

APPLICATION OF

VIRGINIA ELECTRIC AND POWER COMPANY

CASE NO. PUR-2025-00077

For approval and certification of electric transmission facilities: Chickahominy-Elmont Line #557
Rebuild and New Future 230 kV Lines

FINAL ORDER

On May 9, 2025, 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 Counties of Charles City, Henrico, and Hanover, Virginia.¹ 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.*²

Through its Application, the Company proposed to complete the following (collectively, “Rebuild Project”):³

- Rebuild, within existing right-of-way, approximately 27.6 miles of the existing 500 kilovolt (“kV”) Chickahominy-Elmont Line #557 by removing the existing 500 kV single circuit COR-TEN[®] structures and replacing them with new 500/230 kV double circuit weathering steel H-frame structures.

¹ Ex. 2 (Application) at 1, 2. According to the Company, an approximately 0.2-mile segment of the Rebuild Project right-of-way traverses a small area of land that has not been incorporated into any of the surrounding localities. *Id.* at 2 n.1. The Company stated that although this area is not part of New Kent County or any other county, the Company has included New Kent County in its project maps, provided New Kent County officials with notice of the Rebuild Project, and notified New Kent County residents about the Rebuild Project. *Id.* Dominion further stated that because the land in question is unincorporated, the Company does not consider the Rebuild Project to cross New Kent County. *Id.*

² *Id.* at 1.

³ *Id.* at 2-3.

- Install approximately 8.1 miles of idle 230 kV conductors on the vacant arms of the structures of the Company's existing 230 kV Chickahominy-Elmont Line #2075 between Chickahominy Substation and Structure #2075/148.

As part of the Rebuild Project, the Company proposed to install 27.6 miles of idle 230 kV conductors on the lower level of the Company's proposed 500/230 kV double circuit structures between Chickahominy Substation and Elmont Substation.⁴ The Company stated that this work is needed so that the Company can continue to provide reliable service for the significant load growth anticipated in the Rebuild Project area.⁵ The Company stated that it will not energize the new conductors until the anticipated load materializes and the substation terminations are available.⁶ The Company intends to install conductors between Structure #2075/149 and Elmont Substation on the existing vacant arms as part of a future project.⁷

Dominion represented that the Rebuild Project is needed to maintain the structural integrity and reliability of the networked transmission system in compliance with mandatory North American Electric Reliability Corporation Reliability Standards and to provide for future load growth in the area.⁸ Dominion stated that the Rebuild Project will replace aging infrastructure that is at the end of its service life to comply with the Company's mandatory electric transmission planning criteria, thereby enabling the Company to maintain the overall long-term reliability of its transmission system.⁹ The Company further stated that the Rebuild

⁴ *Id.* at 2 n.2.

⁵ *Id.*

⁶ *Id.*

⁷ *Id.* at 3 n.4.

⁸ *Id.* at 2.

⁹ *Id.* at 3.

Project is needed so that the Company can continue to provide reliable service for the significant load growth associated with new data center developments anticipated in the area.¹⁰

Dominion stated that the Rebuild Project will be located entirely on existing transmission line right-of-way or on Company-owned property.¹¹ The Company further stated that given the availability of existing rights-of-way and the statutory preference to use existing rights-of-way, and because additional costs and environmental impacts would be associated with the acquisition and construction of new rights-of-way, the Company did not consider alternate routes requiring new rights-of-way for this Rebuild Project.¹²

The Company's desired in-service target date for the Rebuild Project is December 31, 2028.¹³ The Company estimated that it will take approximately 35 months after a final order from the Commission for detailed engineering, materials procurement, permitting, real estate, and construction of the Rebuild Project.¹⁴ Dominion represented that the total estimated conceptual cost of the Rebuild Project is approximately \$186.6 million, which includes approximately \$183.3 million for transmission-related work and approximately \$3.3 million for substation-related work (in 2025 dollars).¹⁵

On July 1, 2025, the Commission issued an Order for Notice and Hearing that, among other things: docketed the Company's Application; established a procedural schedule; directed

¹⁰ *See id.*

¹¹ *Id.* at 4.

