



3500 Blake Street
Denver, CO 80205

October 24, 2025

Paul Smith, Town Planner and Code Administrator
Town of New Castle
450 West Main Street
New Castle, CO 81647

RE: Conditional Use Permit Application for the Coal Ridge Substation

Dear Paul Smith,

Public Service Company of Colorado (PSCo), a Colorado corporation conducting business as Xcel Energy (Xcel Energy), is seeking approval of a Conditional Use Permit (CUP) from the Town of New Castle to construct and operate a replacement electric substation called the Coal Ridge Substation (Project) in the Town of New Castle, Colorado. The Project consists of the proposed Coal Ridge Substation, approximately 331 feet of overhead 69-kilovolt transmission line interconnection, and distribution feeder lines.

The existing New Castle Substation must be replaced because it has reached the end of its useful operational life. The site on which the New Castle Substation is located is unsuitable for expansion and the replacement substation, Coal Ridge, will be built in a different location on property owned by PSCo. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

Xcel Energy participated in a pre-application meeting with the Town of New Castle on June 27, 2025. This CUP application was prepared in accordance with the Application requirements of Section 17.84.020 of the Town of New Castle's Code of Ordinances, and feedback provided by the Town of New Castle during the pre-application meeting.

We look forward to working with you during the permit process. If you need any additional information, please feel free to contact Cory Miller at (303) 571-7759 or cory.r.miller@xcelenergy.com, or our environmental consultant Taylor Michel with Tetra Tech Inc. at (720) 881-5842 or at taylor.michel@tetratech.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer I. Chester', written in a cursive style.

Jennifer Chester
Xcel Energy
Siting & Land Rights, Senior Manager
Telephone: (303) 285-6533
jennifer.i.chester@xcelenergy.com



COAL RIDGE SUBSTATION

TOWN OF NEW CASTLE

CONDITIONAL USE PERMIT APPLICATION

**Coal Ridge Substation
Town of New Castle – Conditional Use Permit Application Submittal
Requirements**

Requirement	Location in this Permit Application	Town of New Castle Code of Ordinances Citation
Application		17.84.020
An application for approval of a conditional use may be filed by a person having an interest in the property for which the conditional use is requested, with the written consent of the owner, and shall be made on a form provided by the town.	Section 2.1, Section 2.2, Section 2.3, Attachment C, Attachment D	17.84.020.A
A complete site plan illustrating: a. Adjacent land uses and location of adjacent structures, b. Boundary and size of site, c. Building location, height and setbacks, d. Off-street parking and loading areas, e. Points of ingress and egress, f. Service and refuse areas, g. Signs and exterior lighting, h. Fencing, landscaping and screening, i. Compliance with performance standards, j. Anticipated utility requirements	Section 3, Attachment A	17.84.020.A.1
A time schedule for development	Section 4	17.84.020.A.2
Other information the applicant believes will support the application.	Section 1, Section 5, Figures, Attachment A, Attachment B, Attachment E	17.84.020.A.3
The applicant shall furnish a list of the names and addresses of owners of property located within two hundred fifty (250) feet of the subject site.	Section 6, Attachment F	17.84.020.B
Upon review of the application, the planning commission may determine that additional information is critical to its evaluation of the application. The applicant shall be responsible for furnishing such additional information if so requested.	Section 7	17.84.020.C
Approval Criteria and Conditions		17.84.050
A conditional use application shall be approved only if the town council finds that the application:		
Is eligible for conditional review under Section 17.84.040;	Section 8.1	17.84.050.A.1
Is generally compatible with adjacent land uses;	Section 8.2, Section 5.1.b	17.84.050.A.2
Meets all requirements of Section 17.84.020, is in compliance with this title and minimizes potential adverse impact of the conditional use on adjacent properties and traffic flow;	Section 8.3, Section 8.2, Section 5.1.b	17.84.050.A.3
Is consistent with the comprehensive plan; and	Section 8.4, Section 8.2, Section 5.1.b, Attachment A, Attachment B	17.84.050.A.4
The town has the capacity to serve the proposed use with water, sewer, fire and police protection.	Section 8.5	17.84.050.A.5
In considering an application for a conditional use, the town council may impose conditions on the application to ensure compliance with this section.	Section 8.6	17.84.050.B

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LIST OF ACRONYMS AND ABBREVIATIONS

BMP	Best Management Practice
Comprehensive Plan	Town of New Castle Comprehensive Plan
CUP	Conditional Use Permit
EEE	electrical equipment enclosure
EMF	Electric and Magnetic Fields
kV	kilovolt
Project	Coal Ridge Substation
Project Site	An approximately 2-acre parcel owned by Public Service Company of Colorado located at 6385 County Road 335 in New Castle, Colorado
ROW	Right-of-Way
Xcel Energy	Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy

1. INTRODUCTION AND PROJECT DESCRIPTION

Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy (Xcel Energy), proposes to construct and operate a replacement electric substation called the Coal Ridge Substation (Project) in the Town of New Castle, Colorado (Figure 1). The Project consists of the proposed Coal Ridge Substation, approximately 331 feet of overhead 69-kilovolt (kV) transmission line interconnections, and distribution feeder lines.

The existing New Castle Substation must be replaced because it has reached the end of its safe and useful operational life, and it is unsuitable for expansion. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy’s system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

Section 17.52.0502 of the Town of New Castle’s Code of Ordinances (Town of New Castle 2024) defines a Conditional Use as “any use not specifically defined in the permitted or nonpermitted use categories”. An electric substation is not listed in Section 17.52.030 as a Permitted Use nor in Section 17.52.040 as a Nonpermitted Use within the Industrial Zone District. Xcel Energy participated in a pre-application meeting with the Town of New Castle on June 27, 2025. During the pre-application meeting, the Town of New Castle confirmed that a Conditional Use Permit (CUP) would be required for the Project. Xcel Energy is seeking approval of a CUP for the ultimate buildout of Coal Ridge Substation. This CUP application was prepared in accordance with the Application requirements of Section 17.84.020 of the Town of New Castle’s Code of Ordinances, and feedback provided by the Town of New Castle during the pre-application meeting.

1.1 SUBSTATION AND PROJECT SITE

Coal Ridge Substation will be located on an approximately 2-acre parcel owned by Public Service Company of Colorado (PSCo; Project Site), located at 6385 County Road 335 (also known as Colorado River Road; Figure 1). The Project Site is located in the Industrial Zone District on parcel number 212331400012 (Figure 2). County Road 335 forms the southern Project Site boundary. The parcel to the east is zoned and used for industrial land uses. The parcel to the north and west of the Project Site is vacant land owned by the Town of New Castle zoned as open space, and the Colorado River is immediately north of this parcel.

The existing New Castle Substation site does not meet the parcel size requirements for the replacement Coal Ridge Substation as it is not large enough to accommodate two transformers, both of which are included in the CUP application, without substantial

grading into the adjacent hillside. Additionally, constructing on the existing New Castle Substation site would require the existing substation to be taken offline during construction activities, which may result in electrical outages in the Town of New Castle. PSCo owns the Project Site that can accommodate the Coal Ridge Substation; this ownership provides overall Project cost savings, allowing Xcel Energy to be prudent to its rate payers.

An existing public trail, the Talbot Trail, is located in road right-of-way (ROW) on the north side of County Road 335 adjacent to the Colorado River within the Town of New Castle (Town of New Castle 2025). The Talbot Trail is paved, with a guard rail separating the trail from County Road 335. At the western boundary of the Project Site where the parcel meets County Road 335, the Talbot Trail leaves County Road 335 ROW to follow the Colorado River to the north of the industrial area and County Road 335 and rejoins the County Road 335 ROW east of the industrial area (Figure 1). Xcel Energy understands that County Road 335 and Talbot Trail are maintained by the Town of New Castle.

Other adjacent land uses include an existing Xcel Energy natural gas regulator station and the Riverside Industrial Park to the east. Lands to the south of the Project Site south of County Road 335 are zoned and used for industrial purposes. Xcel Energy's existing 69-kV transmission line is located south of the industrial parcels and County Road 335.

Coal Ridge Substation will be a distribution substation that reduces high-voltage electricity from transmission lines to a lower voltage that can be delivered via distribution lines to power homes and businesses. Coal Ridge Substation will include an electrical equipment enclosure (EEE), two transformer and bays, breakers, distribution feeder equipment, a deadened transmission pole, two new access driveways off County Road 335, a retaining wall, a security fence to prevent public access, and landscaping to exceed the Town of New Castle requirements and enhance aesthetics (see the Site Plan, Attachment A, and the Landscape Plan, Attachment B). The proposed EEE will enclose electrical equipment and have a concrete foundation. The initial and ultimate buildout of the Coal Ridge Substation are shown in Attachment A. The Coal Ridge Substation will operate at 69kV when brought in service, but will be sized and approved for an increase to 115kV to account for future demand. The substation application also includes capacity approval for a second electric transformer and bay which will be installed at a later date, dictated by electric demand in the Town of New Castle and surrounding areas.

The majority of the substation infrastructure will be approximately 45 feet high, though the shield wire/spike would add additional height as necessary to serve as a lightning protection measure. The maximum height of all substation infrastructure will be 70 feet.

While the maximum height for buildings and structural facilities is 30 feet in the Industrial District, certain types of structures, including transmission towers and other similar projections are not subject to the height limitations (Section 17.72.040 of the Town of New Castle's Code of Ordinances). The substation General Arrangement is shown in the Site Plan, Attachment A. Xcel Energy's substations, including the Coal Ridge Substation, must have the ability to be illuminated in accordance with the National Electric Safety Code. Lighting needed to perform maintenance or emergency repairs will be provided by permanent mounted lights within the Project Site but generally, the substation will not be lit for standard operations. Manual light switches controlling the substation yard lighting will be installed in the EEE enclosure on the property. The lights will be downcast and shielded so that only the substation equipment is illuminated. A lighting layout is provided in the Site Plan, Attachment A.

Two new access driveways will be constructed off County Road 335, and the existing driveway to the parcel will be removed (see the Site Plan, Attachment A). A guard rail will be installed at the edges of the access drives to deter public access from the adjacent public trail.

A portion of the Project Site is located within the 100-year floodplain and 100-year floodway of the Colorado River (Town of New Castle 2009a; Figure 3). The Project Site will be raised between 2 and 4 feet (depending on location) to avoid issues with the floodplain. Aggregate base course will be used for the top 12 inches of fill. Four inches of aggregate yard surfacing (clean rock) will be installed on top of the aggregate base course. Retaining walls will be constructed on the north, east, and west sides of the Project Site (see the Site Plan, Attachment A). Concrete-lined drainage swales will connect to an outlet control structure within the northeastern portion of the Project Site, and a detention pond outlet pipe will connect the outlet control structure to discharge water to the Colorado River to the north; an additional outlet pipe will be located at the west side of the Project Site to discharge water to the Colorado River. Both outlet pipes will be constructed underneath the existing Talbot Trail (see the Site Plan, Attachment A). Xcel Energy will coordinate with the Town of New Castle on a license agreement or easement along portions of the outlet pipes that cross Town of New Castle's property, if required. Xcel Energy will obtain a Grading Permit from the Town of New Castle prior to construction.

1.2 TRANSMISSION LINE

Coal Ridge Substation will connect to Xcel Energy's existing electrical transmission system via a new interconnect to the existing Mitchell Creek to Rifle Ute 69-kV transmission line located south of County Road 335. The interconnect consists of two overhead 69-kV transmission lines extending from the Coal Ridge Substation to the existing transmission line.

Table 1 describes the 69-kV transmission line characteristics, and a representative transmission pole is provided in Attachment A.

