

COB - BOSAIR FORM

06/24/2026 8:44 AM (MST)

Submitted by Donna.Spicola@pima.gov



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
BOSAIR Activity:	Board Meeting Request
Requested Board Meeting Date:	07/28/2026
Project Title / Description:	ORDINANCE: P25RZ00002 WILMOT 8890 LLC – S. WILMOT ROAD REZONING

Agenda Item Report

Introduction / Background:	The rezoning was approved by the Board of Supervisors on March 24, 2026
Discussion:	The rezoning was for 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 for a Battery Energy Storage System (BESS).
Conclusion:	The Ordinance reflects the Board of Supervisors' approval.
Recommendation:	Approval
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	The BESS provides clean, renewable and cost-efficient energy while decreasing reliance on fossil fuels.
Board of Supervisor District:	2
Department:	Development Services - Planning
Name:	Terrill Tillman
Telephone:	5207246921

Department Director Signature: Lauren A. Ortega Date: 7/9/2026 | 4:08 PM MST

Deputy County Administrator Signature:  Date: 7/13/2026 | 10:31 AM MST

County Administrator Signature:  Date: 7/13/2026 | 10:33 AM MST



Subject: P25RZ00002

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JULY 28, 2026 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

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

DATE: July 7, 2026

ORDINANCE FOR ADOPTION

P25RZ00002 WILMOT 8890 LLC – S. WILMOT ROAD REZONING

Owners: Wilmot 8890 LLC
(District 2)

If approved, adopt ORDINANCE NO. 2026 - _____

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

STAFF RECOMMENDATION: APPROVAL

TD/TT
Attachments

c: Solace Energy Center, LLC, Jesse McNeill

ORDINANCE 2026 - _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA; RELATING TO ZONING; REZONING APPROXIMATELY 18.02 ACRES OF PROPERTY (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, IN CASE P25RZ00002 WILMOT 8890 LLC – S. WILMOT ROAD REZONING, LOCATED ON THE WEST SIDE OF S. WILMOT ROAD, APPROXIMATELY ONE MILE SOUTH OF THE INTERSECTION OF S. WILMOT ROAD AND E. HERMANS ROAD., AMENDING PIMA COUNTY ZONING MAPS NO. 93 AND 94.

IT IS ORDAINED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA:

Section 1. The 18.02 acres located on the on the west side of S. Wilmot Road, approximately one mile south of the intersection of S. Wilmot Road and E. Hermans Road and illustrated by the shaded area on the attached rezoning ordinance map (Exhibit A), which amends Pima County Zoning Maps No. 93 and 94, is rezoned 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 subject to the conditions in this ordinance.

Section 2. Rezoning conditions.

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 (Exhibit B) 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)."

Section 3. Time limits of conditions. Conditions 1 through 9 of Section 2 shall be completed no later than March 24, 2031.

Section 4. The rezoning conditions of Section 2 may be amended or waived by resolution of the Board of Supervisors in accordance with Chapter 18.91 of the Pima County Zoning Code.

Section 5. The effective date of this Ordinance is the date the Chairman of the Board of Supervisors signs this Ordinance.

Passed and adopted by the Board of Supervisors of Pima County, Arizona, on this _____ day of _____, 2026.

Chair, Pima County Board of Supervisors

ATTEST:

Clerk, Board of Supervisors

APPROVED AS TO FORM:



Deputy County Attorney
Jacob Kavkewitz

APPROVED:



