



BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.

Award Type: Agenda Item

Is a Board Meeting Date Requested? Yes

Requested Board Meeting Date: 03/24/2026

Project Title / Description: P25RZ00002 WILMOT 8890 LLC – S. WILMOT ROAD REZONING

Agenda Item Report

Introduction / Background: The applicant proposes a rezoning of approximately 18.02 acres (parcel code 140-45-0340) from the SH (TDR-RA) (Suburban Homestead-Transfer of Development Rights – Urban Receiving Area) zone to the CI-2 (TDR-RA) (General Industrial - Transfer of Development Rights – Urban Receiving Area) zone on property located on the west side of S. Wilmot Road, approximately one mile south of the intersection of S. Wilmot Road and E. Hermans Road.

Discussion: The proposed rezoning plans for a Battery Energy Storage System (BESS) containing 275 metal container enclosures, approximately 160 square feet each with maximum heights of 15 feet, a 138kV substation and two, 320-square-foot-maintenance-buildings with maximum heights of 12 feet avoiding the Xeroriparian “C” Riparian Area also classified as a Flood Control Resource Area located within the property.

Conclusion: The rezoning conforms to its 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.

Recommendation: Staff and the Planning and Zoning Commission recommend APPROVAL subject to standard and special conditions.

Fiscal Impact: 0

Support of Prosperity Initiative: C-S 2. Address Climate Resilience and Environmental Justice

Provide information that explains how this activity supports the selected Prosperity Initiative Build a more resilient community through supporting clean energy.

Board of Supervisor District: • 2

Department: Development Services - Planning

Name: Terrill Tillman

Telephone: 5207246921

Department Director Signature: _____

 for

Date: _____

3/5/20

Deputy County Administrator Signature: _____

 for

Date: _____

3/6/2020

County Administrator Signature: _____

Date: _____

3/6/2020



PIMA COUNTY
DEVELOPMENT SERVICES

TO: Honorable Supervisor Dr. Matt Heinz, District 2

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department-Planning Division

DATE: March 10, 2026

SUBJECT: P25RZ00002 WILMOT 8890 LLC – S. WILMOT ROAD REZONING



The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, March 24, 2026** hearing.

REQUEST: For a **rezoning** of approximately 18.02 acres (parcel code 140-45-0340) from the SH (TDR-RA) (Suburban Homestead-Transfer of Development Rights – Urban Receiving Area) zone to the CI-2 (TDR-RA) (General Industrial - Transfer of Development Rights – Urban Receiving Area) zone on property located on the west side of S. Wilmot Road, approximately one mile south of the intersection of S. Wilmot Road and E. Hermans Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Industrial (I).

OWNERS: Wilmot 8890 LLC
3928 N. Fairview Avenue
Tucson, AZ 85705

AGENT: Solace Energy Center, LLC
Emma Riley
3210 21st Street
San Francisco, CA 94110

DISTRICT: 2

STAFF CONTACT: Terrill L. Tillman, AICP, Planner III

PUBLIC COMMENT TO DATE: As of March 10, 2026, staff has not received any written comments.

PLANNING & ZONING COMMISSION RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS** 8-0 (Commissioners Lane and Truitt were absent)

STAFF RECOMMENDATION: **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS: The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/TT/ds
Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P25RZ00002

Page 1 of 4

FOR MARCH 24, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Thomas Drzazgowski, Deputy Director
Public Works-Development Services Department Planning Division

DATE: March 10, 2026

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P25RZ00002 WILMOT 8890 LLC – S. WILMOT ROAD REZONING

Wilmot 8890 LLC, represented by Solace Energy Center, LLC, request a **rezoning** of approximately 18.02 acres (parcel code 140-45-0340) from the SH (TDR-RA) (Suburban Homestead-Transfer of Development Rights – Urban Receiving Area) zone to the CI-2 (TDR-RA) (General Industrial - Transfer of Development Rights – Urban Receiving Area) zone on property located on the west side of S. Wilmot Road, approximately one mile south of the intersection of S. Wilmot Road and E. Hermans Road. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Industrial (I). On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS 8 – 0**; (Commissioners Lane and Truitt were absent). Staff recommends **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**.
(District 2)

Planning and Zoning Commission Public Hearing Summary (January 28, 2026)

The public hearing was held in person and virtually. Some commissioners were present while others attended virtually and through the telephonic option. Staff and the applicant attended and presented in person.

Staff presented information from the staff report to the commission with a recommendation of approval subject to standard and special conditions.

A commissioner discussed rezoning condition #7 that requires all improvements to be removed from the property once the lease agreement or functionality of the property is void and questioned whether the ownership could maintain and replace the original battery stacks or continue upkeep without any Commission or Board approval and whether the use of the property could change.

Staff replied that to change the use, public hearings before the Planning and Zoning Commission and Board of Supervisors would be required for a substantial change for adherence to the preliminary development plan. The commissioner stated that the use of the property may not change from this action if approved by the Board of Supervisors and staff replied that it is correct.

A commissioner asked about water service and usage for the property. Staff replied that there would be no water service to the property since the bufferyards are natural and there is no full-time staff. A commissioner commented that these are not servers or technologies that require excessive cooling.

A commissioner questioned the transfer of development rights (TDR) overlay district and whether the Commission had a prior case in the overlay district. Staff replied that they had but because that property had combinations of uses within a specific plan which writes its own zoning, that the TDR overlay was no longer specified within the rezoning request. Staff furthered that there has been a transfer of densities only once in twenty years and staff is considering a change to the TDR overlay district as the current version is too cumbersome and hasn't really benefited the community.

A commissioner discussed his support for the Battery Energy Storage System (BESS) and the need for clean energy systems because this is something that will protect our ecosystems and reduce greenhouse gas emissions and furthered support, not for data centers, but renewable green energy systems.

The applicant further discussed the merits of the project by a national utility scale battery and energy storage system and solar developer with greenfield projects throughout the country. She stated that primary function of a BESS is essentially to act as an energy reservoir, with the ability to store energy when there's excess supply and then inject that into the greater grid when there is higher demand. People are coming home from work during those peak hours between four and seven PM turning on air conditioning, and increasingly plugging in their cars, which leads to sharp spikes in energy demand in key areas. Battery storage systems allow for those renewable resources that are already on the grid to extend their life and the life of existing infrastructure, including the point of interconnection to the 138 kV substation to the north that the BESS would connect to. She demonstrated how the community will benefit from the energy storage aspect as well as the tax benefit to the county and how the project helps to meet the renewable energy goals in the state of Arizona.

