

APPLICATION OF

VIRGINIA ELECTRIC AND POWER COMPANY

CASE NO. PUR-2025-00046

For approval and certification of electric transmission facilities: Hornbaker 230 kV Line Loop and Hornbaker Switching Station

FINAL ORDER

On March 14, 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 Prince William County, 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.*

Through its Application, the Company proposed to complete the following:²

- Cut existing Line #2187 between Structures #2187/7 and #2187/8 north of the existing Wellington Substation and construct a new approximately 0.6-mile overhead 230 kilovolt (“kV”) double circuit transmission line on new primarily 100-foot-wide right-of-way from the Wellington Substation cut-in location to the Pegasus Switching Station resulting in Line #2325 and Line #2423 (“Wellington – Pegasus Route 1”). The proposed line will be constructed primarily with double circuit galvanized steel monopole structures, utilizing two circuits of three-phase twin-bundled 768.2 Aluminum Conductor Steel Supported/Trapezoidal Wire/High Strength (“ACSS/TW/HS”) (20/7) conductor with a summer transfer capability of 1,573 megavolt amperes (“MVA”).
- Construct a new approximately 1.9-mile overhead 230 kV double circuit transmission line on new primarily 100-foot-wide right-of-way from the Pegasus Switching Station to the new proposed Hornbaker Switching Station resulting in Line #2187 and Line #2424 (“Pegasus – Hornbaker Route 1”).

¹ Application at 1, 2.

² *Id.* at 2-3.

The proposed line will be constructed primarily with double circuit galvanized steel monopole structures, utilizing two circuits of three-phase twin-bundled 768.2 ACSS/TW/HS (20/7) conductor with a summer transfer capability of 1,573 MVA.

- Construct a new approximately 2.8-mile overhead 230 kV double circuit transmission line on new primarily 100-foot-wide right-of-way from the Devlin Switching Station to the Pegasus Switching Station resulting in Line #2419 and Line #2420 (“Devlin – Pegasus Route 2”). These proposed lines will be constructed primarily with double circuit galvanized steel monopole structures, utilizing two circuits of three-phase twin-bundled 768.2 ACSS/TW/HS (20/7) conductor with a summer transfer capability of 1,573 MVA.
- Construct the new 230 kV Hornbaker Switching Station (the “Hornbaker Switching Station”) on property to be obtained by the Company.

Together, Wellington – Pegasus Route 1, Pegasus – Hornbaker Route 1, and Devlin – Pegasus Route 2 are referred to as the “Hornbaker 230 kV Line Loop.”³ The Hornbaker 230 kV Line Loop and Hornbaker Switching Station are collectively referred to as the “Project.”⁴

Dominion stated that the proposed Project is necessary for the Northern Virginia Electric Cooperative (“NOVEC”) to provide service to its data center customer in Prince William County.⁵ The Company further represented that the proposed Project is needed specifically to interconnect and serve NOVEC’s delivery point (“DP”) located in Prince William County, and to maintain reliable service for the overall load growth in the Hornbaker Load Area, in compliance with mandatory North American Electric Reliability Corporation Reliability Standards.⁶

³ *Id.* at 3.

⁴ *Id.*

⁵ *Id.* at 2.

⁶ *Id.* at 3.

Dominion stated that NOVEC's latest load forecast for this customer projects 0 megawatts ("MW") in 2026, 78.4 MW for 2027, and 300 MW at full build-out.⁷

Dominion further represented that the Hornbaker Load Area, largely within NOVEC's retail service territory in Prince William County, is experiencing a high level of growth, noting that NOVEC has submitted three DP requests for locations within the Hornbaker Load Area totaling over 620 MW by full build-out of the campuses targeted for 2035.⁸ Dominion stated that to support this load, the Company must provide 230 kV electric transmission sources to the Hornbaker and Pegasus Switching Stations.⁹ Dominion also represented that NOVEC's projected load forecast at full build-out, combined with other load growth in the Hornbaker Load Area, will require the Company to bring a third transmission source into the area from the west.¹⁰

According to Dominion, the Company identified five route alternatives for the proposed Project that combine for two electrical solutions ("Solution 1" and "Solution 2") that would serve the need for the Project.¹¹ According to the Company, "Solution 1 is an entirely overhead solution," whereas "Solution 2 is a hybrid solution (*i.e.*, it contains both overhead and underground lines)."¹² In the Application, Dominion described four possible routing solutions:¹³

⁷ *Id.*

⁸ Application at 3-4.