Executive Secretary
Planning and Zoning Commission

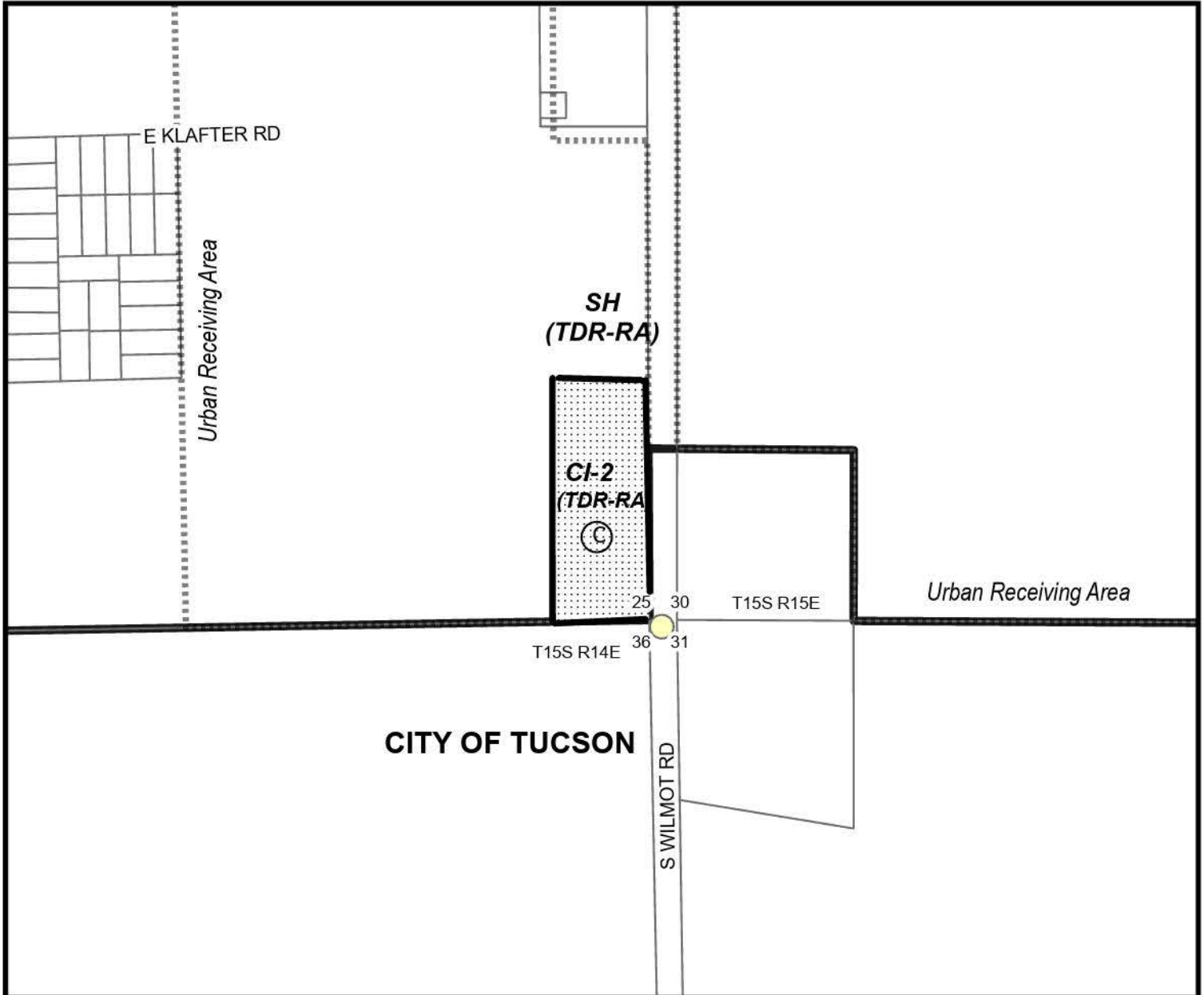
EXHIBIT A

AMENDMENT NO.'s _____ BY ORDINANCE NO. _____
TO PIMA COUNTY ZONING MAP NO.'s 93 and 94 TUCSON AZ, BEING A PART OF THE SE 1/4
OF THE SE 1/4 OF SECTION 25 T15S R14E.