Table 1: Typical 69-kV Transmission Line Characteristics

Characteristic	Anticipated Design
Voltage	69 kV
Length	331 feet
Number of poles	1
Typical height	95 feet
Right-of-way (ROW)	60 feet total, 30 feet on either side of the centerline
Material/color	Steel, dark brown in color
Clearance	Maintain all clearances as required by National Electric Safety Code

1.3 DISTRIBUTION LINES

Xcel Energy requests approval of the portions of the underground distribution feeders located within the Project Site as part of this CUP Application. Xcel Energy will request approval, as needed, of the distribution feeders located outside of the Project Site separately. Xcel Energy has an existing franchise agreement with Town of New Castle and will follow the typical process for any distribution feeder work located outside the Project Site. Underground distribution lines will exit the Project Site on the eastern side of the Project Site and will be placed in an easement and connected to the existing distribution system that serves Town of New Castle.

1.4 REGULATORY FRAMEWORK

During the pre-application meeting, the Town of New Castle also indicated that the following additional permits from the Town of New Castle will be required for the Project: stormwater/floodplain permits for proposed stormwater discharge outlets, an Access Permit for proposed driveways, and a Grading Permit for construction at the Project Site. Xcel Energy understands that prior to issuing the Conditional Use Certificate, which serves as a Notice to Proceed with construction, the Watershed Permit, Access Permit, and Grading Permit must be approved pursuant to Section 17.84.040 E of Town of New Castle’s Code of Ordinances. Xcel Energy will obtain a Right-of-Way Permit for construction work to be performed in County Road 335 ROW if requested by the Town of New Castle. Xcel Energy will obtain all permits and approvals for the Project which are required prior to construction.

2. APPLICATION (17.84.020.A)

2.1 APPLICANT CONTACT INFORMATION

The applicant's contact information is as follows.

Applicant:

Jennifer Chester
Senior Manager, Siting and Land Rights
Xcel Energy
3500 Blake Street
Denver, CO 80205
Ph: 303-285-6533

Project Coordination:

Cory Miller
Principal Agent, Siting and Land Rights
Xcel Energy
3500 Blake Street
Denver, CO 80205
Ph: 303-285-6765

2.2 WRITTEN CONSENT OF THE OWNER

PSCo is the fee owner of parcel number 212331400012. PSCo, as the applicant and property owner, has signed the Land Development Application Form (Attachment C), therefore providing written consent of the property owner. A notarized Statement of Authority from Xcel Energy to certify the authority of Jennifer L. Chester, Senior Manager, Siting and Land Rights, to act on behalf of Xcel Energy is provided as Attachment D.

2.3 APPLICATION FORM

The completed Land Development Application Form is provided as Attachment C.

3. SITE PLAN (17.84.020.A.1)

The Site Plan is provided as Attachment A.

4. ANTICIPATED SCHEDULE FOR DEVELOPMENT (17.84.020.A.2)

Construction of Coal Ridge Substation is anticipated to begin in 2026 and be completed in 2027. Decommissioning of the existing New Castle Substation will occur once Coal Ridge Substation is placed in service. See Table 2 for the Anticipated Project Schedule. See Section 5.1 for a description of the construction process.

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)

It is anticipated that one 12-hour shift per day (Monday through Saturday) will be worked during Project construction, but additional hours may be required. This will be during daylight hours, early morning to early evening. If additional hours are anticipated for shift work, a 24-hour work permit will be obtained from the Town of New Castle.

**5. OTHER INFORMATION TO SUPPORT THE APPLICATION
(17.84.020.A.3)**

5.1 CONSTRUCTION PROCESS

5.1.1 Construction Phases

Construction of the Coal Ridge Substation and transmission line interconnection will occur in phases, generally including the following: access drive construction, grading, site/ROW preparation; installation of best management practices (BMPs); equipment mobilization and material delivery; foundation construction; transmission pole placement and installation; conductor wire stringing and electrical equipment installation; and land restoration.

Vegetation management within the Project Site and transmission line ROW will be required prior to, or in conjunction with, construction. Trees and tall vegetation growing within or near the Project Site and transmission line ROW can cause downed lines, power outages and wildfire. Vegetation management involves the use of various types of treatment including removing, pruning, and mowing vegetation and the treatment of vegetation with herbicides to ensure safe operations.

The Project Site will be raised between 2 and 4 feet (depending on location) to avoid issues with the floodplain. This work and grading activities will be required prior to construction. Once pre-construction preparation work has been completed, work on the Substation foundation will begin. The replacement Substation foundations will consist of anchor bolt foundations. The depth of the foundation will be based upon the subsurface conditions.

Following grading and foundation installation, steel equipment support structures will be erected on site. Electrical equipment (circuit breakers, disconnect switches and bus work, capacitor banks, surge arresters, SSVTs, line traps, insulators, steel support structures, static masts for lightning protection, and EEE containing control and communication devices) will be installed after the foundations and support structures are in place. Construction of the retaining wall and fence will follow. Equipment testing and placing in service will occur after construction is complete.

Following Substation construction, work on the interconnection will begin. Holes will be augured for transmission poles. Once holes are augured, the poles are set and backfilled. Some poles may require foundations that are set in the augured holes with a concrete enforced steel cage. Transmission poles will be placed in the holes or on the foundation using a crane. Ground installation of poles involves first assembling poles at the Project Site, which will be used as a material staging area during construction. Helicopters will not be used for installation of either the substation or the transmission poles.

Following setting of the transmission poles, conductor wire is strung using a temporary pulley system which is attached to the insulators. Pulling/tensioning sites are required at specific angles, so the conductor wire is pulled in line with the poles, remaining in alignment. Other equipment including bird diverters, spacers, and galloping devices are also installed as needed.

Throughout construction, wind erosion control BMPs, including the application of water or other dust palliatives, will be implemented as required. Following construction, all areas not needed for ongoing operations and maintenance will be restored as soon as practicable and in coordination with the landowner. Restoration and installation of permanent landscaping at the Project Site will be completed after construction and final grading is complete.

Once the Coal Ridge Substation is placed in service, the existing New Castle Substation will be decommissioned. Decommissioning activities include the full removal of all substation components including transformers, breakers, and bus work. Hazardous materials such as transformer oil will be disposed of in compliance with all applicable federal, state, and local regulations. To prevent power disruptions during the

decommissioning of New Castle Substation and placing the Coal Ridge Substation in service, a temporary fly line will be installed to maintain power to customers.

5.1.2 Construction Traffic

Xcel Energy will utilize the two new access driveways that will be constructed off County Road 335 to access the Project Site during construction. Temporary access off County Road 335 will only be required for crews to walk in and access the transmission pole locations for pole installation. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities.

Construction activities will require the temporary closure of the Talbot Trail during construction of the retaining wall and outlet pipes to discharge water to the Colorado River (see the Site Plan, Attachment A). It is anticipated that Xcel Energy will close the trail for 3-4 months. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction.

5.2 OPERATIONS

Coal Ridge Substation will be an unstaffed facility and visits from personnel will be limited to inspection and maintenance activities once construction is completed. Operation of the substation and transmission line will not interfere with continued use of the surrounding areas. The Project will be operated and monitored remotely 24 hours a day, 7 days a week, 365 days a year to provide safe and reliable electric service.

5.3 INDUSTRIAL ZONE DISTRICT REQUIREMENTS (17.52.060)

The Project will comply with the Industrial zone district requirements of Section 17.52.060 of the Town of New Castle Code of Ordinances. A description of Project compliance with each requirement of Section 17.52.060 of the Town of New Castle Code of Ordinances is provided in the subsequent sections.

5.3.1 Fencing (17.52.060.A)

Coal Ridge Substation will be enclosed by a 10-foot-high galvanized chain link security fence with mesh fabric integrated into the fencing for screening.

5.3.2 Material Loading and Unloading (17.52.060.B)

All loading and unloading of materials will be conducted on the Project Site.

5.3.3 Nuisances (17.52.060.C)

Odor, glare, nuisance vibrations, or smoke are not anticipated during construction or operation of the Project. Construction-related noise will result in temporary short-term increases in noise where and when construction is taking place. Short-term noise is anticipated from construction equipment such as auguring machines, cranes, heavy machinery, and trucks. Construction vehicles and equipment will be maintained in proper operating condition and equipped with manufacturers' standard noise control devices (e.g., mufflers or engine enclosures).

Indirect effects from post-construction activities, which include the noise from transmission line inspections and maintenance activities are anticipated to be negligible because of their short duration and infrequency. During operations, noise from the substation and transmission line will remain at or below the 80 dBA-weighted decibel sound limitations required within industrial zone districts per Colorado Revised Statutes 25-12-101 et seq.

Short-term air quality effects are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust, construction equipment exhaust (fumes), and clearing and preparing areas for construction (dust). Dust will be suppressed using the application of water or other dust palliatives. Operation and maintenance activities are not anticipated to produce fumes or dust.

Electric and magnetic fields (EMF) exist wherever electricity is produced or used, including around any electric appliance or wire that conducts electricity. Electric fields are created by voltage — the higher the voltage, the stronger the field. Anytime an electric appliance is plugged in, even if it is not on, an electric field is created in its vicinity. Electric fields are easily blocked by walls, trees, clothes, and skin. The further the distance from the source of the electric field, the weaker it becomes. Electric and magnetic fields extend outward from the conductor wire and decrease rapidly with distance from the conductor. The Coal Ridge Substation and interconnection will be designed, constructed, operated, and maintained to meet or exceed applicable standards of design and performance set forth in the National Electric Safety Code.

Construction, operation, and maintenance activities will comply with applicable federal, state, and local laws and regulations regarding the use of hazardous substances. Construction activities will be performed by methods that prevent entrance or accidental spillage of solid matter, contaminants, debris, and other pollutants and wastes into flowing streams or dry watercourses, lakes, and underground water sources. Activities will follow BMPs for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment.

During construction, enclosed containment will be provided for trash disposal. Construction waste, including trash and litter, garbage, other solid waste, petroleum products, and other potentially hazardous materials, will be removed and taken to a disposal facility authorized to accept such materials.

5.3.4 Landscaping and Screening (17.52.060.D)

As described in Section 5.3.a, the security fence will include mesh fabric integrated into the fencing for screening of the Coal Ridge Substation.

Landscaping at Coal Ridge Substation will exceed the requirements of Section 17.52.060.D of the Town of New Castle Code of Ordinances (see the Landscape Plan, Attachment B). The Code requires the Project Site to be “screened with trees and shrubs on at least twenty-five (25) percent of their private property lines”, equating to approximately 360 linear feet of landscaping (Town of New Castle 2024). Approximately 503 linear feet of landscaping is proposed to be installed on the north and west sides of the Project Site, north of the retaining wall and guard rail that will be constructed. Native grass seed will be planted in the area outside of the fenced substation within the parcel. Landscaping will be watered until it is established, for a maximum of two years.

Visual Simulations of Project facilities, including proposed landscaping, from various locations along the Talbot Trail adjacent to the Project Site is provided as Attachment E.

It is not anticipated the Project will negatively impact the character of the surrounding area or create new significant visual disturbances for several reasons: (1) the Project will be built within and adjacent to current industrial land uses; (2) the proposed landscaping adds significant vegetative cover on the north and west sides of the Project Site adjacent to the Talbot Trail; and (3) the mesh fabric within the security fencing will minimize negative visual impacts. Any visual disturbance resulting from Project construction vehicles and equipment will be temporary.

5.4 SETBACK REQUIREMENTS (17.52.080)

The Project will comply with the Industrial zone district setback requirements of Section 17.52.060 of the Town of New Castle Code of Ordinances, as shown in the Site Plan (Attachment A).

6. ADJACENT PROPERTY OWNERS (17.84.020.B)

A list of the names and addresses of owners of property located within two hundred fifty (250) feet of the Project Site is provided as Attachment F.

7. ADDITIONAL INFORMATION REQUESTED BY PLANNING COMMISSION (17.84.020.C)

Xcel Energy understands that upon review of the application, the Planning Commission may determine that additional information needed to evaluate the application. Xcel Energy will provide additional information upon request.

