

**New Castle, Colorado
Planning and Zoning Commission
Wednesday, March 25, 2026, 7:00 PM**

Call to Order

Chair Apostolik called the meeting to order at 7:00 p.m.

Roll Call

Present Chair Apostolik
 Commissioner Riddile
 Commissioner Parks
 Commissioner McDonald

Absent Commissioner Westerlind
 Commissioner Cotey
 Alternate Commissioner Mahaffey
 Alternate Commissioner Rittner
 Commissioner Sass

Also present at the meeting were Town Planner Paul Smith, Town Administrator David Reynolds and Professional Assistant to the Town Clerk, Michelle Huster, and members of the public.

Meeting Notice

Professional Assistant Michelle Huster verified that her office gave notice of the meeting in accordance with Resolution TC 2026-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on the Agenda

There were no citizen comments.

Public Hearing

Chair Apostolik opened the public hearing at 7:01 p.m.

Consider Resolution No. PZ 2026-3 A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION IN THE INDUSTRIAL ZONE DISTRICT

Town Planner Paul Smith introduced Corey Miller and his team from Xcel Energy. Planner Smith presented his staff report. **(Exhibit A)** Planner Smith said he would focus on zoning and structure heights and have Mr. Miller present his expertise on the distribution of electricity.

Exhibit A

**Planning Commission – Public Hearing
Wednesday, March 25, 2026
Resolution PZ 2026-3
Staff Report**

Name of Applicant	<i>Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy; Contact: Jennifer Chester</i>
Mailing Address	<i>1800 Larimer Street, Suite 400, Denver, CO 80202</i>
Property Address	<i>6385 CR 335</i>
Name of Property Owner	<i>Public Service Company of Colorado</i>
Existing Zoning	<i>Industrial</i>
Surrounding Zoning	<i>Industrial; Open Space</i>
Surrounding Land Uses	<i>Construction yard; Town open space; Warehouse/Distribution;</i>
Existing use of property	<i>Xcel staging yard; Firewood distribution</i>
Proposed use of property	<i>New substation including transmission and feeder lines;</i>
Property size	<i>2.478 acres</i>

I. Background:

The Applicant proposes a new electrical substation at 6385 CR 335 to replace the existing one approximately 0.4 miles west on CR 335. The existing substation has reached the end of its service life and therefore warrants replacement. However, due to the size limitations of the current lot and complications with its topography, relocating the facility was deemed necessary. Whether the current substation will be demolished and the land reclaimed is still unclear. However, that property exists entirely within Garfield County and is not part of this application.

Commissioner Riddle asked where the location of the substation was located in relation to Grady Hazelton's storage business. Planner Smith said several businesses had been in the location in the past, including a firewood business.

The project is comprised of equipment enclosures, transformers, various transmission towers/lines, and fencing. The grade within the property will be raised from 2ft to 4ft in order to mitigate flood risk. Two new driveways will be installed to improve access. A 10' screened security fence on top of a retaining wall will surround the property.

The proposed substation is eligible for conditional use review because it is not listed as a permitted or prohibited use under Section 17.52.050. As a conditional use application, the Planning Commission (P&Z) is required to hold a public hearing in accordance with the procedures set forth in Municipal Code Chapter 16.08.040. Within 30 days of the public hearing, P&Z must make one of these three recommendations to Town Council:

- 1) Approve the CUP unconditionally;*
- 2) Approve the CUP with conditions;*

Planning & Zoning Commission
Wednesday, March 25, 2026

3) Deny the CUP.

II. **Application Materials:**

The purpose of this conditional use review is to determine if the nature of the proposed use is appropriate to the location and character of the New Castle Industrial Zone.

1) Site Plan:

- a. *Adjacent land uses and location of adjacent structures;*
- b. *Adjacent land uses include mini-storage (Royal construction yard, Gabossi Storage, C'Mon-Back Storage), low hazard industrial (National Propane, NAP distributing, Bramco Bld.), factory uses (VR Cabinetry Chop, Granite Shop), business (All Dogs and Cats), and Town open space adjacent to the Colorado River.*
- c. *Boundary and size of lot;*

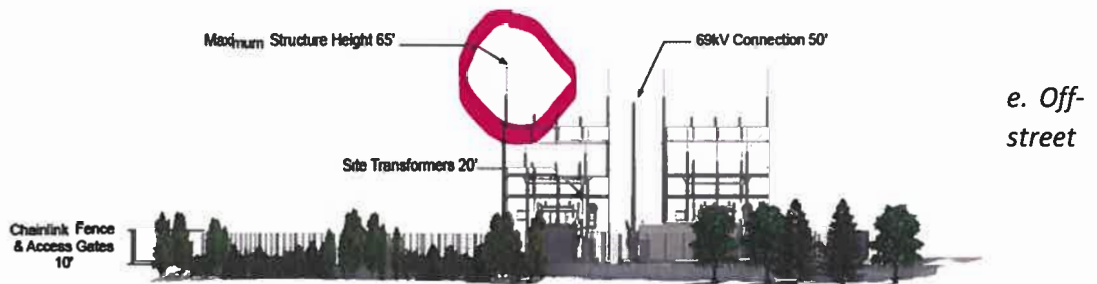
The project spans 2.478 acres. The Industrial zone does not regulate for lot coverage or required open space.

- d. *Building location, height and setbacks;*

Permitted setbacks are as follows:

- a) *Front – 25ft*
- b) *Rear – 10ft*
- c) *Side – 5ft*

Per the site plan, all utility infrastructure demonstrate conformance with the allowed setbacks. Section 17.52.090 limits a structure's wall height to no more than 30'. However, section 17.04.050 of the code exempts "poles, lines, cables, or other transmission or other distribution facilities of public utilities" from this provision. The application indicates a maximum structure height of 65'.



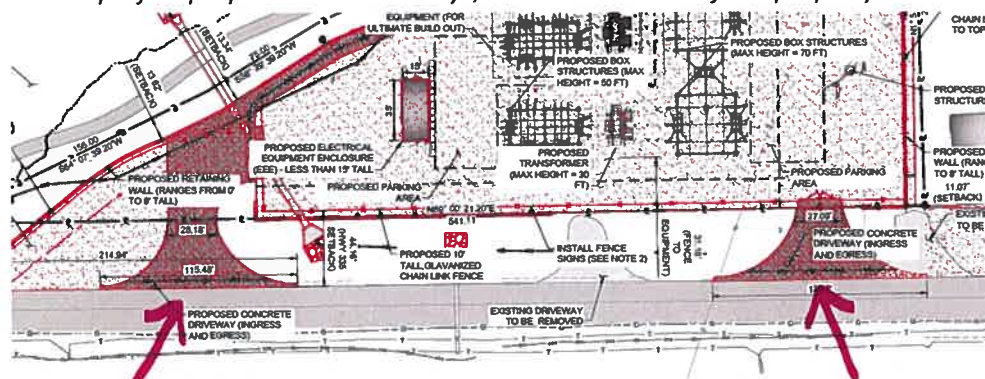
parking and loading areas;

Two access driveways connecting County Road 335 will allow for pass-thru ingress and egress. The site plan projects 12-15 parking spaces available for maintenance workers. The traffic impact analysis concludes that future operations will function at acceptable levels with the current alignment of CR 335 and proposed driveways, so no additional turn lanes or accel/decel lanes should be necessary. During construction, traffic control will be provided

as necessary for staging and road tie-ins. A construction management plan will be submitted prior to permitting.

f. Points of ingress and egress;

The project proposes two driveways, one at either end of the property.



g. Service and refuse areas; Need for regular trash service is not anticipated.

h. Signs and exterior lighting;

Signage renderings were not provided in the packet. However, all signage shall comply with the sign code. Temporary traffic control signs along CR 335 can be expected during the replacement process. Traffic control plans are subject to a ROW permit as regulated by the Public Works Department.

Exterior lighting is currently proposed as flood lighting. As a condition of approval, all exterior lighting shall conform to dark-sky standards and shall always be shut off other than for emergencies or maintenance. Otherwise, exterior lighting shall comply with section C405.2.7 of the energy code. C405.2.7 includes provisions for sensors, timers, and lighting reduction as necessary.

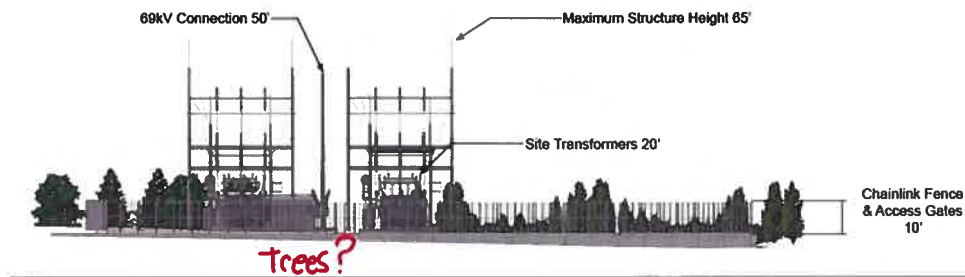
i. Fencing, landscaping and screening;

The Applicant proposes mesh wire fencing in the immediate vicinity of the facility. Moreover, the proposal will be subject to section 17.52.060 for the industrial zone. The perimeter shall be screened with:

"trees and shrubs on at least twenty-five (25) percent of their private property lines in compliance with [Chapter 12.20](#), and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit."

Because of the structure's considerable height and visual impacts to properties both adjacent and further towards the north, Staff has worked with the Applicant to expand the screening to the greatest extent possible. Additional trees have been added to the southern property line to attenuate visual impacts to users of the bike path and onlookers from New

Castle's downtown area. Additional screening may be necessary on the west aspect to comply with "25%" code requirement.



The placement of modest landscape berms along the bike path has been discussed to obscure the up to 8' retaining wall along the bike path. Even with all recommendations implemented, the screening methods above will obscure the facility only partially.



j. Compliance with performance standards;

Commissioner McDonald said the mesh screen on the rendering looked like chain linked fence. Mr. Miller said the material for the screen would be a metal mesh, not fabric. Mr. Miller said it looked like chain linked fence on the rendering so the commission could see what was behind the fence, but the screen would go all the way to the top. Town Administrator David Reynolds asked if the screen was solid looking. Mr. Miller said yes and the metal mesh works as a screen as well as deters people from climbing into the facility.

Chair Apostolik asked Mr. Miller why they did not choose gray rock because it was less expensive. Mr. Miller said engineering called for a poured concrete retaining wall. Engineer Madison Swanson said the reason the applicants used a cast in place cantilever wall was because they wanted to make sure the foundation hit the existing grades and go below the berm for stability purposes. Ms. Swanson said she would get more clarification from the structural engineer if more explanation was needed. Mr. Miller said they would use a liner to provide a stone or sack brick look so it does not appear like flat concrete. Mr. Miller explained the rendering was considered half-way rendering because there would be landscaping planted in front of the retaining wall when the project was complete.

Performance Standards are a commitment from the Applicant to minimize potential nuisances. The Applicant has signed the commitment letter. The proposal does not expect to exceed the Town's noise statutes at 80dB, but will consider dark-sky compliant lighting.

k. Anticipated utility requirements;

Town services (i.e. water and sewer) are not provided to the property. However, the proposal creates no additional demands for water and sewer than already exist.

l. The Applicant provided an anticipated schedule of development:

Table 2: Anticipated Project Schedule

Activity	Timeline
Permanent Improvements	Summer 2026
Construction Material Delivery	Summer 2026
Vegetation Management	Summer 2026
Construction of Substation	Summer 2026
Construction of Transmission Interconnect	Spring 2027
In Service	Summer 2027
Restoration	Summer 2027
Decommissioning of New Castle Substation	Summer 2027 (after in service)

III. Approval Criteria:

A decision on a conditional use application shall be made based on the following criteria:

1) Is eligible for conditional review under § 17.72.040;

Staff Comment – *The application is eligible for conditional review subject to sections 17.84.070 & 17.84.080 as discussed above.*

2) Is generally compatible with adjacent land uses;

Staff Comment – *While a substation may agree with perceptions about industrial uses, the Town also considers the level of impact of a proposed use on current surrounding uses. In this case, uses such as warehousing, construction storage, propane storage, and the Town's wastewater treatment plant are ostensibly consistent with a utility facility. Though the Town's open space parcel along the Colorado River is arguably less consistent, the open space has bordered the industrial district since its origin. Nevertheless, Town code enlists substantial screening efforts to attenuate the visual impacts of industrial operations. As discussed elsewhere, the Applicant intends to provide ample screening to this end.*

3) Meets all requirements of § 17.84.020, is in compliance with Title 17 of the Code, and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;

Planning & Zoning Commission
Wednesday, March 25, 2026

Staff Comment – The application demonstrates compliance with Section 17.84.020 as overviewed in Section II above. Adverse impacts are also discussed above. The provided traffic analysis suggests little impact to traffic flow as a result of the new substation.

4) Is consistent with the comprehensive plan and

Staff Comment – The Comprehensive Plan (see Goal POST & Goal EN policies pages 59ff & 65ff) places a premium on the preservation of the natural environment not only for the protection of surrounding ecosystems, but also for its aesthetic value to residents. The applicant has prepared floodplain, grading, and watershed analyses as part of their building permit application. The site will be raised to mitigate the 100 year flood plain, otherwise no adverse effects are projected.

Viewsheds towards the south are expected to be influenced by the overall height and design of the facility. Therefore, Staff and the Applicant have worked jointly to offer intentional screening solutions such as berms, trees/shrubs, decorative retaining features, and mesh wire fencing to preserve these viewsheds to the greatest extent possible. Staff would like to see additional foliage along the west property line as required by code.

5) The Town has the capacity to serve the proposed use with water, sewer, and fire and police protection.

