

Foothills Planning Area Background Study



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Executive Summary

In December of 2001 the Board of Supervisors adopted the Yuma County 2010 Comprehensive Plan (plan). The plan is intended to accomplish coordinated and harmonious development in the unincorporated areas of Yuma County. In order to accomplish this, the plan divided the county into a number of regional and sub-regional planning areas. The Foothills Planning Area encompasses the portion of Yuma County that is east of Avenue 10E, west of the crest of the Gila Mountains, south of the Gila Gravity Main Canal, and north of the Barry M. Goldwater Range.

Since the plan was adopted, development trends in this part of the County have identified a need to update the plan to better reflect the goals and needs of the area. In order to accomplish this the plan elements will be updated. The first step in this process is the preparation of the Foothills Planning Area Background Study which details current conditions of the planning area and how the area has changed in the past five years.

The Foothills Planning Area is unincorporated community of approximately 20,000 people located directly east of the City of Yuma. The Foothills Planning Area is most urban area in unincorporated Yuma County. The area is characterized by a large number of retirees and seasonal residents.

Since 2000, 7,029 housing units have been constructed/placed in the Foothills Planning Area. This represents 78.5% of housing units that were constructed/placed in unincorporated Yuma County as a whole during the same period of time. There were 4,675 building permits issued for site-built single family homes in the planning area between 2000 and 2006, which accounted for 82.8% of the county total.

The housing stock in the Foothills Planning Area tends to be newer than that found in Yuma County and Arizona as whole. The Foothills Planning Area saw a greater percentage of its housing stock constructed between 1990 and 2000 than any other decade. Both Yuma County and Arizona as a whole saw the greatest part of their housing stock constructed between 1990 2000. The same is true in the Foothills, however in the Foothills a much greater proportion over 50% of the housing stock was constructed during this time frame.

The home ownership rate in the Foothills Planning Area greatly exceeds that found in Yuma County and Arizona as a whole. In the planning area 92.4%, of homes are owner occupied, compared with 72.2% and 68.0% respectively in Yuma County and Arizona as whole. Homes in the Foothills Planning area also tend to be much newer. As of 2000 52.5% of housing units in the planning area were constructed between 1990 and 2000. This compares with 33.6% in Yuma County and 24.7% in the State of Arizona as whole.

Privately owned lands make up 36% of the Foothills Planning Area. The State of Arizona owns 26% of land in the planning area. There are 65 non-federally owned parcels that are larger than 40 acres in the planning area. Of these, 37 parcels comprising 7,433 acres, 66% are owned by the State of Arizona. Clearly future development in the planning area will be heavily reliant on the availability of state trust land.

Foothills Planning Area Background Study
Executive Summary

Population statistics from the 2000 Census were used for the demographic foundation of the study. In 2000 there were 20,478 residents in the Foothills Area. Compared to Yuma County and the State of Arizona as a whole, the Foothills Planning Area had a much larger percentage of over age 60 than did the County or State as a whole. The ethnic makeup of the Foothills Planning Area is much different than that of Yuma County as a whole; in the planning area 87.3% of the population classify themselves as White, Non-Hispanic and in Yuma County as a whole 44.3% classify themselves in this manner.

There has been much recent expansion of community facilities in the Foothills Planning Area, with even more facility improvements slated to occur over the next few years. In May of 2006, the Yuma County Sheriffs' Office opened a new substation in the planning area. In April of 2007, construction on a new branch library is slated to begin. Since 2004 two schools, Ron Watson Jr. High, and Sunrise Elementary have opened directly adjacent to the planning area. The Yuma Union High School District has recently secured land in the planning area to be used for the future construction of a high school. Efforts are underway to create a 600 acre desert preserve with the planning area.

Since 2000 the Foothills Planning Area has experience massive residential growth, with over 7,000 new housings units having been constructed/placed. There is a deficiency of community facilities in the area, though this problem is beginning to be accessed through new construction. Despite being the site of 78% of new housing in unincorporated Yuma County, no schools yet exist with in the Foothills Planning Area.

Foothills Planning Area Background Study
Location

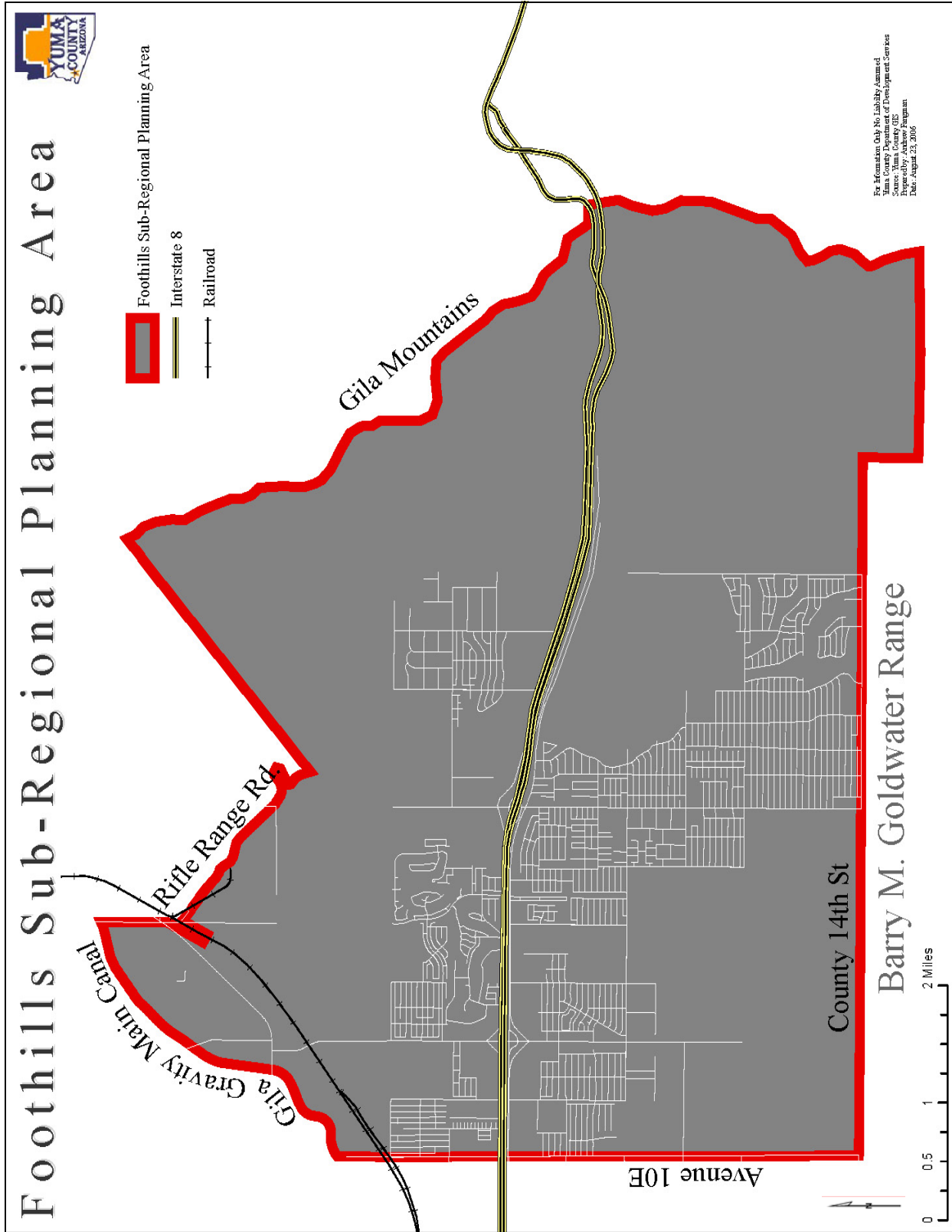


Figure 1: Foothills Sub-Regional Planning Area

Foothills Planning Area Background Study
Topography & Climate

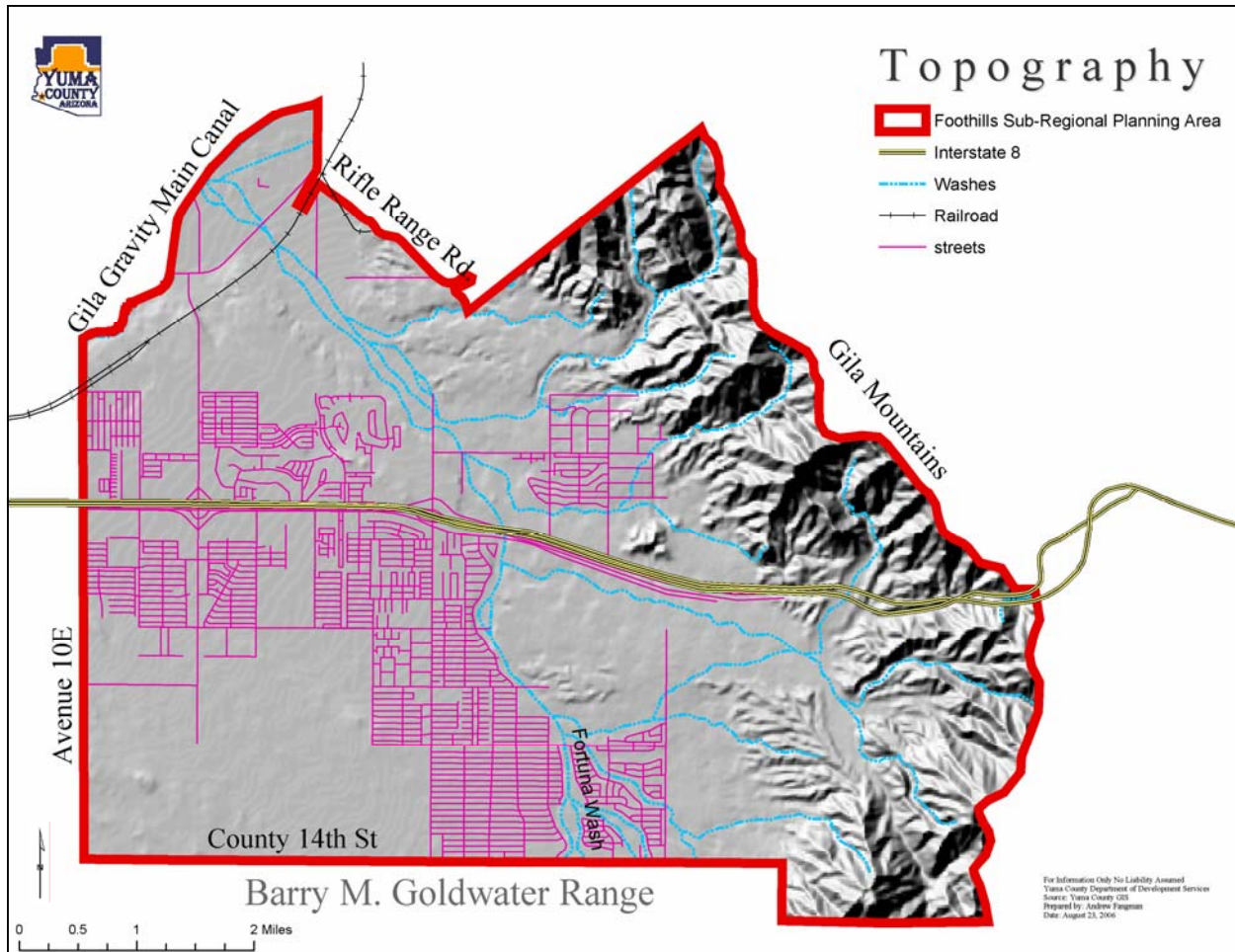


Figure 2: Topography of the Foothills Sub-Regional Planning Area.

The topography of the Foothills Planning Area is dominated by the western slope of the Gila Mountains, which is located in the eastern portion of the planning area. The rest of the planning area is composed of relatively flat terrain that is bisected by the Fortuna Wash. Almost all development has occurred on the western side of Fortuna Wash. The Foothills Planning area does not contain any significant portion of Colorado or Gila River Valleys.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temp.	69	74	79	87	94	103	107	106	102	91	78	69	88.2
Average Min. Temp	44	47	51	57	64	72.1	80	79.9	73.8	62	51	44	60.6
Average Total Precipitation (in.)	0.4	0.2	0.2	0.1	0.1	0.01	0.2	0.51	0.27	0.3	0.2	0.4	2.96

Table 1: Monthly Temperature and Precipitation Averages¹

The climate of the Foothills Planning Area is hot and dry. Moisture comes from intense thunderstorms during the monsoon season, July through September, and from more gentle winter rains that typically occur December through March.

