

STATE CORPORATION COMMISSION

AT RICHMOND, JUNE 2, 2026

*State Corporation Commission
Document Control Center
06/02/2026 – 10:58 AM*

APPLICATION OF

VIRGINIA ELECTRIC AND POWER COMPANY

CASE NO. PUR-2026-00050

For approval and certification of electric
transmission facilities:
Charlottesville-Gordonsville
230 kV Rebuild Project

ORDER FOR NOTICE AND COMMENT

On April 23, 2026, Virginia Electric and Power Company (“Dominion” or “Company”) filed with the State Corporation Commission (“Commission”) an application (“Application”) for approval and certification of electric transmission facilities in the City of Charlottesville and Albemarle County, Virginia. Dominion filed its Application pursuant to § 56-46.1 of the Code of Virginia (“Code”) and the Utility Facilities Act, Code § 56-265.1 *et seq.*

Through its Application, the Company proposes to complete the following (collectively, the “Rebuild Project”):¹

- Rebuild approximately 8.7 miles of the existing 230 kilovolt (“kV”) Charlottesville-Hollymeade Junction Line #2054 by removing the existing 230 kV structures, which are mostly single circuit wooden H-frame structures, and replacing them with double circuit 230 kV monopole structures utilizing current 230 kV standards;
- Install approximately 8.4 miles of idle 230 kV conductors on the vacant circuit of the Company’s proposed 230 kV double circuit structures between Charlottesville Substation and Hollymeade Junction;
- Rebuild approximately 7.2 miles of the existing 230 kV Hollymeade Junction-Gordonsville Line #2135 by removing the existing 230 kV structures, which are mostly single circuit wooden H-frame structures, and replacing them with double circuit 230 kV monopole structures utilizing current 230 kV standards; and

¹ Application at 2-3.

- Install approximately 8.4 miles of idle 230 kV conductors on the vacant circuit of the Company's proposed 230 kV double circuit structures between Hollymeade Junction and Gordonsville Substation.

Dominion represents that the proposed Rebuild Project is necessary (i) to resolve identified North American Electric Reliability Corporation reliability violations projected to occur that, if not relieved, will severely impact the transmission system's ability to maintain reliable service to the Company's customers in the Gordonsville Load Area²; (ii) to maintain the structural integrity and reliability of the networked transmission system; and (iii) to ensure that Dominion can adequately and reliably provide service for the load growth anticipated in the Gordonsville Load Area.³

The Company states that the total length of the existing right-of-way to be used for the Rebuild Project is approximately 15.8 miles.⁴ According to Dominion, no new right-of-way is needed because the existing maintained electric transmission corridor is adequate to construct the proposed Rebuild Project.⁵ Dominion represents that given the availability of existing right-of-way and the statutory preference afforded thereto, and because new right-of-way would likely cause additional costs and environmental impacts, the Company did not consider any alternate routes requiring new right-of-way for the Rebuild Project.⁶ Dominion states, however, that "the Company's Underground Engineering Group did review underground construction of

² Per Dominion, "for the purposes of this Application [the Gordonsville Load Area] is defined generally as all or part of Albemarle, Culpeper, Fluvanna, Greene, Louisa, western Goochland, northern Cumberland, and Orange Counties, the City of Charlottesville, and the Town of Culpeper." *Id.* at 3.

³ *Id.*

⁴ *Id.* at 5.