¹² *Id.*

¹³ *Id.* at 5.

¹⁴ *Id.*

¹⁵ *Id.*

Dominion to provide notice of its Application to interested persons and the public; scheduled a public hearing for the purpose of receiving testimony and evidence on the Application; provided interested persons an opportunity to file comments on the Application or participate as respondents; directed the Commission's Staff ("Staff") to investigate the Application and file testimony and exhibits containing its findings and recommendations; and appointed a Hearing Examiner to conduct all further proceedings in this matter on behalf of the Commission and file a final report.

Staff requested that the Department of Environmental Quality ("DEQ") coordinate an environmental review of the proposed Rebuild Project by the appropriate agencies and provide a report on the review.¹⁶ On July 16, 2025, DEQ filed its report on Dominion's Application, which includes the Wetland Impact Consultation provided by DEQ's Office of Wetlands and Stream Protection.

On October 10, 2025, Staff filed the testimony of Schuyler M. Ingram with an attached Staff Report. On October 24, 2025, Dominion filed its rebuttal testimony. No notices of participation were filed. The Commission received one public comment on the Company's Application.

The Senior Hearing Examiner convened a public hearing in the Commission's courtroom on November 20, 2025, to receive testimony and evidence offered by Dominion and Staff on the Application. No member of the public signed up to testify at the hearing as a public witness.¹⁷

¹⁶ Letter from C. Austin Skeens, Esquire, State Corporation Commission, dated May 14, 2025, to Brenda K. Winn, Department of Environmental Quality, filed in Case No. PUR-2025-00077; Letter from C. Austin Skeens, Esquire, State Corporation Commission, dated May 14, 2025, to Bettina Rayfield, Department of Environmental Quality, filed in Case No. PUR-2025-00077.

¹⁷ Tr. at 5.

On December 11, 2025, the Senior Hearing Examiner issued the Report of M. Renae Carter, Senior Hearing Examiner (“Report”). In the Report, the Senior Hearing Examiner made the following findings:¹⁸

1. The record demonstrates the proposed Rebuild Project is needed to replace aging infrastructure and provide reliable service to the existing transmission grid as well as provide for future load growth in the Company’s Richmond Load Area.
2. Demand-side management programs will not obviate the need for the proposed Rebuild Project.
3. The record shows the proposed Rebuild Project will support economic development in the Commonwealth.
4. Locating the Rebuild Project within existing rights-of-way, as proposed in the Application, makes efficient use of the rights-of-way and is consistent with statutory preference.
5. The proposed Rebuild Project will avoid or reasonably minimize adverse impacts to the greatest extent reasonably practicable on the scenic assets, historic and cultural resources recorded with the Department of Historic Resources, cultural resources identified by federally recognized Tribal Nations in the Commonwealth, and environment of the area concerned.
6. Dominion should be required to obtain all necessary environmental permits and approvals that are needed to construct and operate the proposed Rebuild Project and to comply with all recommendations listed in the DEQ Report’s “Summary of Recommendations.”
7. For the reasons specified herein, including the Company’s Department of Environmental Quality-approved Standards and Specifications for Erosion and Stormwater Management, the Company’s Invasive Vegetation Management Plan, other actions the Company has taken and commitments it has made pertaining to the proposed Rebuild Project’s construction, and other requirements of state law, any [certificate of public convenience and necessity (“CPCN”)] issued for the proposed Rebuild Project should not be conditioned on the following:
 - A requirement that Dominion conduct activities in accordance with the time-of-year restrictions recommended by the Department of Wildlife Resources, Department of Conservation and Recreation (“DCR”), Virginia Marine Resources Commission, and the U.S. Fish and Wildlife Service, or other protective measures for listed threatened or endangered species and/or critical habitat;

¹⁸ Report at 31-33.