¹ As measured at Yuma. Western Regional Climate Center

Foothills Planning Area Background Study
Soil Types

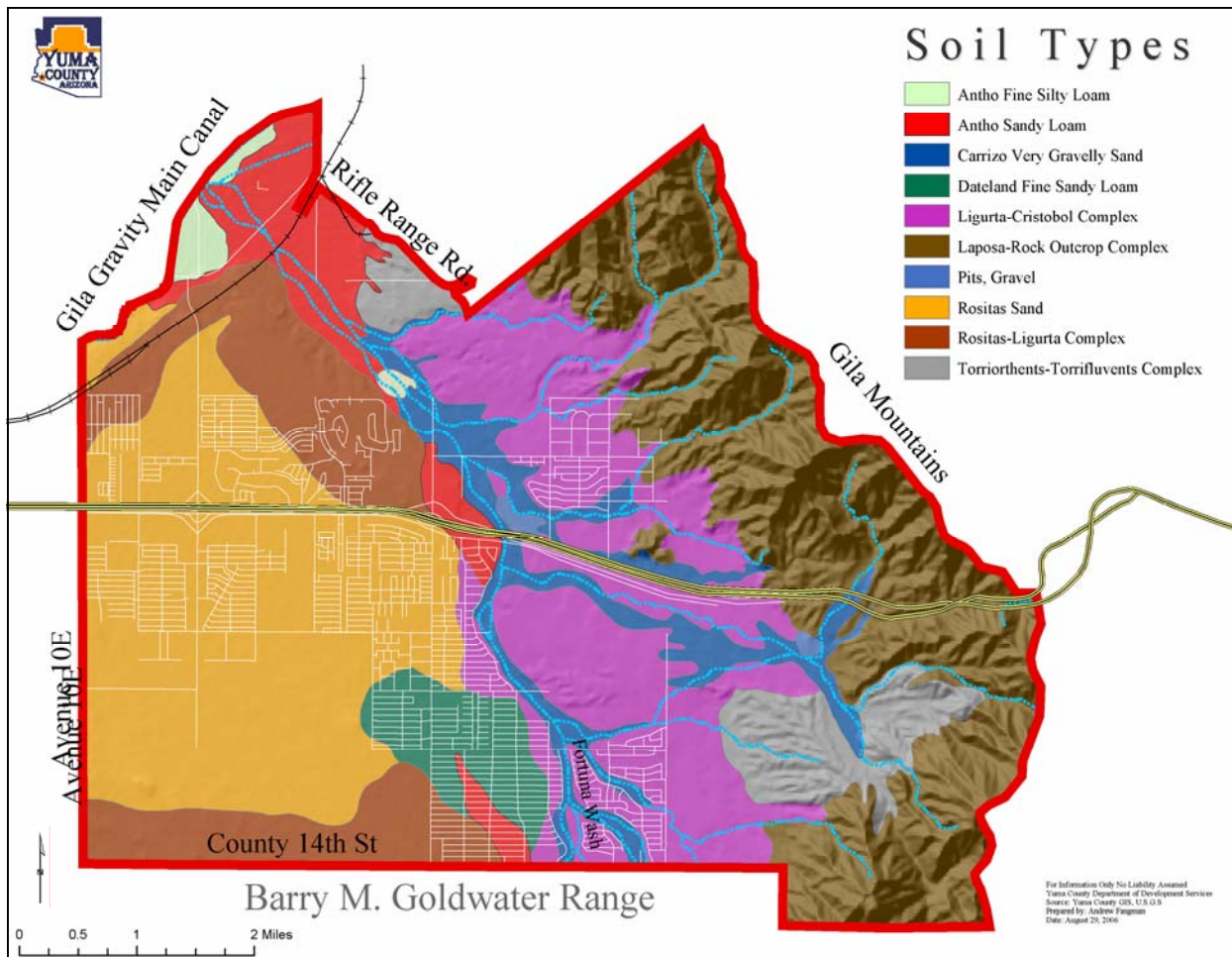


Figure 3: Soil Types in the Foothills Sub-regional Planning Area

Much of the existing development in the Foothills Planning Area has occurred on soil classified as Rosistas Sand. Rosistas Sand is light brown sand, surface runoff is very slow, the hazard of blowing soil is high. The soil is severely limited for recreational development because of the texture. It is severely limited for sewage lagoons because of seepage.

In populated areas central sewage systems may be needed to prevent contamination of the ground water supply. Significant development has also taken place on soil classified as Date-land Fine Sandy Loam. Dateland Fine Sandy Loam is well drained sandy soil that is well suited for urban development.

The land between Fortuna Wash and the Gila Mountains is mostly classified as Ligurta-Cristobal Complex. Ligurta-Cristobal Complex soil is well drained soil on old alluvial fans. They are moderately limited for urban development due to shrink-swell potential and are limited for septic tank fields because of moderately slow permeability. The other major soil type in the planning areas is Laprose-Rock Outcrop Complex which is the soil type that comprises the Gila Mountains.²

² Soil Survey of the Yuma-Wellton Area. United States Department of Agriculture

Foothills Planning Area Background Study
Vegetation

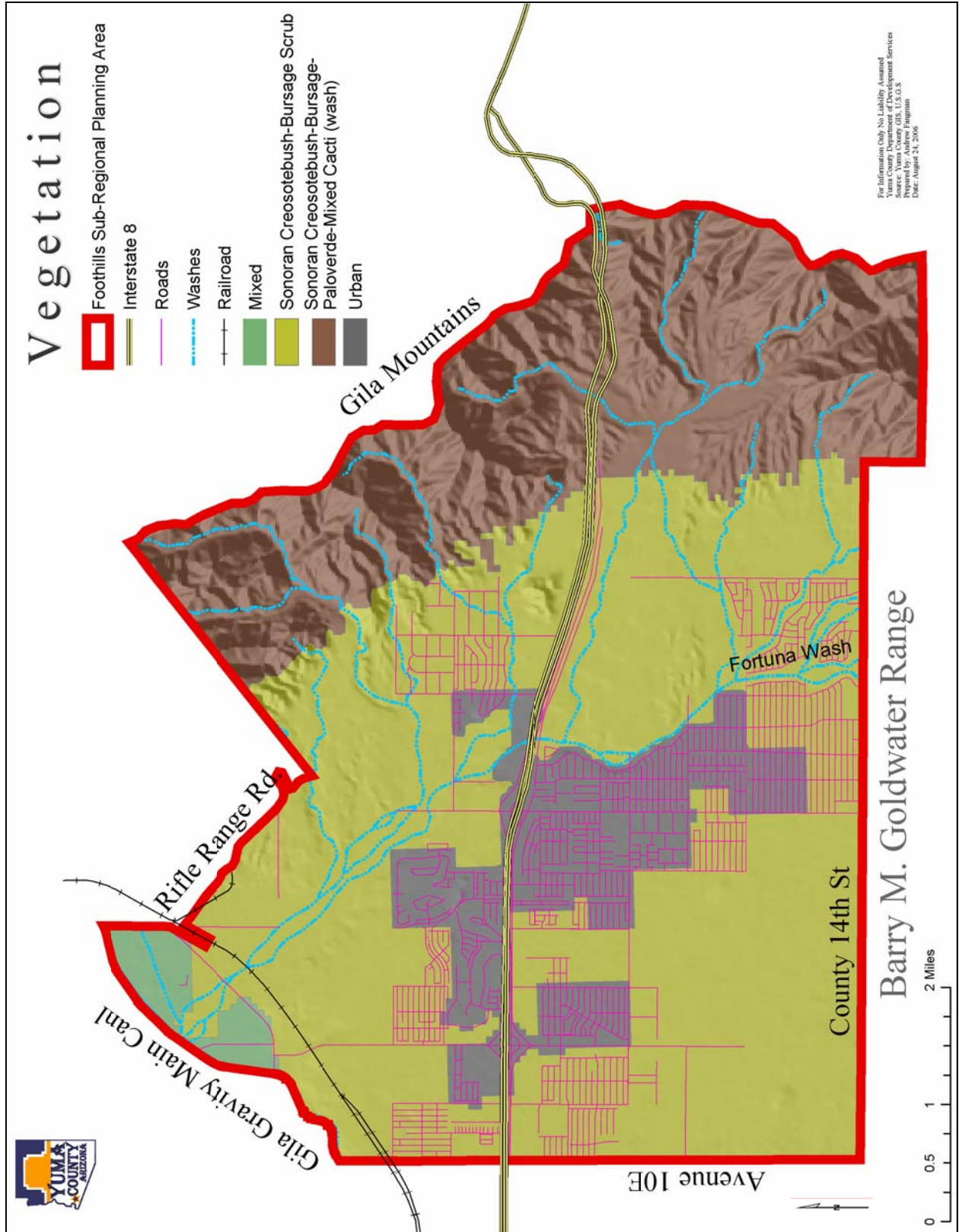


Figure 4: Vegetation in the Foothills Sub-Regional Planning Area

**Foothills Planning Area Background Study
Vegetation**

Sonoran Creosotebush-Bursage Scrub: Develops on level to gently sloping soils of generally silty or sandy texture. This vegetation lies in large patches crossed by desert washes and floodplains. It is comprised of very open evenly spaced low diversity stands of shrubs 0.3–0.9-m tall, containing a few scattered trees and cactus species. Perennial cover is usually 10–20%, but in wet years annual plants may provide 100% cover.³



Figure 5: Sonoran.Creosotebush-Bursage Sage

Sonoran Creosotebush-Bursage-Paloverde-Mixed Cacti (wash): Develops on rock piles and middle and upper bajadas where soils are well-drained and of a cobbly, gravelly texture. It is comprised of a diverse mixture of evergreen and deciduous trees, shrubs, and cacti with cover from 15 to 45 percent. The height of the trees range from 3 to 6 m, the cacti from 15 cm to 9 m, the shrubs 0.6 to 2 m, and the half-shrubs 0.2 to 0.6 m.³



Figure 6: Son. Creosote-Bursage-Paloverde Cacti (wash)

Mixed: Is confined to places with abundant moisture which may not be associated with obvious riparian features. It is comprised of closed or nearly closed stands of deciduous shrubs. Herbs, if present, are patchy and scattered. Shrub height is 1.2–2.1 m with scattered plants up to 3.7 m. Total vegetation cover is 50–100%.³



Figure 7: Mixed

Urban: Areas that have been urbanized.



Figure 8: . Urban

³Description of Arizona Vegetation Represented on the GAP Vegetation Map, By: Peter S. Bennett, Michael R. Kunzmann, & Lee A. Graham. Biological Resources Division, U.S. Geological Survey

**Foothills Planning Area Background Study
Community Facilities**

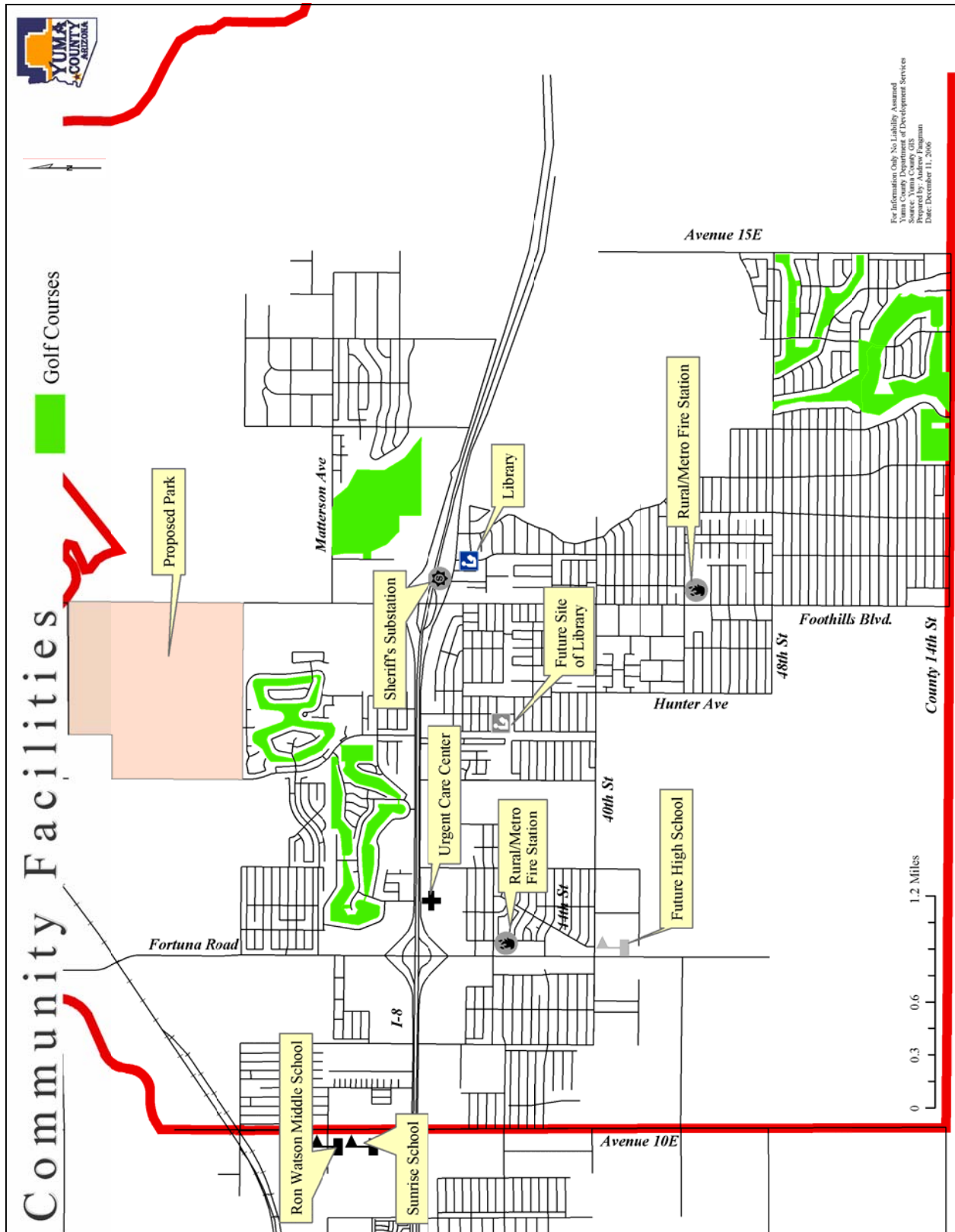


Figure 9: Community Facilities

Foothills Planning Area Background Study **Community Facilities**

There has been much recent expansion of community facilities in the Foothills Planning Area with even more facility improvements slated to occur in the next few years.

In May of 2006, the Yuma County Sheriff's Office opened its new Foothills Substation. The new 3,200 square-foot facility located at the Foothills Blvd interchange replaced a trailer that the Sheriff's Office had been previously operating from.

In November of 2005, Yuma County voters passed a bond issue to upgrade library facilities countywide. The Foothills branch library is currently located along Glenwood Drive with a new 22,000 square-foot facility, comparable in size to the current main library at the intersection of 26th Street and Far West Drive. Construction on the new Foothills Branch Library is currently slated to begin in April of 2007.

Currently there are no schools located in the Foothills Planning Area. In 2004, Ron Watson Middle School opened at Avenue 10E and County 10 1/2 Street, directly adjacent to the Foothills Planning Area. In 2006, Sunrise Elementary School opened directly adjacent to Ron Watson Middle School. Both schools serve children in the Foothills Planning Area. Starting with the 2006-2007 school year, high school age students will attend the Gila Ridge High School located near the intersection of Araby Road and 24th Street. In the fall of 2006 the Yuma Union High School District purchased land located at the intersection of Fortuna Road and 40th Street to construct a new high school on this parcel of land.⁴ Currently there is no targeted date for the beginning of this project.

A medical services complex is being developed along South Frontage Road just east of the Fortuna Road interchange, facilities include an urgent care center and a medical office that offers on-site laboratory services as well as an imaging center. The number of medical services is slated to expand in the future. In 2005, Major Amendment 2005-PA-05 redesignated 15 acres to Commercial Trade adjacent to the Yuma Regional Medical Center's Foothills facility for the construction of a medical office complex.