Staff Comment – The replacement project is not expected to have any new impacts on water, sewer, fire or police protection.

IV. Staff Recommendations:

Staff recommends approval of Resolution 2026-2 with the following conditions:

1. No construction shall begin until a conditional use certificate has been issued by the Town Planner subject to Section 17.84.040.
2. Prior to issuance of the conditional use certificate, the Applicant shall demonstrate conformance with any recommendations provided by the town engineer, town attorney, and/or fire district.
3. Prior to the issuance of a conditional use certificate, a construction management plan shall be provided for review and approval by town staff. A construction management plan shall include, but is not limited to, identification of best management practices (BMPs), the identification of off-site storage & delivery locations, refuse management, and bathroom locations.
4. The Applicant shall conduct a pre-construction meeting with Town staff and relevant agencies at least 14 days prior to the beginning of construction.
5. The Applicant shall apply for any right-of-way permits through the Town's Public Works Department.
6. Applicant shall add vegetative screening along the west property line pursuant to section 17.52.060. The approved constructions drawings shall demonstrate conformance with the landscaping,

screening, retaining wall, and berm designs provided in the application.

- 7. Applicant shall comply with all applicable building and municipal code requirements, including the sign code and all county licensing requirements. Specifically, the approved construction drawings shall demonstrate that any ambient lighting complies with the 2021 International Energy Conservation Code for exterior lighting, section C405.2.7. Exterior safety or emergency lighting that will only be illuminated during emergencies does not need to comply with said requirement.*
- 8. All exterior lighting shall be dark-sky compliant per the New Castle Comprehensive Plan.*
- 9. No approved conditional use may be altered, structurally enlarged, expanded in parking area or expanded in ground area unless the site plan is amended and approved in accordance with the procedures applicable to approval of a conditional use as set out in § 17.84.070 of the Code.*
- 10. In the event the Town receives any complaints about the use of the site or observes or becomes aware of any violations of the conditional use approval, the Applicant and/or owner may be summoned before the Town Council in a public meeting to show cause why the permit should not be revoked, suspended, or additional conditions imposed. Such show-cause hearing shall be open to the public and the Applicant or owner may present testimony or offer other evidence on its behalf.*
- 11. All representations of the Applicant in written and verbal presentations submitted to the Town or made at public hearings before the Planning Commission or Town Council shall be considered part of the application and binding on the Applicant.*
- 12. The Applicant shall reimburse the Town for any and all expenses incurred by the Town regarding this approval, including without limitation all costs incurred by the Town's outside consultants such as legal and engineering costs.*

V. Application Exhibits:

- A. Land Development Application*
- B. Town Engineer Referral – Jeff Simonson*
- C. Public Notice*
- D. Notarized Affidavit of Notice*
- E. Signed Performance Standards*

Mr. Miller shared his presentation. **(Exhibit B)** Mr. Miller said once the new substation was complete, the existing substation would be removed and reclaimed. Commissioner Riddile said there was a sink hole near the existing substation and asked if that would be addressed. Mr. Miller said he understood Board of Reclamation had been filling the sinkhole with a mixture of stone, aggregate and large boulders. Mr. Miller said the work had been completed. Administrator Reynolds confirmed the sink hole work had been completed.

Mr. Miller said the yellow box highlighted on page 5 **(Exhibit B)** would be the transformer for the new substation. Mr. Miller said the transformer transforms the

energy from the 6584 transmission line which was higher voltage. Mr. Miller said the transformer would transform the voltage down so it could be utilized by users through distribution feeders that exit the substation. Mr. Miller said the structure on the right highlighted in yellow on page 5 of exhibit B, steps the transmission line down to the transformer. Mr. Miller said the box structure highlighted in yellow to the west was for the distribution feeders interconnect and carry energy out of the substation to the developments in New Castle. Mr. Miller said the last building on the left side of the image is called an electric equipment enclosure (Triple E) and is the main control of the modern substation. Mr. Miller said in past years controlling elements were affixed to elements around the substation like the transformers themselves and are now located in the box for safety and security reasons. Mr. Miller said that control structure would deter someone breaking in and tampering with the elements or stealing the metals within the structures. Mr. Miller said the current standard would place everything within the Triple E structure. Mr. Miller said a light switch would be installed for nighttime emergencies. Mr. Miller said the element highlighted in blue on page 5 of Exhibit B was place holder for a second transformer. Mr. Miller said that second transformer was not needed right at this time and would only be installed if the growth of the town required it. Mr. Miller said the renderings showed a full build out and the footprint of the substation would be smaller.

Commissioner McDonald asked if the electricity distributed to the community would be underground. Mr. Miller said there were distribution feeders that would go over the river to the community. Mr. Miller said the distribution team will have a follow-up project to update equipment after the substation is completed. Mr. Miller said the canister transformers currently on distribution lines in the alleys and backyards would need to be upgraded because the voltage would be upgraded to help with power quality issues. Mr. Miller said the main feeder would travel along the river and use the same corridor.

Commissioner Riddle asked if the new developments approved in New Castle would be served by the single substation. Mr. Miller did not know and said the distribution people would answer that. Mr. Miller said that Excel Energy's system planners said there is no current need to install that second transformer immediately and did account for future growth.

Commissioner McDonald suggested the Excel team should consider 500 approved units in the next 6 years. Mr. Miller said the distribution teams would meet with the town and that would be a more appropriate time to discuss the approved units. Mr. Miller said the proposed substation would support future development and if necessary, the second transformer would be installed.

Mr. Miller reviewed the landscaping plan. **(Exhibit C)** Administrator Reynolds asked if the applicants considered landscaping the south property line along County Road 335. Mr. Miller said the main landscaping concern was the northern property line along the bike path and they did not intend to install landscaping on the south side.

Administrator Reynolds said landscaping would help break up the mass of the wall and

fence. Mr. Miller said the applicants were aware there was a use on that side of the wall and understood it was outdoor storage facility. Mr. Miller said he was not sure if there was a privacy need when the application was originally considered. Chair Apostolik said the south side of the property is lower than the road, even after the applicants construct the grade higher than the floodplain. Chair Apostolik said P & Z had that discussion with a previous applicant. Commissioner McDonald said it would be nicer to have landscaping on that south wall. Planner Smith said to discuss with the applicants.

Mr. Miller said the team designed the retaining wall to the standards of what the engineers would like to produce. Mr. Miller said he will try to research more details about why the engineers chose that design. Chair Apostolik said he was curious and research was not necessary.

Mr. Miller said he would add notes about lights only on during emergency work during nighttime hours so the substation would be dark sky compliant. Mr. Miller said light shields would be added to the lights in the plan. Planner Smith said there was a condition in the resolution that a right-of-way would be included in that.

Chair Apostolik closed the public hearing at 7:40 p.m.

Commissioner Riddle asked how long the construction would take. Mr. Miller said his estimate would be two to three months.

Commissioner Parks said he noticed trail closures during construction and asked how long and why. Mr. Miller said there were a couple of drainage outfalls underneath the walking path that would need to be installed underground. Commissioner Parks asked how long the trail would be closed. Mr. Miller said a couple of weeks, but if the trail were damaged in any way the applicants would restore the trail to preconstruction conditions. Planner Smith said the applicants would pull a permit and Public Works Director John Wenzel would inspect the work. Mr. Miller said the construction plan would route people around the closed trail.

Commissioner McDonald asked Chair Apostolik if the commission required landscaping along County Road 335 with the vehicle storage lot approved near the substation. Chair Apostolik said they discussed landscaping along the bike path, not on the side or along the roadside because of the elevation. Commissioner McDonald asked if the elevation was the same as the storage lot and Chair Apostolik said the Substation lot was shallower and not as steep.

Commissioner Parks asked how high the finished grade would be above the flood plain. Mr. Miller said it would be three to four feet above the floodplain. Ms. Swanson confirmed it would be four feet. Commissioner Parks asked if there was a concern about back up during a flood situation. Ms. Swanson said they accounted for the flows in the outlet and said they were close to the edge so ideally, they would not be in that situation. Mr. Miller said they were working on a floodplain permit with SGM and said

they would help if that issue did come up in their analysis. Commissioner Parks asked if the applicants needed to deal with the core engineers on their discharge. Mr. Miller said he did not believe so.

Planner Smith asked about the elevation along 335 from the exhibit. Planner Smith said the grade looked higher than the base of the fence and thought there was a detention area off the road. Mr. Miller said it was just an artifact in the rendering itself but did say there is a retention area just south of the fence line to capture water. Planner Smith asked if it was at least 5 to 6 or 7 feet from one of those driveways down to the bottom regarding the elevation change. Planner Smith asked if that was the finished grade of the site, or did it include two to four feet of fill material. Mr. Miller said it was fill material and Ms. Swanson confirmed.

Commissioner McDonald asked if there was landscaping along County Road 335 according to Site View plan one. Planner Smith said no, that landscaping was seen through from the opposite side of the property. Planner Smith asked if some landscaping would interfere with the drainage. Mr. Miller said he was concerned it could interfere with drainage and the team would investigate it.

Motion: Chair Apostolik made a motion to approve PZ 2026-3 A RESOLUTION OF THE NEW CASTLE PLANNING AND ZONING COMMISSION RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION IN THE INDUSTRIAL ZONE DISTRICT Commissioner Parks seconded the motion and it passed on a roll call vote. Commissioner Riddile: yes; Commissioner Parks: yes; Commissioner McDonald: yes; Chair Apostolik: yes.

Commissioner Parks asked what the schedule was on the powerline replacement. Mr. Miller said it was scheduled to start in May of 2026. Commissioner Parks asked if construction would start in Rifle and Mr. Miller said construction would start at the new Rifle substation and move towards New Castle. Mr. Miller said the delay was caused by material storage issues with Garfield County that restricted them to 6 months of storage with no opportunities for extensions. Mr. Miller said contractors had a steel procurement issue as well, but they are all set with permits and ready to begin in May.

Commission Comments and Reports

Commissioner Parks said HPC was holding a historical designation plaque ceremony for the designation of Highland Cemetery on Memorial Day during the flag raising ceremony. Commissioner Parks said the commission was considering where to put the historic plaque. Commissioner Riddile asked if the original sign could be moved to put at the new entrance. Commissioner Parks said the HPC is doing a videography with the elders of New Castle.

Staff Reports

Planner Smith said P & Z will not meet in April and might meet for TC Midwest in May.

Administrator Reynolds said CDOT successfully moved the bridge and is working on finishing the roundabout. Chair Apostolik asked when the landscaping would be completed. Administrator Reynolds said the work will begin at the end of April. Chair Apostolik asked if there would be a monument in the middle of the roundabout. Administrator Reynolds said the middle would have a tribute to the hogbacks of stone formations with a gap in the middle and a river of stone running through it. Administrator Reynolds said there would be a miner statue looking towards the direction of the mine casualties. Administrator Reynolds said there would be two columns as a gateway. Chair Apostolik asked if there would be internal lighting. Administrator Reynolds said yes and liked that the sign would be visible.

Motion: Commissioner McDonald made a motion to approve January 14, 2026, meeting minutes. Commissioner Parks seconded the motion, and it passed unanimously.

Commissioner Parks asked Planner Smith if an agreement was reached between TC Midwest and R2 Partners for access during construction. Planner Smith said no, and the timing of construction was the issue. Planner Smith said there were plans to mitigate traffic if necessary.

Motion: Chair Apostolik made a motion to approve February 25, 2026, meeting minutes. Commissioner Parks seconded the motion, and it passed unanimously.

Chair Apostolik adjourned the meeting at 7:58 p.m.