8. APPROVAL CRITERIA AND CONDITIONS (17.84.050)

The following sections describe Project compliance with the conditional approval criteria in Section 17.84.050 of the Town of New Castle's Code of Ordinances.

8.1 IS ELIGIBLE FOR CONDITIONAL REVIEW UNDER SECTION 17.84.040 (17.84.050.A.1)

As determined during the pre-application meeting with the Town of New Castle, the Project is eligible for conditional review under Section 17.84.040 of the Town of New Castle's Code of Ordinances.

8.2 IS GENERALLY COMPATIBLE WITH ADJACENT LAND USES (17.84.050.A.2)

The Project is compatible with the adjacent industrial and utility land uses, including the Riverside Industrial Park. Adjacent land uses include an existing Xcel Energy natural gas regulator station to the east. Parcels to the south of the Project Site south of County Road 335 are zoned and used for industrial purposes. Xcel Energy's existing 69-kV transmission line is located south of the industrial parcels and County Road 335 and its existing New Castle Substation is located approximately 0.5 mile west of the Project Site. There are also existing distribution lines running on the north and south side of County Road 335 in this area.

Construction of the Project may result in temporary traffic impacts to County Road 335 as described in Section 5.1.2. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities.

Construction activities will require the temporary closure of the Talbot Trail, as described in Section 5.1.2, for approximately 3-4 months. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction.

The Project is compatible with the adjacent open space and Talbot Trail. Following construction, the Project will not impact the use of the Talbot Trail adjacent to the

Project Site. Aside from the transmission pole foundation footprints, areas under and around the transmission line will remain unchanged.

8.3 MEETS ALL REQUIREMENTS OF SECTION 17.84.020, IS IN COMPLIANCE WITH THIS TITLE AND MINIMIZES POTENTIAL ADVERSE IMPACT OF THE CONDITIONAL USE ON ADJACENT PROPERTIES AND TRAFFIC FLOW (17.84.050.A.3)

This application includes all of the components of the CUP application requirements outlined in Section 17.84.020 of the Town of New Castle's Code of Ordinances. Xcel Energy is requesting approval of the Project in accordance with the procedures applicable to approval of a conditional use under Chapter 17.84 of the Town of New Castle's Code of Ordinances.

See the response to Section 8.2 regarding impact to adjacent properties and traffic flow.

8.4 IS CONSISTENT WITH THE COMPREHENSIVE PLAN (17.84.050.A.4)

The Project is consistent with the Town of New Castle Comprehensive Plan (Comprehensive Plan; Town of New Castle 2009b). A summary of Project consistency with the Guiding Principles of the Comprehensive Plan is described in the subsequent text.

Guiding Principle 1: Community Growth

The Town of New Castle and surrounding areas continue to experience residential and commercial growth that has increased the demand for electricity. Additionally, the existing New Castle Substation must be replaced because it has reached the end of its safe and useful operational life and it is unsuitable for expansion. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver safe and reliable electric power to existing and future customers in the Town of New Castle and other surrounding areas. This Project supports continued development and success of the Town of New Castle as it will strengthen the electric system and be able to accommodate future growth. The Coal Ridge Substation will operate at 69kV when brought in service, but will be sized to increase within its approved capacity to 115kV to account for future demand. The second electric transformer and bay will be installed at a later date, dictated by electric demand that is anticipated in the Town of New Castle and surrounding areas. It should be noted that the existing New Castle Substation is located on property that is too small and lacks expansion capacity to accommodate the addition of a future transformer.

The Project is compatible with the adjacent industrial and utility land uses and following construction the Project will be compatible with the adjacent open space and Talbot Trail, as described in Section 8.2.

Guiding Principle 2: Infrastructure

The Project provides the necessary electrical infrastructure to add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

The Project creates no additional demand for water, wastewater treatment, or transportation infrastructure.

Guiding Principle 3: Recreation and Tourism

Construction activities will require the temporary closure of the Talbot Trail as described in Section 5.1.b. Xcel Energy will coordinate with the Town of New Castle Planning and Development and Parks Departments regarding trail closure and detours during construction. Following construction, the Project will not impact the use of the Talbot Trail adjacent to the Project Site.

Guiding Principle 4: Transportation

The Project creates no additional demand for transportation infrastructure. Xcel Energy will utilize the two new access drives that will be constructed off County Road 335 to access the Project Site during construction. If public roadway traffic controls are determined to be necessary, approval of Traffic Control Plans as applicable by the Town of New Castle will be obtained prior to construction activities. Following construction, no transportation impacts are anticipated.

See the response to Guiding Principle 3 regarding temporary impacts to Talbot Trail.

Guiding Principle 5: Housing

Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

No residential housing is located in the vicinity of the Project. Following construction, the Project will be compatible with the adjacent open space and Talbot Trail, as described in Section 8.2.

Guiding Principle 6: Parks, Open Space & Trails

See the response to Guiding Principle 3.

Guiding Principle 7: Economy

Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas. This Project will ensure continued delivery of economic, safe, and reliable electric service to customers in the Town of New Castle. This Project supports continued development and success of the Town of New Castle as it will strengthen the electric system for current customers, and also be able to accommodate future growth.

Guiding Principle 8: Natural Environment

Construction activities will follow BMPs for the management of wastes to avoid and minimize effects from potential spills or other releases to the environment. Construction and operation of the Project is not anticipated to impact wildlife habitat, dark night sky, or riparian corridors.

Short-term air quality effects are anticipated from a temporary increase in construction vehicles, which may increase fumes and fugitive dust. Dust will be suppressed using the application of water or other dust palliatives. Operation and maintenance activities are not anticipated to produce fumes or dust.

The Project design includes landscaping and screening to minimize visual impacts as described in Section 5.3.d and the Landscape Plan (Attachment B).

The Project Site will be stabilized to mitigate issues with the floodplain as described in Section 1.1 and the Site Plan (Attachment A).

Guiding Principle 9: Mineral Extraction & Energy Development

The Project will have no effect on the extraction of natural resources and energy development.

Guiding Principle 10: Historic Downtown

The Project will have no negative effect on the historic downtown. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

Guiding Principle 11: Schools

The Project will have no effect on schools. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to

continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

Guiding Principle 12: Community Design

The Project will have no effect on community design. Coal Ridge Substation is intended to replace the existing New Castle Substation and add capacity to Xcel Energy's system to continue to deliver electric power to existing and future customers in the Town of New Castle and other surrounding areas.

Guiding Principle 13: Community Gateways

The Project will have no negative effect on community gateways. The decommissioning of the existing New Castle Substation will remove the improvement within the Town of New Castle boundaries, along County Road 335 opening up and enhancing the gateway area.

Guiding Principle 14: Intergovernmental Coordination & Cooperation

The Project will have no effect on intergovernmental coordination. Xcel Energy will obtain all permits and approvals for the Project required prior to construction.

8.5 THE TOWN HAS THE CAPACITY TO SERVE THE PROPOSED USE WITH WATER, SEWER, FIRE AND POLICE PROTECTION (17.84.050.A.5)

The Project creates no additional demand for water, sewer, fire, or police protection, as it is a replacement and expansion of the nearby existing New Castle Substation. No new or upgraded public services or facilities are anticipated to be needed to serve the Project. The Project creates no additional demand for transportation infrastructure, educational facilities, housing, water, wastewater treatment or public transportation.

9. IN CONSIDERING AN APPLICATION FOR A CONDITIONAL USE, THE TOWN COUNCIL MAY IMPOSE CONDITIONS ON THE APPLICATION TO ENSURE COMPLIANCE WITH THIS SECTION (17.84.050.B)

Xcel Energy understands that the Town Council may impose conditions of approval on the application to ensure compliance with the Conditional Use Permit requirements.

10. REFERENCES

Town of New Castle. 2009a. Flood Plain – Address Map. Available online at: <https://www.newcastlecolorado.org/media/1496>. Accessed July 2025.

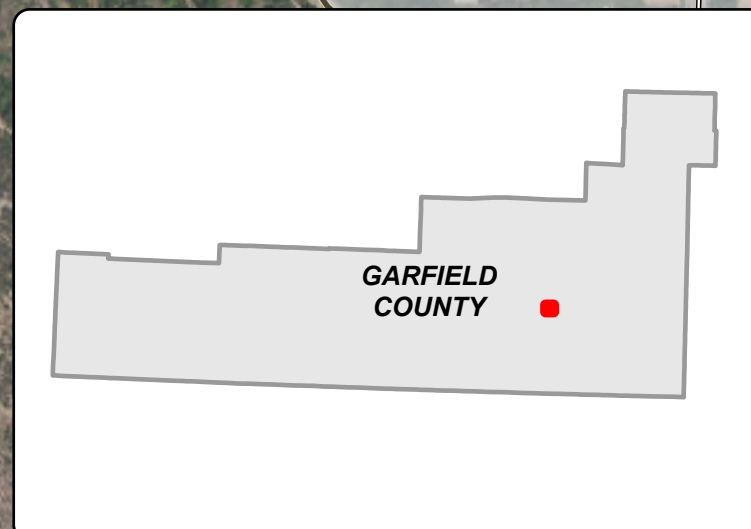
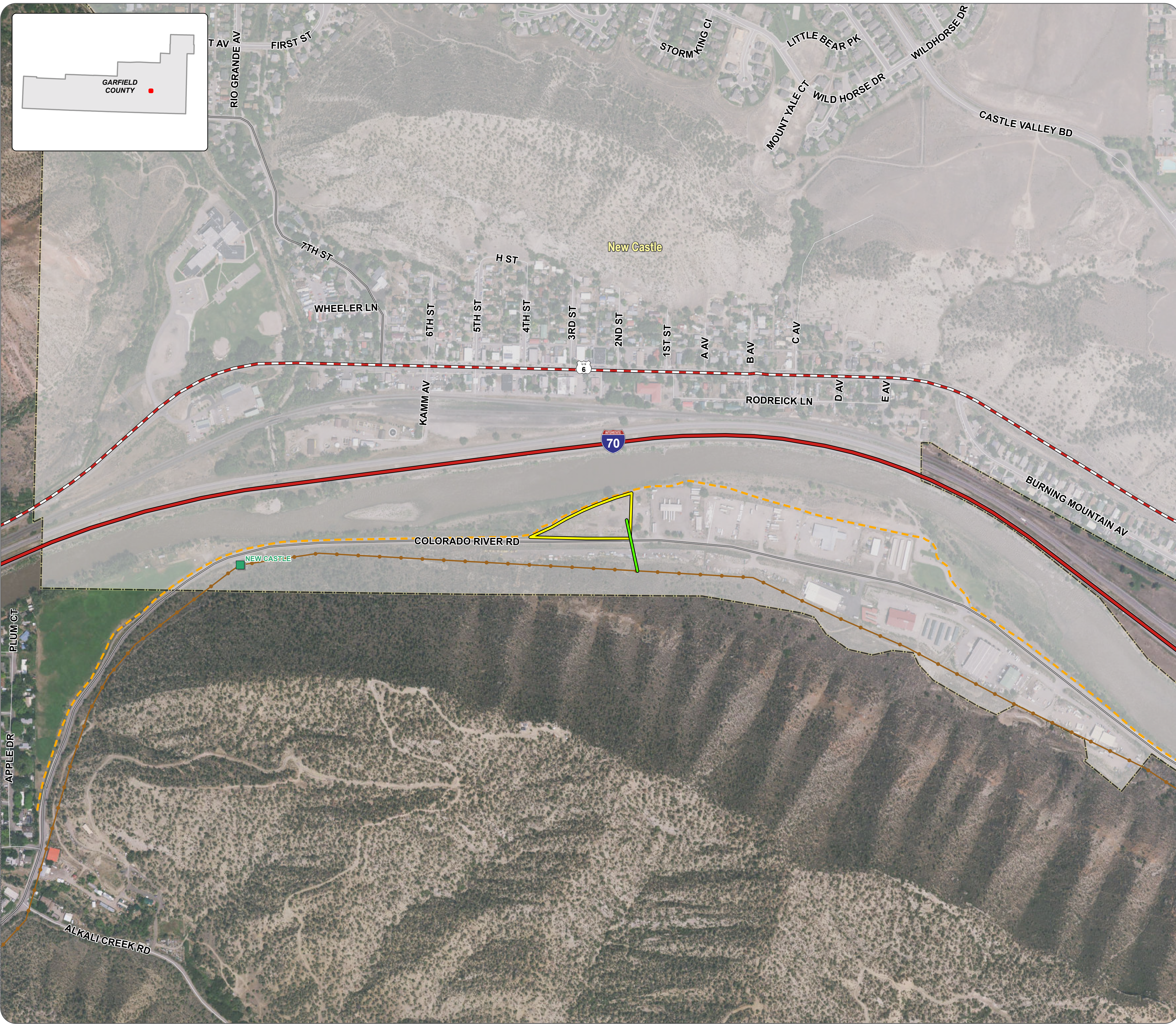
Town of New Castle. 2009b. Town of New Castle Comprehensive Plan. Available online at: <https://www.newcastlecolorado.org/media/2706>. Accessed July 2025.

