

**Pima County Board of Supervisors  
Public Hearing**

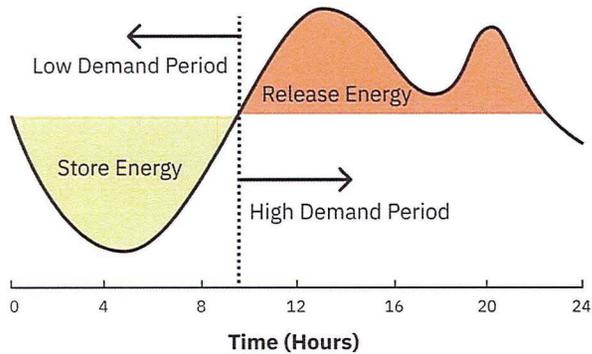
**Solace Energy Center, LLC  
Rezone & Specific Plan**

March 24th, 2026



# WHAT DO BATTERY ENERGY STORAGE SYSTEMS (BESS) DO?

- BESS **store energy** from the public power grid when the energy supply is greater than the energy demand and **release** that energy during high demand periods
- BESS are **reservoirs** of energy; balancing supply and demand. They **keep energy costs low**, maintain grid reliability, and reduce blackouts
- There are nearly 50 BESS Projects in operation in the state of AZ today



*Example of charge/discharge schedule*



## Rezone & Specific Plan

Following the submission and approval of the Comp Plan amendment, we are submitting a Rezoning/Specific Plan request to rezone the Subject Property from Suburban Homestead (SH) to Light Industrial-General (CI-2). The rezoning would allow for future development of the proposed Project.

- Current Zoning: Suburban Homestead (SH)
- Proposed Zoning: General Industrial Zone (CI-2)

The Development Services Department recommendation is **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**. The proposal to the CI-2 (TDR-RA) (General Industrial-Transfer of Development Rights–Urban Receiving Area) zone for a BESS conforms to:

- The property's Industrial (I) comprehensive plan land use designation and the renewable energy goals and policies of Pima Prosper's
- The County's comprehensive land use plan through the expansion of a battery energy storage system to meet some of the demand for clean energy,
- The project avoids the Xeroriparian "C" Riparian Area also classified as a Flood Control Resource Area located within the property.

## Request Summary:

## Board of Supervisors Approval for Rezoning

# Property Overview

- **South Tucson area of Pima County, AZ**
  - 3.8 miles east of the Tucson International Airport, Pima County, Arizona.
  - Leasing the Land from Balvino Hurtado, owner of Wilmot 8890 LLC
- **Gross Lot Area:**
  - Approximately 18 acres on privately owned land
- **Current Zoning:**
  - SH - Suburban Homestead

### Pima County

- Support the increased use of cost-effective clean alternative energy systems (Goal 1, Measure C)
- Promote the generation, transmission, storage and use of a range of renewable energy sources... (Policy 2)

### Tucson Electric Power

- Plan to interconnect over 3,970 MW of new energy resources over the next 15 years include 1,330 MW of new energy storage