- A requirement, as recommended by the DEQ Office of Stormwater Management, that Dominion develop a stormwater pollution prevention plan specifically for the Rebuild Project;
 - A requirement, as recommended by the Virginia Department of Health Office of Drinking Water, that Dominion implement best management practices, including erosion and sediment controls and spill prevention controls and countermeasures, on the Rebuild Project site; [and]
 - Any requirement, based on the recommendations of the DCR Division of Natural Heritage, that Dominion: (a) minimize adverse impacts from the Rebuild Project upon the aquatic ecosystem in the Seven Pines Quadrangle by (i) implementing, and strictly adhering to, applicable state and local erosion and sediment control/stormwater management laws and regulations, and (ii) establishing and/or enhancing riparian buffers with native plant species and maintaining natural stream flow; (b) flag or fence documented populations of rare plants in the Roxbury Quadrangle; (c) limit, to the greatest extent possible, ground disturbance within the portion of the right-of-way that sits in the Roxbury Quadrangle; (d) develop and implement an invasive species plan; and (e) implement right-of-way restoration and maintenance practices including revegetation, robust monitoring, and an adaptive management plan.
8. The Commission should require Dominion to coordinate with the DCR Division of Natural Heritage to the extent the Company must conduct Rebuild Project-related in-stream work in the Seven Pines Quadrangle.
 9. The proposed Rebuild Project will not adversely impact the health and safety of persons in the area concerned.
 10. The Company reasonably considered the requirements of the Virginia Environmental Justice Act in relation to the proposed Rebuild Project.
 11. Dominion's proposed in-service target date and sunset date for energization of the Rebuild Project are reasonable.

On December 23, 2025, Staff filed a letter stating that Staff had reviewed the Report and supports the findings and recommendations set forth therein. On January 2, 2026, Dominion filed letter comments on the Report. In its comments, Dominion supported the Report's findings

and recommendations while requesting that the Commission adopt the DEQ Report's Summary of Recommendations to the extent it does not conflict with the Report.¹⁹

NOW THE COMMISSION, having considered this matter, is of the opinion and finds as follows.

Senior Hearing Examiner's Report

After analyzing the law and weighing the evidence — and providing a thorough and detailed analysis thereof — the Senior Hearing Examiner recommended that the Commission enter an order that:²⁰

- (1) **ADOPTS** the findings and recommendations in [the] Report;
- (2) Subject to the findings and recommendations [contained in the Report], **GRANTS** the Company's Application to construct and operate the Rebuild Project;
- (3) **ISSUES** the appropriate [CPCN] for the Rebuild Project;
- (4) **DIRECTS** the Rebuild Project to be constructed and in service by December 31, 2028, and **APPROVES** a CPCN sunset date of December 31, 2029, for energization of the Rebuild Project, which Dominion may move to extend, for good cause shown and no later than ninety (90) days before the CPCN sunset date; and
- (5) **DISMISSES** this case from the Commission's docket of active cases.

¹⁹ Dominion Comments at 4. Dominion states that “the Report broadly requires the Company to comply with all of the DEQ Report's Summary of Recommendations. In doing so, the Report effectively contains and/or duplicates suggestions that the Report separately concludes should not be conditions of the CPCN.” *Id.* In the Report, the Senior Hearing Examiner noted that Company witness Call does not object to the items listed in the DEQ Report's “Summary of Recommendations,” but does take issue with certain agency recommendations included in the DEQ Report but excluded from the “Summary of Recommendations.” Report at 12 (citing Ex. 10 (Call Rebuttal) at 3-4). The Commission notes that the Senior Hearing Examiner's Finding No. 6, which requires Dominion to comply with all recommendations listed in the DEQ Report's “Summary of Recommendations” and Finding No. 7, which carves out certain agency recommendations *included* in the DEQ Report but *excluded* from the “Summary of Recommendations” are both consistent with the Company's position as explained in its rebuttal testimony. Ex. 10 (Call Rebuttal) at 3-4.