⁹ *Id.* at 4.

¹⁰ *Id.*

¹¹ *Id.*

¹² *Id.* at 4-5.

¹³ *Id.* at 5. Solution 1A, Solution 2A, and Solution 2B are referred to as the "Alternative Solutions." *Id.* at 5-6. Other routes that the Company studied but ultimately rejected were provided in Section II of the Appendix to the Application and in the Environmental Routing Study included with the Application. *Id.* at 5.

- Solution 1A: Comprised of (1) Wellington – Pegasus Route 1; (2) Pegasus – Hornbaker Route 1; and (3) Devlin – Pegasus Route 1.
- Solution 1B (the “Proposed Solution”): Comprised of (1) Wellington – Pegasus Route 1; (2) Pegasus – Hornbaker Route 1; and (3) Devlin – Pegasus Route 2.
- Solution 2A: Comprised of (1) Hourglass – Hornbaker Route 1; (2) Pegasus – Hornbaker Route 1; and (3) Devlin – Pegasus Route 1.
- Solution 2B: Comprised of (1) Hourglass – Hornbaker Route 1; (2) Pegasus – Hornbaker Route 1; and (3) Devlin – Pegasus Route 2.

Dominion provided the following reasons for why the Company selected Solution 1B as the Proposed Solution:

[Proposed Solution 1B] is the second shortest of the solutions and would require correspondingly the second least right-of-way acreage. Proposed Solution 1B would have the least number of residences within 100, 250, and 500 feet of its centerline (0, 8, and 40, respectively), which is significantly less than Alternative Solutions 1A and 2A and the same as Alternative Solution 2B. Proposed Solution 1B would cross the fewest total wetlands acres of the four solutions, and [would have] the fewest impacts to forested wetlands. It also has the fewest parcels crossed and second fewest waterbodies crossed. The solution also has the second most collocation of any of the solutions.¹⁴

Dominion stated that the Company’s proposed Hornbaker Switching Station would be constructed with four 230 kV breakers in a breaker-and-half configuration utilizing two 230 kV line terminals and two 230 kV delivery points.¹⁵ The Company further represented that the Hornbaker Switching Station would be designed to incorporate two additional 230 kV circuit breakers for future use, creating two additional 230 kV line terminal points.¹⁶ According to Dominion, the total area required to build the Hornbaker Switching Station is approximately

¹⁴ Application at 5-6.

¹⁵ *Id.* at 6.

¹⁶ *Id.*

2 acres.¹⁷ Dominion represented that the point of demarcation between the Company and NOVEC's customer would be the 230 kV switch terminals inside the Hornbaker Switching Station, and that NOVEC would bring its bus to the switches located near the Hornbaker Switching Station fence line.¹⁸

Dominion's desired in-service target date for the Project is June 1, 2029.¹⁹ The Company also requested an authorization sunset date of June 1, 2030, for energization of the Project.²⁰ Dominion represented that the total estimated conceptual cost of the Project utilizing the Proposed Solution is approximately \$94.3 million, which includes approximately \$82.5 million for transmission-related work and approximately \$11.8 million for station-related work (in 2024 dollars).²¹

On April 9, 2025, the Commission issued an Order for Notice and Hearing that, among other things: (i) docketed the Application; (ii) required the Company to provide notice of the Application; (iii) established a schedule for the filing of notices of participation, prefiled testimony, and written comments; (iv) scheduled a public hearing for October 7, 2025, with any public witness testimony to be received telephonically at the commencement of the hearing and evidentiary proceedings to follow; and (v) assigned this case to a Hearing Examiner to conduct all further proceedings on behalf of the Commission and to file a final report containing the Hearing Examiner's findings and recommendations.

¹⁷ *Id.*

¹⁸ *Id.*

¹⁹ *Id.*

²⁰ Application at 8.