Yuma County is currently working to develop a corporate sponsored desert preserve on approximately 600 acres of land currently owned by the federal government north of Interstate 8. The \$2.5 million preserve may include hiking trails, horse trails, an outdoor amphitheater, nature trails, picnic areas, trails paved to provide for handicap access, an active park with a playground and tennis courts and an area for off-highway vehicle use.⁵ Yuma County has applied to the Bureau of Land Management to acquire the property under the Federal Government Recreation and Public Purposes Act. An environmental impact study of the County's request is being conducted. There currently is no timetable for the construction of any improvements on the site and no funding sources for these improvements have been identified.

⁴ Reynolds, Sarah. "Area Schools Keeping With Growth." *Yuma Sun*. October 18, 2006.

⁵ Athens, Jonathan. "Pride in the Desert." *Yuma Sun*. May 3, 2006.

**Foothills Planning Area Background Study
Transportation**

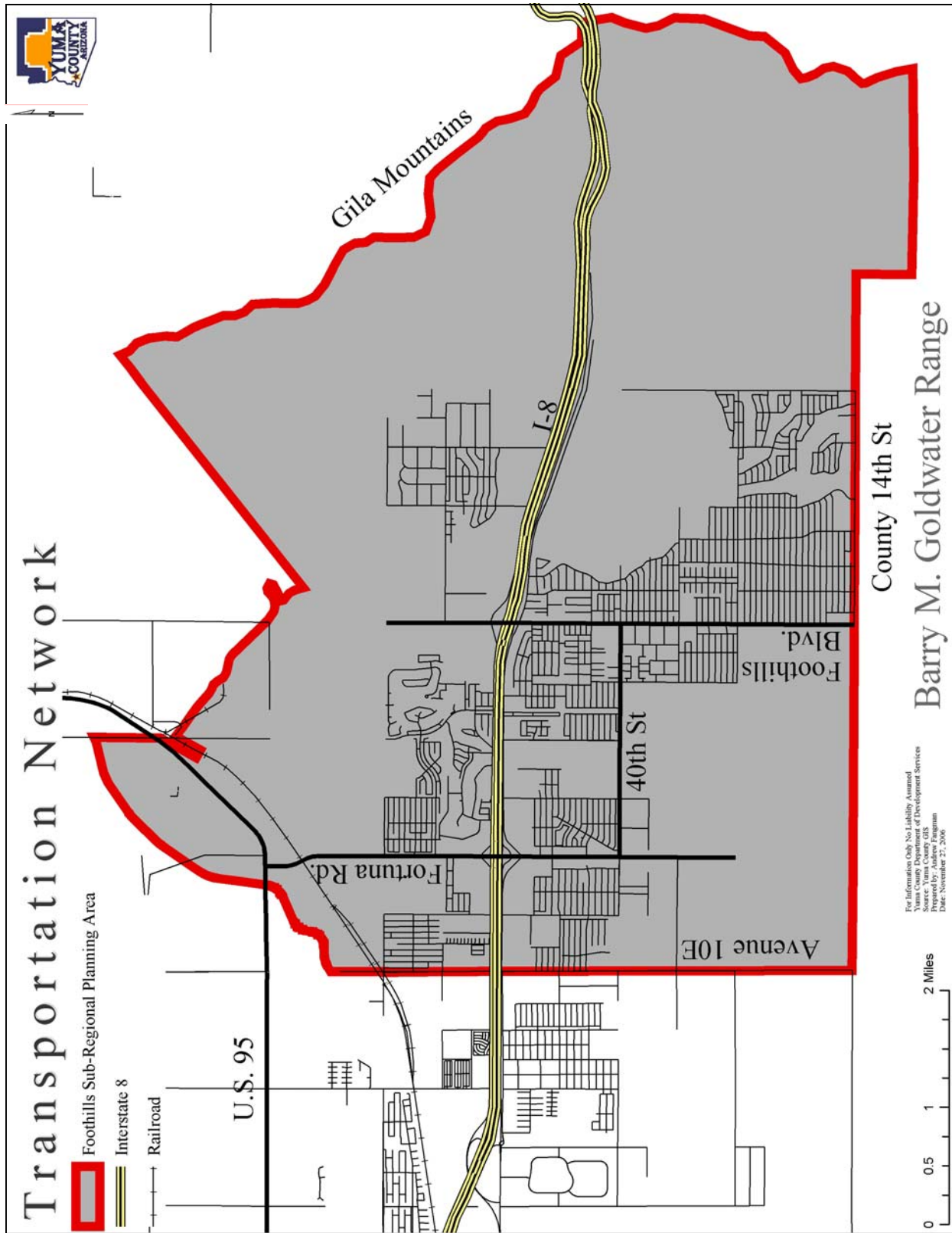


Figure 10: Transportation Network

Foothills Planning Area Background Study

Transportation

The transportation network in the Foothills Planning Area is centered on Interstate 8 which runs east to west through the planning area. I-8 is the only road that provides access to points east of the planning area. Interstate 8, along with its frontage road is one of two roads that provide direct connection with the City of Yuma to the west. There are two interchanges in the planning area, one at Fortuna Road and Foothills Blvd. U.S. 95 provides access to the City of Yuma and points west and is the only road to access the planning area from the north. Fortuna Road serves as an important connector between I-8 and US 95.

Fortuna Road and Foothills Blvd. are the two major arterial roads in the Foothills Planning Area from which the rest of the road network branches. Connections between Fortuna and Foothills are relatively limited with only 40th Street and I-8 and its attendant frontage roads linking the two. .

The Yuma Metropolitan Planning Organization (YMPO), a transportation policy-making organization, is made up of representatives from the City of San Luis, the City of Somerton, the Town of Wellton, the City of Yuma, the Cocopah Indian Tribe, Yuma County, and the Arizona Department of Transportation (ADOT). The YMPO Transportation Improvement Program (TIP) provides a list of current transportation projects within Yuma County. The TIP is prepared by the YMPO staff working with member agencies to plan and development improvement programs in conjunction with member entities. These projects are funded with federal, state, or local funds including federal grants. Required under federal and state legislation, the TIP spans a five-year period and must be updated at least every year. The TIP is approved by the YMPO Executive Board and the Governor of Arizona.⁶

The 2007-2011 Transportation Improvement Program contains two projects that would have a major impact on the Foothills Planning Area: a widening of the North and South Frontage Road between Avenue 9E to Foothills Blvd. County 14th Street will be extended from Avenue 7E to Foothills Blvd. Both of these projects, when completed, will improve the east-west flow of traffic in the Foothills Planning Area. The future extension of County 14th Street is notable because it will be an entirely new route by which the City of Yuma can be accessed from the Foothills Planning Area.⁶

On January 30, 2006, public transportation came to the Foothills Planning Area for the first time when service started on Yuma County Area Transit's (YCAT) Wellton-Foothills route. This bus route begins at the Wellton Community Center and ends at the Yuma Palms Regional Shopping Center in Yuma, where it connects with the rest of YCAT's bus route system. The Wellton-Foothills route makes three stops in the Foothills Planning Area: Fry's Shopping Center, Yuma Regional Medical Center Foothills facility, and at the I-8 Foothills Blvd. interchange.

The Union Pacific Railroad's main southern transcontinental tracks, known as the Sunset Route, cut through the northwest corner of the planning area. The Sunset Route handles as many as 70 trains per day. This all-weather freight corridor links the Port of Los Angeles in California with the Port of Houston in Texas. These two ports are the two largest shipping volume, inter-modal, deepwater ports in the United States. Through these two ports pass most of the imported and exported goods consumed or produced in the United States.⁷ The construction of this railroad was one of the major factors behind the Gadsden Purchase in which the United States acquired all the land between the Gila River and today's border from Mexico in 1853.⁸ Recently, Union Pacific completed a project that added a second parallel railroad track along much of the existing within the planning area.

⁶ YMPO 2006-2029 Regional Transportation Plan

⁷ Luber, Diane. "U.S. Wanted Rail Route." *Arizona Daily Star*, February 12, 2004

Foothills Planning Area Background Study **Demographics**

All census derived data is based on statistics for the Fortuna-Foothills CDP (census-designated place). A CDP is an area identified by the United States Census Bureau for statistical reporting. CDPs are communities that lack separate municipal government, but which otherwise resemble incorporated places, such as cities or villages. They are often informally called "unincorporated towns."⁸ The boundaries of the Foothills Sub-Regional Planning Area and the Fortuna-Foothills CDP are nearly identical, the areas where they do not match are uninhabited or contain only a very few people. Demographic data based on the Fortuna-Foothills CDP is nearly a perfect representation of the Foothills Sub-Regional Planning Area.

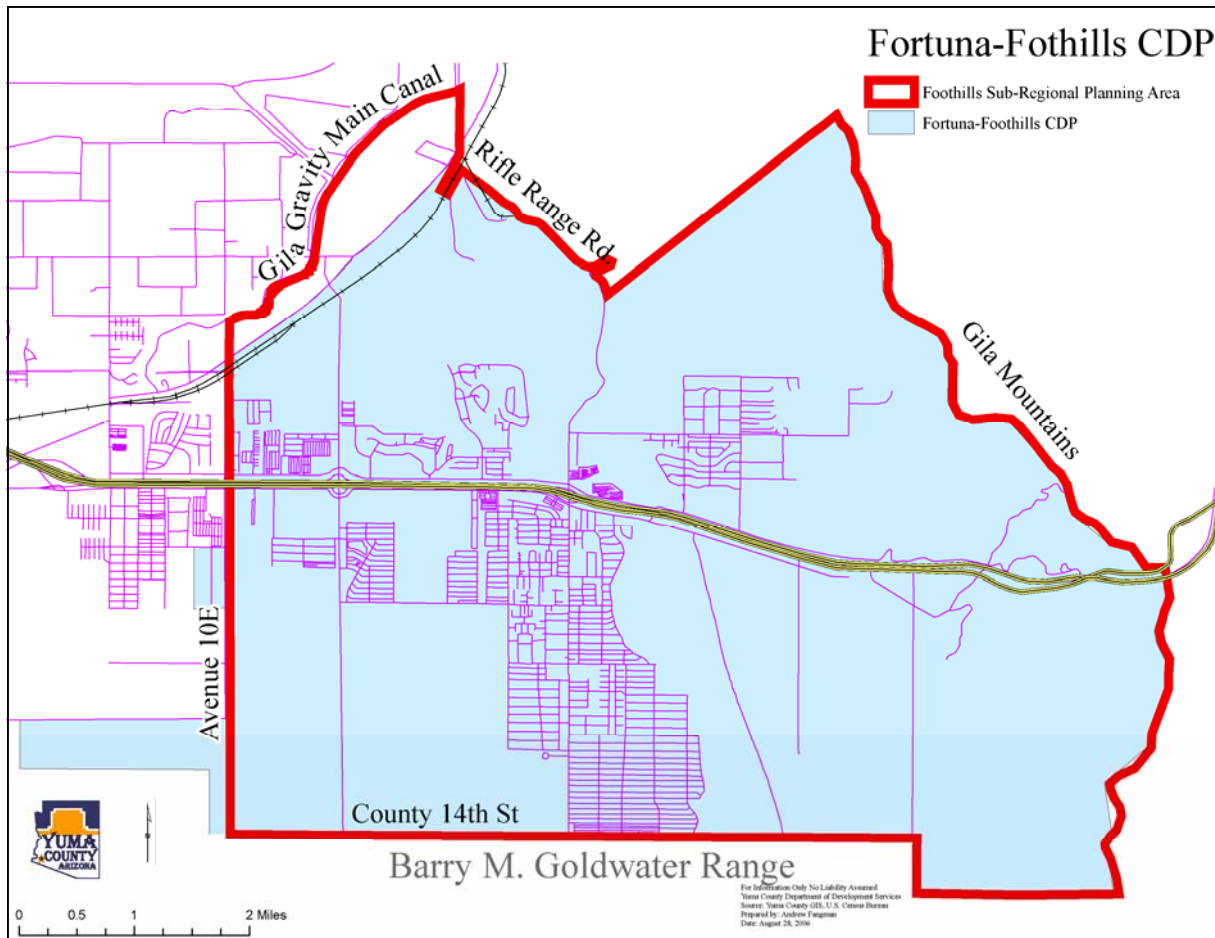


Figure 11: Fortuna-Foothills CDP

All census data reflects the existing population on April 30, 1999, the official date of the 2000 Decennial Census. Although this was over seven years ago, the census remains the best source of demographic data for the Foothills Planning Area. Only the census provides data at a geographically sufficient level allowing the planning area to be examined or compared with other large areas that are not part of the planning area. The population of the Foothills Planning Area comprises approximately 12.8% of the total population for Yuma County. As such, conclusions about the characteristics of the population of the Foothills Planning Area cannot be accurately drawn from statistics about the entire population of Yuma County.

⁸ "Census-Designated Place." http://en.wikipedia.org/wiki/Census-designated_place

Foothills Planning Area Background Study
Demographics

	Foothills	Yuma County	Arizona
Total Population	20,478	160,026	5,130,632
White, Non-Hispanic	17,869	70,956	3,274,258
Hispanic	2,609	80,772	1,295,617
African-American	76	3,136	149,941
Other	220	3,313	161,490

Table 2: Population, Race, and Ethnicity⁹

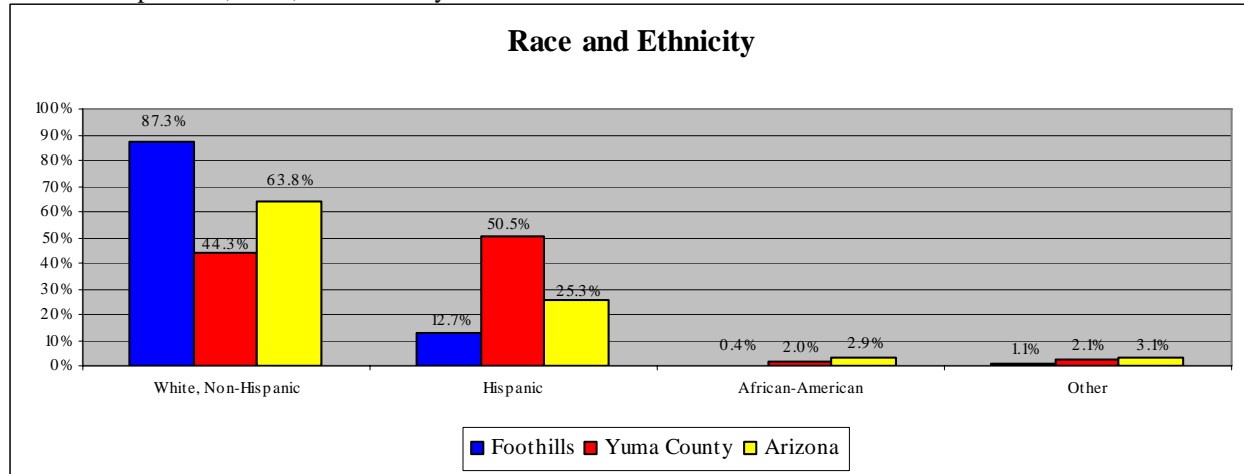


Figure 12: Population, Race, and Ethnicity⁹

The total population of the Foothills Sub-Regional Planning Area is 20,478, of which 87.3% classify themselves as White, Non-Hispanic. This is nearly double the percentage of Yuma County as whole, where 44.3%, classify themselves as White, Non-Hispanic. Proportionally, far fewer people in the planning area identify themselves as Hispanic, than is found in Yuma County and Arizona as a whole.

