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June 26, 2025

**VIA ELECTRONIC FILING**

Mr. Bernard J. Logan, Clerk  
Virginia State Corporation Commission  
Document Control Center  
Post Office Box 2118  
Richmond, Virginia 23218

**Re: Application of Virginia Electric and Power Company for approval and certification of electric transmission facilities: Hornbaker 230 kV Line Loop and Hornbaker Switching Station Case No. PUR-2025-00046**

Dear Mr. Logan:

Please find the enclosed Notice of Participation for filing in the above-referenced proceeding on behalf of Mortenson Development, Inc.

Thank you for filing this document. Should you have any questions or need anything further, please contact me at [mlooney@cooley.com](mailto:mlooney@cooley.com) or 703-456-8652.

Sincerely,

Mark C. Looney

MCL

Enclosures

Cc:

C. Meade Browder, Jr.  
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William H. Harrison, Esq.  
Andrew F. Major, Esq.  
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**COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION**

<b>APPLICATION OF</b>	)	
	)	
<b>VIRGINIA ELECTRIC AND POWER COMPANY</b>	)	<b>CASE NO. PUR-2025-00046</b>
<b>D/B/A/ DOMINION VIRGINIA POWER</b>	)	
	)	
<b>For approval and certification of electric facilities:</b>	)	
<b>Hornbaker 230 kV Line Loop and Hornbaker</b>	)	
<b>Switching Station</b>	)	

**NOTICE OF PARTICIPATION OF MORTENSON DEVELOPMENT, INC.**

Mortenson Development, Inc. (“Respondent”), by counsel, hereby files this Notice of Participation in the above docket, pursuant to Rule 80(B) of the Rules of Practice and Procedure of the State Corporation Commission (“Commission”), 5 VAC 5-20-80(B), and pursuant to Ordering Paragraph 14 of the April 9, 2025 *Order for Notice and Hearing* (“April 9 Order”) issued by the Commission in the above-captioned proceeding. In support thereof, Respondent states the following:

1. Respondent is the contract purchaser for a parcel of real estate in Prince William County along Prince William Parkway (Rte. 234). The property contains 40.0153 acres and is currently the subject of a rezoning and special use permit application processing in Prince William County to allow for data center and other industrial uses.

2. On March 14, 2025, Virginia Electric Power Company, d/b/a/ Dominion Virginia Power (hereinafter “Dominion Virginia Power” or the “Company”), filed its *Application of Virginia Electric and Power Company for Approval and Certification of Electric Transmission Facilities: Hornbaker 230 kV Line Loop and Hornbaker Switching Station* (hereinafter “Application”). The Company proposes (i) to 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 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”); (ii) to 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”); (iii) to 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”); and (iv) to 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.” The Hornbaker 230 kV Line Loop and Hornbaker Switching Station are collectively referred to as the “Project.”

3. In the April 9 Order, the Commission determined that, pursuant to Va. Code §§ 56-46.1 and 56-265.1, *et seq.*, the Application should be docketed and the Company should provide notice to the public so that interested persons may comment and participate in this proceeding.

4. The property for which Respondent is the contract purchaser will be crossed by Company’s proposed Solution 1B and alternative Solution 1A. The routes will each have varying impacts on the Respondent’s ability to develop the property pursuant to its rezoning and special use permit application currently processing with Prince William County. Respondent therefore

has substantial interests that will be directly affected by the outcome of this proceeding, and Respondent's participation is in the public interest. As such, Respondent is an "interested party" in this proceeding pursuant to Va. Code § 56-46.1. Subsequent to this notice of participation, Respondent, through pre-filed testimony, at hearing, or by written submission will specify the action the Respondent seeks from the Commission with respect to the alternative solutions for the Project and will request that the Commission select an alignment that has the least detrimental impact on the use and value of Respondent's property. In addition, Respondent reserves the right to address other issues raised in the Application or raised by other participants, through pre-filed testimony, at hearing, or by written submission.

5. The address for Respondent is as follows:

Mortenson Development, Inc.  
700 Meadow Lane N.  
Minneapolis, MN 55422

6. Counsel for Respondent is as follows:

Mark C. Looney, Esq.  
Lee T. Gleason, Esq.  
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7. It is respectfully requested that all pleadings and other documents issued in this proceeding by the Commission, the Commission's Staff, or a party, be served on Respondent and counsel for Respondent at the above addresses, and that the Commission's official service list be modified to reflect same.

WHEREFORE, in accordance with the Commission's Rules of Practice and Procedure and applicable law, Respondent respectfully asserts and reserves its right to participate fully in this proceeding as a party, including the rights to present evidence, to cross-examine witnesses, to make arguments and to file briefs herein with respect to any and all issues presented.

Respectfully submitted,

**MORTENSON DEVELOPMENT, INC.**

By: 

Counsel

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June 26, 2025

## CERTIFICATE OF SERVICE

I hereby certify that on this June 26, 2025 a copy of the foregoing was sent via electronic mail to:

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