ADOPTED: _____ EFFECTIVE: _____

0 220 440 880 Feet

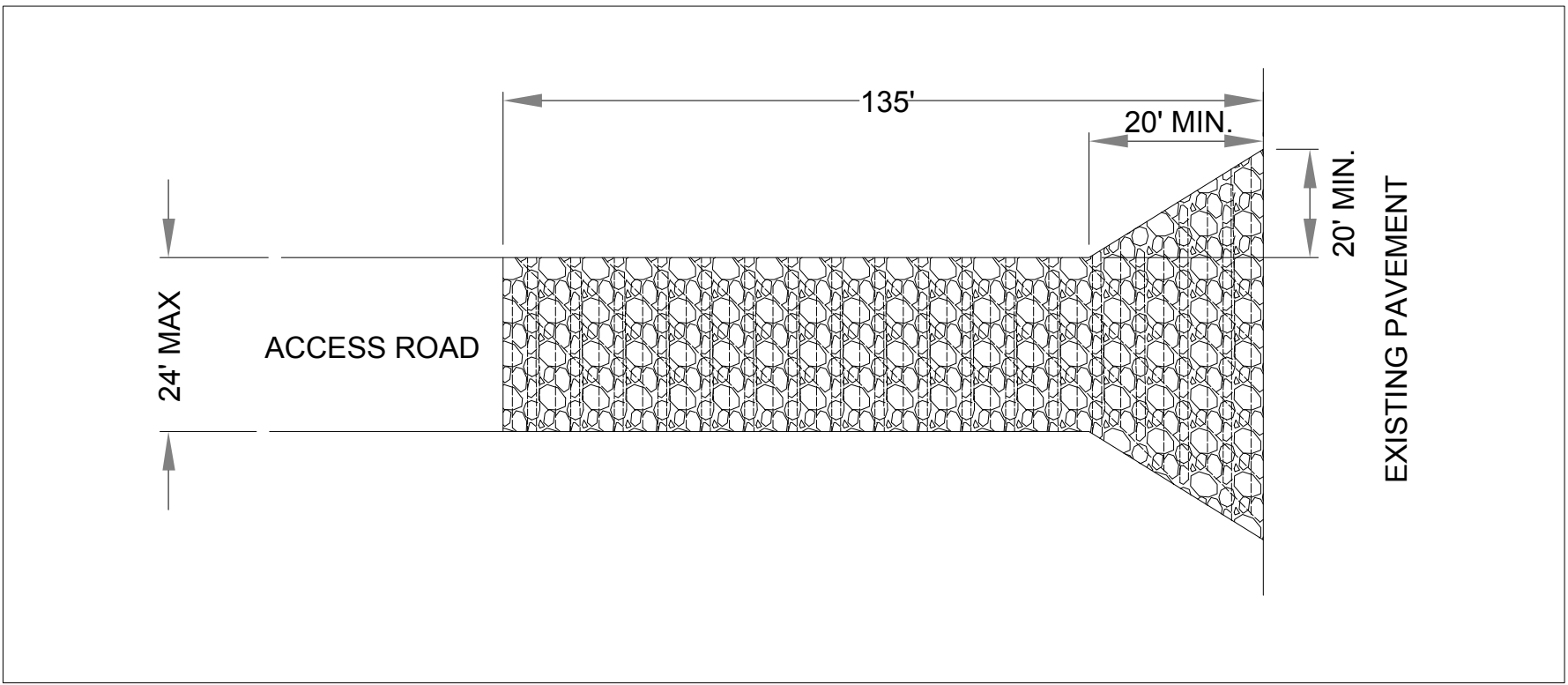
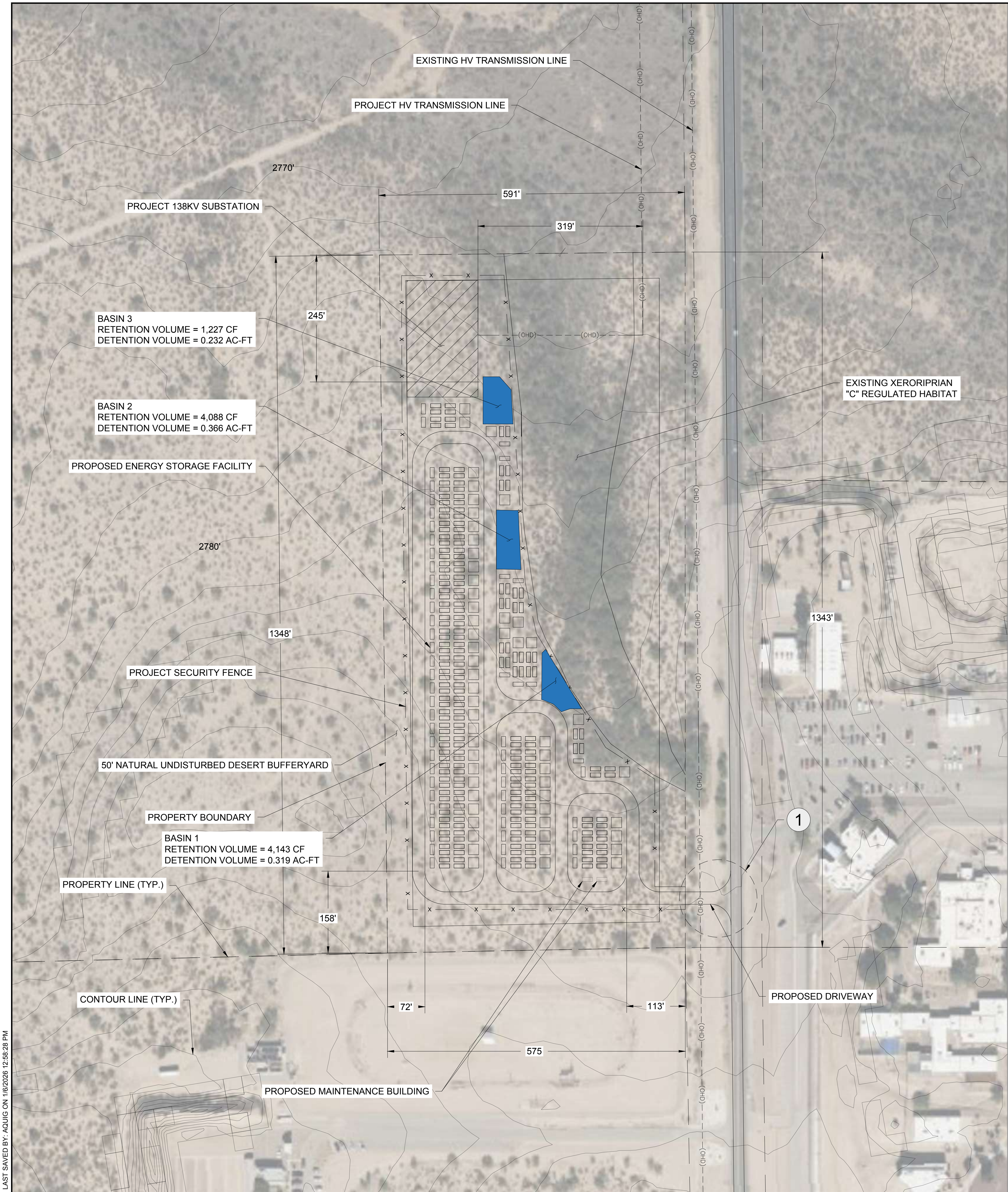