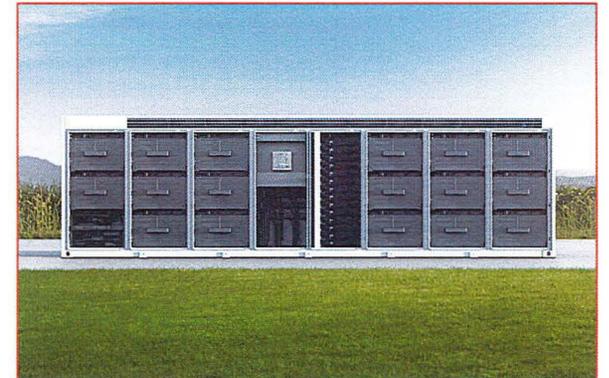
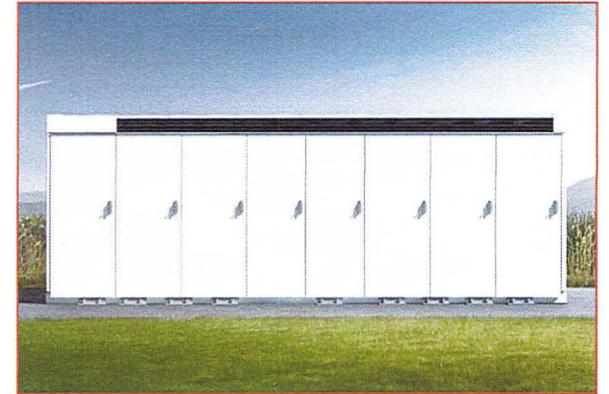
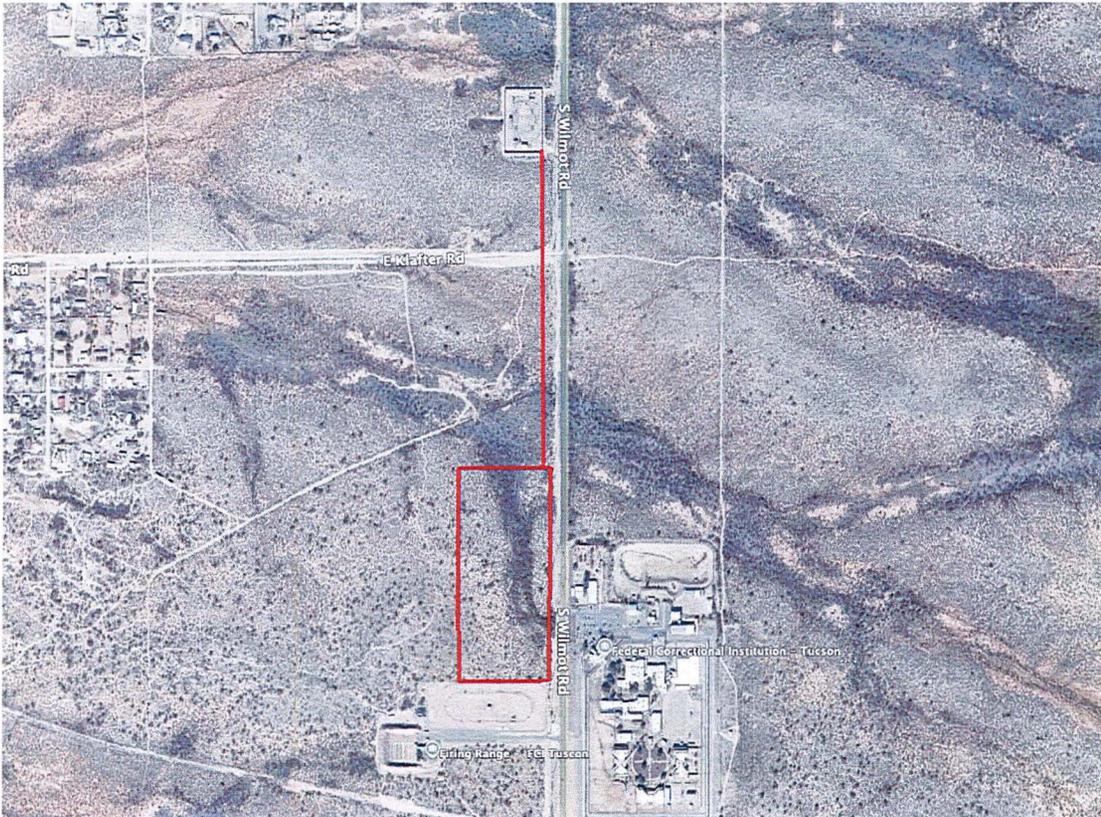
### State of Arizona Renewable Generation Goals

- 15% renewable energy production by 2025
- Increase in the share of renewable energy in the State's power mix by 2024