⁵ *Id.*

⁶ *Id.*

the Rebuild Project and determined that while it is permissible and technically feasible, constructing the Rebuild Project in such a manner would not be practical.”⁷

Dominion states that the total estimated conceptual cost of the Rebuild Project is approximately \$97 million (in 2025 dollars), which includes approximately \$92.5 million for transmission-related work, and approximately \$4.5 million for substation-related work (2025 dollars).⁸ Per the Application, the Company’s desired in-service date for the Rebuild Project is no later than December 31, 2028.⁹

As provided by Code § 62.1-44.15:21 D 2, the Commission and the State Water Control Board (“Board”) consult on wetland impacts prior to the siting of electric utility facilities that require a certificate of public convenience and necessity. Acting on behalf of the Board, the Department of Environmental Quality (“DEQ”) must prepare a Wetland Impacts Consultation on this Application, as required by the Code and Sections 2 and 3 of the Department of Environmental Quality – State Corporation Commission Memorandum of Agreement Regarding Consultation on Wetland Impacts (July 2003).¹⁰ The Commission Staff (“Staff”) has requested that the Office of Wetlands & Stream Protection at the DEQ provide a Wetland Impacts Consultation for the proposed Rebuild Project.¹¹

⁷ *Id.*

⁸ *Id.* at 6. Dominion represents that these costs include the cost of substation work that the Company considers to qualify as an “ordinary extension[] or improvement[] in the usual course of business” pursuant to Code § 56-265.2 A 1, and, therefore, does not require approval under Code § 56-46.1 B or a certificate of public convenience and necessity from the Commission. *Id.* at 3 n.3, 6 n.5.

⁹ *Id.* at 6.

¹⁰ *In re Receiving comments on a draft memorandum of agreement between the State Water Control Board and the State Corporation Commission*, Case No. PUE-2003-00114, 2003 S.C.C. Ann. Rept. 474, Order Distributing Memorandum of Agreement (July 30, 2003).

¹¹ Letter from Michael J. Zielinski, State Corporation Commission, dated May 5, 2026, to Bettina Rayfield, Department of Environmental Quality, filed in Case No. PUR-2026-00050.

As provided by Code §§ 10.1-1186.2:1 B and 56-46.1 A, the Commission and the DEQ coordinate reviews of the environmental impact of electric generating plants and associated facilities. Pursuant to the Code and consistent with the Department of Environmental Quality – State Corporation Commission Memorandum of Agreement Regarding Coordination of Reviews of the Environmental Impacts of Proposed Electric Generating Plants and Associated Facilities (August 2002),¹² the Commission receives and considers reports on the proposed facilities from state environmental agencies. Staff has requested that the DEQ coordinate an environmental review of this Application by the appropriate agencies and provide a report on the review.¹³

NOW THE COMMISSION, upon consideration of this matter, is of the opinion and finds that this matter should be docketed; that Dominion should provide public notice of its Application; that any interested persons should be afforded an opportunity to file comments or request a hearing on the Company's Application; and that Staff should be directed to investigate the Application and file a report ("Staff Report") containing Staff's findings and recommendations. To promote administrative efficiency and timely service of filings upon participants, the Commission will, among other things, direct the electronic filing of testimony and pleadings unless they contain confidential information, and require electronic service on parties to this proceeding.

Accordingly, IT IS ORDERED THAT:

¹² *In re Receiving comments on a draft memorandum of agreement between the Department of Environmental Quality and the State Corporation Commission*, Case No. PUE-2002-00315, 2002 S.C.C. Ann. Rept. 559, Order Distributing Memorandum of Agreement (Aug. 14, 2002).

¹³ Letter from Michael J. Zielinski, State Corporation Commission, dated May 5, 2026, to Bettina Rayfield, Department of Environmental Quality, filed in Case No. PUR-2026-00050.

(1) This matter is docketed and assigned Case No. PUR-2026-00050.

(2) All pleadings in this matter should be submitted electronically to the extent authorized by 5 VAC 5-20-150, *Copies and format*, of the Commission's Rules of Practice and Procedure ("Rules of Practice").¹⁴ Confidential and Extraordinarily Sensitive Information shall not be submitted electronically and should comply with 5 VAC 5-20-170, *Confidential information*, of the Rules of Practice. Any person seeking to hand deliver and physically file or submit any pleading or other document shall contact the Clerk's Office Document Control Center at (804) 371-9838 to arrange the delivery.

