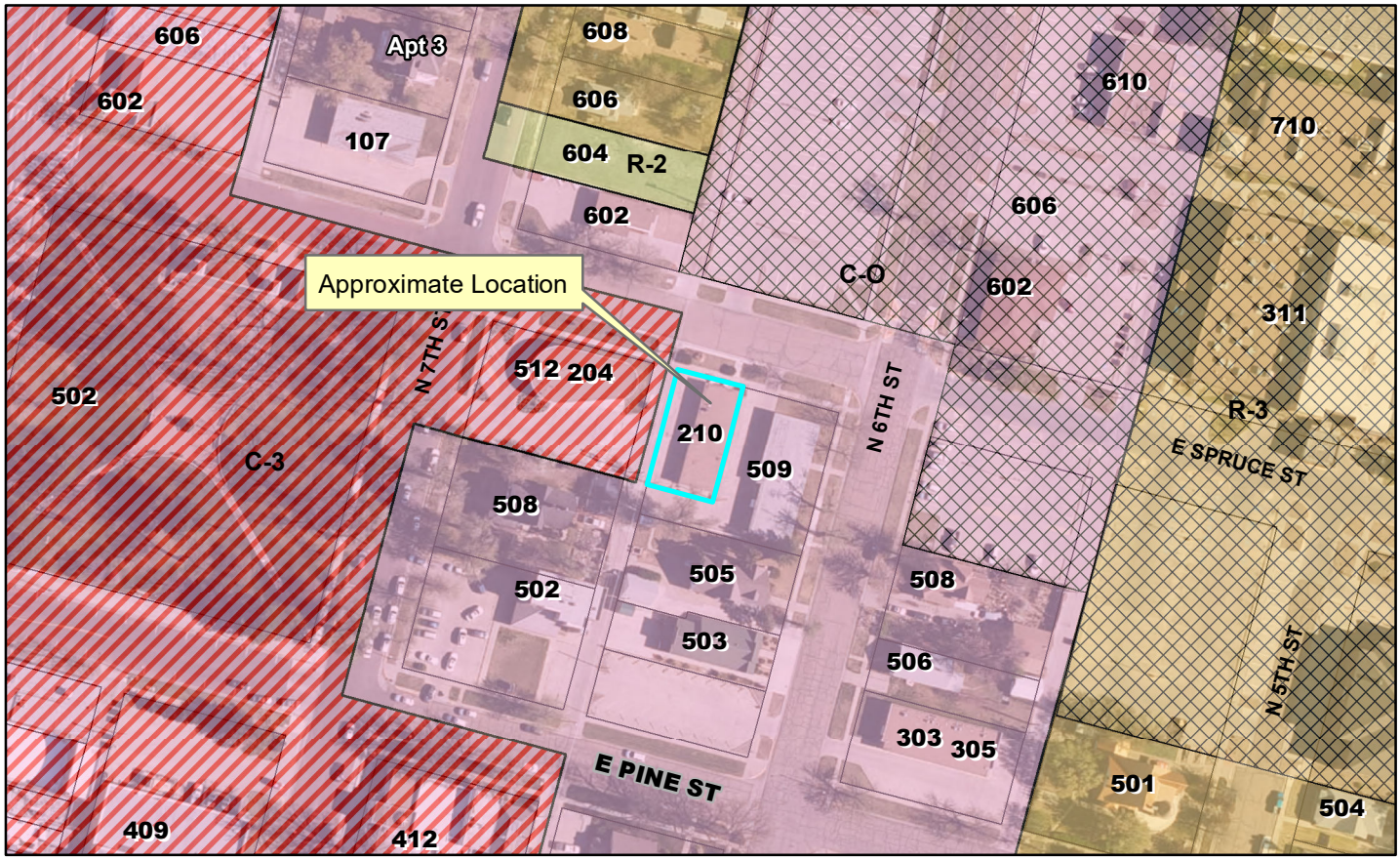
Staff recommends that the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

Vicinity Map
General Information



Case Number: GC2026-18
Applicant: John M. Lindner
Address: 210 East Spruce
Request: Rezone request from "C-O" Office and Service Business District to "C-3" Central Business District

GC2026-18: Rezone from "C-O" Office and Service Business District to "C-3" Central Business District for the property generally located at 210 E. Spruce Street, Garden City, Kansas.

GENERAL INFORMATION

Date:	April 16, 2026	**Jurisdiction:**	Garden City
Owner:	John M. Lindner		
Applicant:	John M. Lindner		
Requested Action:	Rezone to “C-3” Central Commercial District		
Purpose:	To allow for a restaurant or bakery.		
Location address:	The property is generally located at 210 E. Spruce Street		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive and Downtown Plan.		
Sites Existing Zoning:	"C-O" Office and Service Business District		
Surrounding Zoning:	North "C-O" Office and Service Business District South "C-O" Office and Service Business District East "C-O" Office and Service Business District West “C-3” Central Commercial District		
Land Area:	Contains 0.15 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Angie Rivera
DATE: April 16, 2026
RE: GC2026-19 Rezone from "C-O" Office and Service Business District to “R-1” Single Family Residential District for the property generally located at 306 N 6th Street, Garden City, KS

ISSUE:

The planning commission is asked to consider and provide a recommendation on the rezoning request for the property generally located at 306 N 6th Street, Garden City, Kansas.

BACKGROUND:

Vivian F. Fankhauser is requesting to rezone the property located at 306 N. 6th Street from “C-O” Office and Service Business District to “R-1” Single-Family Residential District. The lot is approximately 300 square feet in size and is located within the downtown area, surrounded primarily by properties zoned “C-O” Office and Service Business District. The property contains an existing structure of approximately 155 square feet that is currently being used as a residence.

Although the property is zoned commercial, it has historically been utilized for residential purposes. The applicant has indicated that attempts have been made to sell the property but has been unable to do so as financial institutions are unwilling to provide mortgage financing for the property due to its current commercial zoning. As a result, this has created a hardship for the property owner by making it difficult to sell the property for its established residential use.

STAFF ANALYSIS:

The property is currently zoned “C-O” Office and Service Business District, but is being used for residential purposes, which constitutes a legal nonconforming use. Rezoning the property to a residential district would bring the zoning into conformance with the existing use. The proposed “R-1” Single-Family Residential District is consistent with the property's existing residential use. However, it does not meet the minimum lot size requirements of the R-1 Single Family Residential District. Since the property does not meet the lot-size requirements, staff recommend rezoning to the R-2 Single Family Residential District, which requires a lot size of 5,000 square feet. The purpose and intent of the R-2 Single Family Residential District is to account for areas that were platted into smaller lots during the early years of the city's growth.

If the Planning Commission recommends rezoning the property to a lesser change, state statute requires that a new notice of hearing letter and publication be sent, stating this information and notifying the City Commission of the meeting date and time. Staff has discussed this information with the applicant, and they agree with the down zoning as it would still satisfy the requirements for

a financial institution
This would allow the property to be sold as residential as well as provide owners with flexibility in obtaining permits for improvements, including the ability to perform certain work without the requirement of a licensed contractor, as permitted by City code.

While the property is located within a commercial area, the block to the east is zoned “R-3” Multiple-Family Residential District, which provides a transition between commercial and residential uses. Given the property's longstanding residential use and the surrounding zoning context, the requested rezoning is not expected to create significant adverse impacts on the area.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria in Section 27.040 of the Garden City Zoning Regulations. Below is the complete list of these criteria:

27.040 AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner’s property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request as presented.
2. The Planning Commission may recommend rezoning to R-2 Single Family Residential District.
3. The Planning Commission may not recommend approval of the rezoning request.

RECOMMENDATION:

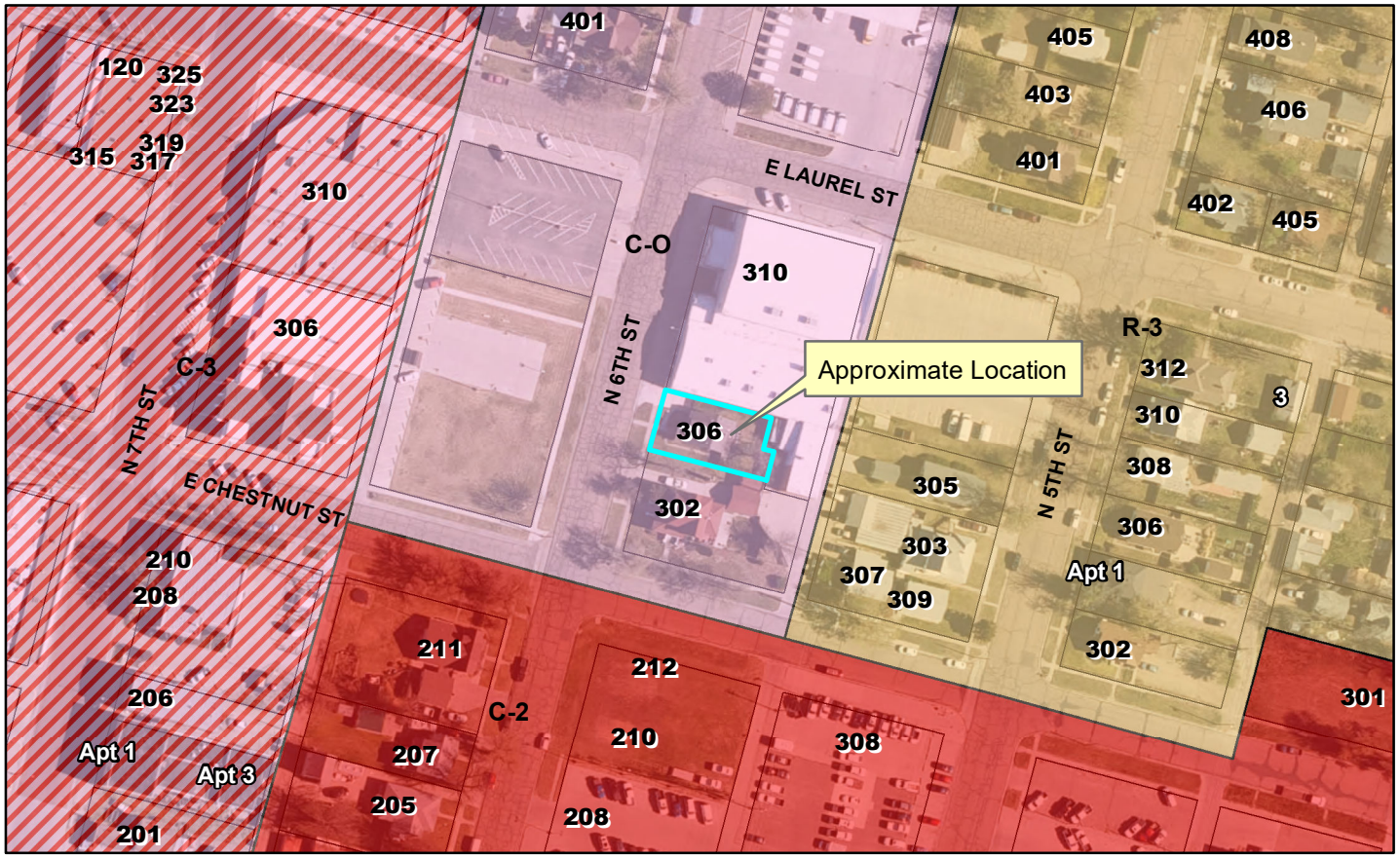
Staff recommends that the Planning Commission's recommendation be to rezone this property to R-2 Single Family Residential District.

FISCAL NOTE:

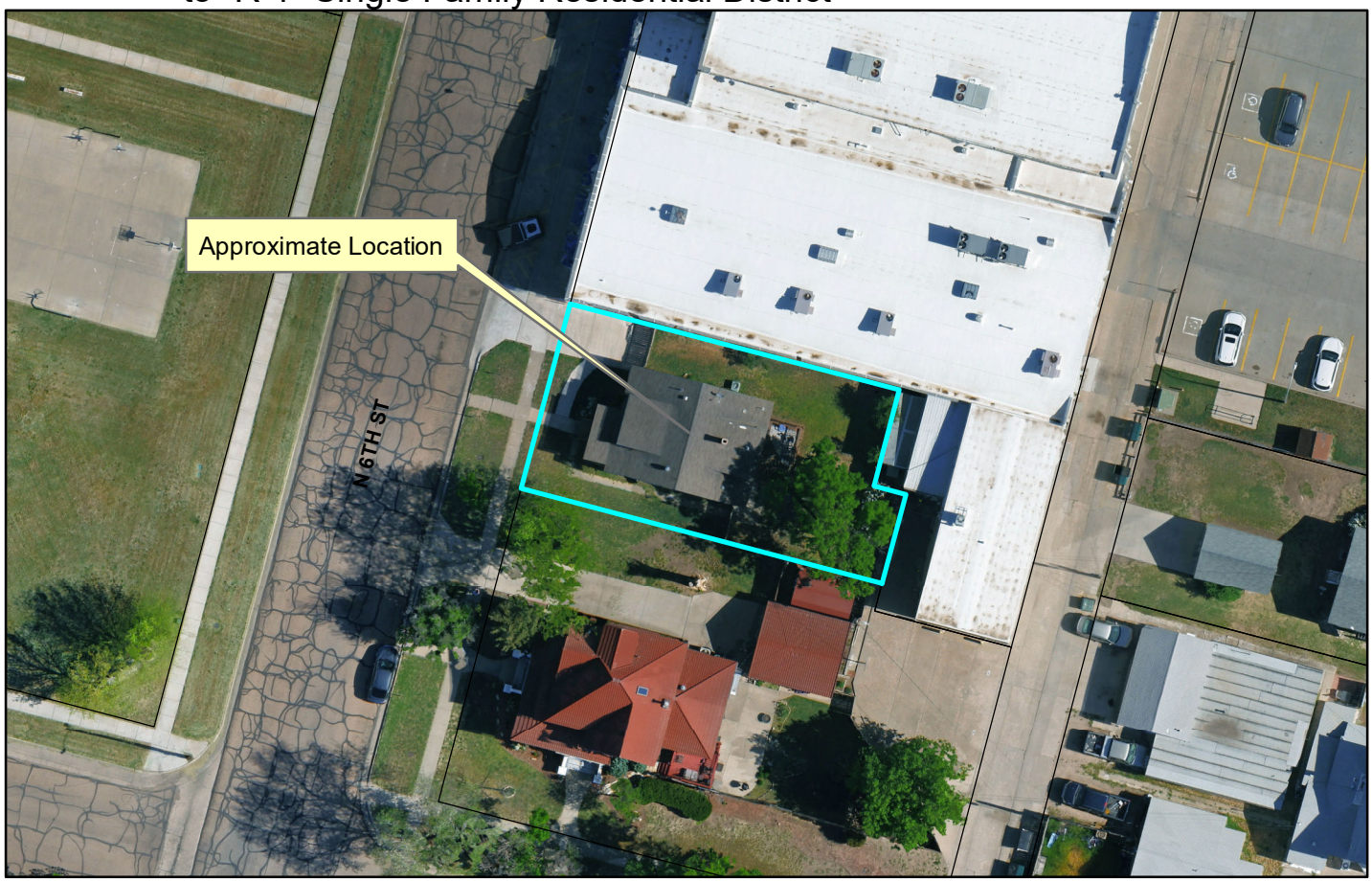
There is no fiscal impact.

ATTACHMENTS:

Vicinity Map
Applicant's Letter



Case Number: GC2026-19
Applicant: Vivian F. Fankhauser
Address: 306 N. 6th Street
Request: Rezone request from "C-O" Office and Service Business District to "R-1" Single Family Residential District



April 10, 2026

Dear Finney County Planning Commission,

I am requesting a rezoning of a small house I have completely remodeled and am trying to sell at 306 N. Sixth St. It is currently zoned C-O, but it and the house next door at 302 N. Sixth have been used exclusively as residential homes since 1913.

My realtor, Alicia Gian with ReMax, recently encountered a problem with banks and credit unions refusing to provide a mortgage to buyers because of the current zoning. Their reasoning is that if the mortgage holder fails to meet payment requirements and the financial institution becomes owner of the property, they can not sell it if isn't correctly zoned as residential. She contacted 5 or 6 mortgage lenders and they all told her the same thing.

The home has been under contract for over a month pending a change of the zoning from commercial to residential so the buyers can get their mortgage approved.

Thank you for your attention to this matter,

Vivian F. Fankhauser

Vivian F. Fankhauser

Vivian F. Fankhauser, LLC

1001 Center St.

Garden City, KS 67846

(620) 276-8767

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: April 16, 2026
RE: FC2026-08: Rezoning from "A" Agricultural District to "R-R" Rural Residential for the property generally located at 4635 W. 7 Mile Rd., Finney County, Kansas.

ISSUE:

The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located at 4635 W. 7 Mile Rd., Finney County, Kansas.

BACKGROUND:

The applicant, Burt West with Pro Stake Surveying, on behalf of the property owner, Steven W. Sterling, is requesting to rezone +/- 5.07 acres of the property generally located at 4635 W. 7 Mile Rd., Finney County, Kansas, from "A" Agricultural District to "R-R" Rural Residential District. This property is currently undergoing the plat approval process. The 7 Mile Estates Parcel Plat contains one lot totaling +/- 5.07 acres. There is currently a single-wide manufactured home and a larger accessory structure on the property. The owner is requesting to rezone the property to separate the house from the agricultural land. The property is located in zone A of the floodplain. This zone is described as the 100-year flood event or the one percent annual chance flood event, and requires compliance with the floodplain regulations. The plat cannot be approved by the Board of County Commissioners until the property is rezoned.

STAFF ANALYSIS:

The Future Land Use Map designates this area as agricultural. However, the "A" Agricultural District requires a minimum lot size of 40 acres, so a residential zoning district is more appropriate. Within the "A" Agricultural District, in accordance with Section 4.020(11), "No parcel of 40 acres or less may be subdivided if it is vacant, or currently used for agricultural purposes unless properly rezoned to a new zoning district. This includes corners of existing crop circles." During the plat review process, the applicant was notified that the property must be rezoned before the plat can be approved by the Board of County Commissioners. The proposed "R-R" zoning district allows for residential development.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration,

B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned,
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

RECOMMENDATION:

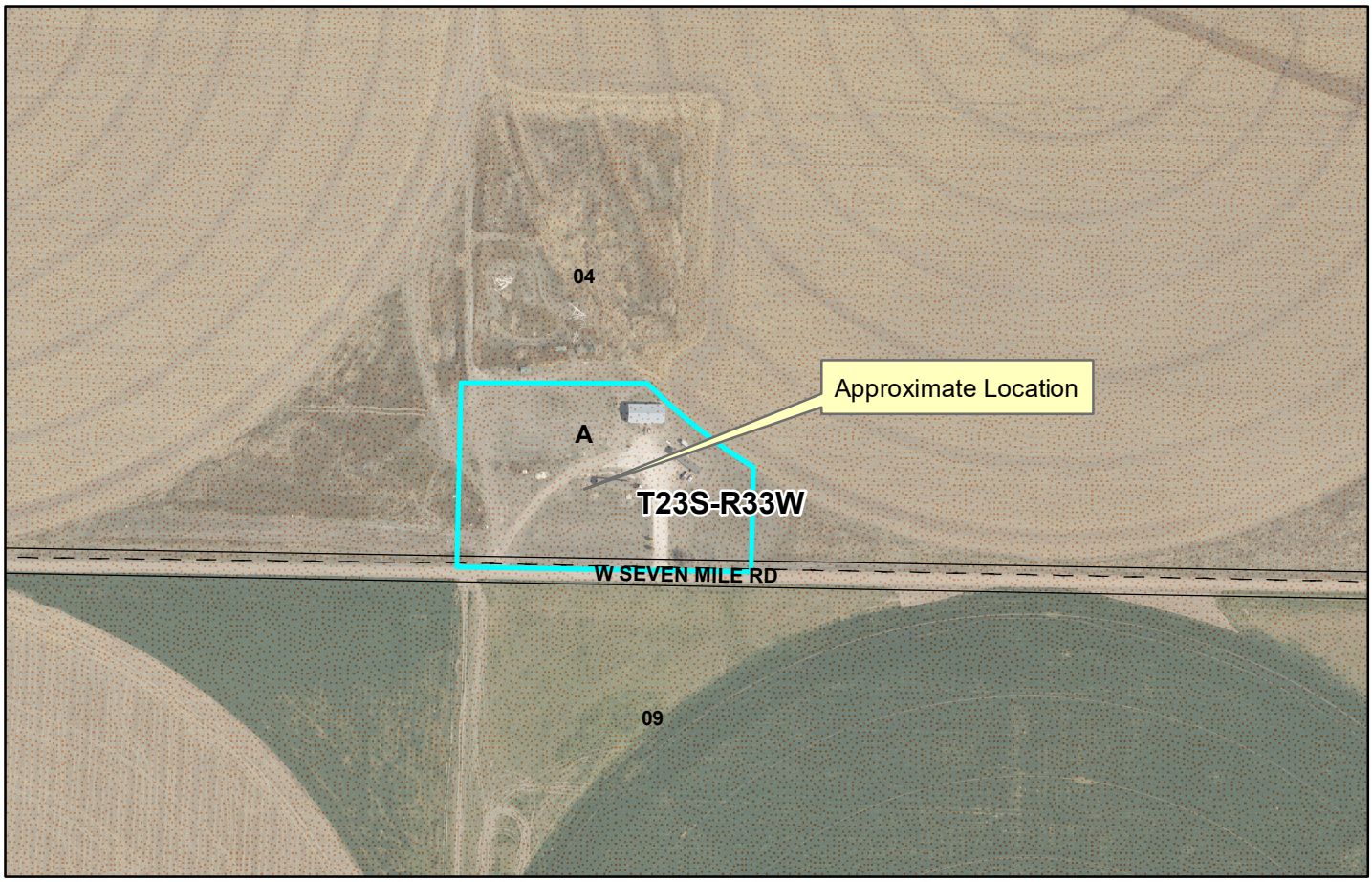
Staff Recommends Alternative 1, recommending approval of the rezoning request.

FISCAL NOTE:

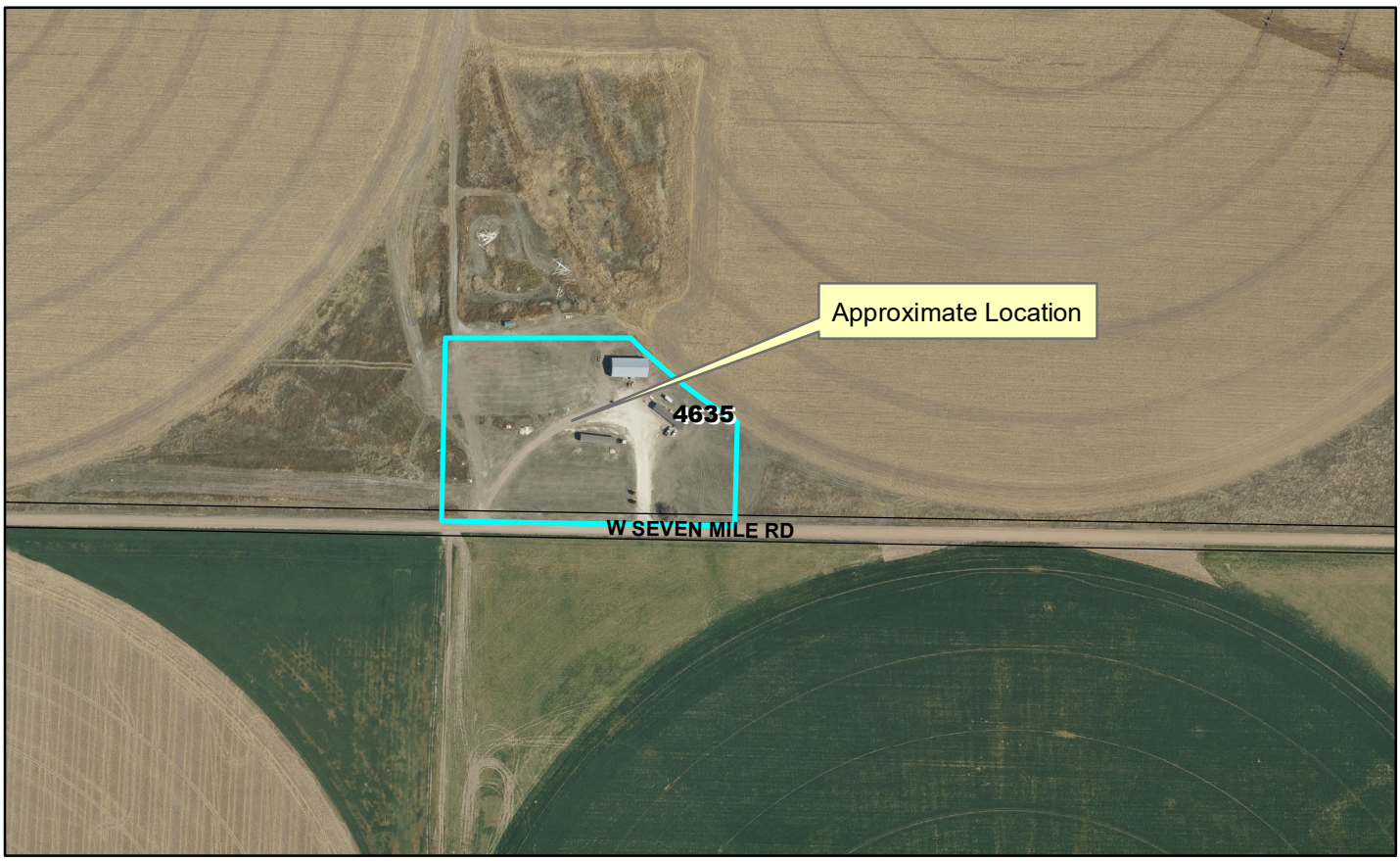
There's no fiscal impact.

ATTACHMENTS:

FC2026-08 Vicinity Map
FC2026-08 GENERAL INFO



Case Number: FC2026-08
Applicant: Burt West with Pro Stake Surveying LLC
Location: Generally located at 4635 West Seven Mile Road, Finney County, Kansas.
Request: Rezone from "A" Agricultural District to "R-R" Rural Residential District.



FC2026-08: Rezoning from "A" Agricultural to "R-R" Rural Residential District for the property generally located at 4635 W. 7 Mile Rd., Finney County, Kansas.

GENERAL INFORMATION

Date:	April 16, 2026	**Jurisdiction:**	Finney County
Owner:	Steven W. Sterling		
Applicant:	Burt West, Pro Stake Surveying		
Requested Action:	“A” Agricultural District to "R-R" Rural Residential District		
Purpose:	Residential		
Location address:	The property is generally located at 4635 W. 7 Mile Rd., Finney County, KS		
Comprehensive Plan:	The proposed land use is not consistent with the Comprehensive Plan.		
Sites Existing Zoning:	“A” Agricultural District		
Surrounding Zoning:	North “A” Agricultural District South “A” Agricultural District East “A” Agricultural District West “R-I” Rural Industrial District		
Land Area:	Contains +/- 5.07 acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Mackenzie Phillips, Development & Administrative Coordinator
DATE: April 16, 2026
RE: FC2026-06: Special Use Permit to operate Commercial Solar Energy Conversion Systems in the "A" Agricultural District for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation of a request for a Special Use Permit to operate Commercial Solar Energy Conversion Systems in the "A" Agricultural District for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.

BACKGROUND:

The Applicant, Sherlock Solar, LLC, a wholly owned subsidiary of Triple Oak Power, LLC, on behalf of the respective property owners, has applied for a Special Use Permit (SUP) to operate Commercial Solar Energy Conversion Systems (CSECS) in the "A" Agricultural District as outlined in Article 36 of the Finney County Zoning Regulations for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.

The Sherlock Solar Project is part of a larger initiative, the Home Range Clean Power Project, proposed to occupy portions of Finney, Wichita, and Kearny Counties. The Home Range Clean Power Project is planned to include the following major land use components: CSECS, Battery Energy Storage Systems (BESS), Digital Infrastructure Campus (DIC), Natural Gas Generation (NGES), Wind Generation, and substation, switchyard, and transmission line development.

The Sherlock Solar Project is proposed to be a 400-megawatt alternating current (MWac; or 520-megawatt direct current, MWdc) CSECS project. The proposed Project area is approximately 6,150 acres. If approved, the SUP will be applied strictly to the land area described in Appendix C of the Applicant's submittal. All the properties located within the proposed Project area are zoned "A" Agricultural District and are currently used for agricultural purposes. The major components of the Project will include solar arrays and ancillary facilities, including the following: tracker systems, a collector substation, inverters, an overhead transmission line, access roads, a detention basin, security fencing, and an on-site supervisory control and data acquisition system.

If the SUP is approved, the Applicant anticipates the Project's construction to commence in the Spring of 2027 and estimates it will take 24 months to complete. The typical project life for a CSECS project is approximately 40 years. The Applicant has submitted preliminary information about decommissioning and restoration (Appendix G), and will be required to submit a final decommissioning and restoration plan with the Decommissioning Agreement. Before the

construction of the Project can begin, the Applicant must meet the following requirements: (1) Submit official site and building plans following the requirements of the Finney County Zoning Regulations, Subdivision Regulations, SUP Application Form, and CSECS Application Form; (2) Receive plan approval after completing the plan review process and receive an approved building permit; (3) Enter into agreements with the County pursuant to the SUP Application Form, including a Development Agreement, Decommissioning Agreement, Road Use and Maintenance Agreement, and Community Benefit Agreement.

The Applicant submitted an amendment to their application on April 15, 2026, to reduce the total size of the Project boundary (see SUP Addendum Attachment). The Applicant has the right and ability to shrink the SUP boundary at any time, but cannot expand the Project boundary without proper notice.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 36.050 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

36.050 SPECIAL USE PERMIT - EVALUATION CRITERIA. In reviewing and making decisions on proposed Special Use Permits, the Planning Commission and the Governing Body shall give consideration to the following evaluation criteria and factors, to the extent relevant:

1. Whether the proposed use complies with all applicable provisions of these Regulations;
2. Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;
3. Whether the proposed use is compatible with the character of the area;
4. Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;
5. Whether the use will cause significant adverse impacts on the natural environment;
6. Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area.
7. Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;
8. Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;
9. Conservation of property values;
10. Protection against fire and casualties;
11. Observation of general police regulations;
12. Prevention of traffic congestion;
13. Promotion of traffic safety and the orderly parking of motor vehicles;
14. Promotion of the safety of individuals and property;
15. Provision for adequate light and air;
16. Prevention of over-crowding and excessive intensity of land uses;
17. Provision for public utilities and schools;
18. Invasion by inappropriate uses;
19. Value, type, and character of existing or authorized improvements and land uses;
20. Encouragement of improvements and land uses in keeping with overall planning;

21. Provisions for orderly and proper urban renewal, development, and growth;
22. Length of time subject property has remained vacant as zoned;
23. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the Applicant;
24. Opposition or support of neighborhood residents;
25. Impact of the proposed development on community facilities;
26. Professional staff recommendation; and
27. Such other factors and criteria that the Governing Body might deem relevant.

STAFF ANALYSIS:

The following is Staff's analysis of the SUP evaluation criteria as listed in Section 36.050 of the Finney County Zoning Regulations:

1. *Whether the proposed use complies with all applicable provisions of these Regulations;*
    - Staff Analysis: The proposed use complies with all applicable provisions of the Finney County Zoning Regulations, SUP Base Application Form, and the CSECS SUP Application Form.
2. *Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;*
    - Staff Analysis: The properties included in the Project boundary are currently used for agricultural purposes. The land use of the surrounding properties includes agricultural and residential uses, with agriculture as the primary use. The applicant has stated that, once operational, the solar project will not generate traffic, lighting, noise, odor, or dust. No permanent long-term traffic impacts are expected as a result of the Project, as once the solar arrays are operational, there will only be periodic employee visits to the Project for routine maintenance, such as vegetation management, panel maintenance, and general facility maintenance. The traffic impacts associated with the Project will be minimal and will not impact nearby properties. Once installed, solar arrays are fixed to the ground and are unlikely to emit noise or produce odor.
3. *Whether the proposed use is compatible with the character of the area;*
    - Staff Analysis: The proposed use is compatible with the character of the area. The Project's operation is passive in nature. The applicant has indicated that the Project, once operational, will not create nuisance impacts to surrounding properties. The existing character of the area is grazing and active agricultural land with some single-family residential. The Project proposes mitigation measures and will enter into a development agreement with Finney County to ensure impacts to the area are mitigated.
4. *Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;*
    - Staff Analysis: In accordance with Section 36.020 of the Finney County Zoning Regulations, the purpose of the SUP process is to "to allow proper integration of certain uses into the community and County, which might only be suitable in specific locations, and might have potentially detrimental characteristics if not properly located, designed, operated, and otherwise conditioned." The mix of existing rural, agricultural, and industrial land uses within the surrounding area makes the subject property a suitable site for this project. The Applicant has identified that the subject property is ideal for solar development, as it does not feature any significant topographical changes and is

naturally relatively flat. The subject property is also free of vegetation that could conflict with the proposed Project, and other existing land uses (oil and gas development and production) can be accommodated through proper siting of facilities.

5. *Whether the use will cause significant adverse impacts on the natural environment;*
    - Staff Analysis: The Project is not anticipated to cause significant adverse impacts on the natural environment. The Applicant is required to provide documentation of all required permits and comply with all local, state, and federal laws and regulations.
6. *Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area.*
    - Staff Analysis: Once operational, the Project is not expected to cause significant adverse impacts on community facilities, the transportation network, or utilities in the area. Traffic impacts will be limited primarily to the construction period and will be managed in coordination with the County through road use agreements, including provisions for road improvements, maintenance, and repair as needed.
7. *Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;*
    - Staff Analysis: The Finney County Comprehensive Plan includes a number of supportive economic development goals that target increased renewable energy development in Finney County. Chapter 7 – Natural and Agricultural Resources of the Comprehensive Plan includes the goal to "Promote Sustainable Energy" which includes the goal of "working to adopt sustainable energy practices. These include monitoring energy usage, utilizing more efficient energy sources, and reducing overall energy consumption". Chapter 7 of the Comprehensive Plan also includes "Objective #2: Promote Sustainable Energy," which includes the following Policies: (1) Policy 2.3: Finney County will work toward providing and supporting more sustainable forms of energy; and (2) Policy 2.4: Finney County will work toward creating more sound energy prices.
8. *Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;*
    - Staff Analysis: The typical project life for a CSECS project is approximately 40 years. The Applicant will be required to enter into a Decommissioning Agreement with the County.
9. *Conservation of property values;*
    - Staff Analysis: The Project is located in an area that already includes established energy and industrial uses, including proximity to the Sunflower Generating Station, as well as existing transmission infrastructure and oil and gas development. The Project will be required to submit a final site plan and to comply with the required setbacks and site design requirements. The Project is not expected to have a significant adverse impact on surrounding property values.
10. *Protection against fire and casualties;*
    - Staff Analysis: Prior to construction, the Applicant is required to submit an Emergency Readiness Plan to establish safety procedures detailing expected public agency/emergency services needed for support during emergencies and identifying potential fire and safety risks associated with the Project.
11. *Observation of general police regulations;*
    - Staff Analysis: The Project will be required to comply with all applicable local, state, and federal laws and regulations, including general police and public safety requirements.
12. *Prevention of traffic congestion;*

- Staff Analysis: The Project is not expected to generate traffic during normal operations beyond occasional visits for inspection and maintenance. Traffic impacts will be limited to the construction period and will be managed through the implementation of a construction traffic control plan. This plan will establish designated haul routes, site access points, and parking areas, and will be developed in coordination with Finney County Public Works. In addition, the Applicant will comply with any applicable road use agreements, including measures to manage traffic flow, maintain safe road conditions, and minimize potential congestion during construction activities.

13. *Promotion of traffic safety and the orderly parking of motor vehicles;*
    - Staff Analysis: The Project will promote traffic safety and orderly parking of motor vehicles during construction through implementation of a construction traffic control plan developed in coordination with Finney County Public Works.
14. *Promotion of the safety of individuals and property;*
    - Staff Analysis: Prior to construction and operation, the Applicant is required to submit an Emergency Readiness Plan and an Operations and Maintenance plan detailing security measures, including lighting, access control, staffed hours, and compliant response protocol.
15. *Provision for adequate light and air;*
    - Staff Analysis: The Project will feature security lighting designed to enhance security while reducing light emissions on adjacent properties. During the final site plan review process, the Applicant will be required to submit a glare report to evaluate potential reflective impacts on nearby residences, roadways, and other sensitive receptors.
16. *Prevention of over-crowding and excessive intensity of land uses;*
    - Staff Analysis: The Project is not anticipated to cause over-crowding and excessive intensity of land uses.
17. *Provision for public utilities and schools;*
    - Staff Analysis: The Project will not require provisions for public utilities and schools.
18. *Invasion by inappropriate uses;*
    - Staff Analysis: CSECS has been identified as an acceptable use through the SUP process for land within the “A” Agricultural District.
19. *Value, type, and character of existing or authorized improvements and land uses;*
    - Staff Analysis: The Project is located in an area characterized by a mix of agricultural uses and established energy and industrial infrastructure, with some single-family residential development. Existing land uses in the vicinity include irrigated farmland, electrical transmission facilities, oil and gas development, and proximity to the Sunflower Generating Station, reflecting a long-standing pattern of energy production and supporting infrastructure in the area.
20. *Encouragement of improvements and land uses in keeping with overall planning;*
    - Staff Analysis: The Finney County Comprehensive Plan supports the promotion of sustainable energy, including policies to expand energy resources and support stable energy prices.
21. *Provisions for orderly and proper urban renewal, development, and growth;*
    - Staff Analysis: The Project supports orderly and proper development and growth in Finney County by providing additional energy infrastructure that enables existing industries to operate and positions the region to attract new investment.
22. *Length of time subject property has remained vacant as zoned;*
    - Staff Analysis: The property has been used for agricultural purposes since the adoption of the Finney County Zoning Regulations.

23. *Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the Applicant;*
    - Staff Analysis: The Project will be required to comply with all applicable local, state, and federal safety and environmental laws and regulations. The Applicant has identified that the Project will support environmental and resource stewardship by utilizing energy technologies that require minimal water use and can result in a net positive impact on groundwater resources and irrigated agriculture in the region.
24. *Opposition or support of neighborhood residents;*
    - Staff Analysis: In compliance with the requirements of the Base SUP Application Form, the Applicant has provided information detailing the Project's neighborhood and community outreach (Appendix M).
25. *Impact of the proposed development on community facilities;*
    - Staff Analysis: The Project is not anticipated to impact community facilities.
26. *Professional staff recommendation; and*
    - Staff Analysis: The proposed SUP request is consistent with the Finney County Comprehensive Plan and complies with all applicable provisions of the Finney County Zoning Regulations, SUP Base Application Form, and the CSECS SUP Application Form.
27. *Such other factors and criteria that the Governing Body might deem relevant.*
    - Staff Analysis: Other factors and criteria will be determined by the Board of County Commissioners following recommendations from the Planning Commission.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the SUP Application, contingent on the Applicant meeting all requirements of the Finney County Zoning Regulations, Subdivision Regulations, SUP Application Form, CSECS Application Form, and any terms and conditions determined by the Board of County Commissioners.
2. The Planning Commission may not recommend approval of the SUP Application.

RECOMMENDATION:

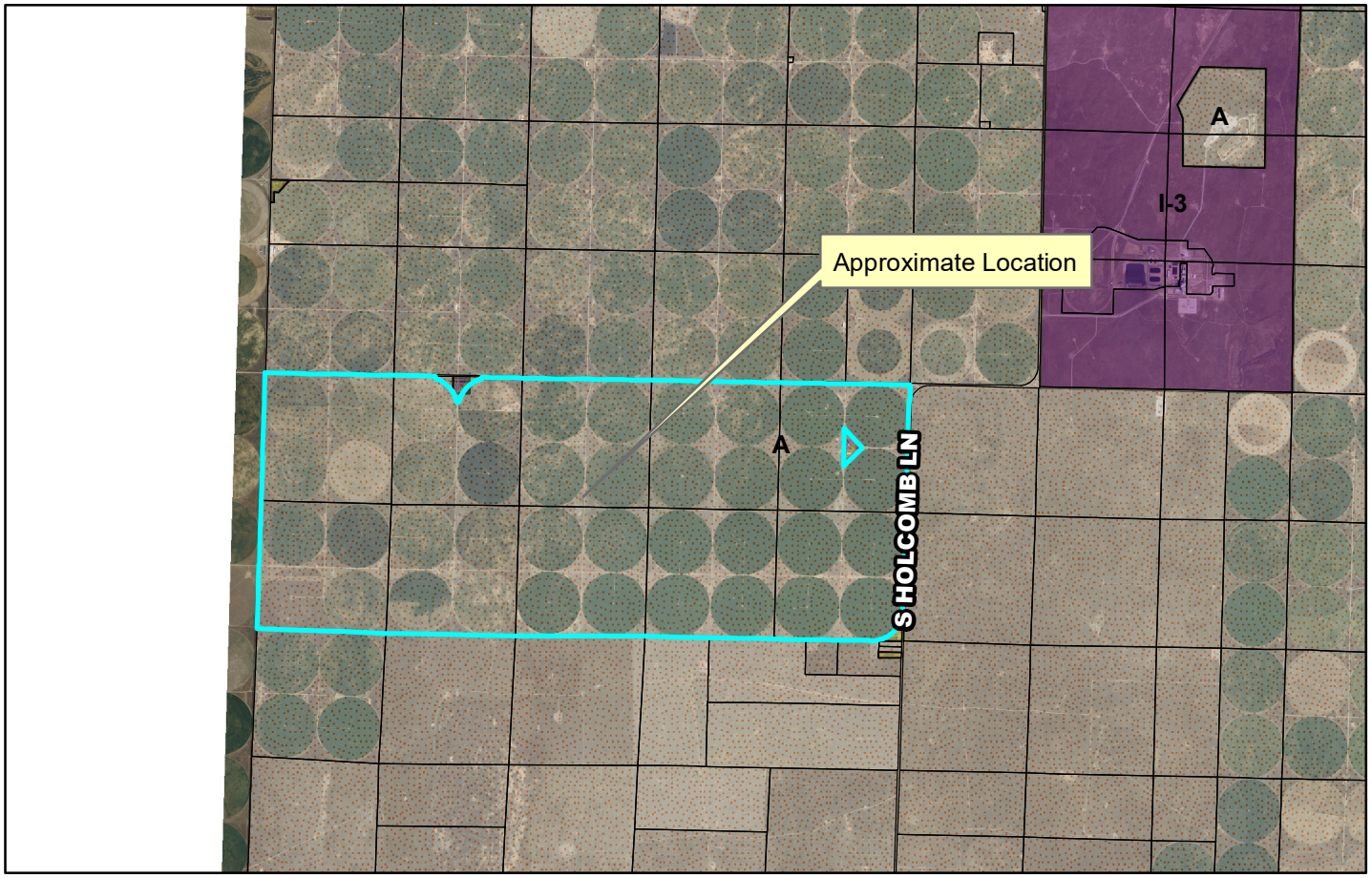
Staff recommends Alternative 1, recommend approval of the SUP Application, contingent on the Applicant meeting all requirements of the Finney County Zoning Regulations, Subdivision Regulations, SUP Application Form, CSECS Application Form, and any terms and conditions determined by the Board of County Commissioners.

FISCAL NOTE:

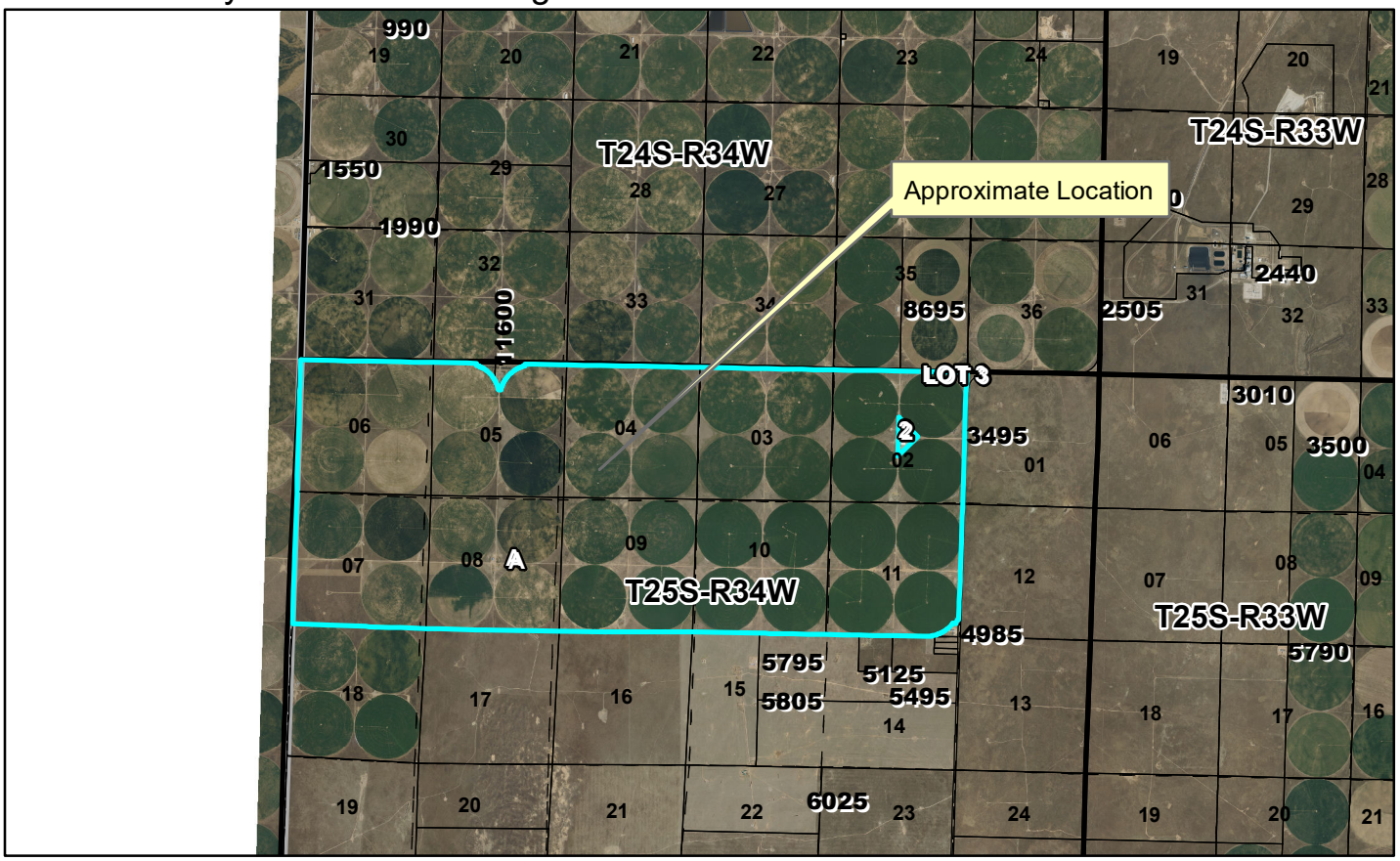
There is no fiscal impact.

ATTACHMENTS:

FC2026-06 Vicinity Map
FC2026-06: Sherlock Solar CSECS SUP Application
FC2026-06: Sherlock Solar CSECS SUP Addendum



Case Number: FC2026-06
Applicant: Sherlock Solar, LLC
Location: Generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.
Request: Approval of a Special Use Permit to operate Commercial Solar Energy Conversion Systems in the "A" Agricultural District.



CSECS Use-Specific Attachment to Special Use Permit Application

Sherlock Solar Project

Finney County, Kansas

March 2026

Prepared for

Sherlock Solar LLC
1200 NW Naito Parkway, Suite 300
Portland, OR 97209

Prepared by

Tetra Tech Inc.
1560 Broadway, Suite 1400
Denver, CO 80202

Introductory Letter

March 13, 2026

Dear Members of the Finney County Area Planning Commission and Board of County Commissioners,

On behalf of Sherlock Solar LLC, wholly owned subsidiaries of Triple Oak Power LLC ("Triple Oak"), Triple Oak is pleased to present this Application for Sherlock Solar ("Project") under Finney County's Commercial Solar Energy Conversion Systems (CSECS) Use-Specific Attachment to Special Use Permit (SUP) and the Base SUP application requirements.

Triple Oak Power's mission is to develop sustainable energy plants. With decades of energy development and power market experience among its leadership and team, Triple Oak develops wind power plus solar, battery storage, natural gas, and other clean energy technologies. The company's domestic project pipeline spans 14 states with employees nationwide. Triple Oak Power is committed to building a cleaner, affordable, and more reliable power system for customers while making a positive impact in communities. With Energy Capital Partners (ECP) as its equity partner, a leading energy investor, Triple Oak Power is growing its portfolio and impact nationally to meet rising demand for sustainable American energy supply.

This application for a 400 MWac solar project is the first step of Triple Oak's larger Home Range Clean Power Project ("Home Range"), spanning parts of Finney, Kearny, and Wichita Counties. Home Range will include distinct wind power, solar energy, battery energy storage and natural gas projects, creating an energy solution able to meet the 24/7 electricity demands of industries that need guaranteed electricity. A separate SUP application for battery energy storage is also being provided to Finney County to be reviewed concurrently with this SUP application. The remaining components of the Home Range Project will file separate SUP applications in the near future.

This solar project and the larger Home Range project represent an enormous economic investment in Finney County, creating hundreds of new jobs and providing substantial new revenue to the county and community. We look forward to working together with all of you and the community on this project.

Finally, Triple Oak appreciates the significant work by County staff and the Finney County Economic Development Corporation on the SUP Base Application and Use-Specific Attachments. We are very pleased to submit this application for the solar project and are enthusiastic about the Project and confident that it can serve as a meaningful contributor to Finney County.

Very Best Regards,

Stu S. Webster
Senior Director, Permitting & Environmental Policy
Work: (971) 337-3453
stu@tripleoakpower.com

Finney County SUP Application Submittal Requirements

In accordance with the County's instructions, the Applicant recognizes that this application is a preliminary, conceptual document intended to initiate the County's review process, summarized in Table 1 of this application. This application includes information that is preliminary or estimated (indicated in red text), and supplemental materials and details will be submitted as project plans evolve and solidify, in part due to County and community feedback throughout the SUP process. The Applicant understands that further information and clarifications may be required and will be provided upon request by the County, Zoning Administrator, or Governing Body. At the end of this process, the Applicant will ensure that all County requirements are fully met by submitting all necessary supplemental materials ("supplemental submission"), resulting in a complete and final application that includes all required Agreements (such as SUP, Development, Community Benefit, Road Use) and Permits (including Building, Utility, and others), in compliance with County standards and instructions.

The following Table 1. Application Submittal Requirements (Sec. 21-3-330) is provided to direct the reader to the requirements of the Special Use Permit (SUP) that correlate to the Finney County Code, Article 36.040 "Special Use Permit – Procedure," The Finney County Special Use Permit (SUP) Base Application form and Use-Specific Attachments included with Article 36.040(B)(4) of the Finney County Code. The Finney County SUP Application Submittal Requirements Table includes the submittal requirements specified by the Finney County Code for a SUP Base Application submittal and Use-Specific Attachment for Commercial Solar Energy Conversion Systems (CSECS). Table 1 includes the requirements for a SUP application to be deemed complete, direction on how the SUP application requirements are intended to be fulfilled by the Applicant, and information regarding when each requirement is intended to be provided in completed form to Finney County, if not herein.

Table 1. Application Submittal Requirements (Sec. 21-3-330)

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
CSECS SUP Requirements				
Use and Project Statement	Section 1 of this document	Use and Project Statement included in this document	Final Use and Project Statement	Two weeks before the first day of the Planning Commission public hearing
CSECS Site Plan; Height	Appendix E	Draft preliminary Site Plan	Final Site Plan	Provided with Building Permit application
Setbacks	Section 2 of this document	Draft setback table included with section 2 of this document. The draft setback table identifies setbacks applicable to the Project.	Final setback table included with section 2 of this document. Includes applicable setbacks and proposed setbacks.	Provided with Building Permit application
Lighting	Deferred to site plan submittal for building permit	A draft lighting plan provided with the Site Plan for building permit	Final photometric plan provided with Site Plan approved for building permit	Provided with Building Permit application
Fencing	Deferred to site plan submittal for building permit. Information included in section 1.3.7	A draft of security fencing to be provided with the Site Plan for building permit	Final fencing details provided with Site Plan approved for building permit	Provided with Building Permit application
Sound	Appendix F	Summary information to be considered for a sound study that informs project design and development	Final sound study and information that evidences compliance with county sound requirements.	Finalized noise study provided with Building Permit application
Agriculture	Section 5 of this document	Information discussing agrivoltaics or other agriculture information	Final agriculture information included in narrative.	Two weeks before the first day of the Planning Commission public hearing
Decommissioning	Appendix G	A draft outline of information to be considered in the Decommissioning Plan provided as Appendix G	Final decommissioning plan	Finalized decommissioning plan provided with Building Permit application
Glare	Appendix H	Summary information and outline of information to be provided with a Glare Report.	Final Glare Report for final site design	Finalized glare report provided with Building Permit application
SUP Base Requirements				
Land Ownership Information	Appendix A	Certified Property Owner and Mailing Address List: A list from a title company or abstractor licensed in Kansas.	Certified Property Owner and Mailing Address List	Two weeks before the first day of the Planning Commission public hearing

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
Section C verification and certifications	Appendix B	An Executed and Notarized Section C is included with this application.	N/A	N/A
Project Boundary Map	Appendix C	Project Boundary Map as required by Article 36.040(B)(2)	Project Boundary Map As required by Article 36.040(B)(2).	Two weeks before the first day of the Planning Commission public hearing
Participating Land Authorization	Appendix D	Land ownership information for participating land included	Land ownership information for participating land	Provided with Building Permit application
Services	Section 3 of this document	Narrative information discussing services to the site.	Final information on services to be required for the site.	Provided with Building Permit application
Operations & Maintenance	Section 4 of this document	Draft outline of information to be provided with the operations and maintenance plan	Final Operations and Maintenance plan	Provided with Building Permit application
Vegetation & Groundcover	Section 5 of this document	Information in the narrative provided to discuss vegetation establishment, management, and maintenance schedule, any crop/grazing compatibility, any plans to utilize native low-water seed mixes, and draft language for dust control and weeds and other noxious plants control.	Final plans vegetation management and maintenance, dust control plans, and weed and noxious plant control plans.	Provided with Building Permit application
Environment, Water and Special Flood Hazard Areas	Appendix K	Draft outline of how the Environment, Water and Special Hazards Areas will be addressed. Including how the 6 subcategories of the Environment, Water and Special Flood Hazard Areas will be met.	Final Environment, Water and Special Flood Hazard Areas report	Provided with Building Permit application
Aesthetics	Appendix L	Draft outline of how the aesthetic report will be organized. Example photos of what the potential solar arrays will look like will be provided. A draft map of locations from where photos of the site will be taken. The photos will be utilized to develop visual renderings of the site. A draft outline will be provided that identifies additional information to be provided with Appendix L.	Final Aesthetics report consisting of renderings, visual aids, and information as required by Finney County.	Provided with Building Permit application
Neighborhood and Community Outreach and Harmony	Appendix M	Summary of neighborhood and community outreach and harmony that has occurred prior to the initial submittal of the application.	Finalized summary of neighborhood and community outreach and harmony.	Provided with Building Permit application
Governmental Coordination	Appendix N	Draft Governmental Coordination document that consists of a table that identifies each county representative contacted by or on behalf of Applicant regarding potential required approvals, notices and coordination to develop and operate the project, the purpose(s) and topic(s) of that communication, all	Finalized Governmental Coordination document that includes the required coordination identification table, supplemented with applicable coordination post-application submission.	Provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
		information from that representative on which Applicant is relying, and all information from or on behalf of the County that Applicant remains wanting to verify for Applicant's reliance.		
Contingencies (other anticipated permits)	Appendix O	Draft Permit Matrix that includes anticipated and potentially applicable permits from local, state, and federal agencies. Permit matrix to include name of permit, review agency for permit, trigger for permit, and anticipated permit review times	Finalized Permit Matrix of anticipated authorizations and schedule.	Provided with Building Permit application
Kansas Department of Wildlife and Parks Report (KDWP)	Appendix P	Summary of communications that have occurred between the applicant and KDWP by time of first submittal.	A written document from KDWP indicates the Applicant has contacted the agency regarding the proposed SUP use and the document shall state KDWP has been contacted by the Applicant regarding the proposal and has reviewed or is currently reviewing the proposal for any concerns regarding threatened or endangered species.	Provided with Building Permit application
Safety; Emergency Readiness Plan (ERP)	Appendix I	Draft outline of items that might be provided with the ERP are provided with Appendix I.	Final ERP based on outline provided with initial submittal.	Final ERP to be provided with Building Permit application
Road Use & Transportation Plan	Appendix Q	Draft haul route and access location provided as Appendix O. A draft outline of items that might be provided with the Road Use & Transportation Plan is included in Appendix O.	Road Use and Maintenance Agreement	Final Road Use & Transportation Plan to be provided with Building Permit application
Economic Impacts Report (EIR)	Appendix R	EIR template provided by Finney County Economic Development to be provided with the first submittal.	A final EIR that utilizes the Finney County Economic Development template with updated language specific to the Project, as developed with Finney County.	Two weeks before the first day of the Planning Commission public hearing.
SUP Materials to be provided no later than two weeks before the first day of the Planning Commission public hearing				
Special Use Permit Terms and Conditions	Not included with this first submittal	To be provided two weeks prior to Planning Commission public hearing	SUP terms and conditions document as agreed upon by Finney County and Applicant	Two weeks before the first day of the Planning Commission public hearing
Evaluation Criteria	Section 6.2 of this document	Evaluation Criteria language provided in narrative document	Complete analysis of the Article 36.050 evaluation criteria as Section 6.2 of final narrative document	Two weeks before the first day of the Planning Commission public hearing

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
SUP Materials to be provided as part of the Development Agreement				
Decommissioning Agreement	Draft Decommissioning Plan included as Appendix G.	Draft decommissioning plan language included with this application via Appendix G. No agreement language is included in the draft Decommissioning Plan.	Final agreement between the applicant and Finney County to be provided on forms and terms acceptable to Finney County.	Provided with Development Agreement
Road Use and Maintenance Agreement	Draft Language included as Appendix Q	Draft language included with this application via Appendix P. Draft language includes the preliminary haul route anticipated to be used for construction.	Final agreement between the applicant and Finney County to be provided on forms and terms acceptable to Finney County.	Provided with Development Agreement
Community Benefit Agreement (CBA)	Not included with the first submittal of the CSECS Application	The applicant will work with FCEDC, county and city officials and other local organizations to ensure local benefits are provided over the project lifetime.	Final CBA between the applicant and Finney County to be provided	Provided with Development Agreement

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Appendix N – Government Coordination
Appendix O – Permit Matrix
Appendix P – Kansas Department of Wildlife and Parks Coordination
Appendix Q – Road Use and Transportation Plan
Appendix R – Economic Impacts Report

Acronyms and Abbreviations

AC	alternating current
ATCT	air traffic control tower
Applicant	Sherlock Solar LLC
COD	Commercial Operations Date
CSECS	Commercial Solar Energy Conversion Systems
dBA	A-weighted decibel
DC	direct curent
DIC	Digital Infrastructure Campus
ECP	Energy Capital Partners
EIR	Economic Impacts Report
FAA	Federal Aviation Administration
FSEP	Fire Safety and Emergency Plan
FTA	Federal Transit Administration
HVAC	heating, ventilation, and air conditioning
ISO	International Organization for Standardization
MW	megawatt
MWac	megawatt alternating current
MWdc	megawatt direct current
MWh	megawatt-hour
NEC	National Electric Code
NERC	North American Electric Reliability Corporation
NFPA	National Fire Protection Association
NGES	Natural Gas Generation
NLCD	National Land Cover Database
NRTL	Nationally Recognized Testing Laboratory
O&M	operations and maintenance
PCS	power conversion system
PV	Photovoltaic
Project	Sherlock Solar
ROW	right-of-way
SUP	Special Use Permit
Triple Oak	Triple Oak Power LLC

1.0 USE AND PROJECT STATEMENT

1.1 Project Description and Intent

Sherlock Solar LLC ("Applicant"), a wholly owned subsidiary of Triple Oak Power LLC ("Triple Oak"), is proposing to construct and operate utility-scale solar generation (Sherlock Solar) with both uses constituting the Project located in Finney County, Kansas within the proposed Project boundary.

Triple Oak plans to develop the Home Range Clean Power Project ("Home Range") over an area that occupies portions of Finney, Wichita, and Kearny Counties. The Home Range Clean Power Project includes the following major land use components:

- Photovoltaic (PV) Solar generation (CSECS)
- Battery Energy Storage System (BESS)
- Digital Infrastructure Campus (DIC)
- Natural Gas Generation (NGES)
- Wind Generation (an area occupying portions of Finney, Kearny, and Wichita Counties)
- Substation, switchyard, and transmission line development (areas occupying portions of Finney, Kearny, and Wichita Counties)
- New roads and road improvements (areas occupying portions of Finney, Kearny, and Wichita Counties)

The Project being proposed with this application encompasses a 6,150-acre area portion (Project area or boundary) of Home Range. This application for a Special Use Permit (SUP) with CSECS attachment is proposed for purposes of permitting the land for solar and related infrastructure uses (e.g., overhead and underground circuits).

The Project area or boundary (Appendix C) defines the outermost border of all potential parcels on which facilities could be sited within this SUP application. The Project area does not constitute all participating landowners. All project facilities will be built on participating landowners' properties within the Project boundary as indicated by the Site Plan depicted in Attachment E, which preliminarily illustrates where facilities could go, subject to modifications based on input throughout the SUP process. The applicant will consider design optimizations insofar as the changes follow Finney County Code requirements and setbacks and are done with supplement submission to Finney County no later than Building Permit applications. The Applicant commits to limiting solar design optimization to (1) within the proposed Project boundary on participating land and (2) using equivalent technology discussed in Section 1.2. Throughout the permit process, the Applicant will promptly notify Finney County of any proposed changes to the information contained in the SUP application that would alter the nature and effect of the project.

The Project consists of the Sherlock Solar project, a 400-megawatt alternating current (MWac; or 520-megawatt direct current, MWdc) solar project that is collocated with the Sherlock BESS, a 400 megawatt-hour (MWh), 2-hour electric power storage system (Sherlock BESS Project). The Sherlock BESS Project is proposed to Finney County via a separate SUP permit. Ancillary facilities included with

the Project consist of a collector substation, inverters, overhead transmission line, access roads, detention basin, security fencing, and an onsite supervisory control and data acquisition system. Not all these standard, ancillary facilities will be deemed applicable for the Project and other facilities not listed here could be deemed necessary (e.g., Operations and Maintenance building).

The applicant respectfully submits this SUP Application for review by the Finney County Planning Commission and the Board of Commissioners to authorize development of the Project as a permitted use in the Agricultural Zoning District.

The solar project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-321-02-0-00-00-001.00-0
- Finney County Parcel # 028-322-04-0-00-00-001.00-0
- Finney County Parcel # 028-322-09-0-00-00-001.00-0
- Finney County Parcel # 028-322-03-0-00-00-001.00-0
- Finney County Parcel # 028-322-10-0-00-00-001.00-0
- Finney County Parcel # 028-323-05-0-00-00-001.00-0
- Finney County Parcel # 028-323-08-0-00-00-001.00-0

1.2 Construction Schedule and Phasing

Construction of the Project is anticipated to commence in Q2 2027, pending approval of County permits and establishment of an interconnection agreement with Sunflower Electric Power Corporation. Construction of Sherlock Solar is anticipated to last approximately 24 months. Sherlock Solar has a planned Commercial Operations Date (“COD”) in mid-2028.

1.3 Solar Project Components

Solar arrays and ancillary facilities have been preliminarily located to maximize energy production while minimizing potential environmental impacts and support ongoing, compatible land use activities in coordination with relevant landowners. Safe and efficient construction, operation, and maintenance of the facility is also an essential element of the design.

As existing land uses, natural and cultural resource constraints, solar energy technology and availability, and other design factors become better understood during development and regulatory processes, the Applicant will narrow the options for CSECS technology and design techniques deployed with a final design similar to that shown in Figure 1 below.

Figure 1. Example solar panel array

1.3.1 Solar Module Blocks and Arrays

A typical Photovoltaics (PV) module block consists of mono- or poly-crystalline cells to generate electricity by converting sunlight directly into direct current (DC) electrical energy. The crystalline cells are of a solid, never liquid nor gaseous, state and contained in antireflective coated and textured glass panels and metal frames, each connected in series by circuit networks throughout the array. The amount of energy generated from a single module varies by module size and the number of cells per module. For maximum efficiency, panels are commonly installed 12 inches off the ground at their lowest point, and the maximum panel height would be up to 20 feet from ground level at their highest angle.

Several PV modules wired together in a series or in parallel create a solar string. Several solar strings connected in series or parallel create a solar row. Typically, each solar row will be separated by approximately 10 feet of open space that is either vegetated or graveled (for ancillary facilities such as access roads). The rows of PV modules are then connected in series via combiner boxes, cables, and switchboards to create solar arrays. The extent of the PV array is based on the capacity of the equipment selected and the desired overall voltage and output. The configuration of multiple arrays can vary depending on the module technology, spacing, mounting equipment, topography, community and government agency feedback, and other design criteria, which are subject to change multiple times during the project's design. Once the design is finalized the Applicant will submit building permit applications, informed by applicable SUP terms and conditions that together complete the application submittal.

1.3.2 Rack or Tracker System and Posts

Based on preliminary design, the solar modules would be installed on a single-axis solar tracker system oriented in north-south rows that would rotate from east to west to follow the sun over the course of the day to maximize power output. Both the manufacturer and model of the solar tracking system will be determined in the Project's final design and will be based on site-specific features.

Single-axis tracker systems move using a solar tracker, a device used for orienting a solar PV module toward the sun. Single-axis trackers commonly have +/- 60 degrees of tilt to the east and west to maximize the energy conversion efficiency of the module by minimizing the incidence angle (angle between the sun's ray and horizontal surface) throughout the day. Tracking systems provide an increase in energy production compared to a fixed-tilt system.

System mounting will use pole mounts (driven into ground or embedded in concrete), foundation mounts (concrete slabs or poured footings), or ballasted footings (concrete or steel bases that secure modules without ground penetration). The type and number of support posts and frames, as well as installation depth, will be determined by array design, findings from the Soil Study, and climatic conditions such as anticipated wind loads. Posts are typically installed 6 to 8 feet below surface and extend about 4 feet above grade. Foundation type, post quantity, and layout will be optimized for site characteristics, energy production, and specific conditions such as ground cover ratio, topography, module height, snow loads, wind uplift, and geology.

1.3.3 Collection System

PV modules generate a low-voltage DC electrical output that cannot be directly connected to the alternating current (AC) utility grid used in the United States. The collection system will convert the output power from the PV modules from DC to AC, transform the power from low voltage to transmission-level voltage for connection to the grid, and supply auxiliary power to the tracker system. Part of the electrical collection system of the solar facility will include cabling to collect and aggregate the DC output prior to its conversion to AC. These cables will connect to inverter stations by either a combiner box or Big Lead Assembly (BLA) harness. Cables will be installed underground where geological conditions allow.

A combiner box will join the wires from multiple solar modules or strings into one circuit, optimizing the output current and energy of multiple solar arrays. Cabling from multiple combiner boxes will then connect to an inverter, which will convert DC to AC electricity. The combiner boxes will be located within the Project's fence line.

A BLA harness includes an aboveground aluminum trunk system, creating a single electrical collection system. This technology combines the functionality of cable assemblies and combiner boxes to make them into one system, thus eliminating the need for standard combiner boxes. This technology also eliminates the need for multiple conductor string wires, cable trays, trenching, and field crimping. The BLA harness cables will be attached in a series to the module rack or tracker system and be located above-ground.

1.3.4 Inverter Stations

The DC output from the PV arrays will be transmitted to inverter stations through a combination of aboveground and underground collection lines. The inverter units will include a unit transformer and voltage switch gear. Inverter stations will be housed within an enclosed or canopied metal structure on a concrete mounting pad. Within the inverter stations, the resulting current from each individual inverter is routed through cable or solid busbars to the adjacent medium-voltage step-up transformer. The output voltage from each inverter would be increased to the desired substation feed voltage (34.5 kilovolts) by these step-up transformers. The final number of inverter stations will vary depending on the actual generation output of the solar array. The preliminary design includes PE 4200 pad-mounted inverter stations measuring approximately 21.3 feet long, 6.5 feet wide, and 7.2 feet tall (Figure 2).

Figure 2. PE 4200 Pad-Mounted Inverter Station

1.3.5 Solar Facility Temporary and Permanent Disturbance

Construction of the solar facility will involve both temporary and permanent disturbance. Temporary disturbances during construction activities will include excavation, soil storage, staging and assembly of array components, and construction and operation equipment. Permanent disturbance will be for permanent components such as solar arrays, operations and maintenance (O&M) buildings, substation and/or switchyard, collector lines, exterior fencing, and internal roads. Following solar array installation, temporary construction areas will be restored to pre-construction contours, and restoration of topsoil, soil decompaction, and revegetation completed, as required by the respective landowner or otherwise stipulated by agreement or approved Plan with Finney County or relevant Kansas agencies.

1.3.6 Solar Operations and Maintenance Facility

An O&M and/or materials storage building will be constructed to support the ongoing operation and maintenance of the Project. The building(s) will house operations equipment and could constitute

2,000-3,000 square feet of project area, combined or separate from each other. The final location and dimensions of the O&M and/or storage building(s) will be submitted to the County when applying for building permits.

1.3.7 Solar Perimeter Fence

The Solar Project will be surrounded by a security fence, which will adhere to standards such as North American Electric Reliability Corporation's (NERC) Critical Infrastructure Protection measures (NERC CIP-014: Critical Infrastructure Protection) and National Fire Protection Association's (NFPA) National Electric Code (NFPA, 2020) and follow typical energy sector security measures. As such the proposed security fencing will be at least 6 feet tall and comprise of a wire mesh secured to vertical posts to secure the Project during operation with barbed wire to deter illegal entry. Fences will remain locked with restricted access. Results from natural resource surveys of the project area could inspire wildlife friendly features integrated in the final security fence design (e.g., 6-8-inch gap at bottom for smaller animal pass-through).

1.3.8 Solar Access Road and Parking

Access, including emergency access, will be provided by a new access road that will be built within the project boundary. The access road will connect the Sherlock Solar yard to the existing Finney County right-of-way (ROW), likely Crist Road. Access into the Sherlock Solar yard would be available via a gate at the facility entrance, which would remain locked. Internal access roads and informal parking areas would be compacted gravel or aggregate road base. The Site Plan does not illustrate parking spaces as such will be located elsewhere within the project area to optimize with other Home Range facilities.

2.0 SETBACKS

Table 2. Solar Setbacks

Setback Description	Setback Distance	Comment
CSECS – Minimum setback from project boundary lines with non-participating land, and from public rights-of-way	50 feet	Solar infrastructure will be setback 50 feet from the project boundary lines with non-participating land and from public rights-of-way
CSECS – minimum setback from participating landowners' residential structures	100 feet	Solar infrastructure will be setback 100 feet from participating landowners' residential structures.
CSECS – minimum setback from participating landowners' nonresidential structures	100 feet	Solar infrastructure will be setback 100 feet from participating landowners nonresidential structures
CSECS – minimum setback from non-participating landowners property line	100 feet	Solar infrastructure will be setback 100 feet from non-participating landowners nearest property line
CSECS – minimum setback from non-participating landowners' residential structures.	300 feet	Solar infrastructure will be setback 300 feet from non-participating landowners residential structures

Setback Description	Setback Distance	Comment
CSECS – minimum setback from non-participating landowners' nonresidential structures	100 feet	Solar infrastructure will be setback 100 feet from non-participating landowners nonresidential structures

[Finney County, CSECS Use-Specific Attachment, pg. 2 of 4, ver. 24 Feb 26]

The Site Plan will include the proposed setbacks for solar infrastructure.

3.0 SERVICES

3.1 Water Supply

A limited amount of water will be necessary in the Projects Operations and Maintenance building. In this instance, the Project will pursue either a water well or on-site water storage. Upon receiving the approval of the SUP, the Applicant will finalize its agreements to produce water for the construction of the Project. During construction, water will be used for concrete production and for dust suppression. Water supply will be required for emergency response needs and the source of the water will be determined prior to building permit submittal. Written communication from a representative of the service provider with knowledge of service availability will be provided at the time of building permit submittal.

3.2 Sewer Supply

Currently, the Applicant does not anticipate a need for sanitary sewer services for the Project once it is operating, an O&M Building a notable exception if included with the Final Site Design. Temporary restrooms will be used during construction, and they will be regularly serviced. Any septic system plans for the operations and maintenance building would be submitted with the building permit applications following approval of the SUP.

4.0 OPERATIONS & MAINTENANCE

Once constructed, the Project would operate 7 days per week, 365 days per year. The Project would be operated by Sherlock Solar LLC. This system comprises safeguards, control systems, and detection and alarm systems that notify the Operator of any alarms detected. In the event of an alarm, the system can be managed remotely until personnel arrive onsite.

Sherlock Solar will also incorporate safety measures at all locked entrances. Signs warning of high voltage will be posted around the perimeter of the fencing. Signs would also include a warning to the public of potential dangers within the site and discouraging entrance by the public, the name and phone number of the electric utility provider and site operator, and the facility's 911 address.

Sherlock Solar will construct and operate the Project consistent with corporate commitment to meeting all applicable state and federal U.S. Occupational Safety and Health Administration safety regulations.

During operation of the Project, operation and maintenance staff would visit the project periodically for switching and other operation activities. Maintenance trucks would be utilized to perform routine maintenance, including, but not limited to, equipment testing, monitoring, repair, routine procedures to ensure service continuity, and standard preventative maintenance. Routine operations would require one or two workers in a light utility truck to visit the facility on a weekly basis. Typically, one major maintenance inspection would take place annually.

5.0 AGRICULTURE, VEGETATION AND GROUND COVER

The U.S. Geological Survey National Land Cover Database (NLCD) shows the ground cover within the project boundary primarily consisting of Cultivated Crops with infill segments of grasslands/herbaceous ground cover between pivot agriculture fields.

Vegetation for the Sherlock Solar portion of the project will reflect the local climatic and soil conditions, seed mix or target plant community composition designed to thrive with little to no irrigation and routine landscape maintenance practices.

Temporary construction areas used for construction material storage, laydown yards, construction trailers, and parking will be regraded and re-seeded to restore it to as natural a pre-development condition as possible. See the Decommissioning Plan included with Appendix G for information on how land where the Project is proposed will be restored.

6.0 POST APPROVAL AGREEMENT PROCESS

The Base SUP application includes additional future terms required of the Applicant not required at the time of the application.

6.1 Special Use Permit Terms and Conditions

Finney County Requirement - *No later than two weeks before the first day of the Planning Commission public hearing pursuant to Article 36.040(E), Applicant shall submit to the Zoning Administrator a written document of Applicant's complete set of proposed SUP terms and conditions to be included in the SUP pursuant to Article 36.040(G). If Applicant offers to the Governing Body any supplemental terms and conditions, Applicant will deliver the same to the Zoning Administrator at least one week before the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G).*

The Applicant will provide draft terms and conditions to Finney County two weeks before the first day of the Planning Commission public hearing.

6.2 Evaluation Criteria

Finney County Requirement – *No later than two weeks before the first day of the Planning Commission public hearing pursuant to Article 36.040(E), Applicant shall submit a written document of Applicant's complete analysis of the Article 36.050 evaluation criteria. If Applicant offers to the Governing Body any supplemental evaluation criteria, Applicant will deliver the same to the Zoning Administrator at least one week before the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G).*

Finney County Code Section 36.050 - Special Use Permit – Evaluation Criteria requires that in reviewing and making decisions on the proposed Special Use Permits, the Planning Commission and the Governing Body give consideration to the following evaluation criteria and factors, to the extent relevant:

1. *Whether the proposed use complies with all applicable provisions of these Regulations;*

   Response: The proposed use complies with all applicable provisions of these Regulations as detailed in this narrative and attached appendices.

2. *Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;*

   Response: The proposed use is compatible with zoning and land uses of nearby properties. The Project is generally compatible with surrounding uses once constructed as the Solar project will not generate traffic, lighting, noise, odor, or dust during operation. No permanent long term traffic impacts are expected as a result of the Project as once the solar arrays are operational there will only be periodic employee visits to the Project to perform routine maintenance such as vegetation management, maintenance of panels, and general maintenance of facilities. Those traffic impacts associated with the Project will be minimal and will not impact nearby properties. Similarly, the Project once operational will not emit noise and will not produce odor. The operation of the Project is passive in nature as once it is installed solar arrays are fixed to the ground and not likely to emit noise and odor.

3. *Whether the proposed use is compatible with the character of the area;*

   Response: The proposed use is compatible with the character of the area. The Project will be located in an area poised for development of energy generation and energy storage infrastructure. The Project once operational will not create nuisance impacts to surrounding properties. The existing character of the area is grazing and active agricultural land with some large lot single family residential. The Project proposes mitigation measures and will complete a development agreement with Finney County to ensure that impacts to the area are mitigated.

4. *Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;*

   Response: The proposed use is suitable for the subject property as it is allowed by approval of this SUP and given the rural/agricultural/industrial mix of existing land uses. The subject property is ideal for solar development as the property does not feature any significant topographical changes and is naturally relatively flat. The subject property is also clear of vegetation that could conflict with the proposed Project and other existing land uses (oil and gas development and production) can be accommodated by proper siting of facilities.

5. *Whether the use will cause significant adverse impacts on the natural environment;*

   Response: The proposed use is not expected to result in significant adverse impacts on the natural environment. The Applicant will conduct appropriate environmental due diligence, including assessments of natural, cultural, and tribal resources, the results of which will inform final site design and be provided to the County as part of the building permit process.

   Preliminary site evaluations have not identified any significant environmental constraints or sensitive resources that would be adversely affected by the Project. The facility will not produce emissions of air pollutants, odors, or dust during normal operations and is not expected to generate noise beyond applicable regulatory limits. Operational traffic will be minimal and limited to periodic maintenance visits and therefore will not result in meaningful environmental impacts.

   The Project site is currently utilized for irrigated agricultural production and oil and gas development and production, and as such, the existing natural environment has been previously altered. The Project will be designed and constructed in a manner that minimizes additional disturbance and complies with all applicable local, state, and federal environmental regulations.

6. *Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area;*

   Response: The proposed use is not expected to cause significant adverse impacts on community facilities, the transportation network, or utilities in the area. Traffic impacts will be limited primarily to the construction period and will be managed in coordination with the County through road use agreements, including provisions for road improvements, maintenance, and repair as needed. As a result, the Project is expected to support improvements to local road infrastructure rather than create long-term adverse impacts.

   The Project does not require ongoing provision of local utility services such as water or wastewater. With respect to electric utilities, the Project will interconnect with the regional transmission system and is expected to provide reliable, flexible capacity and ancillary services that support the stability of the local Sunflower Electric Power Corporation system. By strengthening regional power supply and supporting a more balanced energy mix, the Project is expected to contribute to long-term grid reliability and help manage electricity costs.

   In addition, the Project will generate new property tax revenue and other local economic benefits that support community facilities, including schools, roads, and emergency services. Overall, the Project is expected to have a neutral to positive impact on community facilities, transportation infrastructure, and utility systems in the area.