²⁰ Report at 33.

Upon consideration of this matter, the Commission concludes that the Senior Hearing Examiner's findings and recommendations are supported by the law and the evidence, have a rational basis, and should be adopted. The Commission further finds that the public convenience and necessity requires the construction of the Rebuild Project and that a CPCN authorizing the Rebuild Project should be issued, subject to the recommended findings and conditions contained in the Report.²¹

Accordingly, IT IS ORDERED THAT:

- (1) The Commission adopts the Senior Hearing Examiner's findings and recommendations in the Report.
- (2) The Senior Hearing Examiner's recommendations as set forth in the Report are ordered.
- (3) Dominion is authorized to construct and operate the Rebuild Project as proposed in its Application, subject to the recommended findings and conditions in the Report, as set forth herein.
- (4) Pursuant to §§ 56-46.1, 56-265.2, and related provisions of Title 56 of the Code, the Company's request for approval of the necessary CPCNs to construct and operate the Rebuild Project is granted as provided for herein.
- (5) Pursuant to the Utility Facilities Act, § 56-265.1 *et seq.* of the Code, the Commission issues the following CPCNs to Dominion:

Certificate No. ET-DEV-CCY/NEW-2026-A, which authorizes Virginia Electric and Power Company under the Utility Facilities Act to operate certificated transmission lines in the Counties of

²¹ The Commission has fully considered the evidence and arguments in the record. *See also Board of Supervisors of Loudoun County v. State Corp. Comm'n*, 292 Va. 444, 454 n.10 (2016) ("We note that even in the absence of this representation by the Commission, pursuant to our governing standard of review, the Commission's decision comes to us with a presumption that it considered all of the evidence of record.") (citation omitted).

Charles City and New Kent, all as shown on the map attached to the certificate, and to construct and operate facilities as authorized in Case No. PUR-2025-00077 and cancels Certificate No. ET-DEV-CCY/NEW-2021-A, issued to Virginia Electric and Power Company in Case No. PUR-2020-00247 on December 2, 2021.

Certificate No. ET-DEV-HAN-2026-A, which authorizes Virginia Electric and Power Company under the Utility Facilities Act to operate certificated transmission lines in Hanover County, all as shown on the map attached to the certificate, and to construct and operate facilities as authorized in Case No. PUR-2025-00077 and cancels Certificate No. ET-DEV-HAN-2022-A, issued to Virginia Electric and Power Company in Case No. PUR-2021-00082 on April 29, 2022.

Certificate No. ET-DEV-HCO-2026-A, which authorizes Virginia Electric and Power Company under the Utility Facilities Act to operate certificated transmission lines in Henrico County, all as shown on the map attached to the certificate, and to construct and operate facilities as authorized in Case No. PUR-2025-00077 and cancels Certificate No. ET-DEV-HCO-2024-A, issued to Virginia Electric and Power Company in Case No. PUR-2023-00110 on March 25, 2024.

(6) Within thirty (30) days from the date of this Final Order, the Company shall provide to the Commission's Division of Public Utility Regulation electronic maps for the foregoing Certificate Numbers that show the routing of the transmission lines approved herein. Maps shall be submitted to Michael Cizenski, Deputy Director, Division of Public Utility Regulation, mike.cizenski@scc.virginia.gov.

(7) Upon receiving the maps directed in Ordering Paragraph (6), the Commission's Division of Public Utility Regulation forthwith shall provide the Company copies of the CPCNs issued in Ordering Paragraph (5) with the maps attached.

(8) The Rebuild Project approved herein must be constructed and in service by December 31, 2028. The Commission approves a CPCN sunset date of December 31, 2029, for energization of the Rebuild Project. No later than ninety (90) days before the CPCN sunset date

approved herein, for good cause shown, the Company is granted leave to apply, and to provide the basis, for any extension requested.

(9) This matter is dismissed.

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.