Respectfully Submitted,



Chuck Apostolik, Commission Chair



Michelle Huster, Professional Assistant to
the Town Clerk

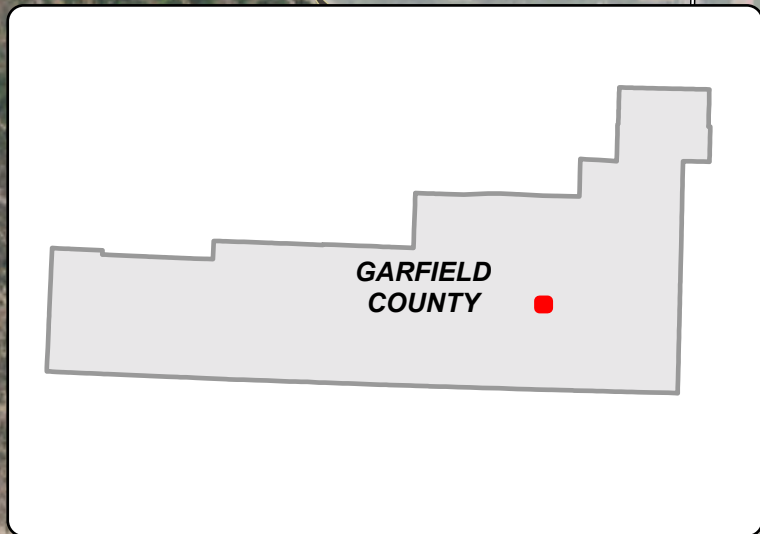
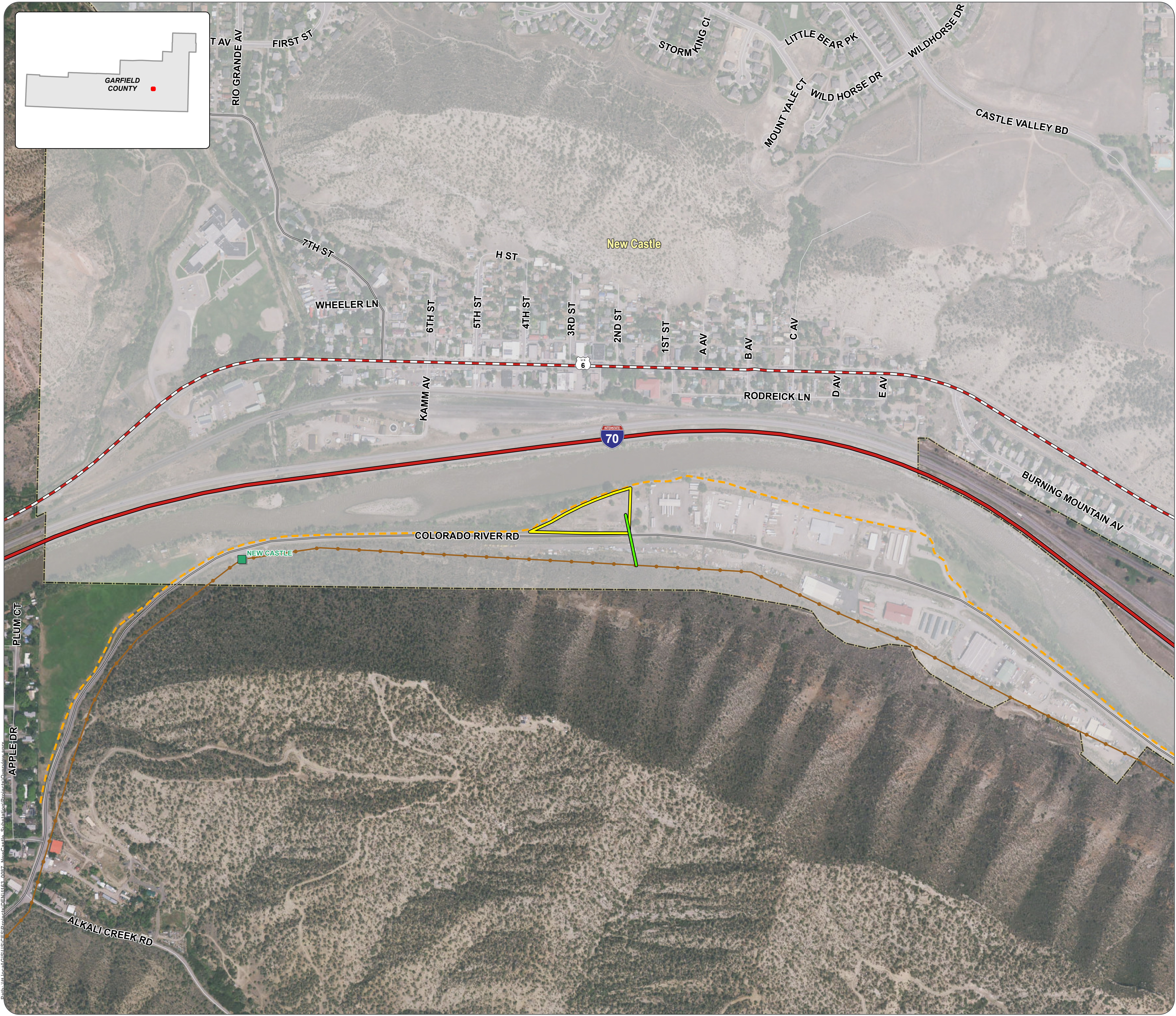




COAL RIDGE SUBSTATION

TOWN OF NEW CASTLE

CONDITIONAL USE PERMIT APPLICATION



LEGEND

- Proposed Substation Site
- Transmission Line Interconnection
- Existing Electric Infrastructure**
(HIFLD, 2023)
 - Public Service Company of Colorado Substation
 - 69kV Transmission Line
- Transportation**
(CDOT, 2023)
 - Interstate
 - U.S. Highway
 - Local Road
 - North Talbot Trail
- Boundary**
(CO DOLA, 2023)
 - City of New Castle



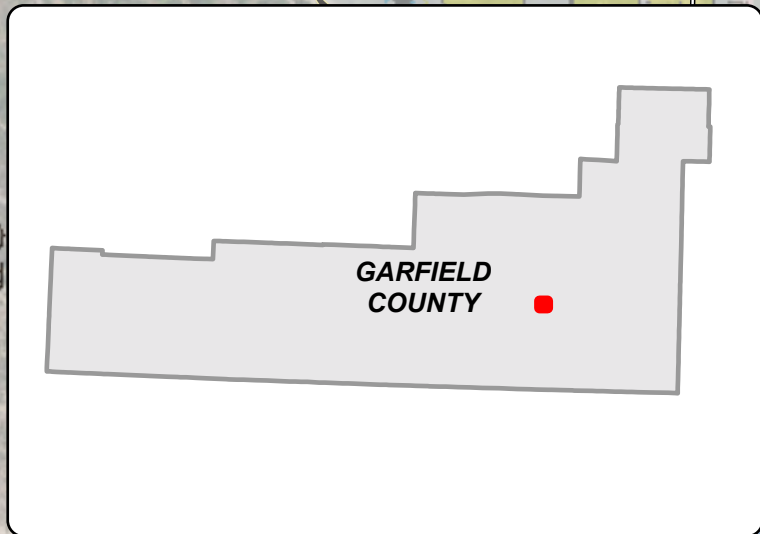
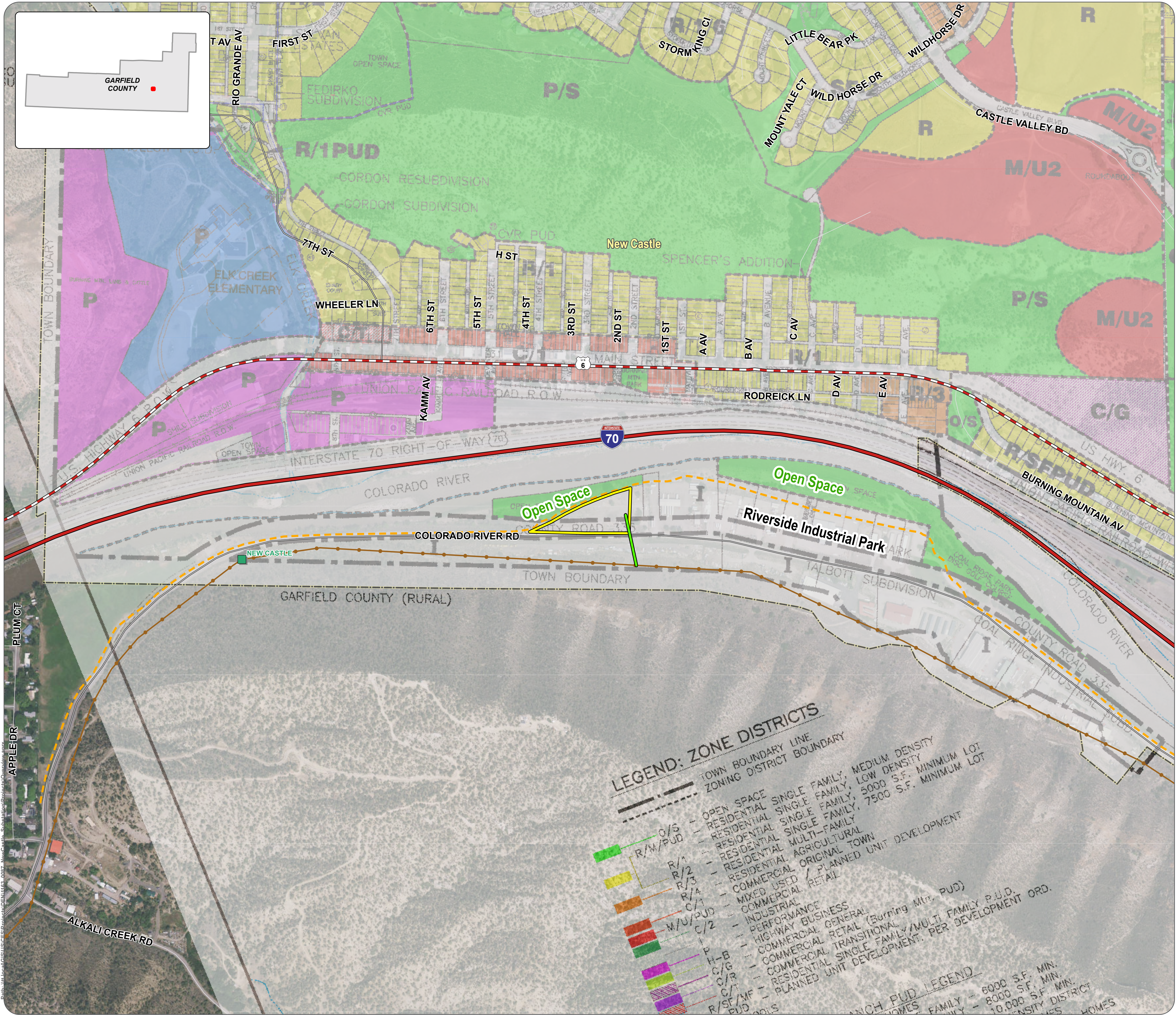
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NOT FOR CONSTRUCTION

Revised | 9/15/2025

Vicinity Map

Coal Ridge Substation Project



LEGEND

- Proposed Substation Site
- Transmission Line Interconnection
- Existing Electric Infrastructure
 - Public Service Company of Colorado Substation
 - 69kV Transmission Line
- Transportation
 - Interstate
 - U.S. Highway
 - Local Road
 - North Talbot Trail
- Boundary
 - City of New Castle
- * Zoning
 - 2013 New Castle Zoning Map

LEGEND: ZONE DISTRICTS

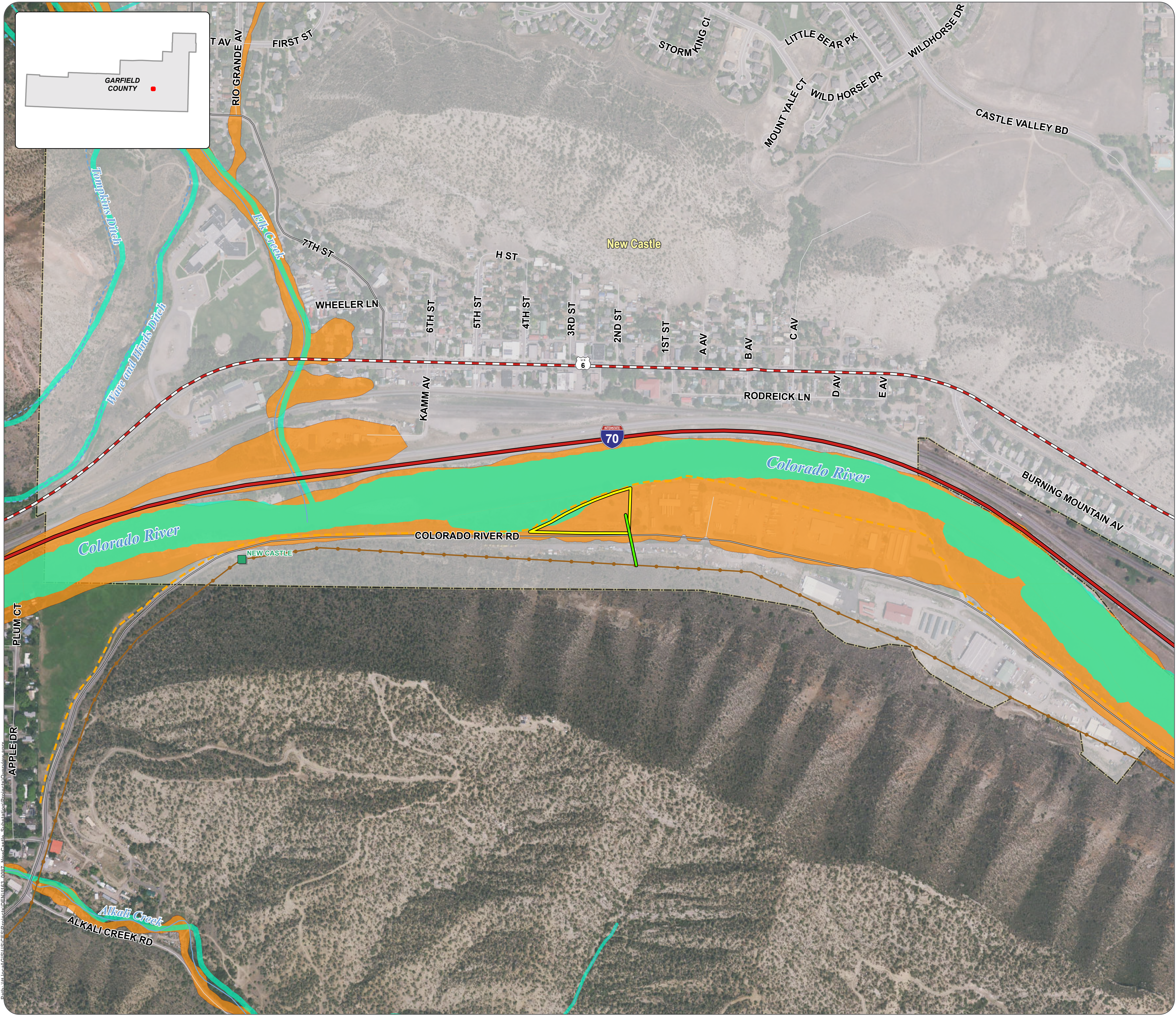
- TOWN BOUNDARY LINE
- ZONING DISTRICT BOUNDARY
- O/S — OPEN SPACE
- R/M/PUD — RESIDENTIAL SINGLE FAMILY, MEDIUM DENSITY
- R/1 — RESIDENTIAL SINGLE FAMILY, LOW DENSITY
- R/2 — RESIDENTIAL SINGLE FAMILY, 5000 S.F. MINIMUM LOT
- R/3 — RESIDENTIAL SINGLE FAMILY, 7500 S.F. MINIMUM LOT
- R/4 — RESIDENTIAL MULTI-FAMILY
- C/1 — RESIDENTIAL AGRICULTURAL
- M/U/PUD — MIXED USED / PLANNED UNIT DEVELOPMENT
- C/2 — COMMERCIAL RETAIL
- P — INDUSTRIAL
- H-B — PERFORMANCE
- C/G — HIGHWAY BUSINESS
- C/R — COMMERCIAL GENERAL
- C/T — COMMERCIAL RETAIL (Burning Mtn. PUD)
- R/SE/MF — COMMERCIAL TRANSITIONAL
- PUD — RESIDENTIAL SINGLE FAMILY/MULTI FAMILY P.U.D.
- PLANNED UNIT DEVELOPMENT, PER DEVELOPMENT ORD.