7. *Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;*

   Response: The use is in conformance with the Comprehensive Plan and other adopted plans for the area. The Project is located on land with a designated future land use of agriculture, residential (two or less), Mixed Use (residential, commercial and light industrial), and is adjacent to land designated as heavy industrial. The Finney County Comprehensive Plan includes a number of supportive economic development goals that target increased renewable energy development in Finney County. Finney County Comprehensive Plan Chapter 7 – Natural and Agricultural Resources includes the goal to "Promote Sustainable Energy" which includes the goal of "working to adopt sustainable energy practices. These include monitoring energy usage, utilizing more efficient energy sources, and reducing overall energy consumption". Finney County Comprehensive Plan Chapter 7 – Natural and Agricultural Resources includes Objective #2: Promote Sustainable Energy which includes the following Policies:

   - **Policy 2.3: Finney County will work toward providing and supporting more sustainable forms of energy.**
   - **Policy 2.4: Finney County will work toward creating more sound energy prices.**

   The objectives and policies listed above directly support the development of the Project as the Project represents a significant investment in Finney County to strengthen regional power supply and contribute to long-term reliability. Diversifying the methods of energy generation in Finney County is crucial to ensuring that energy is available year-round. Finney County is well established to handle energy demand surges resulting from inclement weather and from fluctuations in the fossil fuel generation market. When renewable energy generation is coupled with traditional energy generation sources the overall stability of the electrical grid is increased because the electrical grid is not reliant on one form of technology to generate electricity which reduces risks for grid failure due to limited fuel supply, inclement weather, and increased demand. The Project represents a continued diversification of energy generation capabilities in Finney County and supports the goal of creating sustainable forms of energy.

8. *Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;*

   Response: It is not appropriate to limit the period of time for the Project to operate. The Project will be in continual operation once construction is completed, though no energy generation occurs during sundown conditions. As detailed above, there will be no traffic generated and noise, air or light disturbances from the site are not expected thus it is not warranted to limit the operations of the Project.

9. *Conservation of property values;*

   Response: Available empirical research on utility-scale solar development indicates that impacts on nearby residential property values are generally limited and not significant

beyond properties located in very close proximity to a project. A 2025 Proceedings of the National Academy of Sciences study analyzing home sales near 3,699 solar sites across the United States found that any observed effects diminish with distance and are not statistically significant beyond approximately one mile from a project, and that agricultural land or vacant land values within 2 miles of the project increased by nearly 20%.

In this case, the Project is located in an area that already includes established energy and industrial uses, including proximity to the Holcomb Generating Station, as well as existing transmission infrastructure and oil and gas development. Given this existing land use context, along with appropriate setbacks and site design, the Project is not expected to result in significant adverse impacts on surrounding property values. The Project represents a significant investment in Finney County and will result in the provision of reliable and affordable energy, provision of jobs, and represents the highest and best uses of the land its located on.

10. *Protection against fire and casualties;*

Response: Utility-scale solar facilities are considered one of the safest forms of energy generation and present a low risk of fire or other hazards during normal operation. The Project will be designed, constructed, and operated in compliance with all applicable federal, state, and local fire and electrical safety codes, including National Electrical Code (NEC) requirements and applicable fire protection standards. Solar panels do not involve combustion, pressurized fuels, or continuous ignition sources, which significantly reduces the likelihood of fire compared to many other industrial or agricultural uses.

Prior to operation, all photovoltaic (PV) equipment and electrical systems will undergo rigorous testing and commissioning, including inspection of protection systems and interconnection requirements. During operations, the Project will be maintained by qualified personnel in accordance with established preventive maintenance programs to ensure continued safe performance of all equipment.

The Project will also coordinate with local emergency response agencies, including the Garden City Fire Department, Holcomb Fire Department, Finney County EMS, and the Finney County Sheriff's Office, to support emergency preparedness. This coordination will include development of a Fire Safety and Emergency Response Plan, site familiarization, and clear procedures for communication and response in the unlikely event of an incident. These measures ensure that the Project is designed and operated with a strong emphasis on safety and protection of the surrounding community.

11. *Observation of general police regulations;*

Response: The Project will comply with all applicable local, state, and federal laws and regulations, including general police and public safety requirements. The Project is not anticipated to require routine law enforcement support during normal operations due to

its limited on-site activity and controlled access. However, the Applicant will coordinate with the Finney County Sheriff's Office regarding site access, security considerations, and appropriate response protocols, and will comply with any applicable requirements to ensure public safety.

12. *Prevention of traffic congestion;*

    Response: The Project is not expected to generate traffic during normal operations beyond occasional visits for inspection and maintenance. Traffic impacts will be limited to the construction period and will be managed through implementation of a construction traffic control plan. This plan will establish designated haul routes, site access points, and parking areas, and will be developed in coordination with Finney County Public Works. In addition, the Applicant will comply with any applicable road use agreements, including measures to manage traffic flow, maintain safe road conditions, and minimize potential congestion during construction activities.

13. *Promotion of traffic safety and the orderly parking of motor vehicles;*

    Response: The Project will promote traffic safety and orderly parking of motor vehicles during construction through implementation of a construction traffic control plan developed in coordination with Finney County Public Works. The plan will establish designated haul routes, site access points, and clearly defined on-site parking areas for workers and equipment to ensure that vehicles are safely accommodated within the Project area and do not park along public roadways. Construction personnel will also receive appropriate safety training, including traffic control and site access protocols, to help minimize congestion, maintain safe traffic flow, and reduce potential conflicts with local traffic during construction activities. During operations, traffic and parking needs will be minimal and limited to occasional maintenance visits, with all vehicles accommodated on-site.

14. *Promotion of the safety of individuals and property;*

    Response: The Project will be designed, constructed, and operated to promote the safety of individuals and property. The facility will include security fencing and controlled access points to limit entry to authorized personnel and emergency responders. In addition, the Project will incorporate industry-standard safety systems, signage, and operational protocols to ensure safe conditions during both construction and operations. Personnel working on the Project will receive appropriate safety training, including site-specific procedures and emergency response protocols. As described in Appendix I, the Applicant will coordinate with local emergency response agencies and implement a Fire Safety and Emergency Response Plan to support safe and effective response in the unlikely event of an incident.

15. *Provision for adequate light and air;*

    Response: The Project will feature security lighting designed to enhance security while reducing light emissions on adjacent properties. As detailed in Appendix I, the Project

will be constructed and operated to promote the safety of individuals and property while avoiding, minimizing, or mitigating for light emissions during sundown conditions.

16. *Prevention of overcrowding and excessive intensity of land uses;*

    Response: The Project does not convey a necessity or interest for the public to visit or occupy the grounds of the Project. It is a secured and fully operational solar energy generation facility with no public facing element of its operation. The solar arrays and infrastructure lessen land use intensity only in so much as some existing land uses will not continue, though other compatible uses will.

17. *Provision for public utilities and schools.*

    Response: The Project will not require a provision of public utilities and schools.

18. *Invasion by inappropriate uses;*

    Response: As detailed in the response to evaluation criteria 7, the Project supports the goals, objectives and policies of the area and does not represent an inappropriate use in the area.

19. *Value, type, and character of existing or authorized improvements and land uses;*

    Response: The Project is located in an area characterized by a mix of agricultural uses and established energy and industrial infrastructure with some large lot single family residential development. Existing land uses in the vicinity include irrigated farmland, electrical transmission facilities, oil and gas development, and proximity to the Holcomb Generating Station, reflecting a long-standing pattern of energy production and supporting infrastructure in the area.

    The proposed use is consistent with the value, type, and character of these existing and authorized land uses. The Project will be sited and designed to maintain compatibility with ongoing agricultural operations, allowing surrounding land to continue in productive use. In addition, the Project's low-profile design and limited operational activity are consistent with the rural character of the area.

    As a capital-intensive infrastructure investment, the Project is also consistent with other high-value improvements in the area, including existing energy generation and transmission assets. The Project will contribute to the continued evolution of the area as an energy-producing region while supporting local economic activity and providing long-term tax revenue and landowner income. Overall, the Project aligns with the established land use pattern and does not introduce a use that is out of character with existing or authorized improvements in the surrounding area.

20. *Encouragement of improvements and land uses in keeping with overall planning;*

    Response: The Project encourages improvements and land uses consistent with overall planning objectives in Finney County, including those identified in the Comprehensive Plan. As described above, the Plan supports the promotion of sustainable energy,

including policies to expand energy resources and support stable energy prices. The Project advances these objectives by strengthening regional power supply, supporting long-term reliability through a diversified energy mix, and contributing to affordable energy.

The Project is also compatible with the County's established pattern of agricultural and energy-related land uses and will provide stable landowner income while allowing continued agricultural operations. In addition, the Project will generate new tax revenue to support schools, roads, and emergency services, consistent with the County's long-term planning and economic development goals.

21. *Provisions for orderly and proper urban renewal, development, and growth;*

    Response: The Project supports orderly and proper development and growth in Finney County by providing critical energy infrastructure that enables existing industries to operate and position the region to attract new investment. Reliable and affordable power is a key requirement for modern economic development, and the Project strengthens the County's ability to accommodate future growth in a planned and sustainable manner. The Project is sited in an area already characterized by agricultural and energy-related uses, ensuring that development occurs in a manner consistent with existing land use patterns while supporting long-term economic stability and public revenue.

22. *Length of time subject property has remained vacant as zoned;*

    Response: The subject property has been used for pivot agriculture in compliance with the AG zoning district since the adoption of the Finney County zoning regulations.

23. *Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant;*

    Response: The Project provides a net benefit to public health, safety, and welfare. It will support reliable and affordable energy, contribute to regional grid stability, and generate new tax revenue to support schools, roads, and emergency services, while also providing jobs and local workforce development opportunities. The Project also supports environmental and resource stewardship by utilizing energy technologies that require minimal water use and can result in a net positive impact on groundwater resources and irrigated agriculture in the region.

    The Project is designed and operated in compliance with applicable safety and environmental regulations and is not expected to result in significant adverse impacts on surrounding properties or land uses. Denial or undue restriction of the Project would limit these public benefits and could constrain the County's ability to support future economic development that depends on reliable energy infrastructure. The Project therefore represents a favorable balance between public benefit and any potential impacts, which are expected to be minimal and appropriately mitigated.

24. *Opposition or support of neighborhood residents;*

    Response: Through ongoing outreach, proximate neighbors and community members have expressed interest in understanding the Project and its potential impacts and benefits. Common questions have focused on topics such as how the Project may benefit the local community, vegetation restoration and long-term land management, and potential job and economic opportunities. Feedback received to date has generally reflected a desire for additional information and continued engagement, rather than organized opposition.

    At the same time, the Applicant has received positive feedback and support, particularly related to the Project's anticipated economic benefits, including new tax revenue to support schools, roads, and emergency services, job creation during construction and operations, and stable income opportunities for participating landowners. Many stakeholders have expressed interest in how the Project can contribute to long-term economic stability and growth in the region.

    The Applicant has prioritized direct communication with nearby landowners and residents to provide project information, answer questions, and understand site-specific considerations. As described in Appendix M, outreach efforts have included one-on-one meetings, informational materials, and opportunities for follow-up discussions. The Applicant will continue this engagement throughout the permitting process and is committed to working with neighboring landowners, including discussing potential neighbor agreements or other reasonable accommodations where appropriate.

    Overall, feedback received to date reflects a constructive dialogue with community members who are seeking to better understand the Project and its benefits, with a growing level of support as additional information is provided.

25. *Impact of the proposed development on community facilities;*

    Response: The Project is not anticipated to impact community facilities. The Project is not located near existing community facilities and does not require community facilities.

26. *Professional staff recommendation;*

    Response: We look forward to receiving comments from Finney County staff and incorporating their feedback into project designs.

27. *Such other factors and criteria that the Governing Body might deem relevant;*

    Response: Understood, we look forward to continuing to work with Finney County and incorporating Governing Body's feedback into project designs.

6.3 County Agreements

Finney County Requirement - *The following agreements will be required of Applicant, on forms and terms acceptable to County in its sole discretion, either prior to the first day of the Planning Commission public hearing pursuant to Article 36.040(E), the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G), or prior to construction start, such timing to be decided in the Governing Body's sole discretion. In each agreement, Applicant will identify where each of its required or offered terms from the application and any SUP exists. The County might require the agreements listed below to be combined into one Development Agreement.*

- Decommissioning Agreement (See Appendix G)
- Road Use and Maintenance Agreement (See Appendix Q)
- Community Benefit Agreement (See Appendix M and Appendix R)

6.4 Monitoring and Reporting After SUP Resolution

Finney County Requirement -

- This requirement includes an annual compliance letter to the Zoning Administrator with the SUP terms, this application form, and required agreements.
- Any other information and process proposed by Applicant.
- Any other information and process that the Zoning Administrator or Governing Body deems appropriate.

APPENDIX A – CERTIFIED PROPERTY OWNER & MAILING LIST

Finney County Article 36.040, Section B.1 of the Base SUP application, ver. 24 Feb 26 the following information is required:

- A certified property owner and mailing address list from a title company for all owners of property located within the application's subject property.
- A separate list for all owners of property located within 1000 feet of any subject property boundary within Finney County. In addition, if the foregoing area includes: (a) any area within an adjacent county, the applicant shall provide a certified list of property owners and their mailing addresses within the notification area from a title company; and (b) any area within the corporate limits of a city, the list shall include owners of property and their mailing addresses extending 400 feet into the corporate limits of the city.
- Sufficient proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

A certified property owner and mailing address list from a title company for all owners of property located within the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. A certified list from a Title Company of owners of property within 1000 feet of the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. Appendix D includes proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

APPENDIX B – SECTION C VERIFICATION AND CERTIFICATIONS

C. Applicant Verification and Certification

VERIFICATION and CERTIFICATION OF APPLICANT

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

On behalf of the undersigned Applicant, I do hereby certify upon my oath, or affirm, that:

1. Applicant is the lawful owner or possesses a real estate interest and sufficient rights in and to the described property as required pursuant to Article 36.040(B)(2).

2. Applicant acknowledges and agrees to and with the terms of this Application, including the financial obligations imposed by the Application.

3. I have read the entire application including all attachments, exhibits and other supplemental materials, and I know the contents thereof to be true, correct, and complete. Any contents prepared by a third party other than Applicant have been certified for both Applicant's and County's reliance as true, correct and complete.

4. I am authorized to sign and bind the Applicant to this application.

Applicant:

SHERLOCK SOLAR, LLC,
a Delaware limited liability company

By:_____

Printed Name: Ryan Leonard

Title: Chief Operating Officer

Signed and sworn to (or affirmed) before me on this 29th day of March, 2026 by Ryan Leonard, as Chief Operating Officer of Sherlock Solar, LLC, a Delaware limited liability company, on behalf of the company.

_____
Notary Public – State of Oregon

Printed Name: Bryn Ardent Mapes

My commission expires: 11/27/2026

OFFICIAL STAMP
BRYN ARDENT MAPES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1031187
MY COMMISSION EXPIRES NOVEMBER 27, 2026

APPENDIX C – PROJECT BOUNDARY MAP

Base SUP Requirement:

Finney County Article 36.040.B.2 ver. 24 Feb 26 - A boundary map of the outer bounds of all the application's subject property; and further depicting the bounds and providing legal descriptions of each separately owned parcel within the subject property identifying each property owner.

The Project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-321-02-0-00-00-001.00-0
- Finney County Parcel # 028-322-04-0-00-00-001.00-0
- Finney County Parcel # 028-322-09-0-00-00-001.00-0
- Finney County Parcel # 028-322-03-0-00-00-001.00-0
- Finney County Parcel # 028-322-10-0-00-00-001.00-0
- Finney County Parcel # 028-323-05-0-00-00-001.00-0
- Finney County Parcel # 028-323-08-0-00-00-001.00-0

These legal descriptions are based on vesting deeds and available plat/survey information; final metes and bounds descriptions will be provided upon completion of survey.

Sherlock Solar SUP

Finney County Parcel # 028-321-02-0-00-00-001.00-0

> Section Two (2) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.
>
> EXCEPT a tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., being more particularly described as beginning at the center of said Section Two (2); thence proceeding North 775 feet along the North-South half section line; thence proceeding in a Southeasterly direction to a point on the East-West half section line which is 775 Feet East of the center of said Section Two (2); thence proceeding in a Southwesterly direction to a point on the North-South half section line which is 775 Feet South of the center of said Section Two (2); thence proceeding North along the North-South half section line a distance of 775 Feet to the point of beginning;

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-04-0-00-00-001.00-0

> All of Section Four (4) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-09-0-00-00-001.00-0

> All of Section Nine (9) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-03-0-00-00-001.00-0

> All of Section Three (3) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-10-0-00-00-001.00-0

> All of Section Ten (10) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-323-05-0-00-00-001.00-0

> All of Section Five (5), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas.
>
> EXCEPT Marston Acres Subdivision, a 19.62 acre tract of land located in the North Half of Section 5, Township 25 South, Range 34 West of the Sixth P.M., in Finney County, Kansas, more fully described as follows: Beginning at the North Quarter corner of Section 5, said point being a 1" I.D. Pipe; Thence on an assumed bearing of North 89°31'36" East, along the North line of the Northeast Quarter of Section 5, for a distance of 981.72 feet; Thence on a bearing of South 0°28'24" East for a distance of 99.82 feet to a non-tangent curve and a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a non-tangent curve to the Left, concave to the Southeast, with an Arc Length of 1416.56 feet, a Radius of 1320.00 feet, a

Chord Length of 1349.55 feet and a Chord Bearing of South 43°39'24" West, to a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a bearing of South 89°32'22" West for a distance of 92.32 feet to a non-tangent curve and a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a non-tangent curve to the Left, concave to the Southwest, with an Arc Length of 1364.75 feet, a Radius of 1310.20 feet; a Chord Length of 1303.88 feet, and a Chord Bearing of North 43°41'00" West, to a 1/2" Rebar with "Pink Plastic Cap "Palmberg PS1382"; Thence on a bearing of North 0°28'14" West for a distance of 118.17 feet to the North line of the Northwest Quarter of Section 5; Thence on a bearing of North 89°31'46" East, along the North line of said Northwest Quarter, for a distance of 943.02 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on December 7, 2021.

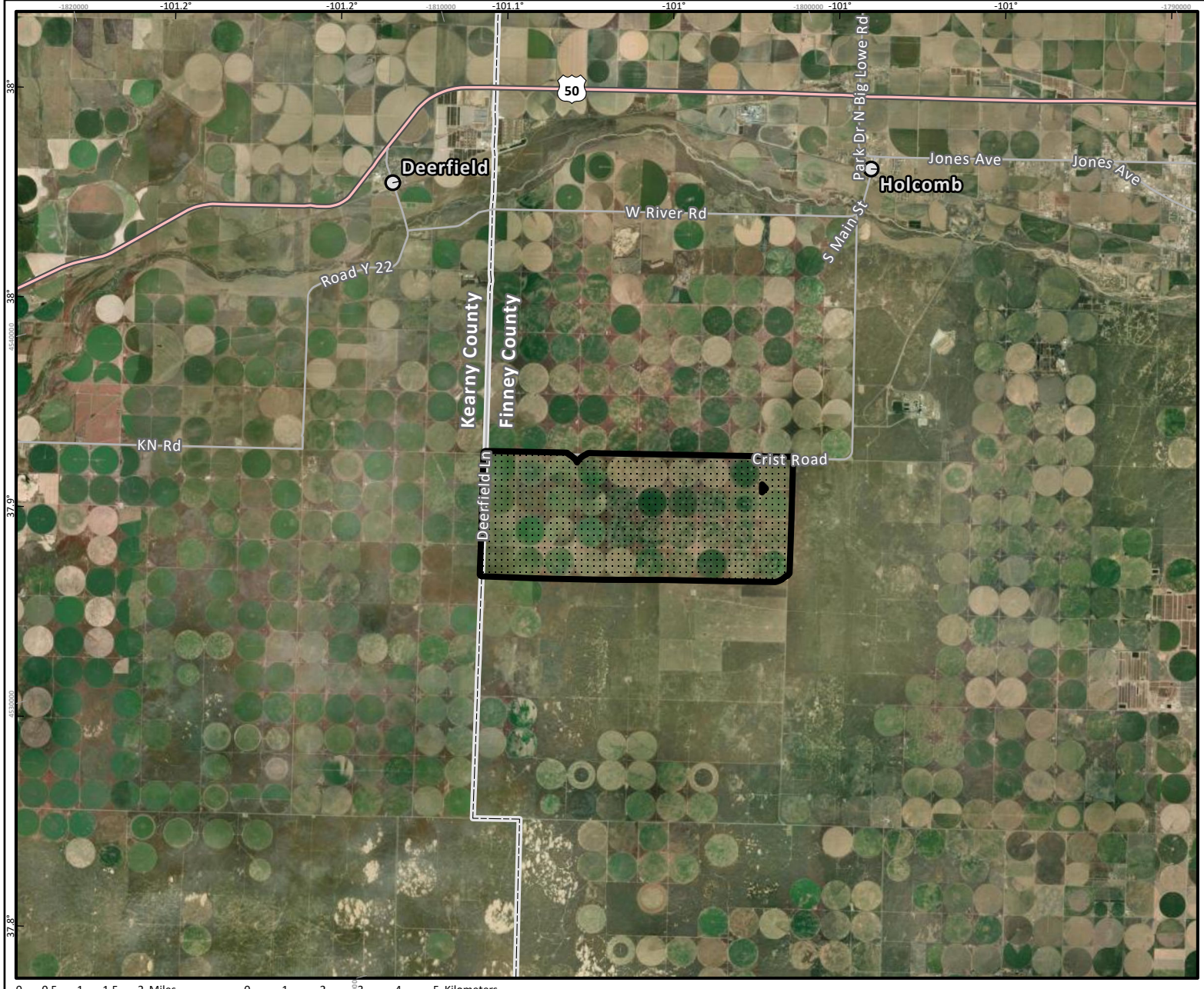
Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.

The excepted tract described herein reflects a portion of said Section 5 as shown on that certain survey prepared by Palmberg Land Surveying Services, LLC, dated December 7, 2021 and recorded June 1, 2022 in the official records of Finney County, Kansas in Book 354, Page 513.

Finney County Parcel # 028-323-08-0-00-00-001.00-0

All of Section Eight (8) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 1: VICINITY MAP

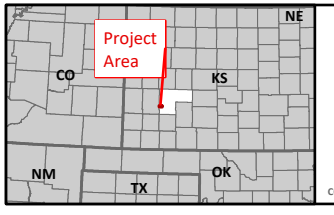
- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 3/12/2026 1:08 PM



0 0.5 1 1.5 2 Miles

0 1 2 3 4 5 Kilometers

Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

APPENDIX D – PARTICIPATING LAND AUTHORIZATION

Base SUP Requirement:

- [*Finney County, Base Special Use Permit Application, section B.3, pg. 3 of 19, ver. 24 Feb 26*] Participating Land Authorization: The land proposed to be subject to the SUP is sometimes referred to as "participating" or host land. Sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) that the Applicant has authority on behalf of all of the owners of the application's subject property to submit the application and to carry out all of the uses, construction, operations and terms that Applicant requested or describes in the application, as required by Article 36.040(B)(3).
- [*Finney County, Base Special Use Permit Application, section B.4, pg. 3 of 19, ver. 24 Feb 26*] Participating Land Definitions: Additional land beyond the SUP perimeter boundaries might also be considered "participating" land for some or all purposes of use of that term within this application if all the owners of that land have granted Applicant sufficient rights and authority regarding the subject matter and purpose of the use of "participating." (example: if land outside of the SUP perimeter waived all setback rights, then a setback requirement only applicable to non-participating land will not apply to that land). For any land outside of the SUP perimeter to qualify as "participating" Applicant will identify the application instances for which it desires that land to qualify as "participating" and provide sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) of Applicant's relevant rights and authority.

Applicant Response:

Included with Appendix D are the executed Memo of Land Options to Purchase Agreements for the land within the project boundary. The Memo of Land Options to Purchase Agreements allows for Triple Oak to submit the SUP application on behalf of the landowners of the parcels included in the project boundary. See section K of the attached Memo of Land Options to Purchase Agreements.

(Space above reserved for Register of Deeds certification)

KANSAS RECORDING COVER SHEET—GENERAL PURPOSE

Document Title:	Memorandum of Land Option Purchase Agreement
Document Date:	January 15, 2026
Seller(s) Name and Address:	**Loewen Family Farms LLC**, a Texas limited liability company, with an address of 907 E Hwy 180, Seminole, Texas 79360.
Buyer(s) Name and Address:	**Sherlock Generation LLC**, a Delaware limited liability company with an address of 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209
Legal Description:	See Exhibit A attached hereto and incorporated herein, found on page(s) 7-9 of this document.

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

This instrument memorializes the fact that **Sherlock Generation LLC**, a Delaware limited liability company, located at 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209 ("**Buyer**"), and **Loewen Family Farms LLC**, a Texas limited liability company having an address at 907 E Hwy 180, Seminole, Texas 79360 ("**Seller**"), have entered into that certain Land Option Purchase Agreement dated January 15, 2026 (the "**Agreement**") concerning the real property in the County of Kearny and the County of Finney, State of Kansas described in Exhibit A attached hereto (the "**Property**").

Under the terms of the Agreement, which is in full force and effect, Buyer has the exclusive option to purchase the Property from Seller for the price specified therein. The Agreement expires no later than Sixty (60) months from the Agreement date specified above, including rights to extend, although the closing of the purchase of the Property may occur within sixty (60) days after such date. If a deed from Seller to Buyer has not been recorded by January 14, 2031, then this Memorandum of Land Option Purchase Agreement shall be null and void and of no further force and effect. This Memorandum of Land Option Purchase Agreement may also be terminated of record by the recording of a quitclaim deed or other instrument evidencing such termination signed by Seller and Buyer and recorded with the Kearny County and Finney County Recorders.

[signatures on following page]

SELLER

Loewen Family Farms LLC
a Texas limited liability company

By: _____
Printed name: Jacob Loewen
Title: Member

By: _____
Printed name: Nancy Loewen
Title: Member

By: _____
Printed name: Amy Loewen
Title: Member

By: _____
Printed name: Martin Loewen
Title: Member

By: _____
Printed name: Fernando Loewen
Title: Member

[Acknowledgments on following page(s)]

ACKNOWLEDGMENTS
FOR SELLER

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Jacob Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in his capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Jacob Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Nancy Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in her capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Nancy Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Amy Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in her capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Amy Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Martin Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in his capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Martin Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Fernando Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in his capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Notary Public, State of Texas
Printed Name: JOHN PETERS

(SEAL)

JOHN K PETERS
NOTARY PUBLIC
STATE OF TEXAS
ID 126416779
EXP. 02-26-2028

BUYER

Sherlock Generation LLC,
a Delaware limited liability company

By: _____
Printed Name: Ryan Leonard
Title: Chief Operating Officer

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me this 15 day of January, 2026, by **Ryan Leonard** as Chief Operating Officer of SHERLOCK GENERATION LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

_____
Notary Public—State of Oregon
Printed Name: Golda Portillo Lopez
My commission expires: December 6, 2026

OFFICIAL STAMP
GOLDA PORTILLO LOPEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 1030909
MY COMMISSION EXPIRES DECEMBER 06, 2026

EXHIBIT A
TO
MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

Description of Property

All that real property located in Kearny County, Kansas, described as follows:

Parcel 1:

All of Section One (1), Township Twenty-five (25) South, Range Thirty-five (35) West of the 6th P.M., Kearny County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto.

PID: 0471710100000001000

Parcel 2:

The North Half (N/2) of Section Twelve (12), Township Twenty-five (25) South, Range Thirty-five (35) West of the 6th P.M., Kearny County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto.

PID: 0471711200000001000

Parcel 3:

The Southeast Quarter (SE/4) of Section Twelve (12), Township Twenty-five (25) South, Range Thirty-five (35) West of the 6th P.M., Kearny County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto. EXCEPT: a tract located in the Southeast Quarter of Section 12, Township 25 South, Range 35 West of the 6th P.M., Kearny County, Kansas more particularly described as follows: Commencing at the Southwest corner of said Section 12 being a found grader blade, set ½" R-bar, Parks cap typical to surface; thence North 01°43'13" East of the West line of said Section 12 as evidenced by the line between the found grader blade at the Southwest corner of said Section 12 and the found ½" R-bar, Matthews, at the surface at the Northwest corner of said Section 12 a distance of 2634.32 feet; thence South 88°16'47" East a distance of 2690.85 feet to the point of beginning being a set ½" R-bar; thence continuing South 88°16'47" East a distance of 745.62 feet to a set ½" R-bar; thence South 43°17'54" West a distance of 1120.17 feet to a set 1/2" R-bar; thence North 01°34'04" East a distance of 837.95 feet to the point of beginning.

PID: 0471711200000001040

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All that real property located in Finney County, Kansas, described as follows:

Parcel 4:

Section Six (6) except for road right of way, Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto.

PID: 028-323-06-0-00-00-001.00-0

Parcel 5:

All of Section Five (5), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except oil, gas and/or minerals. Together with all water rights appurtenant thereto. EXCEPT THE FOLLOWING DESCRIBED TRACT:

> A 19.62 acre tract of land located in the North Half of Section 5, Township 25 South, Range 34 West of the Sixth P.M., in Finney County, Kansas, more fully described as follows: Beginning at the North Quarter corner of Section 5, said point being a 1" I.D. Pipe; Thence on an assumed bearing of North 89°31'36" East, along the North line of the Northeast Quarter of Section 5, for a distance of 981.72 feet; Thence on a bearing of South 0°28'24" East for a distance of 99.82 feet to a non-tangent curve and a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a non-tangent curve to the Left, concave to the Southeast, with an Arc Length of 1416.56 feet, a Radius of 1320.00 feet, a Chord Length of 1349.55 feet and a Chord Bearing of South 43°39'24" West, to a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a bearing of South 89°32'22" West for a distance of 92.32 feet to a non-tangent curve and a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a non-tangent curve to the Left, concave to the Southwest, with an Arc Length of 1364.75 feet, a Radius of 1310.20 feet; a Chord Length of 1303.88 feet, and a Chord Bearing of North 43°41'00" West, to a 1/2" Rebar with "Pink Plastic Cap "Palmberg PS1382"; Thence on a bearing of North 0°28'14" West for a distance of 118.17 feet to the North line of the Northwest Quarter of Section 5; Thence on a bearing of North 89°31'46" East, along the North line of said Northwest Quarter, for a distance of 943.02 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on December 7, 2021.

PID: 028-323-05-0-00-00-001.00-0

Parcel 6:

Section Seven (7), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except oil, gas and/or minerals. Together with all water rights appurtenant thereto.

PID: 028-323-07-0-00-00-001.00-0

///

///

Parcel 7:

Section Eight (8), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except oil, gas and/or minerals. Together with all water rights appurtenant thereto.

PID: 028-323-08-0-00-00-001.00-0

(Space above reserved for Register of Deeds certification)

KANSAS RECORDING COVER SHEET—GENERAL PURPOSE

Document Title:	Memorandum of Land Option Purchase Agreement
Document Date:	October 1, 2025
Grantor(s) Name and Address:	**Sandyhill Enterprises, LLC**, a Kansas limited liability company, with an address of P.O. Box 1005, Holcomb, Kansas 67851
Grantee(s) Name and Address:	**Sherlock Generation LLC**, a Delaware limited liability company, with an address of 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209
Legal Description:	See Exhibit A attached hereto as Page 6.

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

This instrument memorializes the fact that **Sherlock Generation LLC**, a Delaware limited liability company, located at 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209 ("**Buyer**"), and **Sandyhill Enterprises, LLC**, a Kansas limited liability company, having an address at P.O. Box 1005, Holcomb, Kansas 67851 ("**Seller**"), have entered into that certain Land Option Purchase Agreement dated October 1, 2025 (the "**Agreement**") concerning the real property in the County of Finney, State of Kansas described in Exhibit A attached hereto (the "**Property**").

Under the terms of the Agreement, which is in full force and effect, Buyer has the exclusive option to purchase the Property from Seller for the price specified therein. The Agreement expires no later than sixty (60) months from the Agreement date specified above, although the closing of the purchase of the Property may occur within one hundred twenty (120) days after such date. If a deed from Seller to Buyer has not been recorded by September 30, 2030, then this Memorandum of Land Option Purchase Agreement shall be null and void and of no further force and effect. This Memorandum of Land Option Purchase Agreement may also be terminated of record by the recording of a quitclaim deed or other instrument evidencing such termination signed by Seller and Buyer and recorded with the Finney County Register of Deeds.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Land Option Purchase Agreement as of the date(s) set forth below.

SELLER:

Sandyhill Enterprises, LLC,
a Kansas limited liability company

By: _____
Printed name: Jacob Neufeld
Title: Manager

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF Finney)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Jacob Neufeld, as Manager of Sandyhill Enterprises, LLC, a Kansas limited liability company.

WITNESS my hand and official seal.

NOTARY PUBLIC - State of Kansas
YENNIFER BRUNGARDT
My Appt. Expires 11-29-25

Jennifer Brungardt
Notary Public for the State of Kansas
Printed Name: Yennifer Brungardt
My commission expires: 11/29/2025

(SEAL)

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Land Option Purchase Agreement as of the date(s) set forth below.

BUYER:

Sherlock Generation LLC,
a Delaware limited liability company

By:_____
Name: Ryan Leonard
Title: Chief Operating Officer

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF Finney)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Ryan Leonard as Chief Operating Officer of Sherlock Generation LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

NOTARY PUBLIC - State of Kansas
YENNIFER BRUNGARDT
My Appt. Expires 11-29-25

_____
Notary Public for the State of Kansas
Printed Name: Yennifer Brungardt
My commission expires: 11-29-25

(SEAL)

EXHIBIT A
TO
MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

Description of Property

The SURFACE AND WATER RIGHTS ONLY in and to the following described real property located in the County of Finney, State of Kansas:

Sections Two (2), Three (3), Four (4), Nine (9), Ten (10) and Eleven (11) all in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., INCLUDING DWR Appropriation Water Right File Nos.: 20,902; 20,898; 22,566; 20,893; 20,894; 20,897; and 22,565;

EXCEPTING all minerals, including but not limited to the oil, gas, and similar hydrocarbon substances in, under and that may be produced from the above-described property, together with any overriding royalty interests owned by Tri-State Generation and Transmission Association, Inc. and attributable to any existing oil and gas leasehold interests encumbering said property;

AND EXCEPTING Lot One (1) of H & S Subdivision, a parcel plat in the SE1/4 of Section 11, Township 25 South, Range 34 West in Finney County, Kansas;

AND EXCEPTING a tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., being more particularly described as beginning at the center of said Section Two (2); thence proceeding North 775 feet along the North-South half section line; thence proceeding in a Southeasterly direction to a point on the East-West half section line which is 775 Feet East of the center of said Section Two (2); thence proceeding in a Southwesterly direction to a point on the North-South half section line which is 775 Feet South of the center of said Section Two (2); thence proceeding North along the North-South half section line a distance of 775 Feet to the point of beginning;

AND SUBJECT TO an easement 40 Feet in width, the center line of which shall be as follows: Beginning at a point 775 Feet East of the center of Section Two (2) on the East-West half section line; thence proceeding Easterly along the East-West half section line of said Section Two (2) to the East line of said Section Two (2), said easement to be used for the purpose of obtaining ingress and egress to and from the tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2) herein EXCEPTED.

PIDs: 028-321-02-0-00-00-001.00-0, 028-321-11-0-00-00-001.00-0, 028-322-03-0-00-00-001.00-0, 028-322-04-0-00-00-001.00-0, 028-322-09-0-00-00-001.00-0, and 028-322-10-0-00-00-001.00-0

Seller and Buyer agree that Buyer may purchase all of the above-described property and the final legal description to be used in the deed to be given at Closing will be finally determined and verified by the Survey, to be completed at Buyer's cost, for the Property. The Survey shall describe the legal description of the Property that will be included in the deed for the Property.

APPENDIX E – COMBINED SITE PLAN

Solar Requirements:

[*Finney County, CSECS Use-Specific Attachment, Section 2, pg. 2 of 4, ver. 24 Feb 26*] In addition to the site plan requirements set forth in Section B, Applicant shall provide the number and location of solar arrays and panels. Infrastructure shall not exceed thirty-five feet (35') in height above ground level; provided, however, said height restriction shall not apply to substation facilities or transmission lines.

- All CSECS infrastructure shall be setback from the project boundary lines with non-participating land, and from public rights-of-way, at least 50 feet (50').
- For participating land, all CSECS solar panels/modules shall be set back one hundred feet (100') as measured from the nearest portion of any existing and participating landowners' residential structures at the time of application. Additionally, all CSECS solar panels/modules shall be set back fifty feet (50') as measured from the nearest portion of any existing and participating landowners' non-residential building(s) at the time of application. The participating property owner may waive these setback requirements.
- For non-participating land, all CSECS solar panels/modules shall be set back one hundred feet (100') as measured from the nearest point of the non-participant's property line and three hundred feet (300') as measured from the nearest portion of any existing and non-participating landowners' residential structures at the time of application. Additionally, all CSECS solar panels/modules shall be set back one hundred feet (100') as measured from the nearest portion of any existing and non-participating landowners' non-residential building(s) at the time of application.
- For other public structures on non-participating land such as schools, churches, community facilities, etc., all CSECS solar panels/modules shall be set back at least three hundred feet (300') as measured from the nearest portion of any existing public structure at the time of application.
- For cemeteries on non-participating land, all CSECS solar panels/modules shall be set back at least one hundred feet (100') as measured from the nearest portion of any existing cemetery at the time of application.
- For all public and private airstrips/airports on non-participating land, all CSECS solar panels/modules shall be set back at least three hundred feet (300') as measured from the nearest point on either side of centerline of any existing airstrip or airport and at least one thousand feet (1,000') as measured from the nearest point on either end of the runway or property line (whichever is less) of any existing airstrip or airport at the time of application.
- Add to the aesthetics setback map and table the distance to the nearest solar panel array and to the nearest inverters.

- Lighting shall be installed for security and safety purposes only. It shall be shielded and downcast so as not to extend beyond the property lines.
- Fencing. All CSECS shall be enclosed by perimeter fencing at least 6 feet (6') in height above ground level to restrict unauthorized access. No outdoor storage of any material or equipment is permitted except for construction equipment and material used during construction. Fences shall be designed to ensure controlled access for emergency services and personnel.

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section B.6 items (a) through (q), pg. 5 of 19, ver. 24 Feb 26] Preliminary Site Plan: The Preliminary Site Plan shall include:

a. Existing buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;

b. Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary;

c. Proposed project infrastructure;

d. Meteorological towers;

e. Height of infrastructure;

f. Substations/switchyards;

g. Collection/gen-tie lines;

h. Operations and maintenance building(s);

i. Permanent/temporary roads & laydown;

j. Ingress and egress locations;

k. Fencing and gates;

l. Drainage features;

m. Vegetative buffers;

n. Sensitive receptors such as an airport, hospital, school, or medical office;

o. Alternate locations of infrastructure, if applicable;

p. All other potential infrastructure or land modifications; and

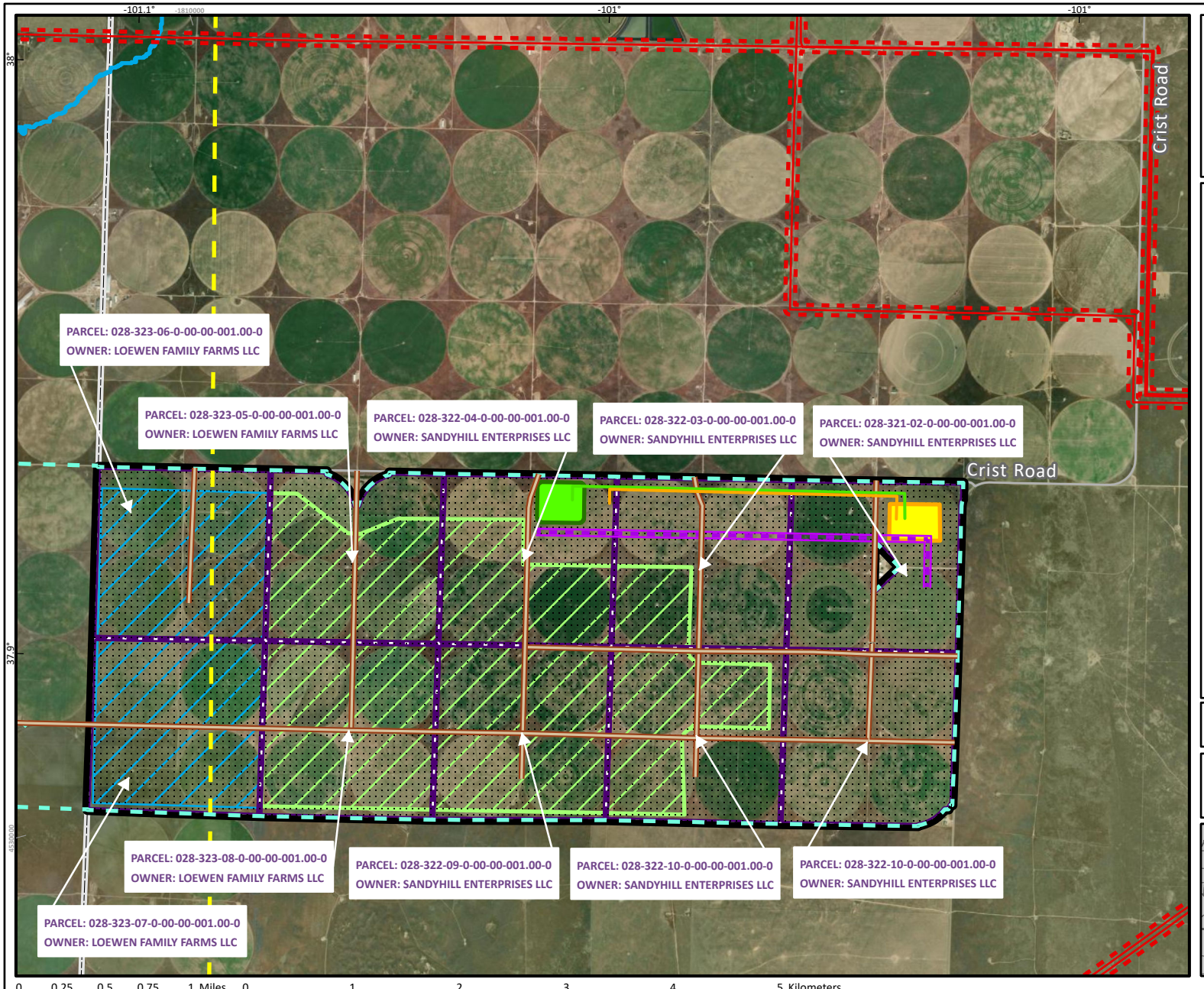
q. Setbacks: Minimal requirements per use standards in Special Use-Specific Attachment. Identify in a table or writing, in addition to the visual aid, where the applicant proposes setbacks greater than the minimal requirements. Describe if and how the setback distances proposed are sufficient to eliminate or mitigate any potential negative effects to non-participating land, including without limitation due to: contamination, soil health, erosion, drainage, other micro climate impacts including increased heat or shade, sound, light, view, groundwater table reduction, noxious plants, wildlife or species habitat or corridors, or fire or

other safety issues. Identify any potential changes that might occur prior to initial construction or after initial construction.

The following table E-1 includes information required to be provided in the final site plan. Table E-1 includes the status of required items shown on the preliminary site plan and estimates when required items to be shown in the final site plan will be provided.

Table E-1. Site Plan requirements

Preliminary Site Plan Requirement Equipment	Preliminary Site Plan Status	Final Site Plan Status
Existing Buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;	Shown on aerial image used for Site Plan background, non-participating land structures not identified on preliminary Site Plan	Shown on aerial image used for Site Plan background, non-participating lands will be identified on final Site Plan.
Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary	Shown on aerial image used for Site Plan background	Will be identified, dimensioned, and displayed on final Site Plan
Proposed project infrastructure	Preliminary footprint for proposed project infrastructure shown on preliminary Site Plan	Final locations including labels, dimensions, and setbacks to be shown on final Site Plan
Meteorological towers	Not included with the Project	Not included with the Project
Height of Infrastructure	Not included on preliminary Site Plan	Maximum heights will be noted in site data table included with final Site Plan
Substation/switchyards	Preliminary locations shown on preliminary Site Plan	Final location, including footprint dimensions and setbacks will be shown on final Site Plan
Collection/gen-tie lines	Preliminary location shown on preliminary Site Plan	Location will be shown on final Site Plan
Operations and maintenance building(s)	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Permanent/temporary roads & laydown	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Ingress and egress locations	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Fencing and gates	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Drainage features	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Vegetative buffers	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Sensitive receptors such as an airport, hospital, school or medical office	None are located within ½ mile of project, none shown	None are located within ½ mile of project, none shown
Alternate locations of infrastructure, if applicable	Not applicable	Not applicable
All other potential infrastructure or land modifications; and	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Setbacks	Not included on preliminary Site Plan, setbacks are included in attached table to this application	Setbacks will be shown on final Site Plan



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 2: PRELIMINARY SITE PLAN

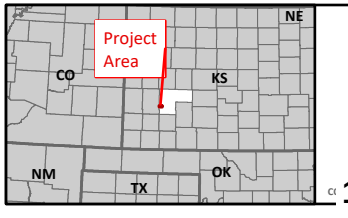
- 24" Northern Natural Gas Company Gas Pipeline
- 345kV Transmission Line from Solar/BESS (using double circut structures)
- 345kV Transmission Line from Gas Plant (using double circut structures)
- Access Road
- Major Road
- FEMA 100 Year Floodplain (Zone A)
- Overhead Electric Line
- Overhead Electric Easement
- Proposed Overhead Electric Easement
- Proposed Overhead Electric Line
- County Boundary Line
- BESS & Substation Site
- Primary Solar Area
- Secondary Solar Area
- Sherlock Solar and Sherlock BESS Project Boundary
- Property Boundary
- Participating Property Parcel Boundary
- Sunflower Electric Switchyard

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 3/12/2026 12:58 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:54,000

APPENDIX F – SOUND STUDY

CSECS (Solar) Requirements:

- [*Finney County, CSECS Use-Specific Attachment, Section 6, pg. 3 of 4, ver. 24 Feb 26*] Transformers and inverters shall be placed within the interior of the SUP land to reduce to the maximum extent possible the sound heard on non-participating land and on public road right-of-way. Any sound generated by a CSECS must be lower than 60 decibels (the exact terminology used to describe, measure and monitor sound is subject to the Governing Body receiving further education, for example if the County's standard will be dBA Leq averaged over one hour) from the nearest non-participating and public road right-of-way property line of the area in which the CSECS is erected to be acceptable during all hours of the day. Project components shall be moved or modified or removed (and decommissioned) from service if necessary to comply with this condition.

Proposed Applicant Response:

As indicated above, Article 36 states that maximum permissible sound levels of 60 dBA for sound levels measured at the property line shall be measured from the nearest non-participating and public road right-of-way property line of the area in which the solar is erected. Based on the final site design and equipment selection, a sound study will be provided to Finney County for review and approval with the building permit application. The sound study will independently analyze the specific solar components planned for the Project and compare the sound levels at non-participating property lines and public right-of-way to the 60 dBA threshold.

Operational Sound Emissions

Solar facilities convert sunlight into electricity that is subsequently transmitted to the electrical grid as alternating current. The primary sound-emitting equipment type associated with this process is the inverter, which converts the direct current from the solar panels to alternating current for transmission to the grid and the substation transformer. The transformer in turn modifies the voltage to be consistent with electrical grid requirements.

An acoustic model of the proposed Project will be developed using equipment sound power levels derived from data supplied by manufacturers, the Applicant, and information found in the technical literature. The sound power levels utilized in the model will represent the anticipated steady-state level of the Project with essentially all equipment operating. Using these sound power levels as a basis, the model will calculate the sound pressure level that would occur at each receptor from each source after losses from distance, air absorption, and other relevant factors are considered. The modeling will be overseen by an acoustic professional who is Board Certified by the Institute of Noise Control Engineering-USA.

Standard acoustic engineering methods will be used in the sound analysis. The sound propagation factors used in the model will be consistent with the International Organization for Standardization

(ISO) 9613-2 Acoustics—Sound Attenuation During Propagation Outdoors (Part 2: General Method of Calculation) (ISO 2024). Atmospheric absorption will be estimated for conditions of 10 degrees Celsius and 70 percent relative humidity (conditions that favor propagation) and computed in accordance with ISO 9613-1 (Part 1: Calculation of the Absorption of Sound by the Atmosphere) (ISO 1993).

The ISO 9613-2 method is based on an omnidirectional downwind condition. That is, the sound prediction algorithms assume every point at which sound level is calculated is downwind of all sound-emitting equipment simultaneously. In essence, the prediction assumes each receiver or prediction point is a "black hole" and the wind is blowing from each source and into this black hole. While this is physically impossible, the ISO 9613-2 model has been widely and successfully used to develop acoustic models for power facilities. Model results will be presented in graphical (e.g., sound contour figures) and tabular format and compared to the applicable threshold (i.e., 60 dBA at non-participating property lines).

Preliminary results will be shared with Finney County prior to submitting the final analysis with the building permit applications. Preliminary results will identify sound exceedances, if any, and identify sound minimization measures that will be evaluated (e.g., relocation of equipment, reselection of equipment, equipment modifications, sound barriers, etc.) or financial compensation (e.g., participating landowner or public right-of-way waivers). The final sound assessment will incorporate and describe the necessary measures to demonstrate compliance with Article 36 requirements. Results will be presented as A-weighted sound contours over aerial mapping identifying relevant compliance locations and highlighting the 60 dBA contour (Figure F-1 illustrates a hypothetical model result). This final report will be submitted with the building permit application for the CSECS. This report will provide an overview of acoustic terminology, the County's sound criteria, acoustic modeling approach, equipment sound levels used in the model, graphical and tabular results, and overall conclusions.

Construction Sound Emissions

Construction-related sound emissions are temporary, intermittent, primarily limited to daytime hours, and localized. Sound from construction activities would dissipate with distance and may be audible at varying decibels, depending on the distance from the equipment to a given receptor (e.g., occupied home or public building), a more relevant reference point to evaluate for construction-related sounds rather than non-participating property lines and publics right-of-way. Noisy construction activities for the Project will be limited to daytime hours to minimize potential impacts to neighboring residences.

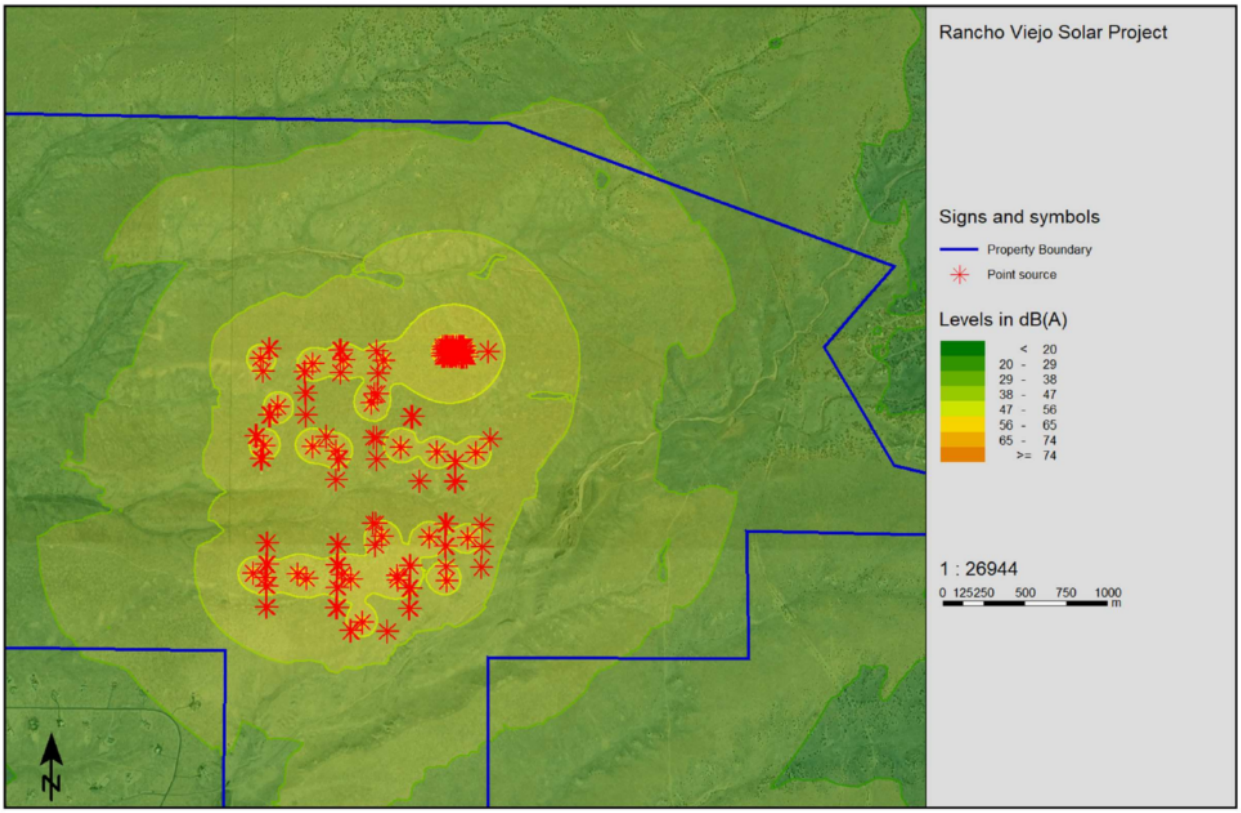
Sound levels from construction activities will be estimated based on data from the Federal Transit Administration's (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA 2018). This manual represents one of the most recent and comprehensive tabulation of sound from common pieces of construction equipment. Representative sound levels from the FTA (2018) manual are presented in Table 1.

Table F-1. Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level 50 feet from Source, dBA	Equipment	Typical Noise Level 50 feet from Source, dBA
Air Compressor	80	Jack Hammer	88
Backhoe	80	Loader	80
Compactor	82	Paver	85
Concrete Mixer	85	Pneumatic Tool	85
Concrete Pump	82	Pump	77
Concrete Vibrator	76	Roller	85
Crane, Derrick	88	Saw	76
Crane, Mobile	83	Scarifier	83
Dozer	85	Scraper	85
Generator	82	Shovel	82
Grader	85	Spike Driver	77
Impact Wrench	85	Truck	84

Source: Table 7-1, FTA 2018.

The sound levels of solar-specific drivers to install pilons are expected to be similar to other general construction equipment with a sound level of approximately 85 dBA at 50 feet (e.g., dozer, grader, and pneumatic tools). The earth moving and equipment used to erect structures for the Project's solar components are anticipated to be consistent with general construction equipment used on a variety of infrastructure projects identified above. A general construction sound assessment will be developed based on multiple pieces of equipment operating simultaneously and a more detailed assessment will be developed based on the final site plan and equipment layout.



Source: Rancho Viejo Solar Project, SWCA, 2024

Figure F-1. Example of a CSECS sound modeling analysis

APPENDIX G – DECOMMISSIONING PLAN

Solar Requirements:

[*Finney County, CSECS Use-Specific Attachment, Section 8 items (a) through (d), pg. 3 of 4, ver. 24 Feb 26*] In addition to the Decommissioning requirements under Section B of the application, Applicant must also provide plans for the following:

a) Disconnection from the power grid.

b) Compliance with national standards and codes or generally accepted practices for decommissioning a CSECS. Applicant bears the responsibility of illustrating compliance with said standards.

c) Disposal of all infrastructure, materials, and waste in accordance with applicable law.

d) Provide for removal of all infrastructure that prior to any modification or removal from its height during operations extends more than six feet above ground, subject to landowner's right to request access roads and fences be left intact, and subject to a non-participating landowner's right to retain any screening in its then-required condition provided the landowner accepts and agrees to all future maintenance and repair obligations.

Base SUP Requirements:

[*Finney County, Base Special Use Permit Application, Section B.18, pg. 9 of 19, ver. 24 Feb 26*] Decommissioning Agreement (per use standards in Special Use-Specific Attachment Section B.22(a) items (1) through (12)). A Decommissioning Agreement shall include, but shall not be limited to:

1) Address circumstances which may require decommissioning including, but not limited to, permanent damage of the project technology, inability to sell electric power, continued or prolonged discontinued use of the project technology.

2) Notification to Governing Body & Zoning Administrator.

3) Abide by all Special Use-Specific Attachment requirements per SUP use.

4) Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds to cover the cost of removal and reclamation and all possible additional costs that the County might incur related to accomplishing all of Applicant's decommissioning and restoration obligations; liability insurance; along with sufficient rights for the County to enforce decommissioning.

5) Recognize a host landowner's right to be satisfied with the decommissioning efforts of the Applicant or a hired contractor; and recognize a non-participating landowner's right to retain any screening in its then-required condition provided the landowner accepts and agrees to all future maintenance and repair obligations.

6) Provide timeline for completion of decommissioning activities.

7) Provide restoration measures of disturbed land and provide plans for proper seeding, mulching, and fertilizing, as needed. Restoration practices should include planting native seeds and vegetation where applicable, subject to landowner's consent or direction to return the land to its pre-construction condition.
8) Provide for removal of access roads and perimeter fences, subject to landowner's right to request access roads and fences be left intact.
9) Remove all infrastructure from public right-of-way or property.
10) No abandonment in place or elsewhere in the County of any project components, and no right to dispose of project components in any County landfill or other disposal location. Recycling, upcycling, or re-use might be encouraged or required.
11) The Decommissioning and Restoration Plan shall be finalized and incorporated as part of the executed Decommissioning Agreement.
12) Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

As part of the Development Agreement process with Finney County, the Applicant will prepare a draft Decommissioning and Restoration Plan (DR Plan) for the Project. A final DR Plan, certified by a licensed Professional Kansas Engineer, will append to the Development Agreement between Finney County and the Applicant, and provided as part of each applicable building permit application. The goal of the DR Plan is establishing a clear, step-by-step process for responsibly and comprehensively retiring the facility and restoring the land at end of life, pursuant to the Development Agreement. The DR Plan will include the following elements, refined and detailed through the Decommissioning Agreement process between Finney County and the Applicant:

- The anticipated life of the Project.
- The estimated decommissioning cost in current dollars.
- The methodology and assumptions used to derive the estimate.
- The proposed method for ensuring that funds will be available for decommissioning and removal, including a proposed method of security for decommissioning costs.
- The proposed method for review of estimated decommissioning costs, including an update to the decommissioning cost estimate and an adjustment to the amount of security for the payment of those costs no less frequently than every 5 years.
- How the Project will be decommissioned and the site restored. Include agreed upon sub-surface dismantling requirements and how landowner preferences are considered (e.g., retain project roads).
- Decommissioning will include removal of all electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, solar panels, and any other

associated facilities so that agricultural ground upon which the facility and/or system was located is again tillable and suitable for agricultural or forestall uses. The site shall be graded and re-seeded to restore it to as natural a pre-development condition as possible.

- Salvage value and recycling will be included in the cost estimate using industry standard assumptions for pricing.

APPENDIX H – GLARE REPORT

Requirements:

[*Finney County, CSECS Use-Specific Attachment, section 9 items (a) through (e), pg. 4 of 4, ver. 24 Feb 26*] All solar panels must be constructed to minimize glare or reflection onto adjacent properties and adjacent roadways and must not interfere with traffic, including air traffic, or create a safety hazard as per any Local, State, and Federal laws and regulations. Examples of measures that can be utilized to limit glare include, but are not limited to:

A) Textured glass;

B) Anti-reflective coatings;

C) Facility parameter screening;

D) Distance from receptors; or

E) Positioning units in a manner that reduces glare.

Proposed Applicant Response:

A Glare Report will be completed on the final site design to evaluate potential reflective impacts on nearby residences, roadways, and other sensitive receptors by the Project, provided with the Building Permit application. The analysis will incorporate panel characteristics and sun-angle geometry to model worst case conditions.

The assessment will provide technical details on how glare is mitigated by the Project. Solar panels are not generally reflective in a manner that causes nuisance or visual hazard. In addition to mitigating glare through site design, modern photovoltaic panels feature two key technologies to maximize light absorption and therefore energy generation. First, they are coated with an anti-reflective layer. This microscopic film disrupts incoming light waves, causing them to cancel each other out and reducing the amount of light that bounces off. Second, the glass surface is often textured or stippled, which further scatters light inward toward the solar cells. These designs are crucial for efficiency and have the secondary benefit of drastically reducing glare.

The Federal Aviation Administration (FAA) is responsible for ensuring the safety of navigable airspace. To meet this objective, the FAA conducts aeronautical studies of proposed activities that could impact airspace. For off-airport projects, local governments, solar developers, and other stakeholders in close proximity to an airport have the responsibility to inform the FAA about proposed projects so that the agency can determine whether a project, especially if large, presents safety or navigational problems. Currently, no defined thresholds for project size, type, or distance from the airport are available that definitively triggers FAA airspace review, though an FAA-published Notification of Policy describes restricting FAA technical review to only on-airport, adjacent, or near-adjacent off-airport solar energy systems (11 May 21, 86 Federal Register 25801). This policy determined that while “glint and glare from solar energy systems could result in an ocular impact to air traffic control tower (ATCT)

personnel working in the tower cab, and compromise the safety of the air transportation system," this finding was determined only relevant to solar energy systems located or in adjacent to airports, that the glare effect for pilots and ATCTs is otherwise no different than common reflective landscape features such as water surfaces and glass-walled buildings. Projects in proximity or on airports should evaluate the potential for glint and glare concerns and their effect on airspace navigation in the vicinity.

The Proposed project is 15-20 miles west of the nearest airport (Garden City Regional Airport), well beyond the proximate description provided by the FAA.

Applicant proposes utilizing a publicly available solar glare analysis tool that uses a repeatable methodology to generate a quantified assessment of when and where glare has the potential to occur throughout the year at a defined receptor. "There are several glint/glare analysis tools available to airport sponsors on the open market, but FAA is not requiring or endorsing a specific tool for assessing ocular impact." (FAA, 86 FR 25803)

Subject to County concurrence, the Applicant proposes to select a tool robust enough to 1) be available for anyone from the community or county to test the findings of the Applicant's analysis submitted with Building Permit applications, and 2) able to assess glare impact to proximate public buildings and spaces, private residents, commercial operations, and roadways in addition to airports and airspace. Similarly, the Applicant will propose observation points representing occupied structures and segmented routes representative of nearby roads and highways as potential receptors.

County approved observation points at varied heights will simulate eye-level views from residential receptors and the defined routes will simulate vehicular traffic receptors. Results will be presented in a plot diagram that specifies when glare will occur throughout the year, with color indicating the potential ocular hazards. In addition, the Glare Report will include detailed descriptions of inputs used in the analysis, description of the technologies (i.e., panel characteristics) and techniques (i.e., site design) used to mitigate glare to the maximum extent feasible, and a discussion and summary of the glare results. The applicant will prepare and submit electronic copies of the Glare Report at the time of building permit application.

APPENDIX I – FIRE SAFETY AND EMERGENCY PLAN

Base SUP Requirements:

[*Finney County, Base Application, section B.16 items (a) through (d), pg. 8 of 19, ver. 24 Feb 26*] An Emergency Readiness Plan (ERP) is required and shall address the following:

a) An ERP report shall provide a safety plan detailing expected public agency/emergency services support during emergencies, including training services and equipment for local County personnel.

b) The ERP shall also identify potential fire risks associated with the project and demonstrate compliance with applicable federal, state, and local fire codes, including but not limited to the National Fire Protection Association, Kansas State Fire Marshal, and Finney County Emergency Management.

c) Identify any changes to the ERP or other safety information and terms that Applicant submits if potential changes to the project might occur prior to initial construction or after initial construction.

d) Any other information that the Applicant, Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

The Applicant will provide a Fire Safety and Emergency Plan and an Emergency Readiness Plan (see Appendix I-1 for proposed template, hereout referred to as an FSEP) as part of the CSECS Building Permit applications. The Fire Safety and Emergency Plan will address fire suppression, fire, and emergency medical response to be provided by the Applicant during construction and operation of the Project, and will demonstrate compliance with applicable federal, state, and local fire codes. The Fire Safety and Emergency Plan will be informed by Applicant's coordination with relevant county and municipal emergency service providers that will be identified in the Plan to be contacted during emergencies for both fire and non-fire events. Key elements of the Fire Safety and Emergency Plan include, but not limited to:

- The plan will detail the installation, separation distances, fire protection and necessary emergency planning that complies with NFPA 855, UL 1973, and UL9540, as applicable.
- UL 9540A test method to support UL 9540 certification will be completed as applicable.
- The Fire Safety and Emergency Plan shall also include a defined communication tree and approved communication protocols to enable timely notification and coordination with First Responders, the local community, and other required stakeholders.
- Response time for First Responders to project location will be incorporated into the plan and reasonable actions to protect life and property will be detailed within the plan.

APPENDIX I-1: PROPOSED TEMPLATE: FIRE SAFETY AND EMERGENCY PLAN (FSEP)

This template integrates applicable requirements for construction (29 CFR 1926), general industry (29 CFR 1910), and environmental compliance. Specific regulatory citations used to develop this form are detailed in Section 19.0, supplemented with county- and state-specific information as part of the *County Agreement* process, e.g., *Monitoring & Reporting after SUP Resolution, Finney County Base Application, pg. 13 of 19, 24 Feb 26.*

Project Name: [Energy Project Name]
Location: [Site Location, GPS Coordinates]
Project Owner: [Company Name]
EPC Contractor: [Company Name]
Operations & Maintenance (O&M) Provider: [Company Name]
Effective Date: [Date]
Revision No.: [Number]

1. PURPOSE: This Fire Safety and Emergency Plan (FSEP) establishes procedures for responding to emergencies during the **construction and operation** of the energy project to:

- Protect personnel, contractors, visitors, and the public.
- Minimize environmental impact.
- Protect property and equipment.
- Ensure coordinated response with local authorities.
- Maintain regulatory compliance.

2. SCOPE: This FSEP applies to:

- All construction personnel
- All operations and maintenance personnel
- Subcontractors
- Visitors
- Temporary workers
- Transport contractors

3. PROJECT DESCRIPTION: The project consists of:

- Energy Generation Sources (e.g., Photovoltaic Solar, Battery Energy Storage System)
- Foundations and hardstands
- Underground and overhead electrical systems
- Onsite substation
- Operations & maintenance building

- Access roads
- Laydown areas

4. EMERGENCY CONTACT INFORMATION

4.1 Internal Contacts

Role	Name	Phone	Backup Personnel
Project Manager			
HSE Manager			
Site Supervisor			
Control Room			
O&M Manager			

4.2 External Emergency Services

Service	Contact Number	Nearest Location
Ambulance		
Fire Department		
Police		
Hospital		
Utility Operator		
Environmental Authority		

5. EMERGENCY RESPONSE ORGANIZATION

5.1 Incident Command Structure

Incident Commander (IC)

- Overall authority during emergencies
- Liaises with external agencies
- Authorizes evacuation

HSE Officer

- Coordinates site safety
- Conducts headcount
- Maintains incident records

First Aid Team

- Provides medical assistance
- Coordinates medevac

Fire Response Team

- Deploys fire extinguishers
- Secures ignition sources

Communications Officer

- Manages radio communications
- Notifies management and authorities

6. EMERGENCY CLASSIFICATION: Details of an incident are categorized under a classification:

Level 1 – Minor Incident

- Managed on site
- No external assistance required

Level 2 – Serious Incident

- Requires external emergency services
- Partial evacuation possible

Level 3 – Major Incident

- Full site evacuation
- Significant injury, fatality, or environmental release

7. IDENTIFIED EMERGENCY SCENARIOS

7.1 Construction Phase

- Working at height fall or lifting incident
- Construction equipment failure
- Electrical shock
- Vehicle collision
- Trench collapse
- Fire/explosion
- Severe weather event
- Hazardous material spill
- Medical emergency
- Confined space incident

7.2 Operational Phase

- Landscape (wild) fire mitigation
- Electrical arc flash
- Lightning strike
- Transformer failure
- Oil spill
- Grid failure
- SCADA failure
- Unauthorized site entry
- Extreme weather

8. GENERAL EMERGENCY PROCEDURES

8.1 Upon Discovery of Emergency

- Stop work immediately
- Raise alarm (radio / horn / phone)
- Notify supervisor and control room
- Provide location and type of emergency
- Always maintain personnel safety

8.2 Evacuation Procedure

- Proceed to designated muster point
- Supervisors conduct headcount
- Report missing personnel immediately
- Do not re-enter site until cleared

8.3 Communication Protocol

- Primary: Site radio channel [#]
- Secondary: Mobile phone
- Tertiary: Satellite phone (if remote site)

All communications must include:

- Nature of emergency
- Exact location (Turbine ID, GPS)
- Injuries
- Assistance required

9. SPECIFIC RESPONSE PROCEDURES

9.1 Wildfire or Facility Fire

- Notify fire department and facility control room
- Implement energy isolation or shutdown procedures (remotely if possible)
- Evacuate facility (or, in case of wildfire, stay on facility if safe to do so)
- Establish exclusion zone (minimum 300 m)
- Do NOT attempt internal fire suppression unless trained

9.2 Working at Height Rescue

- Activate rescue team
- Do not move injured worker unless required
- Deploy tower rescue kit
- Contact emergency medical services
- Maintain communication with suspended worker

9.3 Electrical Shock / Arc Flash

- De-energize equipment
- Do NOT touch victim until safe
- Initiate CPR if needed
- Call ambulance
- Secure area

9.4 Oil or Hazardous Material Spill

- Stop source if safe
- Deploy spill kit
- Contain using berms/absorbents
- Notify environmental authority
- Document incident

9.5 Severe Weather

- Monitor forecasts
- Cease lifting operations above wind threshold
- Secure materials
- Evacuate towers during lightning
- Shelter in designated building or vehicles

9.6 Vehicle Accident

- Secure area
- Provide first aid
- Call emergency services
- Prevent fuel leakage
- Report to HSE

10. MEDICAL EMERGENCY PROCEDURE

- Provide first aid
- Call ambulance
- Assign escort to guide responders
- Prepare medical records if available
- Notify next of kin (management only)

11. TRAINING & DRILLS

- Site induction includes FSEP overview
- First aid training (minimum X% workforce)
- Facility rescue training
- Fire extinguisher training
- Annual full-scale emergency drill
- Quarterly tabletop exercise
- Safety drill records must be maintained on site.

12. EQUIPMENT & RESOURCES

- First aid kits (locations listed)
- AED devices
- Fire extinguishers
- Spill kits
- Rescue kits (tower)
- Emergency lighting
- Communication devices
- Emergency vehicles

13. ENVIRONMENTAL PROTECTION

- Immediate reporting of spills
- Protection of waterways

- Wildlife protection protocols
- Waste segregation
- Post-incident environmental assessment

14. DOCUMENTATION & REPORTING

All incident reporting and documentation must follow local requirements supplemental to:

- Reported within 24 hours
- Investigated
- Root cause analyzed
- Corrective actions implemented
- Logged in incident register

15. BUSINESS CONTINUITY

- Damage assessment
- Spare parts inventory
- Temporary power arrangements
- Insurance notification
- Media communication (authorized personnel only)

16. POST-INCIDENT REVIEW

- Debrief meeting
- Lessons learned
- Update FSEP if required
- Re-train staff as necessary

17. SITE MAPS (Attach)

- Facility layout
- Access roads
- Muster points
- Fire equipment locations
- Spill kit locations
- Nearest hospital route

18. APPROVALS

Prepared by: _____
Reviewed by: _____
Approved by: _____
Date: _____

19. CITED AUTHORITIES:

This FSEP is developed in compliance with:
OSHA Construction Standards (29 CFR 1926)

- 1926.35 – Employee Emergency Action Plans

- 1926.50 – Medical Services and First Aid
- 1926.150 – Fire Protection
- 1926 Subpart CC – Cranes & Derricks
- 1926 Subpart M – Fall Protection
- 1926 Subpart V – Power Transmission

OSHA General Industry (29 CFR 1910)

- 1910.38 – Emergency Action Plans
- 1910.39 – Fire Prevention Plans
- 1910.147 – Lockout/Tagout (LOTO)
- 1910.269 – Electric Power Generation
- 1910.120 – Hazardous Waste Operations (if applicable)

EPA Requirements

- Spill Prevention, Control, and Countermeasure (SPCC) Rule – 40 CFR 112
- EPCRA Emergency Planning (if hazardous chemicals exceed thresholds)

NFPA Codes (as adopted locally)

- NFPA 70 – National Electrical Code
- NFPA 70E – Electrical Safety in the Workplace
- NFPA 850 – Fire Protection for Electric Generating Plants

APPENDIX J – WASTE HANDLING PLAN NON-APPLICABLE FOR SOLAR PROJECT

APPENDIX K – ENVIRONMENT, WATER AND SPECIAL FLOOD HAZARD AREAS REPORT

Base SUP Requirements:

[Finney County, Base Application, section B.10 items (a) through (f), pg. 6 of 19, ver. 24 Feb 26]

a) Provide a description of known, likely, or possible impacts to any of the following: drainage patterns, water runoff rate, above-ground or underground water quality, soil quality, air quality, sound, odor, lighting, habitat or wildlife corridors, livestock, pets, species, other ecosystem impacts, and other impacts that might occur to the public or to non-participating land or landowners and any of their tenants, employees and invitees.

b) Identify any mitigation efforts offered by Applicant regarding any negative environment impacts to non-participating land, the public, ecosystems, animals and species, land, air, and water.

c) Provide plans for erosion/sediment control, and list land identified as a special flood hazard area.

d) Special Flood Hazard Areas: Prior to starting construction activities, obtain a local floodplain development permit for all construction in the special flood hazard area prior to the issuance of a zoning permit or for any portion of the project not requiring a zoning permit.

e) Prior to starting construction, provide stormwater prevention plans.

f) Identify any changes to what Applicant submits for this part of the application if potential changes to the project might occur prior to initial construction or after initial construction.

Proposed Applicant Response:

To satisfy this requirement for both the CSECS components of the Project including the following:

- Critical Issues Analysis (CIA) – Available as a Supplemental Submission
- Site Characterization Study (SCS) – Supplemental Submission once finalized
- Erosion & Sediment Control Plan (ESCP) – Provided as part of Building Permit application
- Detailed soil report – Provided as part of Building Permit application
    - Desktop soil classification provided in CIA
- Stormwater Pollution Prevention Plan (SWPPP) – Provided as part of Building Permit application.
- Stormwater Management Plan (SMP) – Provided as part of Building Permit application along with proposed SMP design features depicted on relevant site plans.

The Applicant commissioned a Critical Issues Analysis (CIA), a compilation and review of federal/state datasets for land cover, wetlands/waterbodies, floodplains, soils, contaminated sites, impaired waters, species of concern, cultural resources, public lands/managed areas, and aviation/military considerations. The CIA identifies potential habitat for federally and state-listed threatened and endangered species, species protected by the Bald and Golden Eagle Protection Act, and Kansas Department of Parks and Wildlife (KDWP) Special Concern species (collectively referred to as special-status species). The CIA summarizes the applicable laws and policies associated with federal and Kansas trust species and natural resources; characterizes the landscape of the Project; and suggests methods for evaluating the potential for occurrence of special-status species within and near the Project based on available habitat.

Key CIA findings in bold have subsequent investigations and their status noted as sub-bullet:

- *Land cover*: Cultivated crops dominate (pivot farms), with herbaceous cover outside pivots, some with smaller developed/shrub components. Active oil and gas development and water wells are interspersed among pivoted fields.
- ***Wetlands/water***: Mapped wetlands and waterbodies total ~3,821 acres (<1%); mapped waterbodies total ~374 miles, with the Arkansas River along the southern portion of the study area.
    - *A Wetland and Waterway Determination:* onsite investigation by a certified hydrologist was conducted to confirm desktop findings that no jurisdictional waters are present in the project area, memorialized as a Self-Certification Statement. Available as a Supplemental Submission.
- *Floodplains*: The Project is outside of all FEMA 100- and 500-year floodplains. According to the FEMA FIRM Maps the project area is located within “Zone X,” a designation for areas of minimal flood hazard.
- *Soils/ag*: None of the Project area is classified as prime farmland / statewide importance / prime if irrigated. The Project and adjacent area are classified as low corrosion potential for steel and concrete.
- ***Contamination/impaired waters***: No recorded Superfund nor brownfield sites; Arkansas River is listed as impaired for multiple parameters.
    - *Phase I Environmental Site Assessment (ESA)*: conducted in 2025 with no Recorded Environmental Conditions noted .
- ***Species context***: CIA notes potential for federal/state species includes bald and golden eagles, monarch butterfly (federal candidate), and state-listed species.
    - ***Agency Coordination****:* Given the long-standing, intensive land uses in and adjacent to the Project, wildlife agencies had limited concerns for either flora or fauna. Appropriate guidelines for fencing and vegetation management will be followed during operations; nest surveys conducted prior to start of construction during breeding season. The Applicant maintains an open line of communication with KDWP and USFWS as development plans continue.

    - ***Lesser prairie chicken (LEPC):*** While the Project overlaps with the federally designated, geospatially-derived Estimated Occupied Range (EOR) of the LEPC, the project area has no viable LEPC habitat due to historically intense land uses (farming and mining) and any historical or currently active leks are non-adjacent to the project area.
- ***Cultural resources***: Identifies historic sites and cemeteries within the study area/buffer requiring avoidance/coordination.
    - ***Phase I Cultural & Historical Resources Report****:* Underway and available for Supplemental Submission once completed.
- *Air Quality and Odor:* As a non-thermal, closed-loop chemical source of energy generation, solar has no air emission or odor sources associated with their standard operational life.
- *Livestock:* While there is no active livestock operations on the Project, there is on adjacent parcels, though discussions with relevant stakeholders has not registered any concern about effects on their operations.

The CIA is limited as a compilation of desktop and mostly publicly available resources, though also informed with feedback from KDWP and the U.S. Fish and Wildlife Service (USFWS). As onsite investigations are conducted (SCS, wetlands, cultural resources), relied upon data sources include, but may not be limited to, the following:

- KDWP's Ecological Review Tool (ERT)
- National Land Cover Database (NLCD)
- Playa Lakes Joint Venture
- Southern Great Plains Crucial Habitat Assessment Tool (CHAT)
- State and federally managed lands (e.g., National and State Parks, Wildlife Management Areas, National Wildlife Refuges)
- U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC), including USFWS-Designated Critical Habitat
- USFWS National Wetlands Inventory
- U.S. Geological Survey (USGS) National Hydrographic Dataset

The Site Characterization Study (SCS) is a year-long conservation initiative that collects onsite information throughout the four seasons, evaluates the general area for adjacent natural resources potentially affected by the Project, and formulates conservation strategies to benefit local natural resources. Given the historical and current intensive land use of the Project and surrounding landscape, conservation opportunities are likely limited to revegetation of the CSECS Project area. Natural resources investigated for include, but not limited to,

- Observe and record land cover, dominant vegetation, noxious weeds
- Assess potential suitable habitat for listed species
- Document general plant and wildlife observations
- Raptor nests observed and documented with the species identified (if present)

The cumulative result of all natural and cultural resource investigations and findings will inform a conservation strategy for the Project that will be structured to mitigate for potential or actual efforts that rise to a level of significance and informed by relevant public agency feedback on submitted reports. Mitigation can be addressed through use of technology or enhanced techniques during construction and operation. For example, retired water rights provide for water conservation, thoughtful site design and low-profile technology reduces sound emissions, and post-construction revegetation techniques can be targeted to mitigate stormwater runoff events and/or attract species of conservation interest.

Erosion and Sediment Control Plan (ESCP)

Upon finalization of the Project site design, the Applicant will provide an Erosion and Sediment Control Plan (ESCP), stamped by a Professional Engineer registered in the State of Kansas, for the purposes of mitigating erosion concerns during the construction of the Project. The ESCP will utilize information developed through a grading plan developed for the Project and be implemented prior to construction of the Project. The ESCP will be complimented by a SWPPP for the construction and a SMP for operation of the Project.

Stormwater Pollution Prevention Plan (SWPPP) – Construction Phase

The applicant will prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to control erosion, sediment, and other potential pollutants during construction and early site stabilization of the project. The SWPPP will describe existing site conditions, drainage patterns, and potential sources of stormwater pollution, and will identify specific best management practices (BMPs) to be installed, maintained, and inspected throughout construction, such as silt fencing, stabilized entrances, sediment controls, and good housekeeping measures. The plan will also establish inspection frequencies, documentation procedures, and corrective action requirements to ensure compliance with applicable state and federal stormwater permits. The SWPPP will be a living, site-specific document that is updated as construction activities progress or site conditions change and will remain in effect until the site is permanently stabilized. The SWPPP will be specific to the soil conditions and topographical features of the project and surrounding area, in which there are no designated floodplains and flood zone designated ‘X’ as a minimal flood hazard zone. SWPPP BMPs will be removed once construction is complete and all permanent stormwater management facilities have been installed in accordance with the Project’s SMP, Grading Plan and ESCP. A draft SWPPP will be submitted as part of the Building Permit application.