## Need Summary:

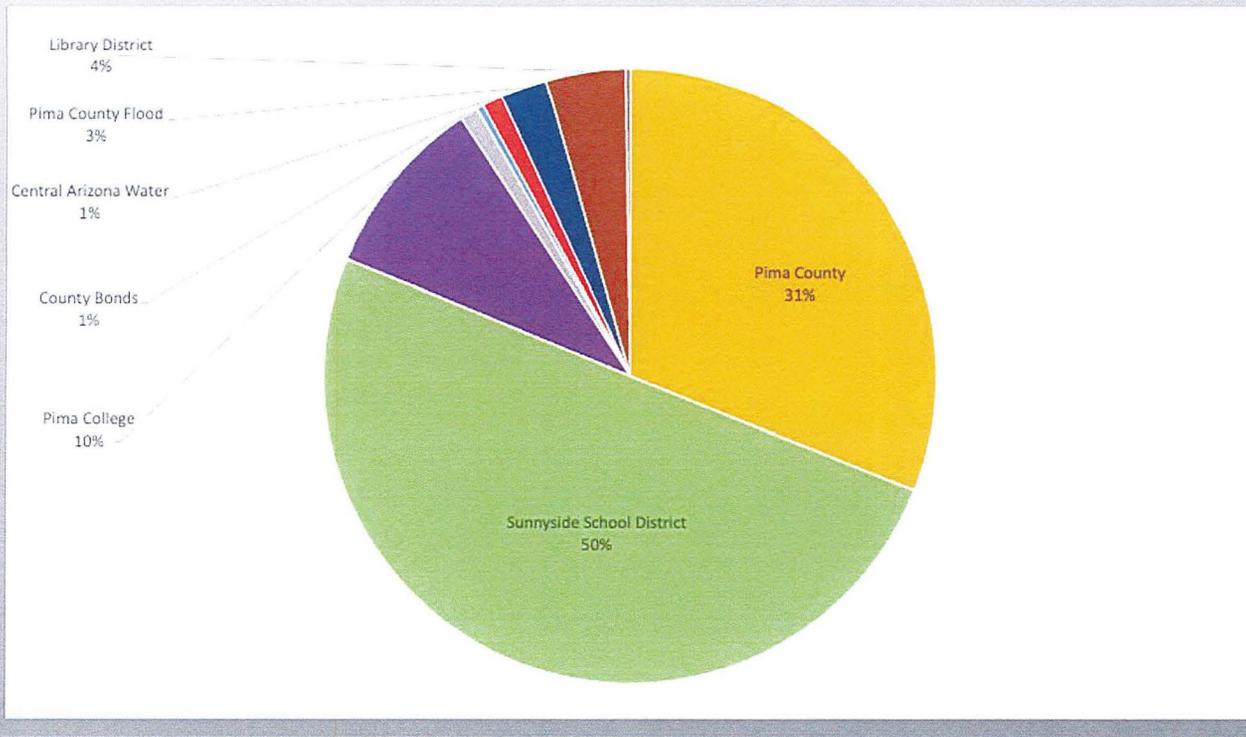
Boad of Supervisor  
Approval for Rezone