A commissioner asked whether the batteries would be sourced in Arizona and the applicant stated that is the preference, but at this time they don't have sourcing since they are about three years from actual construction and prefer domestic suppliers. The plan is to use 4-hour duration battery but there is flexibility and if there were a need for longer storage, it would be considered.

A commissioner discussed that the commission was hoodwinked with a recent data center project and the commission would be remiss to not question whether there is a direct connection to the arrival of the BESS and the data center. The applicant replied that there is no connection to the data center but that data centers highlight the importance of renewable resource systems since they are such an energy load increase.

A commissioner questioned the timing of the project and how the property was identified for the BESS. The applicant replied that there is an injection study on the grid when siting a project to be located an area where the resources can have to most impact. The study identified this area as a constrained area at the point of interconnection with the substation to the north. She stated that environmental considerations are also considered for this type of project and discussed that

the sound study combined with the latest technology would allow the system to operate at 10 to 15 decibels with the nearest receptor facility being the prison 350 feet away.

A commissioner questioned the final ownership of the project and the applicant responded that there are different possibilities for this project, in some cases the applicant would manage the project up to construction and then a construction owner/operator would take over the operations and maintenance for the lifetime of the BESS through the decommissioning. In some cases, the utility ends up owning the project and other cases the applicant would be the final owner operator.

The public hearing was opened to the public.

There was one speaker who stated that he supports the project and that it is a great idea for the County and agrees that the request aligns with the County's renewable energy goals. He questioned whether there would be a solar component.

The public hearing was closed.

The applicant clarified that there would not be any solar uses with this request.

Commissioner Cook made a motion to recommend **APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS**; Commissioner Maese gave second.

The commission voted to recommend **APPROVAL** of the rezoning 8 - 0 (Commissioners Lane and Truitt were absent).

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

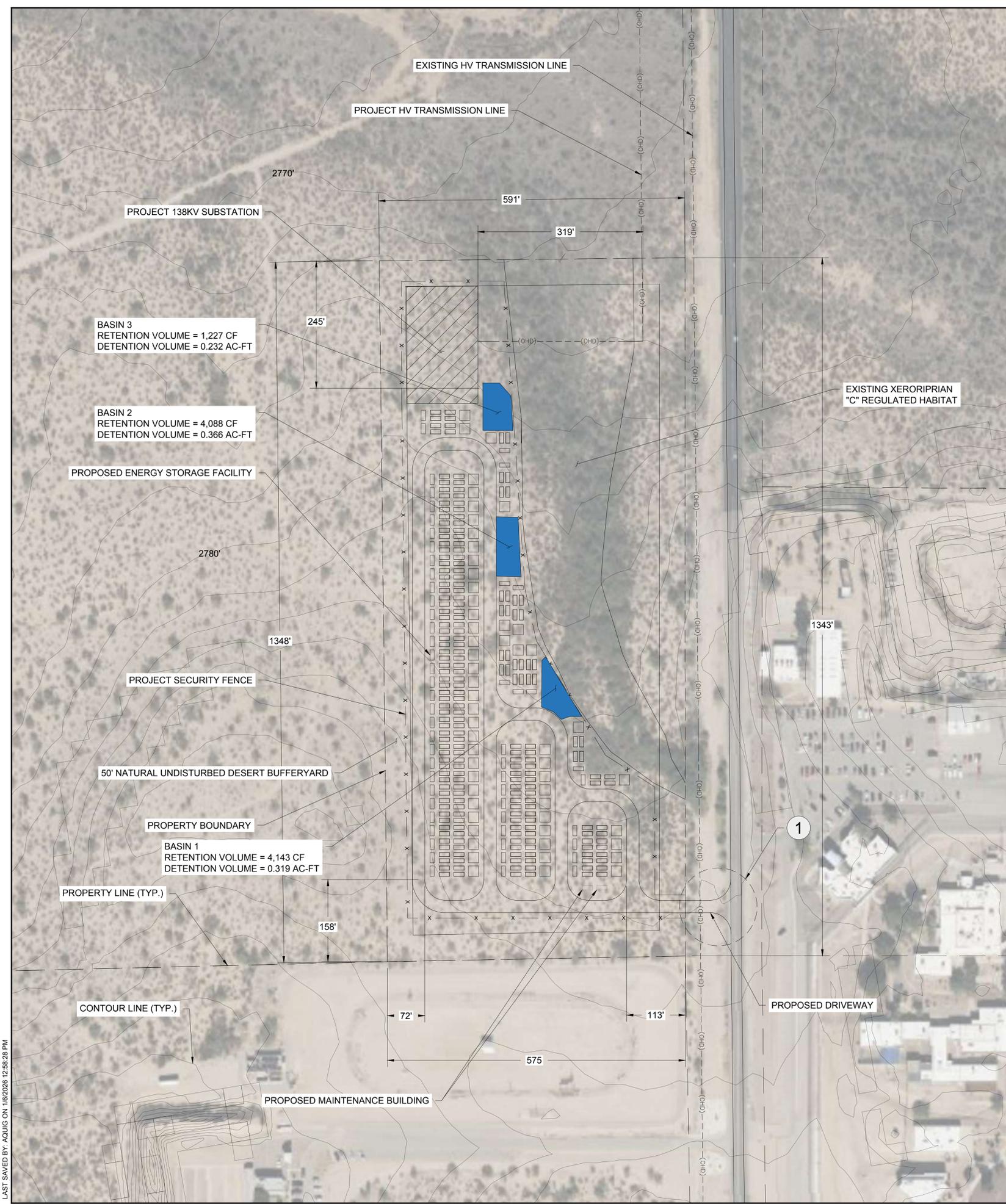
1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The developer shall provide proof of approval from the City of Tucson Department of Transportation and Mobility (COT DTM) for the proposed access point to S. Wilmot Road at the time of development plan review.
 - B. The property owner(s) shall accept full responsibility for the maintenance, control, safety, and liability of all privately owned roads, drives, physical barriers, drainageways, and drainage easements.
3. Regional Flood Control District conditions:
 - A. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed in perpetuity.
 - B. Encroachment into mapped Regulated Riparian Habitat not shown on the approved PDP is prohibited.
4. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
5. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by

the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.