Stormwater Management Plan (SMP) – Operation Phase

The applicant will develop a Stormwater Management Plan (SMP) to address how stormwater runoff will be managed on a long-term basis during operation of the facility. The SMP will focus on permanent stormwater features and site design elements that control runoff quantity and protect water quality, such as vegetated swales, infiltration areas, stabilized drainage pathways, and other permanent BMPs consistent with county and state standards. The plan will describe how stormwater systems are designed to function under typical and storm conditions, outline maintenance responsibilities and schedules, and identify procedures to ensure continued performance over the life of the Project. The SMP will be specific to the soil conditions and topographical features of the project

and surrounding area, in which there are no designated floodplains and flood zone designated 'X' as a minimal flood hazard zone. A draft SMP will be submitted as part of the Building Permit application.

Geotechnical Desktop and Detailed Soil Study

The Applicant will provide a geotechnical desktop study and detailed soil study as part of the Building Permit application, which will support the development of civil site plans, inform the proposed foundation and mounting technologies and techniques, and identify potential geological/geotechnical hazards in the Project area. Depending on the presence or absence of sufficient geological and soils information for the parcels in the project area, the soil study may or may not necessitate onsite bore samples.

APPENDIX L – AESTHETICS

Base SUP Requirements:

[*Finney County, Base Application, section b.11, pg. 6 of 19, ver. 24 Feb 26*] Describe (including primary materials and colors) and provide visual aids of the exterior of all of applicant's potential above-ground infrastructure shown on the Site Plan. Identify any potential changes that might occur prior to initial construction or after initial construction. Identify known, likely, or possible changes to the current view of the area from non-participating land and from public roads and property. Identify any mitigation efforts offered by Applicant regarding any negative aesthetic impacts to non-participating land and the public. Identify the location of the closest existing comparable infrastructure for the County or public to visit to understand the proposed use aesthetics and explain the differences between the sample infrastructure and the proposed use. Identify the surface land area that will be removed from agricultural use and the impact of that land use change on the Finney County economy. Provide a visual aid that incorporates the Project Boundary Map and the relevant parts of the Site Plan to identify all non-participating land (both private, and also all public road right-of-way and any other public land) both within the project boundary and within two miles outside of the project boundary perimeter, including showing the distance from that non-participating land (private and public) and any occupied residences thereon to the nearest proposed project above-ground infrastructure. Include a table listing those distances. Include in the visual aid existing and proposed aesthetic impact mitigations.

Proposed Applicant Response:

The Applicant will provide a Visual Impact Assessment report that will evaluate the Project's visual effects as demonstrated by contrast between photographs of existing conditions at the Project site and visual simulations of the same views, as described below, with the building permit submittal. Preparation of the report will require the following main steps. Example pictures showing a solar array and a substation are provided here for reference. Example pictures are for reference only and are subject to change as the Project moves forward.

Figure L-1. Example Solar Array

Figure L-2. Example Substation infrastructure

Viewshed Analysis

A viewshed analysis is a GIS-based line-of-sight visibility assessment resulting in the identification of areas in a Project vicinity where the Project would be theoretically seen or unseen. The Applicant will prepare four discrete viewshed analyses using Esri GIS software and USGS 10-meter Digital Elevation Models, or better resolution if available, within a preliminary visual study area surrounding the Project, which will, in order to account for potentially sensitive viewing locations will extend out to 10 miles for the solar arrays and gen-tie line. The viewshed analyses will reflect topography only ("bare earth") and will therefore provide a conservative estimate of Project visibility from areas surrounding the Project. The preliminary viewshed analyses will inform both the selection of a final visual study area and preliminary identification of representative viewpoints.

Identification of Representative Viewpoints

Tetra Tech will identify areas with potential visual sensitivity within the visual study area. Sensitive viewing areas typically include, but are not limited to, cultural/historic sites and structures, recreation areas, local communities, designated scenic resources, and other scenic or aesthetic resources identified by state and local planning documents, or other areas where there would likely be viewer concerns about changes to the visual environment. Based on this review and on the results of the viewshed analyses, the Applicant will identify a preliminary set of representative viewpoints for site photography.

Site Photography and Photographic Simulations

A photographer will travel to the site to conduct site photography, collecting single-frame, high-resolution images with a full-frame, DSLR camera equipped with a fixed 50mm lens. This focal length is accepted in federal visual impact assessment methods as approximating what the human eye sees in focus within a static view. The photographer will collect panoramic sets of single-frame photos from the pre-selected viewpoints for the purpose of site documentation and potential use in impact assessment and will use a GPS device to record the latitude, longitude, elevation, date, and time of each photograph as it is taken.

Visual Impact Assessment Report

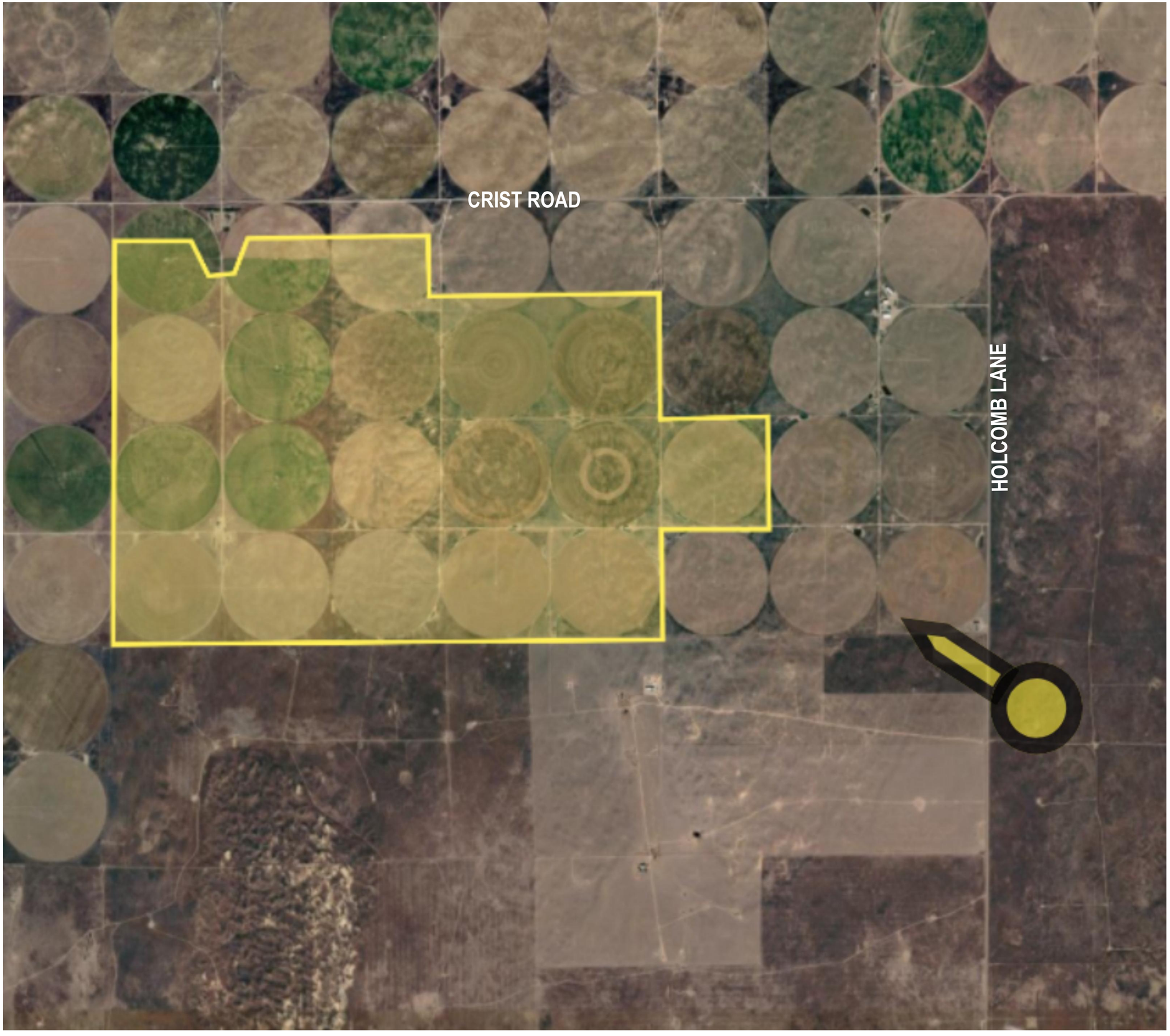
The Visual Impact Assessment Report will include sections describing the Project, its regulatory setting, affected environment, potential environmental impacts, proposed mitigation, and conclusions.

The affected environment section will describe the existing landscape setting and identify potentially affected visual resources including scenic and visual resources of significance. The methods used to inventory scenic resources, including the field visit and desktop studies, will be described. The environmental impacts section will summarize the Project's effects to the visual environment based on evident contrast between existing and proposed conditions as shown in current and simulated views from KOPs.

The final report will include the viewshed maps (11-by-17-inch PDF format) showing the results of the viewshed analyses and the final visual study area, a photo location map (11-by-17-inch PDF format),

and up to 6 11-by-17-inch layouts showing the existing conditions (before) photographs and the simulated output (after) photographs (one layout in PDF format for each simulated photo point).

A draft Visual Impact Assessment report template is provided below. This template utilizes drone photography taken from public ROWs near the project boundary. The views shown in the photos below represent prospective photo locations to be used in the Visual Impact Assessment Report. Final locations will be determined after the final layout and design of the Project is determined. The draft Visual Impact Assessment report template provided below represents a typical organization and formatting of before and after photos to be included with a Visual Impact Assessment report.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHWEST VIEW FROM HOLCOMB LANE

LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

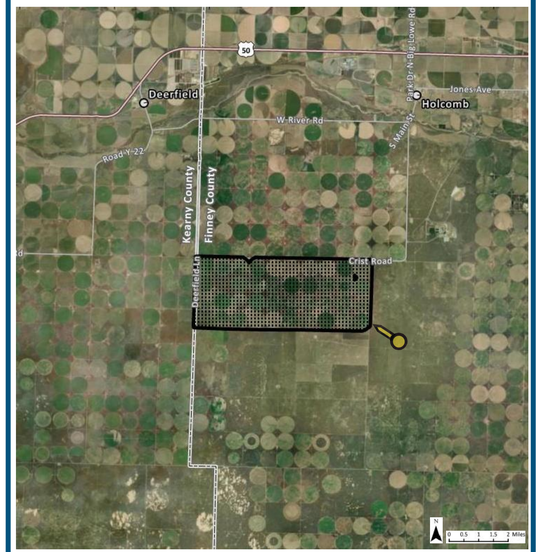
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

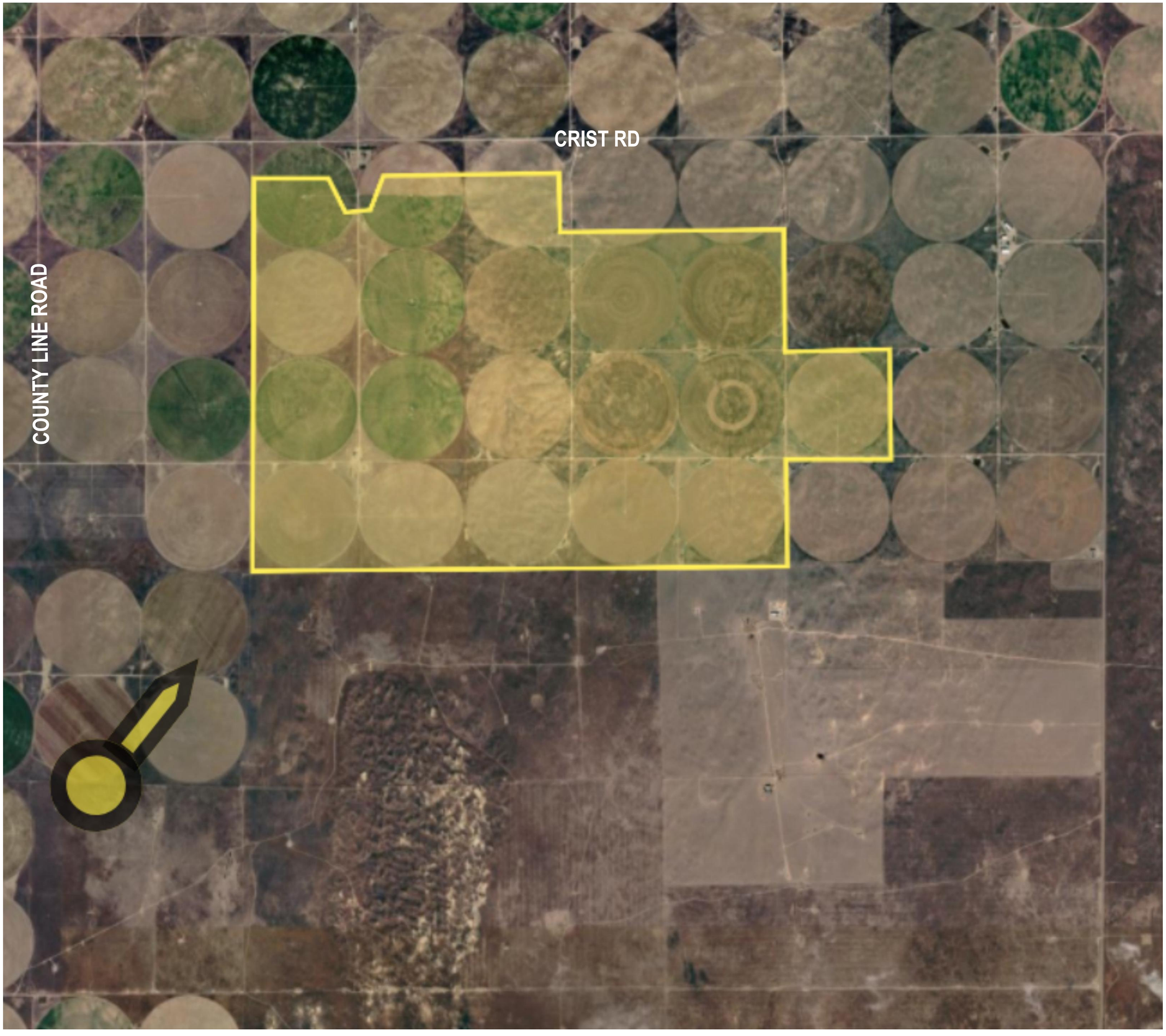
VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHWEST
LATITIUDE:	37.884722°
LONGITUDE:	-101.007917 °
DISTANCE FROM PROJECT:	~1.21 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHEAST VIEW FROM COUNTY LINE ROAD

LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

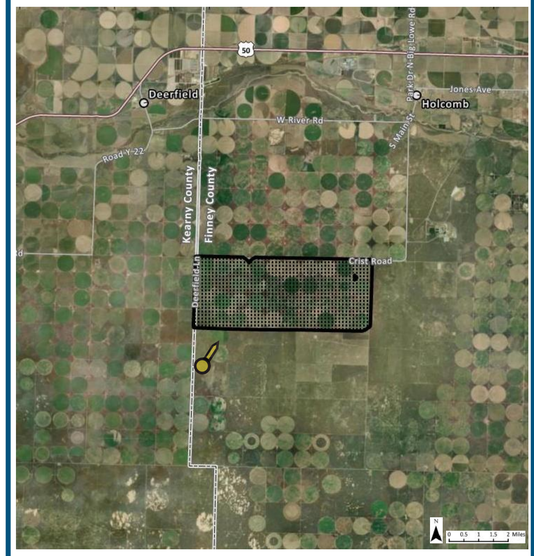
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

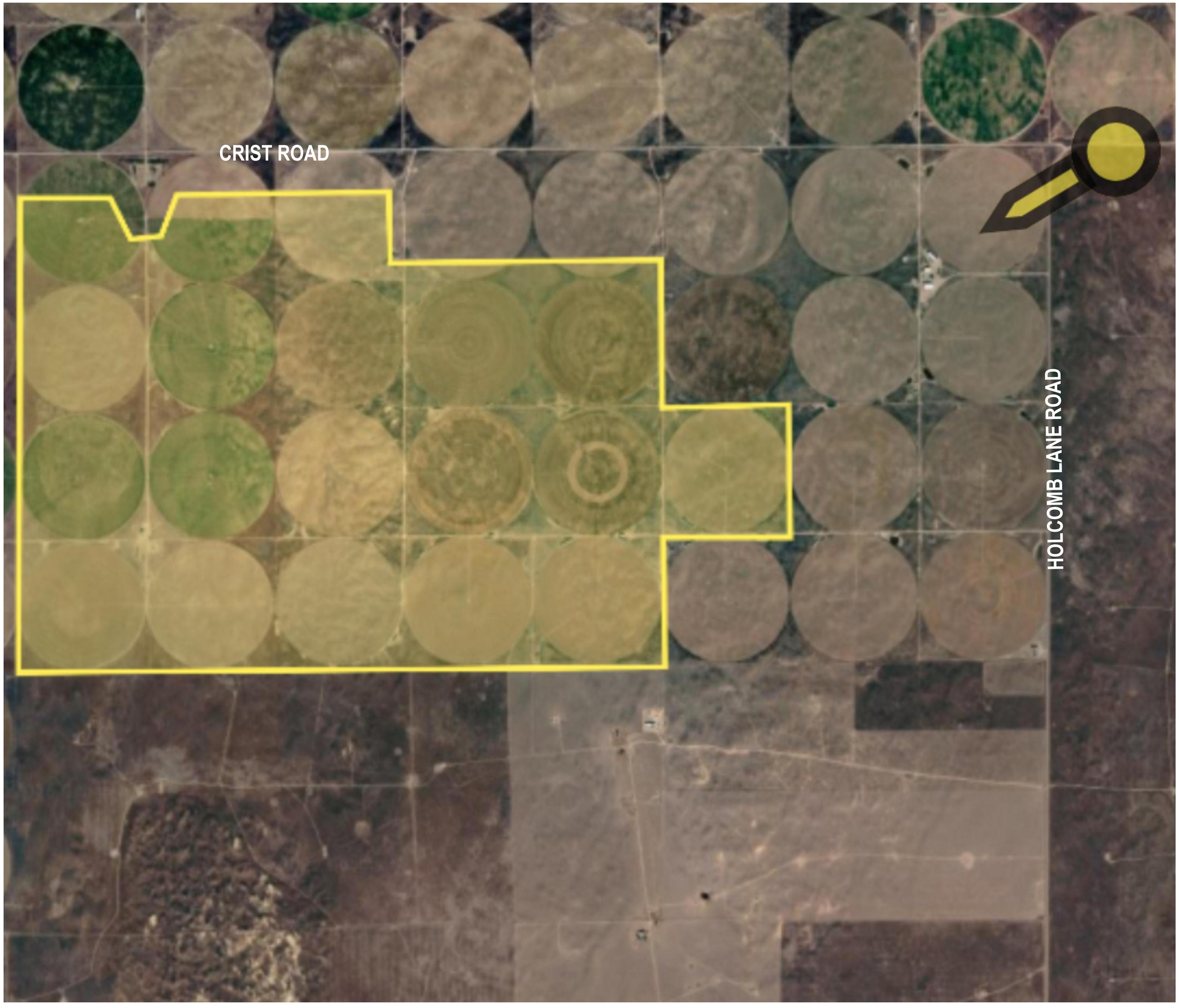
VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHEAST
LATITIUDE:	37.872722°
LONGITUDE:	-101.098889°
DISTANCE FROM PROJECT:	~1.02 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM INTERSECTION OF HOLCOMB LANE ROAD AND CRIST ROAD

LEGEND

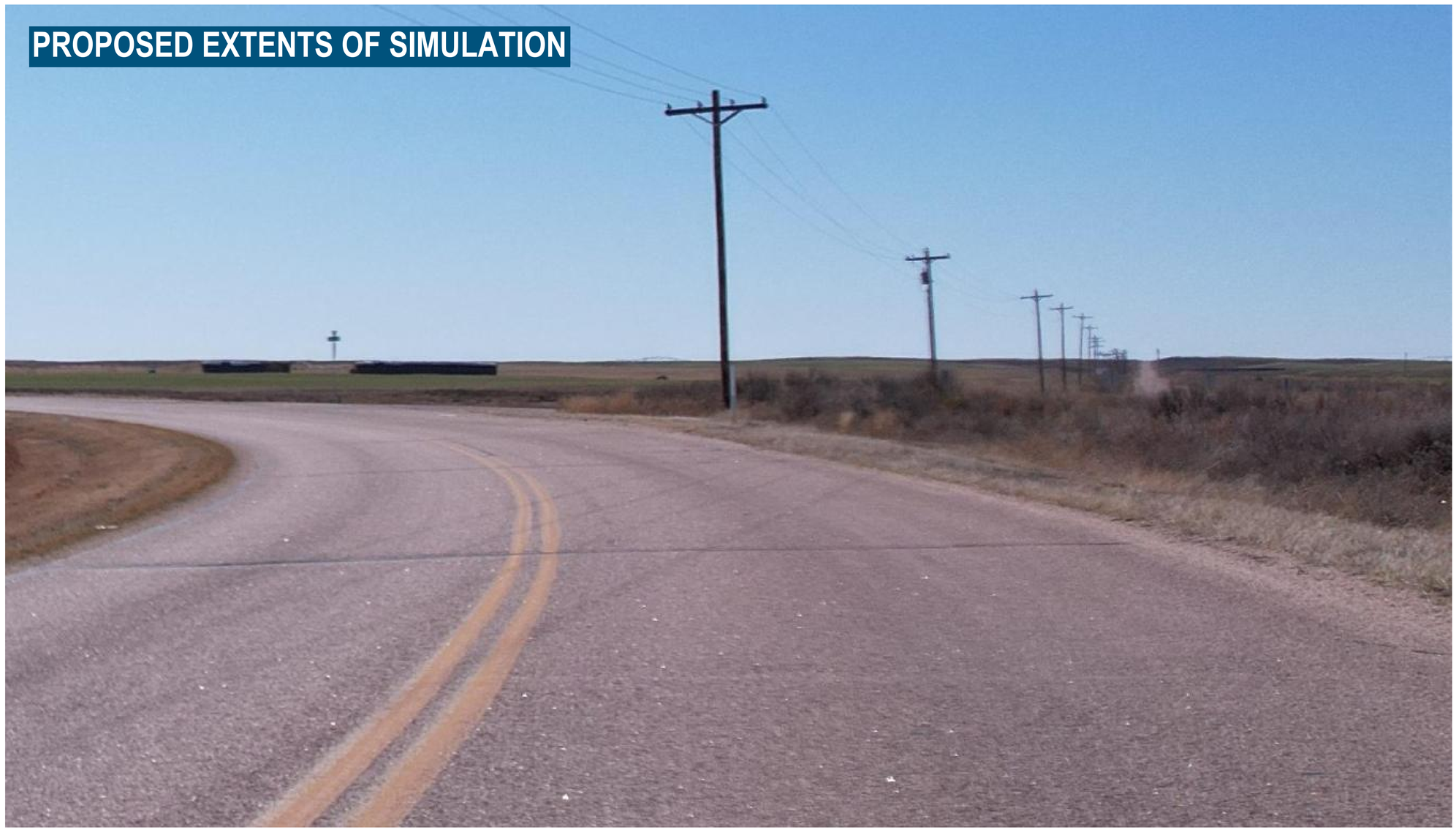
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

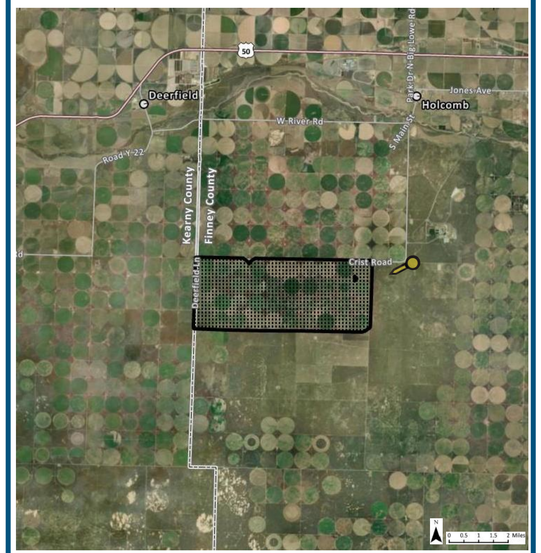
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT



VICINITY MAP

LEGEND

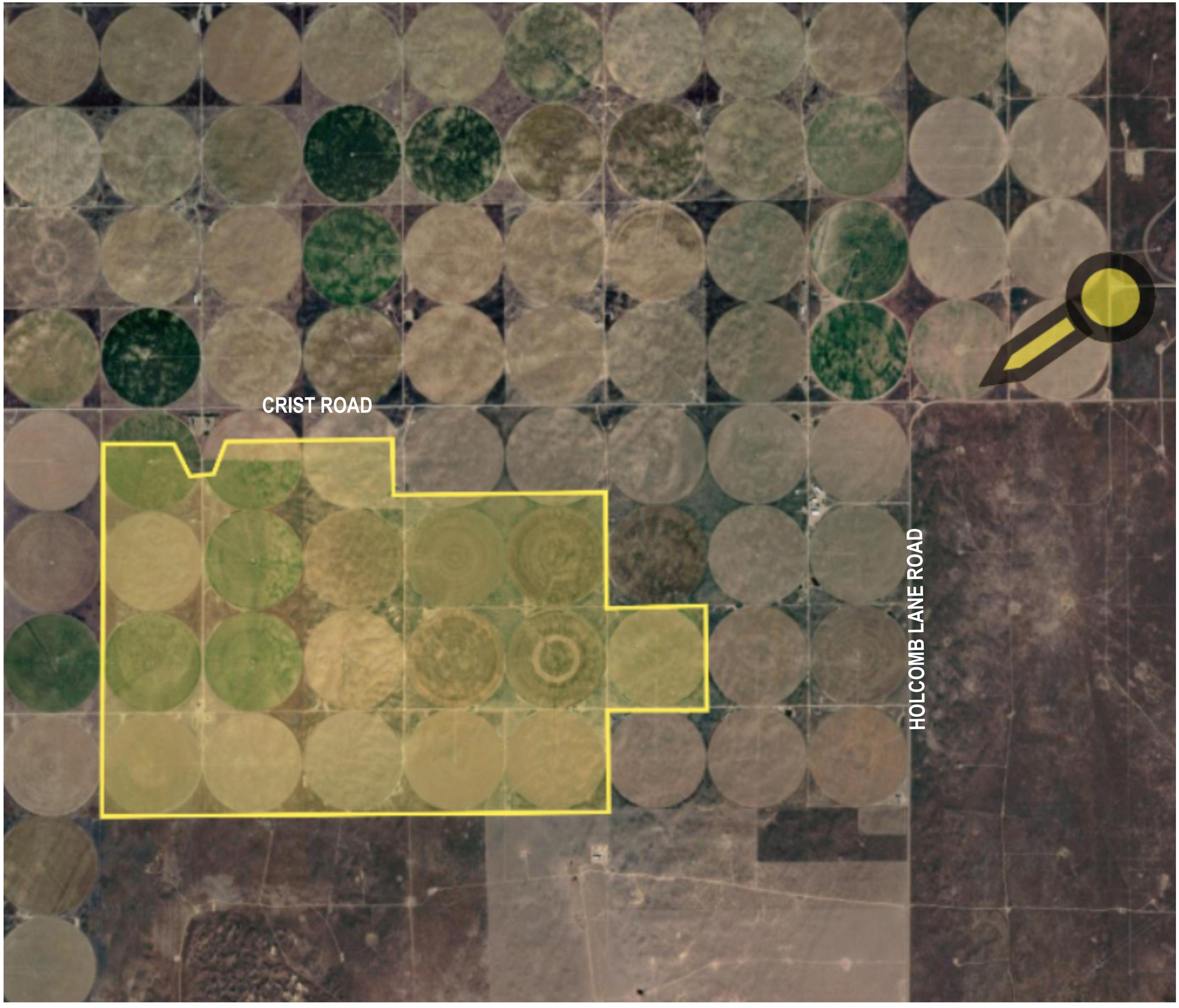
VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.916639°
LONGITUDE:	-101.008417°
DISTANCE FROM PROJECT:	~0.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM THE ENTERANCE TO SUNFLOWER ELECTRIC POWER PLANT

LEGEND

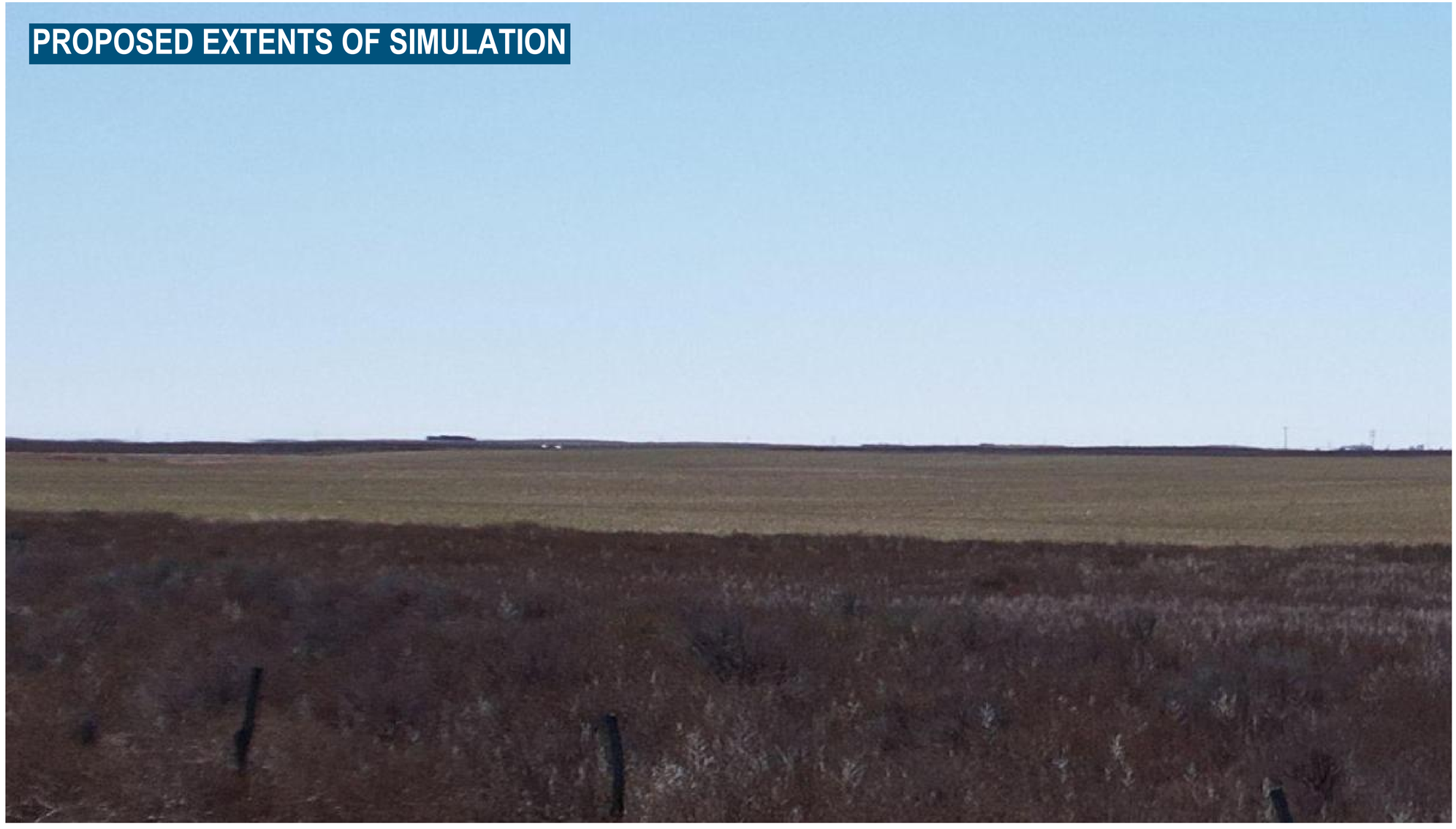
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

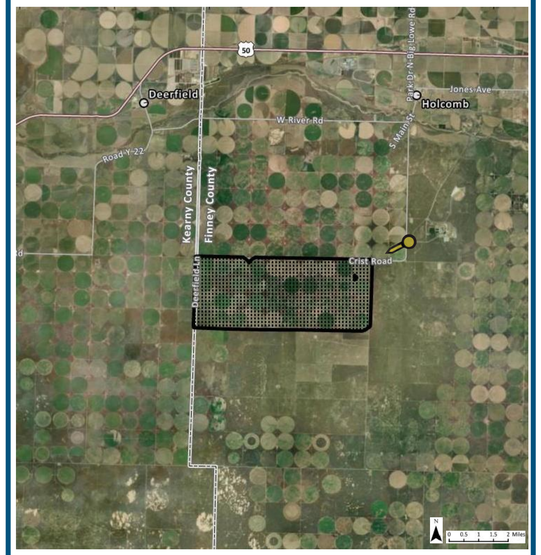
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.923472°
LONGITUDE:	-100.992833°
DISTANCE FROM PROJECT:	~1.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

APPENDIX M – NEIGHBORHOOD AND COMMUNITY OUTREACH AND HARMONY

Base SUP Requirements:

[*Finney County, Base Application, section B.12, pg. 7 of 19, ver. 24 Feb 26*] Explain all neighbor and public information and outreach that has occurred prior to the Application, including provide copies of all notices, and outreach materials or content, and provide list of invitees or other ways the outreach was advertised, and a summary of attendees and responses, including all requests for follow-on information. Also explain all additional neighbor and public outreach planned, including the schedule to complete that outreach. Identify concerns, questions and requests received, and responses provided. Identify positive input received. Identify any offers made to landowners near the SUP land area to compensate for the change to the land use or otherwise to be a good neighbor, and those results and responses. Provide a plan to continue tracking all said information from the Application Date through one year after commencement of full operations of the requested use. Include in the plan the methods for members of the community and for the County to access this information and to further communicate with the Applicant, including contact information and hours.

Proposed Applicant Response:

The Home Range Clean Power Project is an investment in the future of Finney County, creating new jobs and economic opportunities for the community. Triple Oak Power is committed to honest and transparent communication throughout the development process, and to regularly providing updates on community engagement.

Neighbor and Public Outreach Conducted Prior to Application

Home Range began in 2021 as a wind project development in Kearny and Finney County. As demand for power in the U.S. grew exponentially, Triple Oak recognized an opportunity for an expanded energy generation project in the area. In late 2025, Home Range grew to include plans for solar, BESS, additional wind power, and natural gas. The public outreach for the larger project built on the work begun in 2021. Outreach activities began during the early stages of project development in 2021 and have continued throughout project planning. These efforts included direct engagement with participating landowners, outreach to neighboring landowners, meetings with local government officials and staff, and participation in community events and local organizations across Finney and Kearny Counties.

Project representatives have held numerous individual meetings with landowners throughout the development of this project. Landowner dinners and open houses were held in March 2023, January 2024, and February 2026 to provide updates and create opportunities for landowners to ask questions and share feedback. See invites attached in Appendix M Community Outreach Documents.

The Applicant has participated in local events and community activities throughout the region, to introduce the project to community members, answer questions, and build relationships with local residents and organizations. Triple Oak leadership and staff hosted a booth at the October 2025 Longhorn Festival, sharing project information with families in attendance. Triple Oak joined the Garden City Chamber in the fall of 2025 and has attended three monthly breakfasts as well as the January 2026 Business After Hours. Most recently, a Triple Oak team member participated in a career exploration day for 7th graders held at the Exhibition Building.In 2025, Triple Oak hired Garden City resident Sean Collins to serve as Community Liaison, a key role dedicated to keeping local residents informed and engaged as the project moves forward. Sean has long demonstrated a strong commitment to the community through his involvement in local festivals, nonprofit boards, and city advisory committees. Sean is an important resource for both sharing project updates and listening to questions or concerns from residents.

Most recently, Home Range Clean Power further strengthened its local presence by opening an office at 122 N. Main Street Suite B in Garden City**.**

Project representatives have met with county commissioners, county staff, and local economic development organizations to provide updates on project development and to discuss local priorities and regulatory considerations. A summary of meetings with government employees and officials can be found in Appendix N, see below for a summary of meetings with other project stakeholders:

Summary of Finney County Stakeholder Meetings

Name	Title	Organization	Contact Date
Dr. Scott Myers	Superintendent	Holcomb School District	8/20/2025
Crystal Steinmetz	Superintendent	Deerfield School District	8/20/2025
Tyler Helton	Teacher	Holcomb School District Teacher	8/28/2025
Jennifer Wieberg	Career Counselor	Deerfield School District	9/8/2025
Steve Baum	Assistant Chief	Leoti Vol. Fire Department	9/30/2025
Chuck Pfeifer	Dean of Technical Education and Workforce Development	Garden City Community College	10/2/2025
Myca Bunch	President	Garden City Chamber of Commerce	10/2/2025
Dr. Scott Meyers	Superintendent	USD 363 Holcomb School District	10/16/2025
Ryan Meng	Principal	Garden City High School	11/18/2025
Brian Crockett	President of the Board	Garden City Board of Realtors	12/15/2025
Lance Rupp	President of the Board	Southwest Kansas Builders Assn	1/13/2026
Myca Bunch	President	Garden City Chamber of Commerce	1/13/2026
Scott Kedrowski	Dean of Advancement and Alumni Relations	Garden City Community College	1/14/2026
Nikki Pfannenstiel	Manager, Economic Development	Sunflower Electric	1/20/2026
Mike Cole	Owner/Partner	Hidden Trail Brewing	1/29/2026
Rance Schreibvogel	Owner/Partner	Hidden Trail Brewing	1/30/2026

Summary of Finney County Stakeholder Meetings			
Name	**Title**	**Organization**	**Contact Date**
Scott Kedrowski	Dean of Advancement and Alumni Relations	Garden City Community College	2/12/2026
Steven Frost	Executive Director	Kansas Department of Agriculture Division of Conservation	2/27/2026
Eli Soukup	Neighbor	Sherlock Neighbor	3/9/2026
Eddie Wilson	Neighbor	Sherlock Neighbor	3/10/2026
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	

The Applicant has also supported local organizations and community initiatives as part of its outreach efforts. To date, Triple Oak has contributed $20,000 to support schools, early childhood programs, and nonprofit organizations serving residents of Finney and Kearny Counties. These activities are summarized below and reflect the Applicant's intent to build long-term partnerships within the community while the project moves through development and permitting.

Donations and Sponsorships			
Recipient	**Date**	**Type**	**Purpose**
Longhorn Festival	November 2025	Sponsorship	Community event in Holcomb, support schools, share project information with community
Deerfield USD (The Clash)	September 2025	Donation	Fundraiser for student activities
Lakin USD (The Stampede)	December 2025	Donation	Fundraiser for student activities
Kearny County Combined Services Dinner	December 2025	Donation	Financial support for EMS, Sheriff, and Fire Department holiday dinner
Holcomb School District	December 2025	Donation	Cover the cost of lifesaving Automatic Electronic Defibrillator for school athletic events
Russell Child Development Center	December 2025	Donation	Fantasy Tree Festival
Match Day - Western KS Community Found	December 2025	Donation	$211.34 each to FiCo Pub Library, Big Bros Big Sis of FI and KE Counties, FiCo 4-H, FiCo Humane Soc, Emmaus House
Garden City Community College	March 2026	Sponsorship	2026 Endowment Auction Gold Sponsorship
Garden City Community College	March 2026	Membership	2026 President's Golden Guild membership
Robotics Club	March 2026	Sponsorship	Robotics team sponsorship. Supporting STEM.
Garden City Wind	2026 Season	Sponsorship	2026 Season Triple Sponsorship
Red Dog Children's Museum	April 2026 (Planned)	Sponsorship	2026 Annual Presenting Sponsor of the Roaming Museum
			Total: ~$20,000

Concerns, Questions, and Requests Received; Responses Provided

Through meetings with landowners, local officials, community stakeholders, and residents, the Applicant has received a range of questions and requests for information regarding the Home Range Clean Power project. The most common topics raised during outreach include jobs, land use and compatibility with agriculture, water resources and protection of the Ogallala Aquifer, project technologies and safety, visual and sound considerations, economic benefits to the community, and potential impacts during construction and operations. The Applicant has sought to respond to these questions directly during meetings and through follow-up communications, including the development of project fact sheets, informational materials, and additional technical analysis where appropriate. The Home Range project fact sheet is included in Appendix M Community Outreach Documents.The Applicant has provided information explaining that solar facilities will be designed and operated in compliance with all applicable local, state, and federal regulations. The Applicant has also communicated that the project will undergo additional environmental review, engineering analysis, and coordination with local emergency responders as part of the permitting and development process.

Additional questions have focused on the potential economic benefits of the project and its long-term role in the region. The Applicant conservatively estimates creating approximately 300 temporary construction jobs and 1-2 long-term operations job for solar. Community members have also expressed interest in how the project may support broader economic development opportunities in Southwest Kansas, including the potential for new energy-dependent industries.

The Applicant will continue to respond to questions and requests for information as the project moves through the permitting process and into construction and operations.

Positive Input Received

Through its outreach efforts, the Applicant has received positive input from participating landowners, community stakeholders, and regional organizations regarding the potential benefits of the Home Range Clean Power project.

Local business and economic development leaders have also expressed interest in the project's potential to support long-term economic stability and growth in Southwest Kansas. The Applicant has engaged with the Garden City Area Chamber of Commerce and the Finney County Economic Development Corporation (FCEDC) as part of its outreach. Community leaders have noted that projects capable of delivering reliable energy infrastructure can play an important role in positioning the region to compete for new industrial investment.

Community members and local leaders have also expressed support for the project's potential to generate new funding for essential public services. Outreach conversations frequently highlight the importance of stable tax revenues that support schools, roads, emergency services, and other local government functions without increasing taxes on residents.

Stakeholders have also noted the value of new construction and operations employment opportunities associated with large-scale energy infrastructure, as well as the potential for partnerships with local institutions such as Garden City Community College to support workforce

training and skills development.

Overall, positive input received through the Applicant's outreach efforts reflects a shared interest among many stakeholders in attracting responsible investment that strengthens the region's economy while preserving the agricultural character of Southwest Kansas.

Good Neighbor Commitments and Potential Mitigation Measures

The Applicant has initiated outreach to neighboring property owners to introduce the project, provide information about the proposed facilities, and offer opportunities for discussion regarding potential questions or concerns. As part of this outreach effort, the Applicant has mailed introductory letters to nearby landowners describing the project and inviting them to meet with project representatives to learn more and discuss any issues specific to their property or operations. The letter to project neighbors is included in Appendix M Community Outreach Documents.The purpose of this outreach is to ensure that neighboring landowners have the opportunity to receive accurate information about the project and to raise questions early in the development process. Project representatives are available to meet with interested landowners in person, by phone, or through other mutually convenient arrangements. These conversations allow the Applicant to understand any site-specific concerns that may arise and to consider appropriate responses or adjustments where feasible.

While no formal "good neighbor" agreements have been finalized to date, the Applicant remains open to working with nearby landowners to address reasonable concerns related to project development.

The Applicant intends to continue direct outreach to nearby landowners throughout the permitting process and will document any concerns raised and responses provided.

Ongoing Outreach, Tracking, and Public Communication Plan

The Applicant is committed to maintaining an open and transparent community engagement process throughout the permitting process and during project development, construction, and operations.

The Applicant will continue expanding public access to project information through multiple communication channels. The project team is launching a project Facebook page and developing a project website that will include a public contact form where residents can submit questions or request additional information directly from the project team. These tools are intended to provide accessible and timely communication channels for residents who may not be able to attend in-person meetings.

The Applicant is also maintaining a regular in-person presence in the community. Beginning in March 2026, the project's community liaison established regular open office hours Monday through Thursday so that community members may stop by to meet with project representatives, ask questions, and share feedback.

Additional opportunities for engagement will include participation in community events and meetings across Finney counties. Upcoming outreach activities include participation in an open house hosted by the Finney County Economic Development Corporation in April 2026, hosting a Garden City Area Chamber of Commerce event at the project office, and presenting to the Southwest Kansas Builders

Association. The Applicant will also continue attending public meetings and community events throughout the spring and summer to provide project information and answer questions from residents.

The Applicant's community engagement program also includes partnerships with local organizations and support for community initiatives. As part of these efforts, the Applicant is sponsoring the Red Dog Roaming Children's Museum's 2026 season of community events, which provides educational programming and activities for families throughout the region.

The Applicant's outreach approach is informed by feedback received from landowners, community members, and local stakeholders during earlier phases of project development. The Applicant will continue to adapt its outreach activities based on community input and remains open to suggestions from the County regarding additional engagement opportunities or communication methods that may be helpful.

Conclusion

The Applicant believes that responsible infrastructure development requires early engagement, transparent communication, and ongoing collaboration with the communities in which projects are located. Since the Home Range Clean Power project was first introduced in the region, the Applicant has worked to establish long-term relationships with landowners, community organizations, and local officials, including maintaining a local office presence and regular opportunities for community members to engage directly with project representatives. The Applicant will continue to build on this foundation of engagement throughout the permitting process and during project development and operations, with the goal of ensuring that Home Range Clean Power is developed in a manner that reflects community input and operates as a responsible long-term neighbor in Finney County.

TRIPLE OAK

1200 NW Naito Pkwy., Suite 210
Portland, OR 97209
Phone: (971) 202-9408

December 21, 2023

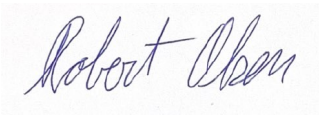
Dear Landowner,

I hope you and your family had a good holiday season. I'm a Project Manager for Triple Oak (https://tripleoakpower.com/), a national developer of utility scale energy projects. Our Team, collectively, has several decades of experience successfully developing and constructing large-scale wind energy projects throughout the United States. For over 20 years, we've worked with landowners and community members, utility companies and large commercial entities. Our core belief is that developing relationships based on trust and mutual understanding leads to successful long-term outcomes.

We have been keeping busy with our Home Range Wind Project (Finney, Kearney, and Wichita Counties) over the past year and we would like to update you on our progress. We plan to be at the Cobblestone Inn & Suites' conference room (603 E Santa Fe Trl Blvd, Lakin, KS 67860) from ***3 PM to 8 PM on January 23rd*** to make sure everyone attending has the latest information on the project and our timeline for next steps. Please join us anytime during these hours for pizza, cookies and refreshments. We look forward to answering any questions or concerns you may have about the proposed wind project.

Please RSVP by January 19th to Robert Olson at (971)415-4392, robert@tripleoakpower.com or Kevin Brown at (214)907-9613, kevin.brown@tripleoakpower.com if you would like to attend this event, we look forward to seeing you in person.

Sincerely,



Manager, Business Development
(971) 415-4392
robert@tripleoakpower.com
tripleoakpower.com

TRIPLE OAK POWER

HOME RANGE
CLEAN POWER

HOME RANGE
CLEAN POWER

March 2nd, 2026

NAME

ADDRESS

CITY, STATE ZIP

Dear [Neighbor Name],

We are writing as a courtesy to introduce ourselves and to share that we have recently entered into option agreements on property near you. Our team is in the early stages of planning a potential project that will include a mix of power generation, energy storage, and related infrastructure.

Because you are one of the closest neighboring landowners, it is important to us to reach out directly and early in the process. We would welcome the opportunity to meet with you, answer any questions you may have, and hear any initial thoughts or concerns. Input from adjacent neighbors is helpful as planning continues.

Members of our team will be in the area during the weeks of March 9, and March 16 for meetings in Finney and Kearny counties. If you are available, we would be glad to schedule a time that is convenient for you. You can reach me at 319-855-8235 or bermel@tripleoakpower.com.

If we do not connect in advance, we may stop by briefly while we are in the area to introduce ourselves in person. If another time is better, please let me know—we are happy to work around your schedule.

I look forward to meeting you and to being a respectful, long-term neighbor.

Sincerely,

Jesse Bermel

Director, Midwest Development
Work: (319) 855-8235
bermel@tripleoakpower.com
tripleoakpower.com

Garden City Wind Project
Community Meeting + Dinner

TRIPLE OAK POWER

TRIPLE OAK POWER

1200 NW Naito Parkway, Suite 210
Portland, OR 97209

Please join to hear details about the opportunities that the Garden City Wind Project presents:

- Preserve & protect the legacy of your land for future generations
- Help America create its own energy independence
- Learn more about the economic benefits for you and your community

Tuesday, March 21, 2023
Clarion Inn, Grand Banquet Room
1911 E. Kansas Ave., Garden City, KS
5:30 PM – 8:30 PM

Please RSVP with # of attendees by March 16 (email/phone below)

Triple Oak Power is a partner you can trust. We have decades of experience using wind power to generate stronger economies and healthier communities across America. Our financial backer, EnCap, has invested more than $37 billion dollars in America's energy economy since 1988.

Please call or email with any questions!
Jen Bradford: (971) 323-0349
jen@tripleoakpower.com
www.tripleoakpower.com

ALL IN ON WIND

HOME RANGE
CLEAN POWER

FACT SHEET

Home Range Clean Power (Home Range) is a large proposed, multi-technology energy project located primarily in Finney and Kearny counties in Southwest Kansas. Designed to meet growing electricity demand, Home Range combines wind, solar, battery energy storage, and natural gas to deliver reliable, affordable power—while creating long-term economic benefits for local communities and landowners.

Home Range started in 2021 as a wind energy development. Since that time the demand for electricity in the state and country has skyrocketed. Meeting this challenge requires a strong, all-of-the-above energy generation solution, including homegrown renewable energy like wind and solar generation, and flexible generation like natural gas, and battery storage to supply the electrical grid with capacity when energy is needed most. It also requires strong partnerships with wholesale energy providers, and Home Range is proud to be working with leaders at Sunflower Electric to advance this project.

Triple Oak Power is committed to responsible development and is actively working with county officials, landowners, and community stakeholders on zoning, land use, and project design.

DIRECT LOCAL INVESTMENT

- Long-term property tax payments and voluntary county Donation Agreement payments (also known as Payment in Lieu of Taxes or PILOT Agreements) supporting essential services like schools, public safety, libraries, and public health.
- Comparable Kansas energy projects provide $1,500–$2,750 per megawatt annually, generating hundreds of thousands of dollars each year for host counties.
- Home Range is committed to working with local leaders and community members to ensure project contributions directly benefit local priorities. Guided by community input, Home Range has already made donations to Holcomb School District, Deerfield School District, Russell Early Child Development Center, and the Western Kansas Community Foundation.

JOBS AND OPPORTUNITIES

- Over 500 construction jobs during a 2–3 year build period.
- Work for equipment operators, electricians, concrete and steel workers, truck drivers, plumbers, and other skilled trades.
- Dozens of permanent, well-paying jobs with benefits and advancement opportunities.

CONTINUED ON NEXT PAGE ›

JOBS AND OPPORTUNITIES *continued*

- Partnerships with local institutions like Garden City Community College to support workforce training.
- Increased business for local restaurants, hotels, grocery stores, and other service providers.

PROTECTING LAND FOR FUTURE GENERATIONS

- Home Range has partnered with more than 75 local farmers and ranchers, supporting private property rights and providing stable, long-term income while keeping land in agricultural use.
- Wind, solar, and battery storage use no water, while natural gas facilities will use existing water rights and work with state and local agencies to protect the Ogallala Aquifer.

COMMITMENT TO COMMUNITY PARTNERSHIPS

- Home Range hired lifelong and fourth-generation Garden City resident, Sean Collins, to support the project locally as a community liaison.
- Home Range joined the Garden City Chamber of Commerce and supports their work to bring other new employers to the area.
- Home Range is committed to supporting organizations, programs, and projects that community members care about most—our work is just getting started, and we welcome your thoughts and suggestions.

PROJECT TIMELINE

- **2026 – 2027:** environmental and engineering studies, permitting
- **2027 – 2029:** construction
- **2029:** project operations

About Triple Oak

Triple Oak's mission is to develop sustainable energy plants. With decades of energy development and power market experience among its leadership and team, Triple Oak is an American company that develops clean energy technologies across the country. Triple Oak is committed to building a more equitable power system for customers while investing in communities.

TRIPLE OAK POWER

tripleoakpower.com

Questions? Contact Us

Sean Collins
Community Liaison
(620) 277-6144
sean.collins@tripleoakpower.com

Robert Olsen
Development Manager
(971) 415-4392
robert@tripleoakpower.com

Jesse Bermel
Development Director
(319) 855-8235
bermel@tripleoakpower.com

HOME RANGE
CLEAN POWER

FICHA INFORMATIVA

Home Range Clean Power (Home Range) es un gran proyecto energético propuesto de múltiples tecnologías, ubicado principalmente en los condados de Finney y Kearny, en el suroeste de Kansas. Diseñado para satisfacer la creciente demanda de electricidad, Home Range combina energía eólica, solar, almacenamiento de energía en baterías y gas natural para ofrecer energía confiable y asequible, que al mismo tiempo genera beneficios económicos a largo plazo para las comunidades locales y propietarios de tierras.

Home Range comenzó en 2021 como un desarrollo de energía eólica. Desde entonces, la demanda de electricidad en el estado y en el país ha crecido enormemente. Enfrentar este desafío requiere una solución sólida de generación energética "de todo tipo". Esto incluye energía renovable local como la eólica y solar, generación flexible como el gas natural y almacenamiento en baterías para suministrar capacidad a la red eléctrica cuando más se necesita. También requiere alianzas sólidas con proveedores mayoristas de energía, y Home Range está orgulloso de trabajar con líderes de Sunflower Electric para avanzar este proyecto.

Triple Oak Power está comprometido a un desarrollo responsable y está colaborando activamente con funcionarios de los condados, propietarios de tierras y grupos interesados de la comunidad en temas de zonificación, uso del suelo y diseño del proyecto.

INVERSIÓN LOCAL DIRECTA

- Pagos a largo plazo de impuestos a la propiedad y pagos voluntarios mediante Acuerdos de Donación del condado (también conocidos como Acuerdos de Pago en Lugar de Impuestos o PILOT), que apoyan servicios esenciales como escuelas, seguridad pública, bibliotecas y salud pública.
- Proyectos energéticos comparables en Kansas aportan entre $1,500 y $2,750 por megavatio al año, generando cientos de miles de dólares anualmente para los condados anfitriones.
- Home Range se compromete a trabajar con líderes locales y miembros de la comunidad para asegurar que las contribuciones del proyecto beneficien directamente las prioridades locales. Guiado por el aporte de la comunidad, Home Range ya ha realizado donaciones al Distrito Escolar de Holcomb, Distrito Escolar de Deerfield, Russell Early Child Development Center y la Western Kansas Community Foundation.

EMPLEOS Y OPORTUNIDADES

- Más de 500 empleos de construcción durante un periodo de 2 a 3 años.
- Trabajo para operadores de maquinaria, electricistas, trabajadores de concreto y acero, conductores de camiones, plomeros y otros oficios especializados.

CONTINÚA EN LA PÁGINA SIGUIENTE ›

EMPLEOS Y OPORTUNIDADES *continúa*

- Docenas de empleos permanentes, bien remunerados con beneficios y oportunidades de ascenso.
- Alianzas con instituciones locales como Garden City Community College para apoyar la capacitación laboral.
- Aumento de negocios para restaurantes, hoteles, supermercados y otros proveedores de servicios locales.

PROTECCIÓN DE LA TIERRA PARA GENERACIONES FUTURAS

- Home Range ha establecido alianzas con más de 75 agricultores y ganaderos locales, apoyando los derechos de propiedad privada y proporcionando ingresos estables y a largo plazo, mientras se mantiene el uso agrícola de la tierra.
- La energía eólica, solar y el almacenamiento en baterías no utilizan agua, mientras que las instalaciones de gas natural propuestas usarán derechos de agua existentes y trabajarán con agencias estatales y locales para proteger el Acuífero Ogallala.

COMPROMISO CON LAS ALIANZAS COMUNITARIAS

- Home Range contrató a Sean Collins, residente de Garden City de cuarta generación, para apoyar el proyecto localmente como enlace comunitario.
- Home Range se unió a la Cámara de Comercio de Garden City y apoya su iniciativa para atraer nuevos empleadores al área.
- Home Range está comprometido a apoyar organizaciones, programas y proyectos que más importan a los miembros de la comunidad; nuestro trabajo apenas comienza y damos la bienvenida a sus ideas y sugerencias.

CRONOGRAMA DEL PROYECTO

- **2026 – 2027:** estudios ambientales y de ingeniería, permisos
- **2027 – 2029:** construcción
- **2029:** Operaciones del proyecto

Acerca de Triple Oak

La misión de Triple Oak es desarrollar plantas de energía sostenible. Con décadas de experiencia en desarrollo energético y mercados eléctricos entre su liderazgo y equipo, Triple Oak es una empresa estadounidense que desarrolla tecnologías de energía limpia en todo el país. Triple Oak está comprometida con construir un sistema eléctrico más equitativo para los consumidores mientras invierte en las comunidades.

TRIPLE OAK POWER

tripleoakpower.com

¿Tiene preguntas? Contáctenos

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robert@tripleoakpower.com

Jesse Bermel
Director de Desarrollo
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APPENDIX N – GOVERNMENT COORDINATION

Base SUP Requirements:

[*Finney County, Base Application, section B.13, pg.7 of 19, ver. 24 Feb 26*] To assist with County efficiency of review and response to this application, and verification of any County information upon which Applicant is relying, provide a table identifying: each county representative (other than a Governing Body member or the County Counselor) contacted by or on behalf of Applicant regarding potential required approvals, notices and coordinations to develop and operate the project, the purpose(s) and topic(s) of that communication, all information from that representative on which Applicant is relying, and all information from or on behalf of the County that Applicant remains wanting to verify for Applicant's reliance.

Proposed Applicant Response:

Triple Oak engages with elected and appointed officials and staff at all levels of government as part of any project development.

To date, project team have met with Finney County and Garden City elected officials and staff to introduce the company and the project. The following table addresses the specific county representatives (other than a Governing Body member or the County Counselor) contacted by the project team.

In addition, the project team has met with relevant state agencies (Kansas Department of Commerce, Kansas Department of Agriculture, Division of Water Resources, and the Kansas Department of Health and Environmental), regional state legislators and staff to Kansas' Congressional delegation.

Summary of Government Coordination Meetings				
Name	**Title**	**Organization**	**Contact Date**	**Meeting Purpose**
Derek Ramos Abigail Jarmer Larry Brungardt Lona DuVall Shannon Dick Mackenzie Phillips	County Administrator Planning Public Works FCEDC FCEDC	Finney County	11/19/2025	Introductions, permitting, met towers
Jon Irsik Gene Robertson Danielle Burke	Fire Chief Fire Marshall Garden City Assistant Manager	Garden City/Finney County Fire Department	2/13/2026	Introductions, safety coordination
Kenny Smith	Director	Finney County EMS	9/30/2025	Introductions, safety coordination
Lona DuVall	President/CEO	Finney County Economic Development Corp.	10/1/25, 11/18/2025, 1/21/2026,	Introductions, Business opportunities in county, permitting

Summary of Government Coordination Meetings				
Name	**Title**	**Organization**	**Contact Date**	**Meeting Purpose**
Mackenzie Phillips	Development & Administrative Coordinator (Public Works & Planning)	Finney County	11/19/2025; 2/17/2026	Introductions, permitting
Matt Allen Mike Muirhead Roy Cessna	City Manager Public Works Director Garden City Mayor	Garden City	11/18/2025	Introductions
Seth Frizzell	Fire Chief	Holcomb Fire Department	2/11/2026	Introductions, safety coordination
Shannon Dick	Director of Analytics	Finney County Economic Development Corp.	8/21/2025, 2/2026	Introductions, water use, community opportunities
Steve Baum	Assistant Chief	Leoti Vol. Fire Department	9/30/2025	Safety coordination
Trent Maxwell	Development & Administrative Coordinator (Public Works & Planning)	City of Garden City	1/13/2026	Introductions

APPENDIX O – PERMIT MATRIX

Base SUP Requirements (Contingencies):

[*Finney County, Base Application, section B.14, pg. 7 of 19, ver. 24 Feb 26*] In addition to the SUP, identify all other permits, approvals, authorizations, agreements, regulatory requirements, or other contingencies—whether public or private—that Applicant knows or reasonably anticipates will be required prior to commencing construction and prior to commencing operations. For each item, identify whether it is required before construction or before operations, and provide the anticipated timeline for obtaining, satisfying, or otherwise clearing these contingencies. The following is a topic list of possible relevant contingencies if helpful toward Applicant's completion of this application item, but this list is not a County limitation or assurance of Applicant's actual list due: local-level construction and building permits; septic or sewer permit; grading and floodplain permits; road access and road use approvals including County ROW permit; utility tap or private well authorizations; Airport Authority reviews; KDHE air, water, and wastewater permits; Stormwater/NPDES permits; SPP interconnection agreements; FAA determinations; State Fire Marshal review; wildlife or environmental reviews.

Proposed Applicant Response:

Table O-1. Anticipated Permit Matrix

Authorization/Permit/Review; Regulatory Agency	Relevant Technology	Action Requiring Approval	Likelihood of Trigger and Status
Federal			
Section 404 of the CWA; USACE, Kansas City Regulatory District	Solar	No action required to use Nationwide Permit (NWP) so long as impact quantities do not trigger Pre-Construction Notification (PCN)	Low likelihood of triggering ACOE jurisdiction for lack of WOTUS on parcels.
Bald and Golden Eagle Protection Act (BGEPA); US Fish and Wildlife Service - Migratory Bird Div	Solar	General Permit	Low. The project is in a low eagle risk region, qualifies for self-certified General Permit under 2024 Eagle Rule; development due diligence for eligibility.
Determinations of No Hazard; Federal Aviation Administration	Solar	Closest airport is 15 miles from the eastern boundary of the Sherlock Solar project, closer to 25 miles from airport tower to eastern most solar array with approach and departure paths running perpendicular to Sherlock Solar area.	Low.
State of Kansas			
Kansas Corporation Commission	Gen-tie lines	Wiring stringing rules apply to any transmission line and set standards for construction and maintenance of transmission lines in public rights-of-way and spaces.	High: Started once site design is final
Kansas Department of Agriculture – Division of Water Rights	Project Area	Term permit to appropriate water rights (K.A.R. 5-1-1)	High: Started once SUP approved
NPDES Stormwater Compliance	Solar	Development of SWPPP and other NPDES requirements related to construction activities and post-	High: Not Started, EPC action item

Authorization/Permit/Review; Regulatory Agency	Relevant Technology	Action Requiring Approval	Likelihood of Trigger and Status
		construction revegetation and other stabilization BMPs.	
Kansas State Historical Preservation Office and Kansas Dept. of Parks and Wildlife	Solar	Informal consultation to review natural and cultural resource investigations, integrate agency feedback into development plans.	Required: Agency reviews are underway.
Finney County			
Special Use Permit (Article 36): Finney County Planning Commission and Finney County Commissioners	Solar	Sherlock Solar requires a Commercial Solar Energy Conversion System (CSECS) Use-Specific Attachment to Special Use Permit (SUP) Application per the requirements of Article 36	Required
Construction Permits	Solar	Finney County Public Works requires an Entrances/Driveway Construction permit and a Utility Construction permit for the development of the Project	Required

APPENDIX P – KANSAS DEPARTMENT OF WILDLIFE AND PARKS COORDINATION

Base SUP Requirements:

[*Finney County, Base Application, section B.15, pg. 8 of 19, ver. 24 Feb 26*] Kansas Department of Wildlife and Parks Report shall include the following information:

- A written document from the Kansas Department of Wildlife and Parks (KDWP) or its successor indicating the Applicant has contacted the agency regarding the proposed SUP use.
- The document shall state KDWP has been contacted by the Applicant regarding the proposal and has reviewed or is currently reviewing the proposal for any concern regarding threatened or endangered species.

Applicant Response:

The Applicant provided relevant reports, studies, and plans to the Kansas Department of Wildlife and Parks (KDWP) for review and feedback; KDWP feedback has not yet been received. Prior to submitting these materials, the Applicant convened a virtual coordination meeting on 21 January 2026 with KDWP and regional U.S. Fish and Wildlife Service (Service) representatives to update the agencies on the Home Range Clean Power Project, including natural resource and environmental conditions identified on the Sherlock Solar parcels to date and plans for further investigations. A previous coordination meeting with KDWP occurred on 21 August 2023 (virtual) regarding natural resource findings and planned work associated with the wind energy element of the Home Range Clean Power Project.

Summary of agency discussion: KDWP provided references to its environmental review resources (including the KDWP Ecological Review Tool (ERT)) and discussed regional context for eagles and expectations for LEPC survey methods, including use of WAFWA survey guidance and a general preference for pedestrian survey methods, with aerial methods potentially acceptable if conducted consistent with applicable guidance.

Status of Agency Coordination: KDWP's general approach to voluntary coordination efforts – modeled after USFWS and Association of Fish and Wildlife Agencies (AFWA) guidance – is to review project areas before intensive natural resource surveys are conducted (i.e., Tier III) and the review results therefrom. For the preliminary wind energy element of the Home Range Clean Power Project, this meeting was review of the Tier III studies to date and plans going forward. For the solar element, this meeting was agency review prior to Tier III investigations that are currently underway.

APPENDIX Q – ROAD USE AND TRANSPORTATION PLAN

Base SUP Requirements:

[*Finney County, Base Application, section B.18 and section B.22(b) items (1) through (10), pg. 9 of 19, ver. 24 Feb 26*] Road Use and Maintenance Agreement. A Road Use and Maintenance Agreement shall include, but shall not be limited to:

1) Designation of the public roads that might be used for transportation routes for construction, operation, maintenance and decommissioning of the project, including a map.
2) Provide information detailing anticipated traffic volume created by the project, both during times of normal operations, and during times of Increased Road Use; with proposed methods of assurance by providing a description of how the Applicant will address needed maintenance and repairs to public roads, ditches and other road right-of-way areas, bridges, or culverts, during and after project construction, decommissioning, and any other use by oversized vehicles and any use causing higher than normal traffic volumes (collectively, "Increased Road Use").
3) Provide information regarding the route and traffic safety and control plan for Increased Road Use in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) or as otherwise requested by the County, which might include bridge/culvert load checks, meetings and other communications in advance of each Increased Road Use; and perform traffic control as required by the Governing Body to assure local and regular road traffic and nearby residential properties are not excessively disturbed, or required to traverse roads in poor condition in part due to the project's traffic on those roads.
4) Provide plans and drawings that show construction details for installation of entrances, road crossings or right-of-way encroachment, anticipated traffic volume, and routes for facility operational traffic.
5) Where an access road crosses a stream or drainage way, it shall be designed and constructed so runoff from the upper portions of the watershed can readily flow to the lower portion of the watershed. Where an access road crosses a stream or drainage way identified as a Special Flood Hazard Area, obtain a floodplain development permit from the State and County.
6) Ensure that following completion of each Increased Road Use all County and township roads are repaired or restored to a condition at least equal to or better than the condition prior to commencement of the Increased Road Use as determined by a third-party engineer or the Finney County Road and Bridge Division, which process might include pre- and post-construction road condition surveys.
7) The Road Use and Transportation Plan shall be finalized and incorporated as part of the executed Road Use and Maintenance Agreement.

8) Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds for all possible costs that the County might incur related to accomplishing all of Applicant's responsibilities pursuant to this agreement; liability insurance; along with sufficient rights for County to enforce Applicant's responsibilities.

9) Any terms for project infrastructure to be located within any road right of way area, which might include that the infrastructure: be located a sufficient distance from other existing or potential future infrastructure, be marked above ground and shown on an ALTA as-built survey for sufficient County location for the project life, and that above-ground infrastructure meet safety and aesthetic requirements.

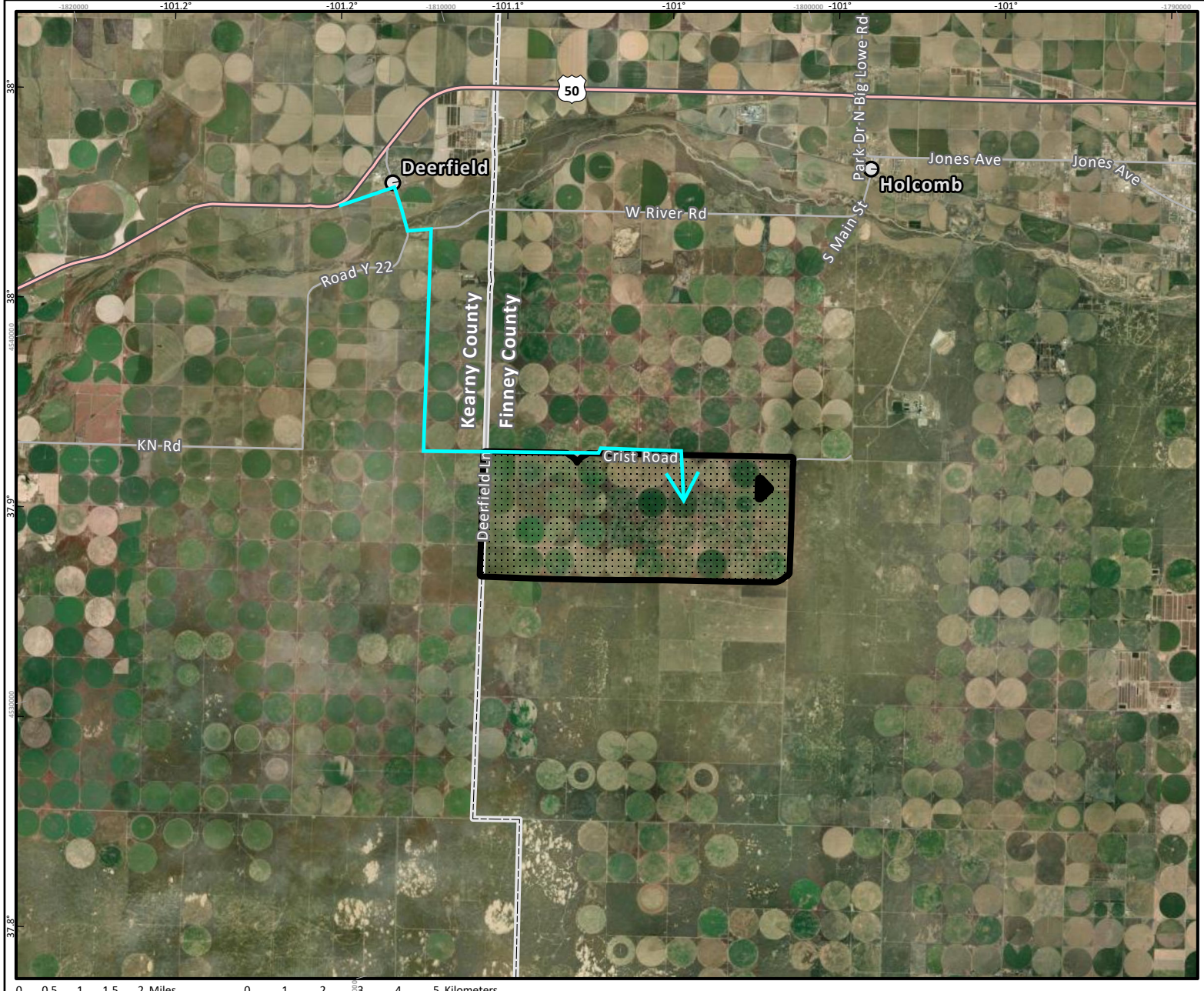
10) Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

The Project will not cause undue traffic, congestion, dangerous traffic conditions, or other vehicle-related impacts. During peak construction, the traffic hours are expected to be from 6:00am through approximately 8:00pm, depending on various factors, including season, schedule, and amount of daylight. Each worker will drive a personal vehicle to, or near, the site in addition to delivery trucks per day during peak construction. The delivery trucks will include concrete trucks, component trucks, and additional deliveries for rebar, cable, cranes, pad mount transformers, gravel, anchor bolts, and other miscellaneous equipment. The construction period is expected to last 18 months.

During commercial operations, road use will decrease. Workers will drive to the site each day, with delivery trucks only for equipment replacement and repair as needed. Operations and maintenance typically peaks during scheduled maintenance. The traffic hours typically would be from 7:00am to approximately 7:00pm, depending on a variety of factors including season, schedule, and amount of daylight.

Final haul roads will be determined in consultation with Finney County, once the final layout of the Project has been determined. No construction is expected to take place on US or State Highways and no ROW permitting with the Kansas Department of Transportation is expected. All work on other public roads will conform to Finney County standards. The preliminary haul route is provided in Figure 1 below. The preliminary haul route starts from US Highway 50 in Kearny County, Kansas west of Deerfield, Kansas and travels east on Sixth Ave .9 mile to Main Street within Deerfield, Kansas city limits where it turns south on Main Street and travels south for .82 mile to Road 170 where it turns east and travels .4 mile on Road 170 to Road Aa where it travels 3.66 miles south to Crist Road and turns east on Crist Road and travels 3.67 miles east to the project boundary.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 3: HAUL ROUTE

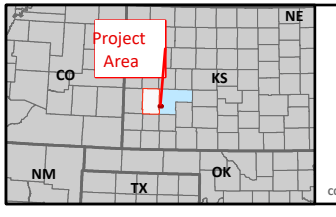
- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary
- Haul Route

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Crook County, Deschutes County, OR DOT, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 3/10/2026 5:45 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

APPENDIX R – ECONOMIC IMPACTS REPORT

Base SUP Requirements:

[*Finney County, Base Application, pg. 9 of 19, ver. 24 Feb 26*] An expected economic impact report to the County which assumes the proposed project is approved and constructed as proposed in the SUP application. The report shall be prepared by an independent third-party company or qualified four-year institution. The report shall include all economic and community benefits that Applicant proposes. The report shall address whether the special use is likely to affect Finney County real property values. The report shall be clear and easy to understand: (A) which benefits are guaranteed to be received upon issuance of an SUP, and which benefits are not; and (B) for all benefits that are not guaranteed to be received upon issuance of an SUP also describe when and how they County will learn if the benefits will be received.

Proposed Applicant Response:

Applicant is submitting the Finney County Economic Development Economic Intake form, providing high level estimates of capital investments and anticipated jobs. The Applicant understands that FCEDC will use that information to provide the Governing Bodies with a preliminary analysis of economic impacts of the project. In addition, Applicant will commission a comprehensive economic impact analysis by a third party on each of the components of the Home Range Clean Power Project.

The solar project and the larger Home Range project represent an enormous economic investment in Finney County. The Project is expected to support hundreds of construction jobs over a multi-year build period, creating opportunities for local and regional workers across a range of skilled trades. The Applicant conservatively estimates for the solar project creating approximately 300 temporary construction jobs and 1-2 long-term operations jobs.

In addition, the project will provide substantial new revenue to the county and community. Through PILOT or Donation Agreement payments, the project is expected to generate millions of dollars in new local revenue during the first ten years of operations, providing the County with flexible funding to invest in its highest community priorities.

Further, the Applicant is in preliminary discussions with Garden City Community College regarding a potential partnership to support the development of its planned Construction and Electrical Technology Center. This partnership is intended to help equip local students with the technical skills needed to pursue careers in energy, construction, and related industries. By supporting workforce training aligned with regional industry needs, the Project will contribute to building a local workforce capable of supporting ongoing infrastructure development and addressing broader community needs, including housing and construction capacity in the area.

ESTIMATED ECONOMIC IMPACTS OF

THE HOME RANGE DEVELOPMENT

Short Form Summary
April 2026

Overview: This report summarizes the Solar and Battery Energy Storage Systems components of the Home Range project, with a focused review of the overall size, construction activity, operational life, and tax collections. It is designed to present this portion of the project's core physical and fiscal characteristics in a clear and accessible way. The tax discussion is limited to estimated property tax collections for the Home Range Solar and Home Range Battery Energy Systems project as designed and at current use, and all figures reflect direct impacts only, without including broader multiplier or "ripple effect" estimates.

Modeling Period Disclaimer

The project developer's internal assumptions model solar generation assets over a 35-year period and battery energy storage systems (BESS) over a 20-year period. These timeframes may be utilized in the final, project-specific economic impact analysis prepared by the developer or its consultants. However, for purposes of this Preliminary Economic Impact Analysis, all project components are modeled over a consistent 30-year period to provide a clear, standardized basis for comparison across technologies. This approach is intended to enhance transparency and comparability for public review and does not alter the underlying operational characteristics or expected replacement cycles of individual project components.

For consistency and comparability across project types, this analysis models both solar and battery energy storage systems (BESS) over a 30-year period. While BESS projects may include battery replacement or augmentation during this timeframe, the 30-year horizon allows for a clear, standardized comparison of long-term economic and fiscal impacts across technologies.

Home Range Solar

Key Solar Project Metrics

Metric	Amount
Nameplate capacity	400 MW AC (520 MW DC)
Capital cost per MW	$1,502,500
Total capital investment	$601,000,000
Modeled operating life	30 years
Assessment rate	25%
Mill levy	132 mills

Construction

The construction phase is modeled as a one and one half-year build. It is estimated to support 600 construction job-years, with a peak on-site workforce of 300 workers. Average annual construction pay is estimated at $86,000, producing total construction payroll of $51,600,000.

The model assumes 30% of the construction workforce is non-local. Using an average of 3 workers per room, this results in approximately 21,900 room nights during construction. At $130 per night, estimated lodging revenue totals $2,847,000. Additional food and retail spending is estimated at $53 per worker per day, or $3,482,100 during construction.

Construction Metric	Estimate
Construction duration	1.5 years
Construction job-years	600
Peak on-site workforce	300
Average annual construction pay	$86,000
Total construction payroll	$51,600,000
Estimated room nights	21,900
Estimated lodging revenue	$2,847,000
Total other retail spending	$3,482,100
Total Estimated Construction Impact	**$57,929,100**

Operational Life

Over a modeled 30-year operating life, the project is estimated to support 3 full-time-equivalent operations and maintenance positions per year. This is based on an assumption of 0.0075 O&M FTE per MW. Average annual O&M wage is estimated at $75,000, producing annual O&M payroll of $225,000 and a 30-year O&M payroll total of $6,750,000.

Operations Metric	Estimate
Modeled operating period	30 years
O&M FTE per MW	0.0075
Annual O&M employment	3.00 FTE
Average annual O&M wage	$75,000
Annual O&M payroll	$225,000
30-year Estimated O&M payroll	**$6,750,000**

Tax Collections

The tax summary below compares the projected property tax revenues generated by the Home Range project compared with the forecasted property tax revenues of the project area with the current usage. Using a 25% assessment rate and 132 mills, the unabated property tax estimate over years 1-10 of the Home Range project is $4,795,619 while at current use, total collections are estimated to be a total of $84,734 during that 10-year period.

For years 11-30 of the project, the proposed use would generate an estimated $79,332,000 while at current use, total collections for that period are estimated to be $169,468. This assessment is inclusive of the statutory 10-year personal property tax abatement established under Kansas Law for electric generation projects (K.S.A 79-201, Eleventh) and is based on current assessed value and state and local tax rates for the project area. (NOTE: Under current Kansas Department of Revenue guidance, taxable value for such property is typically based on retail cost when new (RCWN) depreciated to a residual value of approximately 20% of original cost following the applicable depreciation schedule.) Assumptions are based on a 30-year project life.)

Tax Metric	Estimated Tax Collections (as proposed)	Estimated Tax Collections (with current land use)
Abatement period	**Years 1-10**	**Years 1-10**
Property Tax Collected at current use		$84,734
Non-Abated property tax collected	$4,795,619	
Tax collection period	**Years 11-30**	**Years 11-30**
Estimated property tax collected	$79,332,000	$169,468
Total Estimated Tax Collected	**Years 1-30**	**Years 1-30**
	$84,127,619	**$254,202**

Home Range Battery Energy Storage System (BESS)

Key BESS Project Metrics

Metric	Amount
Nameplate capacity	400 MW AC
Capital cost per MW	$1,457,500
Total capital investment	$583,000,000
Modeled operating life	30 years
Assessment rate	25%
Mill levy	132 mills

Construction

The construction phase is modeled as a one and one half-year build. It is estimated to support 200 construction job-years, with a peak on-site workforce of 100 workers. Average annual construction pay is estimated at $86,000, producing total construction payroll of $17,200,000.