# SOLACE ENERGY CENTER



## Tax Payments to Pima County

Total tax payment for Solace Energy Center is **\$3,801,219** over 25 years



**Economic Benefits:**  
County Tax Revenue

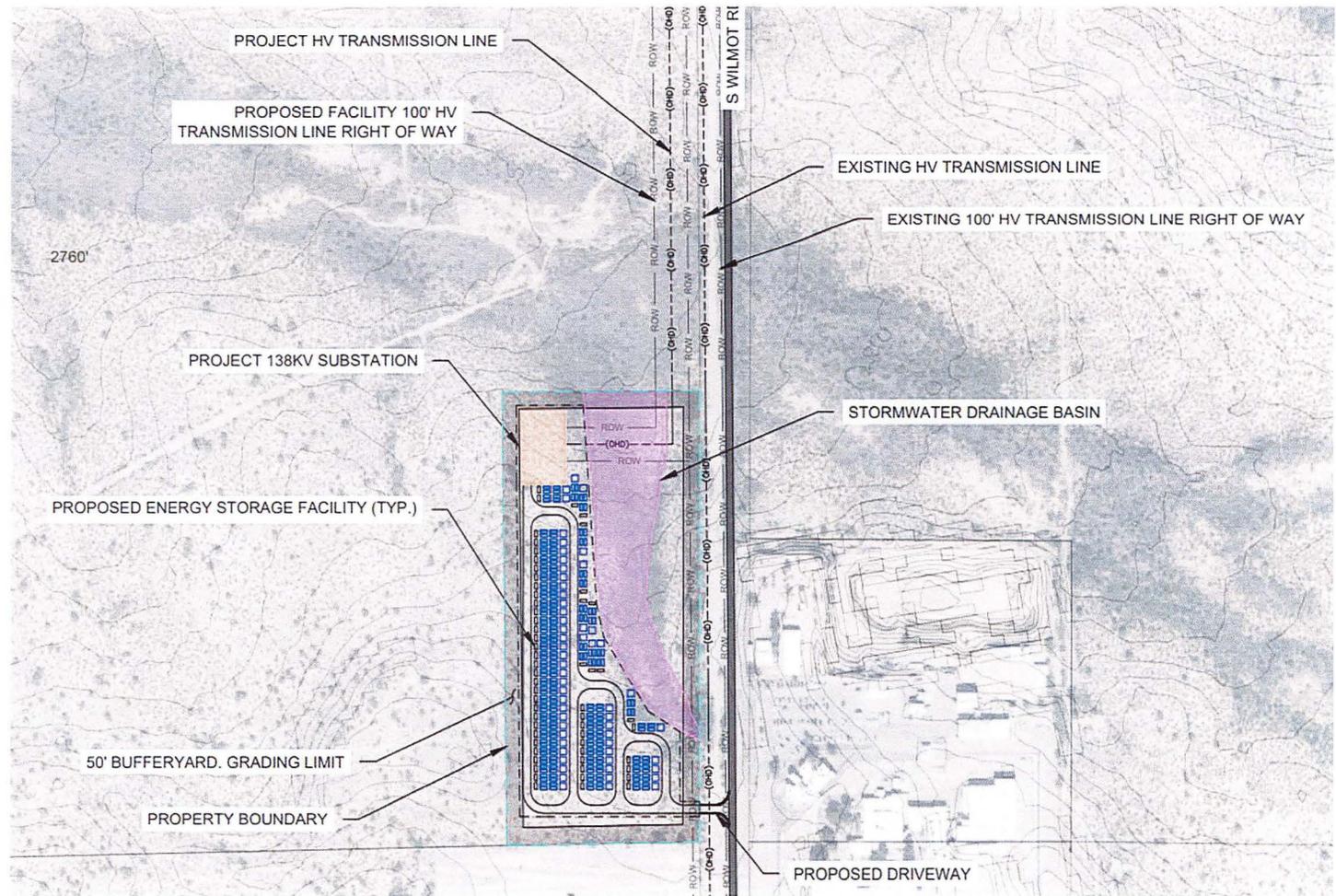
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Total tax payment for Solace Energy Center is **\$3,801,219** over 25 years

