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STATE CORPORATION COMMISSIONState Corporation Commission
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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

HEARING EXAMINER'S RULING FOR NOTICE AND HEARING**July 21, 2026**

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. The Application seeks approval and certification of the following, which are referred to collectively as the "Project" or "Rebuild Project":¹

- (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;
- (2) 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;
- (3) 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
- (4) 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.

On May 29, 2026, Piedmont Environmental Council ("PEC") filed a Notice of Participation.

On June 2, 2026, the Commission entered an Order for Notice and Comment, which docketed the Application; directed Dominion to provide notice of its Application; provided any interested persons an opportunity to file comments or request a hearing on the Company's Application; and directed the Commission's Staff ("Staff") to investigate the Application and file

¹ Application at 2-3.

a report containing Staff's findings and recommendations. The Order for Notice and Comment also, among other things, appointed a Hearing Examiner to rule on any discovery matters that arise in this proceeding.

On June 2, 2026, the Historic Keswick Properties ("Keswick Respondents") filed a Notice of Participation and a Motion to Stay. On June 9, 2026, the Keswick Respondents filed a Request for Hearing and Amended Procedural Schedule.²

On June 15, 2026, Dominion filed its response to the Motion to Stay. On June 16, 2026, PEC filed its response.

On June 26, 2026, the Keswick Respondents filed a reply on the Motion to Stay.

On July 1, 2026, the Commission issued an Order, which found that a hearing should be held on the Application, among other procedural directives. The Order also broadened the Hearing Examiner's assignment, to conduct all further proceedings, including ruling on the Motion to Stay, and file a final report containing the Hearing Examiner's findings and recommendations.

On July 2, 2026, a Hearing Examiner's Ruling scheduled an oral argument on the Motion to Stay, to convene on July 10, 2026.

On July 7, 2026, the Board of Supervisors of the County of Albemarle ("Albemarle Board") filed: (1) a Notice of Participation; and (2) a Request for a Local Hearing and for Public Inspection of Transcripts.³

On July 10, 2026, oral argument on the Motion to Stay was conducted, as scheduled, in the Commission's courtroom. On July 17, 2026, a Hearing Examiner's Ruling denied the Motion to Stay.

Having denied the Motion to Stay, and in accordance with the Commission's July 1, 2026 Order, I find that the existing procedural schedule should be modified, including the establishment of a hearing on the Application. Accordingly, **IT IS DIRECTED THAT:**

- (1) A telephonic portion of the hearing is scheduled for the receipt of testimony from public witnesses on the Application as follows:
 - (a) The portion of the hearing for the receipt of testimony from public witnesses on the Application shall be convened telephonically at 10 a.m. on November 10, 2026.
 - (b) To promote fairness for all public witnesses, each witness will be allotted five minutes to provide testimony.

² The Keswick Respondents are, collectively, East Belmont Farm, LLC; Castalia-Cismont Investment, LLC; Route 231 LLC; Clover Hill, LLC; Broomfield Inc.; Peter Taylor; and Jaffray Woodruff.

³ Albemarle Board's local hearing request will be addressed by a separate, subsequent Ruling.

(c) On or before November 3, 2026, any person desiring to offer testimony as a public witness shall provide required contact information to the Commission. This information may be provided to the Commission: (i) by filling out a form on the Commission's website at sec.virginia.gov/case-information/webcasting; or (ii) by calling (804) 371-9141.

(d) The public witness hearing will be webcast at sec.virginia.gov/case-information/webcasting.

- (2) A public hearing on the Application shall be convened on Wednesday, December 2, 2026, at 10:00 a.m., in the Commission's second floor courtroom located in the Tyler Building, 1300 East Main Street, Richmond, Virginia 23219, to receive the evidence of the Company, respondents, and Staff.
- (3) On or before August 12, 2026, the Company shall cause to be sent by first-class mail a copy of the notice and sketch map prescribed in Ruling Paragraph (4) to all owners of property within the route of the proposed Rebuild Project, as of the date of this Ruling 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.*
- (4) On or before August 12, 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 and request a hearing. The Commission subsequently entered an Order determining that the procedural schedule should be modified to include a public witness hearing and an evidentiary hearing on the Application.

A Hearing Examiner Ruling for Notice and Hearing scheduled a telephonic portion of the hearing for the receipt of testimony from public witnesses on the Application as follows:

- (a) The portion of the hearing for the receipt of testimony from public witnesses on the Application shall be convened telephonically at 10 a.m. on November 10, 2026.
- (b) To promote fairness for all public witnesses, each witness will be allotted five minutes to provide testimony.
- (c) On or before November 3, 2026, any person desiring to offer testimony as a public witness shall provide required contact information to the Commission. This information may be provided to the Commission: (i) by filling out a form on the Commission's website at scc.virginia.gov/case-information/webcasting; or (ii) by calling (804) 371-9141.
- (d) This public witness hearing will be webcast at scc.virginia.gov/case-information/webcasting.