The model assumes 30% of the construction workforce is non-local. Using an average of 3 workers per room, this results in approximately 7,300 room nights during construction. At $130 per night, estimated lodging revenue totals $949,000. Additional food and retail spending is estimated at $53 per worker per day, or $1,160,700 during construction.

Construction Metric	Estimate
Construction duration	1 year(s)
Construction job-years	200
Peak on-site workforce	100
Average annual construction pay	$86,000
Total construction payroll	$17,200,000
Estimated room nights	7,300
Estimated lodging revenue	$949,000
Total other retail spending	$1,160,700
Total Estimated Construction Impact	**$19,309,700**

Operational Life

Battery Energy Storage Systems (BESS) are typically modeled with a project life of 20–25 years, although individual battery components may require replacement or augmentation after approximately 10–15 years. Many modern systems are designed for extended operational life beyond 25 years through modular replacement and augmentation strategies.

Over a modeled 30-year operating life, the project is estimated to support 5 full-time-equivalent operations and maintenance positions per year. This is based on an assumption of 0.0125 O&M FTE per MW. Average annual O&M wage is estimated at $100,000, producing annual O&M payroll of $500,000 and a 30-year O&M payroll total of $15,000,000.

Operations Metric	Estimate
Modeled operating period	30 years
O&M FTE per MW	0.0125
Annual O&M employment	5.0 FTE
Average annual O&M wage	$100,000
Annual O&M payroll	$500,000
30-year Estimated O&M payroll	**$15,000,000**

Tax Collections

Property Tax Modeling Disclaimer

Property tax treatment of Battery Energy Storage Systems (BESS) in Kansas is not fully settled in statute or administrative practice. As outlined in November 2024 guidance from the Kansas Department of Revenue, Property Valuation Division (PVD), classification, exemption eligibility, and valuation of BESS components are determined on a case-by-case basis and are ultimately subject to review and approval by the Kansas Board of Tax Appeals (BOTA). Accordingly, the property tax estimates presented in this analysis are scenario-based and rely on the most current PVD guidance available, including standard valuation methodologies for locally appraised personal property. Actual property tax outcomes may vary based on future legislative action, administrative interpretation, and project-specific determinations.

The tax summary below compares the projected property tax revenues generated by the Home Range BESS project compared with the forecasted property tax revenues of the project area with the current usage. Using a 25% assessment rate and 132 mills, the property tax estimate over years 1-10 of the Home Range BESS project is $4,651,990 while at current use, total collections are estimated to be a total of $1,569 during that 10-year period.

For years 11-30 of the project, the proposed use would generate an estimated $76,956,000 while at current use, total collections for that period are estimated to be $3,138. This assessment is inclusive of the statutory 10-year personal property tax abatement established under Kansas Law for electric generation projects (K.S.A 79-201, Eleventh) and is based on current assessed value and state and local tax rates for the project area. (NOTE: Under current Kansas Department of Revenue guidance, taxable value for such property is typically based on retail cost when new (RCWN) depreciated to a residual value of approximately 20% of original cost following the applicable depreciation schedule). Assumptions are based on a 30-year project life.

Tax Metric	Estimated Tax Collections (as proposed)	Estimated Tax Collections (with current land use)
Abatement period	**Years 1-10**	**Years 1-10**
Property Tax Collected at current use		$1,569
Non-Abated property tax collected	$4,651,990	
Tax collection period	**Years 11-30**	**Years 11-30**
Estimated property tax collected	$76,956,000	$3,138
Total Estimated Tax Collected	**Years 1-30**	**Years 1-30**
	$81,607,990	**$4,707**

Additional Explanation of Key Measures

Project Size and Capital Scale

Project size drives nearly every other estimate in the analysis. Nameplate capacity establishes the scale of the installation, while capital cost per MW is used to estimate the total capital investment. For Home Range Solar, applying $1.50 million (BESS=$1.46 million) per MW across 400 MW yields total capital investment of $601 million (BESS=$583 million) which then feeds both construction estimates and the property tax schedule.

Operational Life Interpretation

Operations-phase impacts are much smaller than construction impacts, but they persist far longer. Instead of hundreds of temporary workers, the solar model assumes a steady O&M staffing level of 3.0 FTE per year (BESS 5.0). That makes the operations phase less about a short burst of activity and more about a stable long-term payroll stream over 30 years.

Tax Collections Interpretation

The tax schedule is divided into two distinct periods. Years 1-10 are treated as the abatement period, with solar producing an estimated $4.8 million in non-abated property tax (BESS $4.7M). Years 11-30 are treated as the collection period, with solar producing an estimated $79.3 million in property tax collections (BESS $77M).

Snapshot

Component	Key takeaway: SOLAR	Key takeaway: BESS
Project size	400 MW facility with $601M in capital investment	400 MW facility with $583M in capital investment
Construction	600 job-years and $51.6M in payroll during buildout	200 job-years and $17.2M in payroll during buildout
Operations	3.0 FTE annually and $6.75M in payroll over 30 years	5.0 FTE annually and $15M in payroll over 30 years
Taxes	$4.8M collected in years 1-10; $79.3M collected in years 11-30	$4.7M collected in years 1-10; $77.0M collected in years 11-30

Tax Timing and Context

A useful way to read the tax section is as a two-part timeline. The project is modeled as *partially abated in accordance with current Kansas tax policy during years 1-10. The report estimates the non-abated property tax collection for the first ten years after project completion. During years 11-30, the project is modeled as fully taxable. This structure keeps the near-term incentive effect separate from the long-term tax base effect.

Period	Status	Measure shown	Amount (Solar)	Amount (BESS)
Years 1-10	*Partially taxable	Estimated property tax collected	$4,795,619	$4,651,990
Years 11-30	Fully taxable	Estimated property tax collected	$79,332,000	$76,956,000

*** Note on Property Tax Abatement**

The 10-year, 100% personal property tax abatement reflected in this preliminary analysis is established by Kansas law for certain energy generation equipment and is **not a discretionary incentive created by local government**. (NOTE: The 10-year personal property tax exemption reflected in the BESS portion of this analysis is based on current Kansas statutory frameworks applicable to certain electric generation facilities although the applicability of such exemption to battery energy storage systems may be determined on a case-by-case basis.)

Under K.S.A. 79-201, Eleventh, certain renewable energy generation equipment that is used predominantly to produce electricity from renewable resources (including wind, solar, biomass, geothermal, hydropower, and similar technologies) may qualify for a property tax exemption for a defined period following completion of construction**.**

In addition, Kansas law provides a similar exemption for new electric generation facilities, including certain non-renewable generation technologies, under K.S.A. 79-266, which exempts qualifying generation equipment from ad valorem property taxes for the 10 taxable years immediately following the year in which construction or installation is completed.

Accordingly, this preliminary report presents the project's estimated property tax collections within the framework of the existing Kansas statutory exemption applicable to electric generation facilities. It should also be noted that this analysis does not incorporate any PILOTs or Contribution Agreements that may be negotiated later as part of the Development Agreement process. Any such negotiated payments or commitments would be separate from the state-authorized exemption and could materially affect the ultimate fiscal outcome for local taxing jurisdictions.

Prepared by Finney County Economic Development Corporation

This preliminary Economic Impact Analysis was prepared by Finney County Economic Development Corporation (FCEDC) to assist local officials and the public in evaluating the potential economic and fiscal implications of the proposed project. The analysis relies on information provided by the project developer, publicly available industry data, and standard economic modeling assumptions.

The estimates contained in this report are intended to provide a reasonable preliminary projection of potential economic activity associated with the project. Actual results may vary based on project design, construction schedules, market conditions, operational decisions, and other factors that may change over time.

15 April 2026

Via Email

Finney County Public Works Department
Attn: Development & Administrative Coordinator
101 W. Maple Street
Garden City, Kansas 67846

Re: Revised Project Boundary – Sherlock Solar LLC

Dear Planning Commission Members and Public Works Team,

On behalf of Sherlock Solar LLC, this letter submits a revised project boundary for the proposed Sherlock Solar project currently scheduled for consideration by the Finney County Planning Commission on April 16, 2026.

The revised boundary is being provided to address a procedural noticing concern identified during application review. Specifically, two non-participating landowners were included within the applicable notice area of the originally proposed project boundary but did not receive mailed notice for the upcoming Planning Commission hearing.

To remedy this issue without delaying the scheduled hearing, the Applicant has voluntarily reduced the project boundary to remove all project facilities and boundary areas that would trigger notice requirements for the two non-participating parcels. As shown on the attached revised figures, the updated project boundary no longer implicates notice obligations for those landowners.

This adjustment is limited in scope and does not expand the project area, introduce new impacts, or materially change the nature of the proposed use. All participating landowner parcels remain unchanged, and the revised boundary reflects a reduction only and intended solely to ensure procedural compliance and provide clarity for the Planning Commission's April 16, 2026 hearing.

The Applicant respectfully requests that the Planning Commission consider the application based on the revised project boundary submitted herewith and include this letter and attached exhibit in the public record for the hearing.

Please let us know if any additional documentation is needed to reflect this revision. We appreciate the County's coordination and consideration.

Sincerely,

Stu S. Webster
Senior Director, Permitting & Environmental Policy
Triple Oak Power LLC
stu@tripleoakpower.com

Attachment:

- Revised Appendix A (Title Company-certified Landowner List)
- Revised Appendix C
- Revised Appendix E
- Revised Appendix L
- Revised Appendix Q

APPENDIX A – CERTIFIED PROPERTY OWNER AND MAILING LIST

Finney County Article 36.040.B.1 ver. 24 Feb 26 and section B.1 of the Base SUP application the following information is required:

- A certified property owner and mailing address list from a title company for all owners of property located within the application's subject property.
- A separate list for all owners of property located within 1000 feet of any subject property boundary within Finney County. In addition, if the foregoing area includes: (a) any area within an adjacent county, the applicant shall provide a certified list of property owners and their mailing addresses within the notification area from a title company; and (b) any area within the corporate limits of a city, the list shall include owners of property and their mailing addresses extending 400 feet into the corporate limits of the city.
- Sufficient proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

A certified property owner and mailing address list from a title company for all owners of property located within the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. A certified list from a Title Company of owners of property within 1000 feet of the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. Appendix D includes proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

SPECIAL CERTIFICATE

STATE OF KANSAS, COUNTY OF FINNEY, SS:

We, the undersigned, being duly registered and qualified abstracters in and for Finney County, Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association, whose bond as by law is in force at the date of this certificate, hereby certify:

The following described real estate:

See EXHIBIT A Attached for Map

Is owned by Sandyhill Enterprises LLC and

Loewen Family Farms, LLC

As shown on said attached map

This report is being prepared for Triple Oak Power

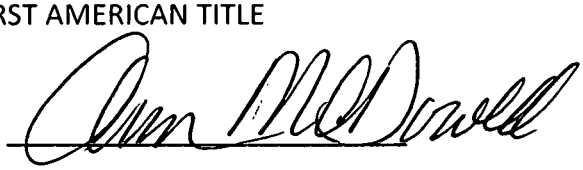
We further certify that the following are all of the owners of property lying within 1000 feet of all boundaries in Finney County of the above described property, and their addresses as shown by the records of the GIS Department of Garden City, Finney County, Kansas and the Finney County Register of Deeds Office:

See EXHIBIT B Attached

This certificate is made upon the mutual understanding that the maker thereof has not examined all instruments and proceedings in the chain of title to the above described real estate; that such certificate is not a guarantee of title and the maker thereof shall not be liable for defects in the title to the above described real estate.

Dated this 6th day of April, 2026 at 8:00 A.M.

FIRST AMERICAN TITLE

By 

Ann McDowell

County Manager

Exhibit A

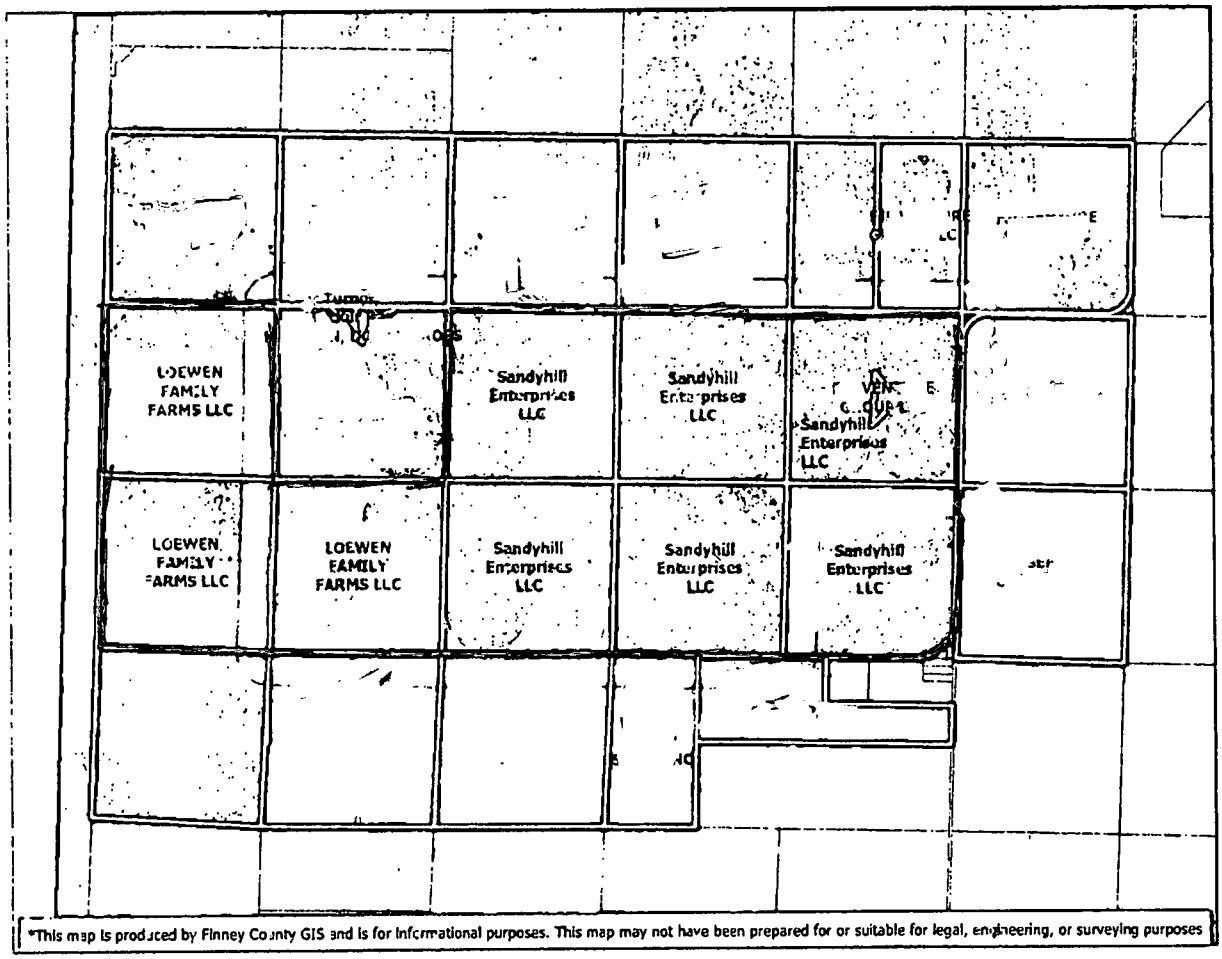
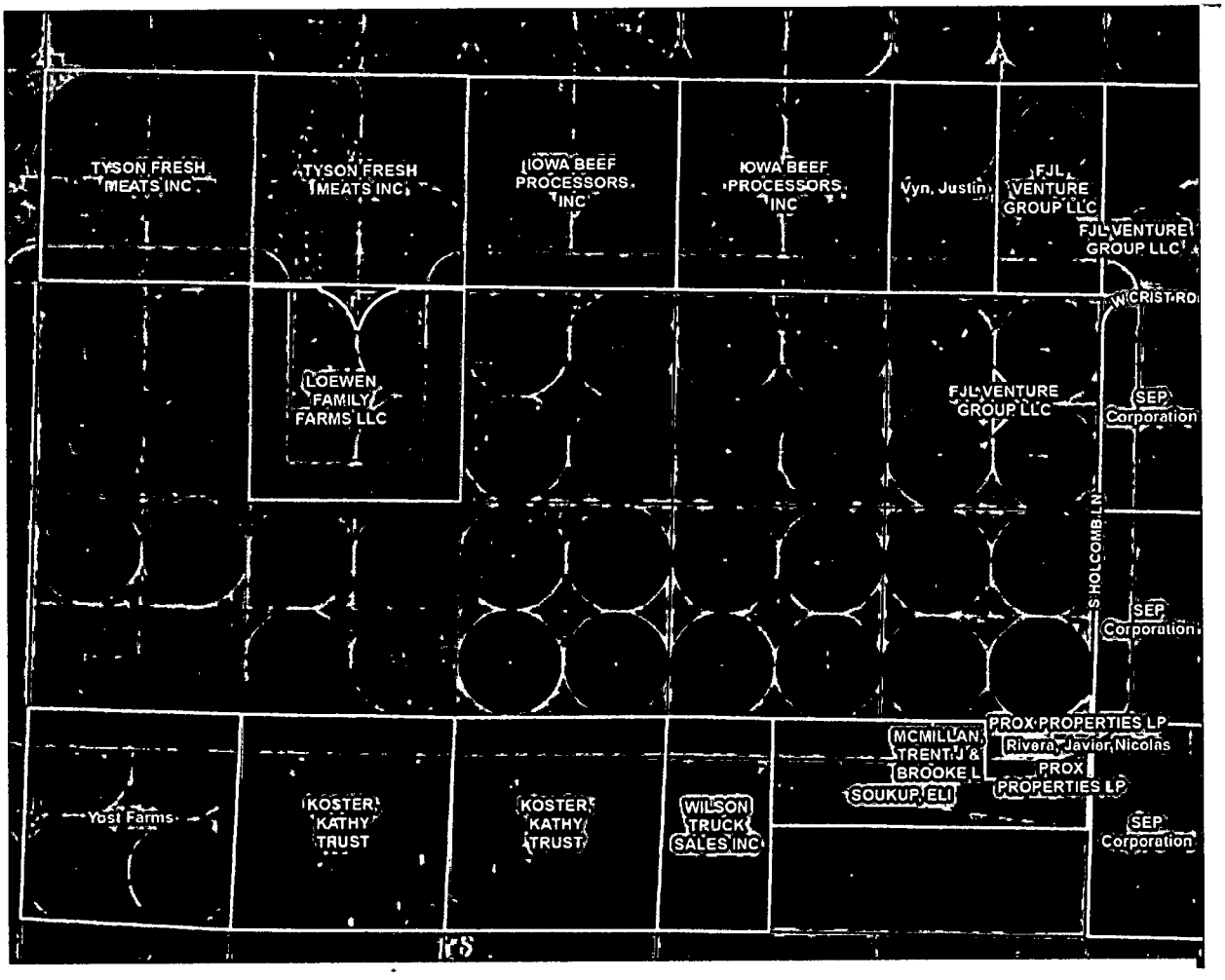

LOEWEN FAMILY FARMS LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
LOEWEN FAMILY FARMS LLC
LOEWEN FAMILY FARMS LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
*This map is produced by Finney County GIS and is for informational purposes. This map may not have been prepared for or suitable for legal, engineering, or surveying purposes

Exhibit B

	QuickRefI	SitusAddre	PartyName1	Address1	Address2	OCity	State	
0	R3079	S Keamy Co Line RD, Holcomb, KS 67851	TYSON FRESH MEATS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
1	R3080	W Crist RD, Holcomb, KS 67851	TYSON FRESH MEATS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
2	R3072	W Crist RD, Holcomb, KS 67851	IOWA BEEF PROCESSORS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
3	R3073	W Crist RD, Holcomb, KS 67851	IOWA BEEF PROCESSORS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
4	R3068	W Crist RD, Holcomb, KS 67851	Vyn, Justin	PO Box 1567		Dalhart	TX	79022-1567
5	R3067	W Crist RD, Holcomb, KS 67851	FJL VENTURE GROUP LLC	1937 Canyonpoint LN		Castle Pines	CO	80108-9563
6	R3069	2505 S Holcomb LN, Holcomb, KS 67851	FJL VENTURE GROUP LLC	1937 Canyonpoint LN		Castle Pines	CO	80108-9563
7	R14586	W Crist RD, Holcomb, KS 67851	LOEWEN FAMILY FARMS LLC	PO Box 67		Seminole	TX	79360-0067
8	R14577	S Holcomb LN, Garden City, KS 67846	SEP Corporation	PO Box 980		Hays	KS	67601-0980
9	R14579	3495 S Holcomb LN, Garden City, KS 67846	FJL VENTURE GROUP LLC	1937 Canyonpoint LN		Castle Pines	CO	80108-9563
10	R14581	SEC 12 25-34, Garden City, KS 67846	SEP Corporation	PO Box 980		Hays	KS	67601-0980
11	R14591	S Holcomb LN, Garden City, KS 67846	KOSTER, KATHY TRUST	PO BOX 897		GARDEN CITY	KS	67846-0855
12	R14605	SEC 16 25 34W, Garden City, KS 67846	KOSTER, KATHY TRUST	PO BOX 897		GARDEN CITY	KS	67846-0855
13	R14597	5795 S Holcomb LN, Garden City, KS 67846	WILSON TRUCK SALES INC	PO BOX 958		HOLCOMB	KS	67851-0958
14	R14611	S Holcomb LN, Garden City, KS 67846	MCMILLAN, TRENT J & BROOKE L	P.O. Box 89		Kendall	KS	67857-0008
15	R14610	5125 S Holcomb LN, Garden City, KS 67846	SOUKUP, ELI	1545 E Rodkey RD		Garden City	KS	67846-9537
16	R14609	SEC 13 25 34W, Garden City, KS 67846	SEP Corporation	PO Box 980		Hays	KS	67601-0980
17	R14592	W Crist RD, Holcomb, KS 67851	Yost Farms	2396 Road 115		Lakin	KS	67860-6243
18	R314877	4985 S Holcomb LN, Garden City, KS 67846	Neufeld, Heinrich Harder	PO Box 638		Holcmb	KS	67851-0638
19	R316003	S Holcomb LN, Garden City, KS 67846	PROX PROPERTIES LP	2700 W Riverview DR		Garden City	KS	67846-8900
20	R317815	S Holcomb LN, Holcomb, KS 67851	Loewen, David	PO Box 688		Lakin	KS	67860-0688
21	R317814	S Holcomb LN, Garden City, KS 67846	PROX PROPERTIES LP	2700 W Riverview DR		Garden City	KS	67846-8900
22	R317816	S Holcomb LN, Holcomb, KS 67851	Rivera, Javier Nicolas	707 Evans ST		Garden City	KS	67846-5969


TYSON FRESH MEATS INC
TYSON FRESH MEATS INC
IOWA BEEF PROCESSORS INC
IOWA BEEF PROCESSORS INC
Vyn, Justin
FJL VENTURE GROUP LLC
FJL VENTURE GROUP LLC
W CRIST RD
LOEWEN FAMILY FARMS LLC
FJL VENTURE GROUP LLC
SEP Corporation
S HOLCOMB LN
SEP Corporation
PROX PROPERTIES LP
MCMILLAN, TRENT J & BROOKE L
Rivera, Javier Nicolas
PROX PROPERTIES LP
SOUKUP ELI
Yost Farms
KOSTER KATHY TRUST
KOSTER KATHY TRUST
WILSON TRUCK SALES INC
SEP Corporation

APPENDIX C – PROJECT BOUNDARY MAP

Base SUP Requirement:

Finney County Article 36.040.B.2 ver. 24 Feb 26 - A boundary map of the outer bounds of all the application's subject property; and further depicting the bounds and providing legal descriptions of each separately owned parcel within the subject property identifying each property owner.

The Project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-321-02-0-00-00-001.00-0
- Finney County Parcel # 028-322-04-0-00-00-001.00-0
- Finney County Parcel # 028-322-09-0-00-00-001.00-0
- Finney County Parcel # 028-322-03-0-00-00-001.00-0
- Finney County Parcel # 028-322-10-0-00-00-001.00-0
- Finney County Parcel # 028-322-11-0-00-00-001-00-0
- Finney County Parcel # 028-323-08-0-00-00-001.00-0
- Finney County Parcel # 028-323-06-0-00-00-001-00-0
- Finney County Parcel # 028-323-07-0-00-00-001-00-0

The BESS project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-322-04-0-00-00-001.00-0

These legal descriptions are based on vesting deeds and available plat/survey information; final metes and bounds descriptions will be provided upon completion of survey.

Sherlock Solar SUP

Finney County Parcel # 028-321-02-0-00-00-001.00-0

> Section Two (2) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.
>
> EXCEPT a tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., being more particularly described as beginning at the center of said Section Two (2); thence proceeding North 775 feet along the North-South half section line; thence proceeding in a Southeasterly direction to a point on the East-West half section line which is 775 Feet East of the center of said Section Two (2); thence proceeding in a Southwesterly direction to a point on the North-South half section line which is 775 Feet South of the center of said Section Two (2); thence proceeding North along the North-South half section line a distance of 775 Feet to the point of beginning;

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-04-0-00-00-001.00-0

> All of Section Four (4) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-09-0-00-00-001.00-0

> All of Section Nine (9) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-03-0-00-00-001.00-0

> All of Section Three (3) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-10-0-00-00-001.00-0

> All of Section Ten (10) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-323-08-0-00-00-001.00-0

> All of Section Eight (8) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.

Finney County Parcel # 028-323-06-0-00-00-001.00-0

Section Six (6) except for road right of way, Township Twenty-Five (25) South, Range Thirty-Four (34) West of the 6th P.M., Finney County, Kansas

Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.

Finney County Parcel # 028-323-07-0-00-00-001.00-0

Section Seven (7) except for road right of way, Township Twenty-Five (25) South, Range Thirty-Four (34) West of the 6th P.M., Finney County, Kansas

Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.

Finney County Parcel # 028-322-11-0-00-00-001.00-0

All of Section Eleven (11) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

LESS AND EXCEPT Lot One (1) of the H & S Subdivision, a parcel plat in the SE1/4 of Section Eleven (11), Township 25 South, Range 34 West in Finney County, Kansas

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

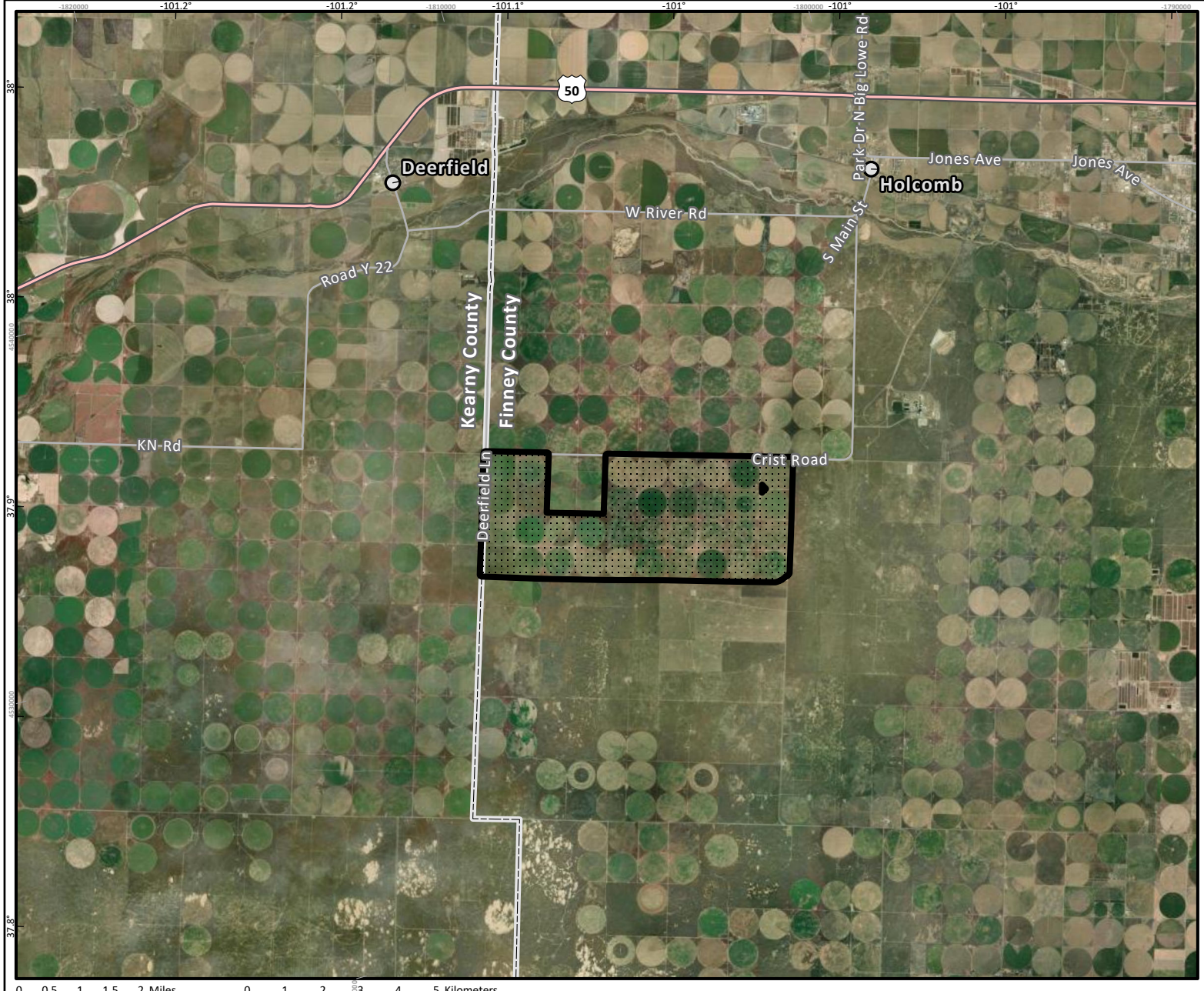
The excepted tract described herein reflects a portion of said Section 11 as shown on that certain survey prepared by Palmberg Land Surveying Services, LLC, dated October 7, 2020 and recorded January 19, 2021 in the official records of Finney County, Kansas in Book 347, Page 640.

Sherlock BESS SUP

Finney County Parcel # 028-322-04-0-00-00-001.00-0

> All of Section Four (4) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 1: VICINITY MAP

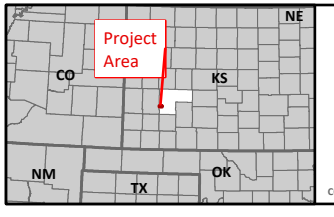
- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 4/14/2026 4:05 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

APPENDIX E – COMBINED SITE PLAN

Solar Requirements:

[*Finney County, CSECS Use-Specific Attachment, Section 2, pg. 2 of 4, ver. 24 Feb 26*] In addition to the site plan requirements set forth in Section B, Applicant shall provide the number and location of solar arrays and panels. Infrastructure shall not exceed thirty-five feet (35') in height above ground level; provided, however, said height restriction shall not apply to substation facilities or transmission lines.

- All CSECS infrastructure shall be setback from the project boundary lines with non-participating land, and from public rights-of-way, at least 50 feet (50').
- For participating land, all CSECS solar panels/modules shall be set back one hundred feet (100') as measured from the nearest portion of any existing and participating landowners' residential structures at the time of application. Additionally, all CSECS solar panels/modules shall be set back fifty feet (50') as measured from the nearest portion of any existing and participating landowners' non-residential building(s) at the time of application. The participating property owner may waive these setback requirements.
- For non-participating land, all CSECS solar panels/modules shall be set back one hundred feet (100') as measured from the nearest point of the non-participant's property line and three hundred feet (300') as measured from the nearest portion of any existing and non-participating landowners' residential structures at the time of application. Additionally, all CSECS solar panels/modules shall be set back one hundred feet (100') as measured from the nearest portion of any existing and non-participating landowners' non-residential building(s) at the time of application.
- For other public structures on non-participating land such as schools, churches, community facilities, etc., all CSECS solar panels/modules shall be set back at least three hundred feet (300') as measured from the nearest portion of any existing public structure at the time of application.
- For cemeteries on non-participating land, all CSECS solar panels/modules shall be set back at least one hundred feet (100') as measured from the nearest portion of any existing cemetery at the time of application.
- For all public and private airstrips/airports on non-participating land, all CSECS solar panels/modules shall be set back at least three hundred feet (300') as measured from the nearest point on either side of centerline of any existing airstrip or airport and at least one thousand feet (1,000') as measured from the nearest point on either end of the runway or property line (whichever is less) of any existing airstrip or airport at the time of application.
- Add to the aesthetics setback map and table the distance to the nearest solar panel array and to the nearest inverters.

- Lighting shall be installed for security and safety purposes only. It shall be shielded and downcast so as not to extend beyond the property lines.
- Fencing. All CSECS shall be enclosed by perimeter fencing at least 6 feet (6') in height above ground level to restrict unauthorized access. No outdoor storage of any material or equipment is permitted except for construction equipment and material used during construction. Fences shall be designed to ensure controlled access for emergency services and personnel.

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section B.6 items (a) through (q), pg. 5 of 19, ver. 24 Feb 26] Preliminary Site Plan: The Preliminary Site Plan shall include:

a. Existing buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;

b. Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary;

c. Proposed project infrastructure;

d. Meteorological towers;

e. Height of infrastructure;

f. Substations/switchyards;

g. Collection/gen-tie lines;

h. Operations and maintenance building(s);

i. Permanent/temporary roads & laydown;

j. Ingress and egress locations;

k. Fencing and gates;

l. Drainage features;

m. Vegetative buffers;

n. Sensitive receptors such as an airport, hospital, school, or medical office;

o. Alternate locations of infrastructure, if applicable;

p. All other potential infrastructure or land modifications; and

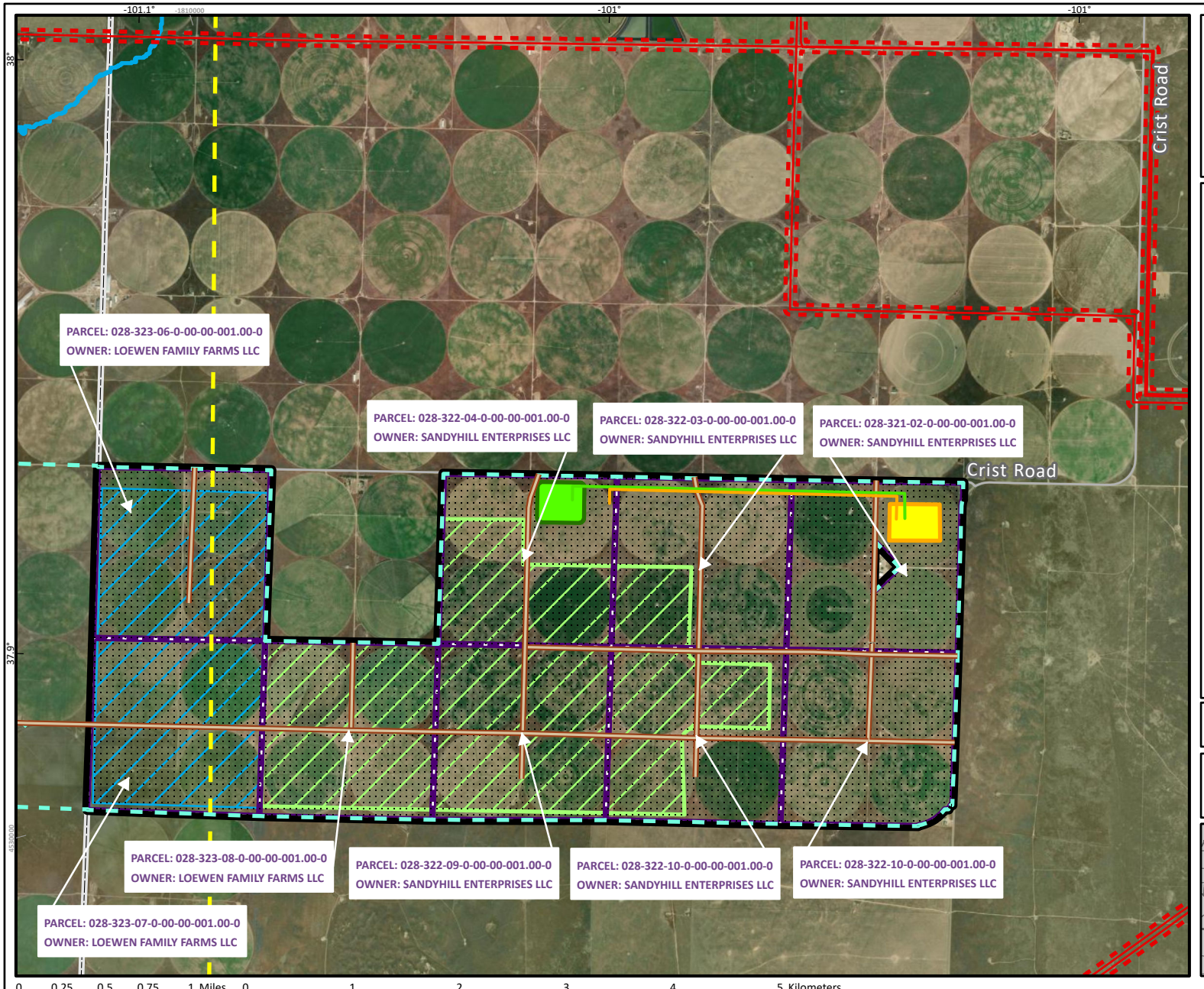
q. Setbacks: Minimal requirements per use standards in Special Use-Specific Attachment. Identify in a table or writing, in addition to the visual aid, where the applicant proposes setbacks greater than the minimal requirements. Describe if and how the setback distances proposed are sufficient to eliminate or mitigate any potential negative effects to non-participating land, including without limitation due to: contamination, soil health, erosion, drainage, other micro climate impacts including increased heat or shade, sound, light, view, groundwater table reduction, noxious plants, wildlife or species habitat or corridors, or fire or

other safety issues. Identify any potential changes that might occur prior to initial construction or after initial construction.

The following table E-1 includes information required to be provided in the final site plan. Table E-1 includes the status of required items shown on the preliminary site plan and estimates when required items to be shown in the final site plan will be provided.

Table E-1. Site Plan requirements

Preliminary Site Plan Requirement Equipment	Preliminary Site Plan Status	Final Site Plan Status
Existing Buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;	Shown on aerial image used for Site Plan background, non-participating land structures not identified on preliminary Site Plan	Shown on aerial image used for Site Plan background, non-participating lands will be identified on final Site Plan.
Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary	Shown on aerial image used for Site Plan background	Will be identified, dimensioned, and displayed on final Site Plan
Proposed project infrastructure	Preliminary footprint for proposed project infrastructure shown on preliminary Site Plan	Final locations including labels, dimensions, and setbacks to be shown on final Site Plan
Meteorological towers	Not included with the Project	Not included with the Project
Height of Infrastructure	Not included on preliminary Site Plan	Maximum heights will be noted in site data table included with final Site Plan
Substation/switchyards	Preliminary locations shown on preliminary Site Plan	Final location, including footprint dimensions and setbacks will be shown on final Site Plan
Collection/gen-tie lines	Preliminary location shown on preliminary Site Plan	Location will be shown on final Site Plan
Operations and maintenance building(s)	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Permanent/temporary roads & laydown	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Ingress and egress locations	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Fencing and gates	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Drainage features	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Vegetative buffers	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Sensitive receptors such as an airport, hospital, school or medical office	None are located within ½ mile of project, none shown	None are located within ½ mile of project, none shown
Alternate locations of infrastructure, if applicable	Not applicable	Not applicable
All other potential infrastructure or land modifications; and	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Setbacks	Not included on preliminary Site Plan, setbacks are included in attached table to this application	Setbacks will be shown on final Site Plan



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

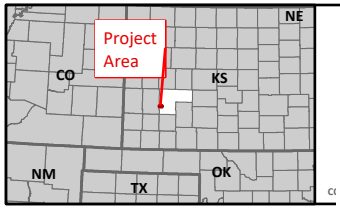
FIGURE 2: PRELIMINARY SITE PLAN

- 24" Northern Natural Gas Company Gas Pipeline
- 345kV Transmission Line from Solar/BESS (using double circut structures)
- 345kV Transmission Line from Gas Plant (using double circut structures)
- Access Road
- Major Road
- FEMA 100 Year Floodplain (Zone A)
- Overhead Electric Line
- Overhead Electric Easement
- County Boundary Line
- BESS & Substation Site
- Primary Solar Area
- Secondary Solar Area
- Sherlock Solar and Sherlock BESS Project Boundary
- Property Boundary
- Participating Property Parcel Boundary
- Sunflower Electric Switchyard

TRIPLE OAK POWER
TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 4/14/2026 7:45 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:54,000

APPENDIX L – AESTHETICS

Base SUP Requirements:

[*Finney County, Base Application, section b.11, pg. 6 of 19, ver. 24 Feb 26*] Describe (including primary materials and colors) and provide visual aids of the exterior of all of applicant's potential above-ground infrastructure shown on the Site Plan. Identify any potential changes that might occur prior to initial construction or after initial construction. Identify known, likely, or possible changes to the current view of the area from non-participating land and from public roads and property. Identify any mitigation efforts offered by Applicant regarding any negative aesthetic impacts to non-participating land and the public. Identify the location of the closest existing comparable infrastructure for the County or public to visit to understand the proposed use aesthetics and explain the differences between the sample infrastructure and the proposed use. Identify the surface land area that will be removed from agricultural use and the impact of that land use change on the Finney County economy. Provide a visual aid that incorporates the Project Boundary Map and the relevant parts of the Site Plan to identify all non-participating land (both private, and also all public road right-of-way and any other public land) both within the project boundary and within two miles outside of the project boundary perimeter, including showing the distance from that non-participating land (private and public) and any occupied residences thereon to the nearest proposed project above-ground infrastructure. Include a table listing those distances. Include in the visual aid existing and proposed aesthetic impact mitigations.

Proposed Applicant Response:

The Applicant will provide a Visual Impact Assessment report that will evaluate the Project's visual effects as demonstrated by contrast between photographs of existing conditions at the Project site and visual simulations of the same views, as described below, with the building permit submittal. Preparation of the report will require the following main steps. Example pictures showing a solar array and a substation are provided here for reference. Example pictures are for reference only and are subject to change as the Project moves forward.

Figure L-1. Example Solar Array

Figure L-2. Example Substation infrastructure

Viewshed Analysis

A viewshed analysis is a GIS-based line-of-sight visibility assessment resulting in the identification of areas in a Project vicinity where the Project would be theoretically seen or unseen. The Applicant will prepare four discrete viewshed analyses using Esri GIS software and USGS 10-meter Digital Elevation Models, or better resolution if available, within a preliminary visual study area surrounding the Project, which will, in order to account for potentially sensitive viewing locations will extend out to 10 miles for the solar arrays and gen-tie line. The viewshed analyses will reflect topography only ("bare earth") and will therefore provide a conservative estimate of Project visibility from areas surrounding the Project. The preliminary viewshed analyses will inform both the selection of a final visual study area and preliminary identification of representative viewpoints.

Identification of Representative Viewpoints

Tetra Tech will identify areas with potential visual sensitivity within the visual study area. Sensitive viewing areas typically include, but are not limited to, cultural/historic sites and structures, recreation areas, local communities, designated scenic resources, and other scenic or aesthetic resources identified by state and local planning documents, or other areas where there would likely be viewer concerns about changes to the visual environment. Based on this review and on the results of the viewshed analyses, the Applicant will identify a preliminary set of representative viewpoints for site photography.

Site Photography and Photographic Simulations

A photographer will travel to the site to conduct site photography, collecting single-frame, high-resolution images with a full-frame, DSLR camera equipped with a fixed 50mm lens. This focal length is accepted in federal visual impact assessment methods as approximating what the human eye sees in focus within a static view. The photographer will collect panoramic sets of single-frame photos from the pre-selected viewpoints for the purpose of site documentation and potential use in impact assessment and will use a GPS device to record the latitude, longitude, elevation, date, and time of each photograph as it is taken.

Visual Impact Assessment Report

The Visual Impact Assessment Report will include sections describing the Project, its regulatory setting, affected environment, potential environmental impacts, proposed mitigation, and conclusions.

The affected environment section will describe the existing landscape setting and identify potentially affected visual resources including scenic and visual resources of significance. The methods used to inventory scenic resources, including the field visit and desktop studies, will be described. The environmental impacts section will summarize the Project's effects to the visual environment based on evident contrast between existing and proposed conditions as shown in current and simulated views from KOPs.

The final report will include the viewshed maps (11-by-17-inch PDF format) showing the results of the viewshed analyses and the final visual study area, a photo location map (11-by-17-inch PDF format),

and up to 6 11-by-17-inch layouts showing the existing conditions (before) photographs and the simulated output (after) photographs (one layout in PDF format for each simulated photo point).

A draft Visual Impact Assessment report template is provided below. This template utilizes drone photography taken from public ROWs near the project boundary. The views shown in the photos below represent prospective photo locations to be used in the Visual Impact Assessment Report. Final locations will be determined after the final layout and design of the Project is determined. The draft Visual Impact Assessment report template provided below represents a typical organization and formatting of before and after photos to be included with a Visual Impact Assessment report.

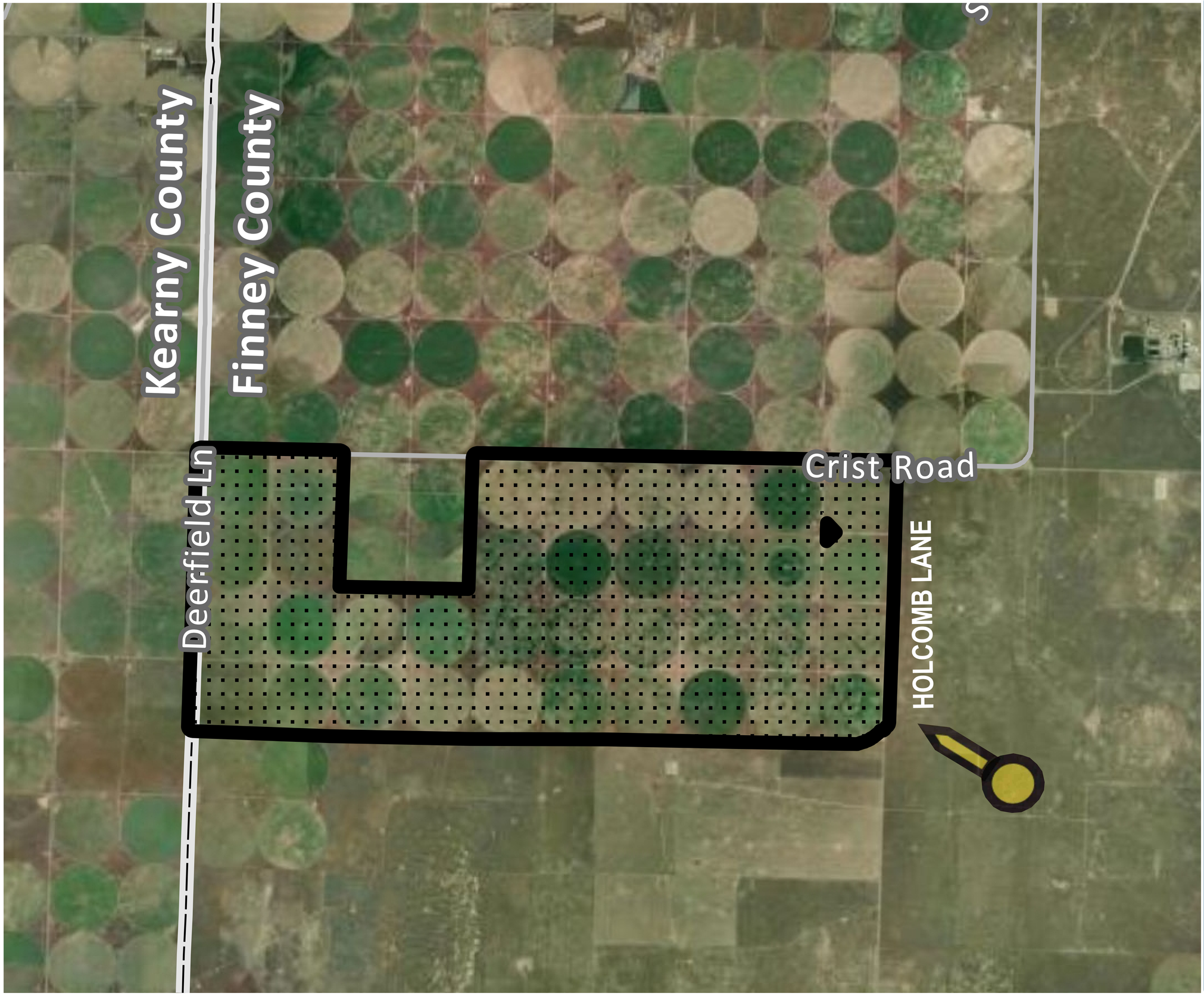
SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHWEST VIEW FROM HOLCOMB LANE



LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

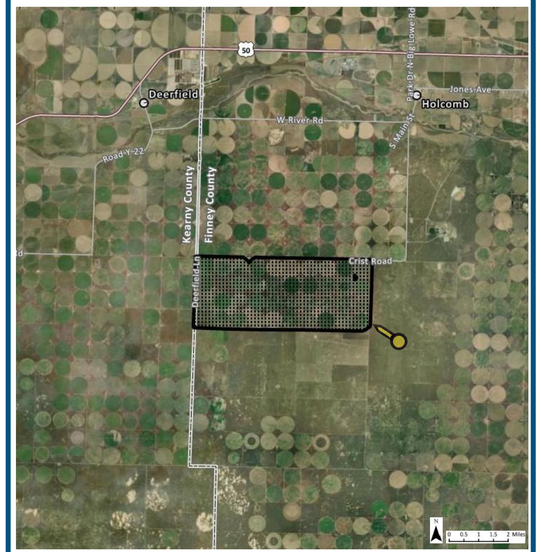
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHWEST
LATITIUDE:	37.884722°
LONGITUDE:	-101.007917 °
DISTANCE FROM PROJECT:	~1.21 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHEAST VIEW FROM COUNTY LINE ROAD

LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

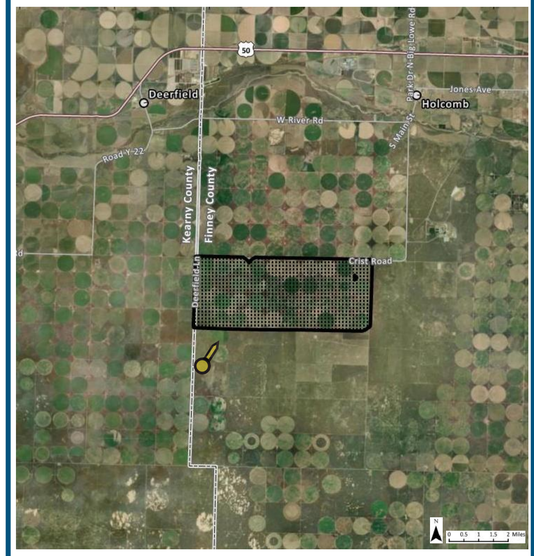
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHEAST
LATITIUDE:	37.872722°
LONGITUDE:	-101.098889°
DISTANCE FROM PROJECT:	~1.02 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM INTERSECTION OF HOLCOMB LANE ROAD AND CRIST ROAD

LEGEND

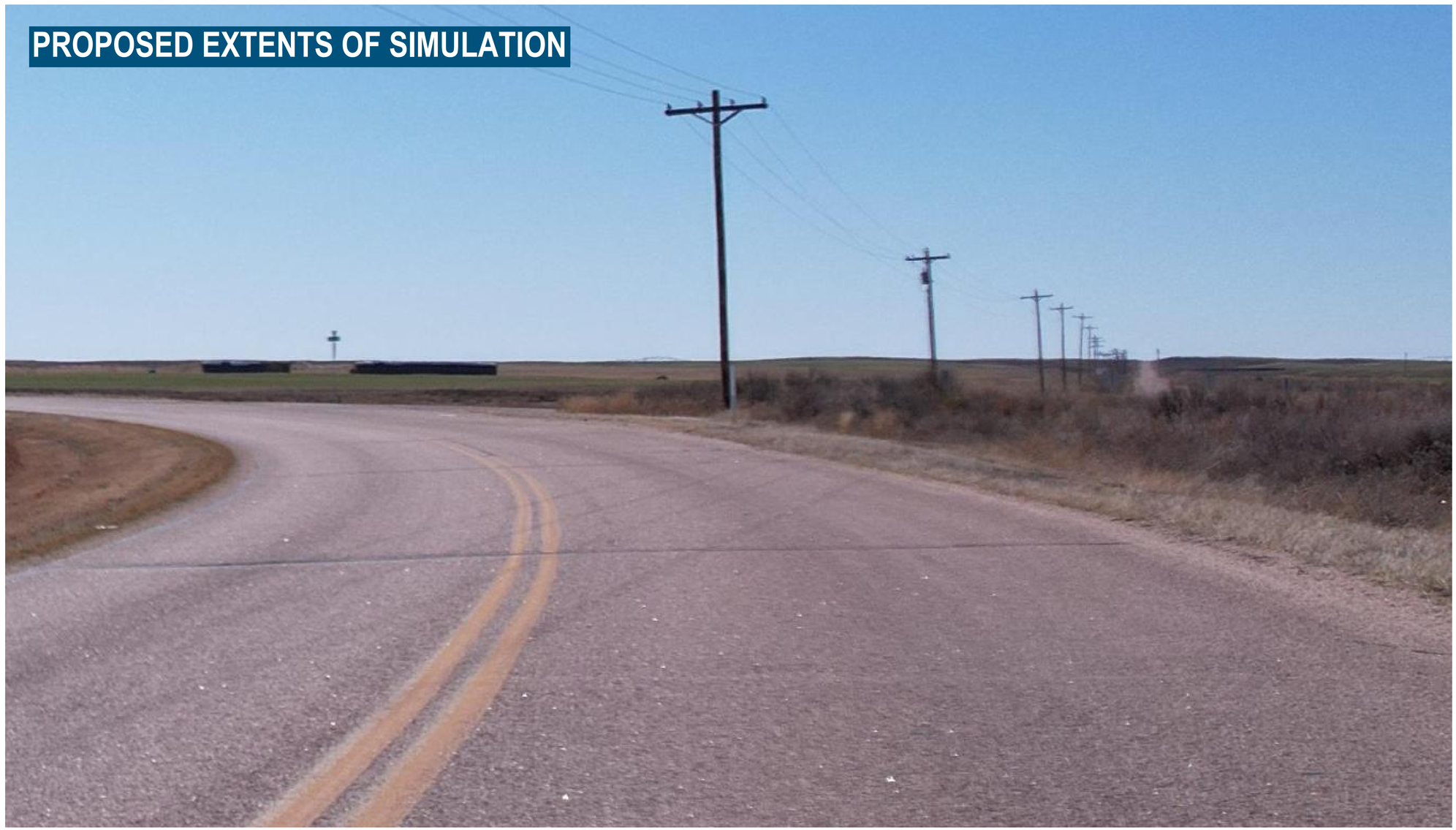
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

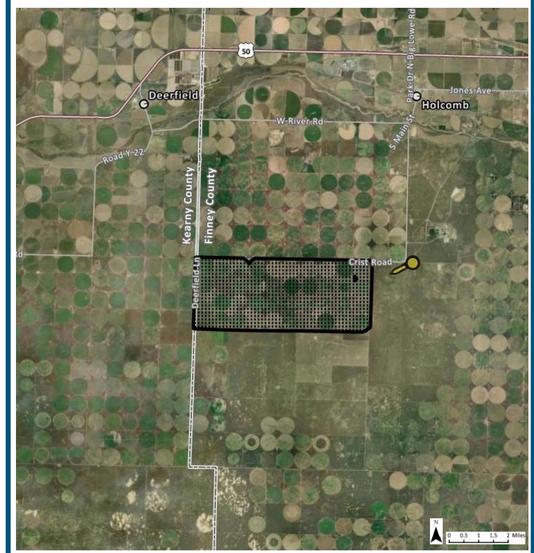
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

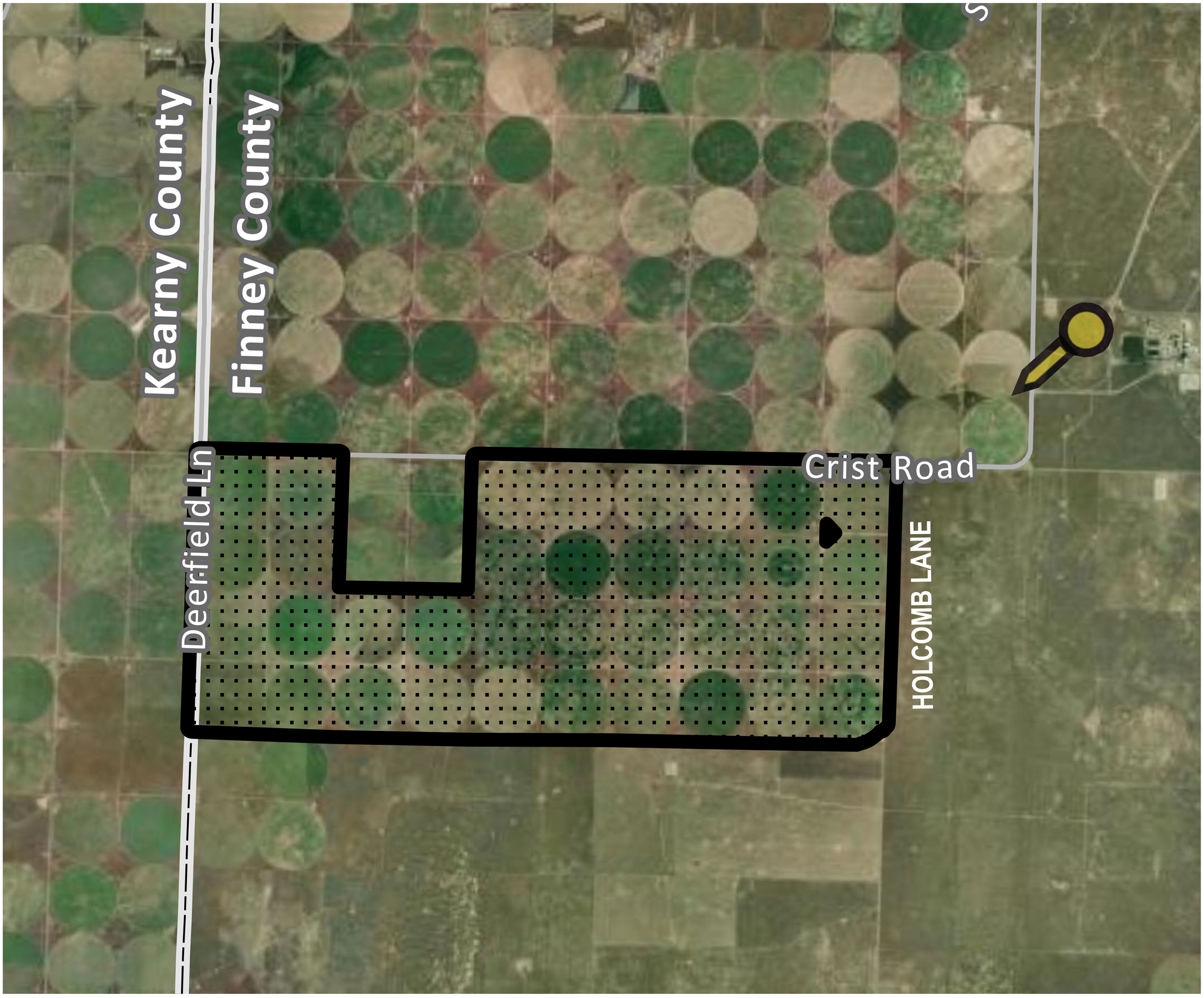
TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.916639°
LONGITUDE:	-101.008417°
DISTANCE FROM PROJECT:	~0.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT



PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM THE ENTERANCE TO SUNFLOWER ELECTRIC POWER PLANT

LEGEND

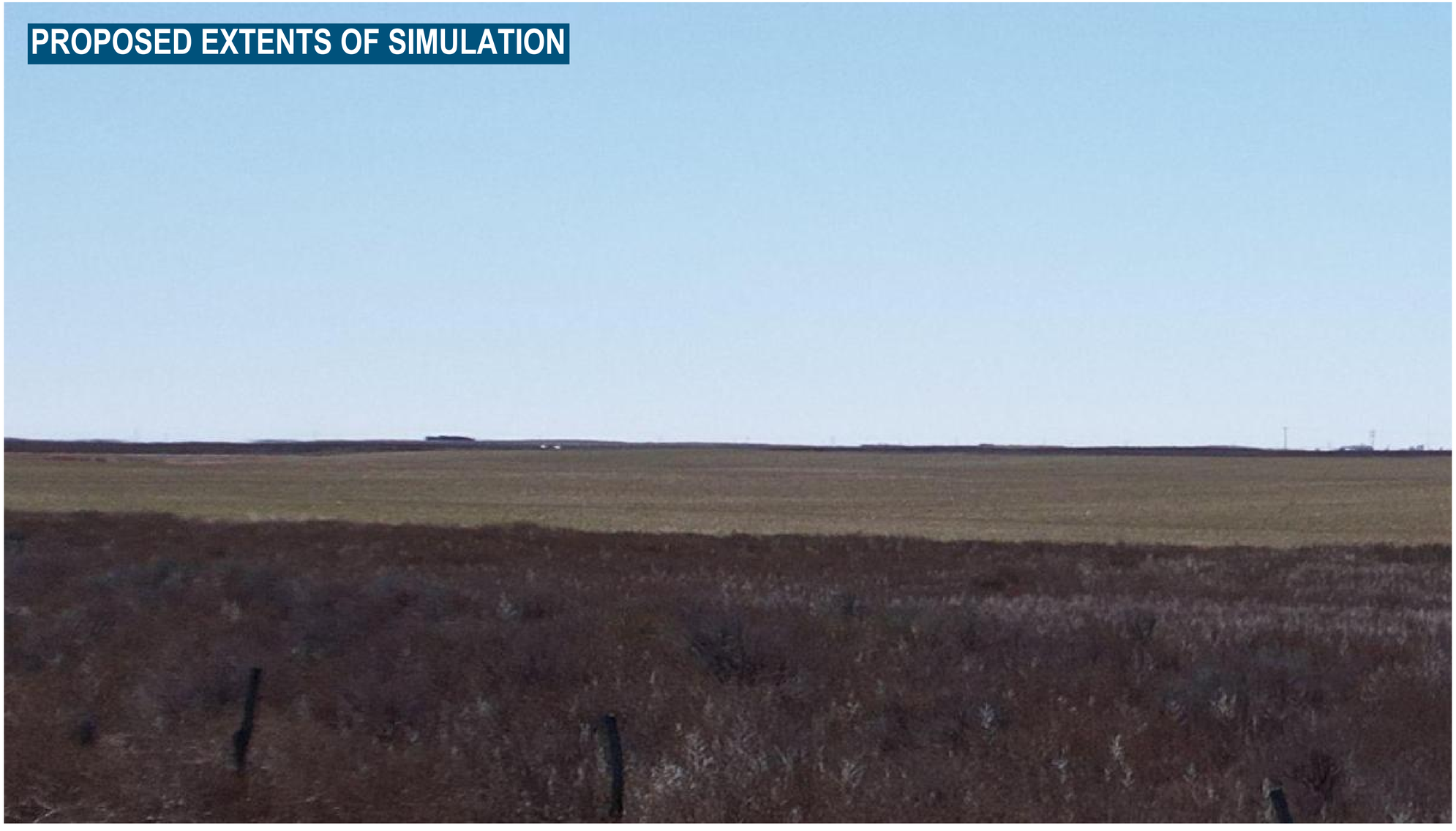
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

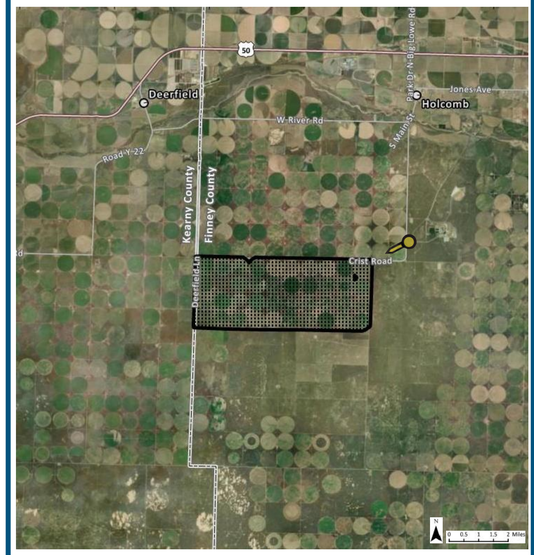
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.923472°
LONGITUDE:	-100.992833°
DISTANCE FROM PROJECT:	~1.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

APPENDIX Q – ROAD USE AND TRANSPORTATION PLAN

Base SUP Requirements:

[*Finney County, Base Application, section B.18 and section B.22(b) items (1) through (10), pg. 9 of 19, ver. 24 Feb 26*] Road Use and Maintenance Agreement. A Road Use and Maintenance Agreement shall include, but shall not be limited to:

1) Designation of the public roads that might be used for transportation routes for construction, operation, maintenance and decommissioning of the project, including a map.
2) Provide information detailing anticipated traffic volume created by the project, both during times of normal operations, and during times of Increased Road Use; with proposed methods of assurance by providing a description of how the Applicant will address needed maintenance and repairs to public roads, ditches and other road right-of-way areas, bridges, or culverts, during and after project construction, decommissioning, and any other use by oversized vehicles and any use causing higher than normal traffic volumes (collectively, "Increased Road Use").
3) Provide information regarding the route and traffic safety and control plan for Increased Road Use in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) or as otherwise requested by the County, which might include bridge/culvert load checks, meetings and other communications in advance of each Increased Road Use; and perform traffic control as required by the Governing Body to assure local and regular road traffic and nearby residential properties are not excessively disturbed, or required to traverse roads in poor condition in part due to the project's traffic on those roads.
4) Provide plans and drawings that show construction details for installation of entrances, road crossings or right-of-way encroachment, anticipated traffic volume, and routes for facility operational traffic.
5) Where an access road crosses a stream or drainage way, it shall be designed and constructed so runoff from the upper portions of the watershed can readily flow to the lower portion of the watershed. Where an access road crosses a stream or drainage way identified as a Special Flood Hazard Area, obtain a floodplain development permit from the State and County.
6) Ensure that following completion of each Increased Road Use all County and township roads are repaired or restored to a condition at least equal to or better than the condition prior to commencement of the Increased Road Use as determined by a third-party engineer or the Finney County Road and Bridge Division, which process might include pre- and post-construction road condition surveys.
7) The Road Use and Transportation Plan shall be finalized and incorporated as part of the executed Road Use and Maintenance Agreement.

8) Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds for all possible costs that the County might incur related to accomplishing all of Applicant's responsibilities pursuant to this agreement; liability insurance; along with sufficient rights for County to enforce Applicant's responsibilities.

9) Any terms for project infrastructure to be located within any road right of way area, which might include that the infrastructure: be located a sufficient distance from other existing or potential future infrastructure, be marked above ground and shown on an ALTA as-built survey for sufficient County location for the project life, and that above-ground infrastructure meet safety and aesthetic requirements.

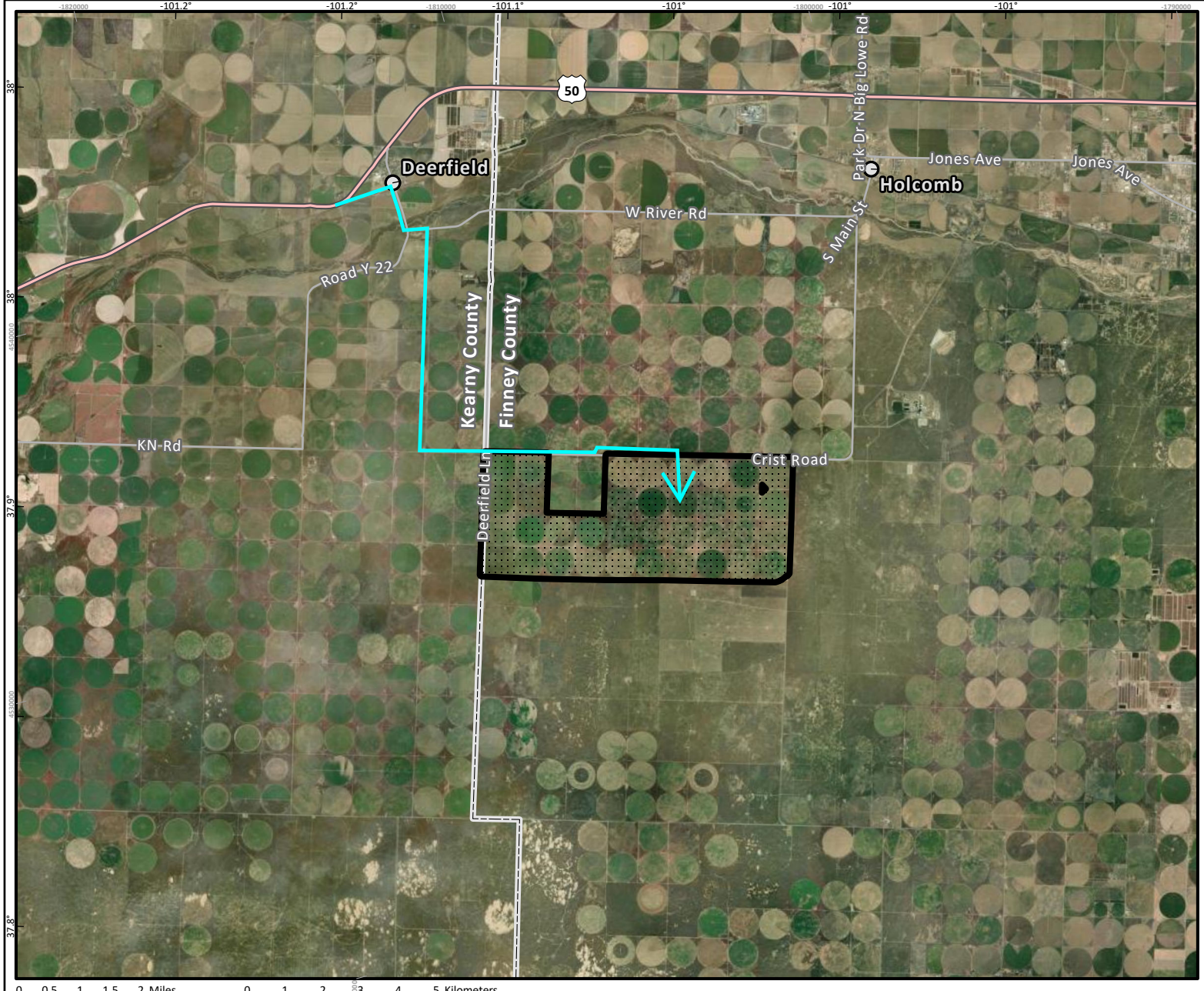
10) Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

The Project will not cause undue traffic, congestion, dangerous traffic conditions, or other vehicle-related impacts. During peak construction, the traffic hours are expected to be from 6:00am through approximately 8:00pm, depending on various factors, including season, schedule, and amount of daylight. Each worker will drive a personal vehicle to, or near, the site in addition to delivery trucks per day during peak construction. The delivery trucks will include concrete trucks, component trucks, and additional deliveries for rebar, cable, cranes, pad mount transformers, gravel, anchor bolts, and other miscellaneous equipment. The construction period is expected to last 18 months.

During commercial operations, road use will decrease. Workers will drive to the site each day, with delivery trucks only for equipment replacement and repair as needed. Operations and maintenance typically peaks during scheduled maintenance. The traffic hours typically would be from 7:00am to approximately 7:00pm, depending on a variety of factors including season, schedule, and amount of daylight.

Final haul roads will be determined in consultation with Finney County, once the final layout of the Project has been determined. No construction is expected to take place on US or State Highways and no ROW permitting with the Kansas Department of Transportation is expected. All work on other public roads will conform to Finney County standards. The preliminary haul route is provided in Figure 1 below. The preliminary haul route starts from US Highway 50 in Kearny County, Kansas west of Deerfield, Kansas and travels east on Sixth Ave .9 mile to Main Street within Deerfield, Kansas city limits where it turns south on Main Street and travels south for .82 mile to Road 170 where it turns east and travels .4 mile on Road 170 to Road Aa where it travels 3.66 miles south to Crist Road and turns east on Crist Road and travels 3.67 miles east to the project boundary.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 3: HAUL ROUTE

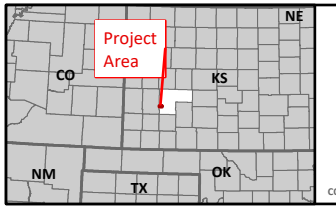
- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary
- Haul Route

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 4/14/2026 4:05 PM



0 0.5 1 1.5 2 Miles

0 1 2 3 4 5 Kilometers

Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Mackenzie Phillips, Development & Administrative Coordinator
DATE: April 16, 2026
RE: FC2026-07: Special Use Permit to operate Battery Energy Storage Systems in the "A" Agricultural District for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation of a request for a Special Use Permit to operate Battery Energy Storage Systems in the "A" Agricultural District for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.

BACKGROUND:

The Applicant, Sherlock Energy Storage, LLC, a wholly owned subsidiary of Triple Oak Power, LLC, on behalf of the respective property owners, has applied for a Special Use Permit (SUP) to operate Battery Energy Storage Systems (BESS) in the "A" Agricultural District as outlined in Article 36 of the Finney County Zoning Regulations for the properties generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.

The Sherlock BESS Project is part of a larger initiative, the Home Range Clean Power Project, proposed to occupy portions of Finney, Wichita, and Kearny Counties. The Home Range Clean Power Project is planned to include the following major land use components: Commercial Solar Energy Conversion Systems (CSECS), Battery Energy Storage Systems (BESS), Digital Infrastructure Campus (DIC), Natural Gas Generation (NGES), Wind Generation, and substation, switchyard, and transmission line development.

The Sherlock BESS Project is proposed to be a 400-megawatt (MW), 4-hour electric power storage system to be integrated with the Sherlock Solar Project. The proposed Project area is approximately 54 acres. If approved, the SUP will be applied strictly to the land area described in Appendix C of the Applicant's submittal. All of the property located within the proposed Project area is zoned "A" Agricultural District and is currently used for agricultural purposes. The major components of the Project will include individual lithium-ion battery cells, multiple self-contained storage containers to store the batteries, and ancillary facilities, including the following: a collector substation, thermal management systems, fire detection systems, a power conversion system, an overhead transmission line, access roads, a detention basin, security fencing, maintenance containers, and an on-site supervisory control and data acquisition system. The Project will interconnect with the Sunflower Electric Power Corporation transmission system and will have the capability to both charge from and discharge energy to the bulk electric grid.

If the SUP is approved, the Applicant anticipates the Project's construction to commence in the Spring of 2027 and estimates it will take 12 months to complete. The typical project life for a BESS project is approximately 20-25 years, although individual battery components may require replacement or augmentation after approximately 10–15 years. Many modern systems are designed for extended operational life beyond 25 years through modular replacement and augmentation strategies. The Applicant has submitted preliminary information about decommissioning and restoration (Appendix G), and will be required to submit a final decommissioning and restoration plan with the Decommissioning Agreement. Before the construction of the Project can begin, the Applicant must meet the following requirements: (1) Submit official site and building plans following the requirements of the Finney County Zoning Regulations, Subdivision Regulations, SUP Application Form, and BESS Application Form; (2) Receive plan approval after completing the plan review process and receive an approved building permit; (3) Enter into agreements with the County pursuant to the SUP Application Form, including a Development Agreement, Decommissioning Agreement, Road Use and Maintenance Agreement, and Community Benefit Agreement.

The Applicant submitted an amendment to their application on April 15, 2026, to reduce the total size of the Project boundary (see SUP Addendum Attachment). The Applicant has the right and ability to shrink the SUP boundary at any time, but cannot expand the Project boundary without proper notice.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 36.050 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

36.050 SPECIAL USE PERMIT - EVALUATION CRITERIA. In reviewing and making decisions on proposed Special Use Permits, the Planning Commission and the Governing Body shall give consideration to the following evaluation criteria and factors, to the extent relevant:

1. Whether the proposed use complies with all applicable provisions of these Regulations;
2. Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;
3. Whether the proposed use is compatible with the character of the area;
4. Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;
5. Whether the use will cause significant adverse impacts on the natural environment;
6. Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area.
7. Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;
8. Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;
9. Conservation of property values;
10. Protection against fire and casualties;
11. Observation of general police regulations;
12. Prevention of traffic congestion;
13. Promotion of traffic safety and the orderly parking of motor vehicles;

14. Promotion of the safety of individuals and property;
15. Provision for adequate light and air;
16. Prevention of over-crowding and excessive intensity of land uses;
17. Provision for public utilities and schools;
18. Invasion by inappropriate uses;
19. Value, type, and character of existing or authorized improvements and land uses;
20. Encouragement of improvements and land uses in keeping with overall planning;
21. Provisions for orderly and proper urban renewal, development, and growth;
22. Length of time subject property has remained vacant as zoned;
23. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the Applicant;
24. Opposition or support of neighborhood residents;
25. Impact of the proposed development on community facilities;
26. Professional staff recommendation; and
27. Such other factors and criteria that the Governing Body might deem relevant.

STAFF ANALYSIS:

The following is Staff's analysis of the SUP evaluation criteria as listed in Section 36.050 of the Finney County Zoning Regulations:

1. *Whether the proposed use complies with all applicable provisions of these Regulations;*
    - Staff Analysis: The proposed use complies with all applicable provisions of the Finney County Zoning Regulations, SUP Base Application Form, and the BESS SUP Application Form.
2. *Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;*
    - Staff Analysis: The properties included in the Project boundary are currently used for agricultural purposes. The land use of the surrounding properties includes agricultural and residential uses, with agriculture as the primary use. The applicant has stated that, once operational, the Project will not generate traffic, lighting, noise, odor, or dust. No permanent long-term traffic impacts are expected as a result of the Project. Traffic impacts will be limited to the construction period; during operations, site visits will be infrequent and limited to routine inspection and maintenance activities.
3. *Whether the proposed use is compatible with the character of the area;*
    - Staff Analysis: The proposed use is compatible with the character of the area. The Project's operation is passive in nature. The applicant has indicated that the Project, once operational, will not create nuisance impacts to surrounding properties. The existing character of the area is grazing and active agricultural land with some single-family residential. The Project proposes mitigation measures and will enter into a development agreement with Finney County to ensure impacts to the area are mitigated.
4. *Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;*
    - Staff Analysis: In accordance with Section 36.020 of the Finney County Zoning Regulations, the purpose of the SUP process is to "to allow proper integration of certain uses into the community and County, which might only be suitable in specific locations, and might have potentially detrimental characteristics if not properly located, designed,

operated, and otherwise conditioned." The mix of existing rural, agricultural, and industrial land uses within the surrounding area makes the subject property a suitable site for this project. The Applicant The subject property is ideal for BESS development as the property does not feature any significant topographical changes and is naturally relatively flat, its location and energy type serving Sunflower Electric Power Corporation's need for additional capacity. The subject property is also free of vegetation that could conflict with the proposed Project, and other existing land uses (oil and gas development and production) can be accommodated through proper siting of facilities.