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LEGEND

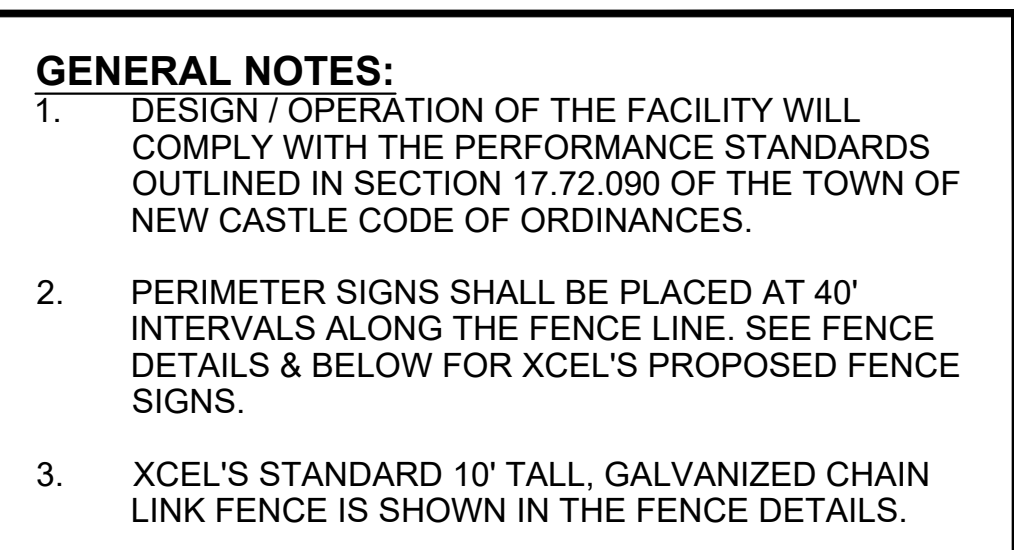
- Proposed Substation Site
- Transmission Line Interconnection
- Existing Electric Infrastructure (HIFLD, 2023)
 - Public Service Company of Colorado Substation
 - 69kV Transmission Line
- Transportation (CDOT, 2023)
 - Interstate
 - U.S. Highway
 - Local Road
 - North Talbot Trail
- Boundary (CO DOLA, 2023)
 - City of New Castle
- Water Resources (Garfield County 2025, NHD 2024, NWI 2024)
 - Perennial Stream
 - Intermittent Stream
 - Canal Ditch
 - NWI Wetland
 - FEMA Floodplain



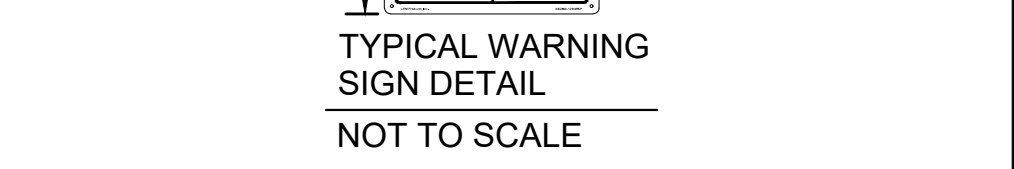
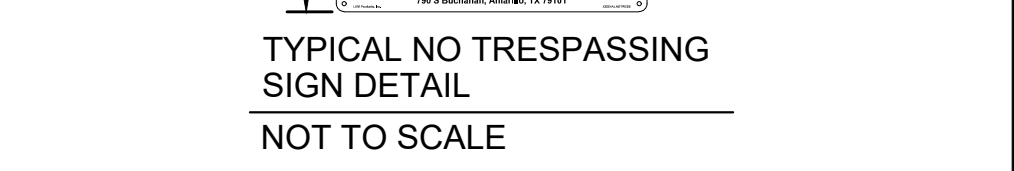
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Revised | 9/15/2025



TYPICAL NAME PLATE SIGN DETAIL
NOT TO SCALE



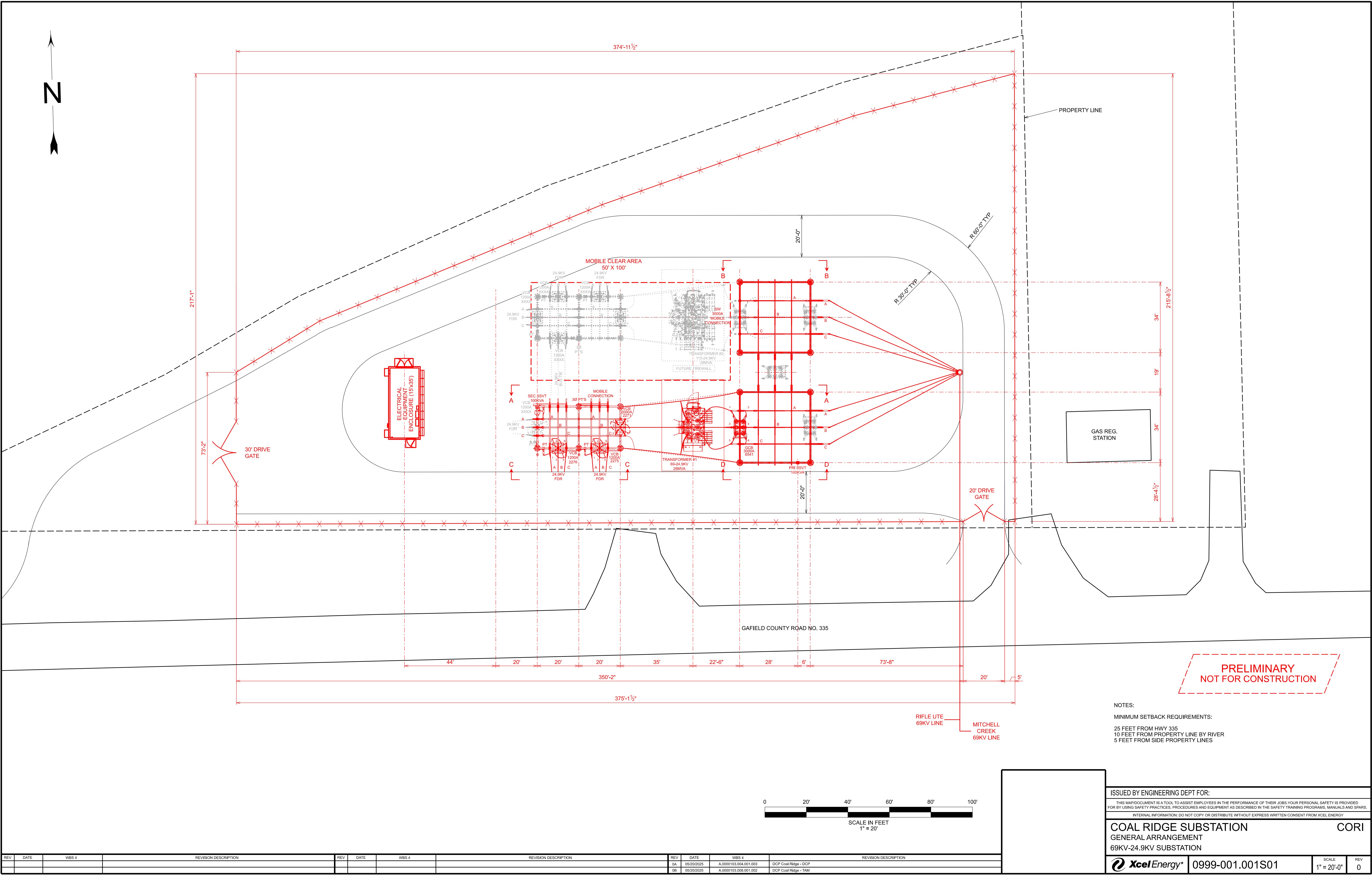
	NEW CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT
	EXISTING ASPHALT PAVEMENT TO BE REMOVED
	EXISTING BUILDINGS
	BENCHMARK / MONUMENT
	PROPERTY CORNER
	NEW TRANSMISSION POLE
	EXISTING TRANSMISSION POLE

**BURNS
MCDONNELL**
PERMITTING

COAL RIDGE SUBSTATION	COAL
CONTOUR AND GRADING LAYOUT	
OVERALL SITE AND EXISTING CONDITIONS PLAN	

 XcelEnergy ®	EXHIBIT	SCALE 1"=30'-0"	REV 0
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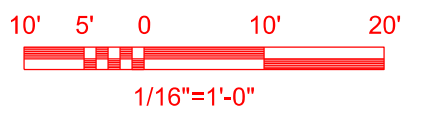
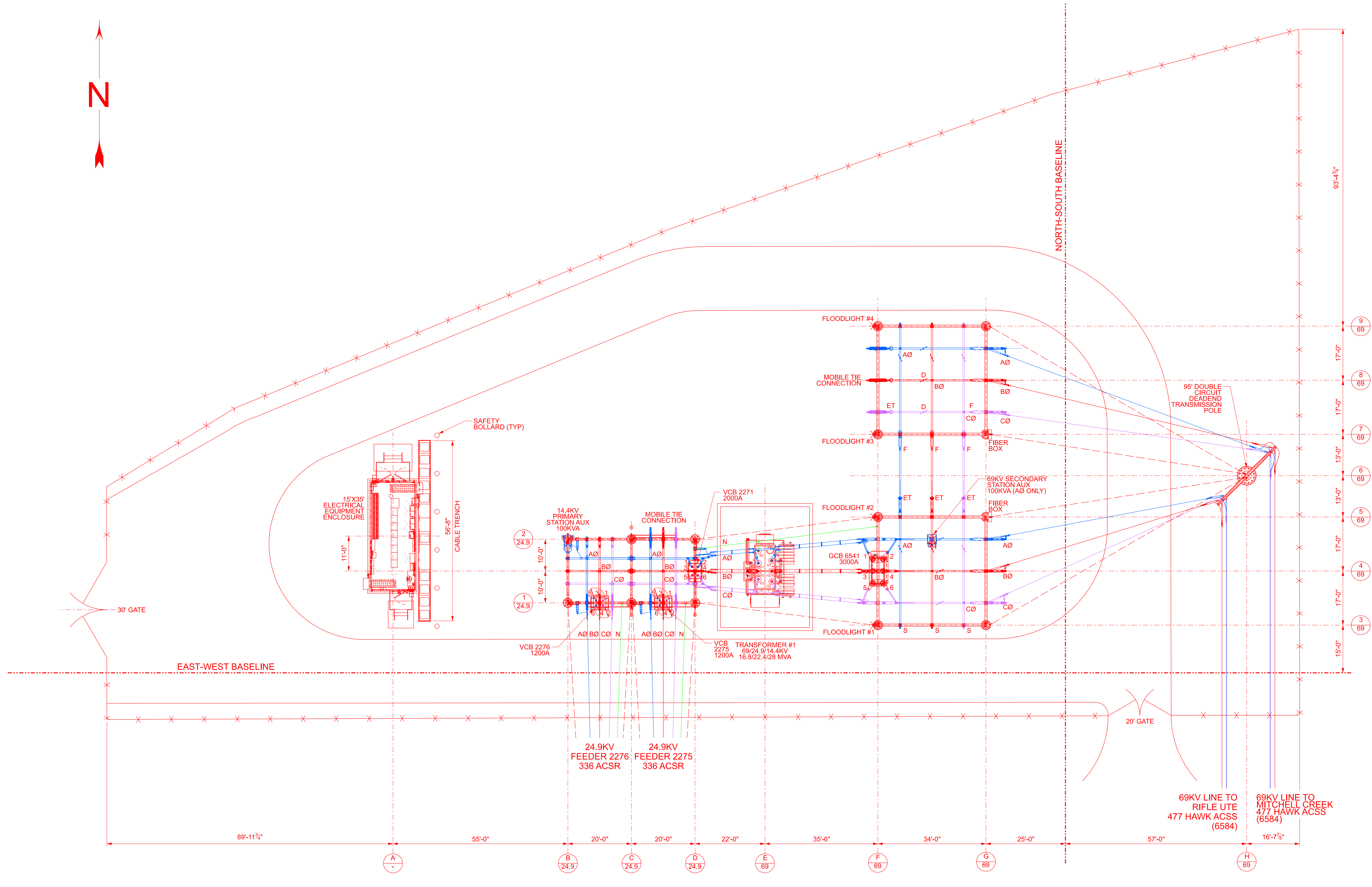