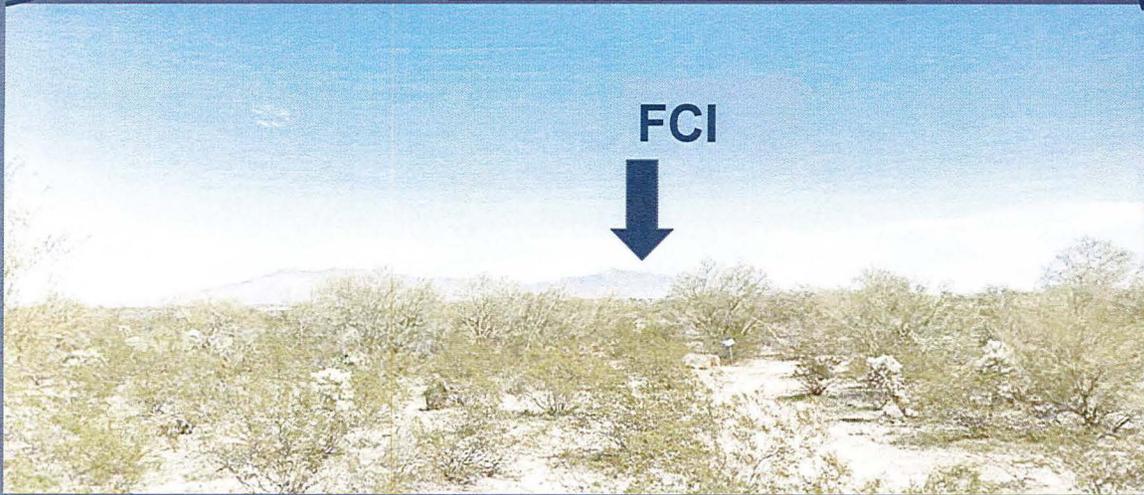
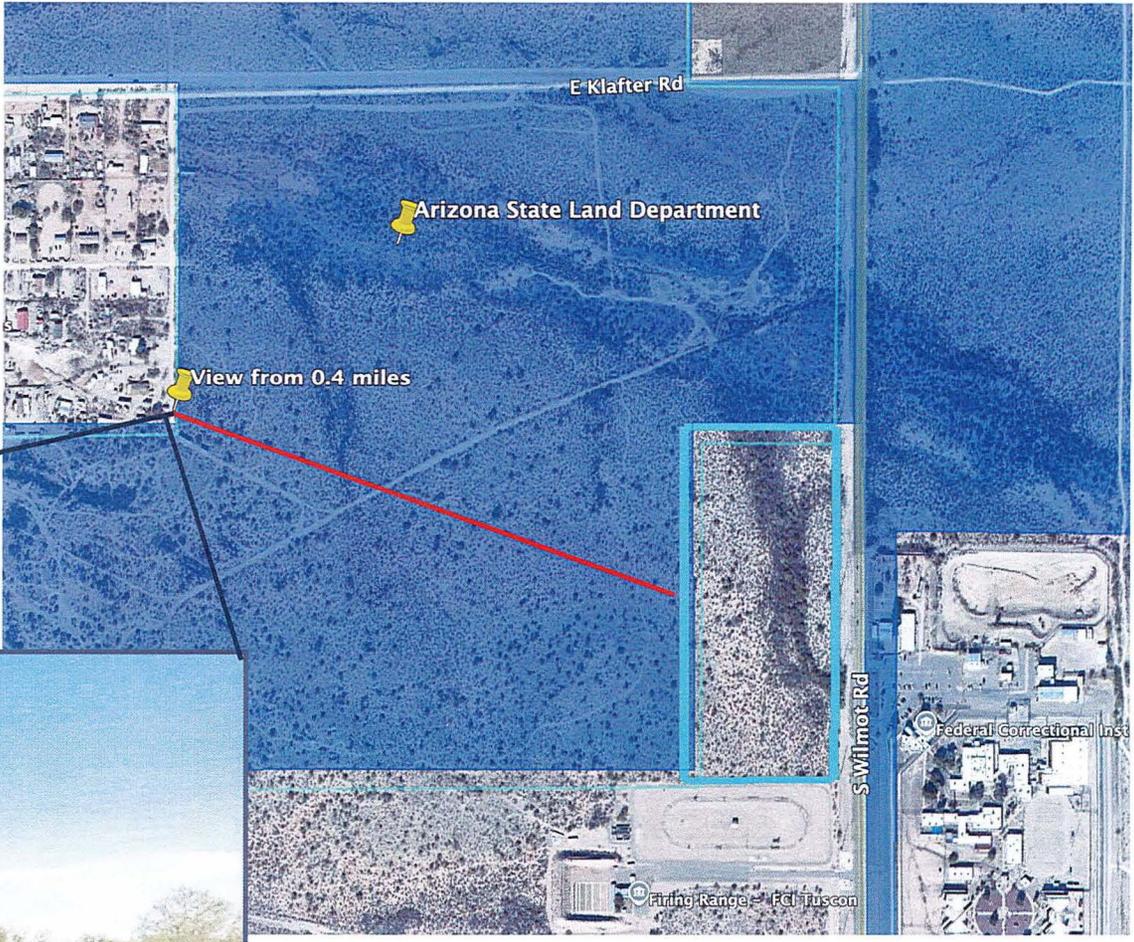
Entity	Percentage Tax Revenues	Total Tax Revenues (\$)
Sunnyside Unified School District	50.14%	\$1,905,931.21
Pima County	31.03%	\$1,179,518.26
Pima College	9.49%	\$360,735.68
County Bonds	0.95%	\$36,111.58
Joint Tech Ed	0.38%	\$14,444.63
Central Arizona Water	1.06%	\$40,292.92
Pima County Flood	2.48%	\$94,270.23
Library District	4.19%	\$159,271.08
Fire District Assistance	0.28%	\$10,643.41