5. *Whether the use will cause significant adverse impacts on the natural environment;*
    - Staff Analysis: The Project is not anticipated to cause significant adverse impacts on the natural environment. The Applicant is required to provide documentation of all required permits and comply with all local, state, and federal laws and regulations.
6. *Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area.*
    - Staff Analysis: Once operational, the Project is not expected to cause significant adverse impacts on community facilities, the transportation network, or utilities in the area. Traffic impacts will be limited primarily to the construction period and will be managed in coordination with the County through road use agreements, including provisions for road improvements, maintenance, and repair as needed..
7. *Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;*
    - Staff Analysis: The Finney County Comprehensive Plan includes a number of supportive economic development goals that target increased renewable energy development in Finney County. Chapter 7 – Natural and Agricultural Resources of the Comprehensive Plan includes the goal to "Promote Sustainable Energy" which includes the goal of "working to adopt sustainable energy practices. These include monitoring energy usage, utilizing more efficient energy sources, and reducing overall energy consumption". Chapter 7 of the Comprehensive Plan also includes "Objective #2: Promote Sustainable Energy," which includes the following Policies: (1) Policy 2.3: Finney County will work toward providing and supporting more sustainable forms of energy; and (2) Policy 2.4: Finney County will work toward creating more sound energy prices.
8. *Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;*
    - Staff Analysis: The typical project life for a BESS project is approximately 20-25 years. The Applicant will be required to enter into a Decommissioning Agreement with the County.
9. *Conservation of property values;*
    - Staff Analysis: The Project is located in an area that already includes established energy and industrial uses, including proximity to the Sunflower Generating Station, as well as existing transmission infrastructure and oil and gas development. The Project will be required to submit a final site plan and to comply with the required setbacks and site design requirements. The Project is not expected to have a significant adverse impact on surrounding property values.
10. *Protection against fire and casualties;*
    - Staff Analysis: Prior to construction, the Applicant is required to submit an Emergency Readiness Plan to establish safety procedures detailing expected public

agency/emergency services needed for support during emergencies and identifying potential fire and safety risks associated with the Project. The Applicant has indicated that the Project will be designed, constructed, and operated in compliance with all applicable federal, state, and local fire and electrical safety codes, including recognized standards such as NFPA 855 and UL 9540. These systems incorporate advanced monitoring, thermal management, fire detection, and suppression features that are designed to identify and isolate potential issues before they escalate.

11. *Observation of general police regulations;*
    - Staff Analysis: The Project will be required to comply with all applicable local, state, and federal laws and regulations, including general police and public safety requirements.
12. *Prevention of traffic congestion;*
    - Staff Analysis: The Project is not expected to generate traffic during normal operations beyond occasional visits for inspection and maintenance. Traffic impacts will be limited to the construction period and will be managed through the implementation of a construction traffic control plan. This plan will establish designated haul routes, site access points, and parking areas, and will be developed in coordination with Finney County Public Works. In addition, the Applicant will comply with any applicable road use agreements, including measures to manage traffic flow, maintain safe road conditions, and minimize potential congestion during construction activities.
13. *Promotion of traffic safety and the orderly parking of motor vehicles;*
    - Staff Analysis: The Project will promote traffic safety and orderly parking of motor vehicles during construction through implementation of a construction traffic control plan developed in coordination with Finney County Public Works.
14. *Promotion of the safety of individuals and property;*
    - Staff Analysis: Prior to construction and operation, the Applicant is required to submit an Emergency Readiness Plan and an Operations and Maintenance plan detailing security measures, including lighting, access control, staffed hours, and compliant response protocol.
15. *Provision for adequate light and air;*
    - Staff Analysis: The Project will feature security lighting designed to enhance security while reducing light emissions on adjacent properties. The Applicant has indicated that Vertical infrastructure will not exceed a height that will be in stark contrast to the visual characteristics of the surrounding area.
16. *Prevention of over-crowding and excessive intensity of land uses;*
    - Staff Analysis: The Project is not anticipated to cause over-crowding and excessive intensity of land uses.
17. *Provision for public utilities and schools;*
    - Staff Analysis: The Project will not require provisions for public utilities and schools.
18. *Invasion by inappropriate uses;*
    - Staff Analysis: BESS has been identified as an acceptable use through the SUP process for land within the “A” Agricultural District.
19. *Value, type, and character of existing or authorized improvements and land uses;*
    - Staff Analysis: The Project is located in an area characterized by a mix of agricultural uses and established energy and industrial infrastructure, with some single-family residential development. Existing land uses in the vicinity include irrigated farmland, electrical transmission facilities, oil and gas development, and proximity to the Sunflower Generating Station, reflecting a long-standing pattern of energy production and supporting infrastructure in the area.

20. *Encouragement of improvements and land uses in keeping with overall planning;*
    - Staff Analysis: The Finney County Comprehensive Plan supports the promotion of sustainable energy, including policies to expand energy resources and support stable energy prices.
21. *Provisions for orderly and proper urban renewal, development, and growth;*
    - Staff Analysis: The Project supports orderly and proper development and growth in Finney County by providing additional energy infrastructure that enables existing industries to operate and positions the region to attract new investment.
22. *Length of time subject property has remained vacant as zoned;*
    - Staff Analysis: The property has been used for agricultural purposes since the adoption of the Finney County Zoning Regulations.
23. *Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the Applicant;*
    - Staff Analysis: The Project will be required to comply with all applicable local, state, and federal safety and environmental laws and regulations. The Applicant has identified that the Project will support environmental and resource stewardship by utilizing energy technologies that require minimal water use and can result in a net positive impact on groundwater resources and irrigated agriculture in the region.
24. *Opposition or support of neighborhood residents;*
    - Staff Analysis: In compliance with the requirements of the Base SUP Application Form, the Applicant has provided information detailing the Project's neighborhood and community outreach (Appendix M).
25. *Impact of the proposed development on community facilities;*
    - Staff Analysis: The Project is not anticipated to impact community facilities.
26. *Professional staff recommendation; and*
    - Staff Analysis: The proposed SUP request is consistent with the Finney County Comprehensive Plan and complies with all applicable provisions of the Finney County Zoning Regulations, SUP Base Application Form, and the BESS SUP Application Form.
27. *Such other factors and criteria that the Governing Body might deem relevant.*
    - Staff Analysis: Other factors and criteria will be determined by the Board of County Commissioners following recommendations from the Planning Commission.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the SUP Application, contingent on the Applicant meeting all requirements of the Finney County Zoning Regulations, Subdivision Regulations, SUP Application Form, BESS Application Form, and any terms and conditions determined by the Board of County Commissioners.
2. The Planning Commission may not recommend approval of the SUP Application.

RECOMMENDATION:

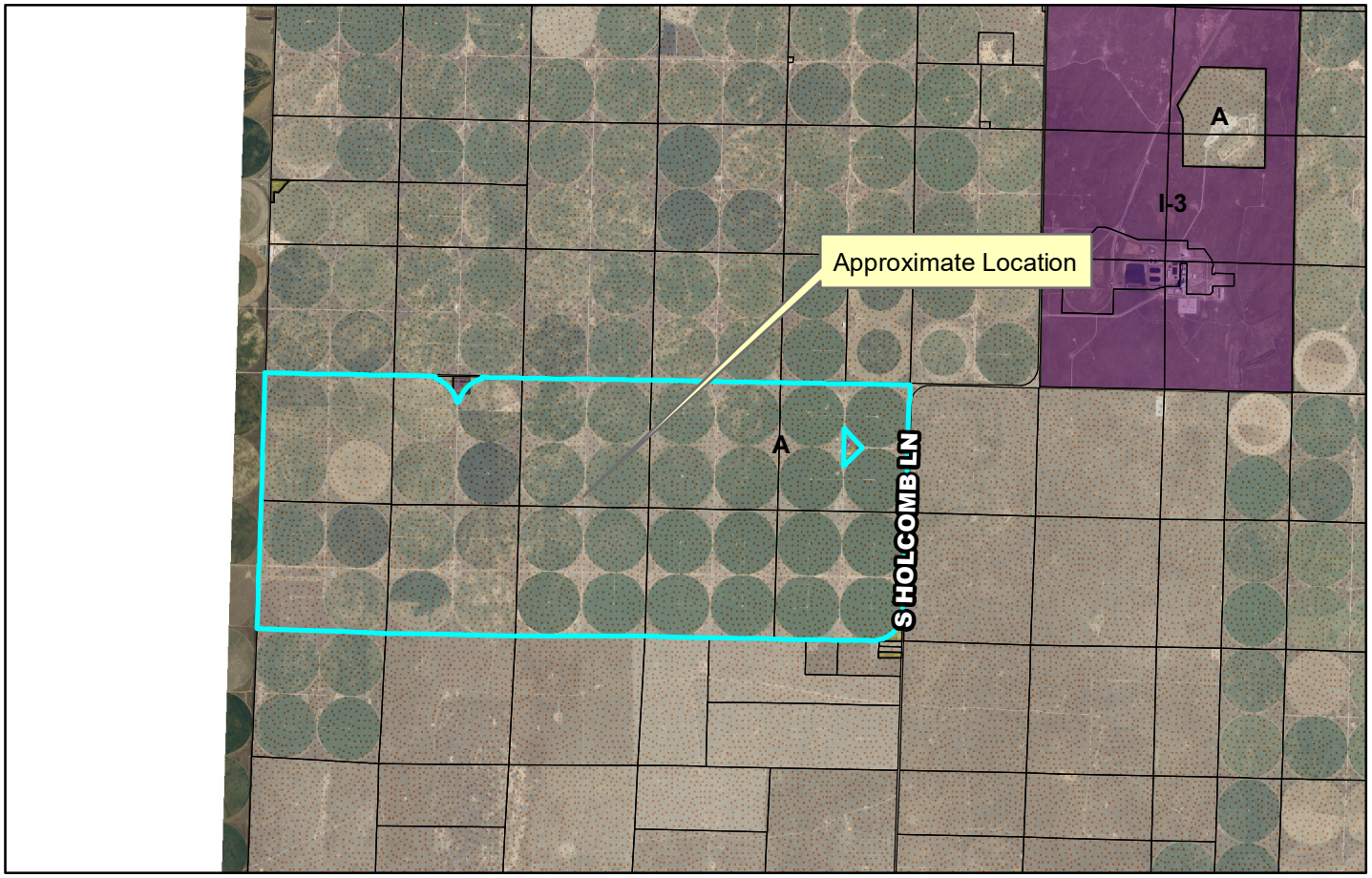
Staff recommends Alternative 1, recommend approval of the SUP Application, contingent on the Applicant meeting all requirements of the Finney County Zoning Regulations, Subdivision Regulations, SUP Application Form, BESS Application Form, and any terms and conditions determined by the Board of County Commissioners.

FISCAL NOTE:

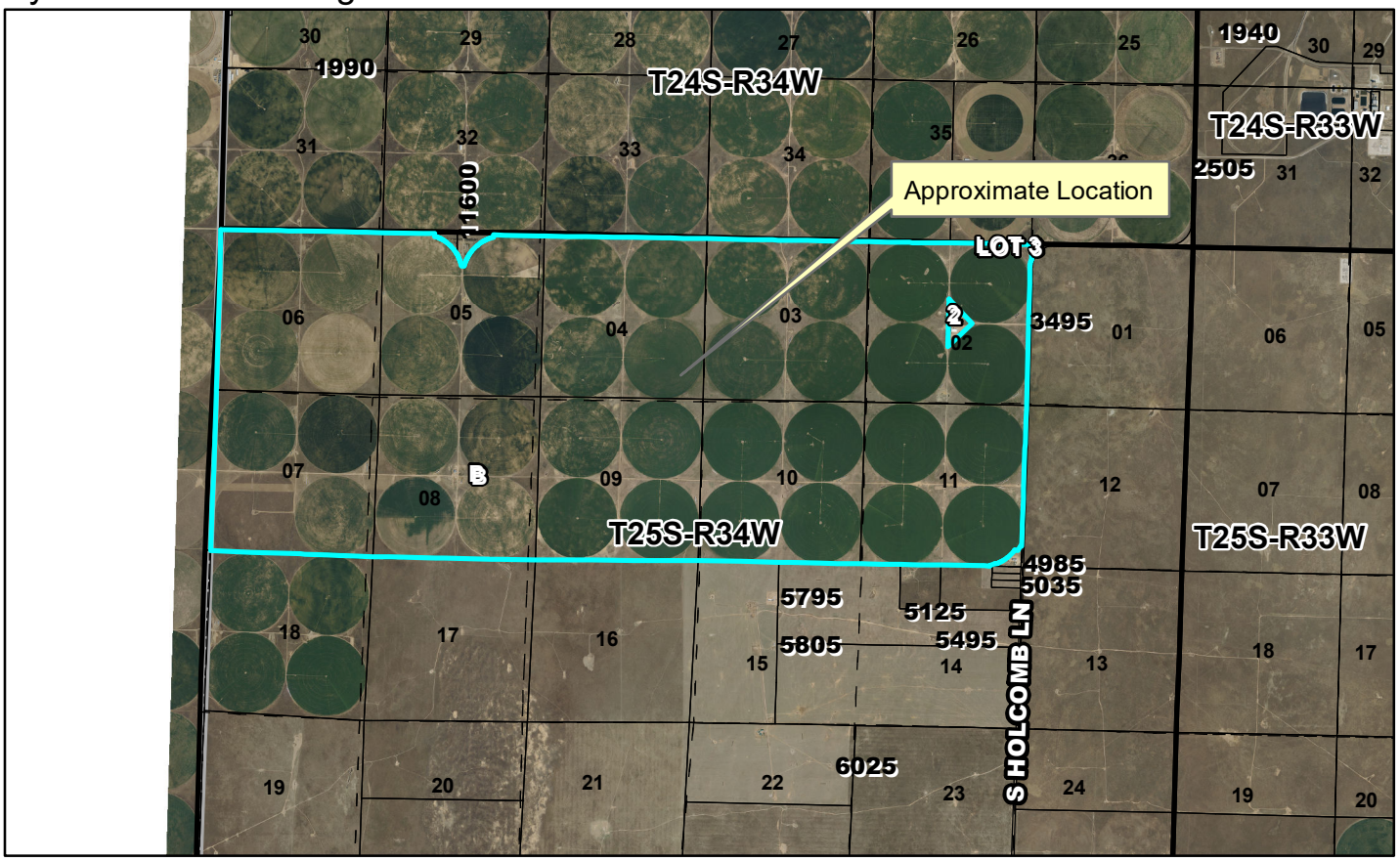
There is no fiscal impact.

ATTACHMENTS:

FC2026-07 Vicinity Map
FC2026-07: Sherlock Energy BESS SUP Application
FC2026-07: Sherlock Energy BESS SUP Addendum



Case Number: FC2026-07
Applicant: Sherlock BESS, LLC
Location: Generally located in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, and 11 of Township 25 South, Range 34 West, Finney County, Kansas.
Request: Approval of a Special Use Permit to operate Battery Energy Storage Systems in the "A" Agricultural District.



BESS Use-Specific Attachment to Special Use Permit Application

Sherlock BESS Project

Finney County, Kansas

March 2026

Prepared for

Sherlock Energy Storage LLC
1200 NW Naito Parkway, Suite 300
Portland, OR 97209

Prepared by

TETRA TECH

Tetra Tech Inc.
1560 Broadway, Suite 1400
Denver, CO 80202

Introductory Letter

March 13, 2026

Dear Members of the Finney County Area Planning Commission and Board of County Commissioners,

On behalf of Sherlock Energy Storage LLC, wholly owned subsidiaries of Triple Oak Power LLC ("Triple Oak"), Triple Oak is pleased to present this Application for Sherlock BESS project ("Project") under Finney County's Battery Energy Storage System (BESS) Use-Specific Attachment to Special Use Permit (SUP) and the Base SUP application requirements.

Triple Oak Power's mission is to develop sustainable energy plants. With decades of energy development and power market experience among its leadership and team, Triple Oak develops wind power plus solar, battery storage, natural gas, and other clean energy technologies. The company's domestic project pipeline spans 14 states with employees nationwide. Triple Oak Power is committed to building a cleaner, affordable, and more reliable power system for customers while making a positive impact in communities. With Energy Capital Partners (ECP) as its equity partner, a leading energy investor, Triple Oak Power is growing its portfolio and impact nationally to meet rising demand for sustainable American energy supply.

This application for a 400 MW battery energy storage system is the first step of Triple Oak's larger Home Range Clean Power Project ("Home Range"), spanning parts of Finney, Kearny, and Wichita Counties. Home Range will include distinct wind power, solar energy, battery energy storage and natural gas projects, creating an energy solution able to meet the 24/7 electricity demands of industries that need guaranteed electricity. . A separate SUP application for solar energy has been provided to Finney County to be reviewed concurrently with this SUP application. The remaining components of the Home Range Project will file separate SUP applications in the near future.

This BESS project and the larger Home Range project represent an enormous economic investment in Finney County, creating hundreds of new jobs and providing substantial new revenue to the county and community. We look forward to working together with all of you and the community on this project.

Finally, Triple Oak appreciates the significant work by County staff and the Finney County Economic Development Corporation on the SUP Base Application and Use-Specific Attachments. We are very pleased to submit this application for BESS and enthusiastic about the Project and confident that it can serve as a meaningful contributor to Finney County.

Very Best Regards,

Stu S. Webster
Senior Director, Permitting & Environmental Policy
Work: (971) 337-3453
stu@tripleoakpower.com

Finney County SUP Application Submittal Requirements

In accordance with the County's instructions, the Applicant recognizes that this application is a preliminary, conceptual document intended to initiate the County's review process, summarized in Table 1 of this application. This application includes information that is preliminary or estimated (indicated in red text), and supplemental materials and details will be submitted as project plans evolve and solidify, in part due to County and community feedback throughout the SUP process. The Applicant understands that further information and clarifications may be required and will be provided upon request by the County, Zoning Administrator, or Governing Body. At the end of this process, the Applicant will ensure that all County requirements are fully met by submitting all necessary supplemental materials ("supplemental submission"), resulting in a complete and final application that includes all required Agreements (such as SUP, Development, Community Benefit, Road Use) and Permits (including Building, Utility, and others), in compliance with County standards and instructions.

The following Table 1. Application Submittal Requirements (Sec. 21-3-330) is provided to direct the reader to the requirements of the Special Use Permit (SUP) that correlate to the Finney County Code, Article 36.040 "Special Use Permit – Procedure," The Finney County Special Use Permit (SUP) Base Application form and Use-Specific Attachments included with Article 36.040(B)(4) of the Finney County Code. The Finney County SUP Application Submittal Requirements Table includes the submittal requirements specified by the Finney County Code for a SUP Base Application submittal and Use-Specific Attachment for Battery Energy Storage System (BESS). Table 1 includes the requirements for a SUP application to be deemed complete, direction on how the SUP application requirements are intended to be fulfilled by the Applicant, and information regarding when each requirement is intended to be provided in completed form to Finney County, if not herein.

Table 1. Application Submittal Requirements (Sec. 21-3-330)

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
BESS SUP Requirements				
Use and Project Statement	Section 1 of this document	Use and Project Statement included in this document	Final Use and Project Statement	Two weeks before the first day of the Planning Commission public hearing
BESS Site Plan; Height	Appendix E	Draft preliminary site plan	Final Site Plan	Finalized Site Plan provided with Building Permit application
Setbacks	Section 2 of this document	Draft setback table included with section 2 of this document. The draft setback table identifies setbacks applicable to the Project.	Final setback table included with section 2 of this document. Includes applicable setbacks and proposed setbacks.	Finalized Site Plan provided with Building Permit application
Lighting	Deferred to site plan submittal for building permit	A draft lighting plan provided with the Site Plan for building permit	Final photometric plan provided with Site Plan approved for building permit	Final lighting plan included with Finalized Site Plan submitted with Building Permit application
Fencing	Preliminary information included in 1.4.6 with details deferred to site plan submittal for building permit	A draft of security fencing to be provided with the Site Plan for building permit	Final fencing details provided with Site Plan approved for building permit	Final fencing plan and details included with Finalized Site Plan submitted with Building Permit application
Sound	Appendix F	A draft outline of information to be considered in the sound study provided as Appendix F	Final sound study	Final Sound study submitted with Building Permit application
Agriculture	Section 5 of this document	Information discussing agrivoltaics or other agriculture information	Final agriculture information included in narrative.	Two weeks before the first day of the Planning Commission public hearing
Decommissioning	Appendix G	A draft outline of information to be considered in the Decommissioning Plan provided as Appendix G	Final decommissioning plan	Final decommissioning plan to be provided with Building Permit application
Signage	Deferred to site plan submittal for building permit	A draft of signage to be provided with the Site Plan	Final signage details provided with Site Plan approved for building permit	Final signage plan to be provided in the final Site Plan submitted with the Building Permit application
Clearance. The area within 10' on each side of a battery container shall be cleared of combustible vegetation	Section 5 of this document	Surface material used for the BESS site will be provided in narrative.	Surface material used in the BESS area to be shown on the Combined Site Plan	Provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
and surfaced with gravel or other non-combustible surfacing.				
Electric Diagrams	Deferred to site plan submittal for building permit	A final electric diagram will be provided with the site plan submittal for building permit	Final electric diagram to be provided with approved building permit	Provided with Building Permit application
Safety and Compliance	Deferred to post construction activities	• Applicant to demonstrate compliance with all national BESS standards through a third-party engineer. All installed equipment, components, or other materials related to operation of BESS must be tested and approved by a Nationally Recognized Testing Laboratory (NRTL) from time to time and comply with the most current UL standards in effect. • A comprehensive and detailed list of the type of equipment, components, and other materials and the NRTL testing standard that is met shall be provided by the Applicant to the Zoning Administrator. Potential relevant standards include: National Fire Protection Association (NFPA) standards 855 (installation of stationary system), 70 (electric code), 72 (fire alarm and signaling). • Applicant acknowledges and agrees that a SUP will require the BESS to meet all applicable national standards in effect upon commencement of initial construction, and to meet any subsequently adopted standards required by applicable law for its constructed lifetime. The complete and exact BESS safety requirements are subject to the Governing Body receiving further education		
Fire Safety and Emergency Plan (FSEP)	Appendix I	Draft outline of items that might be provided with the Fire Safety and Emergency Plan (FSEP) are provided with Appendix I.	Final FSEP based on outline provided with initial submittal.	Final FSEP will be provided with Building Permit application.
Battery Requirements				
Engineering	Deferred to submittal for building permit	National codes and standards used for the design of the BESS will be provided with building permit	Final approved building permit to include national codes and standards used for the design of the BESS	Engineering standards to be provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
Storage of BESS Materials/Waste Handling Plan	Appendix J	Draft outline of items that might be provided with the Waste Handling Plan, Appendix J	Final Waste Handling Plan based on outline provided with initial submittal.	Final Waste Handling Plan provided with Building Permit application
SUP Base Requirements				
Land Ownership Information	Appendix A	Certified Property Owner and Mailing Address List: A list from a title company or abstractor licensed in Kansas	Certified Property Owner and Mailing Address List	Two weeks before the first day of the Planning Commission public hearing
Section C verification and certifications	Appendix B	An Executed and Notarized Section C is included with this application.	N/A	N/A
Project Boundary Map	Appendix C	Project Boundary Map as required by Article 36.040(B)(2)	Project Boundary Map As required by Article 36.040(B)(2).	Two weeks before the first day of the Planning Commission public hearing
Participating Land Authorization	Appendix D	Land ownership information for participating land included	Land ownership information for participating land	Provided with Building Permit application
Services	Section 3 of this document	Narrative information discussing services to the site.	Final information on services to be required for the site.	Provided with Building Permit application
Operations & Maintenance	Section 4 of this document	Draft outline of information to be provided with the operations and maintenance plan	Final Operations and Maintenance plan	Provided with Building Permit application
Vegetation & Groundcover	Section 5 of this document	Information in the narrative provided to discuss vegetation establishment, management, and maintenance schedule, any crop/grazing compatibility, any plans to utilize native low-water seed mixes, and draft language for dust control and weeds and other noxious plants control.	Final plans vegetation management and maintenance, dust control plans, and weed and noxious plant control plans.	Provided with Building Permit application
Environment, Water and Special Flood Hazard Areas	Appendix K	Draft outline of how the Environment, Water and Special Hazards Areas will be addressed. Including how the 6 sub categories of the Environment, Water and Special Flood Hazard Areas will be met.	Final Environment, Water and Special Flood Hazard Areas report	Provided with Building Permit application
Aesthetics	Appendix L	Draft outline of how the aesthetic report will be organized. Example photos of what the BESS will look like will be provided. A draft map of locations from where photos of the site will be taken. The photos will be utilized to develop visual renderings of the site. A	Final Aesthetics report consisting of renderings, visual aids, and information as required by Finney County.	Provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
		draft outline will be provided that identifies additional information to be provided with Appendix L.		
Neighborhood and Community Outreach and Harmony	Appendix M	Summary of neighborhood and community outreach and harmony that has occurred prior to the initial submittal of the application.	Finalized summary of neighborhood and community outreach and harmony.	Provided with Building Permit application
Governmental Coordination	Appendix N	Draft Governmental Coordination document that consists of a table that identifies each county representative contacted by or on behalf of Applicant regarding potential required approvals, notices and coordination to develop and operate the project, the purpose(s) and topic(s) of that communication, all information from that representative on which Applicant is relying, and all information from or on behalf of the County that Applicant remains wanting to verify for Applicant's reliance.	Finalized Governmental Coordination document that includes the required coordination identification table, supplemented with applicable coordination post-application submission.	Provided with Building Permit application
Contingencies (other anticipated permits)	Appendix O	Draft Permit Matrix that includes anticipated and potentially applicable permits from local, state, and federal agencies. Permit matrix to include name of permit, review agency for permit, trigger for permit, and anticipated permit review times	Finalized Permit Matrix of anticipated authorizations and schedule.	Provided with Building Permit application
Kansas Department of Wildlife and Parks Report (KDWP)	Appendix P	Summary of communications that have occurred between the applicant and KDWP by time of first submittal.		
Safety; Emergency Readiness Plan (ERP)	Appendix I	Draft outline of items that might be provided with the ERP are provided with Appendix I.	Final ERP based on outline provided with initial submittal.	Final ERP to be provided with Building Permit application
Road Use & Transportation Plan	Appendix Q	Draft haul route and access location provided as Appendix O. A draft outline of items that might be provided with the Road Use & Transportation Plan is included in Appendix O.	Road Use and Maintenance Agreement	Final Road Use & Transportation Plan to be provided with Building Permit application
Economic Impacts Report (EIR)	Appendix R	Preliminary EIR to be provided by Finney County Economic Development prior to Planning Commission public hearing.	A final EIR that utilizes the Finney County Economic Development template with updated language specific to the Project, as developed with Finney County.	Two weeks before the first day of the Planning Commission public hearing.
SUP Materials to be provided no later than two weeks before the first day of the Planning Commission public hearing				
Special Use Permit Terms and Conditions	Not included with this first submittal	To be provided two weeks prior to Planning Commission public hearing	SUP terms and conditions document as agreed upon by Finney County and Applicant	Two weeks before the first day of the Planning Commission public hearing

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
Evaluation Criteria	Section 6.2 of this document	Evaluation Criteria language provided in narrative document	Complete analysis of the Article 36.050 evaluation criteria as Section 6.2 of final narrative document	Two weeks before the first day of the Planning Commission public hearing
SUP Materials to be provided as part of the Development Agreement				
Decommissioning Agreement	Draft Decommissioning Plan included as Appendix G.	Draft decommissioning plan language included with this application via Appendix G. No agreement language is included in the draft Decommissioning Plan.	Final agreement between the applicant and Finney County to be provided on forms and terms acceptable to Finney County.	Provided with Development Agreement
Road Use and Maintenance Agreement	Draft Language included as Appendix Q	Draft language included with this application via Appendix P. Draft language includes the preliminary haul route anticipated to be used for construction.	Final agreement between the applicant and Finney County to be provided on forms and terms acceptable to Finney County.	Provided with Development Agreement
Community Benefit Agreement (CBA)	Not included with the first submittal of the Application	Applicant will work with FCEDC, county and city officials and other local organizations to ensure local benefits are provided over the project lifetime.	Final CBA between the applicant and Finney County to be provided	Provided with Development Agreement

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Acronyms and Abbreviations

AC	alternating current
ATCT	air traffic control tower
Applicant	Sherlock Energy Storage LLC
BESS	Battery Energy Storage System
COD	Commercial Operations Date
dBA	A-weighted decibel
DC	direct current
DIC	Digital Infrastructure Campus
ECP	Energy Capital Partners
EIR	Economic Impacts Report
FAA	Federal Aviation Administration
FSEP	Fire Safety and Emergency Plan
FTA	Federal Transit Administration
HVAC	heating, ventilation, and air conditioning
ISO	International Organization for Standardization
MW	megawatt
MWac	megawatt alternating current
MWdc	megawatt direct current
MWh	megawatt-hour
NEC	National Electric Code
NERC	North American Electric Reliability Corporation
NFPA	National Fire Protection Association
NGES	Natural Gas Generation
NLCD	National Land Cover Database
NRTL	Nationally Recognized Testing Laboratory
O&M	operations and maintenance
PCS	power conversion system
PV	Photovoltaic
Project	Sherlock BESS
ROW	right-of-way
SUP	Special Use Permit
Triple Oak	Triple Oak Power LLC

1.0 USE AND PROJECT STATEMENT

1.1 Project Description and Intent

Sherlock Energy Storage LLC ("Applicant"), a wholly owned subsidiary of Triple Oak Power LLC ("Triple Oak"), is proposing to construct and operate Battery Energy Storage System (Project) located in Finney County, Kansas within the proposed Project boundary.

Triple Oak plans to develop the Home Range Clean Power Project ("Home Range") over an area that occupies portions of Finney, Wichita, and Kearny Counties. The Home Range Clean Power Project includes the following major land use components:

- Photovoltaic (PV) Solar generation (CSECS)
- Battery Energy Storage System (BESS)
- Digital Infrastructure Campus (DIC)
- Natural Gas Generation (NGES)
- Wind Generation (an area occupying portions of Finney, Kearny, and Wichita Counties)
- Substation, switchyard, and transmission line development (areas occupying portions of Finney, Kearny, and Wichita Counties)
- New roads and road improvements (areas occupying portions of Finney, Kearny, and Wichita Counties)

The Project being proposed with this application encompasses a 54-acre area portion (Project area or boundary) of Home Range. This application for a Special Use Permit (SUP) with BESS attachment is proposed for purposes of permitting the land for BESS and related infrastructure uses (e.g., overhead and underground circuits).

The Project area or boundary (Appendix C) defines the outermost border of all potential parcels on which facilities could be sited within this SUP application. The Project area does not constitute all participating landowners. All project facilities will be built on participating landowners' properties within the Project boundary as indicated by the Site Plan depicted in Attachment E, which preliminarily illustrates where facilities could go, subject to modifications based on input throughout the SUP process. The applicant will consider design optimizations insofar as the changes follow Finney County Code requirements and setbacks and are done with supplement submission to Finney County no later than Building Permit applications. The Applicant commits to limiting BESS design optimization to (1) within the proposed Project boundary on participating land and (2) using equivalent technology discussed in Section 1.2. Throughout the permit process, the Applicant will promptly notify Finney County of any proposed changes to the information contained in the SUP application that would alter the nature and effect of the project.

The Project consists of the Sherlock BESS, a 400 megawatt (MW), 4-hour electric power storage system that is collocated with Sherlock Solar, a 400-megawatt alternating current (MWac; or 520-megawatt direct current, MWdc) photovoltaic solar project. Ancillary facilities included with the Project consist of a collector substation, overhead transmission line, access roads, detention basin, security fencing,

maintenance containers, and an onsite supervisory control and data acquisition system. Not all these standard, ancillary facilities will be deemed applicable for the Project and other facilities not listed here could be deemed necessary (e.g., Operations and Maintenance building). The Project will interconnect with the Sunflower Electric Power Corporation transmission system and will have the capability to both charge from and discharge energy to the bulk electric grid, subject to execution of an interconnection agreement. o.

The applicant respectfully submits this SUP Application for review by the Finney County Planning Commission and the Board of Commissioners to authorize development of the Project as a permitted use in the Agricultural Zoning District.

The BESS project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-322-04-0-00-00-001.00-0

1.2 Construction Schedule and Phasing

Construction of the Project is anticipated to commence in Q2 2027 pending approval of County permits and establishment of an interconnection agreement with Sunflower Electric Power Corporation. Construction of Sherlock BESS is anticipated to last approximately 12 months with a planned COD in Q2 2028.

1.3 Battery Energy Storage System Components

1.3.1 Batteries

Individual lithium-ion battery cells, or similar commercially proven and deployed technology, form the core of the energy storage system. The battery cells are assembled either in series or parallel connection in sealed battery modules. The battery modules are installed in self-supporting racks electrically connected either in a series or parallel to each other. The individual battery racks are connected in series or parallel configuration within each battery container to deliver the energy storage system power rating. The manufacturer and supplier of the battery modules will be determined at the time of building permit submittal. All batteries that are utilized will be new and original and will be listed under UL 1973. No refurbished, recycled, rebuilt, repurposed, or “second-life” batteries will be used.

1.3.2 Enclosure Units and Controller

Multiple self-contained storage containers (different from storage facility in Section 1.3.6) would house the batteries described above, as well as the battery storage system controller (see Figure 1).

Figure 1. Example BESS facility

The energy storage system controller is a multi-level control system designed to provide a hierarchical system of controls for the battery modules, power conversion system (PCS), medium voltage system, and up to the point of connection with the electrical grid.

The controllers ensure that the energy storage system effectively responds to grid conditions and provides a secondary safety system designed to safely shut down the facility. The storage system containers would also house required thermal management systems, such as liquid cooling or heating, ventilation, and air conditioning (HVAC), and fire protection systems.

1.3.3 Heating, Ventilation, and Air Conditioning Units

Each battery container would be equipped with thermal management systems, such as HVAC or liquid cooling. The power for the terminal management system would be provided through a connection on the on-site station service transformer.

1.3.4 Fire Detection Systems

The Sherlock BESS facility will meet all applicable safety and fire protection standards. Fire detection measures are incorporated in the Project design in accordance with 2021 International Fire Code requirements in Chapter 12 for Energy Storage Systems, and NFPA safety standards 855. The battery module design undergoes rigorous industry testing and certification related to fire safety to minimize the risk that a failure of any single battery cell or module spreads to adjacent batteries or other equipment.

Each storage container will be equipped with its own air conditioning or cooling system to ensure it operates within a prescribed temperature range to reduce fire risk. All battery containers will be equipped with fire detection, notification systems, and explosion control. The fire detection system incorporates advanced sensors and detection systems, including multispectral infrared detectors that operate per NFPA requirements. Explosion control will be accomplished through exhaust ventilation or deflagration panels.

The batteries will be continuously monitored by on-site systems to reduce fire risk and automatically detect abnormal conditions and stop operations, if needed. These systems detect metrics such as temperature, currents, and voltages. In addition to the on-site automatic monitoring systems, an off-site 24-hour control center with trained technicians will continuously monitor the facility and can remotely shut down the facility if needed.

1.3.5 Power Conversion System

The Power Conversion System (PCS) consists of an inverter, protection equipment, DC and AC circuit breakers, filter equipment, equipment terminals, and connection cabling system. Electric energy is transferred from the existing power grid to the batteries during a charging cycle, and from the batteries to the power grid during a discharge cycle. The PCS converts electric energy from AC to DC when the energy is transferred from the grid to the batteries, and from DC to AC when the energy is transferred from the batteries to the grid. The energy conversion is enabled by a bi-directional inverter that connects the DC battery system to the AC electrical grid. The PCS would also include a transformer that converts the low voltage AC output of the inverter to medium voltage AC to increase the overall efficiency of the energy storage system and to protect the PCS in the event of system electrical faults.

1.3.6 BESS Security Fence

The BESS Project will be surrounded by a security fence, which will adhere to standards such as NERC Critical Infrastructure Protection measures (NERC CIP-014: Critical Infrastructure Protection) and National Fire Protection Association's National Electric Code (NFPA, 2020) and will follow typical energy sector security measures. As such, the proposed security fencing will be at least 7 feet tall and comprised of wire mesh secured to vertical posts to secure the Project during operation, with barbed wire to deter illegal entry. Fences will remain locked with restricted access. Results from natural resource surveys of the project area could inspire wildlife-friendly features integrated in the final security fence design (e.g., 6–8-inch gap at bottom for smaller animal pass-through).

1.3.7 BESS Access Road and Parking

Access, including emergency access, will be provided by a new access road that will be built within the project boundary. The access road will connect the Sherlock BESS yard to the existing Finney County right-of-way (ROW), likely Crist Road. Access into the Sherlock BESS yard would be available via a gate at the facility entrance, which would remain locked. Internal access roads and informal parking areas would be compacted gravel or aggregate road base. The Site Plan does not illustrate parking spaces as such will be located elsewhere within the project area to optimize with other Home Range facilities.

2.0 SETBACKS

Table 2. BESS Setbacks

Setback Description	Setback Distance	Comment
BESS – minimum setback from project boundary	50 feet	BESS infrastructure shall be setback from the project boundary lines with non-participating land, and from public right-of-way, at least 50 feet.
BESS – minimum setback from railroad or rail spur	100 feet	BESS infrastructure will be setback 100 feet from any railroad and rail spurs.
BESS – minimum setback from structures outside the project boundary or on adjacent properties.	100 feet	BESS infrastructure will be setback 100 feet from structures outside the project boundary or on adjacent properties.
BESS – minimum setback from adjoining property is zoned or used for residential purposes	250 feet	BESS infrastructure will be setback 250 feet from adjoining properties zoned or used for residential purposes.
BESS – minimum setback from existing and non-participating landowners' residential structures at the time of application.	500 feet	BESS infrastructure will be setback 500 feet from existing and non-participating landowners' residential structures.
BESS – minimum width of access or frontage roads on the property	20 feet	Access roads for BESS will comply with county requirements.

[Finney County, BESS Use-Specific Attachment, pg. 3 of 5, ver. 24 Feb 26]

The Site Plan will include the proposed setbacks for BESS infrastructure.

3.0 SERVICES

3.1 Water Supply

A limited amount of water will be necessary in the Projects Operations and Maintenance building. In this instance, the Project will pursue either a water well or on-site water storage. Upon receiving the approval of the SUP, the Applicant will finalize its agreements to produce water for the construction of the Project. During construction, water will be used for concrete production and for dust suppression. Water supply will be required for emergency response purposes and the source of the water will be determined prior to building permit submittal. Written communication from a representative of the service provider with knowledge of service availability will be provided at the time of building permit submittal.

3.2 Sewer Supply

Currently, the Applicant does not anticipate a need for sanitary sewer services for the Project once it is operating, an O&M Building a notable exception if included with the Final Site Design. Temporary restrooms will be used during construction, and they will be regularly serviced. Any septic system plans for the operations and maintenance building would be submitted with the building permit applications following approval of the SUP.

4.0 OPERATIONS & MAINTENANCE

Once constructed, the Project would operate 7 days per week, 365 days per year. Sherlock Energy Storage LLC will monitor the BESS remotely through an Energy Management System that communicates with the facility Operator. This system comprises safeguards, control systems, and detection and alarm systems that notify the Operator of any alarms detected. In the event of an alarm, the system can be managed remotely until personnel arrive onsite. Periodic augmentation of batteries within the Project site will occur every several years over the life of the Project. Only occasional, on-site maintenance is expected to be required following commissioning, including replacement of inverter power modules, filters, and miscellaneous electrical repairs on an as-needed basis. A locked gate will be provided at the BESS facility to restrict access to the BESS facility to just Sherlock BESS employees. A Knox box with keys will also be located at the BESS facility to allow emergency access to the site for responding emergency personnel.

Sherlock BESS will also incorporate safety measures at all locked entrances. Signs warning of high voltage will be posted around the perimeter of the fencing. Signs would also include a warning to the public of potential dangers within the site and discouraging entrance by the public, the name and phone number of the electric utility provider and site operator, and the facility's 911 address. A Knox box with keys will also be located at a commonly known station (e.g., O&M building).

During operation of the Project, operation and maintenance staff would visit the project periodically for switching and other operation activities. Maintenance trucks would be utilized to perform routine maintenance, including, but not limited to, equipment testing, monitoring, repair, routine procedures to ensure service continuity, and standard preventative maintenance. Routine operations would require one or two workers in a light utility truck to visit the facility on a weekly basis. Typically, one major maintenance inspection would take place annually.

5.0 AGRICULTURE, VEGETATION AND GROUND COVER

The U.S. Geological Survey National Land Cover Database (NLCD) shows the ground cover within the project boundary primarily consisting of Cultivated Crops with infill segments of grasslands/herbaceous ground cover between pivot agriculture fields. Ground cover proposed for the BESS yard will be either compacted gravel surface or aggregate road that will allow for Sherlock Energy Storage LLC employees to access the BESS equipment. Vegetation will be managed within the BESS yard to reduce any potential conflicts between vegetation and electrical systems. Vegetation and weeds will be managed by Sherlock Energy Storage LLC.

Temporary construction areas used for construction material storage, laydown yards, construction trailers, and parking will be regraded and re-seeded to restore it to as natural a pre-development condition as possible. See the Decommissioning Plan included with Appendix G for information on how land where the BESS is proposed will be restored.

6.0 POST APPROVAL AGREEMENT PROCESS

The Base SUP application includes additional future terms required of the Applicant not required at the time of the application.

6.1 Special Use Permit Terms and Conditions

Finney County Requirement - *No later than two weeks before the first day of the Planning Commission public hearing pursuant to Article 36.040(E), Applicant shall submit to the Zoning Administrator a written document of Applicant's complete set of proposed SUP terms and conditions to be included in the SUP pursuant to Article 36.040(G). If Applicant offers to the Governing Body any supplemental terms and conditions, Applicant will deliver the same to the Zoning Administrator at least one week before the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G).*

The Applicant will provide draft terms and conditions to Finney County two weeks before the first day of the Planning Commission public hearing.

6.2 Evaluation Criteria

Finney County Requirement – *No later than two weeks before the first day of the Planning Commission public hearing pursuant to Article 36.040(E), Applicant shall submit a written document of Applicant's complete analysis of the Article 36.050 evaluation criteria. If Applicant offers to the Governing Body any supplemental evaluation criteria, Applicant will deliver the same to the Zoning Administrator at least one week before the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G).*

A response to evaluation criteria for the BESS project is required to be provided to Finney County two weeks prior to the Planning Commission hearing.

Finney County Code Section 36.050 - Special Use Permit – Evaluation Criteria requires that in reviewing and making decisions on the proposed Special Use Permits, the Planning Commission and the Governing Body give consideration to the following evaluation criteria and factors, to the extent relevant:

1. *Whether the proposed use complies with all applicable provisions of these Regulations;*

   Response: The proposed use complies with all applicable provisions of these Regulations as detailed in this narrative and attached appendices.

2. *Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;*

   Response: The proposed use is compatible with the zoning and existing land uses of nearby properties. The Project is located within an area characterized by established energy and agricultural uses, including proximity to the Holcomb Generating Station, as well as existing electrical transmission infrastructure and oil and gas facilities. While there is some large lot single family residential development in the area, the Project is consistent with the existing energy development pattern and does not introduce a new or incompatible land use.

   Once constructed, the Project will operate as a largely passive facility with minimal on-site activity. The Project is not expected to generate continuous noise and will comply

with applicable County sound standards. The facility will not produce odors or emissions, and lighting will be designed to meet applicable regulations and minimize off-site impacts. Traffic impacts will be limited to the construction period; during operations, site visits will be infrequent and limited to routine inspection and maintenance activities.

3. *Whether the proposed use is compatible with the character of the area;*

   Response: The proposed use is compatible with the character of the area. The Project will be located in an area that already has substantial energy mining (oil & gas well production) and generation (Holcomb Station) and energy storage infrastructure. The Project once operational will not create nuisance impacts to surrounding properties. The existing character of the area is grazing, active agricultural land, oil and gas development and production, and some large lot single family residential. As a fundamental development element, the Project will identify avoidance, minimization and mitigation measures in coordination with and memorialized by agreement between the Project and Finney County to ensure that impacts to the area are mitigated.

4. *Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;*

   Response: The proposed use is suitable for the subject property as it is allowed by approval of this SUP and given the rural/agricultural/industrial mix of existing land uses. The subject property is ideal for BESS development as the property does not feature any significant topographical changes and is naturally relatively flat, its location and energy type serving well Sunflower Electric Power Corporation's need for additional capacity. The subject property is also clear of vegetation that could conflict with the proposed Project and other existing land uses (oil and gas development and production) can be accommodated by proper siting of facilities.

5. *Whether the use will cause significant adverse impacts on the natural environment;*

   Response: The proposed use is not expected to result in significant adverse impacts on the natural environment. The Applicant will conduct appropriate environmental due diligence, including assessments of natural, cultural, and tribal resources, the results of which will inform final site design and be provided to the County as part of the building permit process.

   Preliminary site evaluations have not identified any significant environmental constraints or sensitive resources that would be adversely affected by the Project. The facility will not produce emissions of air pollutants, odors, or dust during normal operations and is not expected to generate noise beyond applicable regulatory limits. Operational traffic will be minimal and limited to periodic maintenance visits, and therefore will not result in meaningful environmental impacts.

   The Project site is currently utilized for irrigated agricultural production, and as such, the existing natural environment has been previously altered. The Project will be

designed and constructed in a manner that minimizes additional disturbance and complies with all applicable local, state, and federal environmental regulations.

6. *Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area;*

   Response: The proposed use is not expected to cause significant adverse impacts on community facilities, the transportation network, or utilities in the area. Traffic impacts will be limited primarily to the construction period and will be managed in coordination with the County through road use agreements, including provisions for road improvements, maintenance, and repair as needed. As a result, the Project is expected to support improvements to local road infrastructure rather than create long-term adverse impacts.

   The Project does not require ongoing provision of local utility services such as water or wastewater. With respect to electric utilities, the Project will interconnect with the regional transmission system and is expected to provide reliable, flexible capacity and ancillary services that support the stability of the local Sunflower Electric Power Corporation system. By strengthening regional power supply and supporting a more balanced energy mix, the Project is expected to contribute to long-term grid reliability and help manage electricity costs.

   In addition, the Project will generate new property tax revenue and other local economic benefits that support community facilities, including schools, roads, and emergency services. Overall, the Project is expected to have a neutral to positive impact on community facilities, transportation infrastructure, and utility systems in the area.

7. *Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;*

   Response: The use is in conformance with the Comprehensive Plan and other adopted plans for the area. The Project is located on land with a designated future land use of agriculture, residential (two or less), Mixed Use (residential, commercial and light industrial), and is adjacent to land designated as heavy industrial. The Finney County Comprehensive Plan includes a number of supportive economic development goals that target increased renewable energy development in Finney County. Finney County Comprehensive Plan Chapter 7 – Natural and Agricultural Resources includes the goal to "Promote Sustainable Energy" which includes the goal of "working to adopt sustainable energy practices. These include monitoring energy usage, utilizing more efficient energy sources, and reducing overall energy consumption". Finney County Comprehensive Plan Chapter 7 – Natural and Agricultural Resources includes Objective #2: Promote Sustainable Energy which includes the following Policies:

   - **Policy 2.3: Finney County will work toward providing and supporting more sustainable forms of energy**
   - **Policy 2.4: Finney County will work toward creating more sound energy prices.**

The objectives and policies listed above directly support the development of the Project as the Project represents a significant investment in Finney County to strengthen regional power supply and contribute to long-term reliability. Diversifying the methods of energy generation in Finney County is crucial to ensuring that energy is available year-round. Finney County is well established to handle energy demand surges resulting from inclement weather and fluctuations in the fossil fuel generation market. When renewable energy generation is coupled with traditional energy generation sources the overall stability of the electrical grid is increased because the electrical grid is not reliant on one form of technology to generate electricity which reduces risks for grid failure due to limited fuel supply, inclement weather, and increased demand.. The Project represents a continued diversification of energy generation capabilities in Finney County and supports the goal of creating sustainable forms of energy.

8. *Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;*

   Response: It is not appropriate to limit the period of time for the Project to operate. The Project will be in continual operation once construction is completed. As detailed above, there will be no traffic generated and noise, air or light disturbances from the site are not expected thus it is not warranted to limit the operations of the Project.

9. *Conservation of property values;*

   Response: Available empirical research indicates that utility-scale BESS projects do not have a statistically significant impact on nearby residential property values. A recent multi-state study by researchers at the University of Pennsylvania analyzing 178 BESS facilities found no measurable difference in home sale prices for properties located near BESS sites compared to similar homes farther away. The Project represents a significant investment in Finney County and will result in the provision of reliable and affordable energy, provision of jobs, and represents the highest and best uses of the land its located on. The Project is compatible with surrounding properties as detailed above and will not reduce property values in the area.

10. *Protection against fire and casualties;*

    Response: BESS are a proven and widely deployed technology used across the United States to support electric grid reliability, and modern systems are designed with multiple layers of safety protection. The Project will be designed, constructed, and operated in compliance with all applicable federal, state, and local fire and electrical safety codes, including recognized standards such as NFPA 855 and UL 9540. These systems incorporate advanced monitoring, thermal management, fire detection, and suppression features that are designed to identify and isolate potential issues before they escalate.

    Prior to operation, all BESS equipment and electrical systems will undergo rigorous testing and commissioning, including verification of safety systems and interconnection

requirements. During operations, the facility will be maintained by qualified personnel in accordance with established preventive maintenance programs and manufacturer specifications to ensure continued safe performance.

The Applicant will coordinate closely with local emergency response agencies, including the Garden City Fire Department, Holcomb Fire Department, Finney County EMS, and the Finney County Sheriff's Office, to support emergency preparedness. This coordination will include development of a Fire Safety and Emergency Response Plan, site-specific training and familiarization for first responders, and clear procedures for communication and response in the unlikely event of an incident. With these design features and coordination measures in place, the Project is not expected to pose a significant risk of fire or casualties to the surrounding community.

Observation of general police regulations;

Response: The Project will comply with all applicable local, state, and federal laws and regulations, including general police and public safety requirements. The Project is not anticipated to require routine law enforcement support during normal operations due to its limited on-site activity and controlled access. However, the Applicant will coordinate with the Finney County Sheriff's Office regarding site access, security considerations, and appropriate response protocols, and will comply with any applicable requirements to ensure public safety.

11. *Prevention of traffic congestion;*

Response: The Project is not expected to generate traffic during normal operations beyond occasional visits for inspection and maintenance. Traffic impacts will be limited to the construction period and will be managed through implementation of a construction traffic control plan. This plan will establish designated haul routes, site access points, and parking areas, and will be developed in coordination with Finney County Public Works. In addition, the Applicant will comply with any applicable road use agreements, including measures to manage traffic flow, maintain safe road conditions, and minimize potential congestion during construction activities.

12. *Promotion of traffic safety and the orderly parking of motor vehicles;*

Response: The Project will promote traffic safety and orderly parking of motor vehicles during construction through implementation of a construction traffic control plan developed in coordination with Finney County Public Works. The plan will establish designated haul routes, site access points, and clearly defined on-site parking areas for workers and equipment to ensure that vehicles are safely accommodated within the Project area and do not park along public roadways. Construction personnel will also receive appropriate safety training, including traffic control and site access protocols, to help minimize congestion, maintain safe traffic flow, and reduce potential conflicts with local traffic during construction activities. During operations, traffic and parking needs

will be minimal and limited to occasional maintenance visits, with all vehicles accommodated on-site.

13. *Promotion of the safety of individuals and property;*

    Response: The Project will be designed, constructed, and operated to promote the safety of individuals and property. The facility will include security fencing and controlled access points to limit entry to authorized personnel and emergency responders. In addition, the Project will incorporate industry-standard safety systems, signage, and operational protocols to ensure safe conditions during both construction and operations. Personnel working on the Project will receive appropriate safety training, including site-specific procedures and emergency response protocols. As described in Appendix I, the Applicant will coordinate with local emergency response agencies and implement a Fire Safety and Emergency Response Plan to support safe and effective response in the unlikely event of an incident.

14. *Provision for adequate light and air;*

    Response: The Project will feature security lighting designed to enhance security while reducing light emissions on adjacent properties. As detailed in Appendix I, the Project's security protocols for lighting will be constructed and operated to promote the safety of individuals and property while avoiding, minimizing, or mitigating for light emissions during sundown conditions. Vertical infrastructure will not exceed a height that will be in stark contrast to the visual characteristics of the surrounding area.

15. *Prevention of overcrowding and excessive intensity of land uses;*

    Response: The Project does not convey a necessity or interest for the public to visit or occupy the grounds of the Project. It is a secured and fully operational energy storage and generation facility with no public facing element of its operation. The BESS and infrastructure lessen land use intensity only in so much as some existing land uses will not continue, though other compatible uses will.

16. *Provision for public utilities and schools.*

    Response: The Project will not require a provision of public utilities and schools.

17. *Invasion by inappropriate uses;*

    Response: As detailed in the response to evaluation criteria 7, the Project supports the goals, objectives and policies of the area and does not represent an inappropriate use in the area.

18. *Value, type, and character of existing or authorized improvements and land uses;*

    Response: The Project is located in an area characterized by a mix of agricultural uses and established energy and industrial infrastructure with some large lot single family residential development. Existing land uses in the vicinity include irrigated farmland, electrical transmission facilities, oil and gas development, and proximity to the Holcomb

Generating Station, reflecting a long-standing pattern of energy production and supporting infrastructure in the area.

The proposed use is consistent with the value, type, and character of these existing and authorized land uses. The Project will be sited and designed to maintain compatibility with ongoing agricultural operations, allowing surrounding land to continue in productive use. In addition, the Project's low-profile design and limited operational activity are consistent with the rural character of the area.

As a capital-intensive infrastructure investment, the Project is also consistent with other high-value improvements in the area, including existing energy generation and transmission assets. The Project will contribute to the continued evolution of the area as an energy-producing region while supporting local economic activity and providing long-term tax revenue and landowner income. Overall, the Project aligns with the established land use pattern and does not introduce a use that is out of character with existing or authorized improvements in the surrounding area.

19. *Encouragement of improvements and land uses in keeping with overall planning;*

Response: The Project encourages improvements and land uses consistent with overall planning objectives in Finney County, including those identified in the Comprehensive Plan. As described above, the Plan supports the promotion of sustainable energy, including policies to expand energy resources and support stable energy prices. The Project advances these objectives by strengthening regional power supply, supporting long-term reliability through a diversified energy mix, and contributing to affordable energy.

The Project is also compatible with the County's established pattern of agricultural and energy-related land uses and will provide stable landowner income while allowing continued agricultural operations. In addition, the Project will generate new tax revenue to support schools, roads, and emergency services, consistent with the County's long-term planning and economic development goals.

20. *Provisions for orderly and proper urban renewal, development, and growth;*

Response: The Project supports orderly and proper development and growth in Finney County by providing critical energy infrastructure that enables existing industries to operate and positions the region to attract new investment. Reliable and affordable power is a key requirement for modern economic development, and the Project strengthens the County's ability to accommodate future growth in a planned and sustainable manner. The Project is sited in an area already characterized by agricultural and energy-related uses, ensuring that development occurs in a manner consistent with existing land use patterns while supporting long-term economic stability and public revenue.

21. *Length of time subject property has remained vacant as zoned;*

    Response: The subject property has historically been used for agriculture uses including pivot agriculture and has been zoned AG since the adoption of the Finney County zoning regulations.

22. *Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the applicant;*

    Response: The Project provides a net benefit to public health, safety, and welfare. It will support reliable and affordable energy, contribute to regional grid stability, and generate new tax revenue to support schools, roads, and emergency services, while also providing jobs and local workforce development opportunities. The Project also supports environmental and resource stewardship by utilizing energy technologies that require minimal water use and can result in a net positive impact on groundwater resources and irrigated agriculture in the region.

    The Project is designed and operated in compliance with applicable safety and environmental regulations and is not expected to result in significant adverse impacts to surrounding properties or land uses. Denial or undue restriction of the Project would limit these public benefits and could constrain the County's ability to support future economic development that depends on reliable energy infrastructure. The Project therefore represents a favorable balance between public benefit and any potential impacts, which are expected to be minimal and appropriately mitigated.

23. *Opposition or support of neighborhood residents;*

    Response: Through ongoing outreach, proximate neighbors and community members have expressed interest in understanding the Project and its potential impacts and benefits. Common questions have focused on topics such as how the Project may benefit the local community, vegetation restoration and long-term land management, and potential job and economic opportunities. Feedback received to date has generally reflected a desire for additional information and continued engagement, rather than organized opposition.

    At the same time, the Applicant has received positive feedback and support, particularly related to the Project's anticipated economic benefits, including new tax revenue to support schools, roads, and emergency services, job creation during construction and operations, and stable income opportunities for participating landowners. Many stakeholders have expressed interest in how the Project can contribute to long-term economic stability and growth in the region.

    The Applicant has prioritized direct communication with nearby landowners and residents to provide project information, answer questions, and understand site-specific considerations. As described in Appendix M, outreach efforts have included one-on-one meetings, informational materials, and opportunities for follow-up discussions. The Applicant will continue this engagement throughout the permitting process and is

committed to working with neighboring landowners, including discussing potential neighbor agreements or other reasonable accommodations where appropriate.

Overall, feedback received to date reflects a constructive dialogue with community members who are seeking to better understand the Project and its benefits, with a growing level of support as additional information is provided.

24. *Impact of the proposed development on community facilities;*

    Response: The Project is not anticipated to impact community facilities. The Project is not located near existing community facilities and does not require community facilities.

25. *Professional staff recommendation;*

    Response: We look forward to receiving comments from Finney County staff and incorporating their feedback into project designs.

26. *Such other factors and criteria that the Governing Body might deem relevant;*

    Response: Understood, we look forward to continuing to work with Finney County and incorporating Governing Body's feedback into project designs.

6.3 County Agreements

Finney County Requirement - *The following agreements will be required of Applicant, on forms and terms acceptable to County in its sole discretion, either prior to the first day of the Planning Commission public hearing pursuant to Article 36.040(E), the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G), or prior to construction start, such timing to be decided in the Governing Body's sole discretion. In each agreement, Applicant will identify where each of its required or offered terms from the application and any SUP exists. The County might require the agreements listed below to be combined into one Development Agreement.*

- Decommissioning Agreement (See Appendix G)
- Road Use and Maintenance Agreement (See Appendix Q)
- Community Benefit Agreement (See Appendix M and Appendix R)

6.4 Monitoring and Reporting After SUP Resolution

Finney County Requirement -

- This requirement includes an annual compliance letter to the Zoning Administrator with the SUP terms, this application form, and required agreements.
- Any other information and process proposed by Applicant.
- Any other information and process that the Zoning Administrator or Governing Body deems appropriate.

APPENDIX A – CERTIFIED PROPERTY OWNER AND MAILING LIST

Finney County Article 36.040.B.1 ver. 24 Feb 26 and section B.1 of the Base SUP application the following information is required:

- A certified property owner and mailing address list from a title company for all owners of property located within the application's subject property.
- A separate list for all owners of property located within 1000 feet of any subject property boundary within Finney County. In addition, if the foregoing area includes: (a) any area within an adjacent county, the applicant shall provide a certified list of property owners and their mailing addresses within the notification area from a title company; and (b) any area within the corporate limits of a city, the list shall include owners of property and their mailing addresses extending 400 feet into the corporate limits of the city.
- Sufficient proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

A certified property owner and mailing address list from a title company for all owners of property located within the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. A certified list from a Title Company of owners of property within 1000 feet of the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. Appendix D includes proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

APPENDIX B – SECTION C VERIFICATION AND CERTIFICATIONS

C. Applicant Verification and Certification

VERIFICATION and CERTIFICATION OF APPLICANT

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

On behalf of the undersigned Applicant, I do hereby certify upon my oath, or affirm, that:

1. Applicant is the lawful owner or possesses a real estate interest and sufficient rights in and to the described property as required pursuant to Article 36.040(B)(2).

2. Applicant acknowledges and agrees to and with the terms of this Application, including the financial obligations imposed by the Application.

3. I have read the entire application including all attachments, exhibits and other supplemental materials, and I know the contents thereof to be true, correct, and complete. Any contents prepared by a third party other than Applicant have been certified for both Applicant's and County's reliance as true, correct and complete.

4. I am authorized to sign and bind the Applicant to this application.

Applicant:

SHERLOCK ENERGY STORAGE, LLC,
a Delaware limited liability company

By:_____

Printed Name: Ryan Leonard

Title: Chief Operating Officer

Signed and sworn to (or affirmed) before me on this 24th day of March, 2026 by Ryan Leonard, as Chief Operating Officer of Sherlock Energy Storage, LLC, a Delaware limited liability company, on behalf of the company.

_____
Notary Public – State of Oregon

Printed Name: Bryn Ardent Mapes

My commission expires: 11/27/2026

OFFICIAL STAMP
BRYN ARDENT MAPES
NOTARY PUBLIC - OREGON
COMMISSION NO. 1031187
MY COMMISSION EXPIRES NOVEMBER 27, 2026

APPENDIX C – PROJECT BOUNDARY MAP

Base SUP Requirement:

Finney County Article 36.040.B.2 ver. 24 Feb 26 - A boundary map of the outer bounds of all the application's subject property; and further depicting the bounds and providing metes and bounds legal descriptions of each separately owned parcel within the subject property identifying each property owner.

The BESS project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-322-04-0-00-00-001.00-0

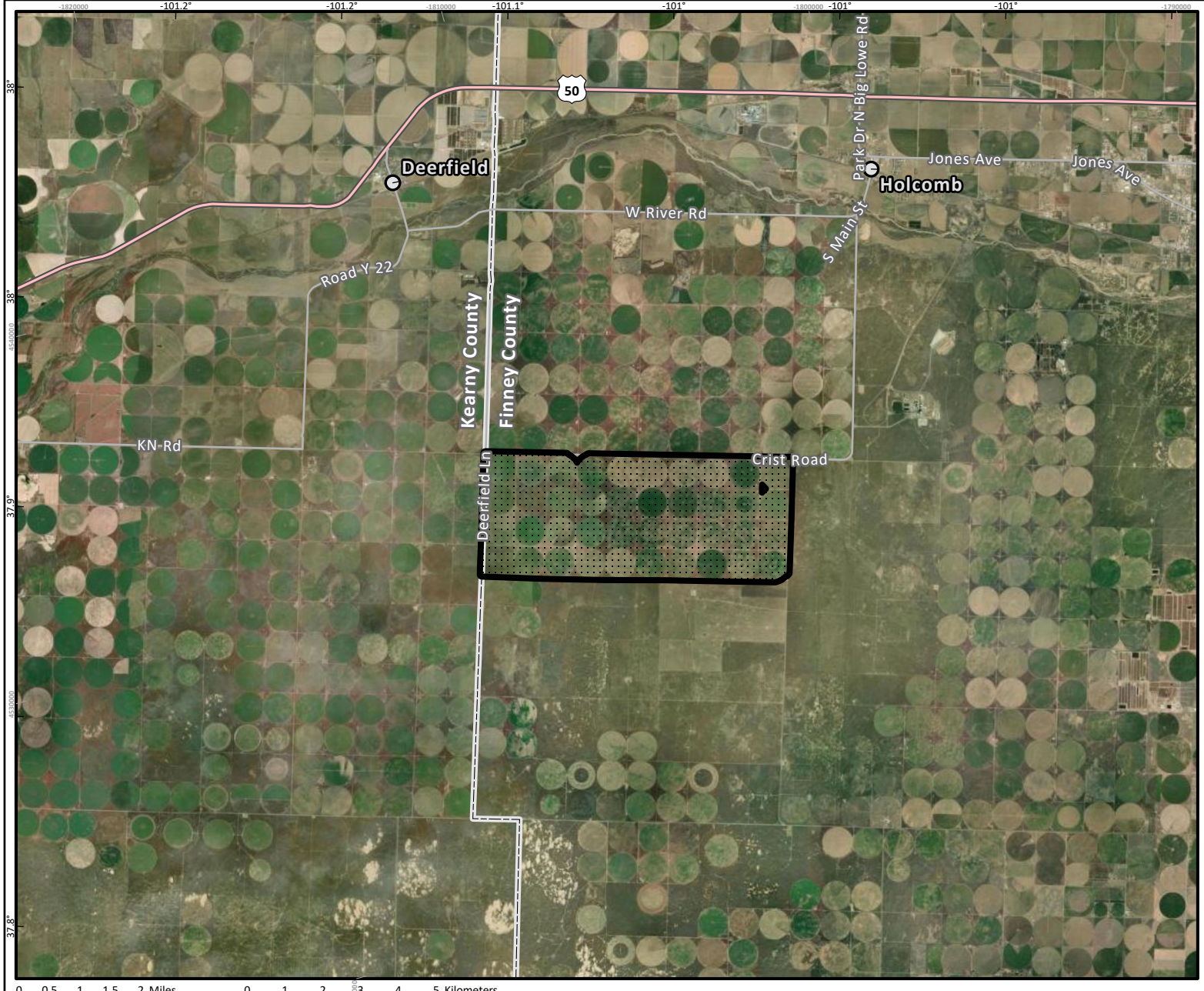
These legal descriptions are based on vesting deeds and available plat/survey information; final metes and bounds descriptions will be provided upon completion of survey.

Sherlock BESS SUP

Finney County Parcel # 028-322-04-0-00-00-001.00-0

> All of Section Four (4) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 1: VICINITY MAP

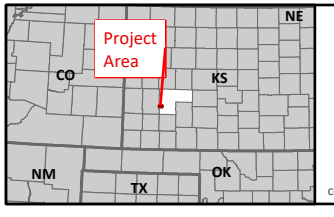
- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 3/12/2026 1:08 PM



0 0.5 1 1.5 2 Miles

0 1 2 3 4 5 Kilometers

Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

APPENDIX D – PARTICIPATING LAND AUTHORIZATION

Base SUP Requirement:

- [*Finney County, Base Special Use Permit Application, section B.3, pg. 3 of 19, ver. 24 Feb 26*] Participating Land Authorization: The land proposed to be subject to the SUP is sometimes referred to as "participating" or host land. Sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) that the Applicant has authority on behalf of all of the owners of the application's subject property to submit the application and to carry out all of the uses, construction, operations and terms that Applicant requested or describes in the application, as required by Article 36.040(B)(3).
- [*Finney County, Base Special Use Permit Application, section B.4, pg. 3 of 19, ver. 24 Feb 26*] Participating Land Definitions: Additional land beyond the SUP perimeter boundaries might also be considered "participating" land for some or all purposes of use of that term within this application if all the owners of that land have granted Applicant sufficient rights and authority regarding the subject matter and purpose of the use of "participating." (example: if land outside of the SUP perimeter waived all setback rights, then a setback requirement only applicable to non-participating land will not apply to that land). For any land outside of the SUP perimeter to qualify as "participating" Applicant will identify the application instances for which it desires that land to qualify as "participating" and provide sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) of Applicant's relevant rights and authority.

Proposed Applicant Response:

Included with Appendix D are the executed Memo of Land Options to Purchase Agreements for the land within the project boundary. The Memo of Land Options to Purchase Agreements allows for Triple Oak to submit the SUP application on behalf of the landowners of the parcels included in the project boundary. See section K of the attached Memo of Land Options to Purchase Agreements.

(Space above reserved for Register of Deeds certification)

KANSAS RECORDING COVER SHEET—GENERAL PURPOSE

Document Title:	Memorandum of Land Option Purchase Agreement
Document Date:	January 15, 2026
Seller(s) Name and Address:	**Loewen Family Farms LLC**, a Texas limited liability company, with an address of 907 E Hwy 180, Seminole, Texas 79360.
Buyer(s) Name and Address:	**Sherlock Generation LLC**, a Delaware limited liability company with an address of 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209
Legal Description:	See Exhibit A attached hereto and incorporated herein, found on page(s) 7-9 of this document.

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

This instrument memorializes the fact that **Sherlock Generation LLC**, a Delaware limited liability company, located at 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209 ("**Buyer**"), and **Loewen Family Farms LLC**, a Texas limited liability company having an address at 907 E Hwy 180, Seminole, Texas 79360 ("**Seller**"), have entered into that certain Land Option Purchase Agreement dated January 15, 2026 (the "**Agreement**") concerning the real property in the County of Kearny and the County of Finney, State of Kansas described in Exhibit A attached hereto (the "**Property**").

Under the terms of the Agreement, which is in full force and effect, Buyer has the exclusive option to purchase the Property from Seller for the price specified therein. The Agreement expires no later than Sixty (60) months from the Agreement date specified above, including rights to extend, although the closing of the purchase of the Property may occur within sixty (60) days after such date. If a deed from Seller to Buyer has not been recorded by January 14, 2031, then this Memorandum of Land Option Purchase Agreement shall be null and void and of no further force and effect. This Memorandum of Land Option Purchase Agreement may also be terminated of record by the recording of a quitclaim deed or other instrument evidencing such termination signed by Seller and Buyer and recorded with the Kearny County and Finney County Recorders.

[signatures on following page]

SELLER

Loewen Family Farms LLC
a Texas limited liability company

By: _____
Printed name: Jacob Loewen
Title: Member

By: _____
Printed name: Nancy Loewen
Title: Member

By: _____
Printed name: Amy Loewen
Title: Member

By: _____
Printed name: Martin Loewen
Title: Member

By: _____
Printed name: Fernando Loewen
Title: Member

[*Acknowledgments on following page(s)*]

ACKNOWLEDGMENTS
FOR SELLER

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Jacob Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in his capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Jacob Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Nancy Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in her capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Nancy Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Amy Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in her capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Amy Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Martin Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in his capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Martin Loewen

Notary Public, State of Texas
Printed Name: JOHN PETERS

JOHN K PETERS NOTARY PUBLIC STATE OF TEXAS ID 126416779 EXP. 02-26-2028

(SEAL)

STATE OF TEXAS)
) ss.
COUNTY OF Gaines)

Before me, the undersigned authority, on this day personally appeared **Fernando Loewen**, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in his capacity as Member of LOEWEN FAMILY FARMS LLC, a Texas limited liability company, on behalf of said limited liability company.

Given under my hand and seal of office this 30 day of December, 2025.

Notary Public, State of Texas
Printed Name: JOHN PETERS

(SEAL)

JOHN K PETERS
NOTARY PUBLIC
STATE OF TEXAS
ID 126416779
EXP. 02-26-2028

BUYER

Sherlock Generation LLC,
a Delaware limited liability company

By: _____
Printed Name: Ryan Leonard
Title: Chief Operating Officer

ACKNOWLEDGMENT

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

The foregoing instrument was acknowledged before me this 15 day of January, 2026, by **Ryan Leonard** as Chief Operating Officer of SHERLOCK GENERATION LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

_____
Notary Public—State of Oregon
Printed Name: Golda Portillo Lopez
My commission expires: December 6, 2026

OFFICIAL STAMP
GOLDA PORTILLO LOPEZ
NOTARY PUBLIC - OREGON
COMMISSION NO. 1030909
MY COMMISSION EXPIRES DECEMBER 06, 2026

EXHIBIT A
TO
MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

Description of Property

All that real property located in Kearny County, Kansas, described as follows:

Parcel 1:

All of Section One (1), Township Twenty-five (25) South, Range Thirty-five (35) West of the 6th P.M., Kearny County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto.

PID: 0471710100000001000

Parcel 2:

The North Half (N/2) of Section Twelve (12), Township Twenty-five (25) South, Range Thirty-five (35) West of the 6th P.M., Kearny County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto.

PID: 0471711200000001000

Parcel 3:

The Southeast Quarter (SE/4) of Section Twelve (12), Township Twenty-five (25) South, Range Thirty-five (35) West of the 6th P.M., Kearny County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto. EXCEPT: a tract located in the Southeast Quarter of Section 12, Township 25 South, Range 35 West of the 6th P.M., Kearny County, Kansas more particularly described as follows: Commencing at the Southwest corner of said Section 12 being a found grader blade, set ½" R-bar, Parks cap typical to surface; thence North 01°43'13" East of the West line of said Section 12 as evidenced by the line between the found grader blade at the Southwest corner of said Section 12 and the found ½" R-bar, Matthews, at the surface at the Northwest corner of said Section 12 a distance of 2634.32 feet; thence South 88°16'47" East a distance of 2690.85 feet to the point of beginning being a set ½" R-bar; thence continuing South 88°16'47" East a distance of 745.62 feet to a set ½" R-bar; thence South 43°17'54" West a distance of 1120.17 feet to a set 1/2" R-bar; thence North 01°34'04" East a distance of 837.95 feet to the point of beginning.

PID: 0471711200000001040

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All that real property located in Finney County, Kansas, described as follows:

Parcel 4:

Section Six (6) except for road right of way, Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except all mineral rights. Together with all water rights appurtenant thereto.

PID: 028-323-06-0-00-00-001.00-0

Parcel 5:

All of Section Five (5), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except oil, gas and/or minerals. Together with all water rights appurtenant thereto. EXCEPT THE FOLLOWING DESCRIBED TRACT:

> A 19.62 acre tract of land located in the North Half of Section 5, Township 25 South, Range 34 West of the Sixth P.M., in Finney County, Kansas, more fully described as follows: Beginning at the North Quarter corner of Section 5, said point being a 1" I.D. Pipe; Thence on an assumed bearing of North 89°31'36" East, along the North line of the Northeast Quarter of Section 5, for a distance of 981.72 feet; Thence on a bearing of South 0°28'24" East for a distance of 99.82 feet to a non-tangent curve and a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a non-tangent curve to the Left, concave to the Southeast, with an Arc Length of 1416.56 feet, a Radius of 1320.00 feet, a Chord Length of 1349.55 feet and a Chord Bearing of South 43°39'24" West, to a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a bearing of South 89°32'22" West for a distance of 92.32 feet to a non-tangent curve and a 1/2" Rebar with Pink Plastic Cap "Palmberg PS1382"; Thence on a non-tangent curve to the Left, concave to the Southwest, with an Arc Length of 1364.75 feet, a Radius of 1310.20 feet; a Chord Length of 1303.88 feet, and a Chord Bearing of North 43°41'00" West, to a 1/2" Rebar with "Pink Plastic Cap "Palmberg PS1382"; Thence on a bearing of North 0°28'14" West for a distance of 118.17 feet to the North line of the Northwest Quarter of Section 5; Thence on a bearing of North 89°31'46" East, along the North line of said Northwest Quarter, for a distance of 943.02 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on December 7, 2021.

PID: 028-323-05-0-00-00-001.00-0

Parcel 6:

Section Seven (7), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except oil, gas and/or minerals. Together with all water rights appurtenant thereto.

PID: 028-323-07-0-00-00-001.00-0

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Parcel 7:

Section Eight (8), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., Finney County, Kansas, except oil, gas and/or minerals. Together with all water rights appurtenant thereto.

PID: 028-323-08-0-00-00-001.00-0

(Space above reserved for Register of Deeds certification)

KANSAS RECORDING COVER SHEET—GENERAL PURPOSE

Document Title:	Memorandum of Land Option Purchase Agreement
Document Date:	October 1, 2025
Grantor(s) Name and Address:	**Sandyhill Enterprises, LLC**, a Kansas limited liability company, with an address of P.O. Box 1005, Holcomb, Kansas 67851
Grantee(s) Name and Address:	**Sherlock Generation LLC**, a Delaware limited liability company, with an address of 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209
Legal Description:	See Exhibit A attached hereto as Page 6.

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

This instrument memorializes the fact that **Sherlock Generation LLC**, a Delaware limited liability company, located at 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209 ("**Buyer**"), and **Sandyhill Enterprises, LLC**, a Kansas limited liability company, having an address at P.O. Box 1005, Holcomb, Kansas 67851 ("**Seller**"), have entered into that certain Land Option Purchase Agreement dated October 1, 2025 (the "**Agreement**") concerning the real property in the County of Finney, State of Kansas described in Exhibit A attached hereto (the "**Property**").

Under the terms of the Agreement, which is in full force and effect, Buyer has the exclusive option to purchase the Property from Seller for the price specified therein. The Agreement expires no later than sixty (60) months from the Agreement date specified above, although the closing of the purchase of the Property may occur within one hundred twenty (120) days after such date. If a deed from Seller to Buyer has not been recorded by September 30, 2030, then this Memorandum of Land Option Purchase Agreement shall be null and void and of no further force and effect. This Memorandum of Land Option Purchase Agreement may also be terminated of record by the recording of a quitclaim deed or other instrument evidencing such termination signed by Seller and Buyer and recorded with the Finney County Register of Deeds.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Land Option Purchase Agreement as of the date(s) set forth below.

SELLER:

Sandyhill Enterprises, LLC,
a Kansas limited liability company

By: _____
Printed name: Jacob Neufeld
Title: Manager

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF Finney)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Jacob Neufeld, as Manager of Sandyhill Enterprises, LLC, a Kansas limited liability company.

WITNESS my hand and official seal.

NOTARY PUBLIC - State of Kansas
YENNIFER BRUNGARDT
My Appt. Expires 11-29-25

Jennifer Brungardt
Notary Public for the State of Kansas
Printed Name: Yennifer Brungardt
My commission expires: 11/29/2025

(SEAL)

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Land Option Purchase Agreement as of the date(s) set forth below.

BUYER:

Sherlock Generation LLC,
a Delaware limited liability company

By:_____
Name: Ryan Leonard
Title: Chief Operating Officer

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF Finney)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Ryan Leonard as Chief Operating Officer of Sherlock Generation LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

NOTARY PUBLIC - State of Kansas
YENNIFER BRUNGARDT
My Appt. Expires 11-29-25

_____
Notary Public for the State of Kansas
Printed Name: Yennifer Brungardt
My commission expires: 11-29-25

(SEAL)

EXHIBIT A
TO
MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

Description of Property

The SURFACE AND WATER RIGHTS ONLY in and to the following described real property located in the County of Finney, State of Kansas:

Sections Two (2), Three (3), Four (4), Nine (9), Ten (10) and Eleven (11) all in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., INCLUDING DWR Appropriation Water Right File Nos.: 20,902; 20,898; 22,566; 20,893; 20,894; 20,897; and 22,565;

EXCEPTING all minerals, including but not limited to the oil, gas, and similar hydrocarbon substances in, under and that may be produced from the above-described property, together with any overriding royalty interests owned by Tri-State Generation and Transmission Association, Inc. and attributable to any existing oil and gas leasehold interests encumbering said property;

AND EXCEPTING Lot One (1) of H & S Subdivision, a parcel plat in the SE1/4 of Section 11, Township 25 South, Range 34 West in Finney County, Kansas;

AND EXCEPTING a tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., being more particularly described as beginning at the center of said Section Two (2); thence proceeding North 775 feet along the North-South half section line; thence proceeding in a Southeasterly direction to a point on the East-West half section line which is 775 Feet East of the center of said Section Two (2); thence proceeding in a Southwesterly direction to a point on the North-South half section line which is 775 Feet South of the center of said Section Two (2); thence proceeding North along the North-South half section line a distance of 775 Feet to the point of beginning;

AND SUBJECT TO an easement 40 Feet in width, the center line of which shall be as follows: Beginning at a point 775 Feet East of the center of Section Two (2) on the East-West half section line; thence proceeding Easterly along the East-West half section line of said Section Two (2) to the East line of said Section Two (2), said easement to be used for the purpose of obtaining ingress and egress to and from the tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2) herein EXCEPTED.

PIDs: 028-321-02-0-00-00-001.00-0, 028-321-11-0-00-00-001.00-0, 028-322-03-0-00-00-001.00-0, 028-322-04-0-00-00-001.00-0, 028-322-09-0-00-00-001.00-0, and 028-322-10-0-00-00-001.00-0

Seller and Buyer agree that Buyer may purchase all of the above-described property and the final legal description to be used in the deed to be given at Closing will be finally determined and verified by the Survey, to be completed at Buyer's cost, for the Property. The Survey shall describe the legal description of the Property that will be included in the deed for the Property.

APPENDIX E – COMBINED SITE PLAN

BESS Requirements:

[*Finney County, BESS Use-Specific Attachment, section 2, pg. 2 of 5, ver. 24 Feb 26*] BESS Site Plan; Dimensional Criteria. In addition to the site plan requirements set forth in Section B, Applicant shall provide the number and location of battery containers. Lot size requirements and bulk regulations for the applicable zoning classification where the BESS is located shall be followed unless the application imposes more restrictive requirements: the minimum setback for all yards is 50 feet; setbacks shall be 100 feet from any railroad or rail spur, 100 feet from other structures outside the project area or on adjacent properties, and 250 feet if adjoining property is zoned or used for residential purposes; required minimum width of access or frontage roads on the property shall be not less than 20 feet, have a road base suitable to handle any associated traffic or vehicles that would be common during operations or emergency response such as, but not limited to, fire apparatus, and constructed of dust-less paving materials. However, the foregoing setbacks may be waived to the extent participating property owners execute a written agreement documenting the same. Maximum height of any batteries, racks or associated containers are limited to no more than 15 feet above ground level, while other infrastructure shall comply with bulk regulations for the applicable zoning classification.