	Foothills	Yuma County	Arizona
English	9,825	31,175	1,399,747
Spanish	952	20,984	351,078
Other	390	1,745	150,800

Table 3: Language Spoken at Home by Household⁸

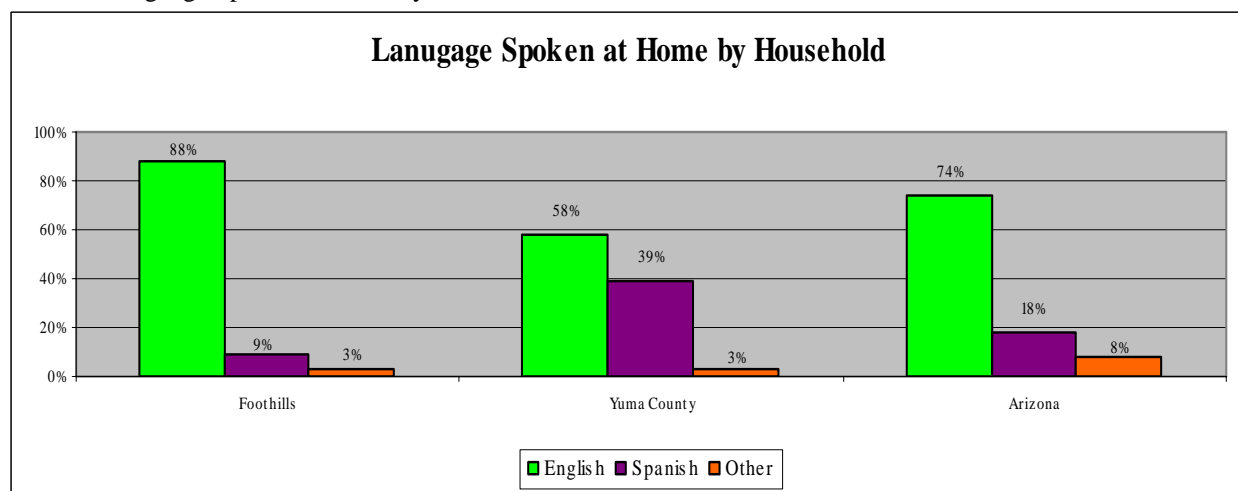


Figure 13: Language Spoken at Home⁹

The proportion of households that speak English in the Foothills Sub-Regional Planning Area is higher than the proportion of English speaking households in Yuma County and the State as whole. 16

⁸ 2000 U.S. Census

Foothills Planning Area Background Study
Demographics

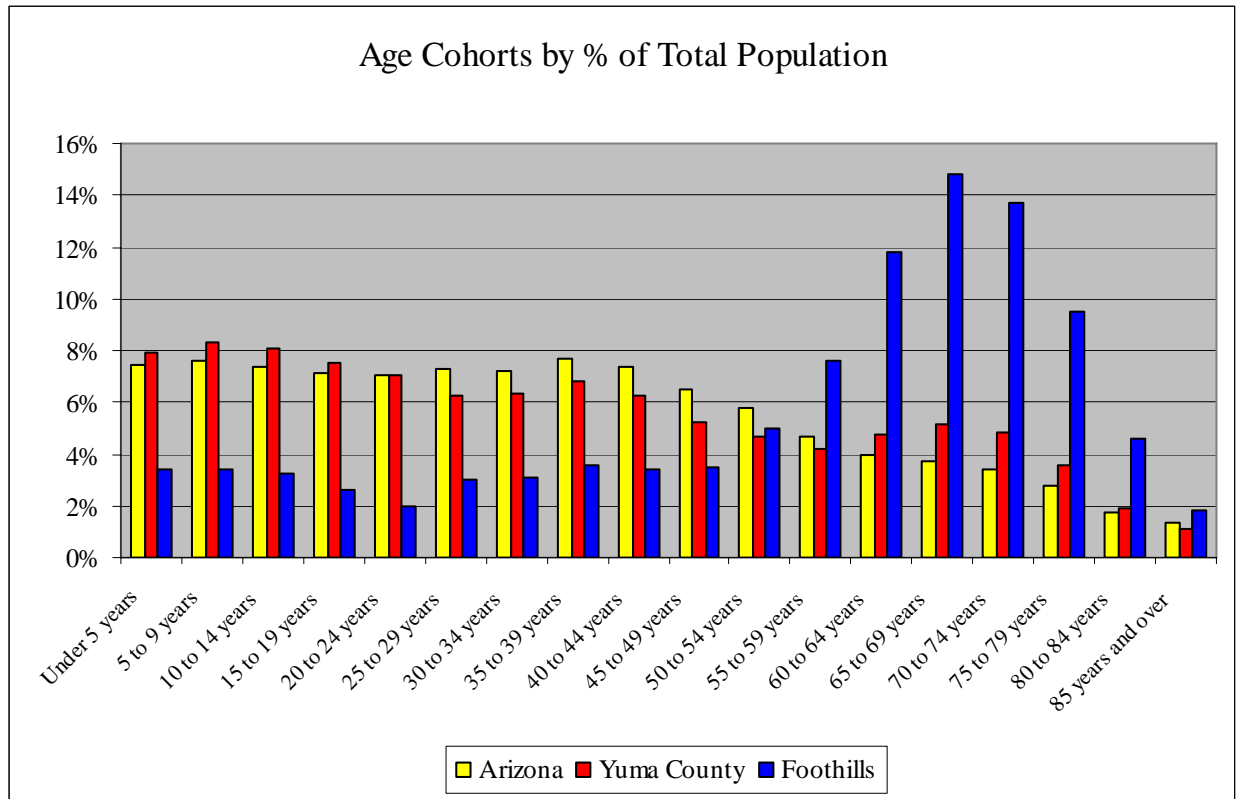


Figure 14: Percent of Total Population by Age Cohort¹⁰

Ages	#
Under 5 years	692
5 to 9 years	695
10 to 14 years	663
15 to 19 years	531
20 to 24 years	400
25 to 29 years	612
30 to 34 years	632
35 to 39 years	725
40 to 44 years	705
45 to 49 years	718
50 to 54 years	1,016
55 to 59 years	1,562
60 to 64 years	2,423
65 to 69 years	3,036
70 to 74 years	2,809
75 to 79 years	1,942
80 to 84 years	937
85 years and over	380

Table 4: Population by Age Groups
 Foothills¹⁰

Figure 14 depicts the percentage of a given area’s population contained in 5-year age cohorts. Compared to Yuma County and the State of Arizona as a whole, the Foothills Planning Area is a much older population. In all the age cohorts for people 60 years and older the planning area has proportionally much more of its population in these age cohorts. The age cohort with greatest number people in it for the Foothills Planning Area is the one that covers people from 65-69 years old. This data is in line with the popular perception that the Foothills Planning Area is largely a retirement community.

¹⁰ 2000 U.S. Census

Foothills Planning Area Background Study
Demographics

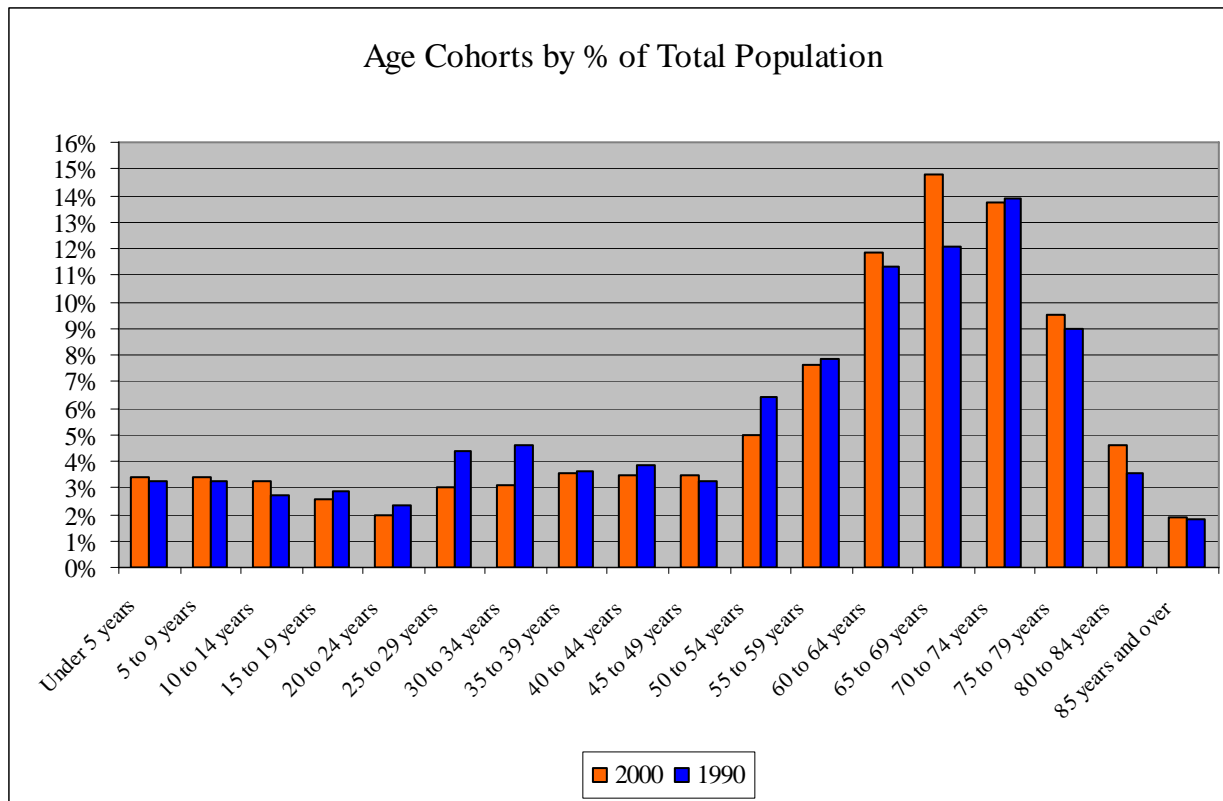


Figure 15: Percent of Total Population by Age Cohort¹¹

Ages	2000	1990
Total	20,478	7,737
Under 5 years	692	254
5 to 9 years	695	251
10 to 14 years	663	208
15 to 19 years	531	222
20 to 24 years	400	180
25 to 29 years	612	339
30 to 34 years	632	355
35 to 39 years	725	278
40 to 44 years	705	298
45 to 49 years	718	252
50 to 54 years	1,016	499
55 to 59 years	1,562	610
60 to 64 years	2,423	873
65 to 69 years	3,036	936
70 to 74 years	2,809	1074
75 to 79 years	1,942	694
80 to 84 years	937	275
85 years and over	380	139

Table 5: Population by Age Groups
 Foothills¹¹

There is the common perception that the Foothills Planning Area is a community that is primarily a retirement community that is transforming into one that closer reflects the age demographics of the county as a whole¹². However a comparison of Census data from 1990 and 2000, shows that despite a jump in population from 7,737 and 20,478, there was no significant change in age cohorts by percentage of total population. This does not mean that such a shift has not taken place. 2000 Census data is now more than seven years old. It is possible that a shift to a younger population took place after the 2000 Census was taken. A definitive answer to this question will not be known until 2011 when data from the upcoming 2010 Census is released.