Town of New Castle. 2024. Town of New Castle’s Code of Ordinances. Available online at: https://library.municode.com/co/new_castle/codes/code_of_ordinances. Accessed July 2025.

Town of New Castle. 2025. Trails. Available online at: <https://www.newcastlecolorado.org/todo/page/trails>. Accessed July 2025.

Figures

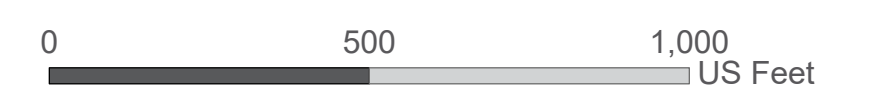
- Figure 1: Vicinity Map**
- Figure 2: Zoning Map**
- Figure 3: Water Resources Map**



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

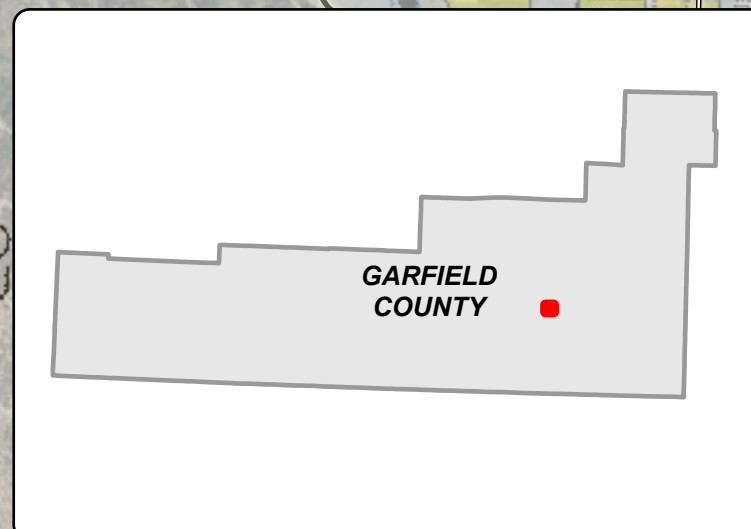
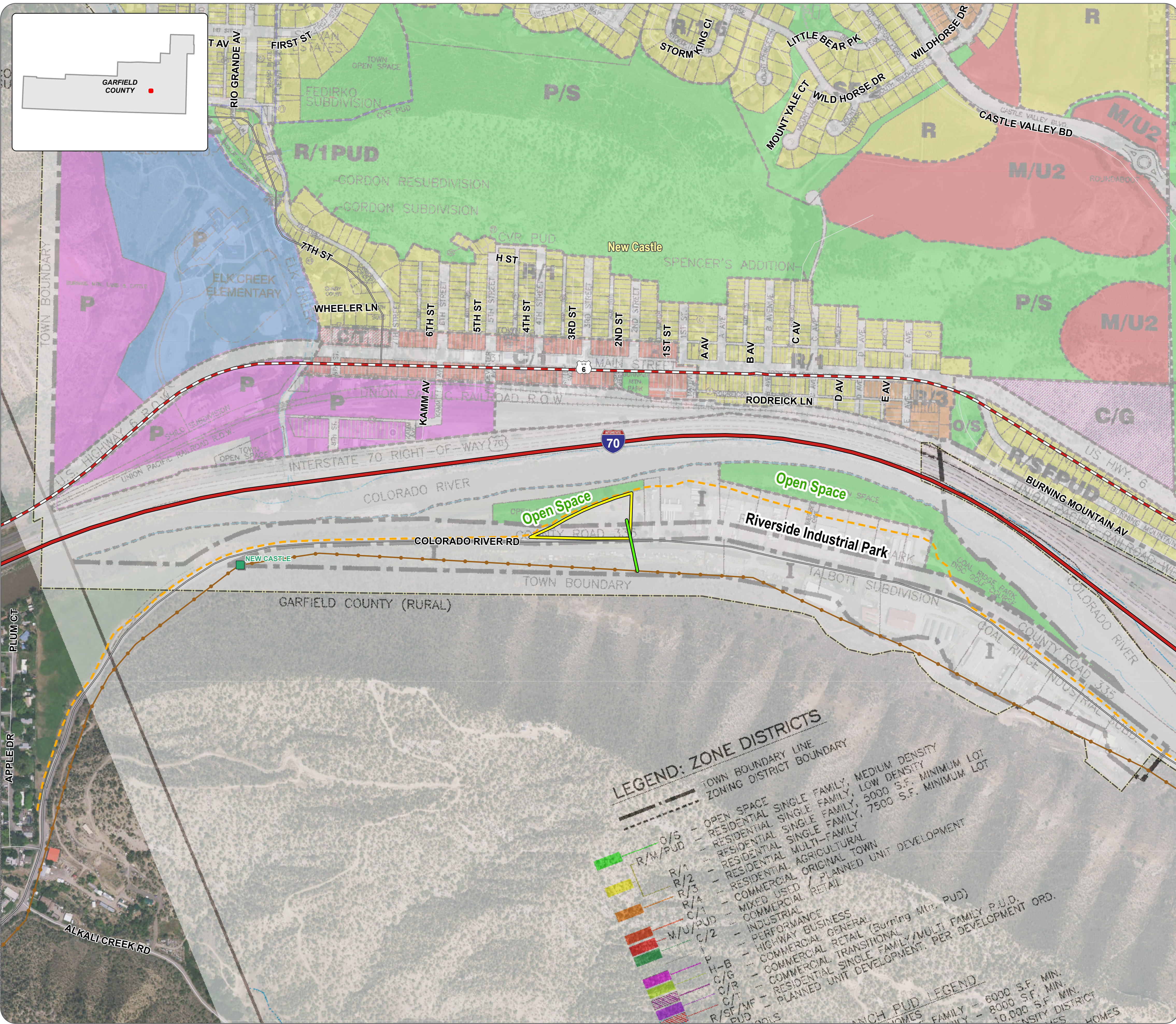
Coal Ridge Substation Project



NOT FOR CONSTRUCTION

Revised | 9/15/2025

Vicinity Map



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
- * Zoning**
2013 New Castle Zoning Map

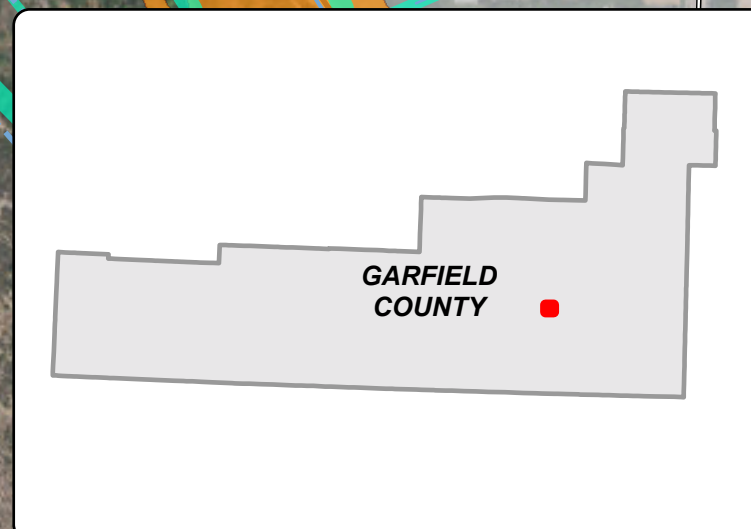
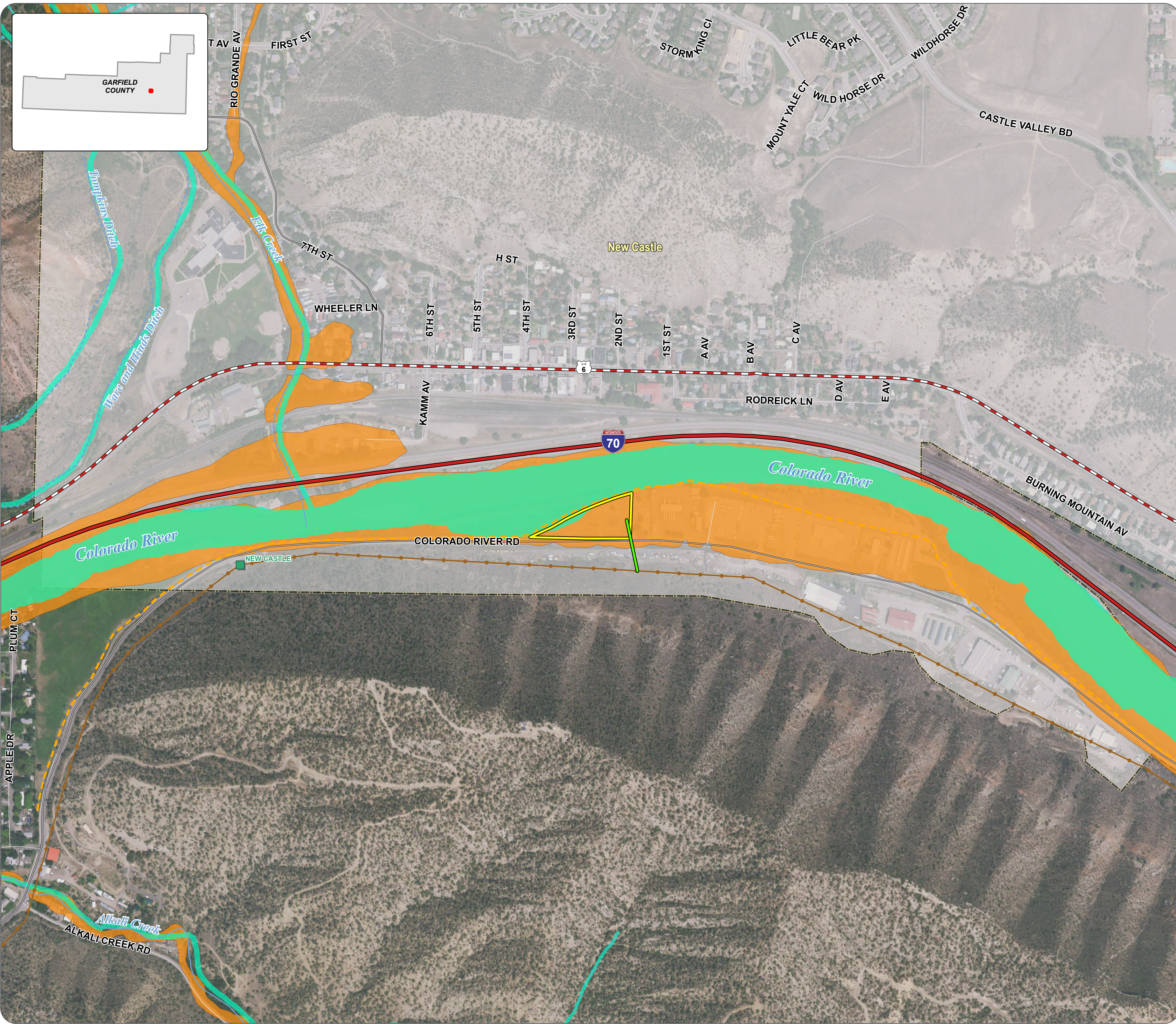
LEGEND: ZONE DISTRICTS

- 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 - COMMERCIAL AGRICULTURAL
- W/U/PUD - COMMERCIAL ORIGINAL TOWN
- C/2 - MIXED USED / PLANNED UNIT DEVELOPMENT
- P - COMMERCIAL RETAIL
- H-B - INDUSTRIAL
- C/G - PERFORMANCE
- C/R - HIGHWAY BUSINESS
- C/T - COMMERCIAL GENERAL
- R/SE/MF - COMMERCIAL RETAIL (Burning Mtn. PUD)
- PUD - COMMERCIAL TRANSITIONAL
- PUD - RESIDENTIAL SINGLE FAMILY/MULTI FAMILY P.U.D.
- PUD - PLANNED UNIT DEVELOPMENT, PER DEVELOPMENT ORD.