**Economic Benefits:**  
County Tax Revenue

# SITE PLAN LAYOUT



# Visualization from Nearest Residential Structure



## DUE DILIGENCE

### Project Studies/Consultation – To-Date

- ✓ Pima Pineapple Cactus Focused Survey - November 2024
- ✓ Wetland Delineation - October 2024
- ✓ Archaeological Class I Survey - November 2024
- ✓ ALTA survey - January 2026

### Consultation

- ✓ Virtual Neighborhood Meeting (November 24, 2025)
- ✓ Paul Clark from Federal Correctional Institute (FCI) - October 2024
  - Project overview and safety response.
- ✓ Energy Safety Response Group - October 2024
- ✓ Tucson Fire Department - January 2025

### Project Studies/Consultation – Expected

- Pre-construction On-site Habitat Survey
- Pre-Construction On-site Listed Species Survey
- Pre-Construction Impact Mitigation Consultation with Arizona Fish and Game
- Pre-Construction Cultural Survey
- Pre-Construction Impact Mitigation with Arizona SHPO
- Inadvertent Discovery Plan
- Stormwater Pollution Prevention Plan
- Wildfire Mitigation Plan
- Revegetation and Noxious Weed Management Plan
- Emergency Response Plan
- Decommissioning Plan
- Driveway Permit





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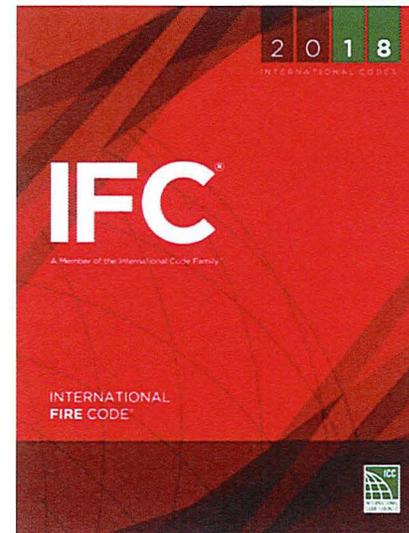
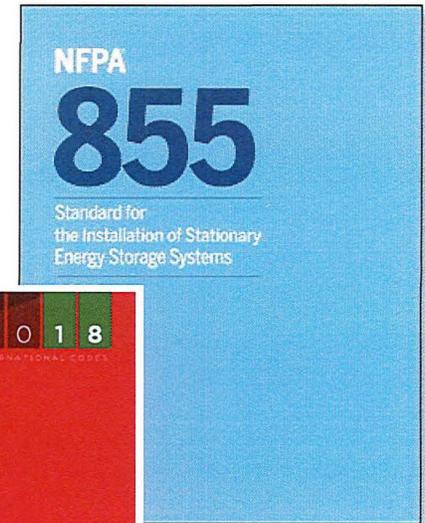
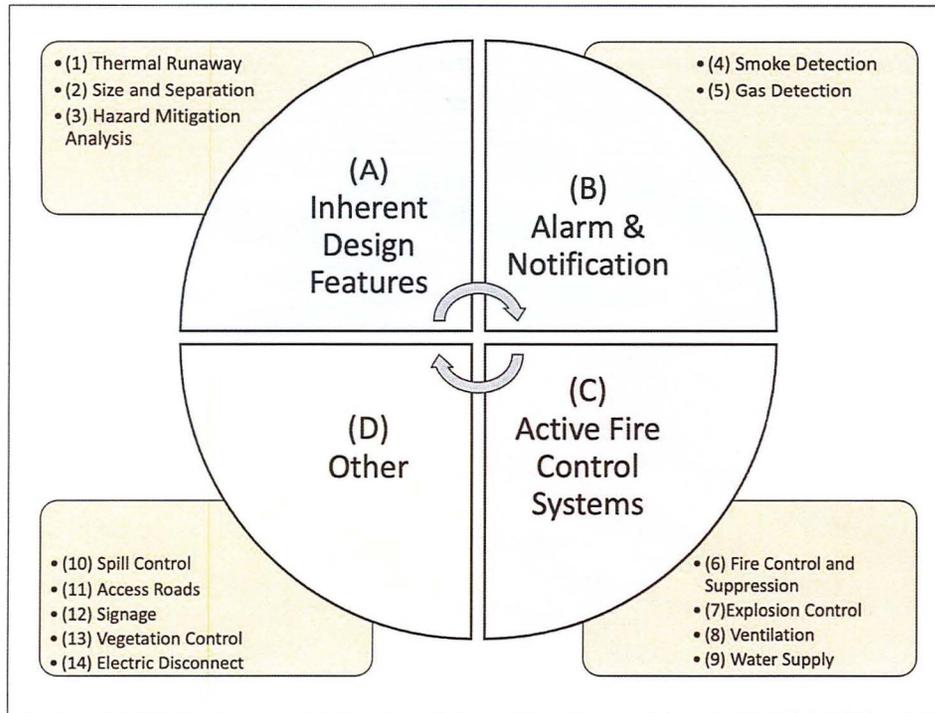
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413-200-8869