LEGEND	
	FLOODLIGHT
	STATIC WIRE
	CHAINLINK FENCE
	BASELINE
	COLUMN NUMBER

FLOODLIGHTS 1-4 SPECIFICATION

MANUFACTURER/ PART #	WATTAGE	LUMENS	COLOR TEMP.	LIGHT COLOR
RAB / X17XFU35	35 W	5,034 LUMENS	3000K 4000K 5000K	BRONZE



PRELIMINARY
NOT FOR CONSTRUCTION

911 ADDRESS
6385 COUNTY ROAD 335
NEW CASTLE, CO 81647
LATITUDE: 39°34'8.41\"/>

THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

ISSUED BY ENGINEERING DEPT FOR: PRELIMINARY

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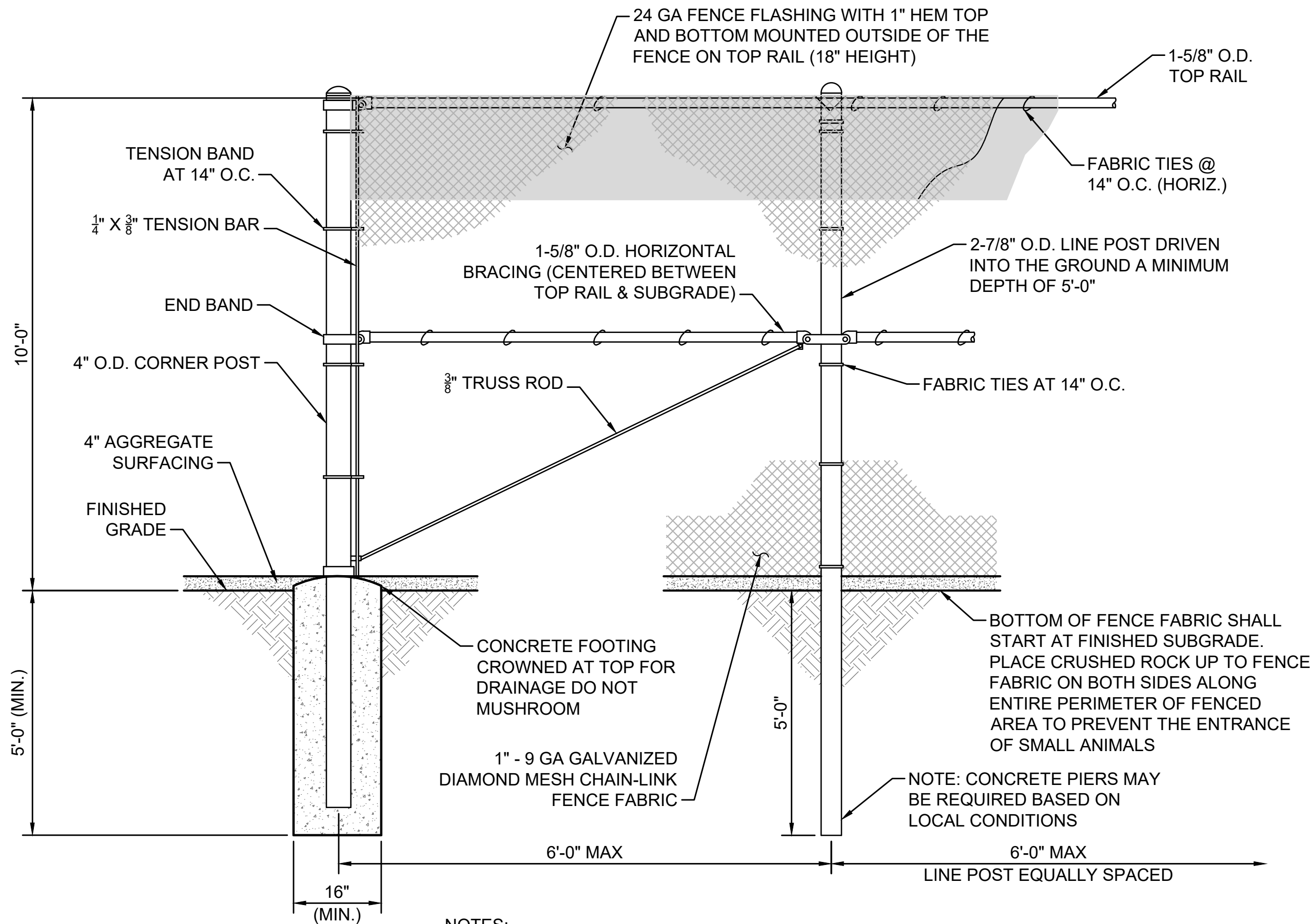
COAL RIDGE SUBSTATION
LIGHTING LAYOUT
69/24.9KV SUBSTATION

CORI

Xcel Energy 0999-010.001S02

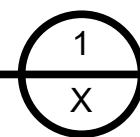
SCALE 1/16\"/>

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
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0B				0B				0B				0B			

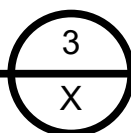


- NOTES:
- FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE
LC#2 90 MPH WIND, NO ICE
ENGINEERING CALCS NX-272391
 - FENCE FABRIC SHALL BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN-LINK STYLE
 - FENCE FLASHING SHALL BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
 - ALL PIPE MATERIAL SHALL BE SCH.40

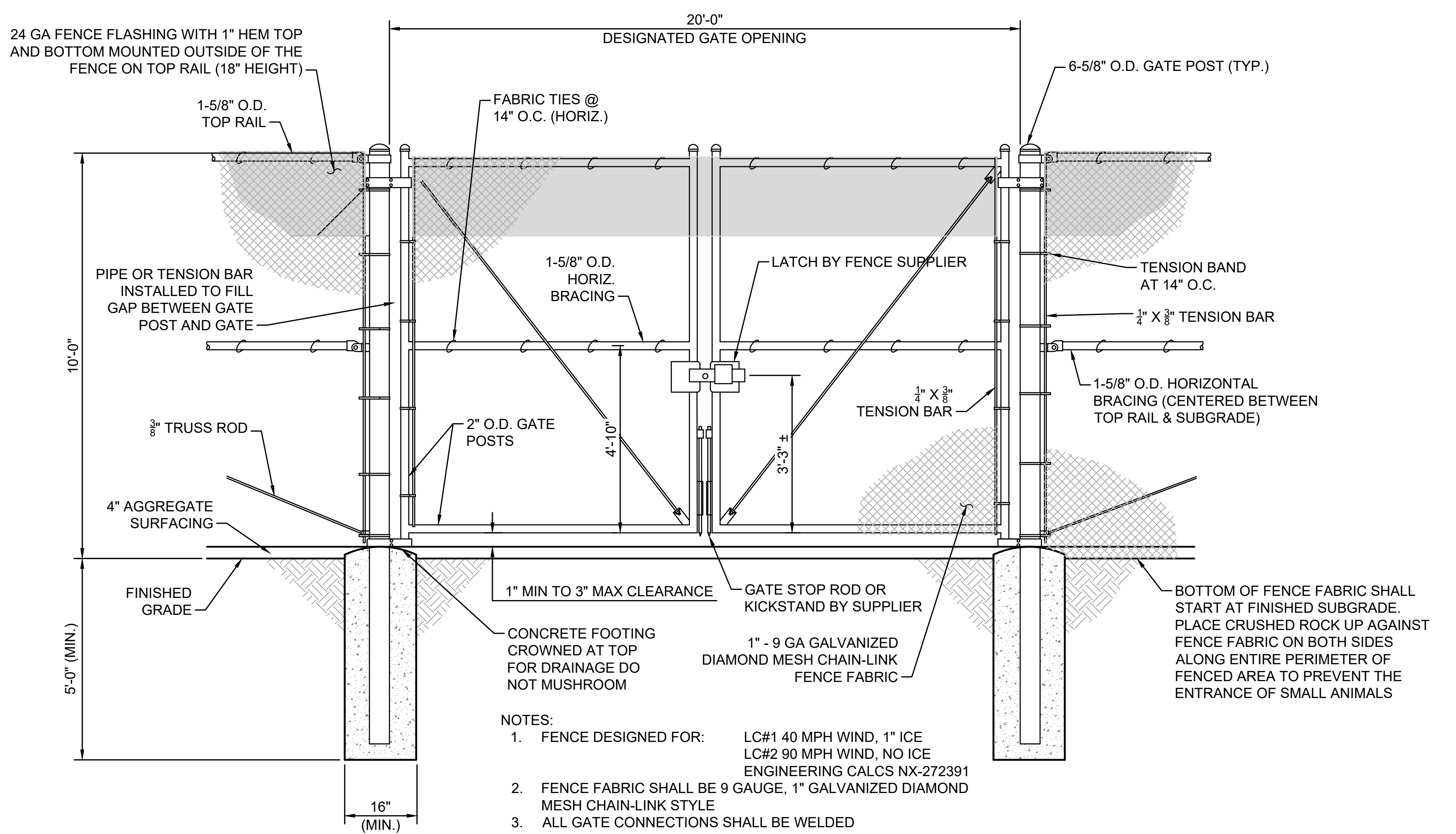
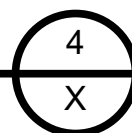
10' CHAIN-LINK FENCE DETAIL
NOT TO SCALE



TYPICAL NO TRESPASSING SIGN DETAIL
NOT TO SCALE

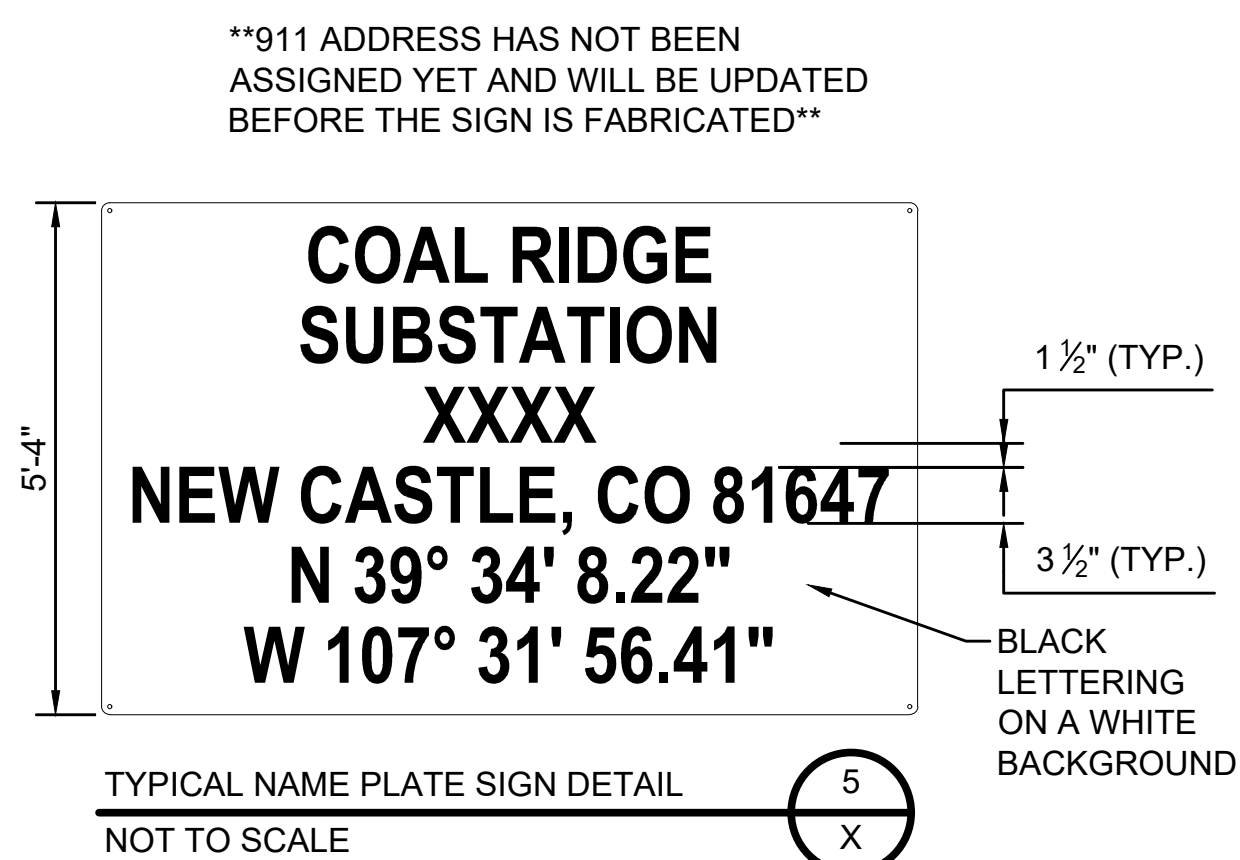
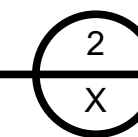


TYPICAL WARNING SIGN DETAIL
NOT TO SCALE

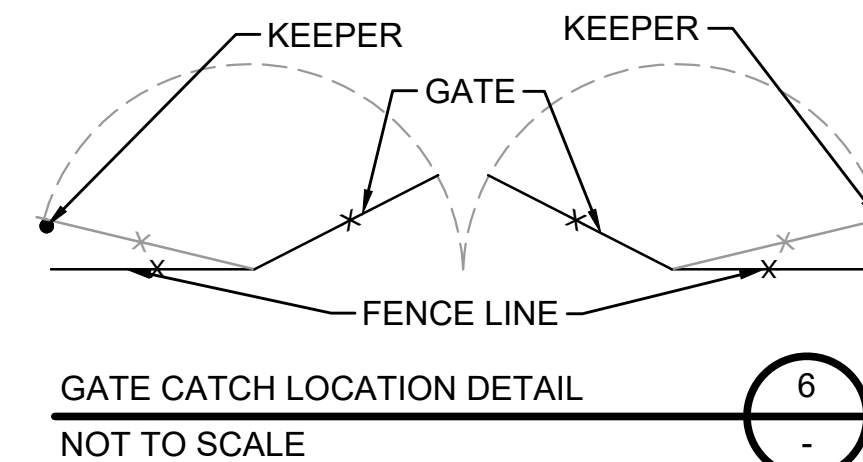
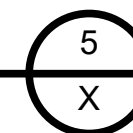