²¹ *Id.*

Commission Staff (“Staff”) requested that the Virginia Department of Environmental Quality (“DEQ”) coordinate an environmental review of the proposed Project by the appropriate agencies and provide a report on the review.²² On April 30, 2025, the DEQ filed its report on Dominion’s Application (“DEQ Report”), which included a Wetlands Impacts Consultation provided by DEQ’s Office of Wetlands and Stream Protection.

The Company filed its proof of notice and service on May 21, 2025. Timely notices of participation were filed by the following: JK Land Holdings LLC (“JKLH”); South Point Phase II, LLC (“South Point”); Mortenson Development, Inc. (“Mortenson”); and STACK Infrastructure, Inc. (“STACK”).

On July 25, 2025, Mortenson filed testimony in this proceeding. On August 25, 2025, Staff filed testimony with an attached Staff Report. On September 8, 2025, the Company filed its rebuttal testimony. The Commission also received two public comments on the Company’s Application.

The Chief Hearing Examiner convened a public evidentiary hearing in the Commission’s courtroom on October 7, 2025. Counsel for Dominion, Staff, JKLH, Mortenson, and STACK were in attendance.²³ No public witnesses testified at the hearing.²⁴

On October 21, 2025, Chief Hearing Examiner D. Mathias Roussy, Jr. issued a report that analyzed the law, the evidence, and the arguments in this case and made detailed findings and

²² Letter from Michael J. Zielinski, State Corporation Commission, dated March 18, 2025, to David L. Davis, Department of Environmental Quality, filed in Case No. PUR-2025-00046; Letter from Michael J. Zielinski, State Corporation Commission, dated March 18, 2025, to Bettina Rayfield, Department of Environmental Quality, filed in Case No. PUR-2025-00046.

²³ South Point sought and was granted leave to be excused from participating in the hearing. Tr. 6.

²⁴ Tr. 5.

recommendations (“Report”). In the Report, the Chief Hearing Examiner made the following findings:²⁵

1. The proposed Project is needed to: (i) interconnect and provide transmission to NOVEC’s Hornbaker Delivery Point so that NOVEC is able to provide service to a new data center customer; and (ii) address a 300 MW N-1-1 load drop violation based on the forecasted loading of two other stations that have been constructed or are being constructed to serve other data center customers;
2. Given the magnitude of the data center development planned and under construction in the Hornbaker Load Area, construction of the Devlin – Pegasus Line as a double-circuit line is in the public interest;
3. Existing rights-of-way cannot adequately serve the identified need for the Project;
4. To address the identified need, Dominion’s estimated cost for its proposed overhead transmission line Project is \$94.3 million or, with a routing alternative, \$81.8 million. Dominion’s estimated cost for an alternative project with a hybrid, underground-overhead transmission line is \$302.5 million or, with a routing alternative, \$290.1 million;
5. Based on [the Chief Hearing Examiner’s] weighing of the evidence, the benefits of Dominion’s proposal to use Route 2 for the proposed Devlin – Pegasus Line outweigh its higher cost; however, the Commission could find the higher cost for Route 2 supports approval of Route 1;
6. The record does not identify any reliability, environmental, or other benefits that warrant incurring the additional cost and construction challenges associated with the underground component of Solutions 2A and 2B;
7. The Devlin – Pegasus Line modifications across the South Point and STACK properties, which collectively lower Dominion’s estimated Project cost, are reasonable;
8. While Dominion and JKLH both recommend approval of Dominion’s proposed route across JKLH’s property without modification, both recognize such approval would allow them to adopt a micro-siting variation without additional Commission approval;
9. While Mortenson’s proposal to relocate a structure onto a currently unused road right-of-way is not supported by the record, Dominion should be directed to work with Mortenson to coordinate its transmission line construction and right-of-way with Mortenson’s planned development to the extent such efforts do not compromise safety or reliability;

²⁵ Report at 45-46.