¹¹ 2000 & 1990 U.S. Census

¹² Kirkorian, Tammy "The Foothills" <http://sun.yumasun.com/communityguide/foothills.php>

**Foothills Planning Area Background Study
Demographics**

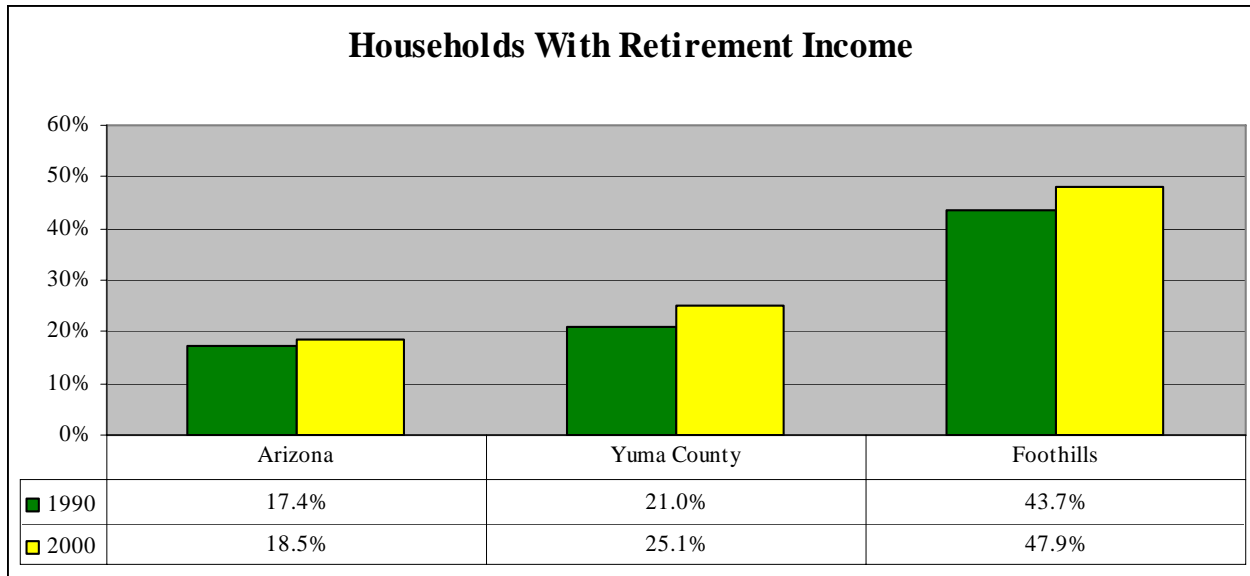


Figure 16: Households With Retirement Income¹³

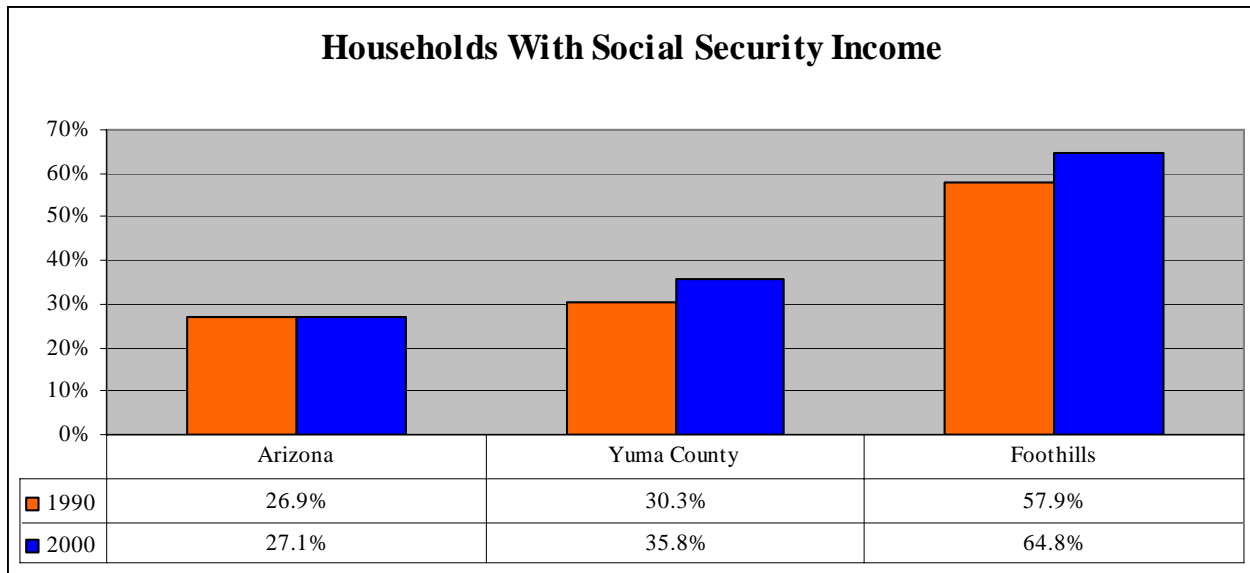


Figure 17: Households With Social Security Income¹³

The Census does not specifically track the number of retired individuals: however, it does track other statistics that can be used to get a sense for the number of retired individuals in an area. Households with retirement income tracks the number of households that are receiving income from a pension, annuities, or other retirement plans. It should be noted that a person can be receiving retirement income, yet still be working. Households with Social Security income tracks the number of households receiving Social Security income. It should be noted that a person can be retired yet be too young to qualify for Social Security so this statistic does not capture all retired individuals. Both these statistics make it clear that there is a far greater proportion of retired individuals living in the Foothills than there is in Yuma County or Arizona as whole. Though the exact proportion can not be determined, it clear that retired individuals form a majority of residents in the Foothills. The proportion of retired individuals increased in both Yuma County as a whole and the Foothills between 1990 and 2000.

¹³1990 & 2000 U.S. Census

**Foothills Planning Area Background Study
Demographics**

Minutes	Number of Commuters
Less than 5 minutes	130
5 to 9 minutes	500
10 to 14 minutes	461
15 to 19 minutes	821
20 to 24 minutes	1,032
25 to 29 minutes	260
30 to 34 minutes	747
35 to 39 minutes	43
40 to 44 minutes	49
45 to 59 minutes	116
60 to 89 minutes	70
90 or more minutes	57
Worked at home	145

Table 6: Foothills Commute Times¹⁴

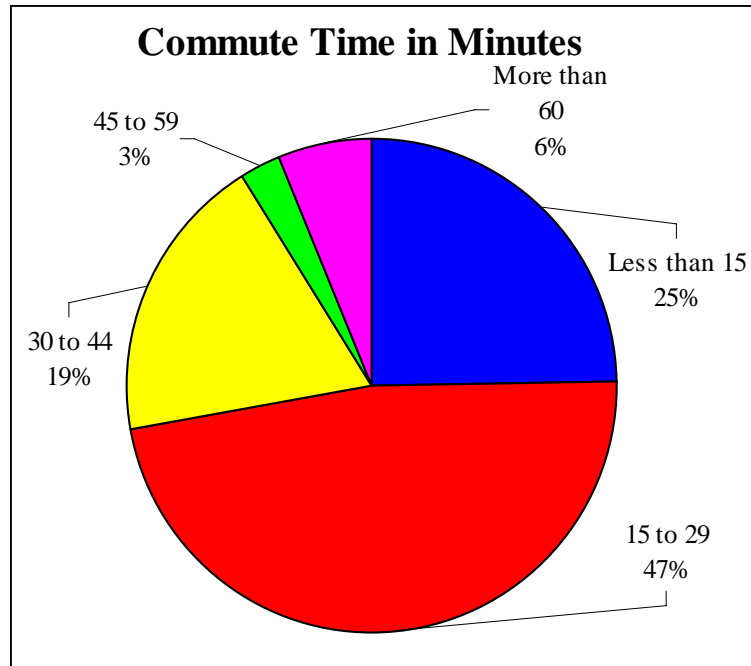


Figure 18: Foothills Length of Commutes¹⁴

The data above indicates that most people living in the Foothills Planning Area have very short commutes. Twenty-five percent have a commute of less than 15 minutes and 72% have a commute of less than 30 minutes. People with commutes of 15 to 45 minutes comprise 66% of the population. These people are working in the Greater Yuma Area but not within the Foothills Planning Area.

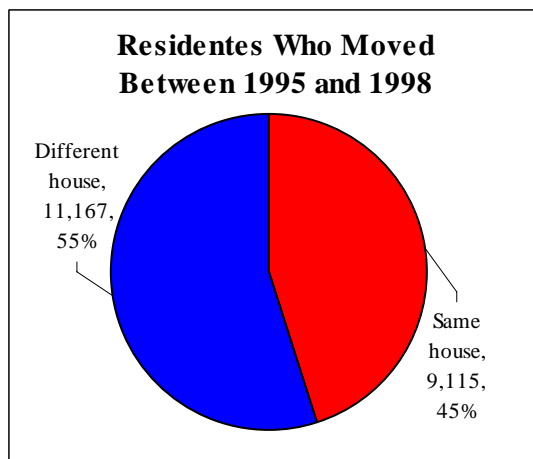


Figure 19: Foothills Movers¹⁴

Sixty-four percent of people who moved relocated from outside of Yuma County. Three percent relocated from elsewhere in Arizona, 46% from other Western states, and 4% from foreign countries.

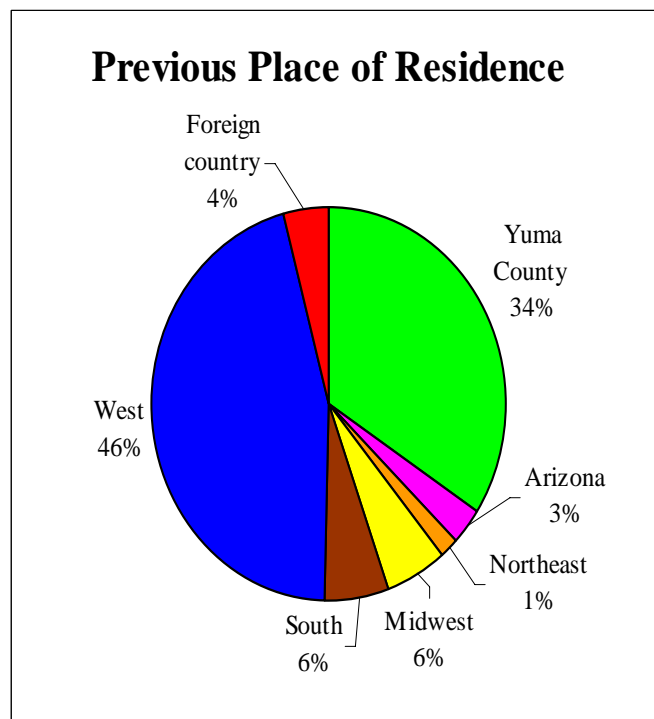
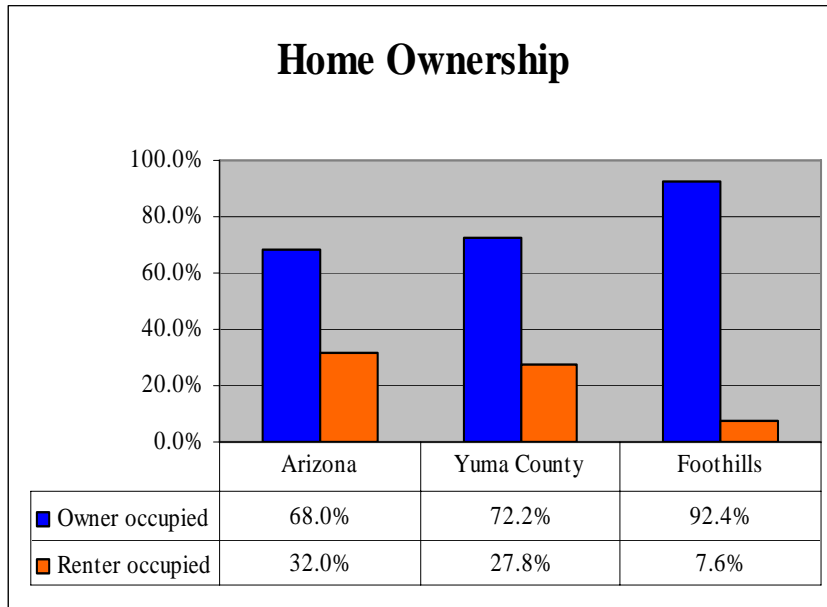


Figure 20: Foothills Previous Place of Residence¹⁴

¹⁴ 2000 U.S. Census

Foothills Planning Area Background Study
Housing



The owner occupancy rate for the Foothills Planning Area is 92.4%. This compares to rates of 72.2%, and 68% in Yuma County and Arizona as a whole. This significantly higher rate may partially explain the large number of vacation homes in the Foothills area. Vacation homes rarely tend to be rentals.

Figure 21: Home Ownership¹⁵

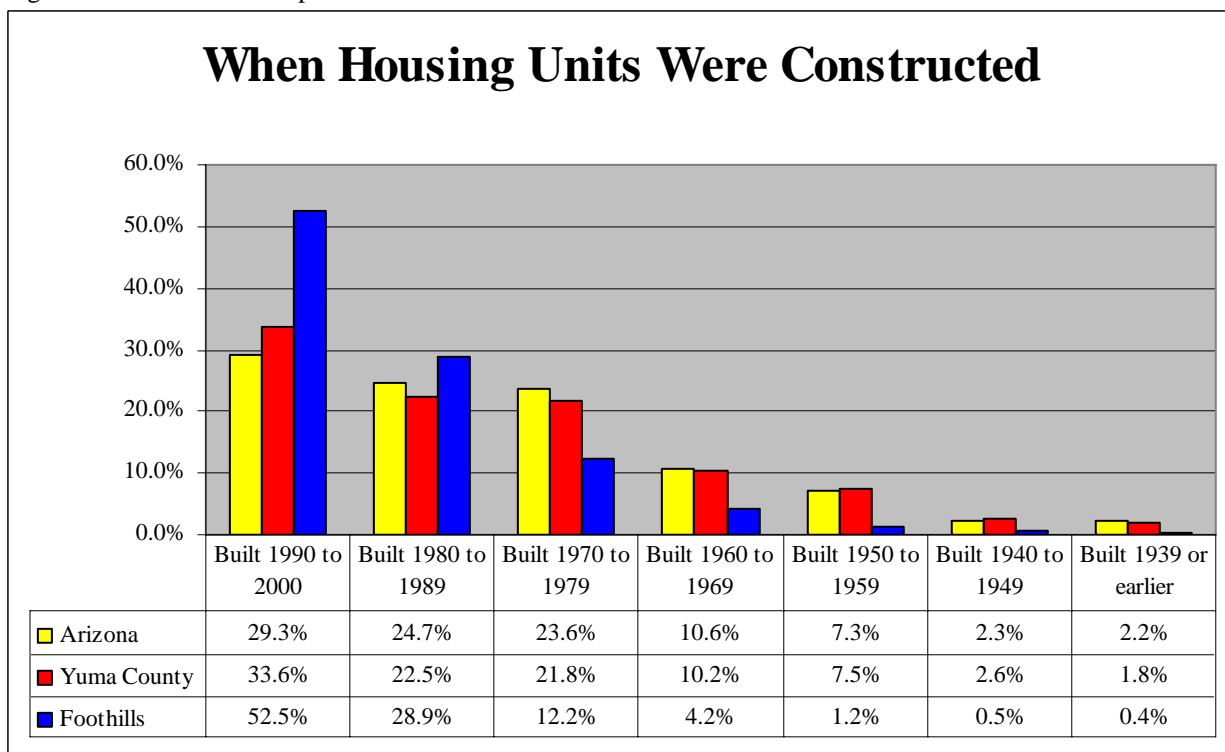


Figure 22: Age of Housing Stock¹⁵

As illustrated in Figure 22, the housing stock in the Foothills Planning Area tends to be newer than that found in Yuma County and Arizona as a whole. The Foothills Planning Area saw a greater percentage of its housing stock constructed between 1990 and 2000 than any other decade. Both Yuma County and Arizona as a whole saw the greatest part of their housing stock constructed between 1990-2000. The same is true in the Foothills, however in the Foothills a much greater proportion over 50% of the housing stock was constructed during this timeframe..