- NOTES:
- FENCE DESIGNED FOR: LC#1 40 MPH WIND, 1" ICE
LC#2 90 MPH WIND, NO ICE
ENGINEERING CALCS NX-272391
 - FENCE FABRIC SHALL BE 9 GAUGE, 1" GALVANIZED DIAMOND MESH CHAIN-LINK STYLE
 - ALL GATE CONNECTIONS SHALL BE WELDED
 - PIPE OR TENSION BAR INSTALLED SHALL FILL GAP BETWEEN THE GATE POST & GATE
 - FENCE FLASHING SHALL BE 24 GA W/ 1" HEM TOP & BOTTOM MOUNTED OUTSIDE OF FENCE ON TOP
 - ALL PIPE MATERIAL SHALL BE SCH.40

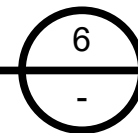
20' DOUBLE SWING DRIVE GATE
NOT TO SCALE



TYPICAL NAME PLATE SIGN DETAIL
NOT TO SCALE

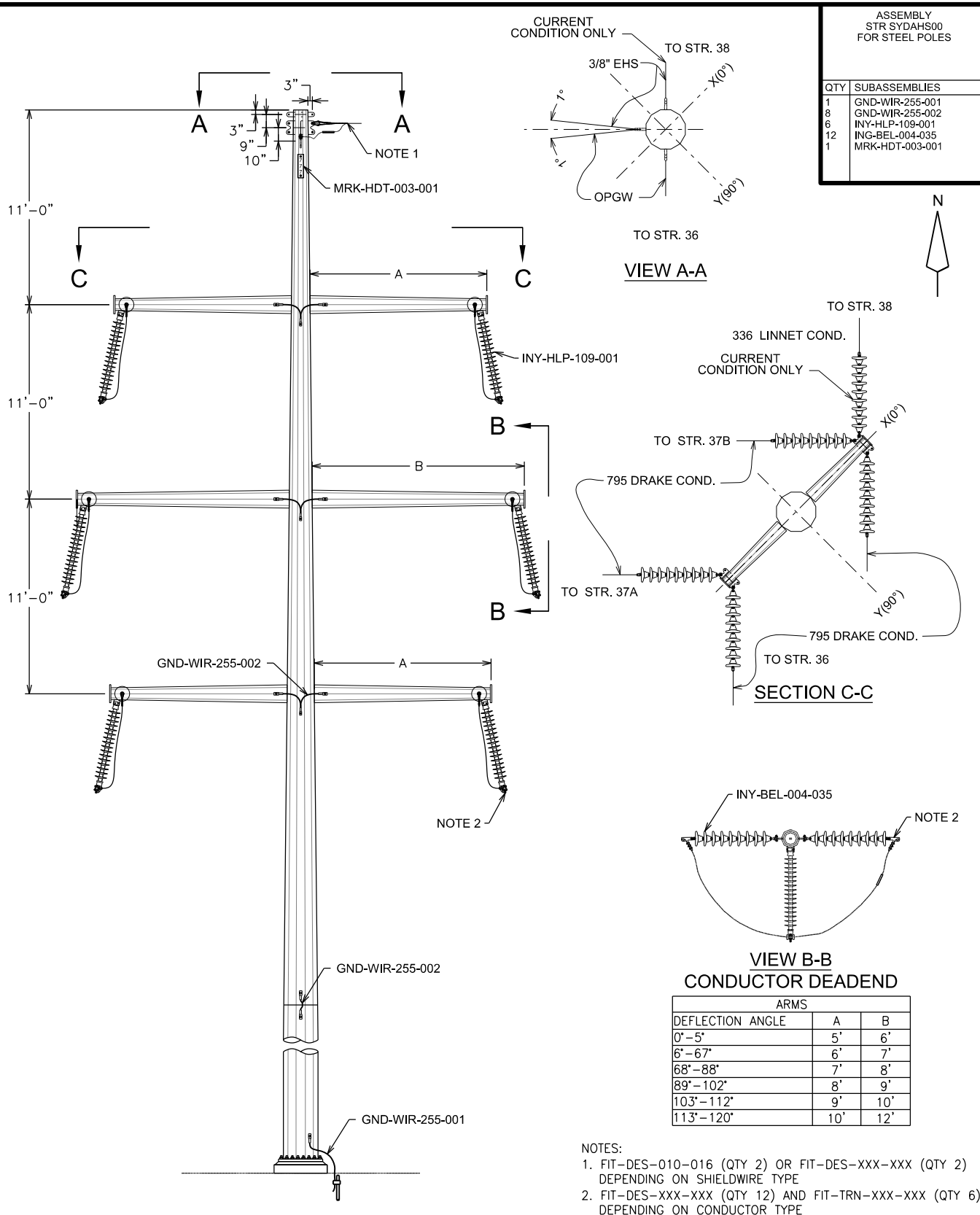


GATE CATCH LOCATION DETAIL
NOT TO SCALE



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INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY		
XCEL STANDARD FENCE DETAIL CONTOUR AND GRADING LAYOUT FENCE DETAILS		
Xcel Energy		SCALE 1/2"=1'-0"
		REV 0

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION



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DCP TAP - CLOVERLY STR. 37
DOUBLE CIRCUIT DEADEND
VERTICAL WITH ARMS, ANCHOR BOLT FOUNDATION

115kV

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL REVIEW ALL LANDSCAPE, GRADING, AND CIVIL DRAWINGS BEFORE STARTING WORK.
2. THE CONTRACTOR SHALL COORDINATE WITH UTILITIES, GRADING, DRAINAGE, PAVING, SLEEVES, AND EROSION CONTROL PER CIVIL PLANS.
3. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, TOOLS, PERMITS, TAXES, AND INSURANCE NECESSARY TO COMPLETE THE WORK.
4. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE OWNER OR REPRESENTATIVE AT LEAST 7 DAYS BEFORE WORK BEGINS.
5. ALL EARTHWORK AND PLANTING SHALL BE COORDINATED WITH THE OWNER OR REPRESENTATIVE PRIOR TO STARTING.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FIELD DIMENSIONS AND REPORTING DISCREPANCIES BEFORE PROCEEDING.
7. CHANGES TO THE WORK SHALL NOT BE PERFORMED WITHOUT WRITTEN APPROVAL FROM THE OWNER OR REPRESENTATIVE.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL OF ALL WORK.
9. SUBSTANTIAL COMPLETION INSPECTION SHALL BE REQUESTED IN WRITING; THE SITE MUST BE CLEAN AND FREE OF DEBRIS PRIOR TO ACCEPTANCE.
10. ANY DEFECTIVE WORK SHALL BE REPLACED OR RE-EXECUTED AT THE CONTRACTOR'S COST.
11. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND FACILITATING REQUIRED INSPECTIONS: WEED CONTROL, COMPOST AMENDMENT, POST-TILLING, POST-PLANTING, AND FINAL COMPLETION.
12. NOXIOUS WEEDS MUST BE ERADICATED USING LICENSED APPLICATORS AND APPROVED HERBICIDES.
13. TOPSOIL MUST BE FERTILE, FRIABLE, AND FREE OF DEBRIS.
14. COMPACTED SOILS MUST BE RIPPED TO 12" DEPTH IN ROWS NO GREATER THAN 18" APART.
15. ORGANIC COMPOST SHALL BE INCORPORATED AT A MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT., TILLED TO 6".
16. ORGANIC FERTILIZER AND SOIL CONDITIONERS MUST BE APPLIED PER MANUFACTURER'S INSTRUCTIONS.
17. FINE GRADING MUST ENSURE SMOOTH FINISH, POSITIVE DRAINAGE, AND DEBRIS-FREE SURFACES.
18. PLANT MATERIAL MUST BE INSTALLED PER PLANS BETWEEN MARCH 1–OCTOBER 15, AND ONLY AFTER IRRIGATION IS OPERATIONAL.
19. OWNER APPROVAL IS REQUIRED FOR PLANT SUBSTITUTIONS, STAKING, SPACING, ADJUSTMENTS, AND NURSERY SELECTIONS.
20. ALL PLANT MATERIAL MUST BE HEALTHY, PEST-FREE, DROUGHT-TOLERANT, AND MEET ANSI Z60.1 STANDARDS; EXISTING TREES MUST BE PROTECTED THROUGHOUT CONSTRUCTION.
21. IRRIGATION: TEMPORARY IRRIGATION SHALL BE PROVIDED TO TREES AND SHRUBS THROUGHOUT THE TWO-YEAR ESTABLISHMENT PERIOD. PERMANENT IRRIGATION SYSTEMS ARE NOT PROPOSED FOR THIS PROJECT.

LANDSCAPE MATERIALS

1. ORGANIC SOIL AMENDMENTS:

RECOMMENDED SUPPLIER: A1 ORGANICS, EATON, CO (970-454-3492) PREMIUM 3 CONTRACTOR CLASS II COMPOST OR APPROVED EQUAL.

2. ORGANIC FERTILIZER AND SOIL CONDITIONERS:

GRANULAR ENDO MYCORRHIZAE, MENEFEF GRANULAR HUMATE AND BIOSOL FORTE (7-2-1).

RECOMMENDED SUPPLIER: ROCKY MOUNTAIN BIO PRODUCTS, 10801 E. 54TH AVENUE, DENVER, CO 80239 (303-696-8960), CONTACT: TOM BOWMAN.

TYPICAL APPLICATION RATE IS 1,000 LBS BIOSOL, 500 LBS HUMATE, AND 20 LBS GRANULAR MYCORRHIZAE PER ACRE. A ROCKY MOUNTAIN PLANTERS KIT, A PREMIXED BLEND OF ALL THREE PRODUCTS, IS AVAILABLE. EACH KIT COVERS 1,500-2,000 SF.

INCORPORATING ORGANIC FERTILIZER AND SOIL CONDITIONERS AT PLANTING IS ESSENTIAL TO IMPROVE SOIL STRUCTURE, NUTRIENT AVAILABILITY, AND MOISTURE RETENTION, ENSURING PROPER ESTABLISHMENT OF THE TREES, SHRUBS, AND NATIVE GRASS SEED.

3. WOOD MULCH: TO BE "CASCADE CEDAR MULCH", A DISTINCTIVE LOOKING WOOD MULCH MEDIUM BROWN IN APPEARANCE WITH A FINE TEXTURED "HAIR-LIKE" LOOK. THE WOOD FIBERS WILL BE APPROXIMATELY 1 ½" – 3 ½" IN LENGTH AND BE UNIFORM IN APPEARANCE. INSTALL PER THE PLANTING DETAIL TO A DEPTH OF 4". INSTALL AT THE BASE OF EACH TREE AND SHRUB PER DETAIL.

MULCHED BED AREAS WILL NOT INCLUDE WEED BARRIER FABRIC.