(3) Pursuant to 5 VAC 5-20-140, *Filing and service*, of the Rules of Practice, the Commission directs that service on parties and Staff in this matter shall be accomplished by electronic means. Concerning Confidential or Extraordinarily Sensitive Information, all parties and Staff are instructed to work together to agree upon the manner in which documents containing such information shall be served upon one another, to the extent practicable, in an electronically protected manner, even if such information is unable to be filed in the Office of the Clerk, so that no party or Staff is impeded from preparing its case.

(4) As provided by Code § 12.1-31 and 5 VAC 5-20-120, *Procedure before hearing examiners*, of the Rules of Practice, a Hearing Examiner is appointed to rule on any discovery matters that arise during the course of this proceeding and any motions *pro hac vice* that are filed. A copy of each filing relating to discovery matters or motions *pro hac vice* made with the Office of the Clerk in this matter shall also be sent electronically to the Office of the Hearing Examiners.¹⁵

¹⁴ 5 VAC 5-20-10 *et seq.*

¹⁵ Such electronic copies shall be sent to: OHEParalegals@scv.virginia.gov.

(5) An electronic copy of the Company's Application may be obtained by submitting a written request to counsel for the Company: Andrew J. Flavin, Troutman Pepper Locke LLP, 1001 Haxall Point, Richmond, Virginia 23219, or andy.flavin@troutman.com. Interested persons also may download unofficial copies from the Commission's website: scc.virginia.gov/case-information.

(6) On or before June 22, 2026, the Company shall cause to be sent by first class mail a copy of the notice and sketch map prescribed in Ordering Paragraph (7) to all owners of property within the route of the proposed Rebuild Project, as of the date of this Order and as indicated on the map or sketch of the route filed with the Commission, which requirement shall be satisfied by mailing the foregoing to such persons at such addresses as are indicated in the land books maintained by the commissioner of revenue, director of finance, treasurer, or other officer of the county or municipality designated as provided by Code § 58.1-3100 *et seq.*

(7) On or before June 22, 2026, the Company shall cause the following notice and the sketch map of the proposed route, as shown on page 371 (Attachment V.A.) of the Appendix to the Application, to be published as display advertising (not classified) on one (1) occasion in newspapers of general circulation in the City of Charlottesville and in Albemarle County, Virginia:

NOTICE TO THE PUBLIC OF AN APPLICATION BY
 VIRGINIA ELECTRIC AND POWER COMPANY
 FOR APPROVAL AND CERTIFICATION OF
 ELECTRIC TRANSMISSION FACILITIES:
 CHARLOTTESVILLE-GORDONSVILLE
 230 KV REBUILD PROJECT
CASE NO. PUR-2026-00050

On April 23, 2026, Virginia Electric and Power Company (“Dominion” or “Company”) filed with the State Corporation Commission (“Commission”) an application (“Application”) for approval and certification of electric transmission facilities in the City of Charlottesville and Albemarle County, Virginia. Dominion filed its Application pursuant to § 56-46.1 of the Code of Virginia (“Code”) and the Utility Facilities Act, Code § 56-265.1 *et seq.*

Through its Application, the Company proposes to complete the following (collectively, the “Rebuild Project”):

- Rebuild approximately 8.7 miles of the existing 230 kilovolt (“kV”) Charlottesville-Hollymeade Junction Line #2054 by removing the existing 230 kV structures, which are mostly single circuit wooden H-frame structures, and replacing them with double circuit 230 kV monopole structures utilizing current 230 kV standards;
- Install approximately 8.4 miles of idle 230 kV conductors on the vacant circuit of the Company’s proposed 230 kV double circuit structures between Charlottesville Substation and Hollymeade Junction;
- Rebuild approximately 7.2 miles of the existing 230 kV Hollymeade Junction-Gordonsville Line #2135 by removing the existing 230 kV structures, which are mostly single circuit wooden H-frame structures, and replacing them with double circuit 230 kV monopole structures utilizing current 230 kV standards; and
- Install approximately 8.4 miles of idle 230 kV conductors on the vacant circuit of the Company’s proposed 230 kV double circuit structures between Hollymeade Junction and Gordonsville Substation.