# Appendix

# FIRE CODE & SAFETY OVERVIEW



# FIRE CODE & SAFETY OVERVIEW

- Large-Scale Fire Testing:

- UL 9540A**

- Test Method for Evaluating Thermal Runaway Fire Propagation in BESS

- Primary Battery Equipment Standards:

- UL 1741**

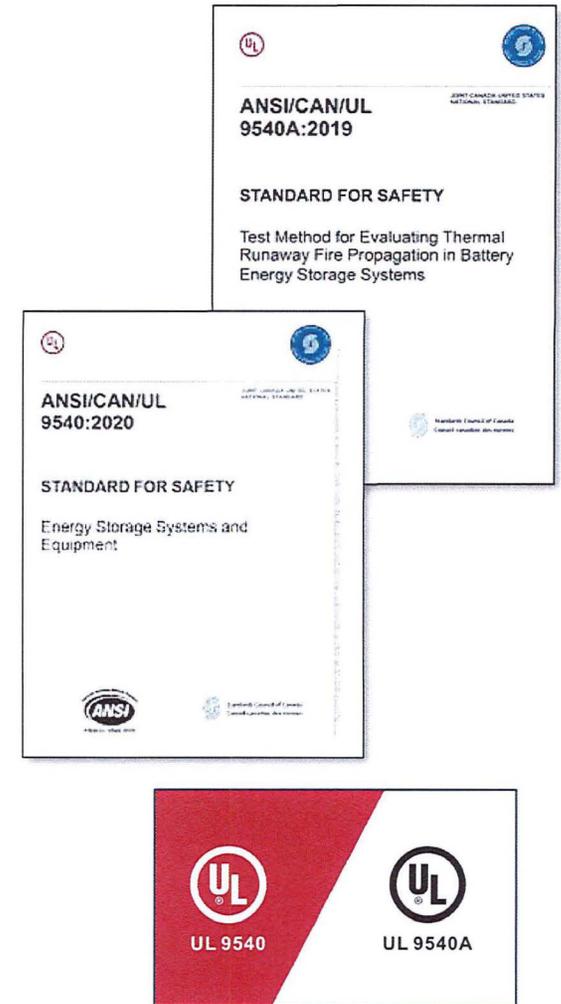
- Safety Standard for Inverter and Power Converter Equipment

- UL 1973**

- Batteries for Use in Stationary and Motive Auxiliary Power Applications

- UL 9540**

- Energy Storage Systems and Equipment



# FIRE PROTECTION FEATURES

- BMS provides layers of monitoring and protection:

- Real-time monitoring of individual cell voltages, currents, and temperatures
- Critical for safe system operation
- Ability to trigger corrective actions
- Possible product networking and 24/7 data availability

- Additional layers of safety:

- Detection (off-gassing, temperature, smoke)
- Thermal runaway protection
  - Temperature mgmt. (air/liquid cooling), breakers/disconnects
- Exhaust ventilation and deflagration venting