On December 2, 2026, at 10 a.m., in the Commission's second floor courtroom located in the Tyler Building, 1300 East Main Street, Richmond, Virginia 23219, the Hearing Examiner will convene a hearing to receive testimony and evidence related to the Application from the Company, any respondents, and the Commission's Staff.

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 T. 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 November 23, 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 September 14, 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.

On or before October 21, 2026, each respondent may file with the Clerk of the Commission at scc.virginia.gov/clk/efiling any testimony and exhibits by which the respondent expects to establish its case. Any respondent unable, as a practical matter, to file testimony and exhibits electronically may file such by U.S.

mail to the Clerk of the Commission at the address listed above. Each witness's testimony shall include a summary not to exceed one page. All testimony and exhibits shall be served electronically on the Commission's Staff, the Company, and all other respondents simultaneously with their filing. In all filings, respondents shall comply with the Commission's Rules of Practice, as modified by Commission Order(s) or Hearing Examiner Ruling(s), including, but not limited to: 5 VAC 5-20-140, *Filing and service*, and 5 VAC 5-20-240, *Prepared testimony and exhibits*. All filings shall refer to Case No. PUR-2026-00050.

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.

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 by the Commission Order or Hearing Examiner Ruling, all filings shall comply fully with the requirements of 5 VAC 5-20-150, *Copies and format*, of the Commission's Rules of Practice.

The Company's Application, the Commission's Rules of Practice, the Commission's Orders, and the Hearing Examiner's Rulings may be viewed at: scc.virginia.gov/case-information.

VIRGINIA ELECTRIC AND POWER COMPANY

- (5) On or before August 12, 2026, the Company shall serve a copy of this Ruling for Notice and Hearing 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.
- (6) On or before September 14, 2026, the Company shall file proof of the notice and service required by Ruling Paragraphs (4) and (5), including the name, title, address, and electronic mail address (if applicable) of each official served, with the Clerk of the State Corporation Commission at scc.virginia.gov/clk/efiling.

- (7) On or before September 14, 2026, the Company shall file with the Clerk of the Commission a certificate of the mailing of notice to owners of property prescribed by Ruling Paragraph (3). 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.
- (8) The public comment date is hereby extended. On or before November 23, 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.
- (9) The date by which respondents shall file notices of participation is hereby extended. On or before September 14, 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.
- (10) On or before October 21, 2026, each respondent may file with the Clerk of the Commission at scc.virginia.gov/clk/efiling any testimony and exhibits by which the respondent expects to establish its case. Any respondent unable, as a practical matter, to file testimony and exhibits electronically may submit such by U.S. mail to the Clerk of the Commission at the address in Ruling Paragraph (8). Each witness's testimony shall include a summary not to exceed one page. A copy of all testimony and exhibits shall be sent electronically to Staff, the Company, and all other respondents. In all filings, the respondent shall comply with the Rules of Practice, including 5 VAC 5-20-140, *Filing and service*, and 5 VAC 5-20-240, *Prepared testimony and exhibits*. All filings shall refer to Case No. PUR-2026-00050.

- (11) On or before November 4, 2026, Staff shall file with the Clerk of the Commission its testimony, exhibits, and one-page summary for each witness's testimony.⁴ All testimony and exhibits shall be served electronically on the parties simultaneously with the filing.
- (12) On or before November 17, 2026, Dominion shall file with the Clerk of the Commission any rebuttal testimony, exhibits, and one-page summary for each witness's testimony.⁵ If not filed electronically, such rebuttal testimony and exhibits shall be submitted to the Clerk of the Commission at the address set forth above. All testimony and exhibits shall be served electronically on Staff and all respondents simultaneously with their filing.
- (13) Except as modified herein or by the Commission's July 1, 2026 Order, the provisions of the Order for Notice and Comment otherwise remain in effect.

/s/ Matt Roussy
D. Mathias Roussy, Jr.
Chief Hearing Examiner

The Clerk of the Commission is requested to send a copy of the above Ruling for Notice and Hearing to all persons on the official Service List in this matter. The Service List is available from the Clerk of the Commission, c/o Document Control Center, 1300 East Main Street, Tyler Building, First Floor, Richmond, Virginia 23219.

⁴ This directive supersedes the Order for Notice and Comment's directive for the filing of a Staff Report on or before July 23, 2026.

⁵ This directive supersedes the Order for Notice and Comment's directive for the Company to file any response to the Staff Report, requests for hearing, and comments on or before July 30, 2026.