- All BESS infrastructure shall be setback from the project boundary lines with non-participating land, and from public rights-of-way, at least 50 feet (50').
- All BESS containers shall be setback at least five hundred feet (500') as measured from the nearest portion of any existing and non-participating landowners' residential structures at the time of application.
- Add to the aesthetics setback map and table the distance to the nearest battery container.
- Lighting. All lighting shall be limited to that minimally required for safety, security, and operation of the facility, and to the maximum extent possible it shall be shielded and downcast so as not to extend beyond the SUP land perimeter boundary.
- Fencing. All BESS shall be enclosed by perimeter fencing with a self-locking gate to prevent unauthorized access unless all BESS infrastructure is housed in a locked dedicated-use building, at least 10 feet (10') in height above ground level to restrict unauthorized access. No outdoor storage of any material or equipment is permitted except for construction equipment and material used during construction. Fences shall be designed to ensure controlled access for emergency services and personnel.
- Signage. Signage for the BESS shall be in compliance with American National Standards Institute Z535 and shall include the following information: the type of technology associated with the BESS; any special hazards associated; the type of fire suppression system installed in the area of the BESS, and 24-hour emergency contact information.
- As required by the National Electric Code (NEC), disconnect and other emergency management information shall be clearly displayed on a light reflective surface. A clearly

visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

- Warning signage spacing shall be determined with the battery energy storage plan.
- Clearance. The area within ten feet (10') on each side of a battery container shall be cleared of combustible vegetation and surfaced with gravel or other non-combustible surfacing.

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section B.6 items (a) through (q), pg. 5 of 19, ver. 24 Feb 26] Preliminary Site Plan: The Preliminary Site Plan shall include:

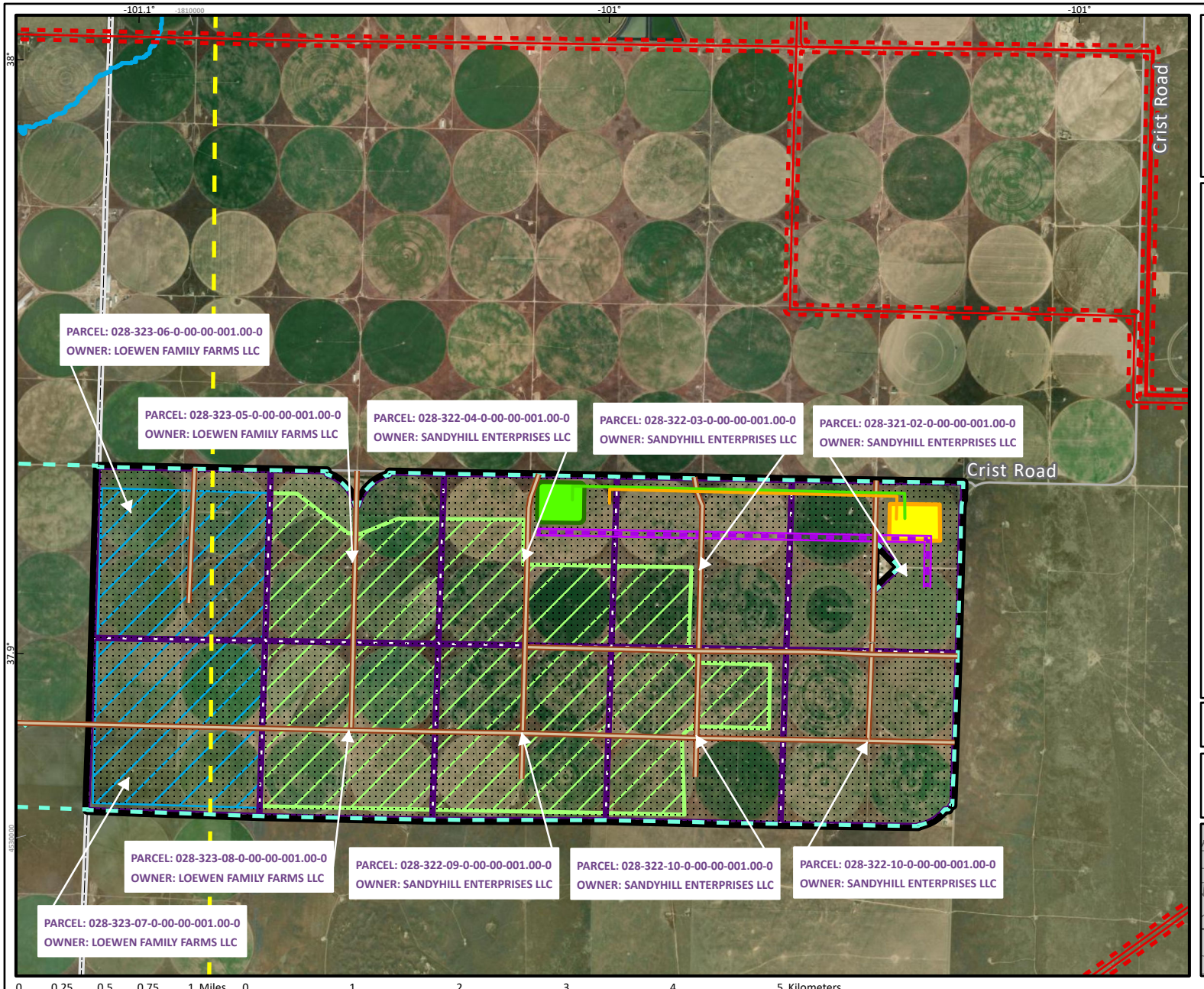
a. Existing buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;
b. Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary;
c. Proposed project infrastructure;
d. Meteorological towers;
e. Height of infrastructure;
f. Substations/switchyards;
g. Collection/gen-tie lines;
h. Operations and maintenance building(s);
i. Permanent/temporary roads & laydown;
j. Ingress and egress locations;
k. Fencing and gates;
l. Drainage features;
m. Vegetative buffers;
n. Sensitive receptors such as an airport, hospital, school, or medical office;
o. Alternate locations of infrastructure, if applicable;
p. All other potential infrastructure or land modifications; and
q. Setbacks: Minimal requirements per use standards in Special Use-Specific Attachment. Identify in a table or writing, in addition to the visual aid, where the applicant proposes setbacks greater than the minimal requirements. Describe if and how the setback distances proposed are sufficient to eliminate or mitigate any potential negative effects to non-participating land, including without limitation due to: contamination, soil health, erosion, drainage, other micro climate impacts including increased heat or shade, sound, light, view, groundwater table reduction, noxious plants, wildlife or species habitat or corridors, or fire or other safety issues.

- Identify any potential changes that might occur prior to initial construction or after initial construction.

The following table E-1 includes information required to be provided in the final site plan. Table E-1 includes the status of required items shown on the preliminary site plan and estimates when required items to be shown in the final site plan will be provided.

Table E-1. Site Plan requirements

Preliminary Site Plan Requirement Equipment	Preliminary Site Plan Status	Final Site Plan Status
Existing Buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;	Shown on aerial image used for Site Plan background, non-participating land structures not identified on preliminary Site Plan	Shown on aerial image used for Site Plan background, non-participating lands will be identified on final Site Plan.
Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary	Shown on aerial image used for Site Plan background	Will be identified, dimensioned, and displayed on final Site Plan
Proposed project infrastructure	Preliminary footprint for proposed project infrastructure shown on preliminary Site Plan	Final locations including labels, dimensions, and setbacks to be shown on final Site Plan
Meteorological towers	Not included with the Project	Not included with the Project
Height of Infrastructure	Not included on preliminary Site Plan	Maximum heights will be noted in site data table included with final Site Plan
Substation/switchyards	Preliminary locations shown on preliminary Site Plan	Final location, including footprint dimensions and setbacks will be shown on final Site Plan
Collection/gen-tie lines	Preliminary location shown on preliminary Site Plan	Location will be shown on final Site Plan
Operations and maintenance building(s)	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Permanent/temporary roads & laydown	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Ingress and egress locations	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Fencing and gates	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Drainage features	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Vegetative buffers	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Sensitive receptors such as an airport, hospital, school or medical office	None are located within ½ mile of project, none shown	None are located within ½ mile of project, none shown
Alternate locations of infrastructure, if applicable	Not applicable	Not applicable
All other potential infrastructure or land modifications; and	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Setbacks	Not included on preliminary Site Plan, setbacks are included in attached table to this application	Setbacks will be shown on final Site Plan



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 2: PRELIMINARY SITE PLAN

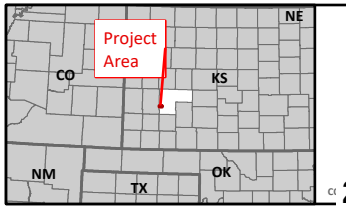
- 24" Northern Natural Gas Company Gas Pipeline
- 345kV Transmission Line from Solar/BESS (using double circut structures)
- 345kV Transmission Line from Gas Plant (using double circut structures)
- Access Road
- Major Road
- FEMA 100 Year Floodplain (Zone A)
- Overhead Electric Line
- Overhead Electric Easement
- Proposed Overhead Electric Easement
- Proposed Overhead Electric Line
- County Boundary Line
- BESS & Substation Site
- Primary Solar Area
- Secondary Solar Area
- Sherlock Solar and Sherlock BESS Project Boundary
- Property Boundary
- Participating Property Parcel Boundary
- Sunflower Electric Switchyard

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 3/12/2026 12:58 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:54,000

APPENDIX F – SOUND STUDY

BESS Requirements:

- [*Finney County, BESS Use-Specific Attachment, Section 6, pg. 3 of 5, ver. 24 Feb 26*] Cooling and ventilation system, transformers and inverters components, shall be placed within the interior of the SUP land to reduce to the maximum extent possible the sound heard on non-participating land and on public road right-of-way. Any sound generated by a BESS must be lower than 60 decibels (the exact terminology used to describe, measure and monitor sound is subject to the Governing Body receiving further education, for example if the County's standard will be "dBA Leq (1-hour)") from the nearest non-participating and public road right-of-way property line of the area in which the BESS is erected. Project components shall be moved or modified or removed (and decommissioned) from service if necessary to comply with this condition.

Proposed Applicant Response:

As indicated above, Article 36 states that maximum permissible sound levels of 60 dBA for sound levels measured at the property line shall be measured from the nearest non-participating and public road right-of-way property line of the area in which the BESS is erected. Based on the final site design and equipment selection, a sound study will be provided to Finney County for review and approval with the building permit application. The sound study will independently analyze the specific BESS components planned for the Project and compare the sound levels at non-participating property lines and public right-of-way to the 60 dBA threshold.

Operational Sound Emissions

Battery energy storage systems consist of a battery charging and discharging system. Inverters convert the direct current from and to the battery energy storage enclosure to alternating current for transmission from and to the step-up transformers. The step-up transformers in turn modify the voltage to be consistent with electrical grid requirements.

An acoustic model of the proposed Project will be developed using equipment sound power levels derived from data supplied by manufacturers, the Applicant, and information found in the technical literature. The sound power levels utilized in the model will represent the anticipated steady-state level of the Project with essentially all equipment operating. Using these sound power levels as a basis, the model will calculate the sound pressure level that would occur at each receptor from each source after losses from distance, air absorption, and other relevant factors are considered. The modeling will be overseen by an acoustic professional who is Board Certified by the Institute of Noise Control Engineering-USA.

Standard acoustic engineering methods will be used in the sound analysis. The sound propagation factors used in the model will be consistent with the International Organization for Standardization (ISO) 9613-2 Acoustics—Sound Attenuation During Propagation Outdoors (Part 2: General Method of Calculation) (ISO 2024). Atmospheric absorption will be estimated for conditions of 10 degrees Celsius

and 70 percent relative humidity (conditions that favor propagation) and computed in accordance with ISO 9613-1 (Part 1: Calculation of the Absorption of Sound by the Atmosphere) (ISO 1993).

The ISO 9613-2 method is based on an omnidirectional downwind condition. That is, the sound prediction algorithms assume every point at which sound level is calculated is downwind of all sound-emitting equipment simultaneously. In essence, the prediction assumes each receiver or prediction point is a "black hole" and the wind is blowing from each source and into this black hole. While this is physically impossible, the ISO 9613-2 model has been widely and successfully used to develop acoustic models for power facilities. Model results will be presented in graphical (e.g., sound contour figures) and tabular format and compared to the applicable threshold (i.e., 60 dBA at non-participating property lines).

Preliminary results will be shared with Finney County prior to submitting the final analysis with the building permit applications. Preliminary results will identify sound exceedances, if any, and identify sound minimization measures that will be evaluated (e.g., relocation of equipment, reselection of equipment, equipment modifications, sound barriers, etc.) or financial compensation (e.g., participating landowner or public right-of-way waivers). The final sound assessment will incorporate and describe the necessary measures to demonstrate compliance with Article 36 requirements. Results will be presented as A-weighted sound contours over aerial mapping identifying relevant compliance locations and highlighting the 60 dBA contour (Figure F-1 illustrates a hypothetical model result). This final report will be submitted with the building permit application for the BESS. This report will provide an overview of acoustic terminology, the County's sound criteria, acoustic modeling approach, equipment sound levels used in the model, graphical and tabular results, and overall conclusions.

Construction Sound Emissions

Construction-related sound emissions are temporary, intermittent, primarily limited to daytime hours, and localized. Sound from construction activities would dissipate with distance and may be audible at varying decibels, depending on the distance from the equipment to a given receptor (e.g., occupied home or public building), a more relevant reference point to evaluate for construction-related sounds rather than non-participating property lines and publics right-of-way. Noisy construction activities for the Project will be limited to daytime hours to minimize potential impacts to neighboring residences.

Sound levels from construction activities will be estimated based on data from the Federal Transit Administration's (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA 2018). This manual represents one of the most recent and comprehensive tabulation of sound from common pieces of construction equipment. Representative sound levels from the FTA (2018) manual are presented in Table 1.

Table F-1. Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level 50 feet from Source, dBA	Equipment	Typical Noise Level 50 feet from Source, dBA
Air Compressor	80	Jack Hammer	88

Backhoe	80	Loader	80
Compactor	82	Paver	85
Concrete Mixer	85	Pneumatic Tool	85
Concrete Pump	82	Pump	77
Concrete Vibrator	76	Roller	85
Crane, Derrick	88	Saw	76
Crane, Mobile	83	Scarifier	83
Dozer	85	Scraper	85
Generator	82	Shovel	82
Grader	85	Spike Driver	77
Impact Wrench	85	Truck	84

Source: Table 7-1, FTA 2018.

The earth moving and equipment used to erect structures for the BESS components are anticipated to be consistent with general construction equipment used on a variety of infrastructure projects identified above. A general construction sound assessment will be developed based on multiple pieces of equipment operating simultaneously and a more detailed assessment will be developed based on the final site plan and equipment layout.

APPENDIX G – DECOMMISSIONING PLAN

BESS Requirements:

[*Finney County, BESS Use-Specific Attachment, Section 8 items (a) through d), pg. 3 of 5, ver. 24 Feb 26*] In addition to the Decommissioning requirements under Section B of the application, Applicant must also provide plans for the following:

a. Disconnection from the power grid.
b. Compliance with national standards and codes or generally accepted practices for decommissioning a BESS. Applicant bears the responsibility of illustrating compliance with said standards.
c. Disposal of all infrastructure, materials, and waste in accordance with applicable law.
d. Provide for removal of all infrastructure, subject to landowner's right to request access roads, fences, and any hard-surfacing and lighting infrastructure to be left intact, and subject to a non-participating landowner's right to retain any screening in its then-required condition provided the landowner accepts and agrees to all future maintenance and repair obligations.

Base SUP Requirements:

[*Finney County, Base Special Use Permit Application, Section B.18, pg. 9 of 19, ver. 24 Feb 26*] Decommissioning Agreement (per use standards in Special Use-Specific Attachment Section B.22(a) items (1) through (12)). A Decommissioning Agreement shall include, but shall not be limited to:

1. Address circumstances which may require decommissioning including, but not limited to, permanent damage of the project technology, inability to sell electric power, continued or prolonged discontinued use of the project technology.
2. Notification to Governing Body & Zoning Administrator.
3. Abide by all Special Use-Specific Attachment requirements per SUP use.
4. Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds to cover the cost of removal and reclamation and all possible additional costs that the County might incur related to accomplishing all of Applicant's decommissioning and restoration obligations; liability insurance; along with sufficient rights for the County to enforce decommissioning,
5. Recognize a host landowner's right to be satisfied with the decommissioning efforts of the Applicant or a hired contractor; and recognize a non-participating landowner's right to retain any screening in its then-required condition provided the landowner accepts and agrees to all future maintenance and repair obligations.
6. Provide timeline for completion of decommissioning activities.
7. Provide restoration measures of disturbed land and provide plans for proper seeding, mulching, and fertilizing, as needed. Restoration practices should include planting native

seeds and vegetation where applicable, subject to landowner's consent or direction to return the land to its pre-construction condition.

8. Provide for removal of access roads and perimeter fences, subject to landowner's right to request access roads and fences be left intact.
9. Remove all infrastructure from public right-of-way or property.
10. No abandonment in place or elsewhere in the County of any project components, and no right to dispose of project components in any County landfill or other disposal location. Recycling, upcycling, or re-use might be encouraged or required.
11. The Decommissioning and Restoration Plan shall be finalized and incorporated as part of the executed Decommissioning Agreement.
12. Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

As part of the Development Agreement process with Finney County, the Applicant will prepare a draft Decommissioning and Restoration Plan (DR Plan) for the Project. A final DR Plan, certified by a licensed Professional Kansas Engineer, will append to the Development Agreement between Finney County and the Applicant, and provided as part of each applicable building permit application. The goal of the DR Plan is establishing a clear, step-by-step process for responsibly and comprehensively retiring the facility and restoring the land at end of life, pursuant to the Development Agreement. The DR Plan will include the following elements, refined and detailed through the Decommissioning Agreement process between Finney County and the Applicant:

- The anticipated life of the Project.
- The estimated decommissioning cost in current dollars.
- The methodology and assumptions used to derive the estimate.
- The proposed method for ensuring that funds will be available for decommissioning and removal, including a proposed method of security for decommissioning costs.
- The proposed method for review of estimated decommissioning costs, including an update to the decommissioning cost estimate and an adjustment to the amount of security for the payment of those costs no less frequently than every 5 years.
- How the Project will be decommissioned and the site restored. Include agreed upon sub-surface dismantling requirements and how landowner preferences are considered (e.g., retain project roads).
- Decommissioning will include removal of all electric systems, buildings, cabling, electrical components, security barriers, battery storage units, roads, foundations, and any other associated facilities so that agricultural ground upon which the facility and/or system was located is again tillable and suitable for agricultural or forestall uses. The site shall be graded and re-seeded to restore it to as natural a pre-development condition as possible.

- Salvage value and recycling will be included in the cost estimate using industry standard assumptions for pricing.

APPENDIX H – NOT APPLICABLE TO BESS GLARE REPORT

APPENDIX I – FIRE SAFETY AND EMERGENCY PLAN

BESS Requirements:

- [*Finney County, BESS Use-Specific Attachment, section 13(a), pg. 5 of 5, ver. 24 Feb 26*] Applicant shall include a Fire Safety and Emergency Plan identifying the potential fire risk associated with the project including both prescribed burning and non-prescribed burning. This shall address fire originating within the site, fires escaping from the site and potential effects of fire originating from outside the site.
- [*Finney County, BESS Use-Specific Attachment, section 13(b), pg. 5 of 5, ver. 24 Feb 26*] The Fire Safety and Emergency Plan shall address all provisions for fire suppression, fire, and emergency medical response to be provided by the applicant both during construction and during operation of the project. The plan shall identify what equipment is not presently owned by the public fire department or other first responder which may be needed to respond to emergencies at the project. Any equipment so identified shall be purchased by applicant.

Base SUP Requirements:

[*Finney County, Base Application, section B.16 items (a) through (d) pg. 8 of 19, ver. 24 Feb 26*] An Emergency Readiness Plan (ERP) is required and shall address the following:

a. An ERP report shall provide a safety plan detailing expected public agency/emergency services support during emergencies, including training services and equipment for local County personnel.
b. The ERP shall also identify potential fire risks associated with the project and demonstrate compliance with applicable federal, state, and local fire codes, including but not limited to the National Fire Protection Association, Kansas State Fire Marshal, and Finney County Emergency Management.
c. Identify any changes to the ERP or other safety information and terms that Applicant submits if potential changes to the project might occur prior to initial construction or after initial construction.
d. Any other information that the Applicant, Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

The Applicant will provide a Fire Safety and Emergency Plan and an Emergency Readiness Plan (see Appendix I-1 for proposed template, hereout referred to as an FSEP) as part of the BESS Building Permit applications. The Fire Safety and Emergency Plan will address fire suppression, fire, and emergency medical response to be provided by the Applicant during construction and operation of the Project, and will demonstrate compliance with applicable federal, state, and local fire codes. The Fire Safety and Emergency Plan will be informed by Applicant's coordination with relevant county and

municipal emergency service providers that will be identified in the Plan to be contacted during emergencies for both fire and non-fire events. Key elements of the Fire Safety and Emergency Plan include, but not limited to:

- The plan will detail the installation, separation distances, fire protection and necessary emergency planning that complies with NFPA 855, UL 1973, and UL9540, as applicable.
- UL 9540A test method to support UL 9540 certification will be completed as applicable.
- The Fire Safety and Emergency Plan shall also include a defined communication tree and approved communication protocols to enable timely notification and coordination with First Responders, the local community, and other required stakeholders.
- Response time for First Responders to project location will be incorporated into the plan and reasonable actions to protect life and property will be detailed within the plan.

APPENDIX I-1: PROPOSED TEMPLATE: FIRE SAFETY AND EMERGENCY PLAN (FSEP)

This template integrates applicable requirements for construction (29 CFR 1926), general industry (29 CFR 1910), and environmental compliance. Specific regulatory citations used to develop this form are detailed in Section 19.0, supplemented with county- and state-specific information as part of the *County Agreement* process, e.g., *Monitoring & Reporting after SUP Resolution, Finney County Base Application, pg. 13 of 19, 24 Feb 26.*

Project Name: [Energy Project Name]
Location: [Site Location, GPS Coordinates]
Project Owner: [Company Name]
EPC Contractor: [Company Name]
Operations & Maintenance (O&M) Provider: [Company Name]
Effective Date: [Date]
Revision No.: [Number]

1. PURPOSE: This Fire Safety and Emergency Plan (FSEP) establishes procedures for responding to emergencies during the **construction and operation** of the energy project to:

- Protect personnel, contractors, visitors, and the public.
- Minimize environmental impact.
- Protect property and equipment.
- Ensure coordinated response with local authorities.
- Maintain regulatory compliance.

2. SCOPE: This FSEP applies to:

- All construction personnel
- All operations and maintenance personnel
- Subcontractors
- Visitors
- Temporary workers
- Transport contractors

3. PROJECT DESCRIPTION: The project consists of:

- Energy Generation Sources (e.g. Battery Energy Storage System)
- Foundations and hardstands
- Underground and overhead electrical systems
- Onsite substation
- Operations & maintenance building

- Access roads
- Laydown areas

4. EMERGENCY CONTACT INFORMATION

4.1 Internal Contacts

Role	Name	Phone	Backup Personnel
Project Manager			
HSE Manager			
Site Supervisor			
Control Room			
O&M Manager			

4.2 External Emergency Services

Service	Contact Number	Nearest Location
Ambulance		
Fire Department		
Police		
Hospital		
Utility Operator		
Environmental Authority		

5. EMERGENCY RESPONSE ORGANIZATION

5.1 Incident Command Structure

Incident Commander (IC)

- Overall authority during emergencies
- Liaises with external agencies
- Authorizes evacuation

HSE Officer

- Coordinates site safety
- Conducts headcount
- Maintains incident records

First Aid Team

- Provides medical assistance
- Coordinates medevac

Fire Response Team

- Deploys fire extinguishers
- Secures ignition sources

Communications Officer

- Manages radio communications
- Notifies management and authorities

6. EMERGENCY CLASSIFICATION: Details of an incident are categorized under a classification:

Level 1 – Minor Incident

- Managed on site
- No external assistance required

Level 2 – Serious Incident

- Requires external emergency services
- Partial evacuation possible

Level 3 – Major Incident

- Full site evacuation
- Significant injury, fatality, or environmental release

7. IDENTIFIED EMERGENCY SCENARIOS

7.1 Construction Phase

- Working at height fall or lifting incident
- Construction equipment failure
- Electrical shock
- Vehicle collision
- Trench collapse
- Fire/explosion
- Severe weather event
- Hazardous material spill
- Medical emergency
- Confined space incident

7.2 Operational Phase

- Landscape (wild) fire mitigation
- Electrical arc flash
- Lightning strike
- Transformer failure
- Oil spill
- Grid failure
- SCADA failure
- Unauthorized site entry
- Extreme weather

8. GENERAL EMERGENCY PROCEDURES

8.1 Upon Discovery of Emergency

- Stop work immediately
- Raise alarm (radio / horn / phone)
- Notify supervisor and control room
- Provide location and type of emergency
- Always maintain personnel safety

8.2 Evacuation Procedure

- Proceed to designated muster point
- Supervisors conduct headcount
- Report missing personnel immediately
- Do not re-enter site until cleared

8.3 Communication Protocol

- Primary: Site radio channel [#]
- Secondary: Mobile phone
- Tertiary: Satellite phone (if remote site)

All communications must include:

- Nature of emergency
- Exact location (Turbine ID, GPS)
- Injuries
- Assistance required

9. SPECIFIC RESPONSE PROCEDURES

9.1 Wildfire or Facility Fire

- Notify fire department and facility control room
- Implement energy isolation or shutdown procedures (remotely if possible)
- Evacuate facility (or, in case of wildfire, stay on facility if safe to do so)
- Establish exclusion zone (minimum 300 m)
- Do NOT attempt internal fire suppression unless trained

9.2 Working at Height Rescue

- Activate rescue team
- Do not move injured worker unless required
- Deploy tower rescue kit
- Contact emergency medical services
- Maintain communication with suspended worker

9.3 Electrical Shock / Arc Flash

- De-energize equipment
- Do NOT touch victim until safe
- Initiate CPR if needed
- Call ambulance
- Secure area

9.4 Oil or Hazardous Material Spill

- Stop source if safe
- Deploy spill kit
- Contain using berms/absorbents
- Notify environmental authority
- Document incident

9.5 Severe Weather

- Monitor forecasts
- Cease lifting operations above wind threshold
- Secure materials
- Evacuate towers during lightning
- Shelter in designated building or vehicles

9.6 Vehicle Accident

- Secure area
- Provide first aid
- Call emergency services
- Prevent fuel leakage
- Report to HSE

10. MEDICAL EMERGENCY PROCEDURE

- Provide first aid
- Call ambulance
- Assign escort to guide responders
- Prepare medical records if available
- Notify next of kin (management only)

11. TRAINING & DRILLS

- Site induction includes FSEP overview
- First aid training (minimum X% workforce)
- Facility rescue training
- Fire extinguisher training
- Annual full-scale emergency drill
- Quarterly tabletop exercise
- Safety drill records must be maintained on site.

12. EQUIPMENT & RESOURCES

- First aid kits (locations listed)
- AED devices
- Fire extinguishers
- Spill kits
- Rescue kits (tower)
- Emergency lighting
- Communication devices
- Emergency vehicles

13. ENVIRONMENTAL PROTECTION

- Immediate reporting of spills
- Protection of waterways

- Wildlife protection protocols
- Waste segregation
- Post-incident environmental assessment

14. DOCUMENTATION & REPORTING

All incident reporting and documentation must follow local requirements supplemental to:

- Reported within 24 hours
- Investigated
- Root cause analyzed
- Corrective actions implemented
- Logged in incident register

15. BUSINESS CONTINUITY

- Damage assessment
- Spare parts inventory
- Temporary power arrangements
- Insurance notification
- Media communication (authorized personnel only)

16. POST-INCIDENT REVIEW

- Debrief meeting
- Lessons learned
- Update FSEP if required
- Re-train staff as necessary

17. SITE MAPS (Attach)

- Facility layout
- Access roads
- Muster points
- Fire equipment locations
- Spill kit locations
- Nearest hospital route

18. APPROVALS

Prepared by: _____
Reviewed by: _____
Approved by: _____
Date: _____

19. CITED AUTHORITIES:

This FSEP is developed in compliance with:
OSHA Construction Standards (29 CFR 1926)

- 1926.35 – Employee Emergency Action Plans

- 1926.50 – Medical Services and First Aid
- 1926.150 – Fire Protection
- 1926 Subpart CC – Cranes & Derricks
- 1926 Subpart M – Fall Protection
- 1926 Subpart V – Power Transmission

OSHA General Industry (29 CFR 1910)

- 1910.38 – Emergency Action Plans
- 1910.39 – Fire Prevention Plans
- 1910.147 – Lockout/Tagout (LOTO)
- 1910.269 – Electric Power Generation
- 1910.120 – Hazardous Waste Operations (if applicable)

EPA Requirements

- Spill Prevention, Control, and Countermeasure (SPCC) Rule – 40 CFR 112
- EPCRA Emergency Planning (if hazardous chemicals exceed thresholds)

NFPA Codes (as adopted locally)

- NFPA 70 – National Electrical Code
- NFPA 70E – Electrical Safety in the Workplace
- NFPA 850 – Fire Protection for Electric Generating Plants

APPENDIX J – WASTE HANDLING PLAN

BESS Requirements:

[Finney County, BESS Use-Specific Attachment, section 16 items (a) and (b), pg. 5 of 5, ver. 24 Feb 26]
Storage of BESS Materials.

a. Batteries. Any battery cell, module, or system that is defective, recalled, non-operational, or otherwise removed from service shall not be stored on the site and shall be removed no later than 180 days after deemed dead, failed, faulty, spent or recalled by the applicant or battery manufacturer.

b. Storage of other equipment or materials related to the safe operation or regular maintenance of the BESS by the applicant is allowed within approved designated areas on site or dedicated use buildings identified for such explicit purposes. Any structure containing known hazardous or potentially hazardous materials shall be clearly marked and identifiable from the outside and identify the materials stored therein.

Proposed Applicant Response:

The Applicant will develop a Waste and Chemical Handling Plan (WCHP) (ref. Appendix J-1 for Proposed Template) for the construction, operation and maintenance of the BESS and will provide the WCHP with the building permit for the BESS project. The WCHP will detail the amount, storage and containment of fuel, wastes, and/or chemicals used and stored on-site. The WCHP will address the selection, transport, storage, and use of hazardous materials needed for the operation and maintenance of the facility for local emergency response and public safety authorities and for the regulating agency, and addresses the characterization, on-site storage, recycling, and disposal of resulting wastes, and will include best management practices for the spill prevention, clean-up, and disposal of fuels, oils, other miscellaneous chemicals, and hazardous wastes. Overarching practices and procedures in the WCHP include, but not limited to:

- All operating and maintenance personnel handling battery waste will be trained to identify hazards, signs of failure, proper PPE utilization, as well as all relevant policies and procedures.
- The equipment to be removed will be assessed to determine the appropriate classification: end of life (EOL), Damage/Defective/Recalled (DDR), or Incident impacted and handled accordingly. EOL & DDR equipment will follow stricter controls and shipped rules to ensure compliance with DOT.
- At a minimum, the equipment to be removed cells/modules will be segregated based upon its classification then stored in non-combustible fire-resistant container. The containers will be stored in cool, dry, well- ventilated storage away from ignition sources. The containers will include all legally required markings/labels.
- The waste removal will be contracted with trained shippers.

- EOL batteries will be routed to available licensed, lithium-battery commercial recyclers.
- DDR or Incident impacted batteries will follow the then available EPA promoted recycling pathway to recover minerals.
- The temporary storage of BESS waste will comply with NFPA 855, UL 1973 and UL 9540 or relevant regulations at the time of waste handling.

APPENDIX J-1: PROPOSED TEMPLATE: WASTE AND CHEMICAL HANDLING PLAN (WCHP) UTILITY-SCALE BATTERY ENERGY STORAGE SYSTEM (BESS)

1. Project Information

Project Name:
Project Location:
County / State:
Latitude / Longitude:
Project Owner / Developer:
Facility Operator:
Plan Prepared By:
Preparation Date:
Revision Number:

Facility Description: Provide a general overview of the BESS facility including:

- Installed energy capacity (MW / MWh)
- Battery chemistry (e.g., lithium-ion NMC, LFP)
- Number of battery containers or cabinets
- Number of inverters and transformers
- Associated infrastructure (switchyard, substation, HVAC)

System Component	Quantity	Description
Battery Containers		
Inverters		
Transformers		
Auxiliary Systems		

2. Purpose of Plan: This Waste and Chemical Handling Plan (WCHP) establishes procedures to ensure the safe **storage, use, handling, transportation, and disposal of chemicals and**

wastes associated with the construction, operation, maintenance, and decommissioning of the BESS facility.

The objectives are to:

- Protect human health and the environment
- Prevent releases of hazardous materials
- Ensure proper waste classification and disposal
- Maintain regulatory compliance
- Establish emergency response procedures

3. Regulatory Framework: The project will comply with all applicable federal and state hazardous waste management regulations. State requirements are administered by the **Kansas Department of Health and Environment (KDHE)** under the **Kansas Hazardous Waste Management Act (K.S.A. 65-3430 through 65-3447)** and implementing regulations in **K.A.R. 28-31**, which adopt federal hazardous waste regulations under **40 CFR Parts 260–279**. These regulations govern the generation, storage, transportation, treatment, and disposal of hazardous waste associated with the project.

Federal Regulations

- Resource Conservation and Recovery Act (Hazardous Waste Management)
- Emergency Planning and Community Right-to-Know Act (Chemical Reporting)
- Hazardous Materials Transportation Act
- Occupational Safety and Health Administration Hazard Communication Standard
- Clean Water Act Spill prevention provisions

Finney County Regulations and Requirements

- Emergency Planning and Community Right-to-Know
- As agreed, upon with relative county agencies (e.g., first responders)

4. Facility Chemical Inventory: Chemicals used during construction and operations will be tracked through an **onsite chemical inventory system**. Safety Data Sheets (SDS) will be maintained for all materials.

Typical chemicals associated with BESS facilities include:

Chemical / Material	Application	Maximum Quantity	Storage Method
Lithium-ion battery electrolyte	Internal battery component	Manufacturer sealed	Battery modules

Chemical / Material	Application	Maximum Quantity	Storage Method
Coolant / glycol	HVAC cooling systems		Storage tanks
Transformer oil	Transformers		Oil containment basin
Diesel fuel	Emergency generators		Fuel tank with secondary containment
Lubricants and hydraulic fluids	Equipment maintenance		Maintenance storage cabinet
Cleaning solvents	Equipment cleaning		Chemical storage cabinet

All chemicals will be stored according to **manufacturer recommendations and SDS guidance**.

5. Waste Stream Identification: Waste streams may occur during **construction, operations, maintenance, and decommissioning**.

Waste Stream	Source	Classification	Expected Quantity	Disposal Method
Construction debris	Equipment packaging	Non-hazardous		Recycling/Landfill
Scrap metal	Electrical equipment	Non-hazardous recyclable		Recycling
Damaged battery modules	Battery containers	Universal or hazardous waste		Certified battery recycler
Used oil	Equipment maintenance	Regulated used oil		Licensed disposal facility
Absorbent materials	Spill response	Potential hazardous waste		Hazardous waste disposal
Contaminated soil	Spill incidents	Hazardous/non-hazardous		Approved disposal facility

6. Chemical Storage and Containment: All chemical storage areas will incorporate **spill prevention and containment features**.

Storage Requirements: Secondary containment for liquid chemicals

- Weather protection where necessary
- Clearly labeled containers
- Segregation of incompatible chemicals
- Lockable storage areas
- Adequate ventilation
- Fire suppression compliance

Chemical Storage Areas

Storage Area	Materials Stored	Containment Type	Capacity
Maintenance building	Oils and lubricants	Spill containment pallet	
Transformer pad	Transformer oil	Concrete containment basin	
Generator fuel tank	Diesel fuel	Double-wall tank	

7. Battery System Handling and Waste Management: Battery modules are typically sealed units containing electrolyte materials and internal cells.

Damaged or Defective Batteries: If battery modules are damaged or defective:

1. Isolate the module immediately
2. Remove from operational container if safe
3. Place in approved storage container
4. Notify the manufacturer and environmental manager
5. Arrange transportation to certified recycling facility

Battery Waste Recycling: End-of-life batteries will be managed through certified recycling vendors specializing in lithium-ion battery recovery.

Documentation will include:

- Chain of custody
- Transport manifests
- Recycling certification

8. Waste Storage and Labeling: All waste containers will be:

- Clearly labeled
- Closed when not in use
- Stored within designated waste accumulation areas
- Compatible with waste materials

Waste Storage Areas

Area	Waste Types	Maximum Storage Duration
Maintenance building	Used oil	Per regulatory limit
Waste accumulation area	Hazardous waste	Per RCRA generator status

9. Transportation and Disposal: All waste will be transported by **licensed hazardous waste transporters** to permitted treatment, storage, or disposal facilities.

Documentation maintained:

- Hazardous waste manifests
- Bills of lading
- Disposal certificates
- Recycling documentation

10. Spill Prevention Measures: Preventative measures include:

- Secondary containment
- Routine inspections
- Proper training
- Equipment maintenance
- Spill kits in strategic locations and include:
    - Absorbent pads
    - Containment booms
    - Neutralizing agents
    - Personal protective equipment (PPE)
    - Waste bags

11. Spill Response Procedures: In the event of a spill or release:

- Stop the source if safe to do so
- Secure the area
- Deploy spill containment materials
- Notify site management
- Evaluate regulatory reporting requirements
- Dispose of contaminated materials appropriately

Emergency reporting will follow applicable thresholds.

12. Inspection and Monitoring: Routine inspections will be conducted to ensure compliance with the WCHP.

Inspection checklist includes:

- Chemical container integrity
- Secondary containment condition
- Waste labeling
- Spill kit availability
- Evidence of leaks or releases

Inspection Area	Frequency
Chemical storage	Weekly
Waste storage	Weekly
Spill kits	Monthly
Transformer containment	Monthly

13. Training: Personnel working onsite will receive training covering:

- Hazard communication
- Chemical handling
- Spill response
- Waste management
- Emergency procedures

Training records will be maintained by the facility operator.

14. Emergency Coordination: Emergency response will be coordinated with:

- Local fire department

- Emergency management agencies
- Environmental regulatory agencies

Emergency contact information will be posted onsite.

15. Recordkeeping: Records maintained for compliance include:

- Chemical inventories
- Safety Data Sheets
- Waste manifests
- Inspection logs
- Training records
- Incident reports

Records will be retained in accordance with regulatory requirements.

16. Plan Review and Updates: This plan will be reviewed with listed Finney County partners:

- Annually
- Following significant operational changes
- After spill or incident events
- When regulatory requirements change

17. Appendices

Appendix A – Site Layout and Chemical Storage Map
Appendix B – Safety Data Sheets (SDS)
Appendix C – Waste Transport and Disposal Vendors
Appendix D – Spill Response Equipment Locations
Appendix E – Inspection Checklists
Appendix F – Emergency Contact List

APPENDIX K – ENVIRONMENT, WATER AND SPECIAL FLOOD HAZARD AREAS REPORT

Base SUP Requirements:

[Finney County, Base Application, section B.10 items (a) through (f), pg. 6 of 19, ver. 24 Feb 26]

a. Provide a description of known, likely, or possible impacts to any of the following: drainage patterns, water runoff rate, above-ground or underground water quality, soil quality, air quality, sound, odor, lighting, habitat or wildlife corridors, livestock, pets, species, other ecosystem impacts, and other impacts that might occur to the public or to non-participating land or landowners and any of their tenants, employees and invitees.

b. Identify any mitigation efforts offered by Applicant regarding any negative environment impacts to non-participating land, the public, ecosystems, animals and species, land, air, and water.

c. Provide plans for erosion/sediment control, and list land identified as a special flood hazard area.

d. Special Flood Hazard Areas: Prior to starting construction activities, obtain a local floodplain development permit for all construction in the special flood hazard area prior to the issuance of a zoning permit or for any portion of the project not requiring a zoning permit.

e. Prior to starting construction, provide stormwater prevention plans.

f. Identify any changes to what Applicant submits for this part of the application if potential changes to the project might occur prior to initial construction or after initial construction.

Proposed Applicant Response:

To satisfy this requirement for the BESS components of the Project including the following:

- Critical Issues Analysis (CIA) – Available as a Supplemental Submission
- Site Characterization Study (SCS) – Supplemental Submission once finalized
- Erosion & Sediment Control Plan (ESCP) – Provided as part of Building Permit application
- Detailed soil report – Provided as part of Building Permit application
    - Desktop soil classification provided in CIA
- Stormwater Pollution Prevention Plan (SWPPP) – Provided as part of Building Permit application.
- Stormwater Management Plan (SMP) – Provided as part of Building Permit application along with proposed SMP design features depicted on relevant site plans.

The Applicant commissioned a Critical Issues Analysis (CIA), a compilation and review of federal/state datasets for land cover, wetlands/waterbodies, floodplains, soils, contaminated sites, impaired waters, species of concern, cultural resources, public lands/managed areas, and aviation/military considerations. The CIA identifies potential habitat for federally and state-listed threatened and endangered species, species protected by the Bald and Golden Eagle Protection Act, and Kansas Department of Parks and Wildlife (KDWP) Special Concern species (collectively referred to as special-status species). The CIA summarizes the applicable laws and policies associated with federal and Kansas trust species and natural resources; characterizes the landscape of the Project; and suggests methods for evaluating the potential for occurrence of special-status species within and near the Project based on available habitat.

Key CIA findings in bold have subsequent investigations and their status noted as sub-bullet:

- *Land cover*: Cultivated crops dominate (pivot farms), with herbaceous cover outside pivots, some with smaller developed/shrub components. Active oil and gas development and water wells are interspersed among pivoted fields.
- ***Wetlands/water***: Mapped wetlands and waterbodies total ~3,821 acres (<1%); mapped waterbodies total ~374 miles, with the Arkansas River along the southern portion of the study area.
    - *A Wetland and Waterway Determination:* onsite investigation by a certified hydrologist was conducted to confirm desktop findings that no jurisdictional waters are present in the project area, memorialized as a Self-Certification Statement. Available as a Supplemental Submission.
- *Floodplains*: The Project is outside of all FEMA 100- and 500-year floodplains. According to the FEMA FIRM Maps the project area is located within “Zone X,” a designation for areas of minimal flood hazard.
- *Soils/ag*: None of the Project area is classified as prime farmland / statewide importance / prime if irrigated. The Project and adjacent area are classified as low corrosion potential for steel and concrete.
- ***Contamination/impaired waters***: No recorded Superfund nor brownfield sites; Arkansas River is listed as impaired for multiple parameters.
    - *Phase I Environmental Site Assessment (ESA)*: conducted in 2025 with no Recorded Environmental Conditions noted .
- ***Species context***: CIA notes potential for federal/state species includes bald and golden eagles, monarch butterfly (federal candidate), and state-listed species.
    - ***Agency Coordination****:* Given the long-standing, intensive land uses in and adjacent to the Project, wildlife agencies had limited concerns for either flora or fauna. Appropriate guidelines for fencing and vegetation management will be followed during operations; nest surveys conducted prior to start of construction during breeding season. The Applicant maintains an open line of communication with KDWP and USFWS as development plans continue.

    - ***Lesser prairie chicken (LEPC):*** While the Project overlaps with the federally designated, geospatially-derived Estimated Occupied Range (EOR) of the LEPC, the project area has no viable LEPC habitat due to historically intense land uses (farming and mining) and any historical or currently active leks are non-adjacent to the project area.
- ***Cultural resources***: Identifies historic sites and cemeteries within the study area/buffer requiring avoidance/coordination.
    - ***Phase I Cultural & Historical Resources Report****:* Underway and available for Supplemental Submission once completed.
- *Air Quality and Odor:* As a non-thermal, closed-loop chemical source of energy generation, BESS has no air emission or odor sources associated with their standard operational life.
- *Livestock:* While there is no active livestock operations on the Project, there is on adjacent parcels, though discussions with relevant stakeholders has not registered any concern about effects on their operations.

The CIA is limited as a compilation of desktop and mostly publicly available resources, though also informed with feedback from KDWP and the U.S. Fish and Wildlife Service (USFWS). As onsite investigations are conducted (SCS, wetlands, cultural resources), relied upon data sources include, but may not be limited to, the following:

- KDWP's Ecological Review Tool (ERT)
- National Land Cover Database (NLCD)
- Playa Lakes Joint Venture
- Southern Great Plains Crucial Habitat Assessment Tool (CHAT)
- State and federally managed lands (e.g., National and State Parks, Wildlife Management Areas, National Wildlife Refuges)
- U.S. Fish and Wildlife Service Information for Planning and Consultation (IPaC), including USFWS-Designated Critical Habitat
- USFWS National Wetlands Inventory
- U.S. Geological Survey (USGS) National Hydrographic Dataset

The Site Characterization Study (SCS) is a year-long conservation initiative that collects onsite information throughout the four seasons, evaluates the general area for adjacent natural resources potentially affected by the Project, and formulates conservation strategies to benefit local natural resources. Given the historical and current intensive land use of the Project and surrounding landscape, conservation opportunities are likely limited to revegetation of the Project area. Natural resources investigated for include, but not limited to,

- Observe and record land cover, dominant vegetation, noxious weeds
- Assess potential suitable habitat for listed species
- Document general plant and wildlife observations
- Raptor nests observed and documented with the species identified (if present)

The cumulative result of all natural and cultural resource investigations and findings will inform a conservation strategy for the Project that will be structured to mitigate for potential or actual efforts that rise to a level of significance and informed by relevant public agency feedback on submitted reports. Mitigation can be addressed through use of technology or enhanced techniques during construction and operation. For example, retired water rights provide for water conservation, thoughtful site design and low-profile technology reduces sound emissions, and post-construction revegetation techniques can be targeted to mitigate stormwater runoff events and/or attract species of conservation interest.

Erosion and Sediment Control Plan (ESCP)

Upon finalization of the Project site design, the Applicant will provide an Erosion and Sediment Control Plan (ESCP), stamped by a Professional Engineer registered in the State of Kansas, for the purposes of mitigating erosion concerns during the construction of the Project. The ESCP will analyze the BESS components of the Project. The ESCP will utilize information developed through a grading plan developed for the Project and be implemented prior to construction of the Project. The ESCP will be complimented by a SWPPP for the construction and a SMP for operation of the Project.

Stormwater Pollution Prevention Plan (SWPPP) – Construction Phase

The applicant will prepare and implement a Stormwater Pollution Prevention Plan (SWPPP) to control erosion, sediment, and other potential pollutants during construction and early site stabilization of the project. The SWPPP will describe existing site conditions, drainage patterns, and potential sources of stormwater pollution, and will identify specific best management practices (BMPs) to be installed, maintained, and inspected throughout construction, such as silt fencing, stabilized entrances, sediment controls, and good housekeeping measures. The plan will also establish inspection frequencies, documentation procedures, and corrective action requirements to ensure compliance with applicable state and federal stormwater permits. The SWPPP will be a living, site-specific document that is updated as construction activities progress or site conditions change and will remain in effect until the site is permanently stabilized. The SWPPP will be specific to the soil conditions and topographical features of the project and surrounding area, in which there are no designated floodplains and flood zone designated ‘X’ as a minimal flood hazard zone. SWPPP BMPs will be removed once construction is complete and all permanent stormwater management facilities have been installed in accordance with the Project’s SMP, Grading Plan and ESCP. A draft SWPPP will be submitted as part of the Building Permit application.

Stormwater Management Plan (SMP) – Operation Phase

The applicant will develop a Stormwater Management Plan (SMP) to address how stormwater runoff will be managed on a long-term basis during operation of the facility. The SMP will focus on permanent stormwater features and site design elements that control runoff quantity and protect water quality, such as vegetated swales, infiltration areas, stabilized drainage pathways, and other permanent BMPs consistent with county and state standards. The plan will describe how stormwater systems are designed to function under typical and storm conditions, outline maintenance responsibilities and schedules, and identify procedures to ensure continued performance over the life of the Project. The SMP will be specific to the soil conditions and topographical features of the project

and surrounding area, in which there are no designated floodplains and flood zone designated ‘X’ as a minimal flood hazard zone. A draft SMP will be submitted as part of the Building Permit application.

Geotechnical Desktop and Detailed Soil Study

The Applicant will provide a geotechnical desktop study and detailed soil study as part of the Building Permit application, which will support the development of civil site plans, inform the proposed foundation and mounting technologies and techniques, and identify potential geological/geotechnical hazards in the Project area. Depending on the presence or absence of sufficient geological and soils information for the parcels in the project area, the soil study may or may not necessitate onsite bore samples.

APPENDIX L – AESTHETICS

Base SUP Requirements:

[*Finney County, Base Application, section b.11, pg. 6 of 19, ver. 24 Feb 26*] Describe (including primary materials and colors) and provide visual aids of the exterior of all of applicant's potential above-ground infrastructure shown on the Site Plan. Identify any potential changes that might occur prior to initial construction or after initial construction. Identify known, likely, or possible changes to the current view of the area from non-participating land and from public roads and property. Identify any mitigation efforts offered by Applicant regarding any negative aesthetic impacts to non-participating land and the public. Identify the location of the closest existing comparable infrastructure for the County or public to visit to understand the proposed use aesthetics and explain the differences between the sample infrastructure and the proposed use. Identify the surface land area that will be removed from agricultural use and the impact of that land use change on the Finney County economy. Provide a visual aid that incorporates the Project Boundary Map and the relevant parts of the Site Plan to identify all non-participating land (both private, and also all public road right-of-way and any other public land) both within the project boundary and within two miles outside of the project boundary perimeter, including showing the distance from that non-participating land (private and public) and any occupied residences thereon to the nearest proposed project above-ground infrastructure. Include a table listing those distances. Include in the visual aid existing and proposed aesthetic impact mitigations.

Proposed Applicant Response:

The Applicant will provide a Visual Impact Assessment report that will evaluate the Project's visual effects as demonstrated by contrast between photographs of existing conditions at the Project site and visual simulations of the same views, as described below, with the building permit submittal. Preparation of the report will require the following main steps. Example photos are provided below of an example BESS facility and example substation facility. Example photos are for reference only, the final design of the BESS and substation facilities is yet to be determined and will differ slightly from the example reference photos provided below.

Figure 1. Example BESS facility

Figure 2. Example substation facility

Viewshed Analysis

A viewshed analysis is a GIS-based line-of-sight visibility assessment resulting in the identification of areas in a Project vicinity where the Project would be theoretically seen or unseen. The Applicant will prepare four discrete viewshed analyses using Esri GIS software and USGS 10-meter Digital Elevation Models, or better resolution if available, within a preliminary visual study area surrounding the Project, which will, in order to account for potentially sensitive viewing locations will extend out to 10 miles for the BESS, and gen-tie line. The viewshed analyses will reflect topography only ("bare earth") and will therefore provide a conservative estimate of Project visibility from areas surrounding the Project. The preliminary viewshed analyses will inform both the selection of a final visual study area and preliminary identification of representative viewpoints.

Identification of Representative Viewpoints

The applicant will identify areas with potential visual sensitivity within the visual study area. Sensitive viewing areas typically include, but are not limited to, cultural/historic sites and structures, recreation areas, local communities, designated scenic resources, and other scenic or aesthetic resources identified by state and local planning documents, or other areas where there would likely be viewer concerns about changes to the visual environment. Based on this review and on the results of the viewshed analyses, the Applicant will identify a preliminary set of representative viewpoints for site photography.

Site Photography and Photographic Simulations

A photographer will travel to the site to conduct site photography, collecting single-frame, high-resolution images with a full-frame, DSLR camera equipped with a fixed 50mm lens. This focal length is accepted in federal visual impact assessment methods as approximating what the human eye sees in focus within a static view. The photographer will collect panoramic sets of single-frame photos from the pre-selected viewpoints for the purpose of site documentation and potential use in impact assessment and will use a GPS device to record the latitude, longitude, elevation, date, and time of each photograph as it is taken.

Visual Impact Assessment Report

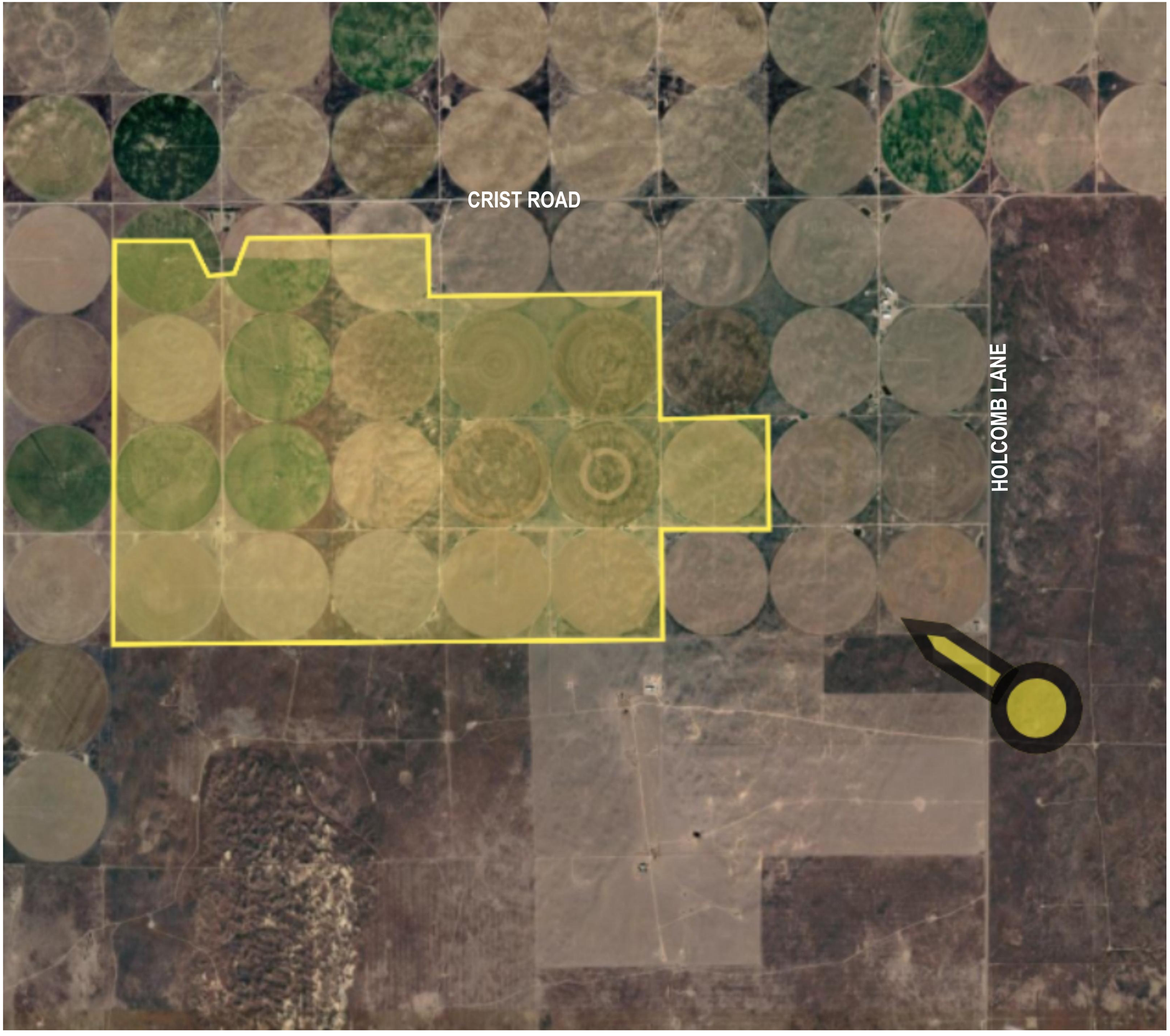
The Visual Impact Assessment Report will include sections describing the Project, its regulatory setting, affected environment, potential environmental impacts, proposed mitigation, and conclusions.

The affected environment section will describe the existing landscape setting and identify potentially affected visual resources including scenic and visual resources of significance. The methods used to inventory scenic resources, including the field visit and desktop studies, will be described. The environmental impacts section will summarize the Project's effects to the visual environment based on evident contrast between existing and proposed conditions as shown in current and simulated views from KOPs.

The final report will include the viewshed maps (11-by-17-inch PDF format) showing the results of the viewshed analyses and the final visual study area, a photo location map (11-by-17-inch PDF format),

and up to 6 11-by-17-inch layouts showing the existing conditions (before) photographs and the simulated output (after) photographs (one layout in PDF format for each simulated photo point).

A draft Visual Impact Assessment report template is provided below. This template utilizes drone photography taken from public ROWs near the project boundary. The views shown in the photos below represent prospective photo locations to be used in the Visual Impact Assessment Report. Final locations will be determined after the final layout and design of the Project is determined. The draft Visual Impact Assessment report template provided below represents a typical organization and formatting of before and after photos to be included with a Visual Impact Assessment report.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHWEST VIEW FROM HOLCOMB LANE

LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

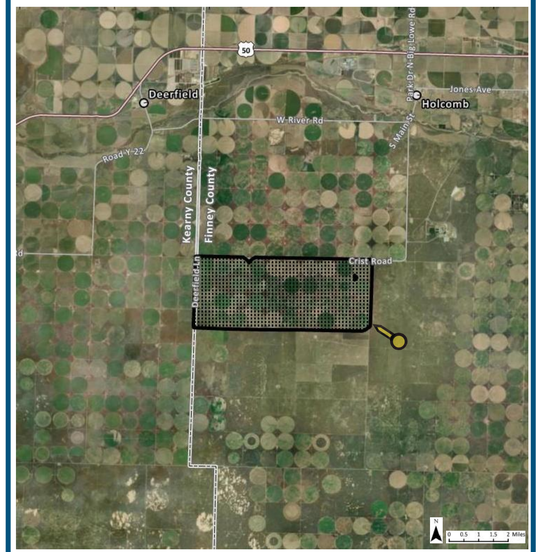
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT



VICINITY MAP

LEGEND

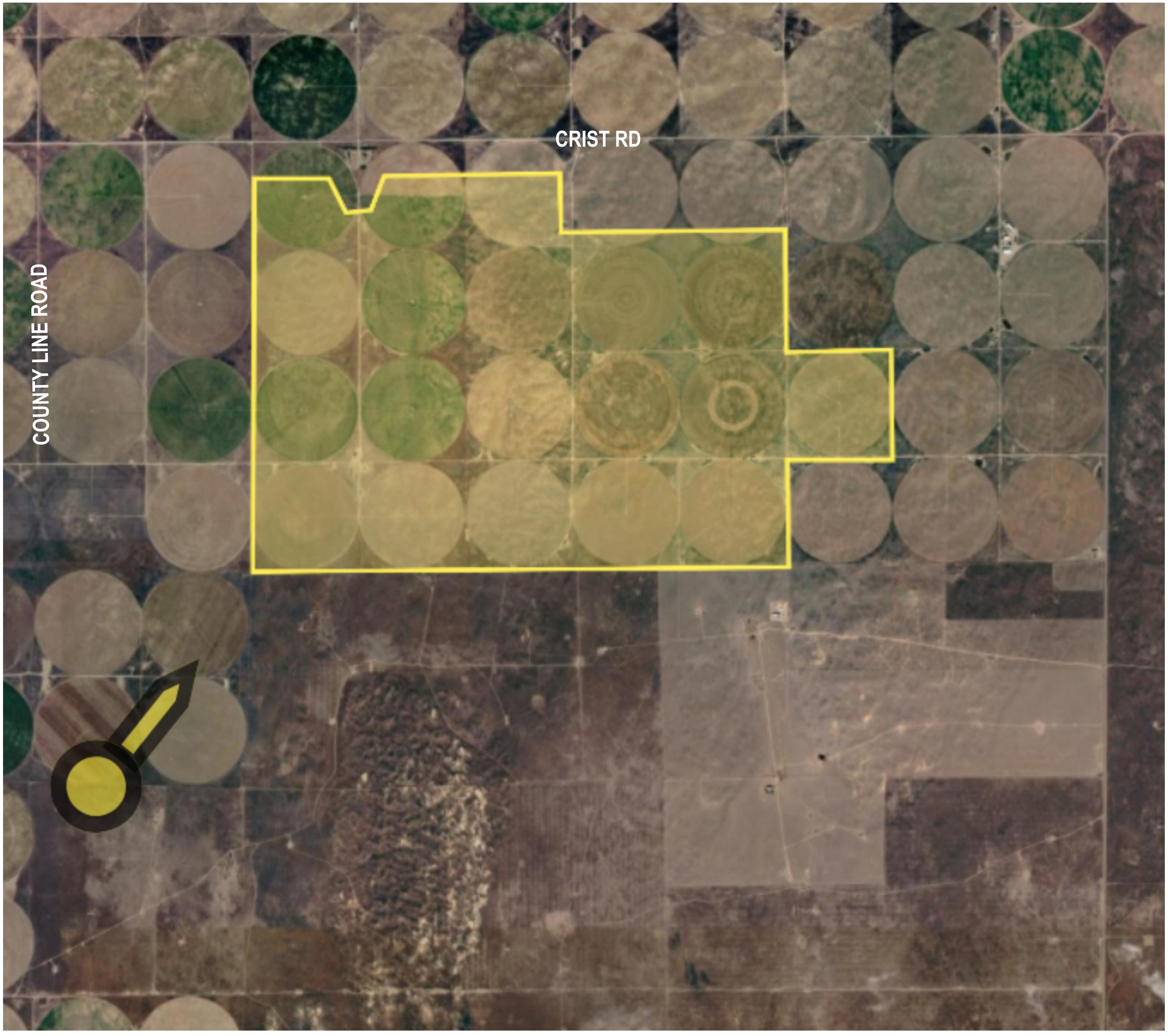
VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHWEST
LATITIUDE:	37.884722°
LONGITUDE:	-101.007917 °
DISTANCE FROM PROJECT:	~1.21 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHEAST VIEW FROM COUNTY LINE ROAD

LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

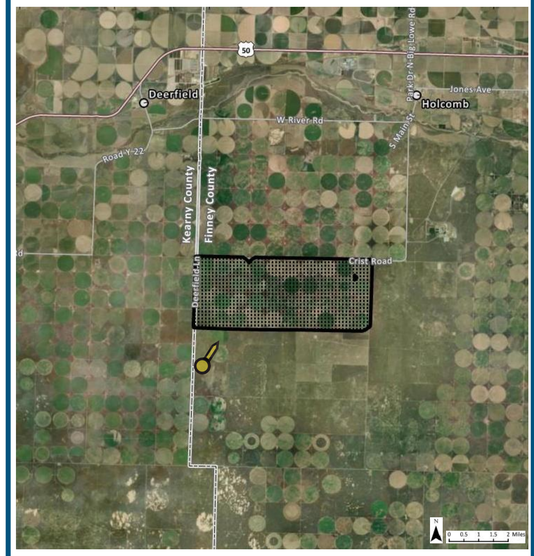
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

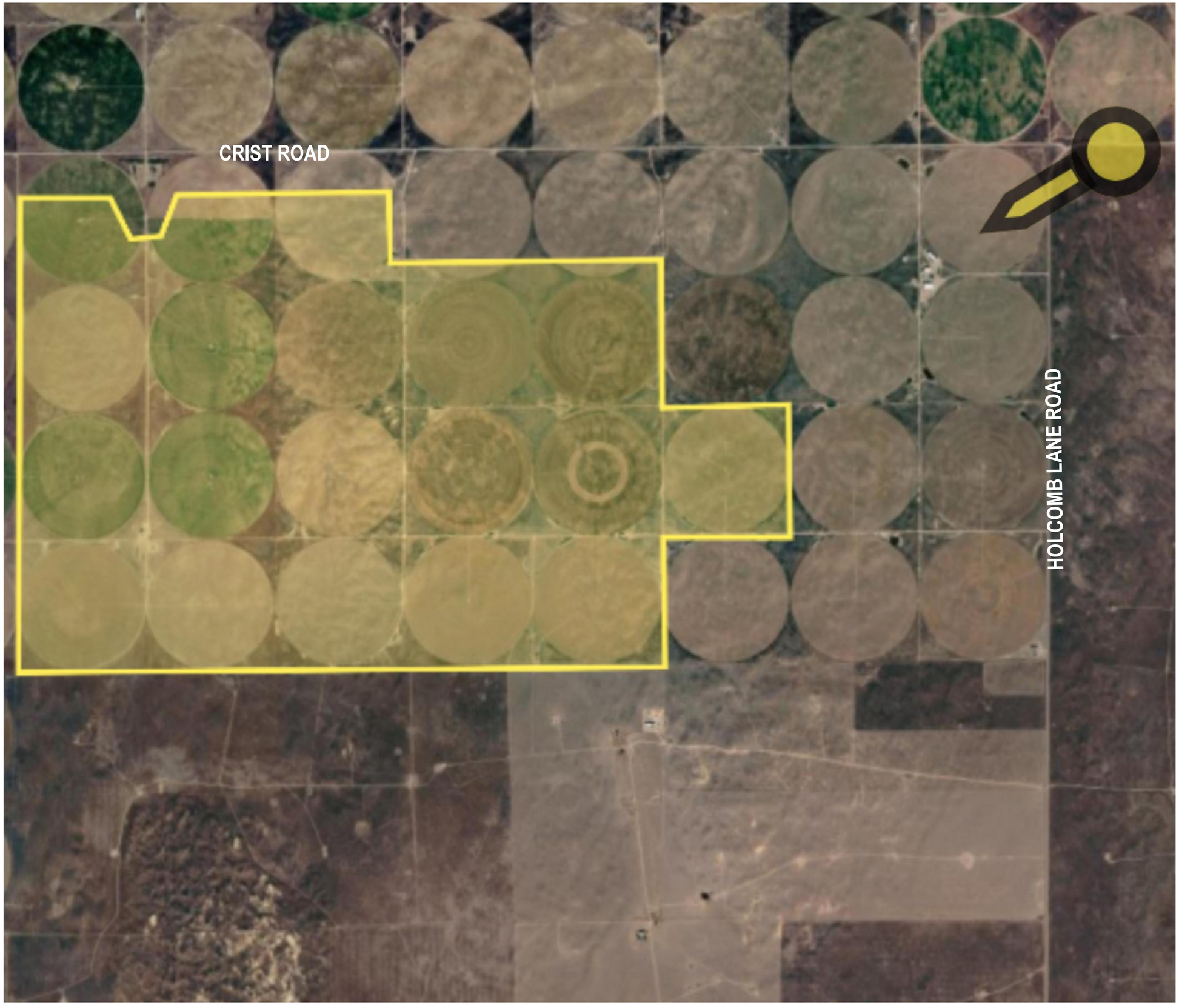
VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHEAST
LATITIUDE:	37.872722°
LONGITUDE:	-101.098889°
DISTANCE FROM PROJECT:	~1.02 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM INTERSECTION OF HOLCOMB LANE ROAD AND CRIST ROAD

LEGEND

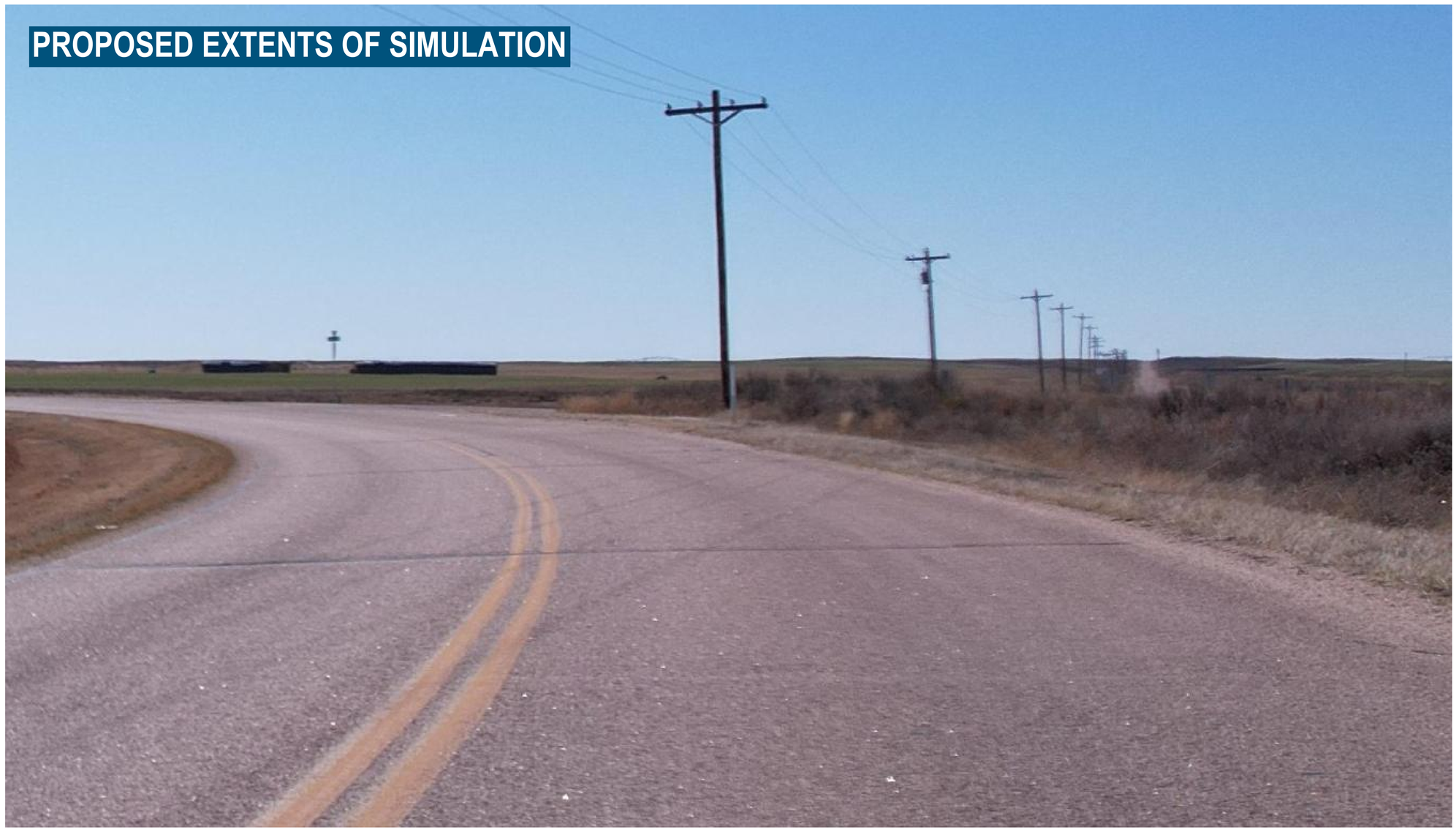
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

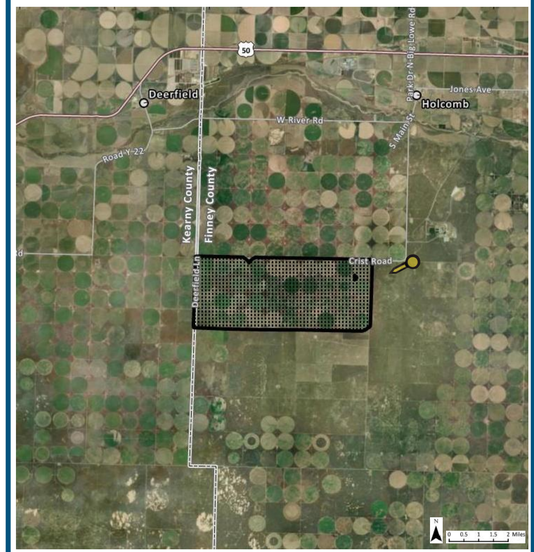
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT



VICINITY MAP

LEGEND

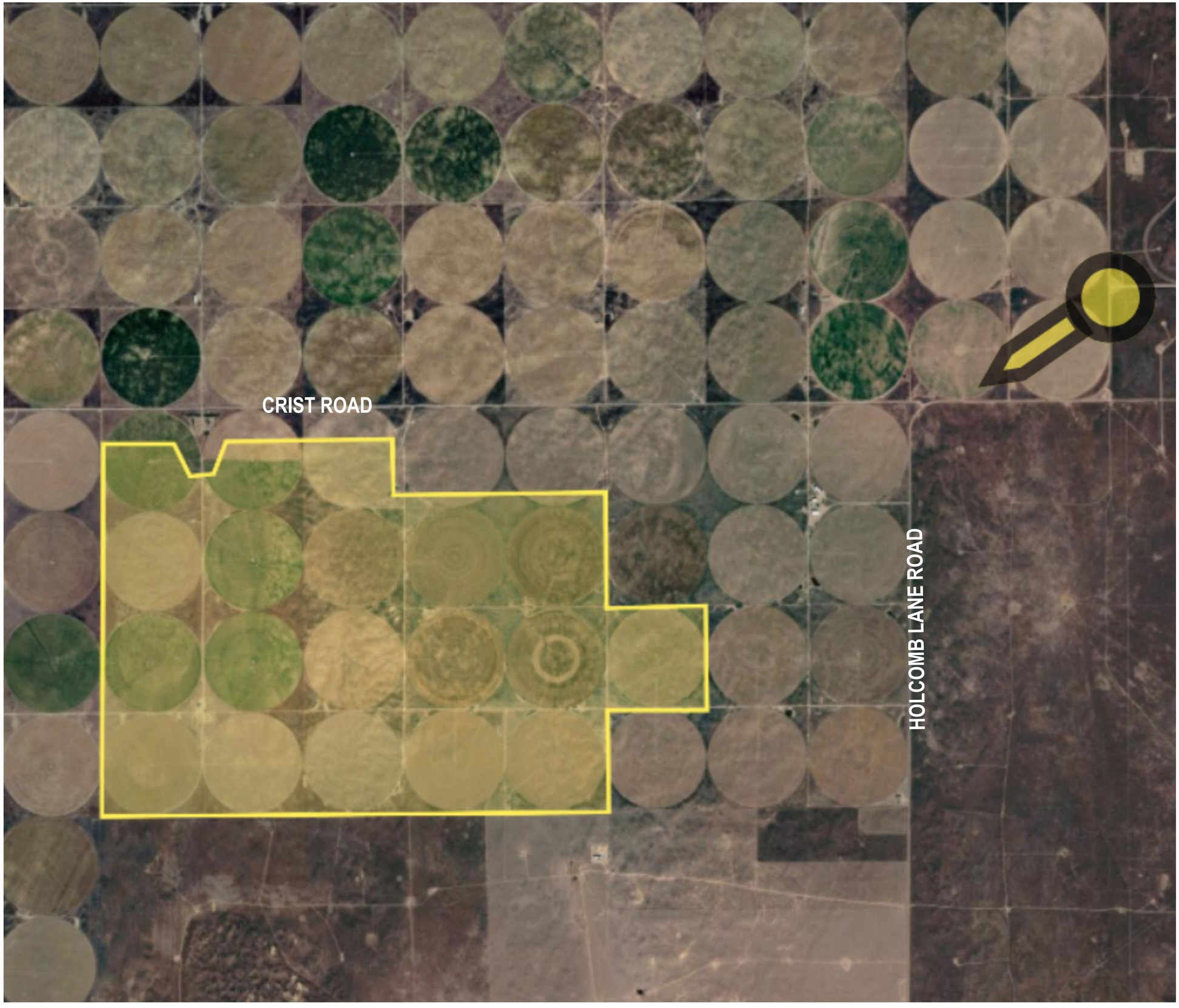
VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.916639°
LONGITUDE:	-101.008417°
DISTANCE FROM PROJECT:	~0.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM THE ENTERANCE TO SUNFLOWER ELECTRIC POWER PLANT

LEGEND

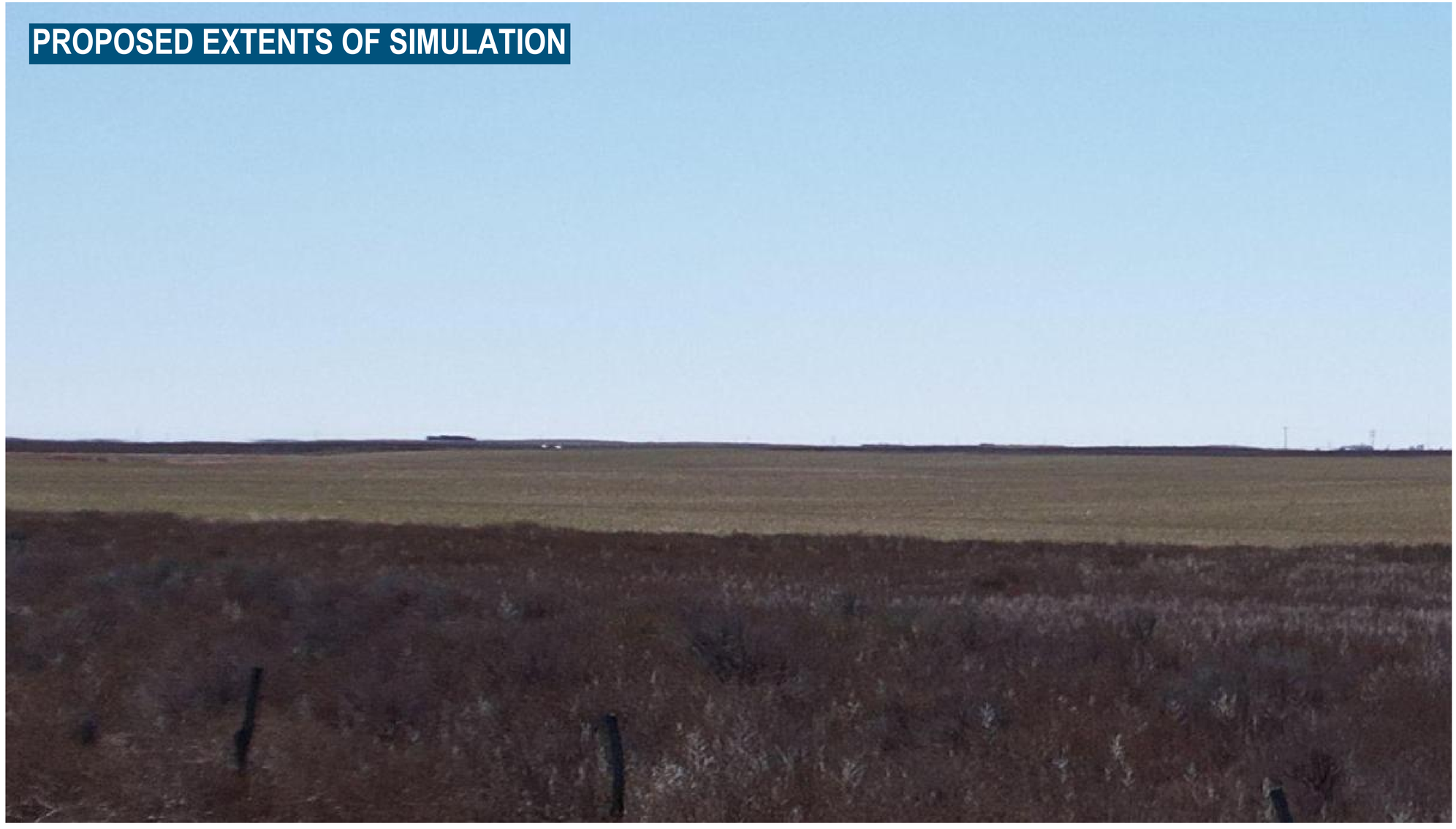
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

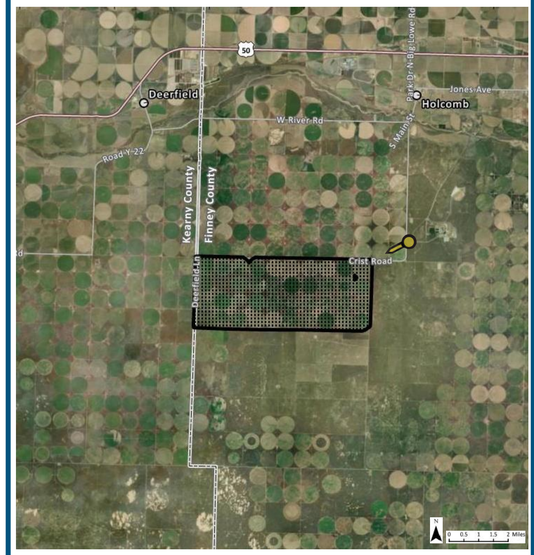
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.923472°
LONGITUDE:	-100.992833°
DISTANCE FROM PROJECT:	~1.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

APPENDIX M – NEIGHBORHOOD AND COMMUNITY OUTREACH AND HARMONY

Base SUP Requirements:

[*Finney County, Base Application, section B.12, pg. 7 of 19, ver. 24 Feb 26*] Explain all neighbor and public information and outreach that has occurred prior to the Application, including provide copies of all notices, and outreach materials or content, and provide list of invitees or other ways the outreach was advertised, and a summary of attendees and responses, including all requests for follow-on information. Also explain all additional neighbor and public outreach planned, including the schedule to complete that outreach. Identify concerns, questions and requests received, and responses provided. Identify positive input received. Identify any offers made to landowners near the SUP land area to compensate for the change to the land use or otherwise to be a good neighbor, and those results and responses. Provide a plan to continue tracking all said information from the Application Date through one year after commencement of full operations of the requested use. Include in the plan the methods for members of the community and for the County to access this information and to further communicate with the Applicant, including contact information and hours.