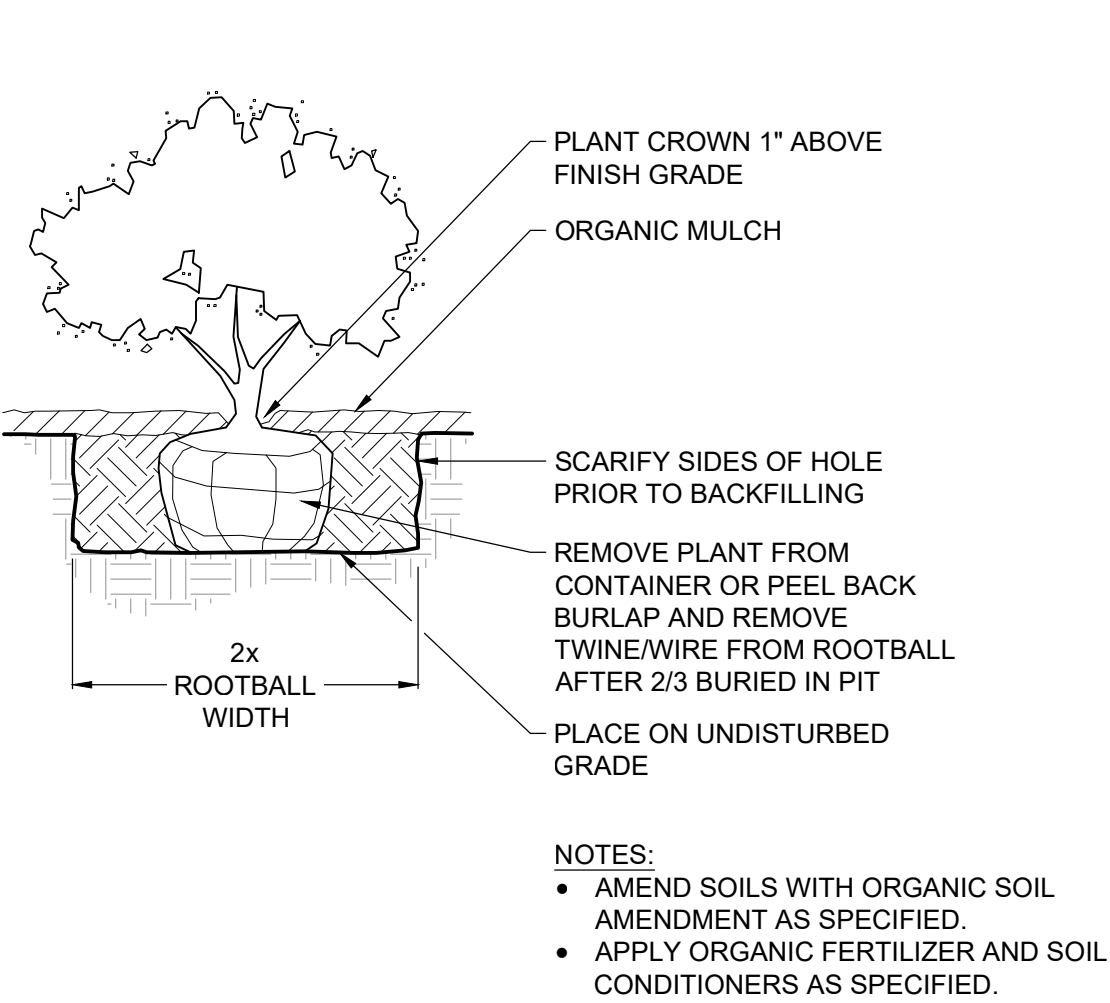
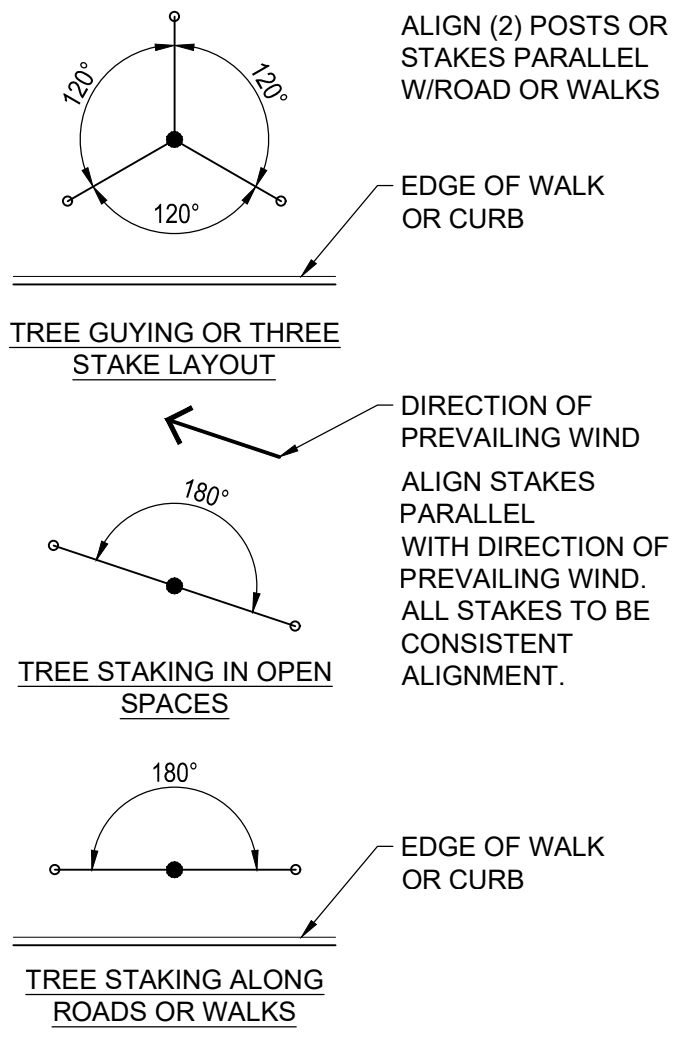
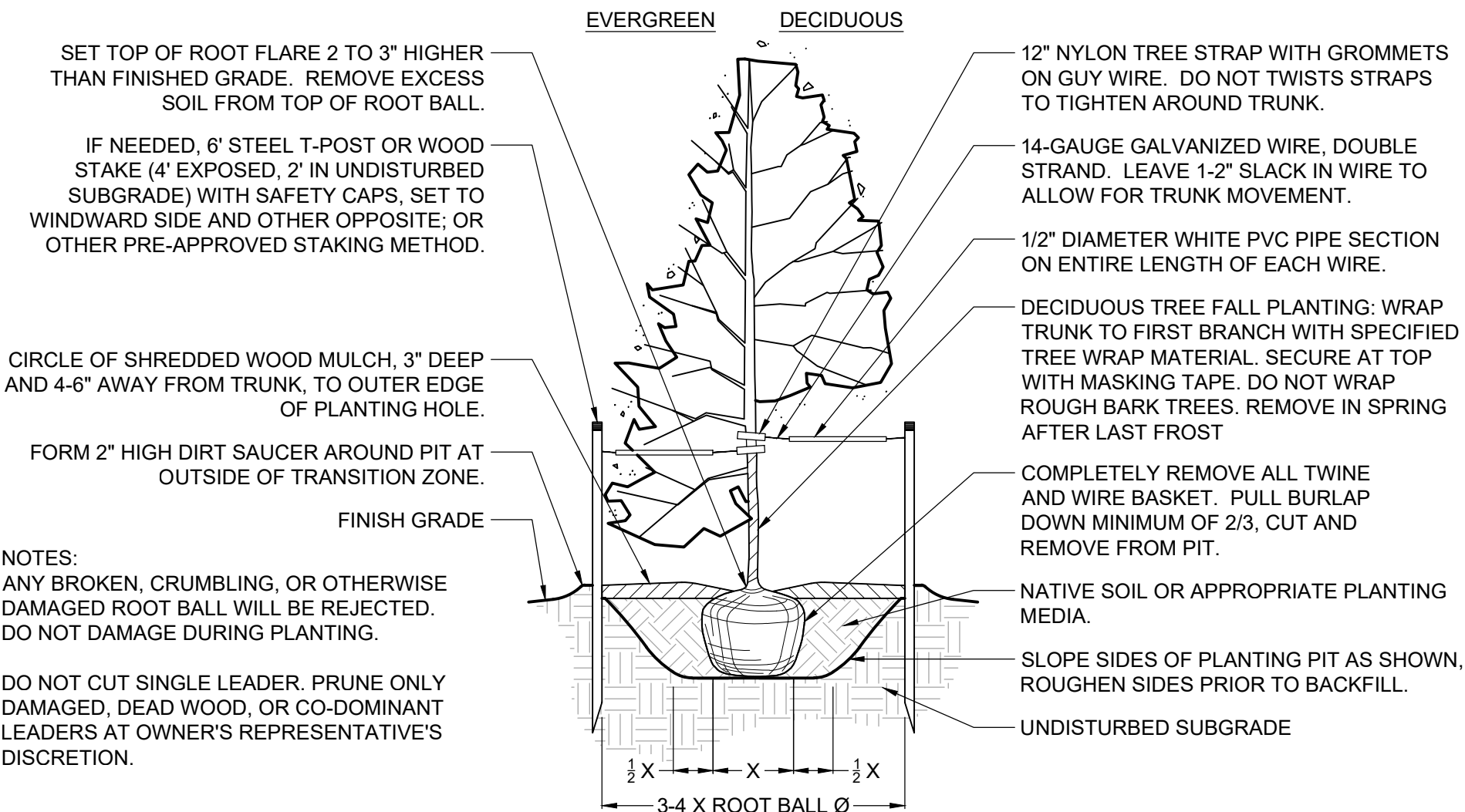
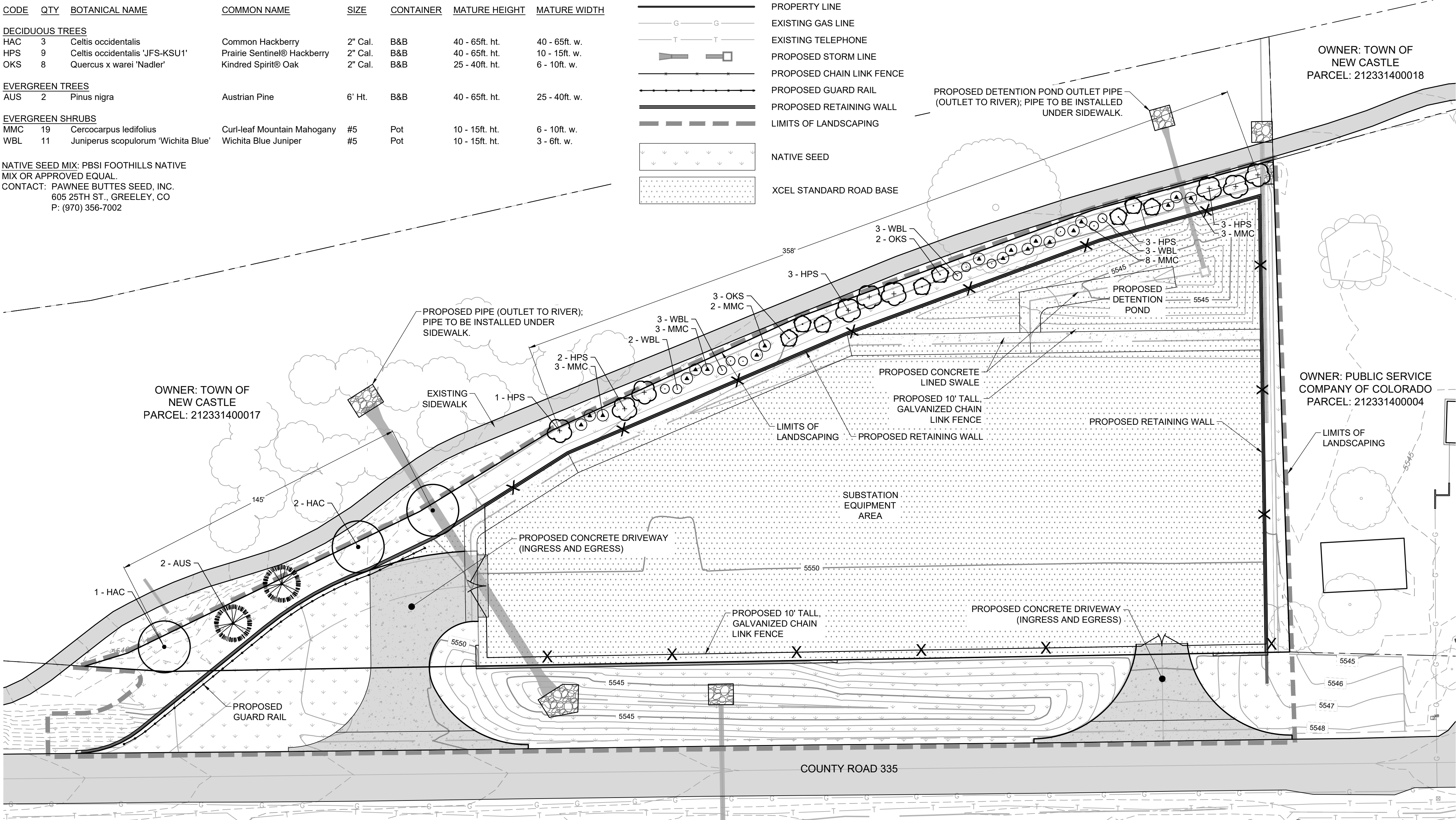
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES							
HAC	3	Celtis occidentalis	Common Hackberry	2" Cal.	B&B	40 - 65ft. ht.	40 - 65ft. w.
HPS	9	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel® Hackberry	2" Cal.	B&B	40 - 65ft. ht.	10 - 15ft. w.
OKS	8	Quercus x warei 'Nadler'	Kindred Spirit® Oak	2" Cal.	B&B	25 - 40ft. ht.	6 - 10ft. w.
EVERGREEN TREES							
AUS	2	Pinus nigra	Austrian Pine	6' Ht.	B&B	40 - 65ft. ht.	25 - 40ft. w.
EVERGREEN SHRUBS							
MMC	19	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	#5	Pot	10 - 15ft. ht.	6 - 10ft. w.
WBL	11	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	#5	Pot	10 - 15ft. ht.	3 - 6ft. w.

NATIVE SEED MIX: PBSI FOOTHILLS NATIVE MIX OR APPROVED EQUAL.
CONTACT: PAWNEE BUTTES SEED, INC.
605 25TH ST., GREELEY, CO
P: (970) 356-7002

LEGEND

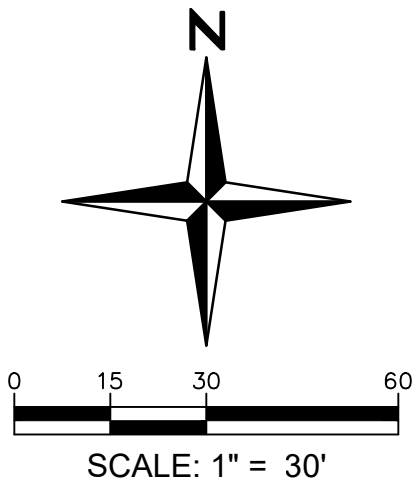
	PROPERTY LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE
	PROPOSED STORM LINE
	PROPOSED CHAIN LINK FENCE
	PROPOSED GUARD RAIL
	PROPOSED RETAINING WALL
	LIMITS OF LANDSCAPING
	NATIVE SEED
	XCEL STANDARD ROAD BASE



Landscape Requirements Zone District: Industrial			
Code Section	Property Line Length	Required	Provided
17.52.060 - Zone requirements: D. All property lines adjacent to the New Castle public parks are to be screened with trees and shrubs approved by the New Castle parks and recreation committee, and shall be in compliance with the tree city requirements as specified in Chapter 12.20. All property which is not adjacent to the New Castle public parks shall be screened with trees and shrubs on at least twenty-five (25) percent of their private property lies in compliance with Chapter 12.20, and with the approval of the New Castle parks and recreation committee. Review of screening by the parks and recreation committee shall be completed prior to the issuance of a building permit.	1,440 LF	360 LF	503 LF

1 TREE PLANTING
SCALE: NTS

2 SHRUB PLANTING
SCALE: NTS



REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION



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COAL RIDGE SUBSTATION LANDSCAPE PLAN

Xcel Energy® EXHIBIT

SCALE: 1"=30'-0" REV: 0

Existing Conditions

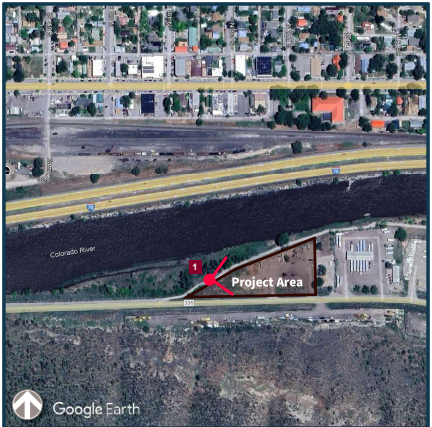


Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 1

View from
Bike Path - Eastbound



VICINITY MAP

Simulated Conditions

WALL HEIGHT VARIES. DIMENSIONS SHOWN REPRESENT THE APPROXIMATE ELEVATION DIFFERENCE BETWEEN THE TOP OF BERM AND TOP OF WALL.