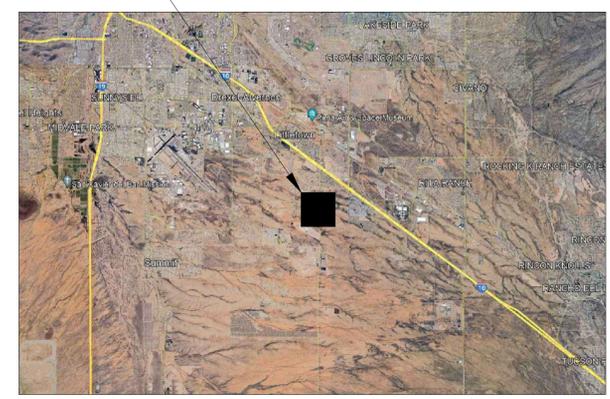
6. Adherence to the preliminary development plan as approved at public hearing.
7. Once the lease agreement or functionality of the property is void, all improvements on the property shall be removed including the battery storage, substation and maintenance buildings.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/TT/ds
Attachments

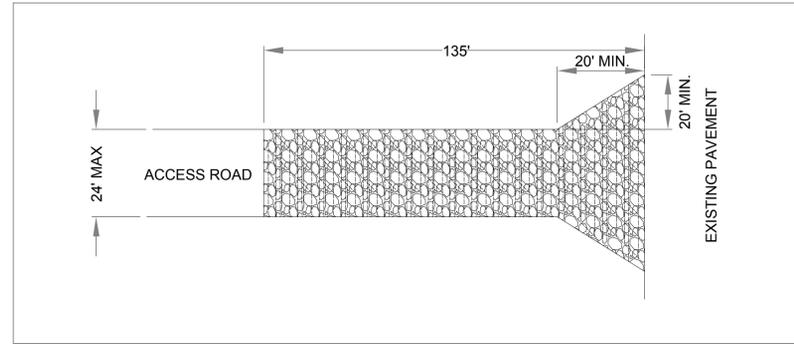
c: Emma Riley, Solace Energy Center, LLC



PROJECT LOCATION



VICINITY MAP

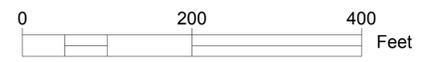
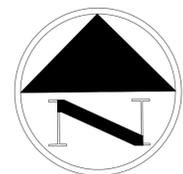


1 TYPICAL SITE ACCESS DRIVEWAY PLAN VIEW
SCALE: NTS

PROJECT SUMMARY

TOTAL PROJECT AREA (ACRES)	18
TECHNOLOGY	BESS
BESS AC CAPACITY AT POI (MW)	250
BESS CAPACITY AT POI (MWh)	1000
POINT OF INTERCONNECTION	ROBERT BILLS 138KV SUBSTATION
INTERCONNECTION VOLTAGE (KV)	138
GEN-TIE DISTANCE (FEET)	2200

- NOTES:**
- PROJECT PARCEL APN: 140450340
 - PROPOSED FACILITY ZONING: CI-2 (GENERAL INDUSTRIAL)
 - PROPOSED FACILITY CURRENT USE: VACANT
 - ACCESS DRIVEWAY TO BE PAVED. PROPOSED ENERGY STORAGE FACILITY AND ACCESS ROADS TO CONSIST OF COMPACTED GRAVEL
 - PROPOSED ENERGY STORAGE ENCLOSURE AREA: 3 ACRES
 - PROPOSED ENERGY STORAGE ENCLOSURE HEIGHT: 12 FT.
 - PROPOSED NUMBER OF BESS AND PCS ENCLOSURES: 275
 - APPROXIMATE SQUARE FOOTAGE PER BESS/PCS ENCLOSURE: 160 SQ. FT.
 - PROPOSED MAINTENANCE BUILDING DIMENSIONS AREA: 320 SQ. FT.
 - PROPOSED MAINTENANCE BUILDING HEIGHT: 12 FT.
 - 2 FOOT CONTOUR LINES SHOWN



CONFIDENTIAL

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**PRELIMINARY
NOT FOR CONSTRUCTION**



3210 21ST STREET SAN FRANCISCO, CA 94110
PHONE: 415.275.0753
www.missioncleanenergy.com

**SOLACE ENERGY CENTER
PIMA COUNTY, AZ**

APPROVED BY: AQ
CHECKED BY:
DESIGNED BY:
DRAWN BY: BK
PROJECT NUMBER:
DRAWING NAME:

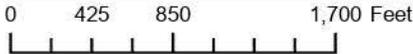
SITE PLAN

SCALE:
1" = 100'

DRAWING No. **SP101** REVISION **2**

Case #: P25RZ00002
Case Name: WILMOT 8890 LLC - S. WILMOT ROAD REZONING
Tax Code(s): 140-45-0340

Aerial Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION



Notes:

Map Scale: 1:12,000	Map Date: 1/9/2026 - ds



**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION
STAFF REPORT TO THE PLANNING AND ZONING COMMISSION**

HEARING January 28, 2026

DISTRICT 2

CASE P25RZ00002 Wilmot 8890 LLC – S.
Wilmot Road Rezoning

REQUEST Rezone 18.02 acres from SH (TDR-
RA) (Suburban Homestead-Transfer
of Development Rights – Urban
Receiving Area) zone to the CI-2
(TDR-RA) (General Industrial -
Transfer of Development Rights –
Urban Receiving Area) zone

OWNER Wilmot 8890 LLC
3928 N. Fairview Avenue
Tucson, AZ 85705

APPLICANT Solace Energy Center, LLC
Emma Riley
3210 21st Street
San Francisco, CA 94110



APPLICANT'S PROPOSED USE

The applicant proposes an approximate 18.02-acre rezoning to CI-2 (TDR-RA) (General Industrial - Transfer of Development Rights – Urban Receiving Area) for a Battery Energy Storage System (BESS) containing 275 metal container enclosures, approximately 160 square feet each with maximum heights of 15 feet, a 138kV substation and two, 320-square-foot-maintenance-buildings with maximum heights of 12 feet.

APPLICANT'S STATED REASON

The proposed use of the Subject Property is to construct and operate the Solace Energy Center, LLC ("Project"), a 250 MW/ 1000 MWh Battery Energy Storage System to be situated on approximately 18 acres of private property, located south of Interstate 10 on South Wilmot Road. The Project will consist of battery enclosures, transformers, inverters, transmission lines, and associated infrastructure. The Project will deliver electricity to the Tucson Electric Power (TEP) transmission system via existing transmission infrastructure and associated utility easements. The Project will interconnect to the existing Robert Bills-Wilmot Substation to the north of the Subject Property.

STAFF REPORT SUMMARY

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

addition of a BESS to meet demand for clean energy, avoiding the Xeroriparian “C” Riparian Area also classified as a Flood Control Resource Area located within the property.

PUBLIC COMMENT

As of the writing of this staff report, January 13, 2026, staff has not received any public comments.

Published and mailed notice of the proposal along with the website posting of staff’s report will occur a minimum of fifteen days prior to public hearing. The website will be updated to include public comment throughout the process to the Planning and Zoning Commission and the Board of Supervisors.