Proposed Applicant Response:

The Home Range Clean Power Project is an investment in the future of Finney County, creating new jobs and economic opportunities for the community. Triple Oak Power is committed to honest and transparent communication throughout the development process, and to regularly providing updates on community engagement.

Neighbor and Public Outreach Conducted Prior to Application

Home Range began in 2021 as a wind project development in Kearny and Finney County. As demand for power in the U.S. grew exponentially, Triple Oak recognized an opportunity for an expanded energy generation project in the area. In late 2025, Home Range grew to include plans for solar, BESS, additional wind power, and natural gas. The public outreach for the larger project built on the work begun in 2021. Outreach activities began during the early stages of project development in 2021 and have continued throughout project planning. These efforts included direct engagement with participating landowners, outreach to neighboring landowners, meetings with local government officials and staff, and participation in community events and local organizations across Finney and Kearny Counties.

Project representatives have held numerous individual meetings with landowners throughout the development of this project. Landowner dinners and open houses were held in March 2023, January 2024, and February 2026 to provide updates and create opportunities for landowners to ask questions and share feedback. See invites attached in Appendix M Community Outreach Documents.

The Applicant has participated in local events and community activities throughout the region, to introduce the project to community members, answer questions, and build relationships with local residents and organizations. Triple Oak leadership and staff hosted a booth at the October 2025 Longhorn Festival, sharing project information with families in attendance. Triple Oak joined the Garden City Chamber in the fall of 2025 and has attended three monthly breakfasts as well as the January 2026 Business After Hours. Most recently, a Triple Oak team member participated in a career exploration day for 7th graders held at the Exhibition Building. In 2025, Triple Oak hired Garden City resident Sean Collins to serve as Community Liaison, a key role dedicated to keeping local residents informed and engaged as the project moves forward. Sean has long demonstrated a strong commitment to the community through his involvement in local festivals, nonprofit boards, and city advisory committees. Sean is an important resource for both sharing project updates and listening to questions or concerns from residents.

Most recently, Home Range Clean Power further strengthened its local presence by opening an office at 122 N. Main Street Suite B in Garden City**.**

Project representatives have met with county commissioners, county staff, and local economic development organizations to provide updates on project development and to discuss local priorities and regulatory considerations. A summary of meetings with government employees and officials can be found in Appendix N, see below for a summary of meetings with other project stakeholders:

Summary of Finney County Stakeholder Meetings

Name	Title	Organization	Contact Date
Dr. Scott Myers	Superintendent	Holcomb School District	8/20/2025
Crystal Steinmetz	Superintendent	Deerfield School District	8/20/2025
Tyler Helton	Teacher	Holcomb School District Teacher	8/28/2025
Jennifer Wieberg	Career Counselor	Deerfield School District	9/8/2025
Steve Baum	Assistant Chief	Leoti Vol. Fire Department	9/30/2025
Chuck Pfeifer	Dean of Technical Education and Workforce Development	Garden City Community College	10/2/2025
Myca Bunch	President	Garden City Chamber of Commerce	10/2/2025
Dr. Scott Meyers	Superintendent	USD 363 Holcomb School District	10/16/2025
Ryan Meng	Principal	Garden City High School	11/18/2025
Brian Crockett	President of the Board	Garden City Board of Realtors	12/15/2025
Lance Rupp	President of the Board	Southwest Kansas Builders Assn	1/13/2026
Myca Bunch	President	Garden City Chamber of Commerce	1/13/2026
Scott Kedrowski	Dean of Advancement and Alumni Relations	Garden City Community College	1/14/2026
Nikki Pfannenstiel	Manager, Economic Development	Sunflower Electric	1/20/2026
Mike Cole	Owner/Partner	Hidden Trail Brewing	1/29/2026
Rance Schreibvogel	Owner/Partner	Hidden Trail Brewing	1/30/2026

Summary of Finney County Stakeholder Meetings			
Name	**Title**	**Organization**	**Contact Date**
Scott Kedrowski	Dean of Advancement and Alumni Relations	Garden City Community College	2/12/2026
Steven Frost	Executive Director	Kansas Department of Agriculture Division of Conservation	2/27/2026
Eli Soukup	Neighbor	Sherlock Neighbor	3/9/2026
Eddie Wilson	Neighbor	Sherlock Neighbor	3/10/2026
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	2/17/2-26

The Applicant has also supported local organizations and community initiatives as part of its outreach efforts. To date, Triple Oak has contributed $20,000 to support schools, early childhood programs, and nonprofit organizations serving residents of Finney and Kearny Counties. These activities are summarized below and reflect the Applicant's intent to build long-term partnerships within the community while the project moves through development and permitting.

Donations and Sponsorships			
Recipient	**Date**	**Type**	**Purpose**
Longhorn Festival	November 2025	Sponsorship	Community event in Holcomb, support schools, share project information with community
Deerfield USD (The Clash)	September 2025	Donation	Fundraiser for student activities
Lakin USD (The Stampede)	December 2025	Donation	Fundraiser for student activities
Kearny County Combined Services Dinner	December 2025	Donation	Financial support for EMS, Sheriff, and Fire Department holiday dinner
Holcomb School District	December 2025	Donation	Cover the cost of lifesaving Automatic Electronic Defibrillator for school athletic events
Russell Child Development Center	December 2025	Donation	Fantasy Tree Festival
Match Day - Western KS Community Found	December 2025	Donation	$211.34 each to FiCo Pub Library, Big Bros Big Sis of FI and KE Counties, FiCo 4-H, FiCo Humane Soc, Emmaus House
Garden City Community College	March 2026	Sponsorship	2026 Endowment Auction Gold Sponsorship
Garden City Community College	March 2026	Membership	2026 President's Golden Guild membership
Robotics Club	March 2026	Sponsorship	Robotics team sponsorship. Supporting STEM.
Garden City Wind	2026 Season	Sponsorship	2026 Season Triple Sponsorship
Red Dog Children's Museum	April 2026 (Planned)	Sponsorship	2026 Annual Presenting Sponsor of the Roaming Museum
			Total: ~$20,000

Concerns, Questions, and Requests Received; Responses Provided

Through meetings with landowners, local officials, community stakeholders, and residents, the Applicant has received a range of questions and requests for information regarding the Home Range Clean Power project. The most common topics raised during outreach include jobs, land use and compatibility with agriculture, water resources and protection of the Ogallala Aquifer, project technologies and safety, visual and sound considerations, economic benefits to the community, and potential impacts during construction and operations. The Applicant has sought to respond to these questions directly during meetings and through follow-up communications, including the development of project fact sheets, informational materials, and additional technical analysis where appropriate. The Home Range project fact sheet is included in Appendix M Community Outreach Documents.The Applicant has provided information explaining that BESS will be designed and operated in compliance with all applicable local, state, and federal regulations. The Applicant has also communicated that the project will undergo additional environmental review, engineering analysis, and coordination with local emergency responders as part of the permitting and development process.

Additional questions have focused on the potential economic benefits of the project and its long-term role in the region. The Applicant conservatively estimates creating approximately 100 temporary constructions jobs and 3 long-term operations jobs for BESS. Community members have also expressed interest in how the project may support broader economic development opportunities in Southwest Kansas, including the potential for new energy-dependent industries.

The Applicant will continue to respond to questions and requests for information as the project moves through the permitting process and into construction and operations.

Positive Input Received

Through its outreach efforts, the Applicant has received positive input from participating landowners, community stakeholders, and regional organizations regarding the potential benefits of the Home Range Clean Power project.

Local business and economic development leaders have also expressed interest in the project's potential to support long-term economic stability and growth in Southwest Kansas. The Applicant has engaged with the Garden City Area Chamber of Commerce and the Finney County Economic Development Corporation (FCEDC) as part of its outreach. Community leaders have noted that projects capable of delivering reliable energy infrastructure can play an important role in positioning the region to compete for new industrial investment.

Community members and local leaders have also expressed support for the project's potential to generate new funding for essential public services. Outreach conversations frequently highlight the importance of stable tax revenues that support schools, roads, emergency services, and other local government functions without increasing taxes on residents.

Stakeholders have also noted the value of new construction and operations employment opportunities associated with large-scale energy infrastructure, as well as the potential for partnerships with local institutions such as Garden City Community College to support workforce training and skills development.

Overall, positive input received through the Applicant's outreach efforts reflects a shared interest among many stakeholders in attracting responsible investment that strengthens the region's economy while preserving the agricultural character of Southwest Kansas.

Good Neighbor Commitments and Potential Mitigation Measures

The Applicant has initiated outreach to neighboring property owners to introduce the project, provide information about the proposed facilities, and offer opportunities for discussion regarding potential questions or concerns. As part of this outreach effort, the Applicant has mailed introductory letters to nearby landowners describing the project and inviting them to meet with project representatives to learn more and discuss any issues specific to their property or operations. The letter to project neighbors is included in Appendix M Community Outreach Documents.The purpose of this outreach is to ensure that neighboring landowners have the opportunity to receive accurate information about the project and to raise questions early in the development process. Project representatives are available to meet with interested landowners in person, by phone, or through other mutually convenient arrangements. These conversations allow the Applicant to understand any site-specific concerns that may arise and to consider appropriate responses or adjustments where feasible.

While no formal "good neighbor" agreements have been finalized to date, the Applicant remains open to working with nearby landowners to address reasonable concerns related to project development.

The Applicant intends to continue direct outreach to nearby landowners throughout the permitting process and will document any concerns raised and responses provided.

Ongoing Outreach, Tracking, and Public Communication Plan

The Applicant is committed to maintaining an open and transparent community engagement process throughout the permitting process and during project development, construction, and operations.

The Applicant will continue expanding public access to project information through multiple communication channels. The project team is launching a project Facebook page and developing a project website that will include a public contact form where residents can submit questions or request additional information directly from the project team. These tools are intended to provide accessible and timely communication channels for residents who may not be able to attend in-person meetings.

The Applicant is also maintaining a regular in-person presence in the community. Beginning in March 2026, the project's community liaison established regular open office hours Monday through Thursday so that community members may stop by to meet with project representatives, ask questions, and share feedback.

Additional opportunities for engagement will include participation in community events and meetings across Finney counties. Upcoming outreach activities include participation in an open house hosted by the Finney County Economic Development Corporation in April 2026, hosting a Garden City Area Chamber of Commerce event at the project office, and presenting to the Southwest Kansas Builders Association. The Applicant will also continue attending public meetings and community events

throughout the spring and summer to provide project information and answer questions from residents.

The Applicant's community engagement program also includes partnerships with local organizations and support for community initiatives. As part of these efforts, the Applicant is sponsoring the Red Dog Roaming Children's Museum's 2026 season of community events, which provides educational programming and activities for families throughout the region.

The Applicant's outreach approach is informed by feedback received from landowners, community members, and local stakeholders during earlier phases of project development. The Applicant will continue to adapt its outreach activities based on community input and remains open to suggestions from the County regarding additional engagement opportunities or communication methods that may be helpful.

Conclusion

The Applicant believes that responsible infrastructure development requires early engagement, transparent communication, and ongoing collaboration with the communities in which projects are located. Since the Home Range Clean Power project was first introduced in the region, the Applicant has worked to establish long-term relationships with landowners, community organizations, and local officials, including maintaining a local office presence and regular opportunities for community members to engage directly with project representatives. The Applicant will continue to build on this foundation of engagement throughout the permitting process and during project development and operations, with the goal of ensuring that Home Range Clean Power is developed in a manner that reflects community input and operates as a responsible long-term neighbor in Finney County.

TRIPLE OAK

1200 NW Naito Pkwy., Suite 210
Portland, OR 97209
Phone: (971) 202-9408

December 21, 2023

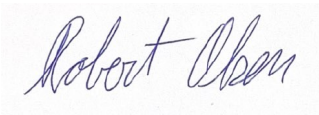
Dear Landowner,

I hope you and your family had a good holiday season. I'm a Project Manager for Triple Oak (https://tripleoakpower.com/), a national developer of utility scale energy projects. Our Team, collectively, has several decades of experience successfully developing and constructing large-scale wind energy projects throughout the United States. For over 20 years, we've worked with landowners and community members, utility companies and large commercial entities. Our core belief is that developing relationships based on trust and mutual understanding leads to successful long-term outcomes.

We have been keeping busy with our Home Range Wind Project (Finney, Kearney, and Wichita Counties) over the past year and we would like to update you on our progress. We plan to be at the Cobblestone Inn & Suites' conference room (603 E Santa Fe Trl Blvd, Lakin, KS 67860) from ***3 PM to 8 PM on January 23rd*** to make sure everyone attending has the latest information on the project and our timeline for next steps. Please join us anytime during these hours for pizza, cookies and refreshments. We look forward to answering any questions or concerns you may have about the proposed wind project.

Please RSVP by January 19th to Robert Olson at (971)415-4392, robert@tripleoakpower.com or Kevin Brown at (214)907-9613, kevin.brown@tripleoakpower.com if you would like to attend this event, we look forward to seeing you in person.

Sincerely,



Manager, Business Development
(971) 415-4392
robert@tripleoakpower.com
tripleoakpower.com

TRIPLE OAK POWER

HOME RANGE
CLEAN POWER

HOME RANGE
CLEAN POWER

March 2nd, 2026

NAME

ADDRESS

CITY, STATE ZIP

Dear [Neighbor Name],

We are writing as a courtesy to introduce ourselves and to share that we have recently entered into option agreements on property near you. Our team is in the early stages of planning a potential project that will include a mix of power generation, energy storage, and related infrastructure.

Because you are one of the closest neighboring landowners, it is important to us to reach out directly and early in the process. We would welcome the opportunity to meet with you, answer any questions you may have, and hear any initial thoughts or concerns. Input from adjacent neighbors is helpful as planning continues.

Members of our team will be in the area during the weeks of March 9, and March 16 for meetings in Finney and Kearny counties. If you are available, we would be glad to schedule a time that is convenient for you. You can reach me at 319-855-8235 or bermel@tripleoakpower.com.

If we do not connect in advance, we may stop by briefly while we are in the area to introduce ourselves in person. If another time is better, please let me know—we are happy to work around your schedule.

I look forward to meeting you and to being a respectful, long-term neighbor.

Sincerely,

Jesse Bermel

Director, Midwest Development
Work: (319) 855-8235
bermel@tripleoakpower.com
tripleoakpower.com

Garden City Wind Project
Community Meeting + Dinner

TRIPLE OAK POWER

TRIPLE OAK POWER

1200 NW Naito Parkway, Suite 210
Portland, OR 97209

Please join to hear details about the opportunities that the Garden City Wind Project presents:

- Preserve & protect the legacy of your land for future generations
- Help America create its own energy independence
- Learn more about the economic benefits for you and your community

Tuesday, March 21, 2023
Clarion Inn, Grand Banquet Room
1911 E. Kansas Ave., Garden City, KS
5:30 PM – 8:30 PM

Please RSVP with # of attendees by March 16 (email/phone below)

Triple Oak Power is a partner you can trust. We have decades of experience using wind power to generate stronger economies and healthier communities across America. Our financial backer, EnCap, has invested more than $37 billion dollars in America's energy economy since 1988.

Please call or email with any questions!
Jen Bradford: (971) 323-0349
jen@tripleoakpower.com
www.tripleoakpower.com

ALL IN ON WIND

HOME RANGE
CLEAN POWER

FACT SHEET

Home Range Clean Power (Home Range) is a large proposed, multi-technology energy project located primarily in Finney and Kearny counties in Southwest Kansas. Designed to meet growing electricity demand, Home Range combines wind, solar, battery energy storage, and natural gas to deliver reliable, affordable power—while creating long-term economic benefits for local communities and landowners.

Home Range started in 2021 as a wind energy development. Since that time the demand for electricity in the state and country has skyrocketed. Meeting this challenge requires a strong, all-of-the-above energy generation solution, including homegrown renewable energy like wind and solar generation, and flexible generation like natural gas, and battery storage to supply the electrical grid with capacity when energy is needed most. It also requires strong partnerships with wholesale energy providers, and Home Range is proud to be working with leaders at Sunflower Electric to advance this project.

Triple Oak Power is committed to responsible development and is actively working with county officials, landowners, and community stakeholders on zoning, land use, and project design.

DIRECT LOCAL INVESTMENT

- Long-term property tax payments and voluntary county Donation Agreement payments (also known as Payment in Lieu of Taxes or PILOT Agreements) supporting essential services like schools, public safety, libraries, and public health.
- Comparable Kansas energy projects provide $1,500–$2,750 per megawatt annually, generating hundreds of thousands of dollars each year for host counties.
- Home Range is committed to working with local leaders and community members to ensure project contributions directly benefit local priorities. Guided by community input, Home Range has already made donations to Holcomb School District, Deerfield School District, Russell Early Child Development Center, and the Western Kansas Community Foundation.

JOBS AND OPPORTUNITIES

- Over 500 construction jobs during a 2–3 year build period.
- Work for equipment operators, electricians, concrete and steel workers, truck drivers, plumbers, and other skilled trades.
- Dozens of permanent, well-paying jobs with benefits and advancement opportunities.

CONTINUED ON NEXT PAGE ›

JOBS AND OPPORTUNITIES *continued*

- Partnerships with local institutions like Garden City Community College to support workforce training.
- Increased business for local restaurants, hotels, grocery stores, and other service providers.

PROTECTING LAND FOR FUTURE GENERATIONS

- Home Range has partnered with more than 75 local farmers and ranchers, supporting private property rights and providing stable, long-term income while keeping land in agricultural use.
- Wind, solar, and battery storage use no water, while natural gas facilities will use existing water rights and work with state and local agencies to protect the Ogallala Aquifer.

COMMITMENT TO COMMUNITY PARTNERSHIPS

- Home Range hired lifelong and fourth-generation Garden City resident, Sean Collins, to support the project locally as a community liaison.
- Home Range joined the Garden City Chamber of Commerce and supports their work to bring other new employers to the area.
- Home Range is committed to supporting organizations, programs, and projects that community members care about most—our work is just getting started, and we welcome your thoughts and suggestions.

PROJECT TIMELINE

- **2026 – 2027:** environmental and engineering studies, permitting
- **2027 – 2029:** construction
- **2029:** project operations

About Triple Oak

Triple Oak's mission is to develop sustainable energy plants. With decades of energy development and power market experience among its leadership and team, Triple Oak is an American company that develops clean energy technologies across the country. Triple Oak is committed to building a more equitable power system for customers while investing in communities.

TRIPLE OAK POWER

tripleoakpower.com

Questions? Contact Us

Sean Collins
Community Liaison
(620) 277-6144
sean.collins@tripleoakpower.com

Robert Olsen
Development Manager
(971) 415-4392
robert@tripleoakpower.com

Jesse Bermel
Development Director
(319) 855-8235
bermel@tripleoakpower.com

HOME RANGE
CLEAN POWER

FICHA INFORMATIVA

Home Range Clean Power (Home Range) es un gran proyecto energético propuesto de múltiples tecnologías, ubicado principalmente en los condados de Finney y Kearny, en el suroeste de Kansas. Diseñado para satisfacer la creciente demanda de electricidad, Home Range combina energía eólica, solar, almacenamiento de energía en baterías y gas natural para ofrecer energía confiable y asequible, que al mismo tiempo genera beneficios económicos a largo plazo para las comunidades locales y propietarios de tierras.

Home Range comenzó en 2021 como un desarrollo de energía eólica. Desde entonces, la demanda de electricidad en el estado y en el país ha crecido enormemente. Enfrentar este desafío requiere una solución sólida de generación energética "de todo tipo". Esto incluye energía renovable local como la eólica y solar, generación flexible como el gas natural y almacenamiento en baterías para suministrar capacidad a la red eléctrica cuando más se necesita. También requiere alianzas sólidas con proveedores mayoristas de energía, y Home Range está orgulloso de trabajar con líderes de Sunflower Electric para avanzar este proyecto.

Triple Oak Power está comprometido a un desarrollo responsable y está colaborando activamente con funcionarios de los condados, propietarios de tierras y grupos interesados de la comunidad en temas de zonificación, uso del suelo y diseño del proyecto.

INVERSIÓN LOCAL DIRECTA

- Pagos a largo plazo de impuestos a la propiedad y pagos voluntarios mediante Acuerdos de Donación del condado (también conocidos como Acuerdos de Pago en Lugar de Impuestos o PILOT), que apoyan servicios esenciales como escuelas, seguridad pública, bibliotecas y salud pública.
- Proyectos energéticos comparables en Kansas aportan entre $1,500 y $2,750 por megavatio al año, generando cientos de miles de dólares anualmente para los condados anfitriones.
- Home Range se compromete a trabajar con líderes locales y miembros de la comunidad para asegurar que las contribuciones del proyecto beneficien directamente las prioridades locales. Guiado por el aporte de la comunidad, Home Range ya ha realizado donaciones al Distrito Escolar de Holcomb, Distrito Escolar de Deerfield, Russell Early Child Development Center y la Western Kansas Community Foundation.

EMPLEOS Y OPORTUNIDADES

- Más de 500 empleos de construcción durante un periodo de 2 a 3 años.
- Trabajo para operadores de maquinaria, electricistas, trabajadores de concreto y acero, conductores de camiones, plomeros y otros oficios especializados.

CONTINÚA EN LA PÁGINA SIGUIENTE ›

EMPLEOS Y OPORTUNIDADES *continúa*

- Docenas de empleos permanentes, bien remunerados con beneficios y oportunidades de ascenso.
- Alianzas con instituciones locales como Garden City Community College para apoyar la capacitación laboral.
- Aumento de negocios para restaurantes, hoteles, supermercados y otros proveedores de servicios locales.

PROTECCIÓN DE LA TIERRA PARA GENERACIONES FUTURAS

- Home Range ha establecido alianzas con más de 75 agricultores y ganaderos locales, apoyando los derechos de propiedad privada y proporcionando ingresos estables y a largo plazo, mientras se mantiene el uso agrícola de la tierra.
- La energía eólica, solar y el almacenamiento en baterías no utilizan agua, mientras que las instalaciones de gas natural propuestas usarán derechos de agua existentes y trabajarán con agencias estatales y locales para proteger el Acuífero Ogallala.

COMPROMISO CON LAS ALIANZAS COMUNITARIAS

- Home Range contrató a Sean Collins, residente de Garden City de cuarta generación, para apoyar el proyecto localmente como enlace comunitario.
- Home Range se unió a la Cámara de Comercio de Garden City y apoya su iniciativa para atraer nuevos empleadores al área.
- Home Range está comprometido a apoyar organizaciones, programas y proyectos que más importan a los miembros de la comunidad; nuestro trabajo apenas comienza y damos la bienvenida a sus ideas y sugerencias.

CRONOGRAMA DEL PROYECTO

- **2026 – 2027:** estudios ambientales y de ingeniería, permisos
- **2027 – 2029:** construcción
- **2029:** Operaciones del proyecto

Acerca de Triple Oak

La misión de Triple Oak es desarrollar plantas de energía sostenible. Con décadas de experiencia en desarrollo energético y mercados eléctricos entre su liderazgo y equipo, Triple Oak es una empresa estadounidense que desarrolla tecnologías de energía limpia en todo el país. Triple Oak está comprometida con construir un sistema eléctrico más equitativo para los consumidores mientras invierte en las comunidades.

TRIPLE OAK POWER

tripleoakpower.com

¿Tiene preguntas? Contáctenos

Sean Collins
Enlace Comunitario
(620) 277-6144
sean.collins@tripleoakpower.com

Robert Olsen
Gerente de Desarrollo
(971) 415-4392
robert@tripleoakpower.com

Jesse Bermel
Director de Desarrollo
(319) 855-8235
bermel@tripleoakpower.com

APPENDIX N – GOVERNMENT COORDINATION

Base SUP Requirements:

[*Finney County, Base Application, section b.12, pg.7 of 19, ver. 24 Feb 26*] To assist with County efficiency of review and response to this application, and verification of any County information upon which Applicant is relying, provide a table identifying: each county representative (other than a Governing Body member or the County Counselor) contacted by or on behalf of Applicant regarding potential required approvals, notices and coordinations to develop and operate the project, the purpose(s) and topic(s) of that communication, all information from that representative on which Applicant is relying, and all information from or on behalf of the County that Applicant remains wanting to verify for Applicant's reliance.

Proposed Applicant Response:

Triple Oak engages with elected and appointed officials and staff at all levels of government as part of any project development.

To date, project team have met with Finney County and Garden City elected officials and staff to introduce the company and the project. The following table addresses the specific county representatives (other than a Governing Body member or the County Counselor) contacted by the project team.

In addition, the project team has met with relevant state agencies (Kansas Department of Commerce, Kansas Department of Agriculture, Division of Water Resources, and the Kansas Department of Health and Environmental), regional state legislators and staff to Kansas' Congressional delegation.

Summary of Government Coordination Meetings				
Name	**Title**	**Organization**	**Contact Date**	**Meeting Purpose**
Derek Ramos Abigail Jarmer Larry Brungardt Lona DuVall Shannon Dick Mackenzie Phillips	County Administrator Planning Public Works FCEDC FCEDC	Finney County	11/19/2025	Introductions, permitting, met towers
Jon Irsik Gene Robertson Danielle Burke	Fire Chief Fire Marshall Garden City Assistant Manager	Garden City/Finney County Fire Department	2/13/2026	Introductions, safety coordination
Kenny Smith	Director	Finney County EMS	9/30/2025	Introductions, safety coordination
Lona DuVall	President/CEO	Finney County Economic Development Corp.	10/1/25, 11/18/2025, 1/21/2026,	Introductions, Business opportunities in county, permitting

Summary of Government Coordination Meetings				
Name	**Title**	**Organization**	**Contact Date**	**Meeting Purpose**
Mackenzie Phillips	Development & Administrative Coordinator (Public Works & Planning)	Finney County	2/17/2026	Introductions, permitting
Matt Allen Mike Muirhead Roy Cessna	City Manager Public Works Director Garden City Mayor	Garden City	11/18/2025	Introductions
Seth Frizzell	Fire Chief	Holcomb Fire Department	2/11/2026	Introductions, safety coordination
Shannon Dick	Director of Analytics	Finney County Economic Development Corp.	8/21/2025, 2/2026	Introductions, water use, community opportunities
Steve Baum	Assistant Chief	Leoti Vol. Fire Department	9/30/2025	Safety coordination
Trent Maxwell	Development & Administrative Coordinator (Public Works & Planning)	City of Garden City	1/13/2026	Introductions

APPENDIX O – PERMIT MATRIX

Base SUP Requirements (Contingencies):

[*Finney County, Base Application, section B.14, pg. 7 of 19, ver. 24 Feb 26*] In addition to the SUP, identify all other permits, approvals, authorizations, agreements, regulatory requirements, or other contingencies—whether public or private—that Applicant knows or reasonably anticipates will be required prior to commencing construction and prior to commencing operations. For each item, identify whether it is required before construction or before operations, and provide the anticipated timeline for obtaining, satisfying, or otherwise clearing these contingencies. The following is a topic list of possible relevant contingencies if helpful toward Applicant's completion of this application item, but this list is not a County limitation or assurance of Applicant's actual list due: local-level construction and building permits; septic or sewer permit; grading and floodplain permits; road access and road use approvals including County ROW permit; utility tap or private well authorizations; Airport Authority reviews; KDHE air, water, and wastewater permits; Stormwater/NPDES permits; SPP interconnection agreements; FAA determinations; State Fire Marshal review; wildlife or environmental reviews.

Proposed Applicant Response:

Table O-1. Anticipated Permit Matrix

Authorization/Permit/Review; Regulatory Agency	Relevant Technology	Action Requiring Approval	Likelihood of Trigger and Status
Federal			
Section 404 of the CWA; USACE, Kansas City Regulatory District	BESS	No action required to use Nationwide Permit (NWP) so long as impact quantities do not trigger Pre-Construction Notification (PCN)	Low likelihood of triggering ACOE jurisdiction for lack of WOTUS on parcels.
State of Kansas			
Kansas Corporation Commission	Gen-tie lines	Wiring stringing rules apply to any transmission line and set standards for construction and maintenance of transmission lines in public rights-of-way and spaces.	High: Started once site design is final
Kansas Department of Agriculture – Division of Water Rights	Project Area	Term permit to appropriate water rights (K.A.R. 5-1-1)	High: Started once SUP approved
NPDES Stormwater Compliance	BESS	Development of SWPPP and other NPDES requirements related to construction activities and post-construction revegetation and other stabilization BMPs.	High: Not Started, EPC action item
Kansas State Historical Preservation Office and Kansas Dept. of Parks and Wildlife	BESS	Informal consultation to review natural and cultural resource investigations, integrate agency feedback into development plans.	Required: Agency reviews are underway.

Authorization/Permit/Review; Regulatory Agency	Relevant Technology	Action Requiring Approval	Likelihood of Trigger and Status
Finney County			
Special Use Permit (Article 36): Finney County Planning Commission and Finney County Commissioners	BESS	Sherlock BESS requires a Battery Energy Storage System (BESS) Use-Specific Attachment to Special Use Permit (SUP) Application per the requirements of Article 36	Required
Construction Permits	BESS	Finney County Public Works requires an Entrances/Driveway Construction permit and a Utility Construction permit for the development of the Project	Required

APPENDIX P – KANSAS DEPARTMENT OF WILDLIFE AND PARKS COORDINATION

Base SUP Requirements:

[*Finney County, Base Application, section B.15, pg. 8 of 19, ver. 24 Feb 26*] Kansas Department of Wildlife and Parks Report shall include the following information:

- A written document from the Kansas Department of Wildlife and Parks (KDWP) or its successor indicating the Applicant has contacted the agency regarding the proposed SUP use.
- The document shall state KDWP has been contacted by the Applicant regarding the proposal and has reviewed or is currently reviewing the proposal for any concern regarding threatened or endangered species.

Applicant Response:

The Applicant provided relevant reports, studies, and plans to the Kansas Department of Wildlife and Parks (KDWP) for review and feedback; KDWP feedback has not yet been received. Prior to submitting these materials, the Applicant convened a virtual coordination meeting on 21 January 2026 with KDWP and regional U.S. Fish and Wildlife Service (Service) representatives to update the agencies on the Home Range Clean Power Project, including natural resource and environmental conditions identified on the BESS parcels to date and plans for further investigations. A previous coordination meeting with KDWP occurred on 21 August 2023 (virtual) regarding natural resource findings and planned work associated with the wind energy element of the Home Range Clean Power Project.

Summary of agency discussion: KDWP provided references to its environmental review resources (including the KDWP Ecological Review Tool (ERT)) and discussed regional context for eagles and expectations for LEPC survey methods, including use of WAFWA survey guidance and a general preference for pedestrian survey methods, with aerial methods potentially acceptable if conducted consistent with applicable guidance.

Status of Agency Coordination: KDWP's general approach to voluntary coordination efforts – modeled after USFWS and Association of Fish and Wildlife Agencies (AFWA) guidance – is to review project areas before intensive natural resource surveys are conducted (i.e., Tier III) and the review results therefrom. For the preliminary wind energy element of the Home Range Clean Power Project, this meeting was review of the Tier III studies to date and plans going forward. For the BESS element, this meeting was agency review prior to Tier III investigations that are currently underway.

APPENDIX Q – ROAD USE AND TRANSPORTATION PLAN

Base SUP Requirements:

[*Finney County, Base Application, section B.18 and sectoin B.22(b) items (1) through (10), pg. 9 of 19, ver. 24 Feb 26*] Road Use and Maintenance Agreement. A Road Use and Maintenance Agreement shall include, but shall not be limited to:

1. Designation of the public roads that might be used for transportation routes for construction, operation, maintenance and decommissioning of the project, including a map.
2. Provide information detailing anticipated traffic volume created by the project, both during times of normal operations, and during times of Increased Road Use; with proposed methods of assurance by providing a description of how the Applicant will address needed maintenance and repairs to public roads, ditches and other road right-of-way areas, bridges, or culverts, during and after project construction, decommissioning, and any other use by oversized vehicles and any use causing higher than normal traffic volumes (collectively, “Increased Road Use”).
3. Provide information regarding the route and traffic safety and control plan for Increased Road Use in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) or as otherwise requested by the County, which might include bridge/culvert load checks, meetings and other communications in advance of each Increased Road Use; and perform traffic control as required by the Governing Body to assure local and regular road traffic and nearby residential properties are not excessively disturbed, or required to traverse roads in poor condition in part due to the project’s traffic on those roads.
4. Provide plans and drawings that show construction details for installation of entrances, road crossings or right-of-way encroachment, anticipated traffic volume, and routes for facility operational traffic.
5. Where an access road crosses a stream or drainage way, it shall be designed and constructed so runoff from the upper portions of the watershed can readily flow to the lower portion of the watershed. Where an access road crosses a stream or drainage way identified as a Special Flood Hazard Area, obtain a floodplain development permit from the State and County.
6. Ensure that following completion of each Increased Road Use all County and township roads are repaired or restored to a condition at least equal to or better than the condition prior to commencement of the Increased Road Use as determined by a third-party engineer or the Finney County Road and Bridge Division, which process might include pre- and post-construction road condition surveys.
7. The Road Use and Transportation Plan shall be finalized and incorporated as part of the executed Road Use and Maintenance Agreement.

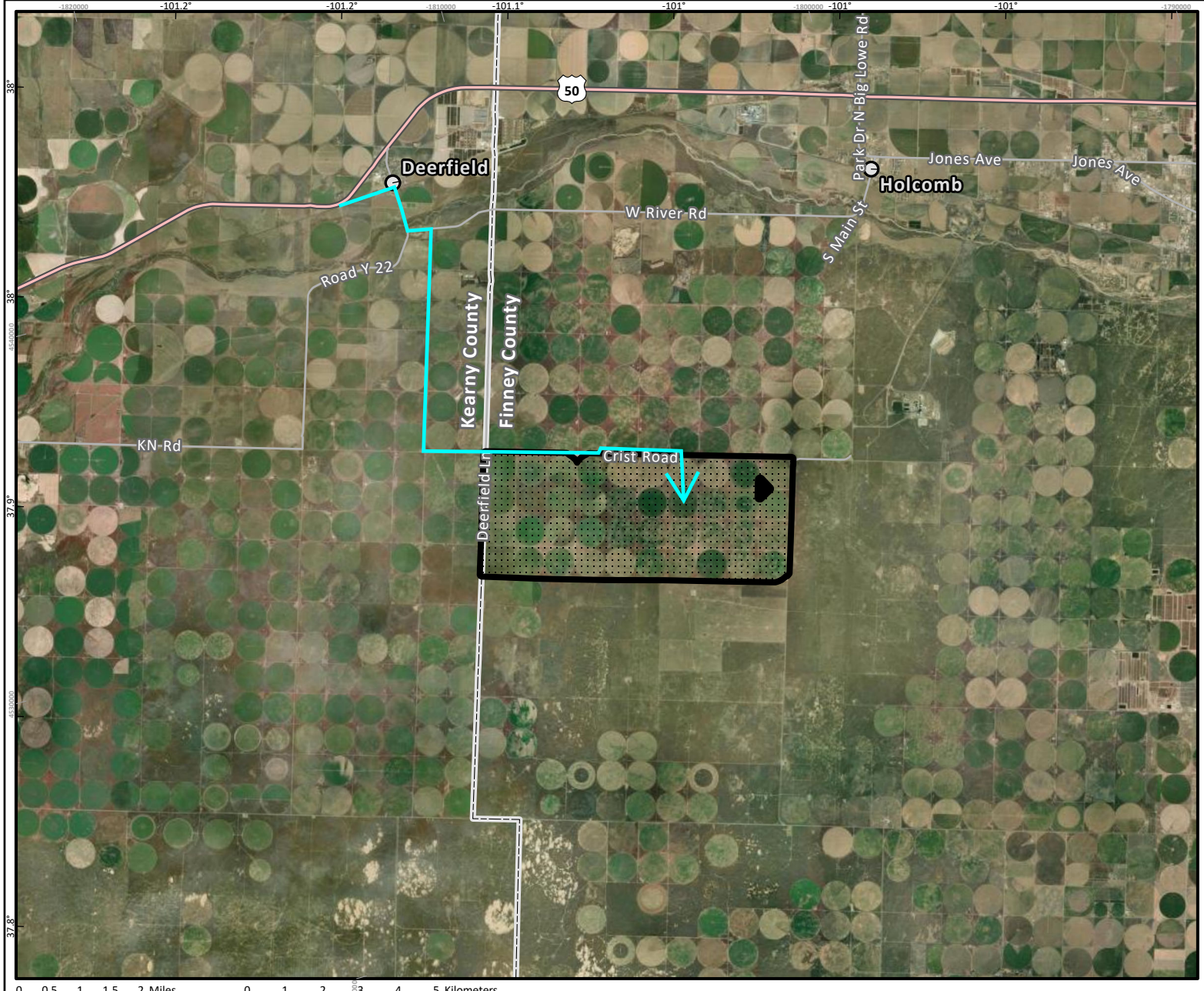
8. Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds for all possible costs that the County might incur related to accomplishing all of Applicant's responsibilities pursuant to this agreement; liability insurance; along with sufficient rights for County to enforce Applicant's responsibilities.
9. Any terms for project infrastructure to be located within any road right of way area, which might include that the infrastructure: be located a sufficient distance from other existing or potential future infrastructure, be marked above ground and shown on an ALTA as-built survey for sufficient County location for the project life, and that above-ground infrastructure meet safety and aesthetic requirements.
10. Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

The Project will not cause undue traffic, congestion, dangerous traffic conditions, or other vehicle-related impacts. During peak construction, the traffic hours are expected to be from 6:00am through approximately 8:00pm, depending on various factors, including season, schedule, and amount of daylight. Each worker will drive a personal vehicle to, or near, the site in addition to delivery trucks per day during peak construction. The delivery trucks will include concrete trucks, component trucks, and additional deliveries for rebar, cable, cranes, pad mount transformers, gravel, anchor bolts, and other miscellaneous equipment. The construction period is expected to last 18 months.

During commercial operations, road use will decrease. Workers will drive to the site each day, with delivery trucks only for equipment replacement and repair as needed. Operations and maintenance typically peaks during scheduled maintenance. The traffic hours typically would be from 7:00am to approximately 7:00pm, depending on a variety of factors including season, schedule, and amount of daylight.

Final haul roads will be determined in consultation with Finney County, once the final layout of the Project has been determined. No construction is expected to take place on US or State Highways and no ROW permitting with the Kansas Department of Transportation is expected. All work on other public roads will conform to Finney County standards. The preliminary haul route is provided in Figure 1 below. The preliminary haul route starts from US Highway 50 in Kearny County, Kansas west of Deerfield, Kansas and travels east on Sixth Ave .9 mile to Main Street within Deerfield, Kansas city limits where it turns south on Main Street and travels south for .82 mile to Road 170 where it turns east and travels .4 mile on Road 170 to Road Aa where it travels 3.66 miles south to Crist Road and turns east on Crist Road and travels 3.67 miles east to the project boundary.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 3: HAUL ROUTE

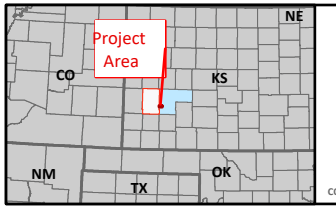
- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary
- Haul Route

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Crook County, Deschutes County, OR DOT, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 3/10/2026 5:45 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

APPENDIX R – ECONOMIC IMPACTS REPORT

Base SUP Requirements:

[*Finney County, Base Application, pg. 9 of 19, ver. 24 Feb 26*] An expected economic impact report to the County which assumes the proposed project is approved and constructed as proposed in the SUP application. The report shall be prepared by an independent third-party company or qualified four-year institution. The report shall include all economic and community benefits that Applicant proposes. The report shall address whether the special use is likely to affect Finney County real property values. The report shall be clear and easy to understand: (A) which benefits are guaranteed to be received upon issuance of an SUP, and which benefits are not; and (B) for all benefits that are not guaranteed to be received upon issuance of an SUP also describe when and how they County will learn if the benefits will be received.

Proposed Applicant Response:

Applicant is submitting the Finney County Economic Development Economic Intake form, providing high level estimates of capital investments and anticipated jobs. Applicant understands that FCEDC will use that information to provide the Governing Bodies with a preliminary analysis of economic impacts of the project. In addition, the Applicant will commission a comprehensive economic impact analysis by a third party on each of the components of the Home Range Clean Power Project.

The BESS project and the larger Home Range project represent an enormous economic investment in Finney County. The Project is expected to support hundreds of construction jobs over a multi-year build period, creating opportunities for local and regional workers across a range of skilled trades. The Applicant conservatively estimates for the BESS project creating 100 temporary construction jobs and 3 long-term operations jobs.

In addition, the project will provide substantial new revenue to the county and community. Through PILOT or Donation Agreement payments, the project is expected to generate millions of dollars in new local revenue during the first ten years of operations, providing the County with flexible funding to invest in its highest community priorities.

Further, the Applicant is in preliminary discussions with Garden City Community College regarding a potential partnership to support the development of its planned Construction and Electrical Technology Center. This partnership is intended to help equip local students with the technical skills needed to pursue careers in energy, construction, and related industries. By supporting workforce training aligned with regional industry needs, the Project will contribute to building a local workforce capable of supporting ongoing infrastructure development and addressing broader community needs, including housing and construction capacity in the area.

ESTIMATED ECONOMIC IMPACTS OF

THE HOME RANGE DEVELOPMENT

Short Form Summary
April 2026

Overview: This report summarizes the Solar and Battery Energy Storage Systems components of the Home Range project, with a focused review of the overall size, construction activity, operational life, and tax collections. It is designed to present this portion of the project's core physical and fiscal characteristics in a clear and accessible way. The tax discussion is limited to estimated property tax collections for the Home Range Solar and Home Range Battery Energy Systems project as designed and at current use, and all figures reflect direct impacts only, without including broader multiplier or "ripple effect" estimates.

Modeling Period Disclaimer

The project developer's internal assumptions model solar generation assets over a 35-year period and battery energy storage systems (BESS) over a 20-year period. These timeframes may be utilized in the final, project-specific economic impact analysis prepared by the developer or its consultants. However, for purposes of this Preliminary Economic Impact Analysis, all project components are modeled over a consistent 30-year period to provide a clear, standardized basis for comparison across technologies. This approach is intended to enhance transparency and comparability for public review and does not alter the underlying operational characteristics or expected replacement cycles of individual project components.

For consistency and comparability across project types, this analysis models both solar and battery energy storage systems (BESS) over a 30-year period. While BESS projects may include battery replacement or augmentation during this timeframe, the 30-year horizon allows for a clear, standardized comparison of long-term economic and fiscal impacts across technologies.

Home Range Solar

Key Solar Project Metrics

Metric	Amount
Nameplate capacity	400 MW AC (520 MW DC)
Capital cost per MW	$1,502,500
Total capital investment	$601,000,000
Modeled operating life	30 years
Assessment rate	25%
Mill levy	132 mills

Construction

The construction phase is modeled as a one and one half-year build. It is estimated to support 600 construction job-years, with a peak on-site workforce of 300 workers. Average annual construction pay is estimated at $86,000, producing total construction payroll of $51,600,000.

The model assumes 30% of the construction workforce is non-local. Using an average of 3 workers per room, this results in approximately 21,900 room nights during construction. At $130 per night, estimated lodging revenue totals $2,847,000. Additional food and retail spending is estimated at $53 per worker per day, or $3,482,100 during construction.

Construction Metric	Estimate
Construction duration	1.5 years
Construction job-years	600
Peak on-site workforce	300
Average annual construction pay	$86,000
Total construction payroll	$51,600,000
Estimated room nights	21,900
Estimated lodging revenue	$2,847,000
Total other retail spending	$3,482,100
Total Estimated Construction Impact	**$57,929,100**

Operational Life

Over a modeled 30-year operating life, the project is estimated to support 3 full-time-equivalent operations and maintenance positions per year. This is based on an assumption of 0.0075 O&M FTE per MW. Average annual O&M wage is estimated at $75,000, producing annual O&M payroll of $225,000 and a 30-year O&M payroll total of $6,750,000.

Operations Metric	Estimate
Modeled operating period	30 years
O&M FTE per MW	0.0075
Annual O&M employment	3.00 FTE
Average annual O&M wage	$75,000
Annual O&M payroll	$225,000
30-year Estimated O&M payroll	**$6,750,000**

Tax Collections

The tax summary below compares the projected property tax revenues generated by the Home Range project compared with the forecasted property tax revenues of the project area with the current usage. Using a 25% assessment rate and 132 mills, the unabated property tax estimate over years 1-10 of the Home Range project is $4,795,619 while at current use, total collections are estimated to be a total of $84,734 during that 10-year period.

For years 11-30 of the project, the proposed use would generate an estimated $79,332,000 while at current use, total collections for that period are estimated to be $169,468. This assessment is inclusive of the statutory 10-year personal property tax abatement established under Kansas Law for electric generation projects (K.S.A 79-201, Eleventh) and is based on current assessed value and state and local tax rates for the project area. (NOTE: Under current Kansas Department of Revenue guidance, taxable value for such property is typically based on retail cost when new (RCWN) depreciated to a residual value of approximately 20% of original cost following the applicable depreciation schedule.) Assumptions are based on a 30-year project life.)

Tax Metric	Estimated Tax Collections (as proposed)	Estimated Tax Collections (with current land use)
Abatement period	**Years 1-10**	**Years 1-10**
Property Tax Collected at current use		$84,734
Non-Abated property tax collected	$4,795,619	
Tax collection period	**Years 11-30**	**Years 11-30**
Estimated property tax collected	$79,332,000	$169,468
Total Estimated Tax Collected	**Years 1-30**	**Years 1-30**
	$84,127,619	**$254,202**

Home Range Battery Energy Storage System (BESS)

Key BESS Project Metrics

Metric	Amount
Nameplate capacity	400 MW AC
Capital cost per MW	$1,457,500
Total capital investment	$583,000,000
Modeled operating life	30 years
Assessment rate	25%
Mill levy	132 mills

Construction

The construction phase is modeled as a one and one half-year build. It is estimated to support 200 construction job-years, with a peak on-site workforce of 100 workers. Average annual construction pay is estimated at $86,000, producing total construction payroll of $17,200,000.

The model assumes 30% of the construction workforce is non-local. Using an average of 3 workers per room, this results in approximately 7,300 room nights during construction. At $130 per night, estimated lodging revenue totals $949,000. Additional food and retail spending is estimated at $53 per worker per day, or $1,160,700 during construction.

Construction Metric	Estimate
Construction duration	1 year(s)
Construction job-years	200
Peak on-site workforce	100
Average annual construction pay	$86,000
Total construction payroll	$17,200,000
Estimated room nights	7,300
Estimated lodging revenue	$949,000
Total other retail spending	$1,160,700
Total Estimated Construction Impact	**$19,309,700**

Operational Life

Battery Energy Storage Systems (BESS) are typically modeled with a project life of 20–25 years, although individual battery components may require replacement or augmentation after approximately 10–15 years. Many modern systems are designed for extended operational life beyond 25 years through modular replacement and augmentation strategies.

Over a modeled 30-year operating life, the project is estimated to support 5 full-time-equivalent operations and maintenance positions per year. This is based on an assumption of 0.0125 O&M FTE per MW. Average annual O&M wage is estimated at $100,000, producing annual O&M payroll of $500,000 and a 30-year O&M payroll total of $15,000,000.

Operations Metric	Estimate
Modeled operating period	30 years
O&M FTE per MW	0.0125
Annual O&M employment	5.0 FTE
Average annual O&M wage	$100,000
Annual O&M payroll	$500,000
30-year Estimated O&M payroll	**$15,000,000**

Tax Collections

Property Tax Modeling Disclaimer

Property tax treatment of Battery Energy Storage Systems (BESS) in Kansas is not fully settled in statute or administrative practice. As outlined in November 2024 guidance from the Kansas Department of Revenue, Property Valuation Division (PVD), classification, exemption eligibility, and valuation of BESS components are determined on a case-by-case basis and are ultimately subject to review and approval by the Kansas Board of Tax Appeals (BOTA). Accordingly, the property tax estimates presented in this analysis are scenario-based and rely on the most current PVD guidance available, including standard valuation methodologies for locally appraised personal property. Actual property tax outcomes may vary based on future legislative action, administrative interpretation, and project-specific determinations.

The tax summary below compares the projected property tax revenues generated by the Home Range BESS project compared with the forecasted property tax revenues of the project area with the current usage. Using a 25% assessment rate and 132 mills, the property tax estimate over years 1-10 of the Home Range BESS project is $4,651,990 while at current use, total collections are estimated to be a total of $1,569 during that 10-year period.

For years 11-30 of the project, the proposed use would generate an estimated $76,956,000 while at current use, total collections for that period are estimated to be $3,138. This assessment is inclusive of the statutory 10-year personal property tax abatement established under Kansas Law for electric generation projects (K.S.A 79-201, Eleventh) and is based on current assessed value and state and local tax rates for the project area. (NOTE: Under current Kansas Department of Revenue guidance, taxable value for such property is typically based on retail cost when new (RCWN) depreciated to a residual value of approximately 20% of original cost following the applicable depreciation schedule). Assumptions are based on a 30-year project life.

Tax Metric	Estimated Tax Collections (as proposed)	Estimated Tax Collections (with current land use)
Abatement period	**Years 1-10**	**Years 1-10**
Property Tax Collected at current use		$1,569
Non-Abated property tax collected	$4,651,990	
Tax collection period	**Years 11-30**	**Years 11-30**
Estimated property tax collected	$76,956,000	$3,138
Total Estimated Tax Collected	**Years 1-30**	**Years 1-30**
	$81,607,990	**$4,707**

Additional Explanation of Key Measures

Project Size and Capital Scale

Project size drives nearly every other estimate in the analysis. Nameplate capacity establishes the scale of the installation, while capital cost per MW is used to estimate the total capital investment. For Home Range Solar, applying $1.50 million (BESS=$1.46 million) per MW across 400 MW yields total capital investment of $601 million (BESS=$583 million) which then feeds both construction estimates and the property tax schedule.

Operational Life Interpretation

Operations-phase impacts are much smaller than construction impacts, but they persist far longer. Instead of hundreds of temporary workers, the solar model assumes a steady O&M staffing level of 3.0 FTE per year (BESS 5.0). That makes the operations phase less about a short burst of activity and more about a stable long-term payroll stream over 30 years.

Tax Collections Interpretation

The tax schedule is divided into two distinct periods. Years 1-10 are treated as the abatement period, with solar producing an estimated $4.8 million in non-abated property tax (BESS $4.7M). Years 11-30 are treated as the collection period, with solar producing an estimated $79.3 million in property tax collections (BESS $77M).

Snapshot

Component	Key takeaway: SOLAR	Key takeaway: BESS
Project size	400 MW facility with $601M in capital investment	400 MW facility with $583M in capital investment
Construction	600 job-years and $51.6M in payroll during buildout	200 job-years and $17.2M in payroll during buildout
Operations	3.0 FTE annually and $6.75M in payroll over 30 years	5.0 FTE annually and $15M in payroll over 30 years
Taxes	$4.8M collected in years 1-10; $79.3M collected in years 11-30	$4.7M collected in years 1-10; $77.0M collected in years 11-30

Tax Timing and Context

A useful way to read the tax section is as a two-part timeline. The project is modeled as *partially abated in accordance with current Kansas tax policy during years 1-10. The report estimates the non-abated property tax collection for the first ten years after project completion. During years 11-30, the project is modeled as fully taxable. This structure keeps the near-term incentive effect separate from the long-term tax base effect.

Period	Status	Measure shown	Amount (Solar)	Amount (BESS)
Years 1-10	*Partially taxable	Estimated property tax collected	$4,795,619	$4,651,990
Years 11-30	Fully taxable	Estimated property tax collected	$79,332,000	$76,956,000

*** Note on Property Tax Abatement**

The 10-year, 100% personal property tax abatement reflected in this preliminary analysis is established by Kansas law for certain energy generation equipment and is **not a discretionary incentive created by local government**. (NOTE: The 10-year personal property tax exemption reflected in the BESS portion of this analysis is based on current Kansas statutory frameworks applicable to certain electric generation facilities although the applicability of such exemption to battery energy storage systems may be determined on a case-by-case basis.)

Under K.S.A. 79-201, Eleventh, certain renewable energy generation equipment that is used predominantly to produce electricity from renewable resources (including wind, solar, biomass, geothermal, hydropower, and similar technologies) may qualify for a property tax exemption for a defined period following completion of construction**.**

In addition, Kansas law provides a similar exemption for new electric generation facilities, including certain non-renewable generation technologies, under K.S.A. 79-266, which exempts qualifying generation equipment from ad valorem property taxes for the 10 taxable years immediately following the year in which construction or installation is completed.

Accordingly, this preliminary report presents the project's estimated property tax collections within the framework of the existing Kansas statutory exemption applicable to electric generation facilities. It should also be noted that this analysis does not incorporate any PILOTs or Contribution Agreements that may be negotiated later as part of the Development Agreement process. Any such negotiated payments or commitments would be separate from the state-authorized exemption and could materially affect the ultimate fiscal outcome for local taxing jurisdictions.

Prepared by Finney County Economic Development Corporation

This preliminary Economic Impact Analysis was prepared by Finney County Economic Development Corporation (FCEDC) to assist local officials and the public in evaluating the potential economic and fiscal implications of the proposed project. The analysis relies on information provided by the project developer, publicly available industry data, and standard economic modeling assumptions.

The estimates contained in this report are intended to provide a reasonable preliminary projection of potential economic activity associated with the project. Actual results may vary based on project design, construction schedules, market conditions, operational decisions, and other factors that may change over time.

15 April 2026

Finney County Public Works Department
Attn: Development & Administrative Coordinator
101 W. Maple Street
Garden City, Kansas 67846

Re: Revised Project Boundary – Sherlock Energy Storage LLC

Dear Planning Commission Members and Public Works Team,

On behalf of Sherlock Energy Storage LLC, this letter submits a revised project boundary for the proposed Sherlock BESS project currently scheduled for consideration by the Finney County Planning Commission on April 16, 2026.

The revised boundary is being provided to address a procedural noticing concern identified during application review. Specifically, two nonparticipating landowners were included within the applicable notice area of the originally proposed project boundary but did not receive mailed notice for the upcoming Planning Commission hearing.

To remedy this issue without delaying the scheduled hearing, the Applicant has voluntarily reduced the project boundary to remove all project facilities and boundary areas that would trigger notice requirements for the two nonparticipating parcels. As shown on the attached revised figures, the updated project boundary no longer implicates notice obligations for those landowners.

This adjustment is limited in scope and does not expand the project area, introduce new impacts, or materially change the nature of the proposed use. All participating landowner parcels remain unchanged, and the revised boundary reflects a reduction only and intended solely to ensure procedural compliance and provide clarity for the Planning Commission's April 16, 2026 hearing.

The Applicant respectfully requests that the Planning Commission consider the application based on the revised project boundary submitted herewith and include this letter and attached exhibit in the public record for the hearing. Please let me know if any additional documentation is needed to reflect this revision. We appreciate the County's coordination and consideration.

Sincerely,

Stu S. Webster
Senior Director, Permitting & Environmental Policy
Triple Oak Power LLC
stu@tripleoakpower.com

Attachment:

- Revised Appendix A w/ Title Company-certified Landowner List
- Revised Appendix C
- Revised Appendix E
- Revised Appendix L
- Revised Appendix Q

APPENDIX A – CERTIFIED PROPERTY OWNER AND MAILING LIST

Finney County Article 36.040.B.1 ver. 24 Feb 26 and section B.1 of the Base SUP application the following information is required:

- A certified property owner and mailing address list from a title company for all owners of property located within the application's subject property.
- A separate list for all owners of property located within 1000 feet of any subject property boundary within Finney County. In addition, if the foregoing area includes: (a) any area within an adjacent county, the applicant shall provide a certified list of property owners and their mailing addresses within the notification area from a title company; and (b) any area within the corporate limits of a city, the list shall include owners of property and their mailing addresses extending 400 feet into the corporate limits of the city.
- Sufficient proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

A certified property owner and mailing address list from a title company for all owners of property located within the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. A certified list from a Title Company of owners of property within 1000 feet of the project boundary is provided with this application; a county-redacted list to be provided in Appendix A. Appendix D includes proof that the applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

SPECIAL CERTIFICATE

STATE OF KANSAS, COUNTY OF FINNEY, SS:

We, the undersigned, being duly registered and qualified abstracters in and for Finney County, Kansas, a member in good standing of the Kansas Land Title Association and the American Land Title Association, whose bond as by law is in force at the date of this certificate, hereby certify:

The following described real estate:

See EXHIBIT A Attached for Map

Is owned by Sandyhill Enterprises LLC and

Loewen Family Farms, LLC

As shown on said attached map

This report is being prepared for Triple Oak Power

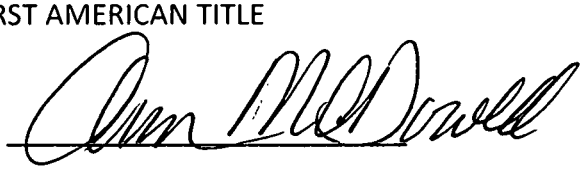
We further certify that the following are all of the owners of property lying within 1000 feet of all boundaries in Finney County of the above described property, and their addresses as shown by the records of the GIS Department of Garden City, Finney County, Kansas and the Finney County Register of Deeds Office:

See EXHIBIT B Attached

This certificate is made upon the mutual understanding that the maker thereof has not examined all instruments and proceedings in the chain of title to the above described real estate; that such certificate is not a guarantee of title and the maker thereof shall not be liable for defects in the title to the above described real estate.

Dated this 6th day of April, 2026 at 8:00 A.M.

FIRST AMERICAN TITLE

By 

Ann McDowell

County Manager

Exhibit A

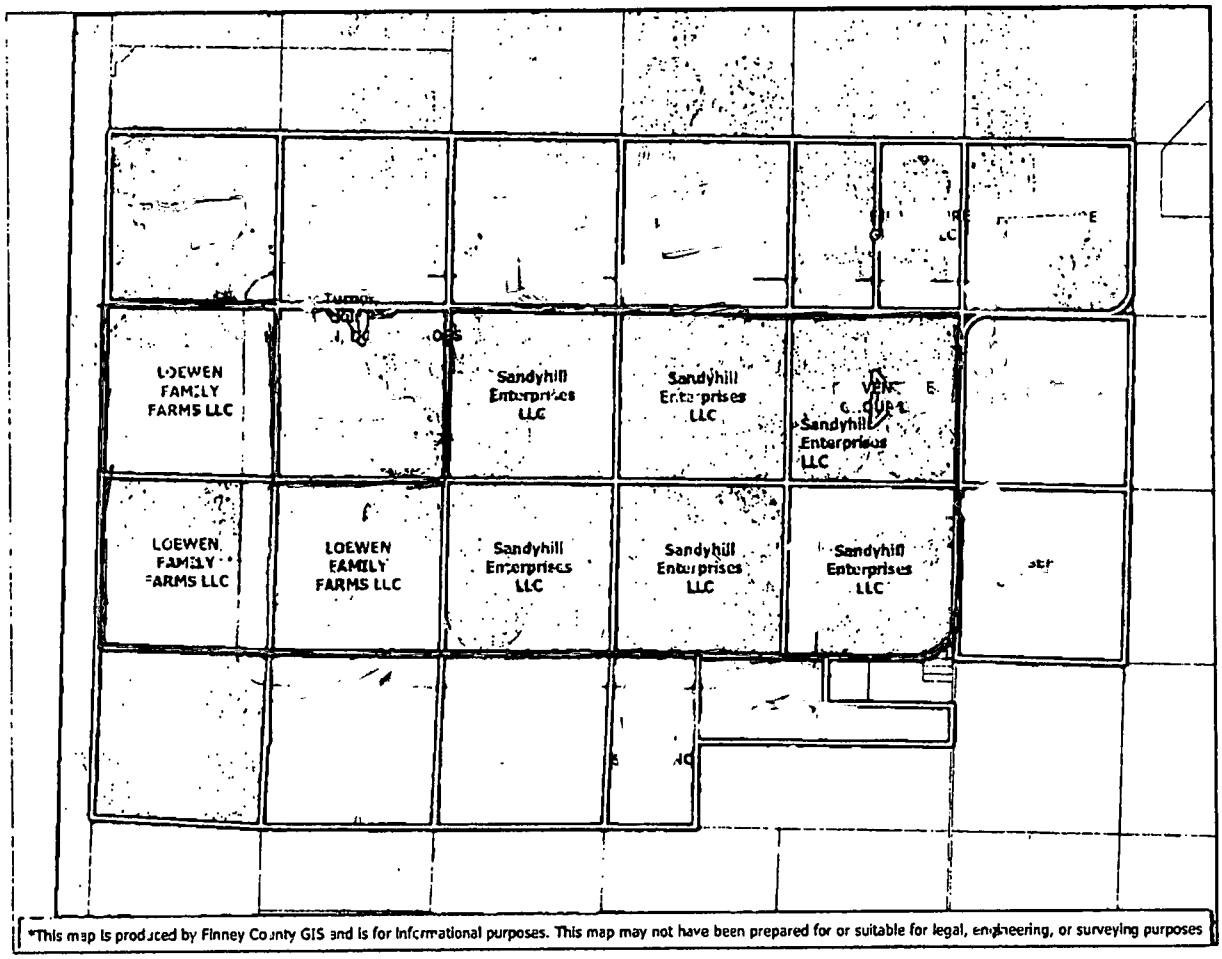
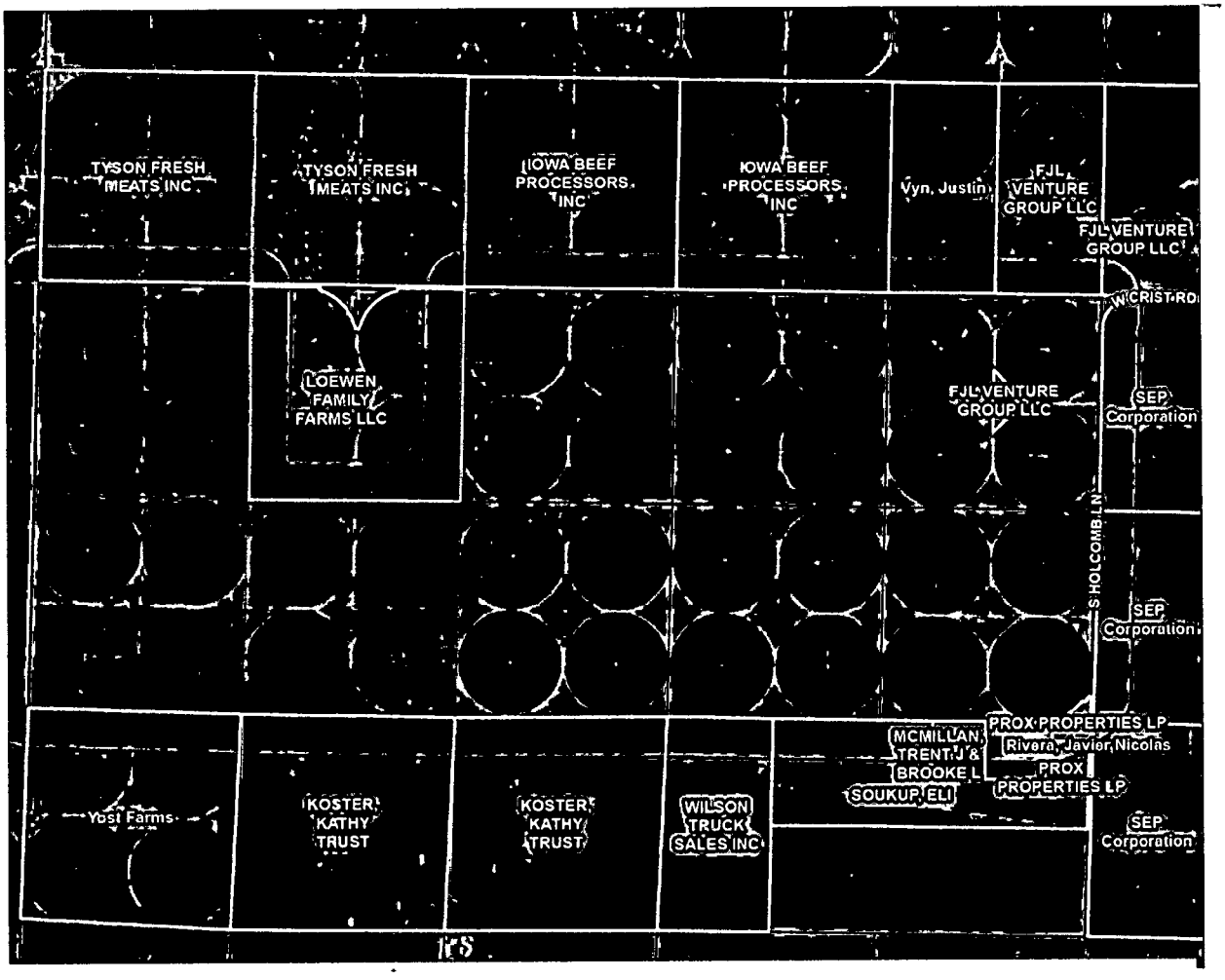

LOEWEN FAMILY FARMS LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
LOEWEN FAMILY FARMS LLC
LOEWEN FAMILY FARMS LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
Sandyhill Enterprises LLC
*This map is produced by Finney County GIS and is for informational purposes. This map may not have been prepared for or suitable for legal, engineering, or surveying purposes

Exhibit B

	QuickRefI	SitusAddre	PartyName1	Address1	Address2	OCity	OStat	
0	R3079	S Keamy Co Line RD, Holcomb, KS 67851	TYSON FRESH MEATS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
1	R3080	W Crist RD, Holcomb, KS 67851	TYSON FRESH MEATS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
2	R3072	W Crist RD, Holcomb, KS 67851	IOWA BEEF PROCESSORS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
3	R3073	W Crist RD, Holcomb, KS 67851	IOWA BEEF PROCESSORS INC	Attn: TAX DEPT	PO BOX 2020	SPRINGDALE	AR	72765-2020
4	R3068	W Crist RD, Holcomb, KS 67851	Vyn, Justin	PO Box 1567		Dalhart	TX	79022-1567
5	R3067	W Crist RD, Holcomb, KS 67851	FJL VENTURE GROUP LLC	1937 Canyonpoint LN		Castle Pines	CO	80108-9563
6	R3069	2505 S Holcomb LN, Holcomb, KS 67851	FJL VENTURE GROUP LLC	1937 Canyonpoint LN		Castle Pines	CO	80108-9563
7	R14586	W Crist RD, Holcomb, KS 67851	LOEWEN FAMILY FARMS LLC	PO Box 67		Seminole	TX	79360-0067
8	R14577	S Holcomb LN, Garden City, KS 67846	SEP Corporation	PO Box 980		Hays	KS	67601-0980
9	R14579	3495 S Holcomb LN, Garden City, KS 67846	FJL VENTURE GROUP LLC	1937 Canyonpoint LN		Castle Pines	CO	80108-9563
10	R14581	SEC 12 25-34, Garden City, KS 67846	SEP Corporation	PO Box 980		Hays	KS	67601-0980
11	R14591	S Holcomb LN, Garden City, KS 67846	KOSTER, KATHY TRUST	PO BOX 897		GARDEN CITY	KS	67846-0855
12	R14605	SEC 16 25 34W, Garden City, KS 67846	KOSTER, KATHY TRUST	PO BOX 897		GARDEN CITY	KS	67846-0855
13	R14597	5795 S Holcomb LN, Garden City, KS 67846	WILSON TRUCK SALES INC	PO BOX 958		HOLCOMB	KS	67851-0958
14	R14611	S Holcomb LN, Garden City, KS 67846	MCMILLAN, TRENT J & BROOKE L	P.O. Box 89		Kendall	KS	67857-0008
15	R14610	5125 S Holcomb LN, Garden City, KS 67846	SOUKUP, ELI	1545 E Rodkey RD		Garden City	KS	67846-9537
16	R14609	SEC 13 25 34W, Garden City, KS 67846	SEP Corporation	PO Box 980		Hays	KS	67601-0980
17	R14592	W Crist RD, Holcomb, KS 67851	Yost Farms	2396 Road 115		Lakin	KS	67860-6243
18	R314877	4985 S Holcomb LN, Garden City, KS 67846	Neufeld, Heinrich Harder	PO Box 638		Holcmb	KS	67851-0638
19	R316003	S Holcomb LN, Garden City, KS 67846	PROX PROPERTIES LP	2700 W Riverview DR		Garden City	KS	67846-8900
20	R317815	S Holcomb LN, Holcomb, KS 67851	Loewen, David	PO Box 688		Lakin	KS	67860-0688
21	R317814	S Holcomb LN, Garden City, KS 67846	PROX PROPERTIES LP	2700 W Riverview DR		Garden City	KS	67846-8900
22	R317816	S Holcomb LN, Holcomb, KS 67851	Rivera, Javier Nicolas	707 Evans ST		Garden City	KS	67846-5969


TYSON FRESH MEATS INC
TYSON FRESH MEATS INC
IOWA BEEF PROCESSORS INC
IOWA BEEF PROCESSORS INC
Vyn, Justin
FJL VENTURE GROUP LLC
FJL VENTURE GROUP LLC
W CRIST RD
LOEWEN FAMILY FARMS LLC
FJL VENTURE GROUP LLC
SEP Corporation
S HOLCOMB LN
SEP Corporation
PROX PROPERTIES LP
MCMILLAN, TRENT J & BROOKE L
Rivera, Javier Nicolas
PROX PROPERTIES LP
SOUKUP ELI
Yost Farms
KOSTER KATHY TRUST
KOSTER KATHY TRUST
WILSON TRUCK SALES INC
SEP Corporation

APPENDIX C – PROJECT BOUNDARY MAP

Base SUP Requirement:

Finney County Article 36.040.B.2 ver. 24 Feb 26 - A boundary map of the outer bounds of all the application's subject property; and further depicting the bounds and providing legal descriptions of each separately owned parcel within the subject property identifying each property owner.

The Project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-321-02-0-00-00-001.00-0
- Finney County Parcel # 028-322-04-0-00-00-001.00-0
- Finney County Parcel # 028-322-09-0-00-00-001.00-0
- Finney County Parcel # 028-322-03-0-00-00-001.00-0
- Finney County Parcel # 028-322-10-0-00-00-001.00-0
- Finney County Parcel # 028-322-11-0-00-00-001-00-0
- Finney County Parcel # 028-323-08-0-00-00-001.00-0
- Finney County Parcel # 028-323-06-0-00-00-001-00-0
- Finney County Parcel # 028-323-07-0-00-00-001-00-0

The BESS project is proposed to be located on the following Finney County Parcels:

- Finney County Parcel # 028-322-04-0-00-00-001.00-0

These legal descriptions are based on vesting deeds and available plat/survey information; final metes and bounds descriptions will be provided upon completion of survey.

Sherlock Solar SUP

Finney County Parcel # 028-321-02-0-00-00-001.00-0

> Section Two (2) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.
>
> EXCEPT a tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., being more particularly described as beginning at the center of said Section Two (2); thence proceeding North 775 feet along the North-South half section line; thence proceeding in a Southeasterly direction to a point on the East-West half section line which is 775 Feet East of the center of said Section Two (2); thence proceeding in a Southwesterly direction to a point on the North-South half section line which is 775 Feet South of the center of said Section Two (2); thence proceeding North along the North-South half section line a distance of 775 Feet to the point of beginning;

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-04-0-00-00-001.00-0

> All of Section Four (4) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-09-0-00-00-001.00-0

> All of Section Nine (9) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-03-0-00-00-001.00-0

> All of Section Three (3) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-322-10-0-00-00-001.00-0

> All of Section Ten (10) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

Finney County Parcel # 028-323-08-0-00-00-001.00-0

> All of Section Eight (8) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.

Finney County Parcel # 028-323-06-0-00-00-001.00-0

Section Six (6) except for road right of way, Township Twenty-Five (25) South, Range Thirty-Four (34) West of the 6th P.M., Finney County, Kansas

Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.

Finney County Parcel # 028-323-07-0-00-00-001.00-0

Section Seven (7) except for road right of way, Township Twenty-Five (25) South, Range Thirty-Four (34) West of the 6th P.M., Finney County, Kansas

Said land being a portion of the property described in that certain Corporation Deed—General Warranty dated December 14, 2020 from Wheatland Electric Cooperative, Inc., as Grantor, to Loewen Family Farms, LLC, as Grantee, recorded January 11, 2021 in the official records of Finney County, Kansas in Book 347, Page 494.

Finney County Parcel # 028-322-11-0-00-00-001.00-0

All of Section Eleven (11) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

LESS AND EXCEPT Lot One (1) of the H & S Subdivision, a parcel plat in the SE1/4 of Section Eleven (11), Township 25 South, Range 34 West in Finney County, Kansas

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.

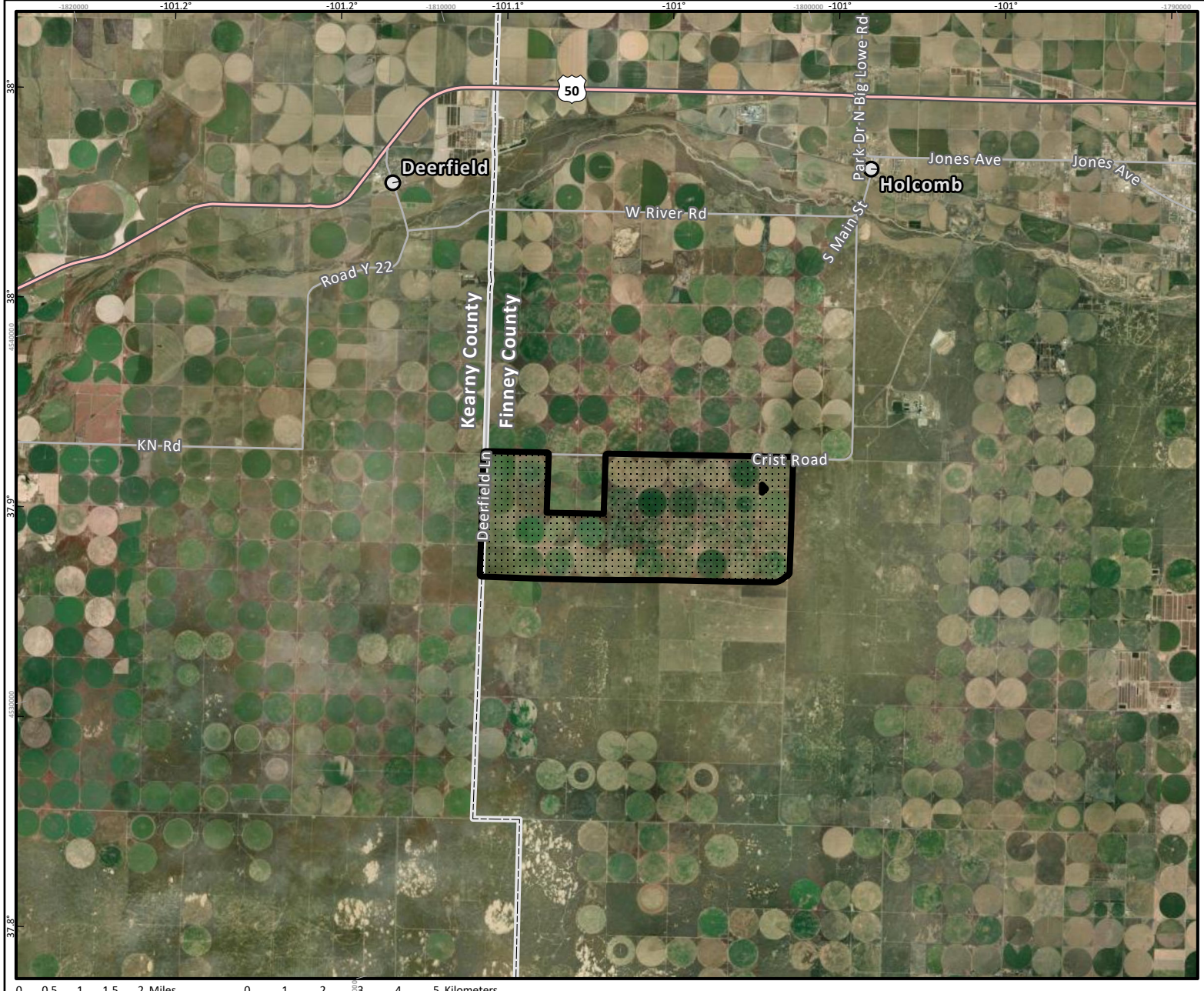
The excepted tract described herein reflects a portion of said Section 11 as shown on that certain survey prepared by Palmberg Land Surveying Services, LLC, dated October 7, 2020 and recorded January 19, 2021 in the official records of Finney County, Kansas in Book 347, Page 640.

Sherlock BESS SUP

Finney County Parcel # 028-322-04-0-00-00-001.00-0

> All of Section Four (4) in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M.

Said land being a portion of the property described in that certain Special Warranty Deed dated March 20, 2020 from Tri-State Generation and Transmission Association, Inc., as Grantor, to Sandyhill Enterprises, LLC, as Grantee, recorded March 23, 2020 in the official records of Finney County, Kansas in Book 342, Page 515.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 1: VICINITY MAP

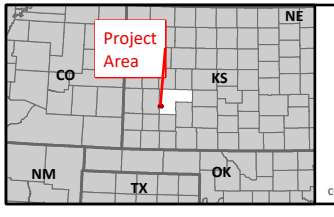
- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 4/14/2026 4:05 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

APPENDIX E – COMBINED SITE PLAN

BESS Requirements:

[*Finney County, BESS Use-Specific Attachment, section 2, pg. 2 of 5, ver. 24 Feb 26*] BESS Site Plan; Dimensional Criteria. In addition to the site plan requirements set forth in Section B, Applicant shall provide the number and location of battery containers. Lot size requirements and bulk regulations for the applicable zoning classification where the BESS is located shall be followed unless the application imposes more restrictive requirements: the minimum setback for all yards is 50 feet; setbacks shall be 100 feet from any railroad or rail spur, 100 feet from other structures outside the project area or on adjacent properties, and 250 feet if adjoining property is zoned or used for residential purposes; required minimum width of access or frontage roads on the property shall be not less than 20 feet, have a road base suitable to handle any associated traffic or vehicles that would be common during operations or emergency response such as, but not limited to, fire apparatus, and constructed of dust-less paving materials. However, the foregoing setbacks may be waived to the extent participating property owners execute a written agreement documenting the same. Maximum height of any batteries, racks or associated containers are limited to no more than 15 feet above ground level, while other infrastructure shall comply with bulk regulations for the applicable zoning classification.

- All BESS infrastructure shall be setback from the project boundary lines with non-participating land, and from public rights-of-way, at least 50 feet (50').
- All BESS containers shall be setback at least five hundred feet (500') as measured from the nearest portion of any existing and non-participating landowners' residential structures at the time of application.
- Add to the aesthetics setback map and table the distance to the nearest battery container.
- Lighting. All lighting shall be limited to that minimally required for safety, security, and operation of the facility, and to the maximum extent possible it shall be shielded and downcast so as not to extend beyond the SUP land perimeter boundary.
- Fencing. All BESS shall be enclosed by perimeter fencing with a self-locking gate to prevent unauthorized access unless all BESS infrastructure is housed in a locked dedicated-use building, at least 10 feet (10') in height above ground level to restrict unauthorized access. No outdoor storage of any material or equipment is permitted except for construction equipment and material used during construction. Fences shall be designed to ensure controlled access for emergency services and personnel.
- Signage. Signage for the BESS shall be in compliance with American National Standards Institute Z535 and shall include the following information: the type of technology associated with the BESS; any special hazards associated; the type of fire suppression system installed in the area of the BESS, and 24-hour emergency contact information.
- As required by the National Electric Code (NEC), disconnect and other emergency management information shall be clearly displayed on a light reflective surface. A clearly

visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.