¹⁵2000 U.S. Census

Foothills Planning Area Background Study
Land Ownership

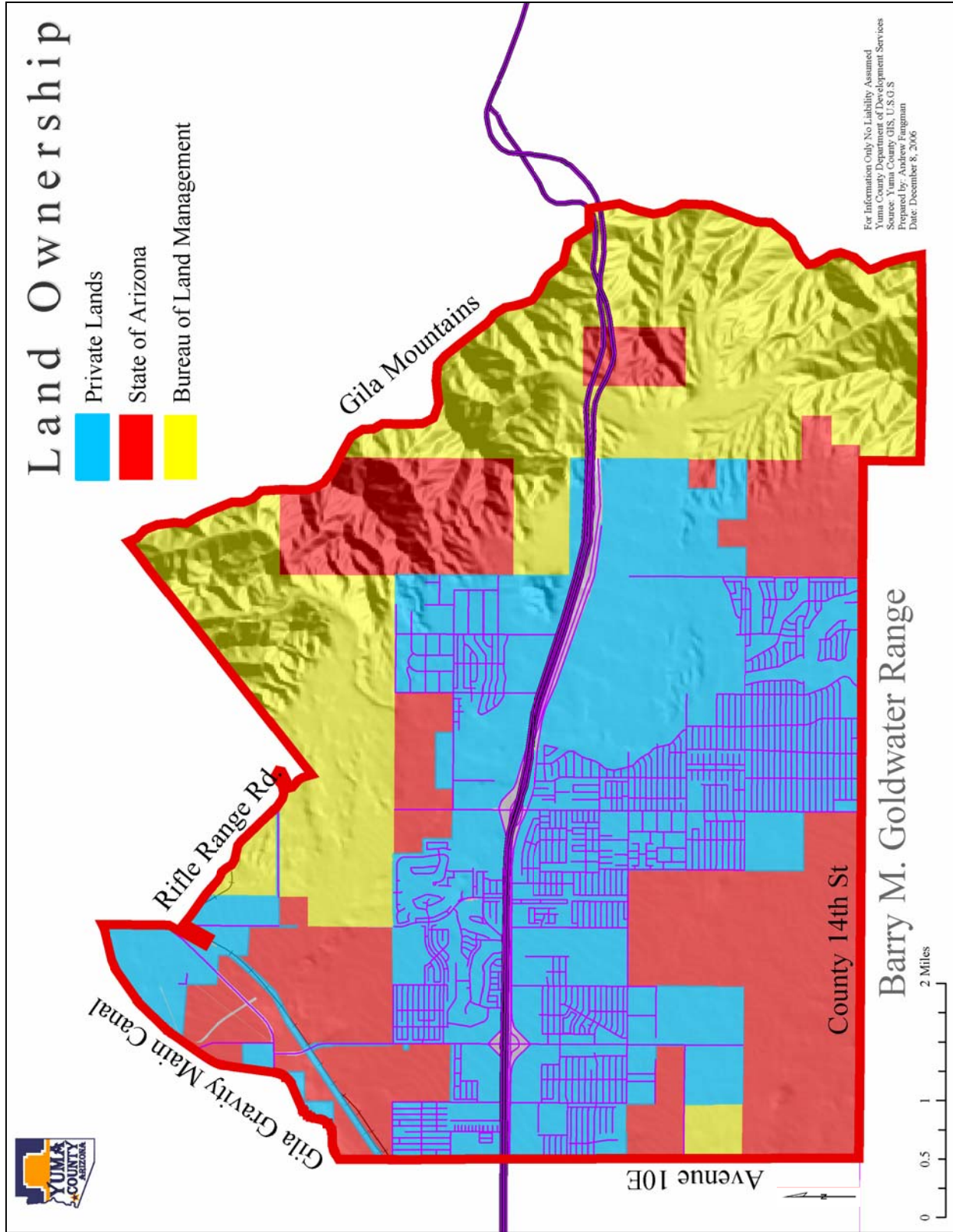


Figure 23: Land Ownership

Foothills Planning Area Background Study
Land Ownership

Ownership	Acres
Private Lands	9,356
State of Arizona	6,794
Bureau of Land Management	9,572

Table 7: Class of Land Ownership

In the Foothills Planning Area 36%, of land is privately owned, 38% is owned by the federal government, and the State of Arizona owns 26%. The land owned by the federal government in this planning area is almost exclusively in the Gila Mountains. Due to the extreme slope on these lands, they are not suitable for development. The flatter more developable portions of the Foothills Planning Area are owned by private parties or the State of Arizona.

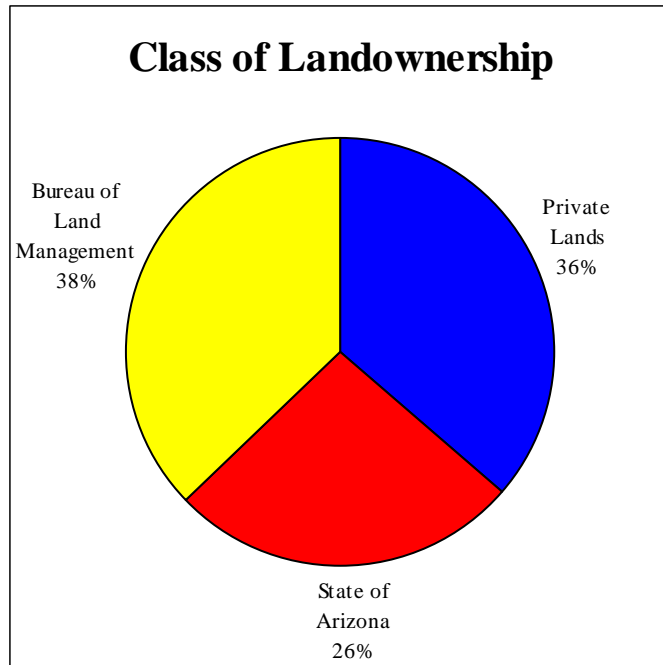


Figure 24: Class of Land Ownership

Ownership	Parcels	Acres
Private Lands	28	3,864
State of Arizona	37	7,433

Table 8: Ownership of Non-Federally Owned Parcels Larger than 40 Acres

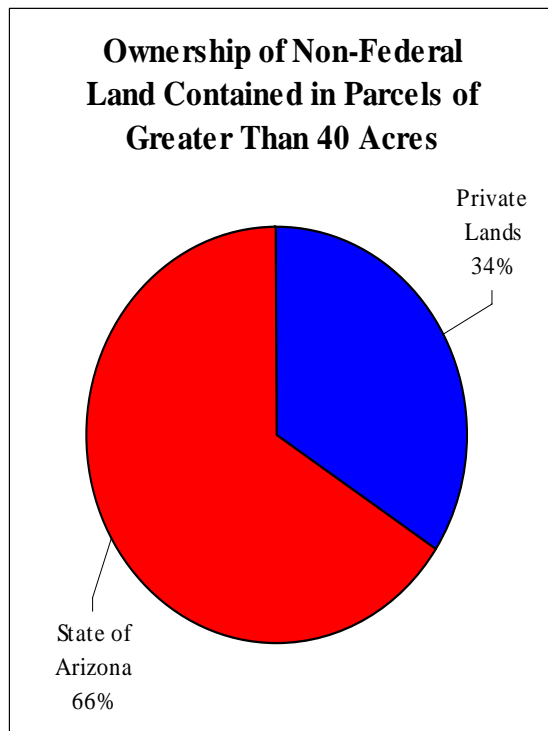


Figure 25: Ownership of Non-Federally Owned Parcels Larger than 40 Acres

Land owned by the Arizona State Land Department is available for development through an auction process. The State of Arizona owns a significant portion of undeveloped, but developable, land in the Foothills Planning Area. There are 65 non-federally owned parcels that are larger than 40 acres in the planning area. Of these, 37 comprising 7,433 acres, 66% are owned by the State of Arizona. Clearly future development in the planning area will be heavily reliant on the availability of state trust land.

The auctioning of state trust lands has been occurring. In the spring of 2006, 160 acres of State Land at the intersection of Scottsdale Drive and 36th Street was auctioned off. As of December of 2006, no auction of state land in the Foothills Planning Area is currently scheduled.