COMPREHENSIVE PLAN

The land use designation of the subject site is Industrial (I), amended in 2025 from the High Intensity Urban (HIU) to the Industrial in case P25CA00001, memorialized through Resolution 2025-39, approved by the Board of Supervisors, September 16, 2025. The I land use designation plans for industrial uses when properly located and regulated are compatible with certain types of commercial activities. The location of the BESS furthers the intent of the I land use designation due to its proximity to the existing 138 KV substation to the north, across the street from a federal prison and adjacent to the federal firing range is appropriately located.

SURROUNDING LAND USES/GENERAL CHARACTER

North:	SH	Unsubdivided, Undeveloped Low Density Residential State Lands
South:	I-2 (COT)	Federal Bureau of Prisons Firing Range in City of Tucson/Undeveloped Federal Lands
East:	SH/RX-1 (COT)	Unsubdivided, Undeveloped Low Density Residential/Federal Prison in the City of Tucson
West:	SH	Unsubdivided, Undeveloped Low Density Residential State Lands

The property is immediately surrounded by State owned undeveloped lands to the north, east and west with the exception of the Federally owned developed prison complex across the street. Federally owned developed lands lie south of the property with a firing range and a Federally owned prison complex. The TEP substation is located further north. To the northeast and southeast lie high-density residential areas that are located over one mile away and are developed through subdivision plats. Low-density, developed unsubdivided properties lie approximately one-half mile to the west and north of the subject property.

PREVIOUS REZONING CASES ON PROPERTY

There was a previous rezoning case P22RZ00005 from SH to CB-2 (General Business) for commercial uses on the subject property which was withdrawn due to the limitations of developable area associated with the riparian area.

PREVIOUS REZONING CASES IN GENERAL AREA

Recent activity:

There has been no recent rezoning activity in the area.

Past activity:

There is no rezoning history within one mile of the subject property, but a substantial amount of land just over one mile away from the property has been rezoned along the I-10 corridor and further south for higher intensity commercial uses, specific plans and high-density residential uses including an RV Park beginning in the late 70’s up to current years. These areas contain a mix of CB-1 (Local Business), CB-2, TR (Transitional), CMH-2 (County Manufactured and Mobile

Home -2), and TH (Trailer Homesite), CR-4 (Mixed-Dwelling Type) and CR-5 (Multiple Dwelling) zones.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM (CLS)

The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

PLANNING REPORT

Staff supports the request because the Comprehensive Plan, Pima Prospers, promotes the use of renewable energy and the development will efficiently use the existing overhead transmission lines connecting to the 138kV substation to the north promoting the long-range viability of the region. Smart growth policies are employed through decreasing reliance on fossil fuels. The BESS is a source of new, clean, renewable, cost-efficient energy.

The proposed BESS is located south of an existing TEP 138kV substation. The BESS acts as a large storage bank for electricity. The system will accept excess power for battery storage and will discharge the stored energy during peak hours, provide backup power and stabilize the power grid. The BESS will interconnect to the TEP transmission system through an easement or right-of-way dedication of State Lands from the substation, north of the subject property. A 138kV substation will be an ancillary use as part of the development that allows the BESS project voltage to match the voltage of the utility substation to the north and safely transmit electricity via the larger grid. The BESS is developed through a power purchase or tolling agreement that typically lasts for 20 years. After the 20 years, the agreement may be extended if both parties agree, otherwise the property will be restored to its original, undeveloped state. The substation, maintenance buildings and battery storage system will be removed, and some restoration of vegetation may occur. Although a 138kV substation is regulated by the zoning code, when it is an ancillary use, the application of a substation does not apply. The substation has no value to the local utility and will be dismantled and removed from the property at some point in the future. Rezoning condition #7 has been added to ensure compliance for the removal of the BESS, substation and maintenance buildings.

The BESS will be accessed from Wilmot Road through one gated driveway connecting to the City of Tucson's street network. Interior to the site, the project proposes all access drives to be graveled or treated with Department of Transportation approved surfacing. The property contains approximately 3.38 acres of Xeroriparian "C" regulated riparian habitat along both sides of the regulatory wash. The riparian area is also designated as a Flood Control Resource Area (FCRA) by Pima Prospers which will be left natural conforming to the policies which require avoidance. A native plant preservation plan will be submitted at the time of development permitting but should be easily met through the large areas of FCRA set asides. The property contains no saguaros nor ironwood trees but does contain some palo verde and mesquite trees, mostly located within the riparian area and will mitigate the removal of non-viable species through transplanting viable species for enhancement within the proposed natural bufferyards. The property may contain the endangered Pima Pineapple cactus although no species were found on-site in the survey that was conducted. The applicant may apply for a Certificate of Coverage under Pima County's Section 10 permit that ensures compliance with the Endangered Species Act for an incidental taking. A 40-foot-wide natural bufferyard "C" is planned along the north and west property boundaries and a 50-foot-wide natural bufferyard "C" is planned along the southern boundary and adjacent to the street. A 6-foot-high perimeter security fence with 3 feet of barbed wire on top will be installed interior to the bufferyards. Three on-site detention basins are planned to manage water flows across the property.

The zoning of the property has an overlay designation Transfer of Development Rights – Urban Receiving Area that allows for the transfer of densities as a receiving property. With the extensive riparian area within the property boundaries, a density transfer to this site is highly unlikely and is part of a larger receiving area that may be much more appropriate for a density transfer.

Concurrency of Infrastructure:

Concurrency of infrastructure exists or will exist to serve the proposed development.

CONCURRENCY CONSIDERATIONS		
<i>Department/Agency</i>	<i>Concurrency Considerations Met: Yes / No / NA</i>	<i>Other Comments</i>
TRANSPORTATION	Yes	No objection, subject to conditions
FLOOD CONTROL	Yes	No objection, subject to conditions
WASTEWATER	N/A	
PARKS AND RECREATION	Yes	No comment
DEPARTMENT OF ENVIRONMENTAL QUALITY	Yes	No comment
WATER	N/A	
SCHOOLS	N/A	

TRANSPORTATION

The City of Tucson has jurisdiction over and maintains S. Wilmot Road. The proposed Battery Energy Storage System use is not expected to impact roadway capacity. There are no transportation concurrency concerns associated with this request.

The Department of Transportation has no objection to the proposed rezoning and recommends approval, subject to rezoning conditions #2A - B.