Dominion represents that the proposed Rebuild Project is necessary (i) to resolve identified North American Electric

Reliability Corporation reliability violations projected to occur that, if not relieved, will severely impact the transmission system's ability to maintain reliable service to the Company's customers in the Gordonsville Load Area; (ii) to maintain the structural integrity and reliability of the networked transmission system; and (iii) to ensure that Dominion can adequately and reliably provide service for the load growth anticipated in the Gordonsville Load Area.

The Company states that the total length of the existing right-of-way to be used for the Rebuild Project is approximately 15.8 miles. According to Dominion, no new right-of-way is needed because the existing maintained electric transmission corridor is adequate to construct the proposed Rebuild Project. Dominion represents that given the availability of existing right-of-way and the statutory preference afforded thereto, and because new right-of-way would likely cause additional costs and environmental impacts, the Company did not consider any alternate routes requiring new right-of-way for the Rebuild Project. However, Dominion states that "the Company's Underground Engineering Group did review underground construction of the Rebuild Project and determined that while it is permissible and technically feasible, constructing the Rebuild Project in such a manner would not be practical."

Dominion states that the total estimated conceptual cost of the Rebuild Project is approximately \$97 million (in 2025 dollars), which includes approximately \$92.5 million for transmission-related work, and approximately \$4.5 million for substation-related work (2025 dollars). Per the Application, the Company's desired in-service date for the Rebuild Project is no later than December 31, 2028.

Description of the Route

The proposed Rebuild Project is located within the existing Charlottesville-Hollymeade Junction Line #2054 and Hollymeade Junction-Gordonsville Line #2135 corridor, which spans from the Charlottesville Substation (near the intersection of Coleman and Smith Streets in Charlottesville) to the Gordonsville Substation (near Lovers Lane in Gordonsville). The Rebuild Project traverses east/southeast from the Charlottesville Substation, loosely following Richmond Road (Rt. 250) and Interstate 64 before turning northeast and following Louisa Road/Gordonsville Road to its terminus at Gordonsville Substation.

For the overall Rebuild Project, the minimum structure height is approximately 70 feet, the maximum structure height is approximately 150 feet, and the average structure height is approximately 112 feet, based on preliminary conceptual design, not including foundation reveal and subject to change based on final engineering design.

All distances, heights, and directions are approximate. A sketch map of the proposal accompanies this notice. A more detailed map may be viewed on the Commission's website: scc.virginia.gov/consumers/public-utility/electricity-faqs/transmission-line-projects. A more complete description of the proposed Rebuild Project may also be found in the Company's Application.

The Commission may consider a route not significantly different from the route described in this notice without additional notice to the public.

The Commission entered an Order for Notice and Comment that, among other things, directed the Company to provide notice to the public and provided interested persons an opportunity to comment on the Company's Application.

To promote administrative efficiency and timely service of filings upon participants, the Commission has directed the electronic filing of testimony and pleadings, unless they contain confidential information, and required electronic service on parties to this proceeding.

Electronic copies of the Application and other supporting materials may be inspected at: dominionenergy.com/charlottesville-gordonsville. An electronic copy of the Company's Application also may be obtained, at no charge, by submitting a written request to counsel for the Company: Andrew J. Flavin, Troutman Pepper Locke LLP, 1001 Haxall Point, Richmond, Virginia 23219, or andy.flavin@troutman.com. Interested persons may also download unofficial copies of the Application and other documents from the Commission's website: scc.virginia.gov/case-information.