- Warning signage spacing shall be determined with the battery energy storage plan.
- Clearance. The area within ten feet (10') on each side of a battery container shall be cleared of combustible vegetation and surfaced with gravel or other non-combustible surfacing.

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section B.6 items (a) through (q), pg. 5 of 19, ver. 24 Feb 26] Preliminary Site Plan: The Preliminary Site Plan shall include:

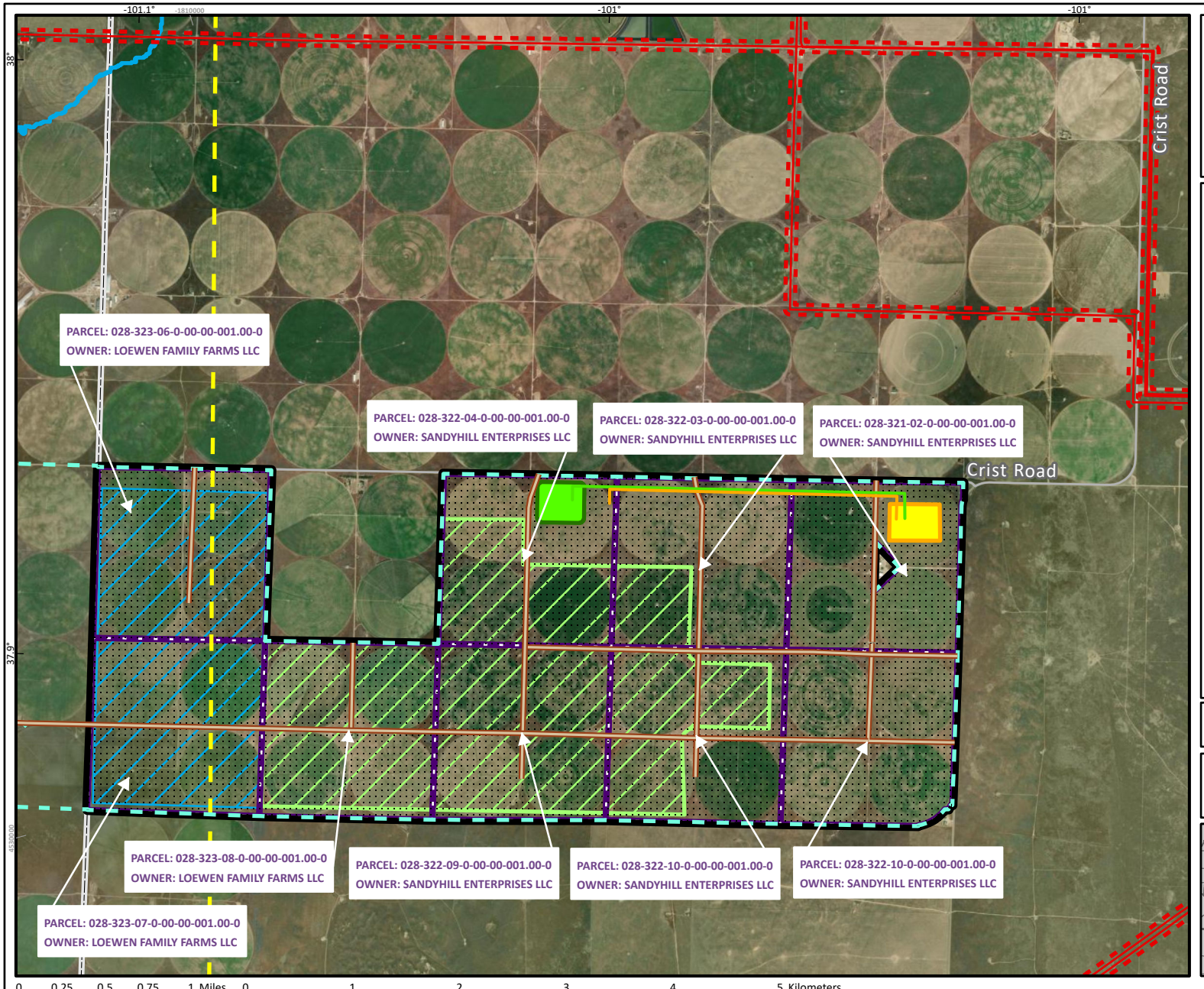
a. Existing buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;
b. Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary;
c. Proposed project infrastructure;
d. Meteorological towers;
e. Height of infrastructure;
f. Substations/switchyards;
g. Collection/gen-tie lines;
h. Operations and maintenance building(s);
i. Permanent/temporary roads & laydown;
j. Ingress and egress locations;
k. Fencing and gates;
l. Drainage features;
m. Vegetative buffers;
n. Sensitive receptors such as an airport, hospital, school, or medical office;
o. Alternate locations of infrastructure, if applicable;
p. All other potential infrastructure or land modifications; and
q. Setbacks: Minimal requirements per use standards in Special Use-Specific Attachment. Identify in a table or writing, in addition to the visual aid, where the applicant proposes setbacks greater than the minimal requirements. Describe if and how the setback distances proposed are sufficient to eliminate or mitigate any potential negative effects to non-participating land, including without limitation due to: contamination, soil health, erosion, drainage, other micro climate impacts including increased heat or shade, sound, light, view, groundwater table reduction, noxious plants, wildlife or species habitat or corridors, or fire or other safety issues.

- Identify any potential changes that might occur prior to initial construction or after initial construction.

The following table E-1 includes information required to be provided in the final site plan. Table E-1 includes the status of required items shown on the preliminary site plan and estimates when required items to be shown in the final site plan will be provided.

Table E-1. Site Plan requirements

Preliminary Site Plan Requirement Equipment	Preliminary Site Plan Status	Final Site Plan Status
Existing Buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;	Shown on aerial image used for Site Plan background, non-participating land structures not identified on preliminary Site Plan	Shown on aerial image used for Site Plan background, non-participating lands will be identified on final Site Plan.
Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary	Shown on aerial image used for Site Plan background	Will be identified, dimensioned, and displayed on final Site Plan
Proposed project infrastructure	Preliminary footprint for proposed project infrastructure shown on preliminary Site Plan	Final locations including labels, dimensions, and setbacks to be shown on final Site Plan
Meteorological towers	Not included with the Project	Not included with the Project
Height of Infrastructure	Not included on preliminary Site Plan	Maximum heights will be noted in site data table included with final Site Plan
Substation/switchyards	Preliminary locations shown on preliminary Site Plan	Final location, including footprint dimensions and setbacks will be shown on final Site Plan
Collection/gen-tie lines	Preliminary location shown on preliminary Site Plan	Location will be shown on final Site Plan
Operations and maintenance building(s)	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Permanent/temporary roads & laydown	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Ingress and egress locations	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Fencing and gates	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Drainage features	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Vegetative buffers	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Sensitive receptors such as an airport, hospital, school or medical office	None are located within ½ mile of project, none shown	None are located within ½ mile of project, none shown
Alternate locations of infrastructure, if applicable	Not applicable	Not applicable
All other potential infrastructure or land modifications; and	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Setbacks	Not included on preliminary Site Plan, setbacks are included in attached table to this application	Setbacks will be shown on final Site Plan



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

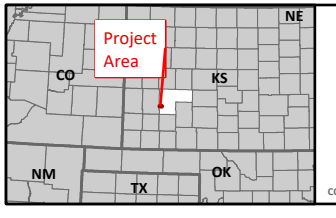
FIGURE 2: PRELIMINARY SITE PLAN

- 24" Northern Natural Gas Company Gas Pipeline
- 345kV Transmission Line from Solar/BESS (using double circut structures)
- 345kV Transmission Line from Gas Plant (using double circut structures)
- Access Road
- Major Road
- FEMA 100 Year Floodplain (Zone A)
- Overhead Electric Line
- Overhead Electric Easement
- County Boundary Line
- BESS & Substation Site
- Primary Solar Area
- Secondary Solar Area
- Sherlock Solar and Sherlock BESS Project Boundary
- Property Boundary
- Participating Property Parcel Boundary
- Sunflower Electric Switchyard

TRIPLE OAK POWER
TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
Prepared By: Tetra Tech
Updated: 4/14/2026 7:45 PM



Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:54,000

APPENDIX L – AESTHETICS

Base SUP Requirements:

[*Finney County, Base Application, pg. 6 of 19, ver. 24 Feb 26*] Describe (including primary materials and colors) and provide visual aids of the exterior of all of applicant's potential above-ground infrastructure shown on the Site Plan. Identify any potential changes that might occur prior to initial construction or after initial construction. Identify known, likely, or possible changes to the current view of the area from non-participating land and from public roads and property. Identify any mitigation efforts offered by Applicant regarding any negative aesthetic impacts to non-participating land and the public. Identify the location of the closest existing comparable infrastructure for the County or public to visit to understand the proposed use aesthetics and explain the differences between the sample infrastructure and the proposed use. Identify the surface land area that will be removed from agricultural use and the impact of that land use change on the Finney County economy. Provide a visual aid that incorporates the Project Boundary Map and the relevant parts of the Site Plan to identify all non-participating land (both private, and also all public road right-of-way and any other public land) both within the project boundary and within two miles outside of the project boundary perimeter, including showing the distance from that non-participating land (private and public) and any occupied residences thereon to the nearest proposed project above-ground infrastructure. Include a table listing those distances. Include in the visual aid existing and proposed aesthetic impact mitigations.

Proposed Applicant Response:

The Applicant will provide a Visual Impact Assessment report that will evaluate the Project's visual effects as demonstrated by contrast between photographs of existing conditions at the Project site and visual simulations of the same views, as described below. Preparation of the report will require the following main steps.

Viewshed Analysis

A viewshed analysis is a GIS-based line-of-sight visibility assessment resulting in the identification of areas in a Project vicinity where the Project would be theoretically seen or unseen. The Applicant will prepare four discrete viewshed analyses using Esri GIS software and USGS 10-meter Digital Elevation Models, or better resolution if available, within a preliminary visual study area surrounding the Project, which will, in order to account for potentially sensitive viewing locations will extend out to 10 miles for the solar arrays, BESS, and gen-tie line. The viewshed analyses will reflect topography only ("bare earth") and will therefore provide a conservative estimate of Project visibility from areas surrounding the Project. The preliminary viewshed analyses will inform both the selection of a final visual study area and preliminary identification of representative viewpoints.

Identification of Representative Viewpoints

Tetra Tech will identify areas with potential visual sensitivity within the visual study area. Sensitive viewing areas typically include, but are not limited to, cultural/historic sites and structures, recreation areas, local communities, designated scenic resources, and other scenic or aesthetic resources identified by state and local planning documents, or other areas where there would likely be viewer concerns about changes to the visual environment. Based on this review and on the results of the viewshed analyses, the Applicant will identify a preliminary set of representative viewpoints for site photography.

Site Photography and Photographic Simulations

A photographer will travel to the site to conduct site photography, collecting single-frame, high-resolution images with a full-frame, DSLR camera equipped with a fixed 50mm lens. This focal length is accepted in federal visual impact assessment methods as approximating what the human eye sees in focus within a static view. The photographer will collect panoramic sets of single-frame photos from the pre-selected viewpoints for the purpose of site documentation and potential use in impact assessment and will use a GPS device to record the latitude, longitude, elevation, date, and time of each photograph as it is taken.

Visual Impact Assessment Report

The Visual Impact Assessment Report will include sections describing the Project, its regulatory setting, affected environment, potential environmental impacts, proposed mitigation, and conclusions.

The affected environment section will describe the existing landscape setting and identify potentially affected visual resources including scenic and visual resources of significance. The methods used to inventory scenic resources, including the field visit and desktop studies, will be described. The environmental impacts section will summarize the Project's effects to the visual environment based on evident contrast between existing and proposed conditions as shown in current and simulated views from KOPs.

The final report will include the viewshed maps (11-by-17-inch PDF format) showing the results of the viewshed analyses and the final visual study area, a photo location map (11-by-17-inch PDF format), and up to 6 11-by-17-inch layouts showing the existing conditions (before) photographs and the simulated output (after) photographs (one layout in PDF format for each simulated photo point).

A draft Visual Impact Assessment report template is provided below. This template utilizes drone photography taken from public ROWs near the project boundary. The views shown in the photos below represent prospective photo locations to be used in the Visual Impact Assessment Report. Final locations will be determined after the final layout and design of the Project is determined. The draft Visual Impact Assessment report template provided below represents a typical organization and formatting of before and after photos to be included with a Visual Impact Assessment report.

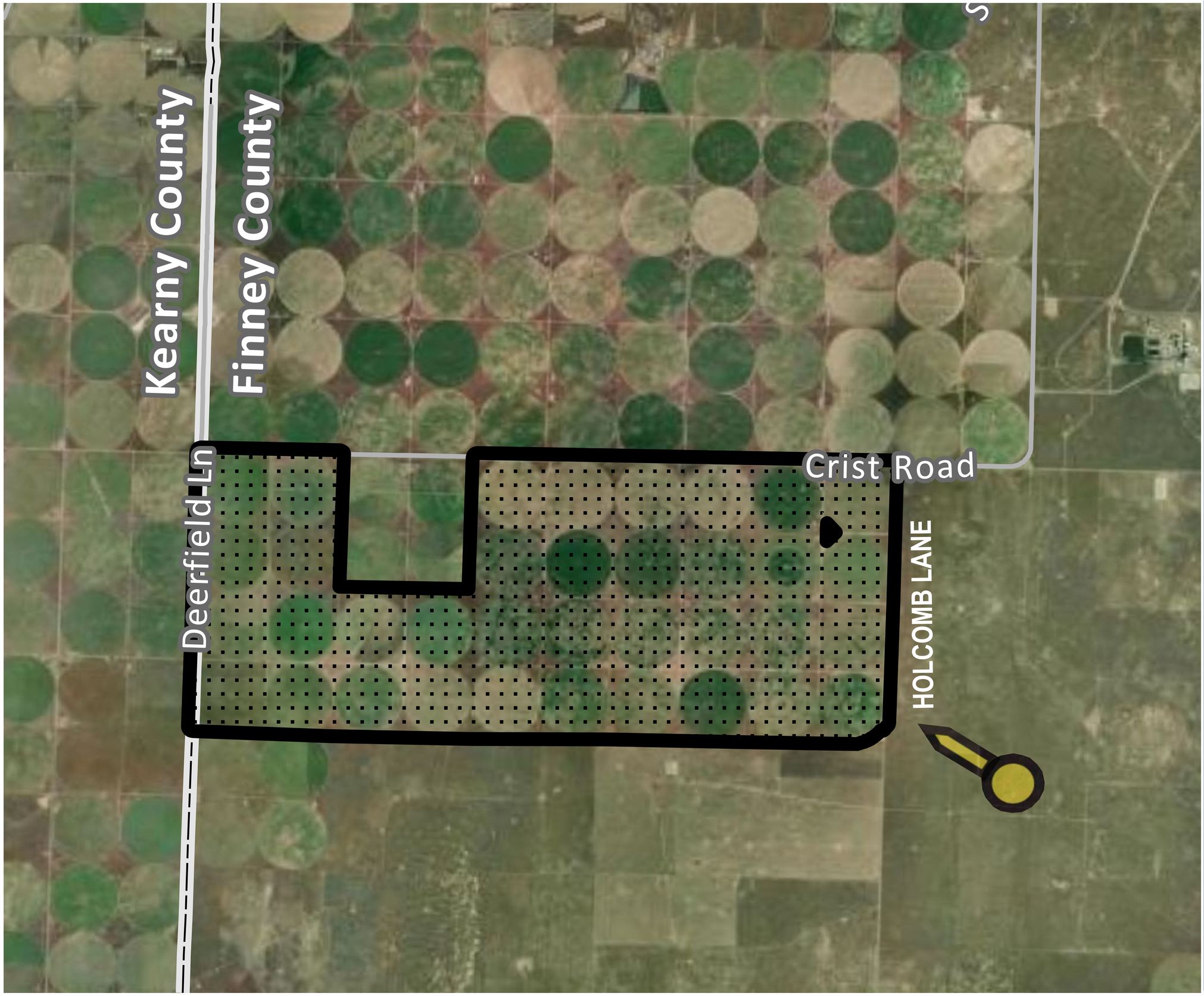
SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHWEST VIEW FROM HOLCOMB LANE



LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

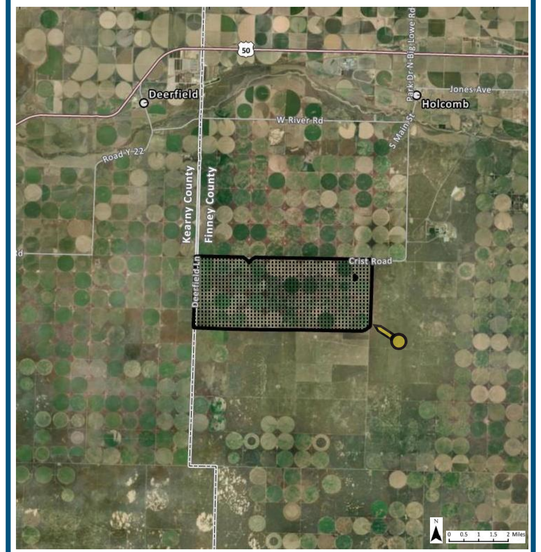
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHWEST
LATITIUDE:	37.884722°
LONGITUDE:	-101.007917 °
DISTANCE FROM PROJECT:	~1.21 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHEAST VIEW FROM COUNTY LINE ROAD

LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

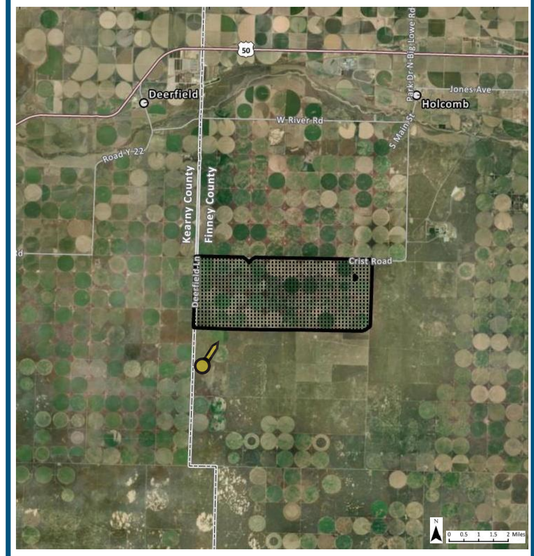
ORIGINAL PHOTOGRAPH

PROPOSED EXTENTS OF SIMULATION

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHEAST
LATITIUDE:	37.872722°
LONGITUDE:	-101.098889°
DISTANCE FROM PROJECT:	~1.02 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM INTERSECTION OF HOLCOMB LANE ROAD AND CRIST ROAD

LEGEND

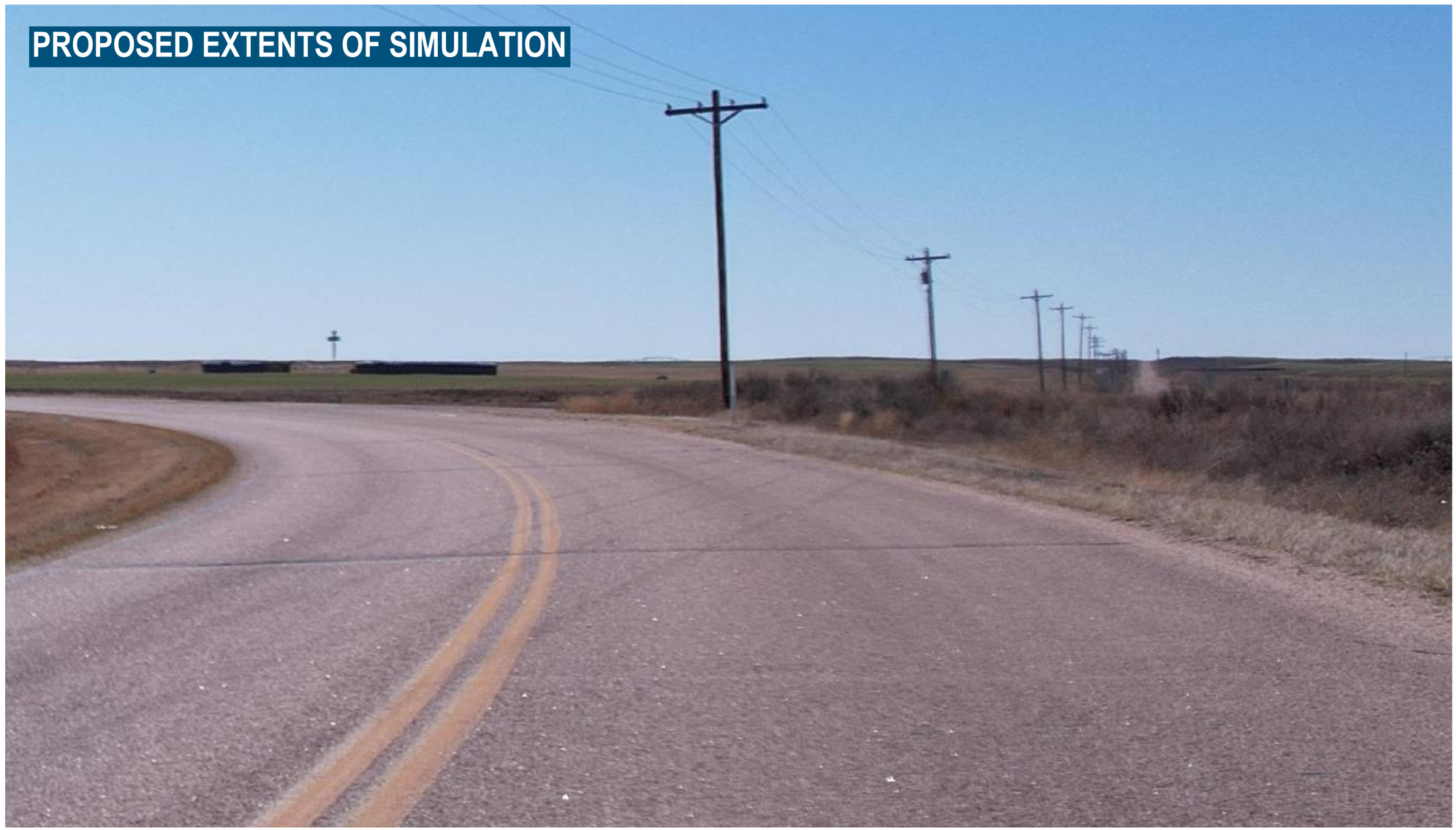
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

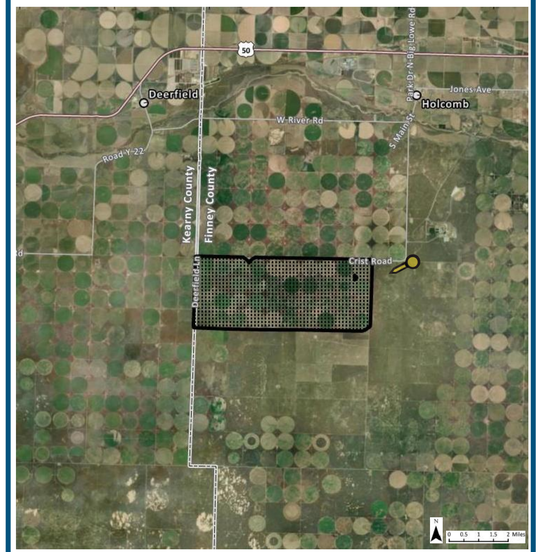
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.916639°
LONGITUDE:	-101.008417°
DISTANCE FROM PROJECT:	~0.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM THE ENTERANCE TO SUNFLOWER ELECTRIC POWER PLANT

LEGEND

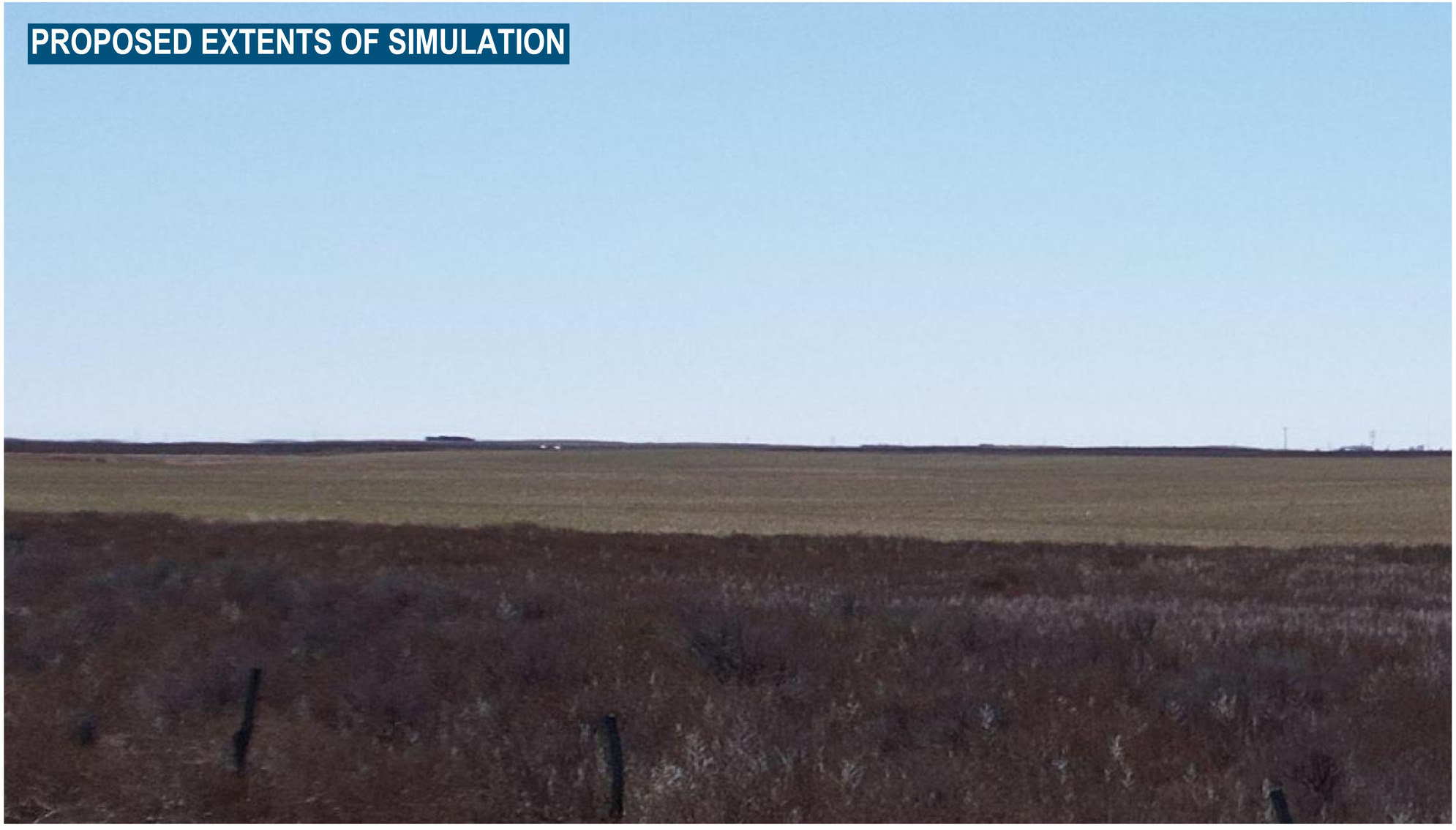
PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH

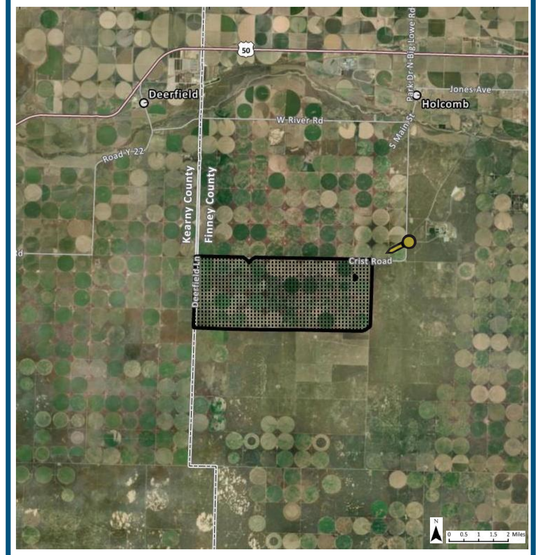
PROPOSED EXTENTS OF SIMULATION



SHERLOCK SOLAR & BESS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.923472°
LONGITUDE:	-100.992833°
DISTANCE FROM PROJECT:	~1.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

APPENDIX Q – ROAD USE AND TRANSPORTATION PLAN

Base SUP Requirements:

[*Finney County, Base Application, pg. 9 of 19, ver. 24 Feb 26*] Road Use and Maintenance Agreement. A Road Use and Maintenance Agreement shall include, but shall not be limited to:

- Designation of the public roads that might be used for transportation routes for construction, operation, maintenance and decommissioning of the project, including a map.
- Provide information detailing anticipated traffic volume created by the project, both during times of normal operations, and during times of Increased Road Use; with proposed methods of assurance by providing a description of how the Applicant will address needed maintenance and repairs to public roads, ditches and other road right-of-way areas, bridges, or culverts, during and after project construction, decommissioning, and any other use by oversized vehicles and any use causing higher than normal traffic volumes (collectively, "Increased Road Use").
- Provide information regarding the route and traffic safety and control plan for Increased Road Use in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) or as otherwise requested by the County, which might include bridge/culvert load checks, meetings and other communications in advance of each Increased Road Use; and perform traffic control as required by the Governing Body to assure local and regular road traffic and nearby residential properties are not excessively disturbed, or required to traverse roads in poor condition in part due to the project's traffic on those roads.
- Provide plans and drawings that show construction details for installation of entrances, road crossings or right-of-way encroachment, anticipated traffic volume, and routes for facility operational traffic.
- Where an access road crosses a stream or drainage way, it shall be designed and constructed so runoff from the upper portions of the watershed can readily flow to the lower portion of the watershed. Where an access road crosses a stream or drainage way identified as a Special Flood Hazard Area, obtain a floodplain development permit from the State and County.
- Ensure that following completion of each Increased Road Use all County and township roads are repaired or restored to a condition at least equal to or better than the condition prior to commencement of the Increased Road Use as determined by a third-party engineer or the Finney County Road and Bridge Division, which process might include pre- and post-construction road condition surveys.
- The Road Use and Transportation Plan shall be finalized and incorporated as part of the executed Road Use and Maintenance Agreement.
- Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds for all possible costs that the County might incur related

to accomplishing all of Applicant's responsibilities pursuant to this agreement; liability insurance; along with sufficient rights for County to enforce Applicant's responsibilities.

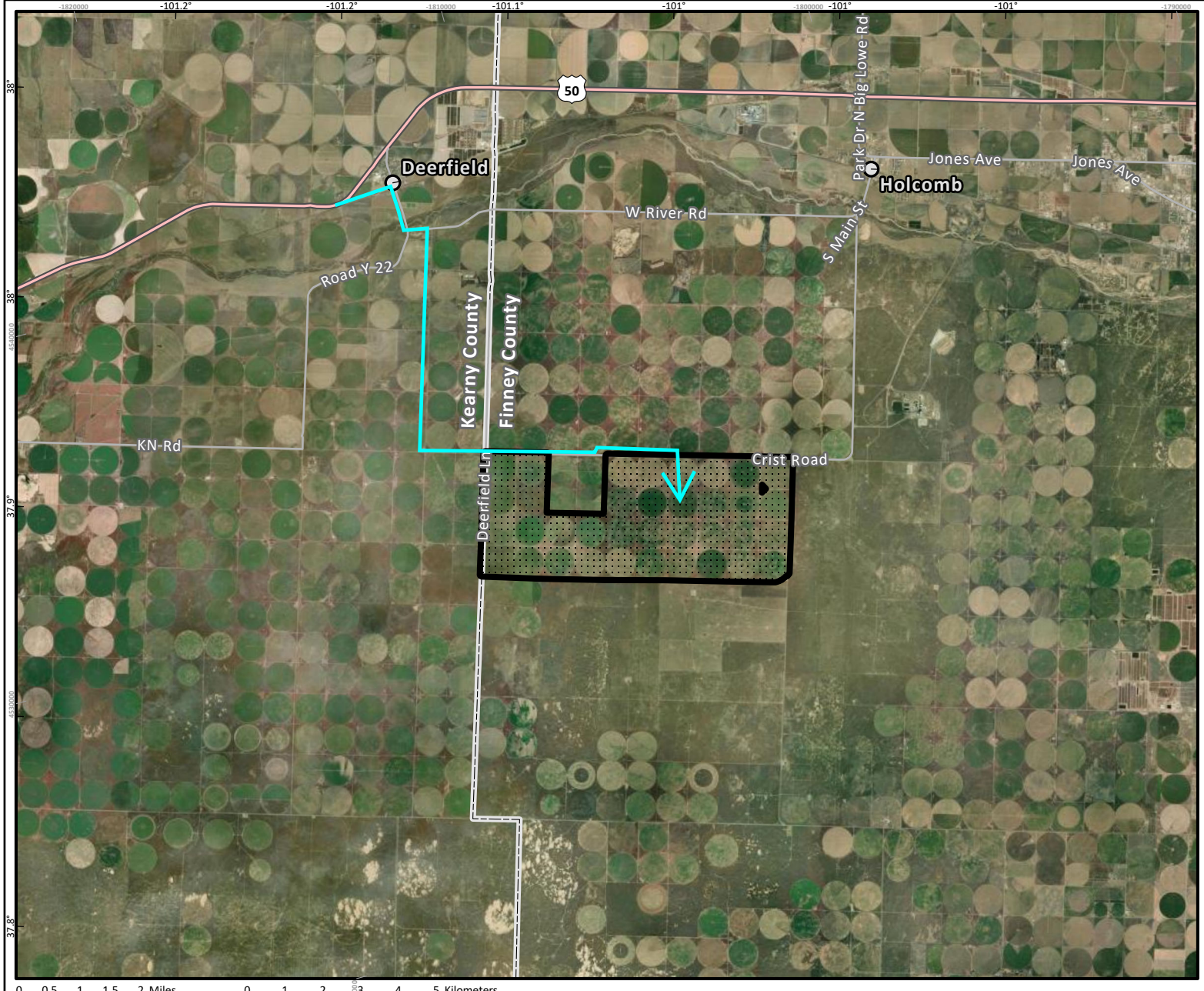
- Any terms for project infrastructure to be located within any road right of way area, which might include that the infrastructure: be located a sufficient distance from other existing or potential future infrastructure, be marked above ground and shown on an ALTA as-built survey for sufficient County location for the project life, and that above-ground infrastructure meet safety and aesthetic requirements.
- Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

The Project will not cause undue traffic, congestion, dangerous traffic conditions, or other vehicle-related impacts. During peak construction, the traffic hours are expected to be from 6:00am through approximately 8:00pm, depending on various factors, including season, schedule, and amount of daylight. Each worker will drive a personal vehicle to, or near, the site in addition to delivery trucks per day during peak construction. The delivery trucks will include concrete trucks, component trucks, and additional deliveries for rebar, cable, cranes, pad mount transformers, gravel, anchor bolts, and other miscellaneous equipment. The construction period is expected to last 18 months.

During commercial operations, road use will decrease. Workers will drive to the site each day, with delivery trucks only for equipment replacement and repair as needed. Operations and maintenance typically peaks during scheduled maintenance. The traffic hours typically would be from 7:00am to approximately 7:00pm, depending on a variety of factors including season, schedule, and amount of daylight.

Final haul roads will be determined in consultation with Finney County, once the final layout of the Project has been determined. No construction is expected to take place on US or State Highways and no ROW permitting with the Kansas Department of Transportation is expected. All work on other public roads will conform to Finney County standards. The preliminary haul route is provided in Figure 1 below. The preliminary haul route starts from US Highway 50 in Kearny County, Kansas west of Deerfield, Kansas and travels east on Sixth Ave .9 mile to Main Street within Deerfield, Kansas city limits where it turns south on Main Street and travels south for .82 mile to Road 170 where it turns east and travels .4 mile on Road 170 to Road Aa where it travels 3.66 miles south to Crist Road and turns east on Crist Road and travels 3.67 miles east to the project boundary.



TRIPLE OAK POWER
SHERLOCK SOLAR - SHERLOCK BESS
FINNEY COUNTY, KANSAS

FIGURE 3: HAUL ROUTE

- City
- Major Road
- State Highway
- US Highway
- County Boundary Line
- Sherlock Solar and Sherlock BESS Project Boundary
- Haul Route

TRIPLE OAK POWER

TETRA TECH

Data Sources:
Triple Oak Power, Tetra Tech, ESRI

Prepared For: Triple Oak Power
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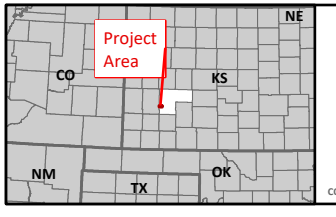
Updated: 4/14/2026 4:05 PM



0 0.5 1 1.5 2 Miles

0 1 2 3 4 5 Kilometers

Spatial Reference: NAD 1983 StatePlane Kansas South FIPS 1502 Feet **Scale:**1:153,843

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: April 16, 2026
RE: GC2026-20: Finney County Health Second Addition Replat

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Finney County Health Second Addition.

BACKGROUND:
On Behalf of Finney County, Duane Palmberg is requesting approval of the Finney County Health Second Addition replat. The site is generally located at 2508 N. 8th Street and is currently zoned "P-F" Public Facilities District. The lot contains the future Finney County Health Building, which is still under construction.

The first Finney County Health Addition was platted before the site plan for the new building. However, it was identified during the site plan approval process that additional right-of-way along Mary Street and a utility easement along 8th Street must be dedicated to the City. Right-of-way and public utilities can only be dedicated to the City through the platting process, which includes a Planning Commission recommendation and is considered by the City Commission. This additional right-of-way will accommodate the driveway entrance off Mary Street and the surrounding sidewalk, ensuring compliance with ADA standards.

The first submittal was presented for review on March 13, 2026, and met the minimum requirements of the subdivision and zoning regulations.

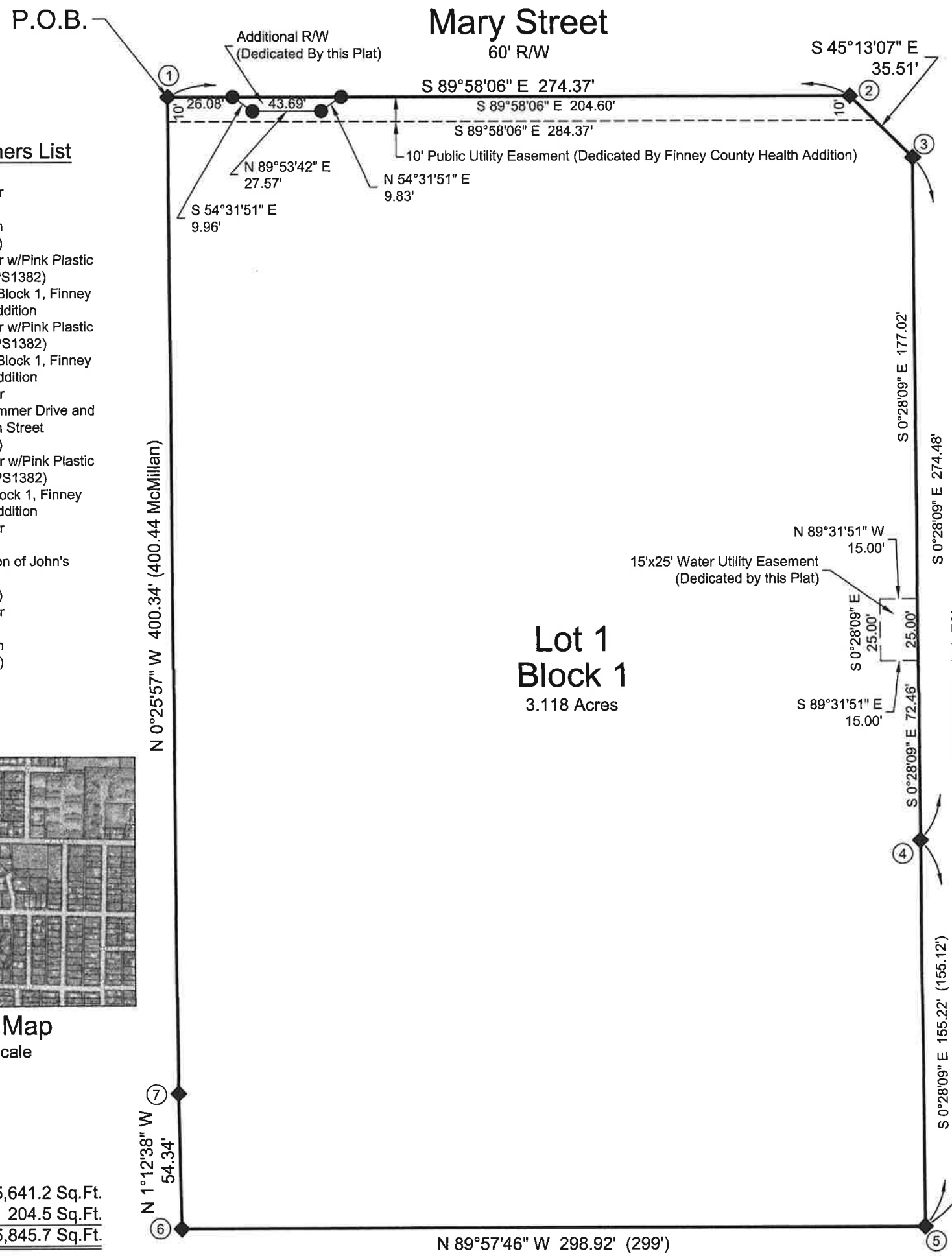
ALTERNATIVES:
1. The Planning Commission may recommend approval of the plat.
2. The Planning Commission may not recommend approval of the plat.

RECOMMENDATION:
Staff recommends the Planning Commission recommend approval of the plat.

FISCAL NOTE:
There is no fiscal impact.

ATTACHMENTS:
Finney County Health Second Additon
Vicinity Map

Finney County Health Second Addition
A Replat of Lot 1, Block 1, Finney County Health Addition
Garden City, Finney County, Kansas



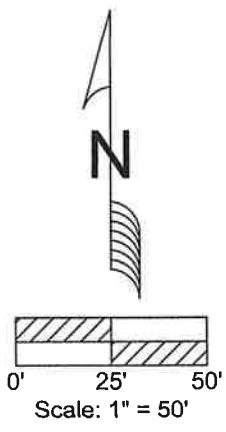
Found Corners List

1. Found 1/2" Rebar
   NE Cor. Lot 3
   McMillan Addition
   (Origin Unknown)
2. Found 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
   NNE Cor. Lot 1, Block 1, Finney County Health Addition
3. Found 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
   ENE Cor. Lot 1, Block 1, Finney County Health Addition
4. Found 1/2" Rebar
   Centerline of Hummer Drive and W. R/W of Eighth Street
   (L. Taylor LS665)
5. Found 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
   SE Cor. Lot 1, Block 1, Finney County Health Addition
6. Found 3/8" Rebar
   SW Cor. Lot 8
   Replat of a Portion of John's Addition, Block 1
   (L. Taylor LS665)
7. Found 1/2" Rebar
   SE Cor. Lot 3
   McMillan Addition
   (Origin Unknown)

Vicinity Map
Not To Scale

Lot Area	
Lot 1, Block 1	135,641.2 Sq.Ft.
R/W Dedicated	204.5 Sq.Ft.
TOTAL	135,845.7 Sq.Ft.

Zoning & Setbacks Note:
The Zoning for this subdivision is currently P-F Public Facilities District. The Setbacks for this subdivision are to be based on the P-F Public Facilities District requirements.



LEGEND

- ◆ Previous Survey Points Found and Used
- ● Set 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- ( ) Platted Distance
- { } Deed Distance

Palmberg Land Surveying Services, LLC
901 W. Mary Street Garden City, KS 67846
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. The Basis of Bearings is the South R/W Mary Street, assumed to be S 89°58'06" E.
3. Error of Closure: >1:450,000 0.00'@ N 82°20'11" E

Finney County Health Second Addition
A Replat of Lot 1, Block 1, Finney County Health Addition
Garden City, Finney County, Kansas

File Name: 2026-023	Job Number: 2026-023	Date: 3/13/2026

Finney County Health Second Addition
A Replat of Lot 1, Block 1, Finney County Health Addition
Garden City, Finney County, Kansas

Legal Description

Lot 1, Block 1 of Finney County Health Addition, a replat of part of Block 1, John's Addition to the City of Garden City, Kansas.

Holcomb - Garden City - Finney County Area Planning Commission Approval

The Parcel Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this____day of_____ 2026, and same is hereby recommended for final approval.

_____ Jeana Anliker, Chair

_____ Trent Maxwell, Secretary

Owner's Certification

State of Kansas)
) ss:
County of Finney)

I, Vicki Germann, Chair of the Finney County Board of Commissioners, being the owner of the property described hereon, have caused the same to be surveyed and subdivided, and hereby dedicate said plat and additional road right-of-way.

_____ Vicki Germann, Chair
Finney County Board of Commissioners

attest: _____ Dori Munyan
Finney County Clerk

City of Garden City

State of Kansas)
) ss:
County of FInney)

This Plat and Dedication approved by the Garden City City Commission, this ____ day of _____ 2026.

_____ Tam "Tom" Nguyen, Mayor

_____ Attest: Celyn Hurtado,City Clerk

Survey Review

I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 3-20-26 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on March 13, 2026.

DUANE K. PALMBERG LICENSED 3/22/2026 LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
901 W. Mary Street Garden City, KS 67846
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Finney County Health Second Addition
A Replat of Lot 1, Block 1, Finney County Health Addition
Garden City, Finney County, Kansas

File Name: 2026-023	Job Number: 2026-023	Date: 3/13/2026

W PROSPECT AVE
W SOUTH PARK DR
TONIO AVE
FLORENCE AVE
W PROSPECT AVE
N 10TH ST
N 8TH ST
C ST
Approximate Location
W MARY ST
W EMERSON AVE
W EMERSON AVE
N 8TH ST
TONIO AVE
FOLTZ CT
C ST
B ST
W THOMPSON ST
W THOMPSON ST
N 9TH ST
MEEKER DR
N

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: April 16, 2026
RE: FC2026-09: Parcel Plat of the 7 Mile Estates

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the 7 Mile Estates Parcel Plat.

BACKGROUND:
Burt West with Pro Stake Surveying, on behalf of the property owner, Steven W. Sterling, is requesting to plat the 7 Mile Estates, generally located at 4635 W. 7 Mile Rd., Finney County, Kansas. The property is currently zoned "A" Agricultural District. The plat contains one lot totaling +/- 5.07 acres. The owner is requesting to plat the property to separate the house from the agricultural land. The property must be rezoned before the plat can be approved by the Board of County Commissioners. There is a single-wide manufactured home and a large accessory structure on the property. The property is located in zone A of the floodplain. This zone is described as the 100-year flood event or 1 percent annual chance flood event, and requires compliance with the floodplain regulations.

A review of the 1st submittal was performed on April 1, 2026, and the following concern was declared:
PLANNING:
1. DEDICATIONS: Please correct the Chair of the County Commission. Vicki Germann is the correct spelling of the Chair's name.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the parcel plat, contingent on it meeting the requirements addressed in the site plan approval process and the minimum standards of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the parcel plat.

RECOMMENDATION:
Staff recommends Alternative 1, to recommend approval of the parcel plat, contingent on it meeting the requirements addressed in the site plan approval process and the minimum standards of the subdivision and zoning regulations.

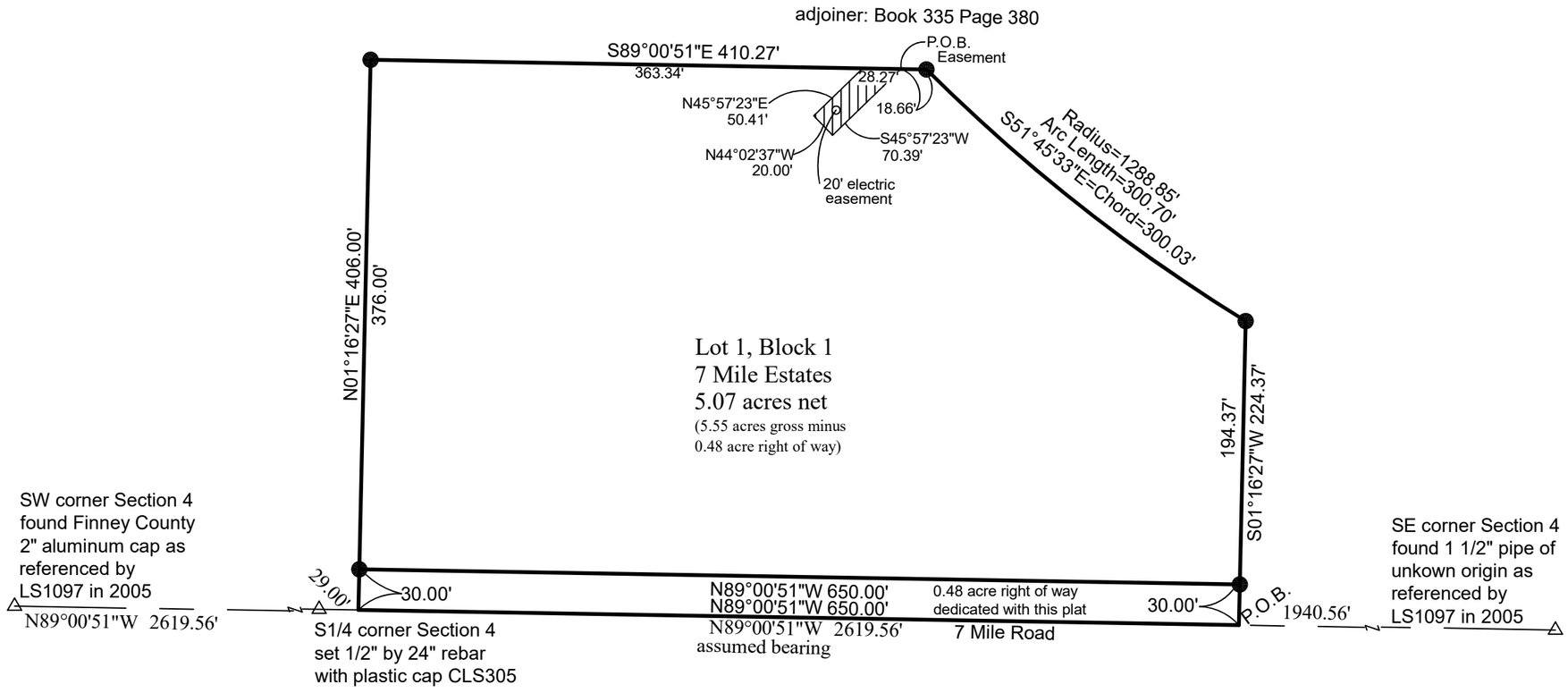
FISCAL NOTE:
There is not fiscal impact.

ATTACHMENTS:

FC2026-09 Parcel Plat - 7 Mile Estates
FC2026-09 Vicinity Map

Parcel Plat of 7 Mile Estates

part of the Southeast 1/4 of Section 4, Township 23 South,
Range 33 West of the 6th P.M., Finney County, Kansas



Legend

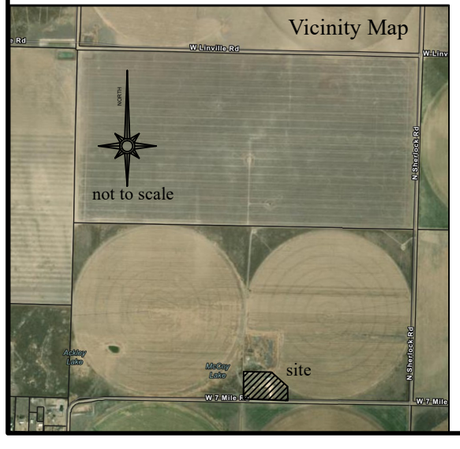
- ● set 1/2"x24" rebar with plastic cap CLS305
- △ found corner as noted
- ⟋ line foreshortened
- P.O.B. Point of Beginning

N

0 50 100

Scale 1"=100'

NOTES:
1-This property is zoned A Agricultual District. Please consult the Finney County Planning and Zoning Regulations for yard setbacks, height restrictions, and permitted uses.
2-Bearings are based on an assumed bearing between found monument along the south line of Section 4 as shown.
3-Some improvements and setbacks are not shown by agreement with the client. Easements are shown if known.
4-This property lies in Zone A, a 100 year flood plain.



PARCEL PLAT EXTERIOR LEGAL DESCRIPTION:
A portion of the Southeast Quarter of Section 4, Township 23 South, Range 33 West of the 6th P.M., Finney County, Kansas, more particularly described on 3-11-2026 by Ben Rumbaugh, PS1601, as Commencing at the Southeast corner of said SE1/4, thence west along the south line of said SE1/4 N89°00'51"W 1940.56 feet to the POINT OF BEGINNING, THENCE continuing along the south line of said SE1/4 N89°00'51"W 650.00 feet, THENCE N01°16'27"E 406.00 feet, THENCE S89°00'51"E 410.27 feet, THENCE along a non-tangent curve to the left having a radius of 1288.85 feet, an arc length of 300.70 feet, and a chord of S51°45'33"E 300.03 feet, THENCE S01°16'27"W 224.37 feet to the Point of Beginning, containing 5.55 acres, including county road right of way.
CLOSURE: This exterior description closes by 0.007' over 1990' for a ratio of 1:280,000.

ELECTRIC LINE EASEMENT EXTERIOR LEGAL DESCRIPTION:
A portion of the Southeast Quarter of Section 4, Township 23 South, Range 33 West of the 6th P.M., Finney County, Kansas, more particularly described on 3-11-2026 by Ben Rumbaugh, PS1601, as Commencing at the Southeast Corner of said SE1/4, thence west along the south line of said SE1/4 N89°00'51"W 1940.56 feet, thence N01°16'27"E 224.37 feet, thence N51°45'33"W 300.03 feet, thence N89°00'51"W 18.66 feet to the Point of Beginning Easement, THENCE S45°57'23"W 70.39 feet, THENCE N44°02'37"W 20.00 feet, THENCE N45°57'23"E 50.41 feet, THENCE S89°00'51"E 28.27 feet to the Point of Beginning, containing 1208 square feet.
CLOSURE: This easement description closes by 0.00' over 169' for a ratio of 1:100,000.

ProStake Surveying
PO Box 2324
Garden City, KS 67846
620-385-0547

Date 3-11-2026
Revisions
Sheet 1 of 2

371

Parcel Plat of 7 Mile Estates

part of the Southeast 1/4 of Section 4, Township 23 South,
Range 33 West of the 6th P.M., Finney County, Kansas

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Steven W. Sterling and Melodie F. Sterling are the owners of that land included on the plat shown hereon, and that they are the only persons whose consent is necessary to pass clear title to said land and that they hereby consent to the making and recording of said plat and they hereby dedicate said plat to the public.

IN WITNESS WHEREOF this dedication is executed

this _____ day of _____ , 2026.

_____
Steven W. Sterling Melodie F. Sterling
104 Diamond Hill Dr, Garden City KS
620-272-1804

NOTARY ACKNOWLEDGEMENT
State of Kansas)
County of Finney) ss
This dedication was acknowledged before me, the undersigned notary public, by Steven W. Sterling and Melodie F. Sterling,

this _____ day of _____ , 2026.

_____ _____
Notary signature Notary printed name

FINNEY COUNTY COMMISSION
This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Finney County, Kansas.

Dated this _____ day of _____ , 2026.

_____
Vicki German, Chair

ATTEST:_____
County Clerk, Dori Munyan

FINNEY COUNTY REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

REGISTER of DEEDS

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Parcel Plat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____ , 2026, and the same is hereby recommended for approval.

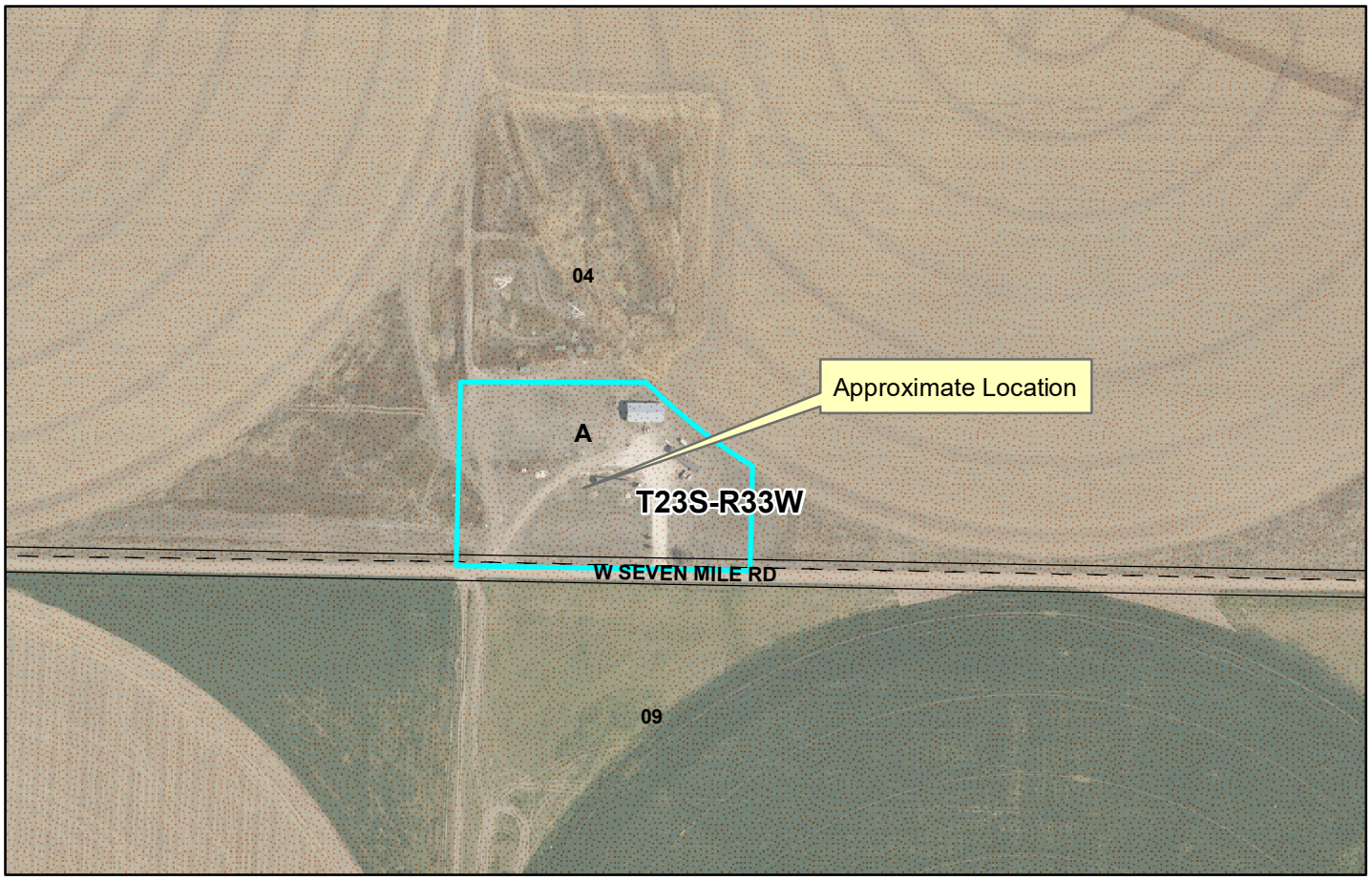
_____ _____
Jeana Anliker, Chair Date

_____ _____
Trent Maxwell, Secretary Date

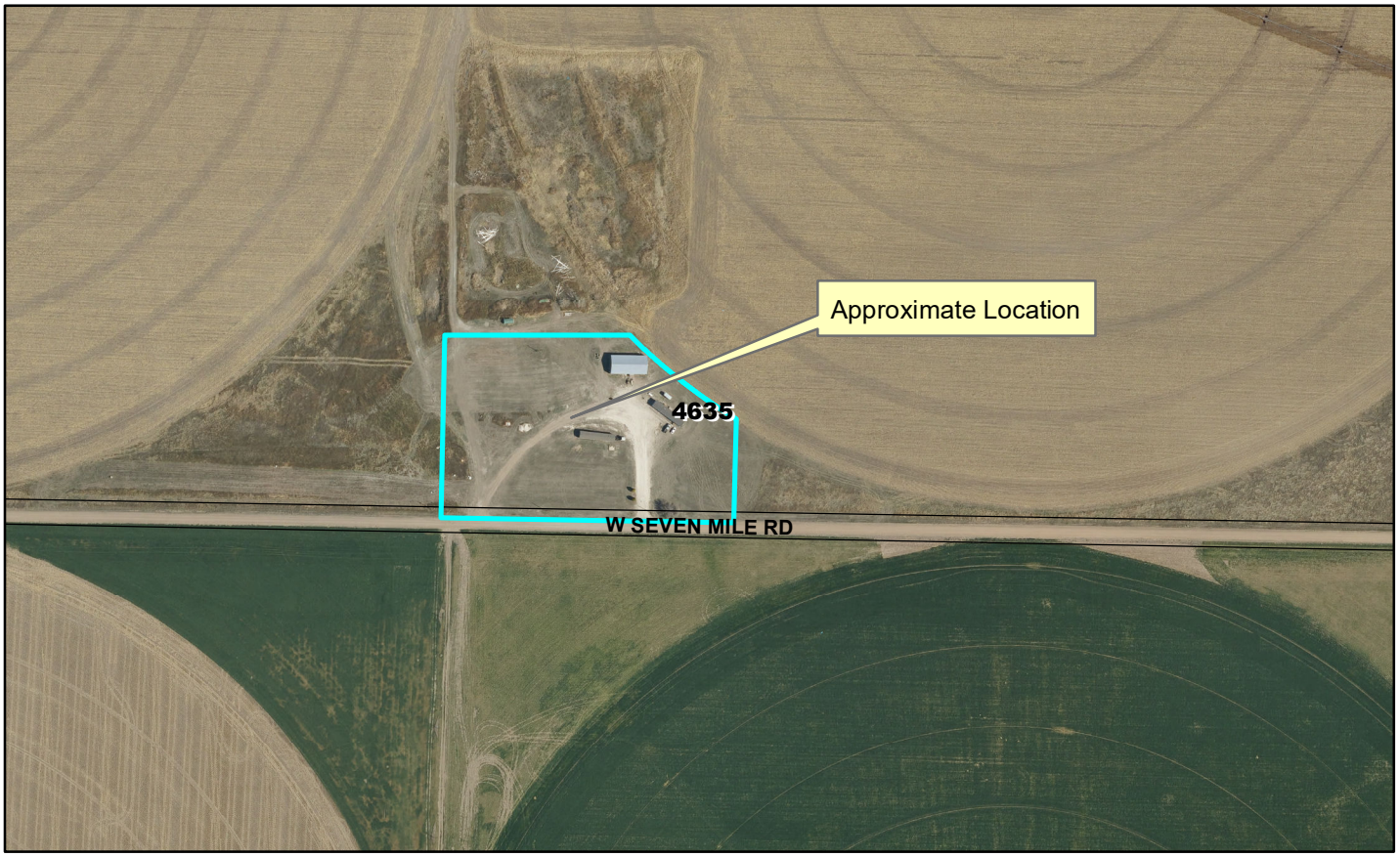
SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on March 11, 2026, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

ProStake Surveying
PO Box 2324
Garden City, KS 67846
620-385-0547

Date 3-11-2026
Revisions
Sheet 2 of 2



Case Number: FC2026-09
Applicant: Burt West with Pro Stake Surveying LLC
Location: Generally located at 4635 West Seven Mile Road, Finney County, Kansas.
Request: Approval of the 7 Mile Estates Parcel Plat.



MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: April 16, 2026
RE: FC2026-10 Parcel Plat - Southeast Finney County Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Southeast Finney County Addition Parcel Plat.

BACKGROUND:
Kevin Noll with A to Z Land Surveying, on behalf of the property owner, Rudolph J. Nally, is requesting to plat the Southeast Finney County Addition, generally located at 11245 E Haskell County Line Rd., Finney County, Kansas. The property is currently zoned "A" Agricultural District, and the plat contains one lot totaling +/- 5.5 acres. There is currently a single-family home and an accessory structure on the property. The owner is requesting to plat the property to separate the house from the agricultural land. The applicant must complete the site plan review process before the Board of County Commissioners will consider approval of the parcel plat.

According to Section 4.020 (11) of the Finney County Zoning Regulations, "Non-conforming parcels which are a minimum of five (5) acres of more, and less than forty (40) acres may be platted by parcel plat procedure as long as a home or agricultural accessory building existed prior to July 1, 2006. No parcel of 40 acres or less may be subdivided if it is vacant, or currently used for agricultural purposes unless properly rezoned to a new zoning district. This includes corners of existing crop circles." The existing structure on the property was built in 1917 and can be platted through the parcel plat procedure without requiring it to be rezoned. If any additions, alterations, or remodels are proposed, the owner must rezone the property to a residential zoning district before any building permits can be issued.

A review of the 1st submittal was performed on March 31, 2026, and the following concerns were declared:
PLANNING:

1. CERTIFICATES:
    a. Please correct the Chair of the Planning Commission. Jeana Anliker is the correct spelling of the Chair's name.
    b. Change "Chairman" to "Chair" for the Planning Commission and Board of County Commissioners Certificates.
2. VICINITY MAP: Please include a vicinity map on the plat depicting the location of the property.
3. TITLE BLOCK: Please change "Final Plat of" to "Parcel Plat of".

ALTERNATIVES:

1. The Planning Commission may recommend approval of the parcel plat, contingent on it meeting the requirements addressed in the site plan approval process and the minimum standards of the subdivision and zoning regulations.
2. The Planning Commission may not recommend approval of the parcel plat.

RECOMMENDATION:

Staff recommends Alternative 1, to recommend approval of the parcel plat, contingent on it meeting the requirements addressed in the site plan approval process and the minimum standards of the subdivision and zoning regulations.

FISCAL NOTE:

There's no fiscal impact.

ATTACHMENTS:

FC2026-10 Parcel Plat - Southeast Finney County Addition
FC2026-10 Vicinity Map

FINAL PLAT OF:

SOUTHEAST FINNEY COUNTY ADDITION

LOCATED IN:

SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 31 WEST OF THE 6TH PRINCIPAL MERIDIAN FINNEY COUNTY, KANSAS

OWNER'S CERTIFICATE AND DEDICATION:

STATE OF KANSAS)
) SS
COUNTY OF FINNEY)

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S DESCRIPTION, DO HEREBY CONSENT TO THE PREPARATION OF THE SOUTHEAST FINNEY COUNTY ADDITION AND THE DEDICATION OF ALL PUBLIC RIGHT-OF-WAYS, SETBACKS, AND OTHER FEATURES AS SHOWN ON THE FINAL PLAT.

_____
RUDOLPH J. NALLY

NOTARY'S CERTIFICATE:

STATE OF KANSAS)
) SS
COUNTY OF FINNEY)

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____,2026, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CAME THE ABOVE MENTIONED LANDOWNERS TO ME PERSONALLY KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING, AND WHO DULY ACKNOWLEDGED THE EXECUTION OF SAME, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR ABOVE WRITTEN.

_____ _____
NOTARY PUBLIC: PRINT NAME NOTARY PUBLIC: SIGNATURE

MY COMMISSION EXPIRES:_____

LAND SURVEYOR'S DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 26 SOUTH, RANGE 31 WEST OF THE 6TH PRINCIPAL MERIDIAN, FINNEY COUNTY, KANSAS DESCRIBED BY KEVIN WAYNE NOLL LS 1053 ON 3-11-2026 AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36;
THENCE ON THE GLOBAL POSITIONING SATELLITE SYSTEM BEARING OF SOUTH 89°46'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION, FOR A DISTANCE OF 1078.01 FEET TO THE **POINT OF BEGINNING** OF THE TRACT TO BE DESCRIBED;
THENCE ON THE BEARING OF NORTH 05°34'39" EAST FOR A DISTANCE OF 661.36 FEET;
THENCE ON THE BEARING OF SOUTH 88°20'30" EAST FOR A DISTANCE OF 350.59 FEET;
THENCE ON THE BEARING OF SOUTH 00°31'08" EAST FOR A DISTANCE OF 649.80 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ON THE BEARING OF NORTH 89°46'12" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 420.61 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.792 ACRES INCLUSIVE OF COUNTY ROAD RIGHT-OF-WAY.

COUNTY SURVEYOR'S CERTIFICATE:

THIS SURVEY PLAT HAS BEEN REVIEWED FOR STATUTORY AND MINIMUM STANDARD REQUIREMENTS BY THE COUNTY SURVEYOR OF FINNEY COUNTY, KANSAS, ON THE DATE SHOWN OVER MY SEAL. DAVID J. MATTHEWS LS 1114.

FINNEY COUNTY ZONING BOARD CERTIFICATE:

THIS PLAT OF SOUTHEAST FINNEY COUNTY ADDITION HAS BEEN SUBMITTED AND APPROVED BY THE FINNEY COUNTY ZONING BOARD,

THIS _____ DAY OF _____, 2026.

_____ _____
CHAIRMAN: JENNA ANLIKER SECRETARY: TRENT MAXWELL

COUNTY COMMISSIONER'S CERTIFICATE:

THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF FINNEY COUNTY, KANSAS,

THIS _____ DAY OF _____, 2026.

_____ _____
CHAIRMAN: VICKI GERMANN ATTESTED BY: DORI MUNYAN
COUNTY CLERK

REGISTER OF DEED'S CERTIFICATE:

CLOSURE BLOCK								
LINE	BEARING	HORZ. DIST.	N-S COS.	E-W SIN.	NORTH	SOUTH	EAST	WEST
I - II	N. 05°34'39" E.	661.36'	0.995266	0.097192	658.229'		64.279'	
II - III	S. 88°20'30" E.	350.59'	0.028939	0.999581		10.146'	350.443'	
III - IV	S. 00°31'08" E.	649.80'	0.999959	0.009056		649.773'	5.885'	
IV - I	N. 89°46'12" W	420.61'	0.004014	0.999992	1.688'			420.607'
	PERIMETER =	2,082.36		TOTALS	659.917'	659.919'	420.607'	420.607'
ERROR OF CLOSURE EXCEEDS 1 FEET IN 1 MILLION FEET								

LAND SURVEYOR'S CERTIFICATE:

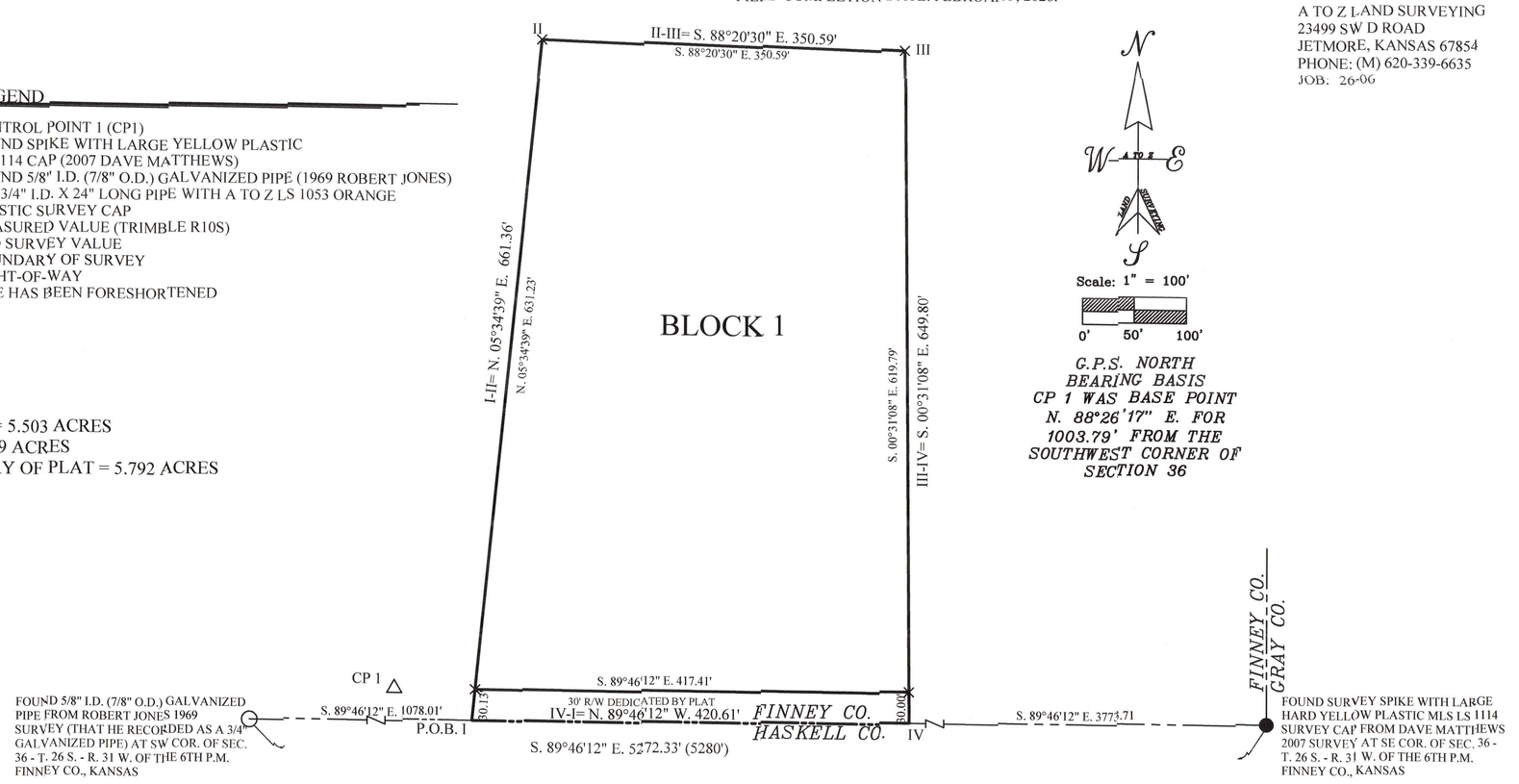
I, KEVIN WAYNE NOLL, A LICENSED LAND SURVEYOR IN THE STATE OF KANSAS, HEREBY CERTIFY THAT I HAVE PERSONALLY SURVEYED AND PLATTED SOUTHEAST FINNEY COUNTY ADDITION AND THAT THE PROPERTY CORNERS HAVE BEEN SET AS REQUIRED BY STATUTE.
FIELD COMPLETION DATE: FEBRUARY, 2026.

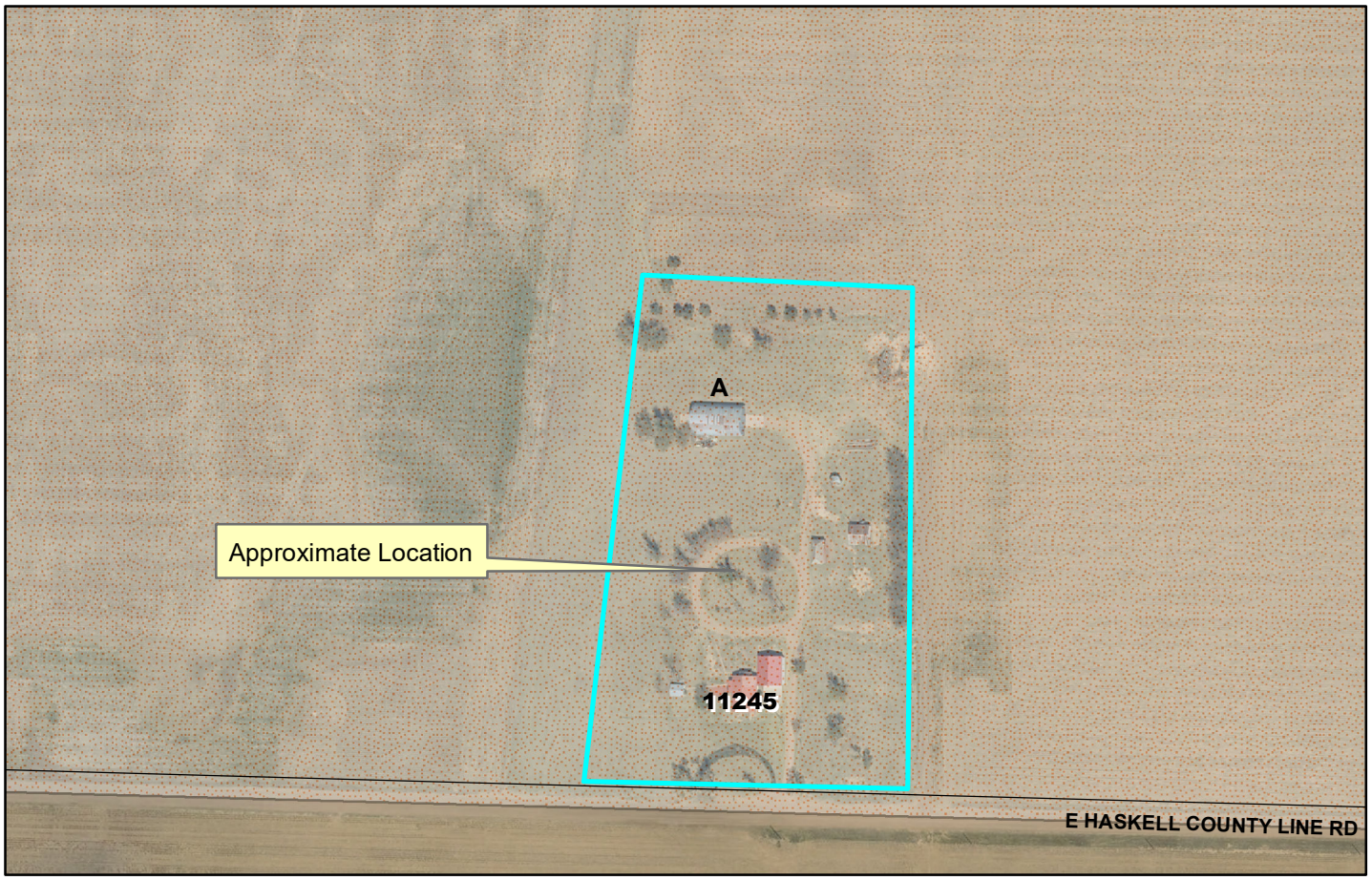
A TO Z LAND SURVEYING
23499 SW D ROAD
JETMORE, KANSAS 67854
PHONE: (M) 620-339-6635
JOB. 26-06

LEGEND

- △ CONTROL POINT 1 (CP1)
- ● FOUND SPIKE WITH LARGE YELLOW PLASTIC LS 1114 CAP (2007 DAVE MATTHEWS)
- ○ FOUND 5/8" I.D. (7/8" O.D.) GALVANIZED PIPE (1969 ROBERT JONES)
- × SET 3/4" I.D. X 24" LONG PIPE WITH A TO Z LS 1053 ORANGE PLASTIC SURVEY CAP
- 100.00' MEASURED VALUE (TRIMBLE R10S)
- (100.0') GLO SURVEY VALUE
- BOUNDARY OF SURVEY
- R/W RIGHT-OF-WAY
- LINE HAS BEEN FORESHORTENED

AREAS:
BLOCK 1 = 5.503 ACRES
R/W = 0.289 ACRES
BOUNDARY OF PLAT = 5.792 ACRES





Case Number: FC2026-10
Applicant: Kevin Noll, A to Z Land Surveying
Location: Generally located 11245 E. Haskell County Line Rd., Finney County, Kansas.
Request: Approval of the Southeast Finney County Addition Parcel Plat