

**PENNSYLVANIA
PUBLIC UTILITY COMMISSION
HARRISBURG, PA 17120**

Public Meeting held October 23, 2025

Commissioners Present:

Stephen M. DeFrank, Chairman
Kimberly Barrow, Vice Chair
Kathryn L. Zerfuss
John F. Coleman, Jr.
Ralph V. Yanora

Application of PECO Energy Company for
Approval of a Certificate of Public Convenience
to Acquire Certain Property Rights in Peach
Bottom Township, York County, Pennsylvania

Docket Number:
A-2025-3055493

ORDER

BY THE COMMISSION:

On May 30, 2025, PECO Energy Company (PECO), Utility Code 110550, filed with the Pennsylvania Public Utility Commission (Commission) the above-captioned application pursuant to Section 1102(a)(3) of the Public Utility Code, 66 Pa. C.S. § 1102(a)(3). The Application is seeking a Certificate of Public Convenience (CPC) approving PECO to acquire certain property rights relating to Calpine Mid Merrit, LLC's (Calpine) 5034 500 kV Transmission Line in Peach Bottom Township, York County, Pennsylvania. For the reasons expressed in this Order, the Commission approves the Application consistent with this Order.

Notice of the filing of this Application was published in two newspapers of general circulation in the applicable area, *The York Dispatch* and the *York Daily Record*, on June 13, 2025, and proofs of publication were provided to the Commission on June 30, 2025. Notice of the filing of this Application was also published in the *Pennsylvania Bulletin* on June 14, 2025, with a protest period ending on June 30, 2025.

PECO is a certificated electrical transmission and distribution company and provides electric service to approximately 1.7 million customers in Pennsylvania. Calpine is a wholly owned subsidiary of Calpine Corporation and an independent power producer that owns and operates a 565 MW gas-fired combined cycle power generating facility in York County, Pennsylvania. Application ¶4 and PECO Data Request Response No. 4.

PECO is seeking approval for a CPC to obtain certain easements from Calpine, associated with PECO's acquisition of Calpine's 5034 transmission line. PECO states that the transaction includes five easements totaling 78.8 acres located in Peach Bottom Township. PECO also states that the specific location of the easements is provided in confidential Exhibit B-1 to the Application. Finally, PECO states that the purchase price of the 5034 transmission line is less than 2% of the undepreciated book value of PECO's fixed assets and that the acquisition of the line is the subject of PECO's filing with the Federal Energy Regulatory Commission at Docket No. EC25-81-000. Application ¶¶6, 10, & 13, and pg. 2 footnote.

PECO submits that the Asset Purchase Agreement was executed August 7, 2025, and that the methodology used to determine the \$1,250,000 purchase price is provided in PECO's confidential response to TUS Data Request No. A-1. PECO also submits that purchased easements will be part of its rate base in PECO's Wholesale Transmission Formula Rate calculations under FERC jurisdiction as real property used to provide transmission service under the PJM tariff. A confidential copy of the executed

Agreement is included as part of PECO's supplemental response to TUS Data Request No. A-5. Application ¶6 and PECO Data Request Response No. 6.

PECO states that approval of this Application is in the public interest because PECO is purchasing the easements to support two PJM Interconnection, LLC directed transmission projects. PECO also states that these projects are necessary to mitigate significant and widespread reliability issues in the Mid-Atlantic region, including PECO's transmission facilities in southeastern Pennsylvania. PECO states that the first project is the Brandon Shores Retirement Mitigation Project and the second project is the PJM 2022 Reliability Window #3 Project and that both projects were previously approved by the Commission at Docket Nos. A-2024-3051463 and A-2024-3051467, respectively. Additionally, PECO states that these two projects involve the construction of several new 500 kV lines that require the relocation of the existing 5034 transmission line located on the five easements and that the relocation of the 5034 line is the subject of PECO's Letter of Notification at Docket No. A-2025-3056499. PECO further states that the purchase of the five easements is in the public interest because it will facilitate the required work for the above projects and that acquiring the easements will enable PECO to optimize the use of the existing 5034 transmission line right-of-way for additional lines. Application ¶14 and PECO Data Request Response No. 3.

PECO submits that it will use cash available to the company to purchase the easements in the proposed transaction. PECO Data Request Response No. 2.

We agree that PECO's purchase of PECO's easements and the proposed transaction will provide affirmative benefits in the public interest and will not adversely impact PECO's operations.

Upon full consideration of all matters of record, we find that approval of this Application is necessary and proper for the service, accommodation, and convenience of

the public. For these reasons, we conclude that approval of the application is in the public interest; **THEREFORE,**

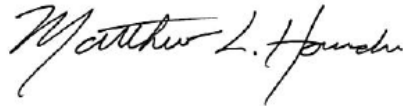
IT IS ORDERED:

1. That the Application of PECO Energy Company, filed May 30, 2025, is hereby approved.

2. That a Certificate of Public Convenience be issued pursuant to 66 Pa. C.S. Section 1102(a)(3) for the acquisition, by PECO Energy Company, of certain property rights in Peach Bottom Township, York County, Pennsylvania.

3. That upon completion of all issuances pursuant to this Order, this proceeding at Docket No. A-2025-3055493 be closed.

BY THE COMMISSION,



Matthew L. Homsher
Secretary

(SEAL)

ORDER ADOPTED: October 23, 2025

ORDER ENTERED: October 23, 2025