On or before July 8, 2026, any interested person may file comments on the Application by following the instructions on the Commission's website:

scc.virginia.gov/case-information/submit-public-comments. Those unable, as a practical matter, to submit comments electronically may file such comments by U.S. mail to the Clerk of the State Corporation Commission, c/o Document Control Center, P.O. Box 2118, Richmond, Virginia 23218-2118. All such comments shall refer to Case No. PUR-2026-00050.

On or before July 8, 2026, any person or entity wishing to participate as a respondent in this proceeding may do so by filing a notice of participation with the Clerk of the Commission at: scc.virginia.gov/clk/efiling. Those unable, as a practical matter, to file a notice of participation electronically may file such notice by U.S. mail to the Clerk of the Commission at the address listed above. Such notice of participation shall include the email addresses of such parties or their counsel, if available. Pursuant to 5 VAC 5-20-80 B, *Participation as a respondent*, of the Commission's Rules of Practice and Procedure, 5 VAC 5-20-10 *et seq.* ("Rules of Practice"), any notice of participation shall set forth: (i) a precise statement of the interest of the respondent; (ii) a statement of the specific action sought to the extent then known; and (iii) the factual and legal basis for the action. Any notice of participation filed by a person not represented by counsel shall also set forth why the filer's positions in this matter are not adequately represented by another party to this proceeding and cannot be expressed through written or oral public comments as provided for in this proceeding. Any organization, corporation, or government body participating as a respondent must be represented by counsel as required by 5 VAC 5-20-30, *Counsel*, of the Rules of Practice. All filings shall refer to Case No. PUR-2026-00050. For additional information about participation as a respondent, any person or entity should obtain a copy of the Commission's Order for Notice and Comment.

On or before July 8, 2026, any interested person may request that the Commission convene a hearing in this matter by filing a request for hearing electronically with the Clerk of the Commission via scc.virginia.gov/clk/efiling. Those unable, as a practical matter, to file electronically may file a request for hearing by U.S. mail to the Clerk of the Commission at the address listed above. Requests for a hearing shall include: (i) a precise statement of the filing party's interest in the proceeding; (ii) a statement of the specific action sought to the extent then known; (iii) a statement of the legal basis for such action; and (iv) a precise statement why a hearing should be conducted in this matter. All filings shall refer to Case No. PUR-2026-00050.

A copy of any notices of participation and requests for hearing shall be served electronically on counsel for the Company, Commission Staff, and any respondents.

The Company's Application, the Commission's Rules of Practice, and the Commission's Order for Notice and Comment may be viewed at: scc.virginia.gov/case-information.

VIRGINIA ELECTRIC AND POWER COMPANY

(8) On or before June 22, 2026, the Company shall serve a copy of this Order for Notice and Comment on the following local officials, to the extent the position exists, in each county, city, and town through which the Rebuild Project is proposed to be built: the chairman of the board of supervisors of each county; the mayor or manager (or equivalent official) of every city and town; and the county, city, or town attorney. Service shall be made electronically where possible; if electronic service is not possible, service shall be made by either personal delivery or first class mail to the customary place of business or residence of the person served.

(9) On or before July 1, 2026, the Company shall file proof of the notice and service required by Ordering Paragraphs (7) and (8), including the name, title, address, and electronic mail address (if applicable) of each official served, with the Clerk of the Commission, at scc.virginia.gov/clk/efiling.

(10) On or before July 1, 2026, the Company shall file with the Clerk of the Commission a certificate of the mailing of notice to owners of property prescribed by Ordering Paragraph (6). The certificate shall not include the names and addresses of the owners of property served, but the Company shall maintain a record of such information.

(11) On or before July 8, 2026, any interested person may file comments on the Application by following the instructions found on the Commission's website: scc.virginia.gov/case-information/submit-public-comments. Those unable, as a practical matter,

to file comments electronically may file such comments by U.S. mail to the Clerk of the State Corporation Commission, c/o Document Control Center, P.O. Box 2118, Richmond, Virginia 23218-2118. All comments shall refer to Case No. PUR-2026-00050.