Photograph Information

Key Observation Point 1

Time of photograph: 2:15 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: East-northeast
Latitude: 39.568944° N
Longitude: -107.533732° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.

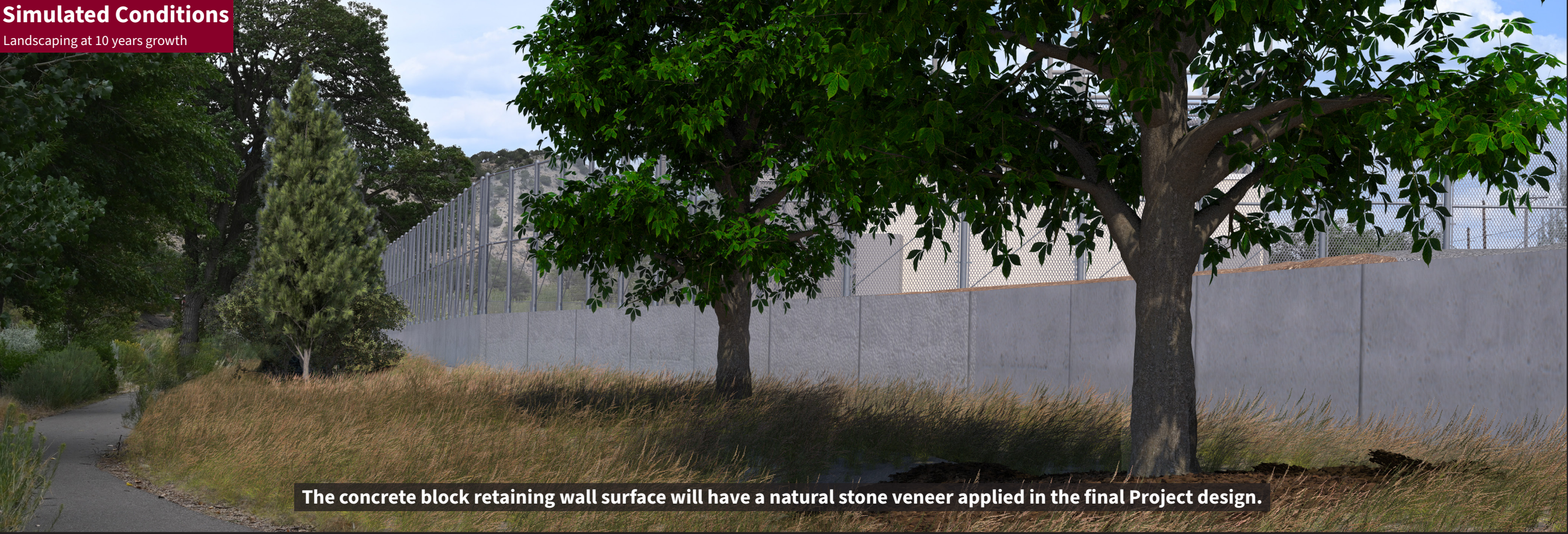


Existing Conditions



Simulated Conditions

Landscaping at 10 years growth

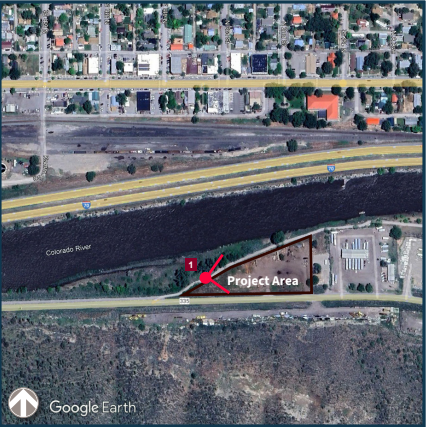


Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 1

View from
Bike Path - Eastbound



VICINITY MAP

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Existing Conditions



Simulated Conditions



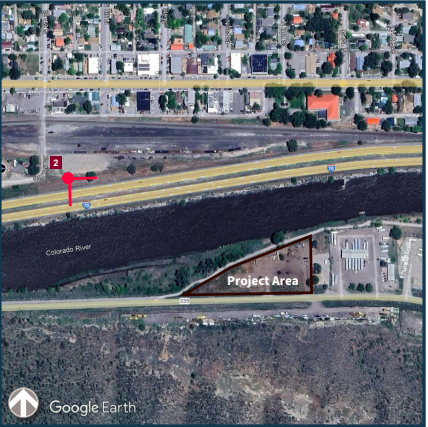
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 2

View from
170 - Eastbound



VICINITY MAP

Photograph Information

Key Observation Point 2

Time of photograph: 2:50 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: Southeast
Latitude: 39.570226° N
Longitude: -107.536049° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



Existing Conditions



Simulated Conditions
Landscaping at 10 years growth



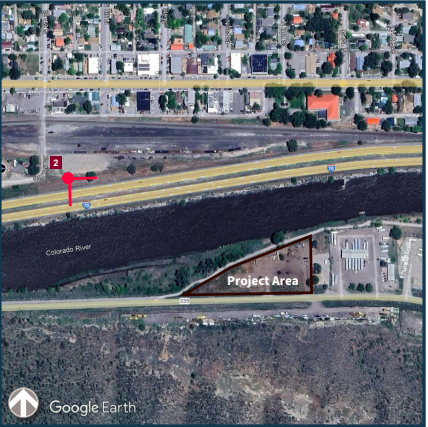
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 2

View from
170 - Eastbound



VICINITY MAP

Photograph Information

Key Observation Point 2

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Existing Conditions



Simulated Conditions

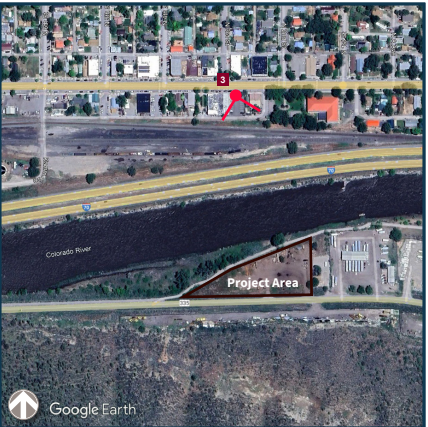


Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 3

View from
Main Street, Newcastle



VICINITY MAP

Photograph Information

Key Observation Point 3

Time of photograph: 3:00 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: South-southeast
Latitude: 39.571369° N
Longitude: -107.533227° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



Existing Conditions



Simulated Conditions

Landscaping at 10 years growth



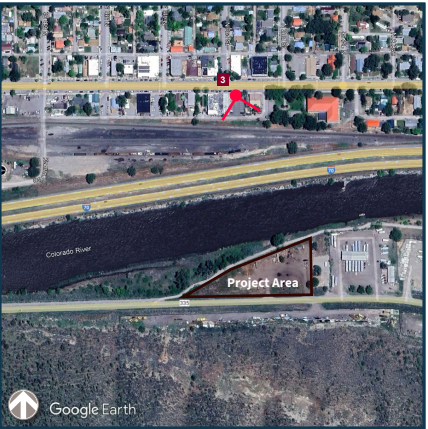
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 3

View from
Main Street, Newcastle



VICINITY MAP

Photograph Information

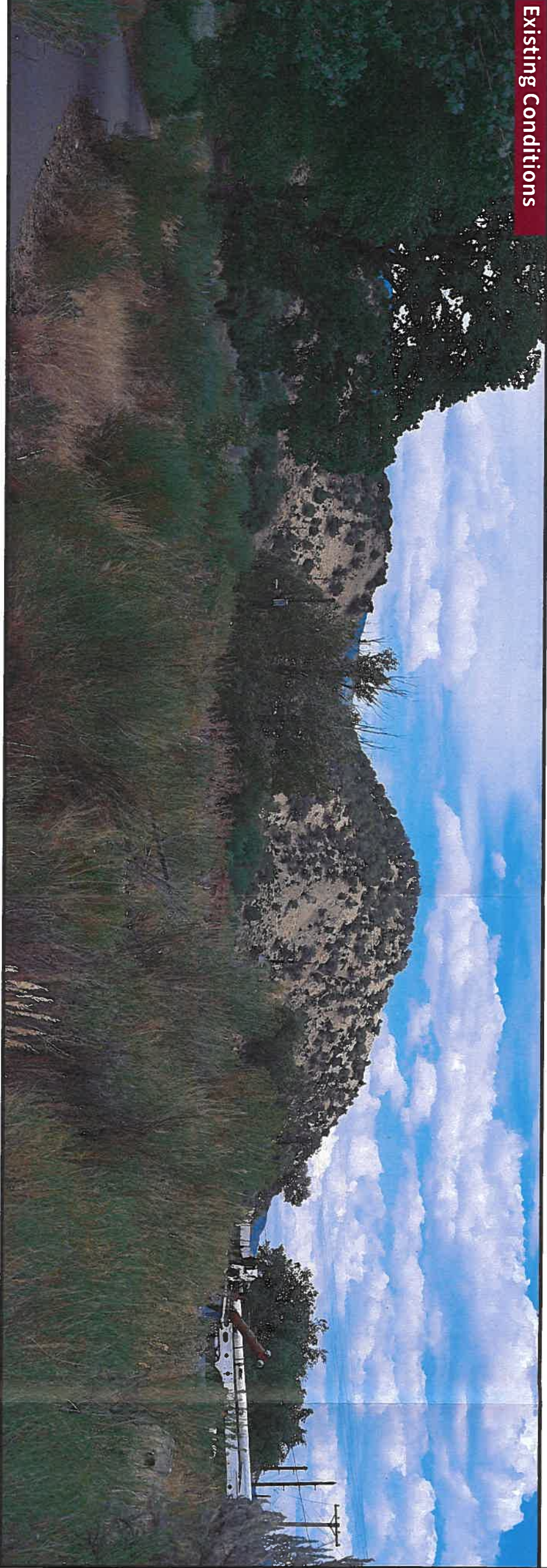
Key Observation Point 3

Time of photograph: 3:00 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: South-southeast
Latitude: 39.571369° N
Longitude: -107.533227° W

Simulations are based on preliminary Project design and do not represent final Project layout and design parameters.



Existing Conditions



Xcel Energy
Coal Ridge Substation

VISUAL SIMULATIONS

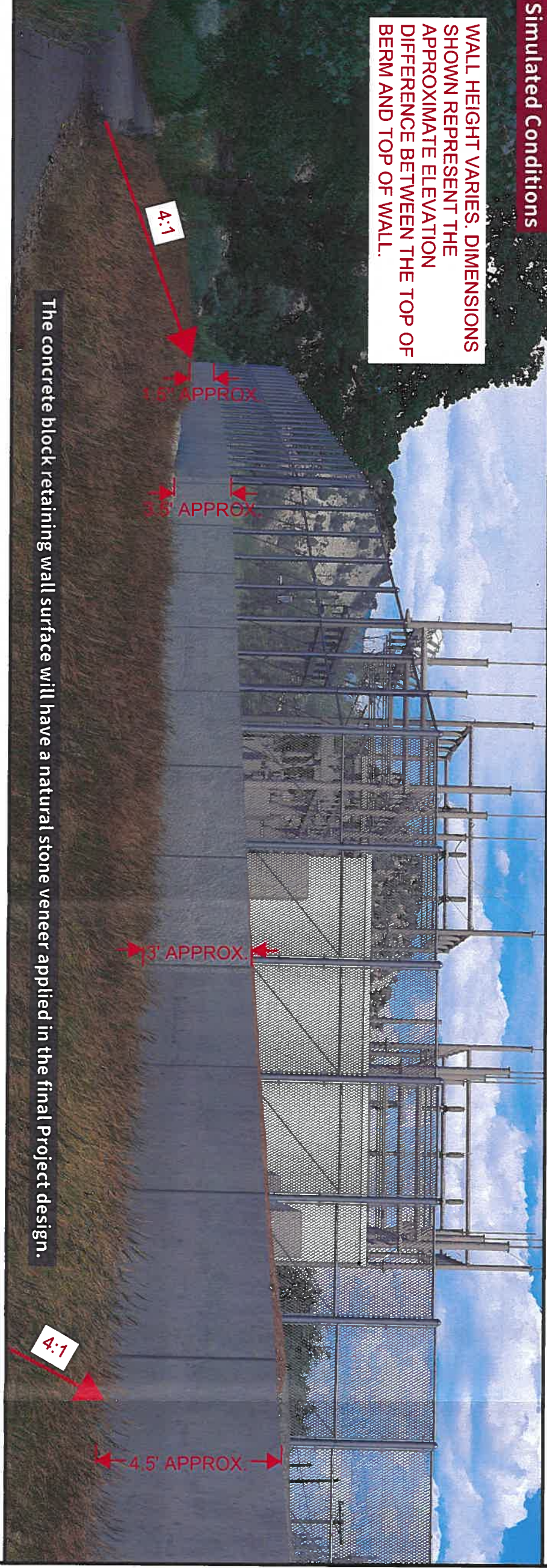
Key Observation Point 1

View from
Bike Path - Eastbound



Simulated Conditions

WALL HEIGHT VARIES. DIMENSIONS SHOWN REPRESENT THE APPROXIMATE ELEVATION DIFFERENCE BETWEEN THE TOP OF BERM AND TOP OF WALL.



The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

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Latitude: 39.568944° N
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