EXECUTIVE SECRETARY PIMA COUNTY PLANNING AND ZONING COMMISSION

Ⓒ NO BUILDING PERMITS WITHOUT CERTIFICATE OF COMPLIANCE
FROM SH (TDR-RA) 18.02 AC
ds - May 27, 2026



P25RZ00002
140-45-0340



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:
1. PROJECT PARCEL APN: 140450340
 2. PROPOSED FACILITY ZONING: CI-2 (GENERAL INDUSTRIAL)
 3. PROPOSED FACILITY CURRENT USE: VACANT
 4. ACCESS DRIVEWAY TO BE PAVED, PROPOSED ENERGY STORAGE FACILITY AND ACCESS ROADS TO CONSIST OF COMPACTED GRAVEL
 5. PROPOSED ENERGY STORAGE ENCLOSURE AREA: 3 ACRES
 6. PROPOSED ENERGY STORAGE ENCLOSURE HEIGHT: 12 FT.
 7. PROPOSED NUMBER OF BESS AND PCS ENCLOSURES: 275
 8. APPROXIMATE SQUARE FOOTAGE PER BESS/PCS ENCLOSURE: 160 SQ. FT.
 9. PROPOSED MAINTENANCE BUILDING DIMENSIONS AREA: 320 SQ. FT.
 10. PROPOSED MAINTENANCE BUILDING HEIGHT: 12 FT.
 11. 2 FOOT CONTOUR LINES SHOWN

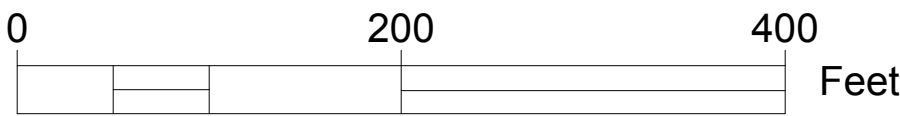
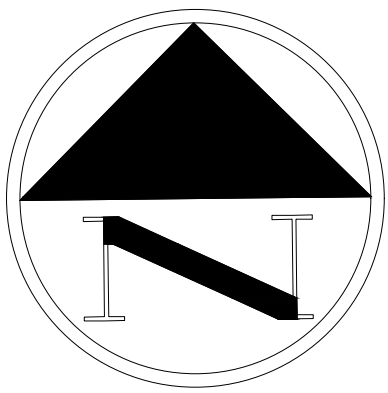


Exhibit B
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CLEAN ENERGY

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

SOLACE ENERGY CENTER
PIMA COUNTY, AZ

[illegible]

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

DRAWING NAME:

SITE PLAN

SCALE:

1" = 100'

DRAWING No.	REVISION
SP101	2