Coal Ridge Substation Project



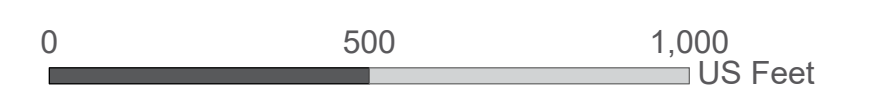
NOT FOR CONSTRUCTION Revised | 9/16/2025



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

Coal Ridge Substation Project



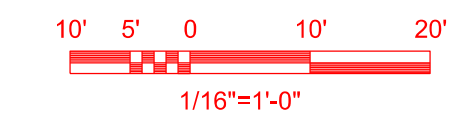
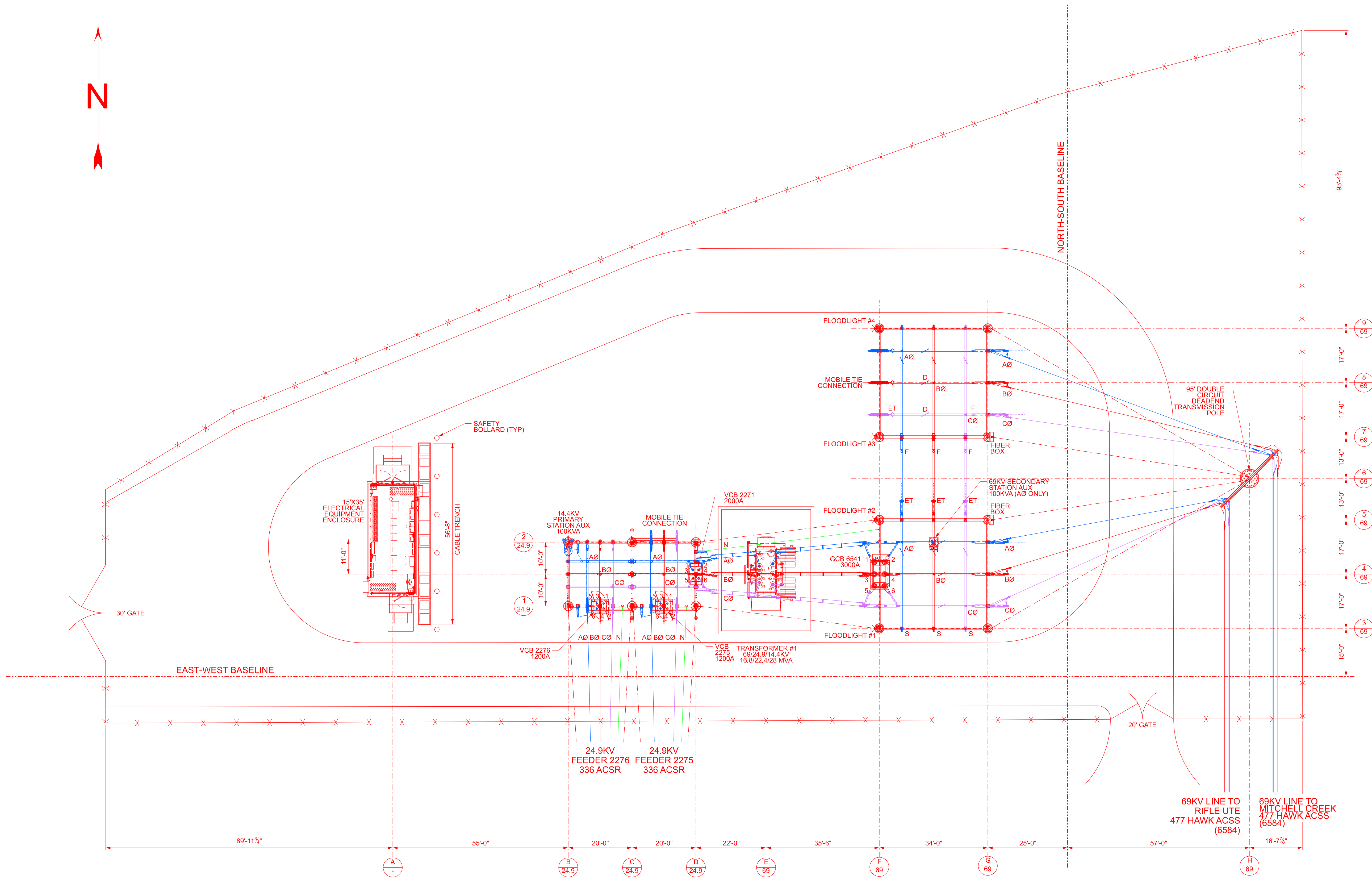
NOT FOR CONSTRUCTION

Revised | 9/15/2025

ATTACHMENT A: SITE PLAN

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" N
LONGITUDE: 107°31'57.77" W

THIS PE SEAL IS ONLY APPLICABLE TO THE CURRENT CONSTRUCTION REVISION

ISSUED BY ENGINEERING DEPT FOR: **PRELIMINARY**

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COAL RIDGE SUBSTATION **CORI**

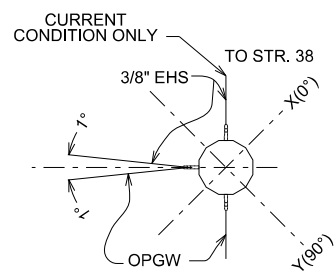
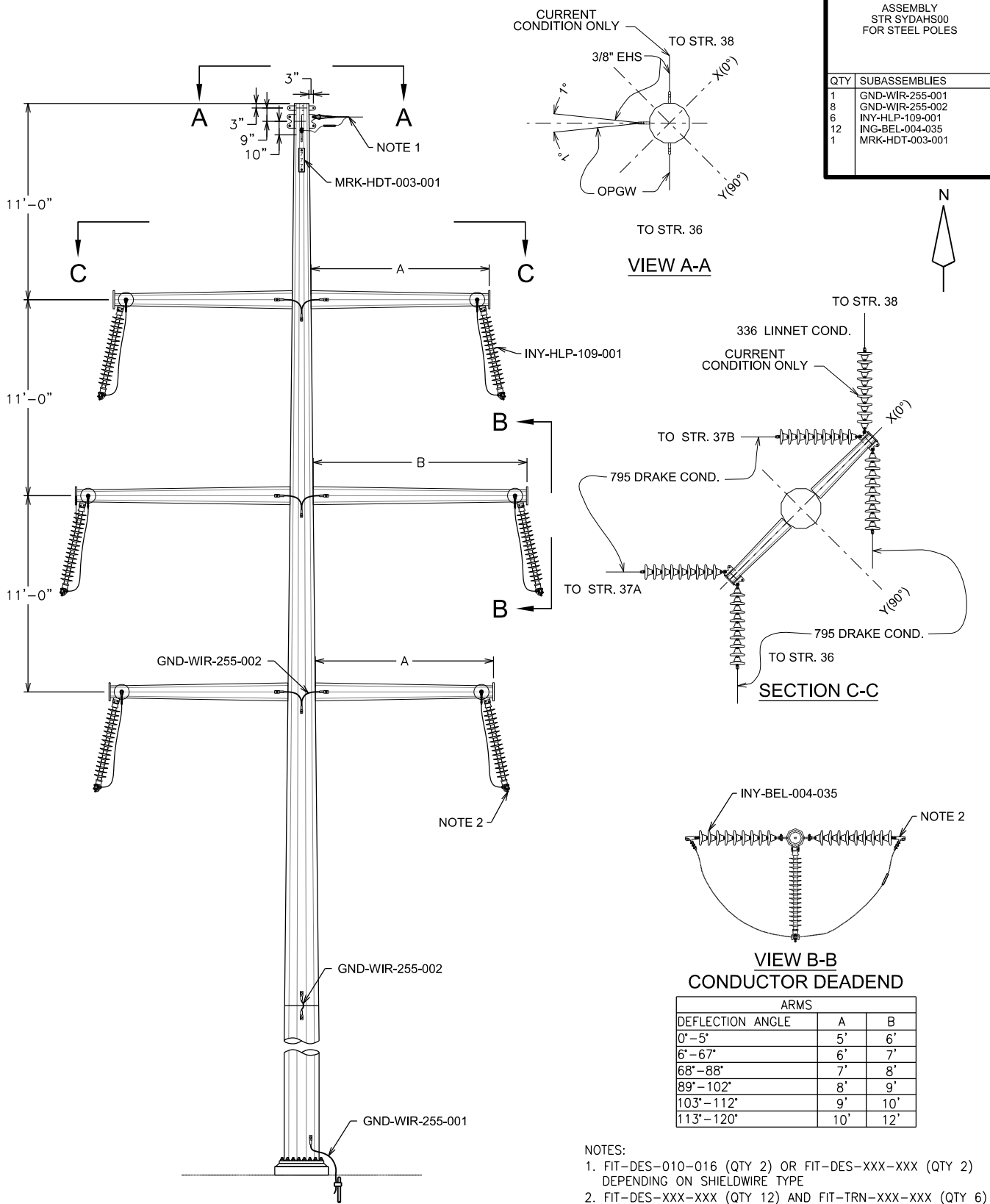
69/24.9KV SUBSTATION **LIGHTING LAYOUT**

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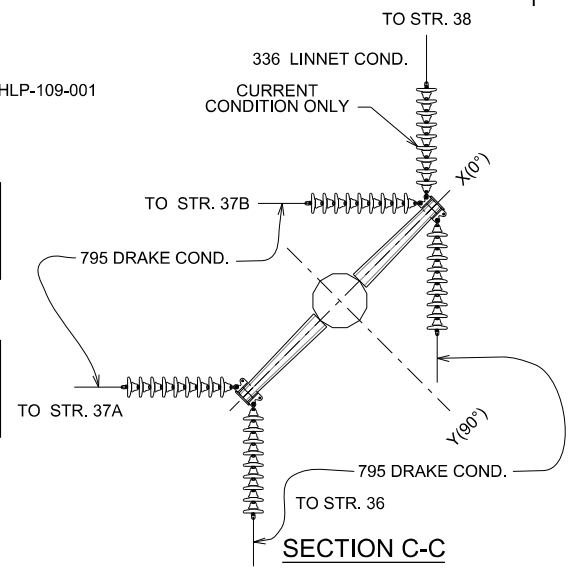
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0B				0B				0B			

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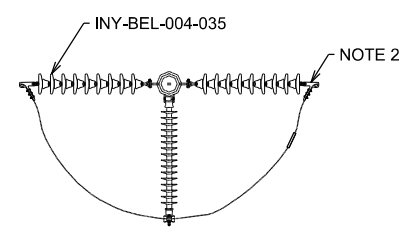
QTY	SUBASSEMBLIES
1	GND-WIR-255-001
8	GND-WIR-255-002
6	INY-HLP-109-001
12	ING-BEL-004-035
1	MRK-HDT-003-001