**Foothills Planning Area Background Study
Comprehensive Plan**

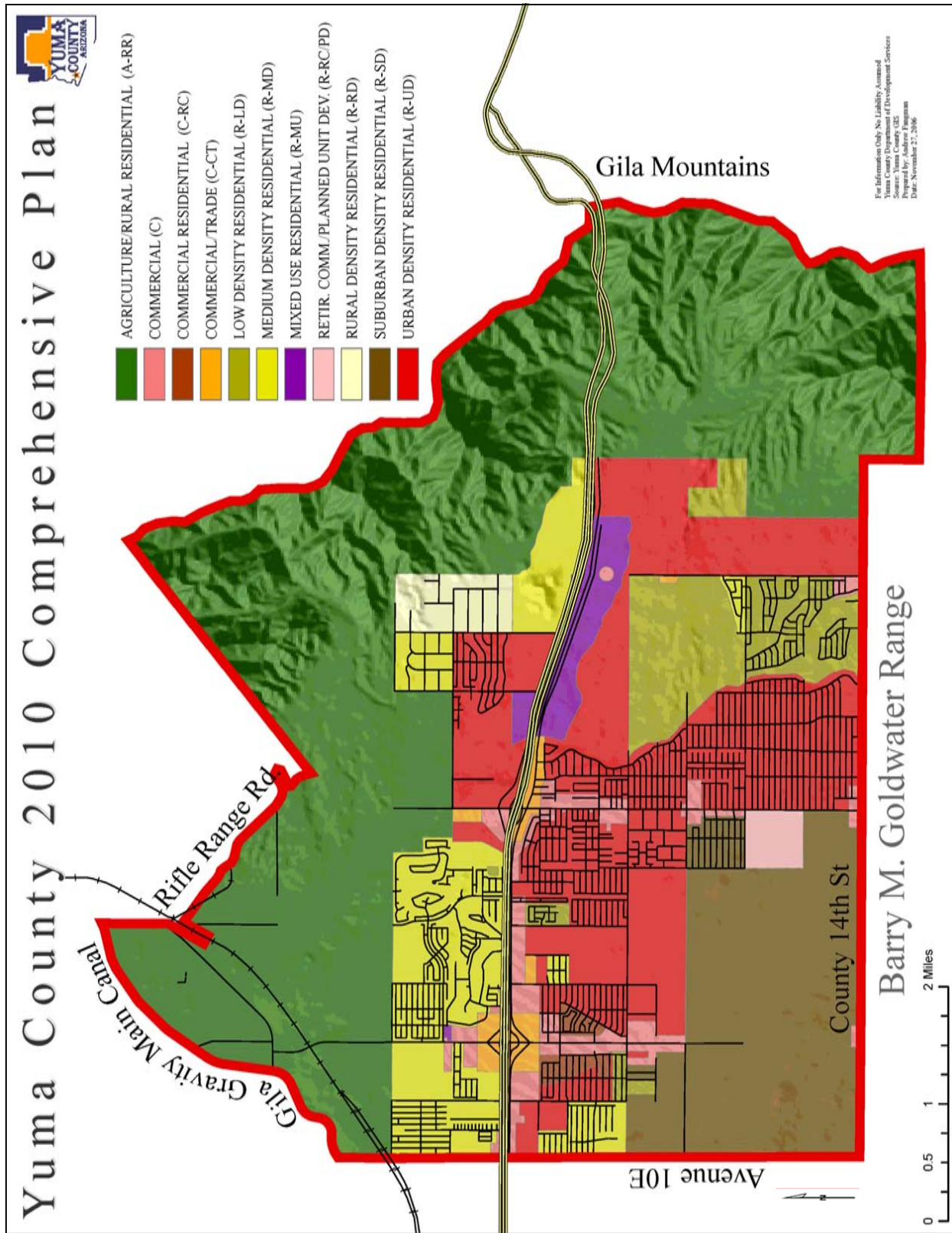


Figure 26: Yuma County 2010 Comprehensive Plan Land Use Designations

Foothills Planning Area Background Study Comprehensive Plan

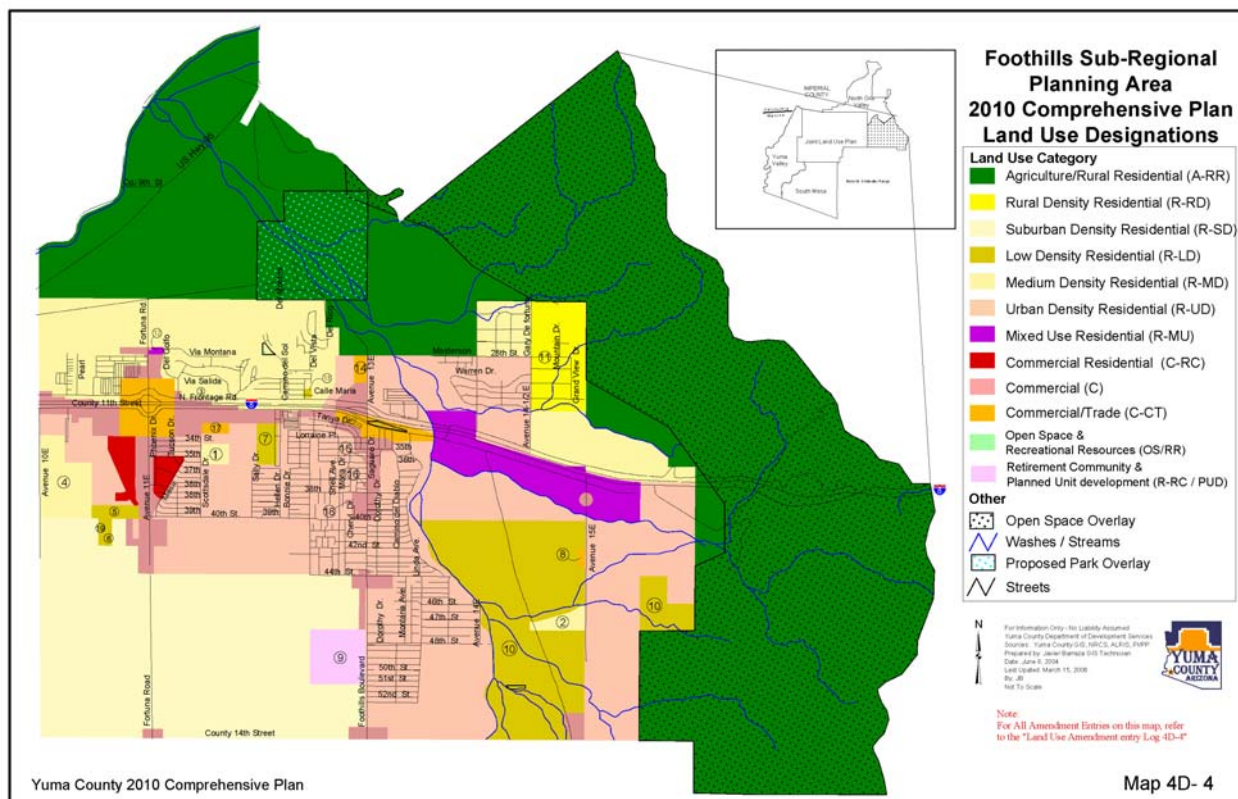


Figure 27: Changes to the Comprehensive Plan 2001 to 2006

NUMBER ON MAP	AMENDMENT CASE #		AMENDMENT DATE	PREVIOUS PLAN DESIG- NATION	NEW PLAN DESIGNATION
	MINOR	MAJOR			
1	2003-MA-08		1/6/04	R-UD	R-MD
2	2003-MA-06		1/6/04	R-UD	R-MD
3	2003-MA-17		2/3/04	C	R-MD
4	2003-MA-04		2/3/04	R-UD	R-MD
5	2003-MA-05		2/3/04	R-UD & C	R-LD
6	2004-MA-05		7/7/04	R-SD	R-LD
7	2004-MA-16		9/13/04	R-UD	R-LD
8	2004-MA-20		12/21/04	R-UD	C-CT
9		2004-PA-03	1/17/05	R-SD	R-RC/PUD
10	2003-MA-14		2/14/05	R-UD	R-LD
11	2004-MA-31		6/22/05	R-MD	R-RD
12	2004-MA-30		6/23/05	C	R-MU
13	2004-MA-28		6/23/05	R-MD	R-LD
14		2005-PA-03	1/11/06	R-UD & C	C-CT
15	2005-MA-26		11/30/05	R-UD	C
16	2005-MA-25		11/7/05	R-UD	C
17		2005-PA-05	1/11/06	R-UD	C-CT
18	2005-MA-17		2/13/06	R-UD	C
19	2005-MA-33		2/16/06	R-SD	R-LD
20	2006-MA-09		7/18/06	R-SD	C
21	2006-MA-08		7/18/06	R-SD	R-LD

Table 9: Amendments to the Comprehensive Plan 2001 to 2006¹

Foothills Planning Area Background Study
Comprehensive Plan

New Land Use Designation	Acres	Maximum Potential New Housing Units
Rural Density Residential (R-RD)	5	2
Commercial (C)	4.	N.A.
Commercial/Trade (C/CT)	40	N.A.
Low Density Residential (R-LD)	1,813	10,876
Medium Density Residential (R-MD)	304	3,657
Retirement Community/Planned Unit Development (RC/PUD)	160	N.A.
Mixed Use Residential (R-MU)	6	5
Total	2,322	14,540

Table 10: Changes in Land Use Designation 2001 to 2006

Previous Land Use Designation	Acres	Previous Maximum Potential New Housing Units
Commercial (C)	46	N.A.
Urban Density Residential (R-UD)	2033	36,594
Suburban Density Residential (R-SD)	195.50	391
Medium Density Residential (R-MD)	9.07	109
Urban Density Residential/Commercial	160	N.A.
Total	2,332	37,094

Table 11: Changes in Land Use Designation 2001 to 2006

The land use designation of 5,583.7 acres in the Foothills Planning Area was changed through amendments to the Comprehensive Plan from 2001 to 2006. Under the original plan, 37,094 housing units could have been constructed on this land if built out to maximum density. Under the adopted amendments 14,540 housing units can be constructed, which is a decrease of 22,554 housing units. Seventeen out of 21 approved amendments were for reductions in residential density or a change to a non-residential use. With the adoption of text changes to the plan in Minor Amendment 2005-MA-11 in May of 2005, an amendment to the plan is no longer necessary if the proposed residential density was than that specified in the plan if the density matches that of the adjacent properties.

A trend in these amendments to lesser residential density illustrates that residential development is happening in less dense form than was originally envisioned. A possible explanation for this is that site-built single family homes gaining are increasing favor in the Foothills Planning Area at the expense of more dense forms of residential development like manufactured home lots, recreational vehicles parks, etc, which characterize residential development in the older portions of the planning area.

There has also been a trend towards the increased commercialization of Foothills Blvd. Four amendments that allow for commercial use, or allow an increase in the intensity of a commercial use, were approved for parcels adjacent to Foothills Boulevard. This is in line with the stated goal in the comprehensive plan of expanding the commercial core along Foothills Blvd.

Foothills Planning Area Background Study
Zoning

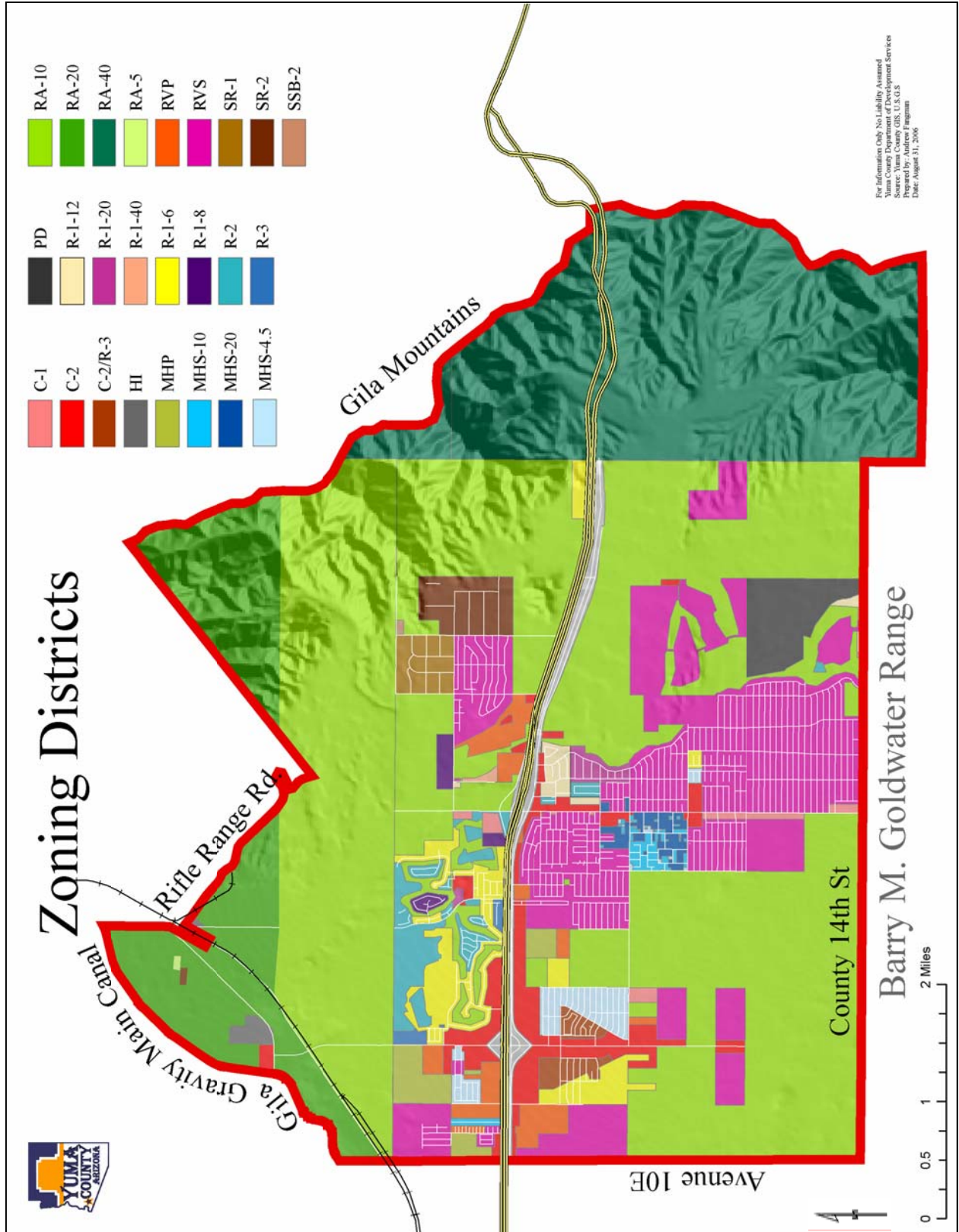


Figure 27: Zoning District in Foothills Sub-Regional Planning Area

Foothills Planning Area Background Study
Zoning

Zoning Districts Changed To	Acres
Local Commercial (C-1)	36.2
General Commercial (C-2)	72.96
Manufactured Home Park (MHP)	42
Manufactured Home Subdivision - 10,000 sq. ft. minimum (MHS-10)	0.51
Low Density Residential - 12,000 sq. ft. minimum (R1-12)	29
Low Density Residential - 8,000 sq. ft. minimum (R-1-8)	61.04
Low Density Residential - 6,000 sq. ft. minimum (R-1-60)	83.67
Planned Development (PD)	329.5
Medium Density Residential (R-2)	96.49
Recreational Vehicle Subdivision (RVS)	1,292.80

Table 12: Zoning District Changed To: 2000-2006

Previous Zoning Districts	Acres
Local Commercial (C-1)	4.94
General Commercial (C-2)	29.11
Manufactured Home Subdivision - 4,500 sq. ft. minimum (MHS-4.5)	0.82
Manufactured Home Subdivision - 20,000 sq. ft. minimum (HMS-20)	2.91
Rural Area - 10 Acre minimum parcels (RA-10)	1978.5
Recreational Vehicle Park (RVP)	21.1
Recreational Vehicle Subdivision (RVS)	7.73

Table 13: Previous Zoning District: 2000-2006

Between 2000 and 2006, there were 51 rezonings in the Foothills Planning Area. These rezonings covered a total of 2,045 acres. Of lands that were rezoned, 96.7%, measured by area, were previously zoned as Rural Area—Acre minimum parcels (RA-10). These areas were likely undeveloped prior to their rezoning.

In terms of acreage, rezoning to Recreational Vehicle Subdivision accounted for 63.1% of all rezonings. This indicates, that despite a major increase in the number of single family site-built homes in the Foothills Planning Area, significant development catering to seasonal visitors is continuing. All residential rezoning cases approved from 2000 to 2006 in the Foothills Planning Area were changed from Rural Area - 10 acre minimum parcels (RA-10) to districts with a density of 10,000 square feet or less. The predominance of smaller residential lots is consistent with the urbanized and non-agricultural nature of the planning area.

Foothills Planning Area Background Study
Building Permits

	Total Permits	Single Family Site Built	Mobile Home	Manufactured Home
Foothills	7,029	4,675	58	2,295
Total County	8,952	5,649	315	2,995
% in Foothills	78.5%	82.8%	18.4%	76.6%

Table 14: Building/Placement Permit Issued, 2000-2006

Of all new housing units permitted by Yuma County between 1999 and 2006, 78.5% were located in the Foothills Planning Area. Within unincorporated Yuma County, the Foothills Planning Area is the center of residential growth.

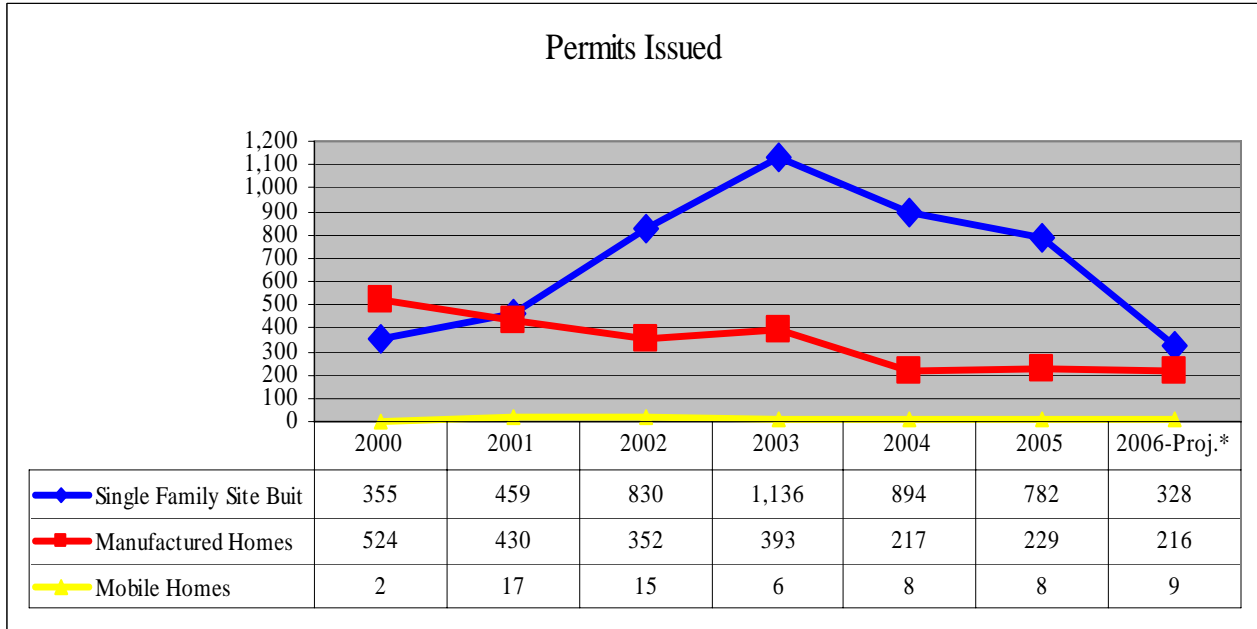


Figure 28: Building/Placement Permit Issues,

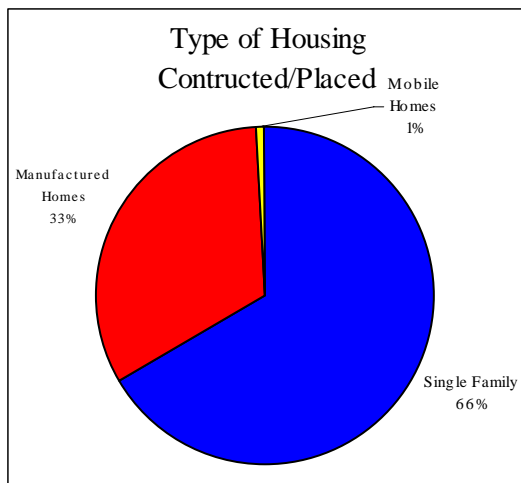


Figure 29: Type of Building/Placement Permits: Foothills Planning Area, 2000-2006

The number building/placement permits issued for housing units in the Foothills Regional Planning area has significantly declined between 2005 and 2006. The number of permits projected to be issued in 2006 is just 42% of those issued in 2005 and 29% of those issued in 2003. Part of the rapid decline in 2006 may be attributed to the fact that the issuance of new sewer connection permits was frozen in parts of the Foothills area due to sewer capacity issues. Permits for site-built, single family homes varied the most from year to year. The number of permits issued climbed steadily from 2000 through 2003 then declined from 2004 to 2006 is almost a mirror image of the increase. The number of site-built single family permits projected to be issued for 2006 is very close to the number issued in 2000. There has been a nearly constant but gradual decline in the number of placement permits issues for manufactured homes.