(12) On or before July 8, 2026, any person or entity wishing to participate as a respondent in this proceeding may do so by filing a notice of participation with the Clerk of the Commission at scc.virginia.gov/clk/efiling. Those unable, as a practical matter, to file a notice of participation electronically may file such notice by U.S. mail to the Clerk of the Commission at the address listed in Ordering Paragraph (11). Such notice of participation shall include the email addresses of such parties or their counsel, if available. Pursuant to 5 VAC 5-20-80 B, *Participation as a respondent*, of the Rules of Practice, any notice of participation shall set forth: (i) a precise statement of the interest of the respondent; (ii) a statement of the specific action sought to the extent then known; and (iii) the factual and legal basis for the action. Any notice of participation filed by a person not represented by counsel shall also set forth why the filer's positions in this matter are not adequately represented by another party to this proceeding and cannot be expressed through written or oral public comments as provided for in this proceeding. Any organization, corporation, or government body participating as a respondent must be represented by counsel as required by 5 VAC 5-20-30, *Counsel*, of the Rules of Practice. All filings shall refer to Case No. PUR-2026-00050.

(13) On or before July 8, 2026, any interested person or entity may file a request that the Commission convene a hearing on the Company's Application with the Clerk of the Commission at scc.virginia.gov/clk/efiling. Those unable, as a practical matter, to file electronically may file a request for hearing by U.S. mail to the Clerk of the Commission at the address in Ordering Paragraph (11). Such request for hearing shall include the email addresses of such parties or

their counsel, if available. Requests for hearing must include: (i) a precise statement of the filing party's interest in the proceeding; (ii) a statement of the specific action sought to the extent then known; (iii) a statement of the legal basis for such action; and (iv) a precise statement why a hearing should be conducted in this matter. All requests for a hearing shall refer to Case No. PUR-2026-00050.

(14) A copy of each request for hearing and notice of participation shall be served electronically on counsel for the Company, Staff, and any respondents.

(15) Staff shall investigate the Application. On or before July 23, 2026, Staff shall file with the Clerk of the Commission a Staff Report containing its findings and recommendations. Staff shall promptly serve a copy of the Staff Report electronically on counsel to the Company and any respondents.

(16) On or before July 30, 2026, Dominion may file with the Clerk of the Commission any response to the Staff Report and to any requests for hearing and comments filed in this case. The Company shall promptly serve a copy of the same electronically on Staff, any respondents, and any persons who requested a hearing.

(17) Any documents filed in paper form with the Office of the Clerk of the Commission in this docket may use both sides of the paper. In all other respects, except as modified herein, all filings shall comply fully with the requirements of 5 VAC 5-20-150, *Copies and format*, of the Commission's Rules of Practice.

(18) The Commission's Rule of Practice 5 VAC 5-20-260, *Interrogatories or requests for production of documents and things*, shall be modified for this proceeding as follows: responses and objections to written interrogatories and requests for production of documents shall be served within five (5) calendar days after receipt of the same. In addition to the service

requirements of 5 VAC 5-20-260 of the Rules of Practice, on the day that copies are filed with the Clerk of the Commission, a copy of the interrogatory or request for production shall be served electronically on the party to whom the interrogatory or request for production is directed or the assigned Staff attorney, if the interrogatory or request for production is directed to Staff.¹⁶ Except as modified herein, discovery shall be in accordance with Part IV of the Commission's Rules of Practice, 5 VAC 5-20-240 *et seq.*

(19) This matter is continued.

A COPY hereof shall be sent electronically by the Clerk of the Commission to all persons on the official Service List in this matter. The Service List is available from the Clerk of the Commission.

¹⁶ The assigned Staff attorney is identified on the Commission's website, scc.virginia.gov/case-information, by clicking "Docket Search," then clicking "Search by Case Information," and entering case number PUR-2026-00050 in the appropriate box.