10. The Solution 1B routes – including the South Point and STACK modifications recommended herein – would avoid or reasonably minimize adverse impact to the greatest extent reasonably practicable on the scenic assets, historic and cultural resources recorded with [the Virginia Department of Historic Resources], cultural resources identified by federally recognized Tribal Nations in the Commonwealth, and the environment of the area concerned;
11. The unopposed recommendations in the DEQ Report should be adopted by the Commission as conditions of approval of the Project;
12. The Project would support economic development;
13. Dominion reasonably considered the requirements of the [Virginia Environmental Justice Act (“VEJA”)]²⁶ in its Application and the proposed Project, using Solution 1B, does not appear to adversely impact the goals established by the [VEJA]; and
14. Dominion’s request for a desired in-service target date of June 1, 2029, and an authorization sunset date of June 1, 2030, for energization of the Project is not unreasonable.

The Chief Hearing Examiner recommended that the Commission enter an order that:²⁷

1. **ADOPTS** the findings in this Report;
2. **AUTHORIZES** Dominion to construct and operate the Project using Solution 1B – which includes Wellington – Pegasus Route 1, Pegasus – Hornbaker Route 1, and Devlin – Pegasus Route 2 – subject to the conditions recommended herein;
3. **ISSUES** the appropriate [certificate of public convenience and necessity (“CPCN”)] for the Project; and
4. **DISMISSES** this case from the Commission’s docket of active cases.

On November 7, 2025, Dominion, Mortenson, JKLH, and Staff filed comments on the Report. In their comments, Dominion and Staff supported the findings and recommendations set forth in the Report and requested that the Commission adopt them.²⁸ JKLH stated that it

²⁶ Code § 2.2-234 *et seq.*

²⁷ Report at 46-47.

²⁸ Dominion comments at 2; Staff comments at 1.

supports the findings and recommendations of the Report pertaining to approval of Dominion's proposed route and the ability to micro-site across JKLH's property.²⁹ JKLH asked that the Commission adopt the Report's findings and recommendations "as such . . . pertain to approval of Dominion's proposed route with the ability to adopt a micro-siting variation."³⁰ JKLH did not state opposition for any findings or recommendations.³¹

In its comments, Mortenson expressed concern that even if the Commission were to adopt the Chief Hearing Examiner's Recommendation 9, directing Dominion to work with Mortenson to coordinate its transmission line construction and right-of-way with Mortenson's planned development to the extent that such does not compromise safety or reliability, Company representatives might nevertheless "disregard[] and ignore[]" that directive "when negotiations commence on the right-of-way agreement."³² Mortenson did not propose alternative language to the Chief Hearing Examiner's recommended directive but concluded that "[i]n order for Mortenson to be able to actually develop what it proposes to develop, flexibility from the Company in terms of what encroachments are permissible in the Company's proposed right-of-way is paramount."³³

NOW THE COMMISSION, upon consideration of this matter, is of the opinion and finds that the Chief Hearing Examiner's findings and recommendations as set forth in the Report are

²⁹ JKLH comments at 1.

³⁰ *Id.*

³¹ *Id.*

³² Mortenson comments at 3.

³³ *Id.*

supported by law and evidence, have a rational basis, and should be adopted.³⁴ All participants are required to comply with such directives.

Accordingly, IT IS ORDERED THAT:

- (1) The Report's findings and recommendations are adopted.
- (2) The Report's findings and recommendations are ordered.
- (3) Dominion is authorized to construct and operate the Project as proposed in its Application, subject to the findings and recommendations approved 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 CPCN to construct and operate the 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 CPCN to Dominion:

Certificate No. ET-DEV-PRW-2025-B, which authorizes Virginia Electric and Power Company under the Utility Facilities Act to operate certificated transmission lines in Prince William County, all as shown on the map attached to the certificate, and to construct and operate facilities as authorized in Case No. PUR-2025-00046 and cancels Certificate No. ET-DEV-PRW-2025-A, issued to Virginia Electric and Power Company in Case No. PUR-2024-00142 on March 5, 2025.
- (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 Number that show the routing of the transmission lines approved herein.

³⁴ 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).

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 CPCN issued in Ordering Paragraph (5) with the maps attached.

(8) The Project approved herein must be constructed and in service by June 1, 2029. The Commission approves a CPCN sunset date of June 1, 2030, for energization of the 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.