TO STR. 36
VIEW A-A



SECTION C-C



**VIEW B-B
CONDUCTOR DEADEND**

DEFLECTION ANGLE	ARMS	
	A	B
0°-5°	5'	6'
6°-67°	6'	7'
68°-88°	7'	8'
89°-102°	8'	9'
103°-112°	9'	10'
113°-120°	10'	12'

- NOTES:
- FIT-DES-010-016 (QTY 2) OR FIT-DES-XXX-XXX (QTY 2) DEPENDING ON SHIELDWIRE TYPE
 - FIT-DES-XXX-XXX (QTY 12) AND FIT-TRN-XXX-XXX (QTY 6) DEPENDING ON CONDUCTOR TYPE

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

115kV



SYDAHSZB

SCALE
NONE

REV
0

ATTACHMENT B: LANDSCAPE PLAN

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	Curly-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

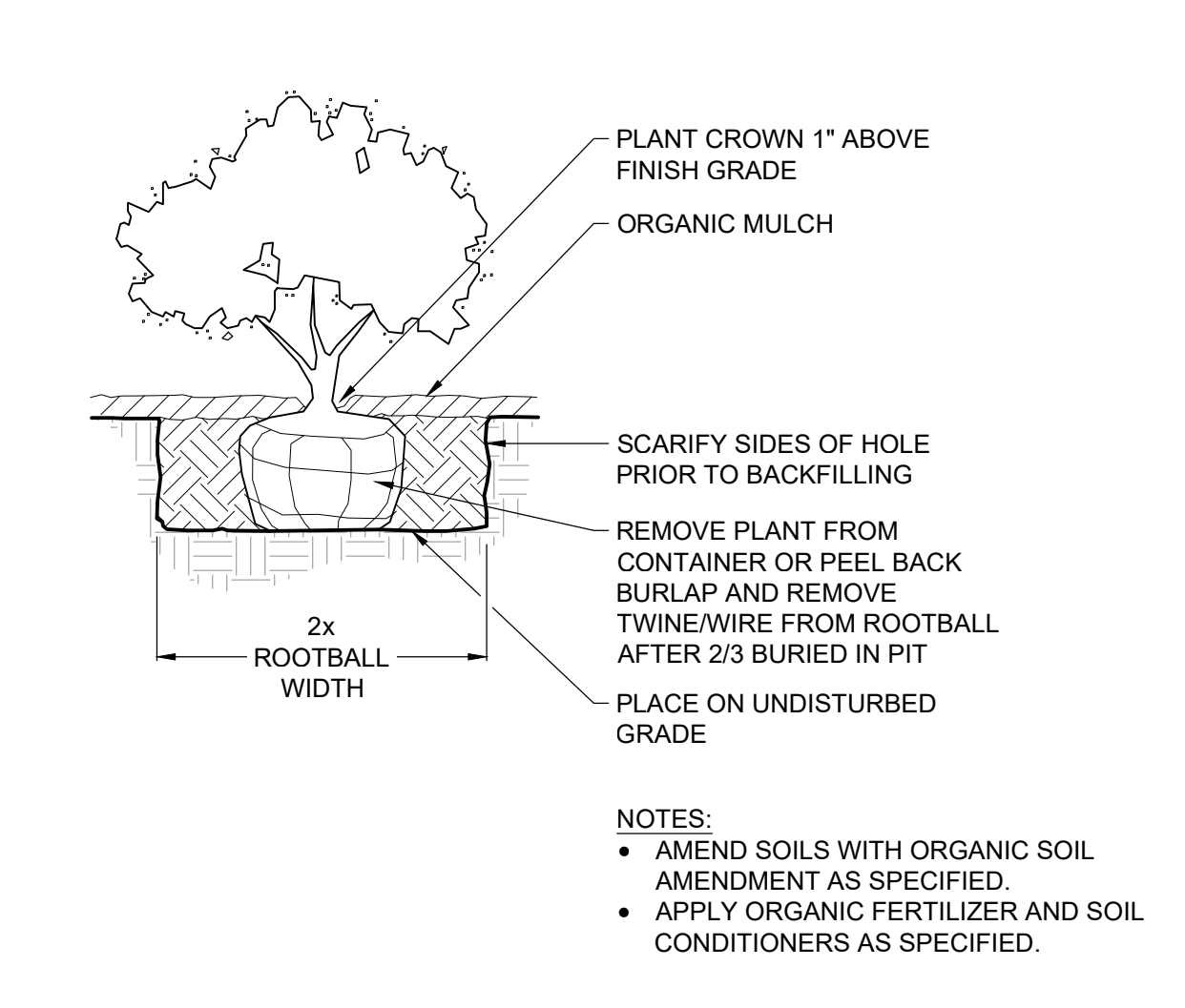
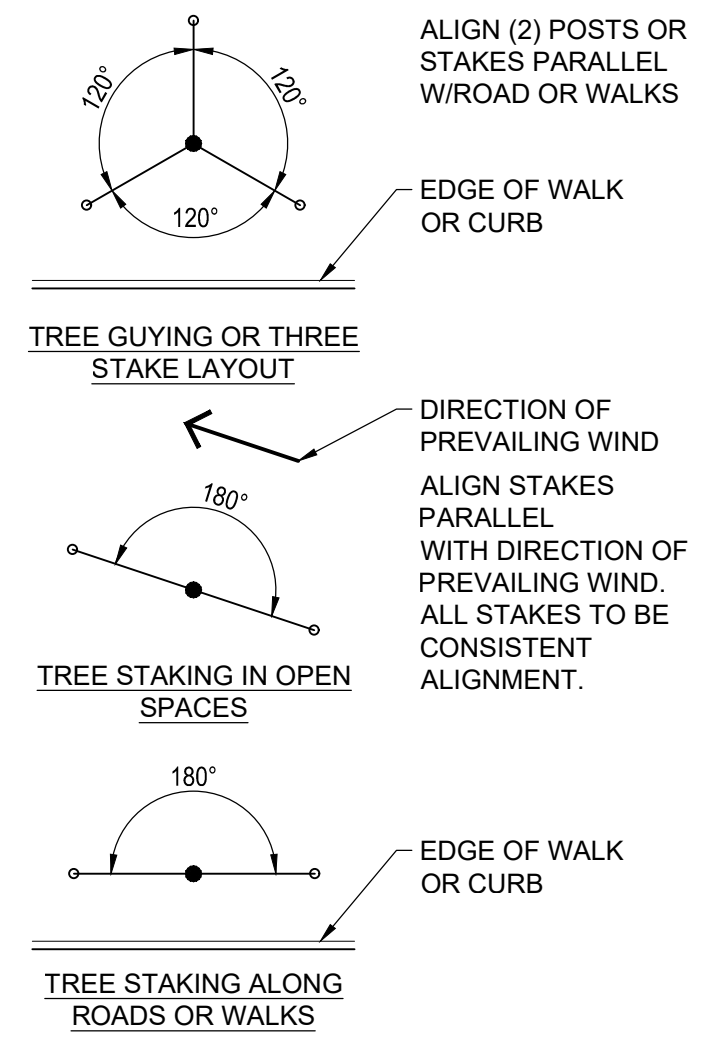
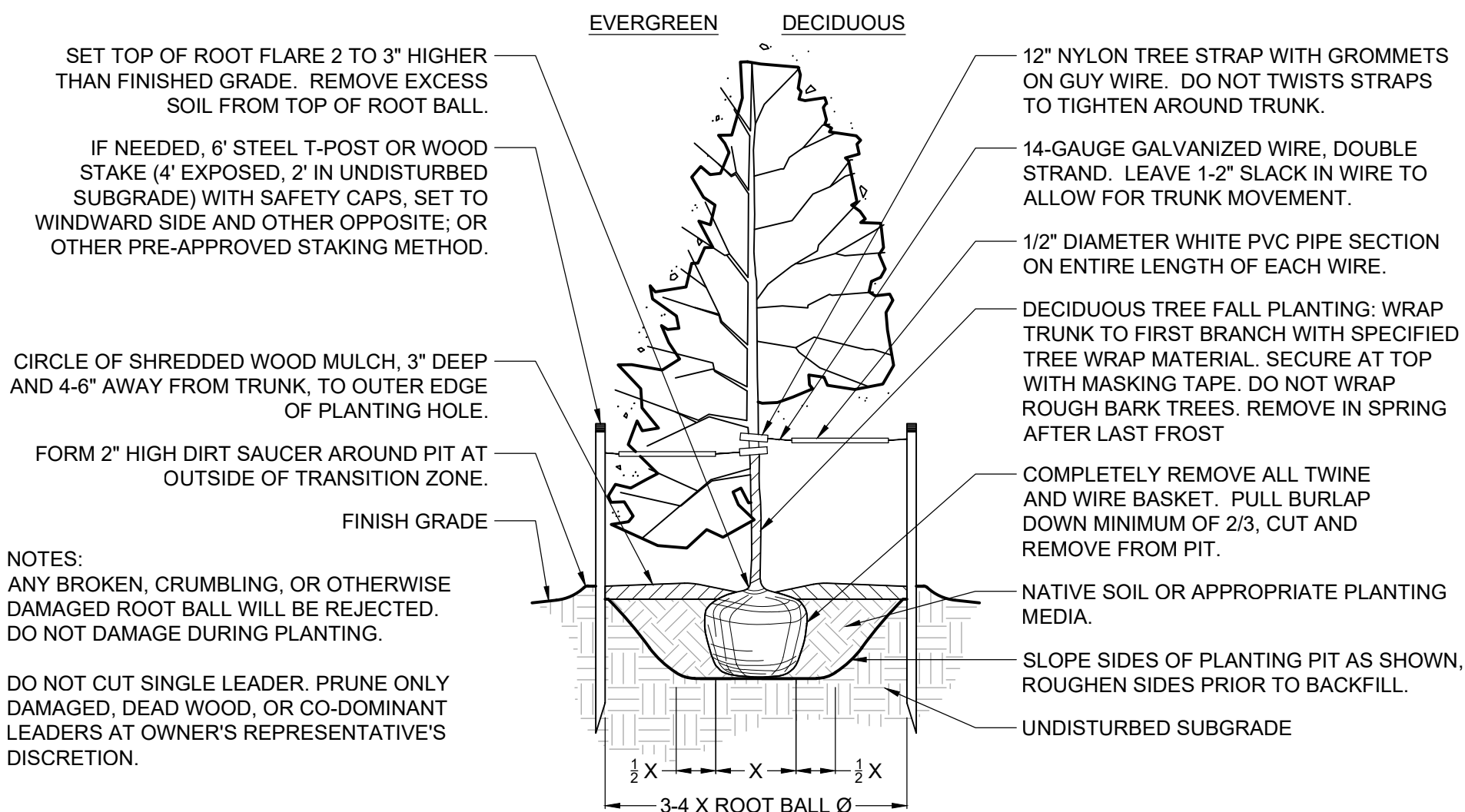
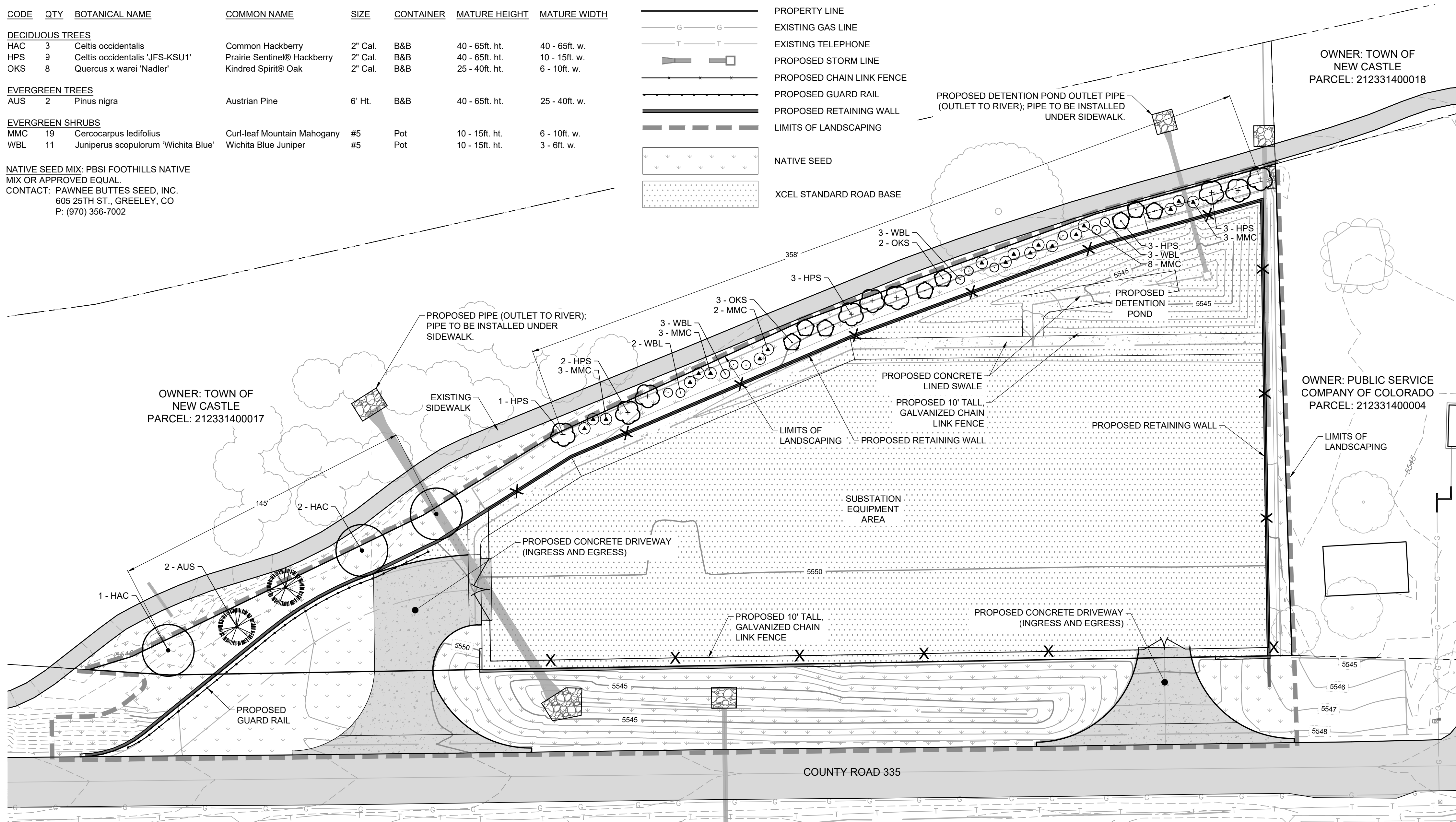
- PROPERTY LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE
- PROPOSED STORM LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED GUARD RAIL
- PROPOSED RETAINING WALL
- LIMITS OF LANDSCAPING
- NATIVE SEED
- XCEL STANDARD ROAD BASE