FLOOD CONTROL

The Regional Flood Control District (District) has the following comments:

- This property is not impacted by a Federal Emergency Management Agency Special Flood Hazard Area or local floodplain.
- The property does have a regulatory wash located on the property. The regulatory wash enters the property from the west side of Wilmot Road at the southern side of the parcel and exits the property at the middle of the northern property line. The regulatory wash has an estimate 100-year peak discharge of less than 500 cfs (cubic feet per second) with an associated erosion hazard setback of 25 feet.
- The applicant provided discussion in the site analysis narrative on the Hydrology entering and exiting the site. 165 cfs enters the property from the west side of Wilmot Road and at the exit 250 cfs leaves the property.
- The property does have mapped Regulated Riparian Habitat (RRH) that resides along both sides of the regulatory wash. The RRH is classified as Xeroriparian Class C Habitat.

Pima Prospers Comprehensive Plan considers the RRH a Flood Control Resource Area (FCRA) where avoidance of the FCRA shall occur to protect the natural resource and hydrologic integrity to reduce the risk of flooding. The project is showing avoidance of the RRH which the District supports. Rezoning conditions #3A-B have been applied to this project requiring avoidance of the RRH at the time of permitting.

- Any new development is required to include some method of peak discharge and volumetric runoff reduction through a detention facility. The Preliminary Development Plan (PDP) provides three locations where a basin will provide detention. The site analysis narrative provides discussion on how this project will meet the requirement.
- Design Standards for Stormwater Detention and Retention was adopted November 2015 where First Flush retention became a requirement, and the use of Low Impact Development (LID) Practices was introduced. The project is required to demonstrate that First Flush retention will incorporate this shift in stormwater management. The PDP shows that retention will be provided in the 3 basins.
- A Will Serve Letter has not been provided as the operation of the proposed use does not need to use water.

The Flood Control District has no objection subject to the addition of rezoning conditions #3A-B.

WASTEWATER RECLAMATION

The Pima County Regional Wastewater Reclamation Department has no comment as there will be no water service to the property.

ENVIRONMENTAL PLANNING

Environmental Planning has no objection subject to rezoning condition #4.

CULTURAL RESOURCES

Cultural Resources has no objection to this request subject to the addition of condition #5.

NATURAL RESOURCES, PARKS AND RECREATION

The Natural Resources, Parks and Recreation Department have no comment. There is a greenway adjacent to the property that will not connect to any other greenway and likely will not be built.

UNITED STATES FISH AND WILDLIFE SERVICE

US Fish and Wildlife Service has no comment.

WATER DISTRICT

There will be no water service to the property.

FIRE DISTRICT

The Arizona State Fire Marshal has no comment.

IF THE DECISION IS MADE TO APPROVE THE REZONING, THE FOLLOWING STANDARD AND SPECIAL CONDITIONS SHOULD BE CONSIDERED:

Completion of the following requirements within five years from the date the rezoning request is approved by the Board of Supervisors:

1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
2. Transportation conditions:
 - A. The developer shall provide proof of approval from the City of Tucson Department of Transportation and Mobility (COT DTM) for the proposed access point to S. Wilmot Road at the time of development plan review.
 - B. The property owner(s) shall accept full responsibility for the maintenance, control, safety, and liability of all privately owned roads, drives, physical barriers, drainageways, and drainage easements.
3. Regional Flood Control District conditions:
 - A. The Regulated Riparian Habitat located within the Flood Control Resource Area shall be protected during construction and will remain undisturbed in perpetuity.
 - B. Encroachment into mapped Regulated Riparian Habitat not shown on the approved PDP is prohibited.
4. Environmental Planning conditions: Upon the effective date of the Ordinance, the owner(s)/developer(s) shall have a continuing responsibility to remove buffelgrass (*Pennisetum ciliare*) from the property. Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. This obligation also transfers to any future owners of property within the rezoning site; and Pima County may enforce this rezoning condition against the property owner.
5. Cultural Resources condition: Prior to ground modifying activities, an on-the-ground archaeological and historic sites survey shall be conducted on the subject property. A cultural resources mitigation plan for any identified archaeological and historic sites on the subject property shall be submitted at the time of, or prior to, the submittal of any tentative plan or development plan. All work shall be conducted by an archaeologist permitted by the Arizona State Museum, or a registered architect, as appropriate. Following rezoning approval, any subsequent development requiring a grading permit will be reviewed for compliance with Pima County's cultural resources requirements under Chapter 18.81 of the Pima County Zoning Code.
6. Adherence to the preliminary development plan as approved at public hearing.
7. Once the lease agreement or functionality of the property is void, all improvements on the property shall be removed including the battery storage, substation and maintenance buildings.
8. In the event the subject property is annexed, the property owner shall adhere to all applicable rezoning conditions, including, but not limited to, development conditions which require financial contributions to, or construction of infrastructure, including without limitation, transportation, flood control, or sewer facilities.
9. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