LANDSCAPE NOTES:

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

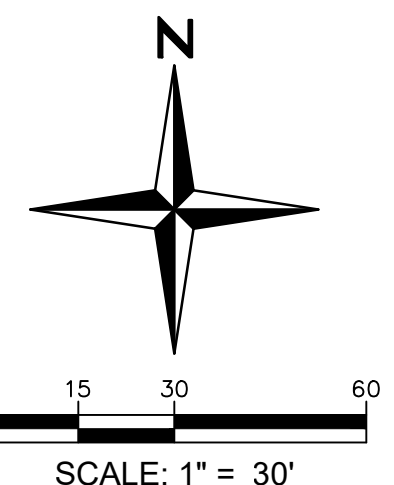
- ORGANIC SOIL AMENDMENTS:**
RECOMMENDED SUPPLIER: A1 ORGANICS, EATON, CO (970-454-3492) PREMIUM 3 CONTRACTOR CLASS II COMPOST OR APPROVED EQUAL.
- ORGANIC FERTILIZER AND SOIL CONDITIONERS:**
GRANULAR ENDO MYCORRHIZAE, MENEFFEE GRANULAR HUMATE AND BIOSOL FORTE (7-2-1).
RECOMMENDED SUPPLIER: ROCKY MOUNTAIN 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.
- 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 1/2" - 3 1/2" 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.



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



ISSUED BY ENGINEERING DEPT FOR: PERMITTING
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INTERNAL INFORMATION. DO NOT COPY OR DISTRIBUTE WITHOUT EXPRESS WRITTEN CONSENT FROM XCEL ENERGY

COAL RIDGE SUBSTATION LANDSCAPE PLAN **COAL**

REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION	REV	DATE	WBS 4	REVISION DESCRIPTION
0A	2024/09/09	A.0000103.004.001.003	EXHIBIT								

X:\30333_001.DWG 9/8/2025 11:41:36 AM

ATTACHMENT C: LAND DEVELOPMENT APPLICATION FORM



Planning Department
 (970) 984-2311
 Email:
 psmith@newcastlecolorado.org

Town of New Castle
 PO Box 90
 450 W. Main Street
 New Castle, CO 81647

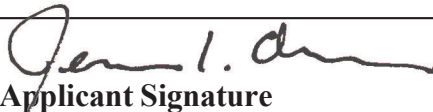
LAND DEVELOPMENT APPLICATION

Note: All land use applications must be filed with the Town Clerk. Please consult the Town Planner for codes specific to the Land Development Application. All application materials are subject to the Colorado Open Records Act (CORA), C.R.S. §24-72-201 to 207.

Applicant: Public Service Company of Colorado, a Colorado corporation conducting business as Xcel Energy		
Address: 3500 Blake Street, Denver CO 80205		Phone: E-mail: 303.285.6533 jennifer.l.chester@xcelenergy.com
Property Owner: Public Service Company of Colorado		
Address: 3500 Blake Street, Denver CO 80205		Phone: E-mail:
Contact Person: Cory Miller, Xcel Energy, Principal Agent, Siting & Land Rights		
Address: 3500 Blake Street, Denver CO 80205		Phone: E-mail: 303-285-6765, cory.r.miller@xcelenergy.com
Property Location/Address: 6385 County Road 335, New Castle, CO 81647		
Legal Description: Sec 31 T 5 R 90 A TR IN NWSE, EXCEPT A TR OF LAND CONT 2.478 AC +/- AS DESC IN SWD#737823 STATE ASSESSED		Acres: 2.478
Existing Zone (e.g., Residential R-1, Commercial C-1): Industrial (I)		Existing Land Use: Industrial/utility

TYPE(S) OF LAND USE(S) REQUESTED

- | | |
|--|---|
| <input type="checkbox"/> Pre-Annexation Agreement | <input checked="" type="checkbox"/> Conditional Use Permit or Special Review Use Permit |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Lot Line Adjustment or Dissolution |
| <input type="checkbox"/> Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations) | <input type="checkbox"/> Site Specific Development Plan/Vested Rights |
| <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans) | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Master Plan Amendment | <input type="checkbox"/> Zoning Amendment |
| | <input type="checkbox"/> Re-zoning |
| | <input type="checkbox"/> Watershed Permit |

	10/16/25
Applicant Signature	Date



AGREEMENT TO PAY CONSULTING AND ADMINISTRATIVE COSTS

Pursuant to municipal code section 16.08.070, for any land use application, the applicant shall pay all costs incurred by the town for the preparation of plats, plans, other required data and documents, recording fees, publication costs, legal and engineering review and advice, planning review and advice, inspections and all other out-of-pocket costs incurred by the town in connection with the land use application. In the case of withdrawal or denial of a land use application, the applicant shall be responsible for all costs actually incurred by the town in connection with such application regardless of the state of the review process at which the application is withdrawn or denied.

To secure payment of costs incurred by the town, the owner of the land proposed for development (and the applicant, if different) shall be required to sign the following agreement:

By signing below, the applicant and property owner hereby agree to reimburse the Town the actual costs to the Town for engineering, planning, surveying, legal services, and all other costs incurred by the Town in connection with the review and approval of the land use application. I also agree to reimburse the Town for the cost of making any correction or additions to the master copy of the official Town map and for any fees for recording any plats and accompanying documents with the County Clerk and Recorder of Garfield County. I agree that interest shall be imposed at the rate of 1.5% per month on all balances not paid within thirty (30) days of a statement. In the event the Town pursues collection of any amounts due and unpaid, the Town shall be entitled to collect attorney's fees and costs. In addition to all other remedies allowable by law, I agree that in the event any amounts remain due and unpaid for sixty (60) days the Town shall have the power and authority to certify such amounts, plus a ten percent penalty, to Garfield County to be imposed as a tax lien against the real property subject to the development application.

SO AGREED this 16th day of October, 2025.

Cory Miller

Applicant (Print Name)

303-285-6533

Telephone Number

jennifer.l.chester@xcelenergy.com

Email

Public Service Company of Colorado

Property Owner

Authorized Representative (see Att E)

Relationship of Owner to Applicant

Jennifer L. Chester

Digitally signed by Jennifer L. Chester
Date: 2025.10.16 15:26:57 -06'00'

Signature of Applicant

3500 Blake Street, Denver CO 80205

Mailing Address of Applicant

jennifer.l.chester@xcelenergy.com

Email Address of Applicant

Jennifer L. Chester

Digitally signed by Jennifer L. Chester
Date: 2025.10.16 15:26:43 -06'00'