Respectfully Submitted,

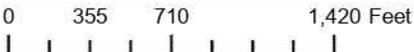
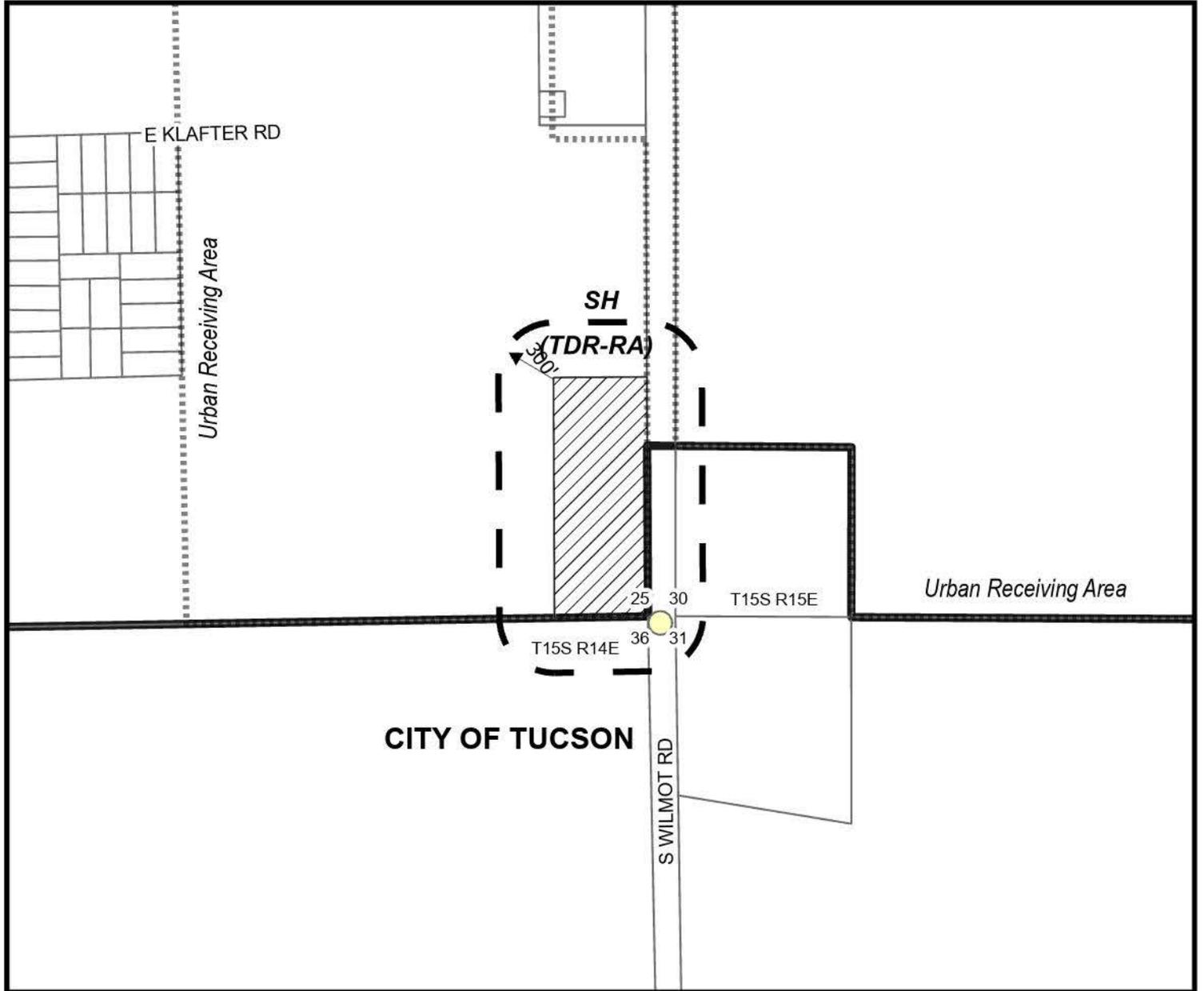
A handwritten signature in black ink, appearing to read "Terrill Tillman". The signature is fluid and cursive, with a large initial "T" and a long, sweeping underline.

Terrill Tillman, AICP
Planner III

c: Emma Riley

Case #: P25RZ00002
Case Name: WILMOT 8890 LLC - S. WILMOT ROAD REZONING
Tax Code(s): 140-45-0340

-  Zoning Boundary
-  300' Notification Area
-  Transfer of Development Rights
-  Subject Property



Area of proposed rezoning from SH (TDR-RA) to CI-2 (TDR-RA) 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
 PLANNING DIVISION**

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 1/28/26 (scheduled)	Board of Supervisors Hearing: TBA	
	Base Map(s): 93, 94	Map Scale: 1:10,000	



Industrial (I)

Objective: To designate adequate area for industrial uses that, if properly located and regulated, are compatible with certain types of commercial activities. Residential development is permitted within a proposed project provided that it meets the requirements of the Mixed Use Option under the CI-1 zoning district (Section 18.51.070 of the Pima County Zoning code).

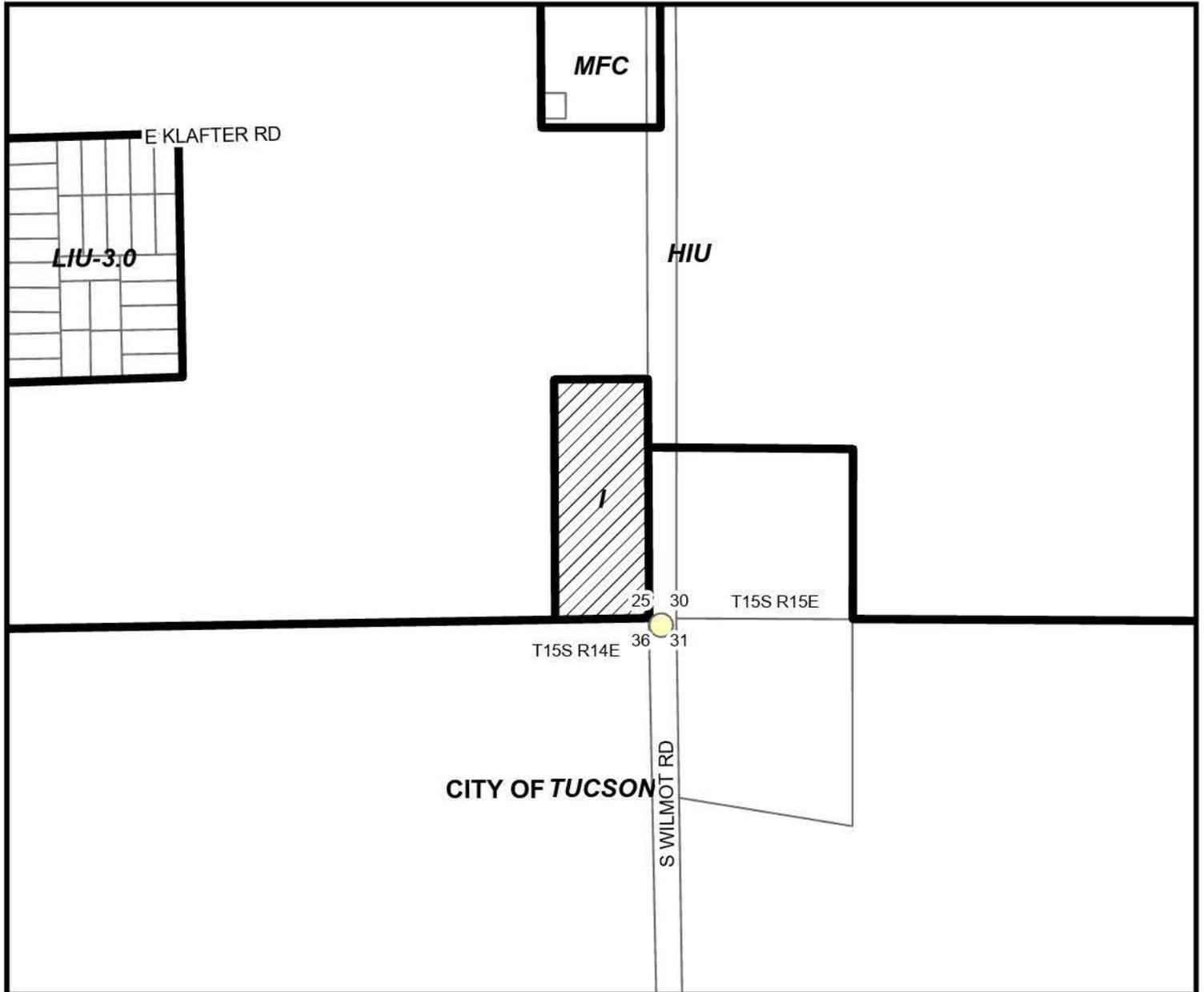
▪ Zoning Districts: Only the following zoning districts shall be allowed:

1. CB-1 Local Business Zone
2. CB-2 General Business Zone
3. CPI Campus Park Industrial Zone
4. CI-1 Light Industrial/Warehousing Zone
5. CI-2 General Industrial Zone
6. SP Specific Plans

Case #: P25RZ00002
Case Name: WILMOT 8890 LLC - S. WILMOT ROAD REZONING
Tax Code(s): 140-45-0340

Comprehensive Plan Exhibit

 Subject Property



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Map Scale: 1:10,000		Map Date: 1/9/2026 - ds

November 14, 2025

Mission Clean Energy is excited to invite you to a public open house to learn more about Solace Energy Center! We are reaching out to you specifically because your property is located within 300 feet of the project property. The open house will be held virtually via the Google Meet Link Details below on November 24th from 5:30 – 7:00 PM.

Meeting Details:

Solace Energy Center – Neighborhood Meeting

Monday, November 24th: 5:00 – 6:30pm Time zone: America/MST

Video call link: <https://meet.google.com/uhb-thtx-vek>

Or dial: (US) +1 208-925-0215 PIN: 219 444 837# More phone numbers: <https://tel.meet/uhb-thtx-vek?pin=4989516292403>

We will have Project Team coming to neighborhood meeting and that event would be a great opportunity to meet with our team face-to-face and go over anything you'd like to know about our Project.

The Project

The Project is a 250 megawatt (MW) battery storage project located on private land in Pima County about four miles from the Tucson Airport. All parcels used for the project are shown on the map on the back of this page.

The Project will consist of containerized battery storage enclosures and utility infrastructure like underground distribution lines. The project will have access from the public Wilmot Road and is located nearly a half mile away from the nearest residence.

Once operational, the Project will connect to the existing TEP substation, north of the Project site by a generation tie line via an Arizona State Land right-of-way. The affordable power on the public grid will be able to be used by any homes, businesses, schools, hospitals, etc. in the area.

The Benefits

A Project of this size brings with it significant tax revenue to Pima County. The total estimated tax revenue for Pima County over the roughly 25-year lifespan of the Project would be nearly **\$4M total**, depending on the final Project cost and tax guidance from the county and state.

250MW is also a large amount of storage capacity that supports Pima County's stated goals to increase the use of cost-effective clean alternative energy systems.

Contact Information

For any questions about the Project please contact the Development Manager for this project, Emma Riley, at emma@missioncleanenergy.com or by phone at 510-224-3417. Thank you!

Sincerely,

Emma Riley – Development Manager

ATTACHMENT 1 – PROJECT MAP



Solace Neighborhood Meeting for Rezone Summary 11.24.25

Solace Energy Center Project Team Attendees: Emma Riley, Madison Sanders

Pima County Neighborhood Attendees: None

A virtual public meeting was held for the neighbors of the proposed Solace Energy Center, LLC led by the project team (members listed above). There were no other attendees present at the meeting.

Meeting details are provided below:

Solace Energy Center Neighborhood Meeting

Monday, November 24 · 5:00 – 6:30pm

Time zone: Mountain Standard Time

Google Meet joining info

Video call link: <https://meet.google.com/uhb-thtx-vek>

Or dial: (US) +1 208-925-0215 PIN: 219 444 837#

More phone numbers: <https://tel.meet/uhb-thtx-vek?pin=4989516292403>

Comprehensive Plan Amendment Application OR Concurrent Comprehensive Plan Amendment and Rezoning or Specific Plan Application

To electronically submit a rezoning application, complete the application and upload the required documentation. To submit an application in person to 201 N Stone Avenue, 1st-floor Planning, fill out the printable application and submit the application and attachments in electronic form.

If you have additional questions please visit our [Rezoning Application & Submittal Guidelines page](#).

Full Name: Wilmot 8890 LLC

Mailing Address:

City: Tucson

State: AZ

Zip Code: 85705

Email:

Phone:

Is the property owner the applicant? No, the owner is not the applicant

Applicant's Full Name: Solace Energy Center, LLC

Applicant's Address:

City: San Francisco

State: CA

Zip Code: 94110

Email:

Property Address:

Tax Parcel Number: 140450340

Acreage: 18

Present Zone: Suburban Residential (SH)

Proposed Zone: General Industrial Zone (CI-2)

Comprehensive Plan Sub-region / Category / Policies: General Intensity Category (Industrial (I))

Letter of Authorization

If the applicant is not shown as the owner of the subject parcel a letter of authorization with a signature matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, a signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, a signature from an officer with his/her title is required along with a disclosure of the officers of the entity.

Upload Letter of Authorization:



Solace_Landowner Authorization Letter Signed_11.03.25.pdf

Site Analysis Document

Submit an electronic version of the site analysis document for a Site Analysis Rezoning or Specific Plan OR submit an electronic version of the required submittal documents as requested at the Pre-Rezoning Meeting for a Non-Site Analysis Rezoning.

Upload Site Analysis Document:



Solace_Atwell Rezone and Specific Plan_10.30.25.pdf

Upload ESRI Shapefile or AutoCad DWG File

An ESRI Shapefile or AutoCad DWG file referenced to the Pima County GIS coordinate system for any zoning and/or land use boundary contained within a portion of a parcel or parcels that creates its own unique boundary that is not legally described.

Terms and conditions

- I confirm the information provided is true and accurate to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application. (By checking the box, I am electronically signing this application.)

For Electronic Submittal:

A rezoning case will be opened and an email containing an invoice with the case number and instructions for making payment through the online payment portal will be sent to the applicant within 2 business days.

Attendance to a *Pre-Rezoning meeting* is a pre-requisite to rezoning application submittal. The Pre-Rezoning meeting is scheduled at 201 N. Stone Avenue, 2nd floor on the 3rd Wednesday of the month beginning at 9:00 am.

November 3, 2025

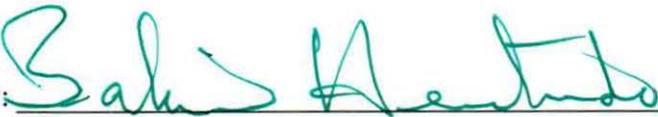
Planning & Development Services Pima County 201 N. Stone Ave., 1st Floor Tucson, AZ 85701

Re: Property Owner Authorization – Tucson Tallow Co. Inc. Rezoning Application

Dear Pima County Development Services,

The Tucson Tallow Co. Inc. owns the real property located at 8890 S Wilmot Road, Tucson, identified as Pima County Tax Assessor Parcel Number 140-450-340 (the “Property”).

As an authorized representative of the Property, this letter authorizes Solace Energy Center, LLC, and their respective affiliated companies, employees and other engaged consultants to take such action required to obtain all zoning/development entitlements and related approvals for the Property, including, but not limited to, filing applications for the rezoning, development plan, or any other related permit applications necessary to obtain zoning entitlements for the Property.

By:  DATED: 11-03-2025

BALVINO HURTADO, PRESIDENT

TUCSON TALLOW CO. INC.

 **IRS** DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023

Date of this notice: 09-30-2024

Employer Identification Number:
33-1249728

Form: SS-4

Number of this notice: CP 575 G

For assistance you may call us at:
1-800-829-4933

33-1249728 →

WILMOT 8890 LLC
BALVINO HURTADO SOLE MBR
3928 N FAIRVIEW AVE
TUCSON, AZ 85705

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 33-1249728. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did not apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

OPERATING AGREEMENT

of

Wilmot 8890 LLC

[Manager-managed]

For valuable consideration, this Operating Agreement is made ~~September 1~~ ^{October} 1, 2024, by Wilmot 8890 LLC, an Arizona limited liability company, (the "Company"), Balvino Hurtado, as "Manager", and Tucson Tallow Co. Inc. the sole Member.

- 1) **Formation:** As filed with the Arizona Corporation Commission, the Company was formed September 29, 2024, and its Arizona Corporation Commission Entity ID number is: 23734421 . The Company will operate independently but for federal and state tax purposes it will be disregarded as an entity owned by the Member. The Company principal business activity includes acquisition and subsequent lease of real property for use as a battery energy storage system.
- 2) **Capital Contributions and Withdrawals:** The Member will provide initial capital of cash as determined by its Member, and the Member will also contribute capital by conveying to the Company that certain parcel of real property located in Pima County, Arizona, commonly known as 8890 S. Wilmot, Tucson, Arizona, free of mortgage debt, and the Member may, in its absolute discretion without obligation, contribute additional capital from time to time. The Member's capital account will be maintained in accordance with generally accepted accounting principles as recommended by the Company's accountants. The Company, if required, shall timely file its tax returns and all documents, returns, reports or documents required by any regulatory authority. The Member shall own 100% of the percentage interest in the equity capital and profits of the Company, without dilution. The Member may withdraw capital from the Company at any time, in any amounts, consistent with its business activities, but withdrawals must not result in Company's liabilities exceeding its assets or render it likely to be unable to pay its debts in the normal course of business.
- 3) **Manager:** The Company's management is vested solely in its Manager. The Company's initial Manager is Balvino Hurtado, who shall serve for an indefinite term until a successor is named by the Member, or by the resignation, disability or death of Balvino Hurtado. All persons may rely on the records of the Arizona Corporation Commission to confirm identity of the Manager of the Company. The Manager has full, complete and unrestricted authority to conduct the Company's business activities, but the Manager may, for convenience purposes, delegate authority by designating persons to act for a specific time period, purpose or project, and to conduct day to day ordinary business actives such as banking activities but such appointee shall not be deemed a Manager of the Company. Initially, Shannon Dinely is designated as the Secretary -Treasurer of the company, to serve at will of the Manager. Generally, the Manager may exercise all power and authority that a person may exercise in their own right and authority in conducting their personal business affairs, including without limitation the authority to sign all instruments and documents, such as checks, drafts, notes, negotiable instruments, mortgages, deeds of trust, security

agreements, financing statements, real estate transaction documents including purchase or sales agreement, deeds, escrow agreement, lease and /or options, tax deferred exchange agreement, covenants, restrictions regarding the Company, and its assets, and all other agreements of all kind and all other documents the Manager considers necessary or convenient to conduct the Company's business Notwithstanding anything herein to the contrary, the Member may appoint a successor Manager of this Company by adopting a certificate-of-resolution duly signed by officers of the Member, amending, if required, this operating agreement, and otherwise complying with all requirements of the *Arizona limited liability company act*.

- 4) **Articles of Organization:** The organizational matters set forth in the Articles of Organization of the Company filed with the Arizona Corporation Commission are incorporated herein by reference. The Member may wind up and terminate the Company at any time for any reason. The Member or Manager shall not be obligated in any manner for the debt of the Company.

Manager:

Balvino Hurtado
Balvino Hurtado, Manager

Member:

Balvino Hurtado
Tucson Tallow Co., Inc., Member
By Balvino Hurtado, its President

Wilmot 8890 LLC. ("Company")
An Arizona limited liability

Company - Balvino Hurtado

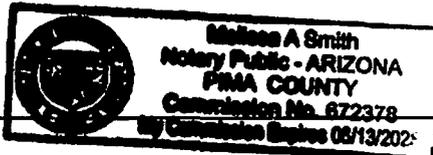
State of Arizona

(County) of Pima

This document was acknowledged before me on 10/11/2024

By Melissa A. Smith

Notary



**Consent of Manager and Member
of
Wilmot 8890 LLC
a limited liability company**

On this ____ day of October 2024, Wilmot 8890 LLC, an Arizona limited liability company (the “Company” or “Wilmot”), of which Balvino Hurtado is sole manager, and of which Tucson Tallow Co. Inc., is sole Member, adopts this ***Consent of Manager and Member***. This Consent regards the Company’s execution of an ***Option and Gound Lease Agreement For Renewable Energy Facility (“Lease or Lease Agreement”)*** to be dated October __, 2024 wherein the Company is Owner and ***Mission Clean Energy Development, LLC*** is Grantee and/or Lessee. A copy of the Lease Agreement is incorporated herein reference. After discussion and consideration, the following authority is granted, confirmed as to the action taken: It is confirmed that the Lease Agreement is considered acceptable to the Company.

1. Authorization to Execute Lease Agreement: After consideration of the lease Agreement, and related documents, the Lease Agreement is determined to be a prudent and reasonable business transaction in the best interest of the Company and its Member, and the Lease Agreement is approved. Balvino Hurtado, as Manager of the Company, and as President of the sole Member, is authorized and directed to execute the Lease Agreement. .

Signed: October ____, 2024

Balvino Hurtado, Manager of Wilmot,
and President of sole Member.

State of Arizona)

County of Pima)

Balvino Hurtado acknowledged this Consent before me this ____ day of October 2024.

Notary Public