Signature of Property Owner

3500 Blake St., Denver, CO 80205

Owner Mailing Address

Type of application: Conditional Use Permit

Property description: 6385 County Road 335, New Castle, CO 81647

ATTACHMENT D: STATEMENT OF AUTHORITY

ATTACHMENT E: VISUAL SIMULATIONS

Existing Conditions

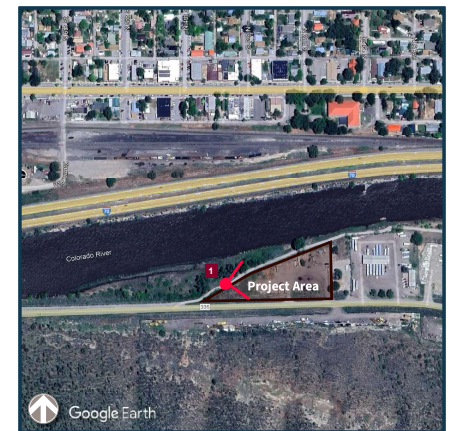


**Xcel Energy
Coal Ridge Substation**

VISUAL SIMULATIONS

Key Observation Point 1

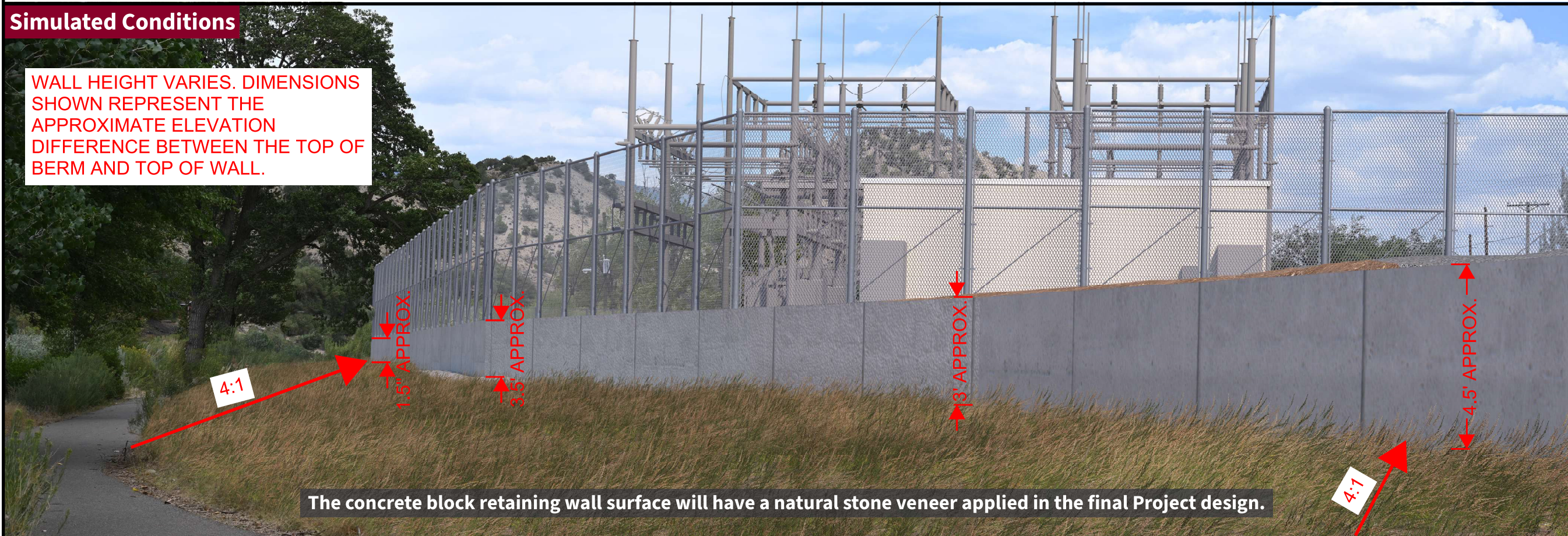
View from
Bike Path - Eastbound



VICINITY MAP

Simulated Conditions

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



4:1

1.5' APPROX.

3.5' APPROX.

3' APPROX.

4.5' APPROX.

4:1

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

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

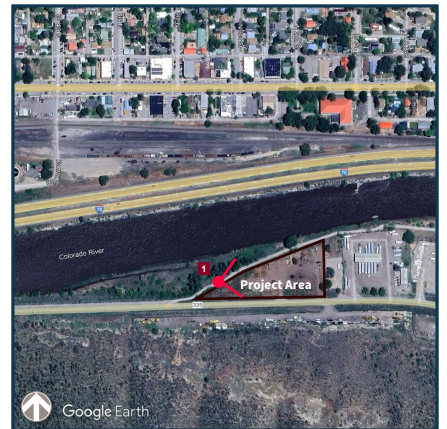


**Xcel Energy
Coal Ridge Substation**

VISUAL SIMULATIONS

Key Observation Point 1

View from
Bike Path - Eastbound



VICINITY MAP

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.

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

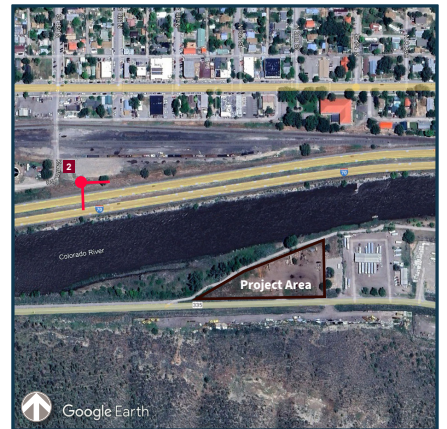


**Xcel Energy
Coal Ridge Substation**

VISUAL SIMULATIONS

Key Observation Point 2

View from
170 - Eastbound



VICINITY MAP

Simulated Conditions



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

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

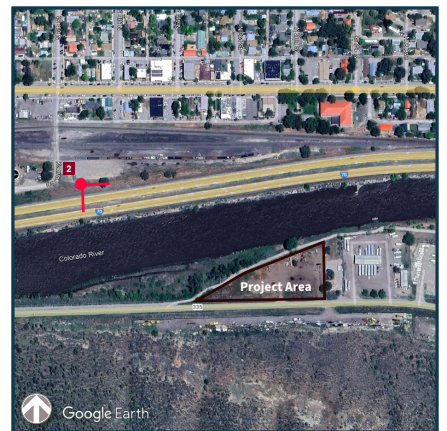


**Xcel Energy
Coal Ridge Substation**

VISUAL SIMULATIONS

Key Observation Point 2

View from
170 - Eastbound



VICINITY MAP

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.

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



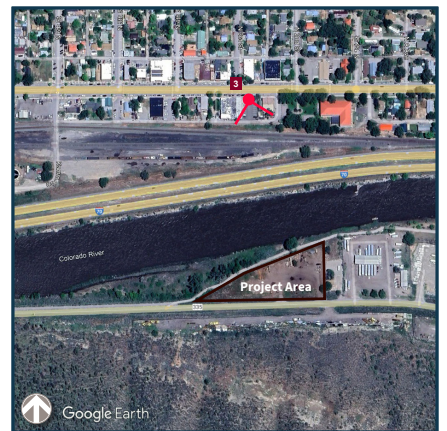
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

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



Simulated Conditions

Landscaping at 10 years growth



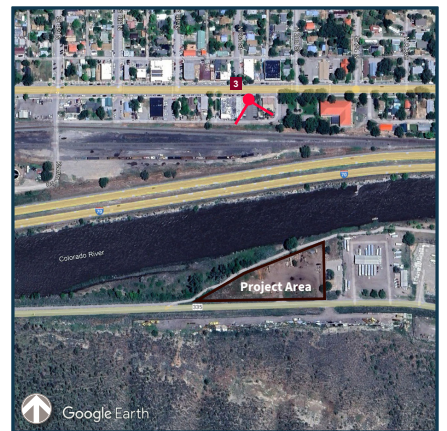
The concrete block retaining wall surface will have a natural stone veneer applied in the final Project design.

Xcel Energy Coal Ridge Substation

VISUAL SIMULATIONS

Key Observation Point 3

View from
Main Street, Newcastle



VICINITY MAP

Photograph Information

Key Observation Point 3

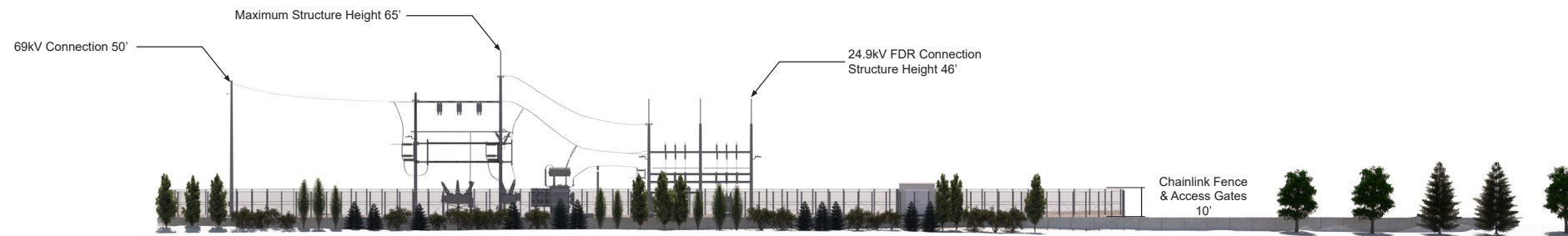
Time of photograph: 3:00 p.m.
Date of photograph: 08/07/2025
Weather condition: Partly Cloudy
Viewing direction: South-southeast
Latitude: 39.571369° N
Longitude: -107.533227° W

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

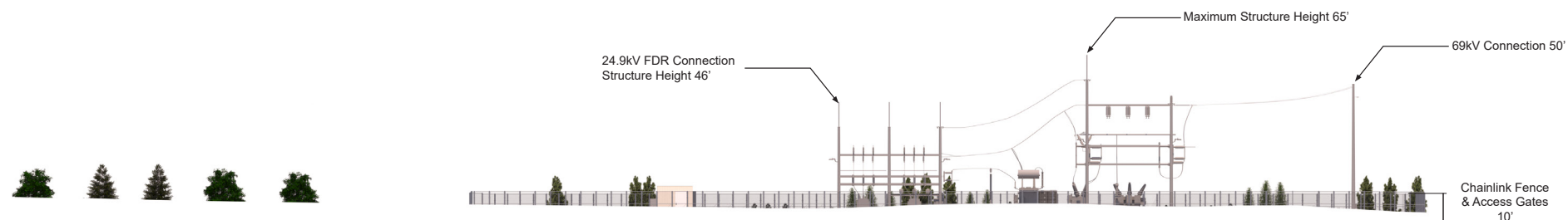


Xcel Energy Coal Ridge Substation

SITE ELEVATIONS



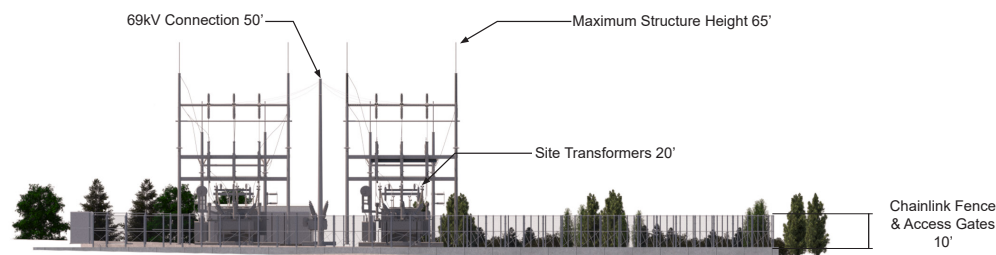
1 Site Plan View (North)



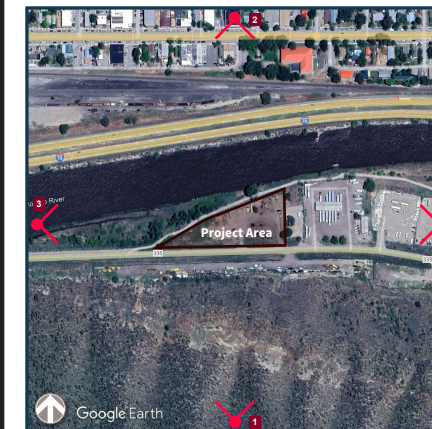
2 Site Plan View (South)



3 Site Plan View (East)



4 Site Plan View (West)



VICINITY MAP

ATTACHMENT F: ADJACENT PROPERTY OWNERS

Attachment F: Adjacent Property Owners

PARCEL NUMBER	ACCOUNT NUMBER	OWNER	CARE OF NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ACRES	PHYSICAL ADDRESS	PHYSICAL CITY	PHYSICAL ZIP
212331400013	R380804	ROYAL MINI STORAGE, LLC		PO BOX 2526 GLENWOOD SPRINGS, CO 81602-2526	GLENWOOD SPRINGS	CO	81602-2526	6.63	6300 335 COUNTY RD	NEW CASTLE	81647
212331400004	R380022	PUBLIC SERVICE COMPANY OF COLORADO	CORPORATE REAL ESTATE	550 15TH STREET, SUITE 1000 DENVER, CO 80202-4256	DENVER	CO	80202-4256	0.51	6355 335 COUNTY RD	NEW CASTLE	81647
212331400017	R045146	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	2.48	6395 335 COUNTY RD	NEW CASTLE	81647
212331400018	R083464	NEW CASTLE, TOWN OF		PO BOX 90 NEW CASTLE, CO 81647	NEW CASTLE	CO	81647	0.13	Not available	NEW CASTLE	81647
212331400005	R380027	NAP COLORADO #2 LLC		PO BOX 4030 BISMARCK, ND 58504	BISMARCK	ND	58504	2.17	6299 335 COUNTY RD	NEW CASTLE	81647