* Projection for total number of permits for 2006 are based on the fact that as of September 18th a 71% of the year has passed, therefore it is assumed that 71% of the total permits that will be issued for all of 2006 have been issued.

Foothills Planning Area Background Study Building Permits

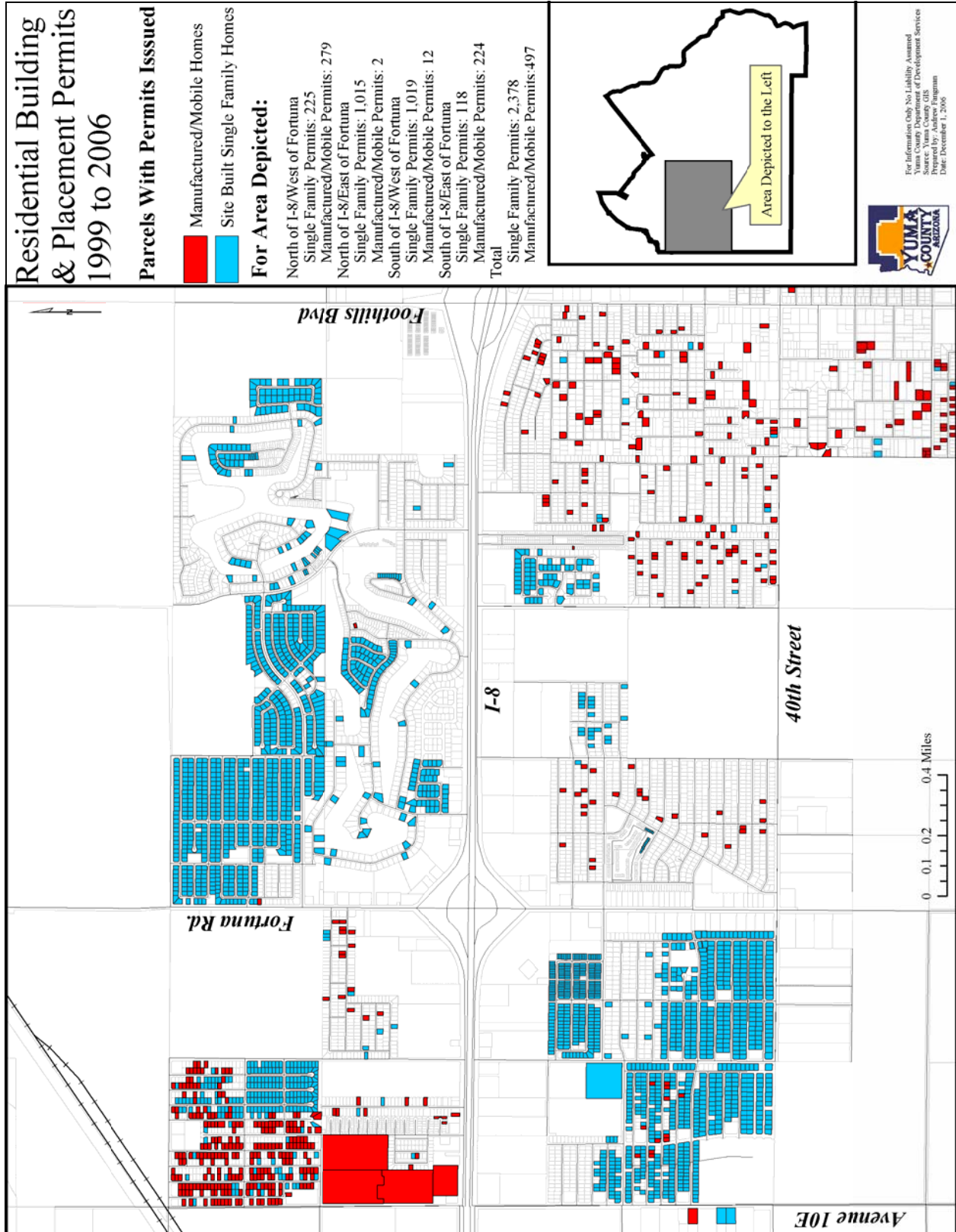


Figure 30: Building and Placement Permits Issued 1999 to 2006

Foothills Planning Area Background Study

Building Permits

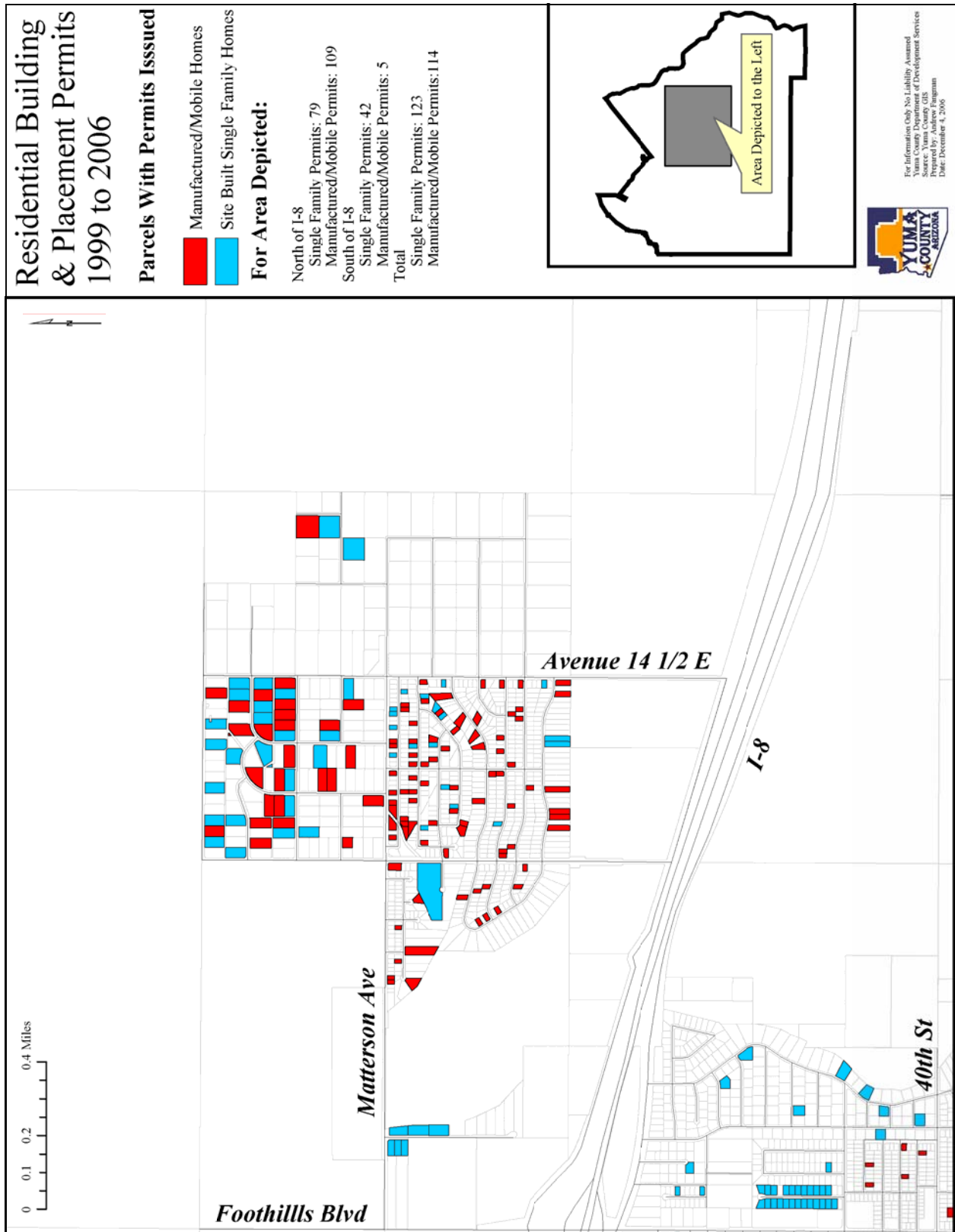


Figure 31: Building and Placement Permits Issued 1999 to 2006

Foothills Planning Area Background Study

Building Permits

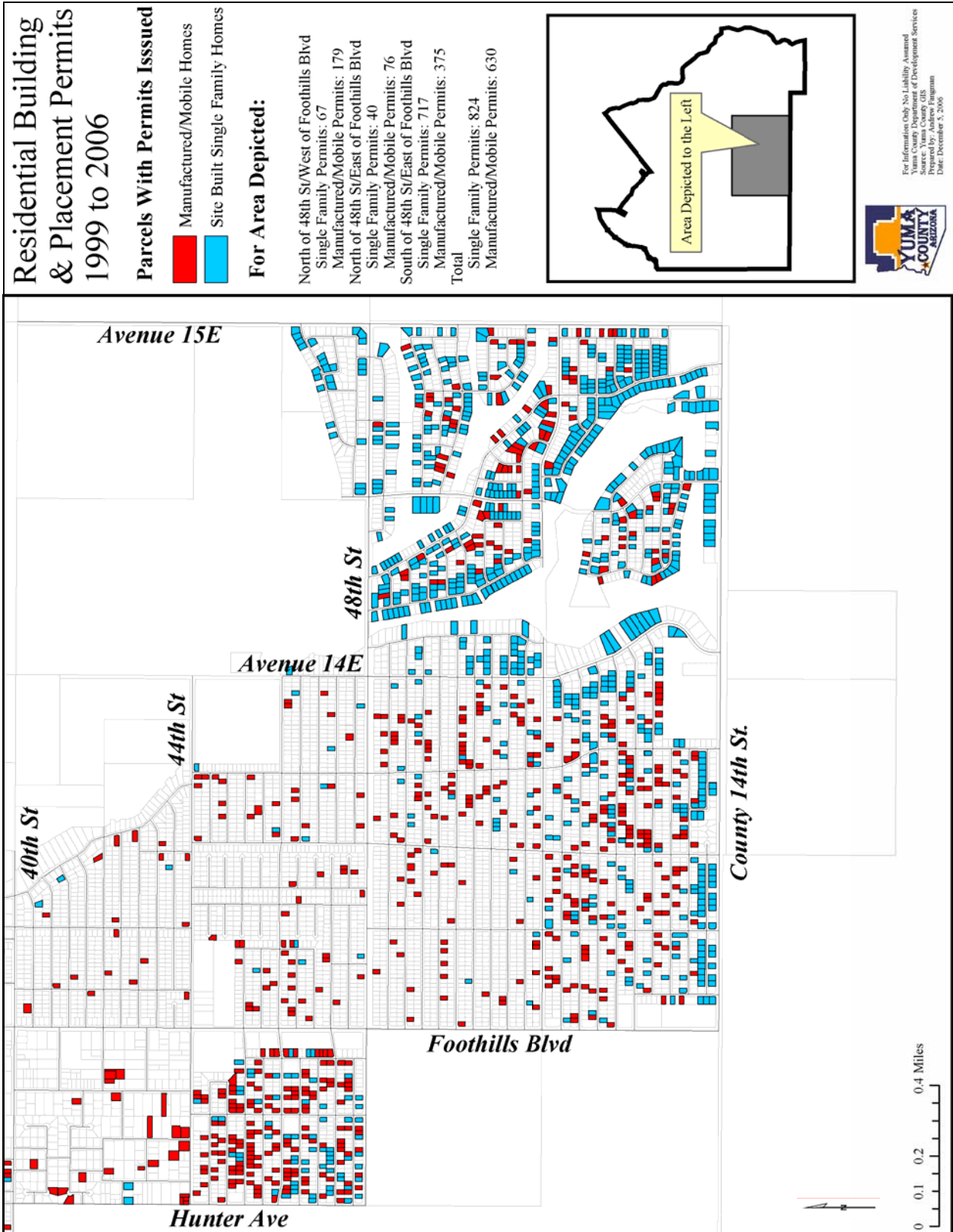


Figure 32: Building and Placement Permits Issued 1999 to 2006

Foothills Planning Area Background Study
Building Permits

The maps on the preceding three pages depict all residential building/placement permits issued between January 1, 2000 to September 18, 2006 in the Foothills Planning Area. As can be seen in Figure 30 two large scale neighborhoods of site-built single family homes were constructed at the northeast and southwest corners of the Interstate 8 and Fortuna Road Interchange. In these areas the 2,034 site-built, single family homes constructed represent 43% of single family site-built homes constructed in the Foothills Planning Area, and 36% of those constructed in unincorporated Yuma County between 2000 and 2006. The other characteristic that sets these two areas apart from the rest of the planning area is the near total lack of manufactured home placement permits.

Aside from a concentration along Avenue 10E north of Interstate 8, manufactured home placement permits are widely dispersed across the planning area. This wide dispersion and occurrence in parts of the planning area which are already developed may indicate that a lot of these manufactured home placement permits are for units replacing older units.

Foothills Planning Area Background Study
Employment

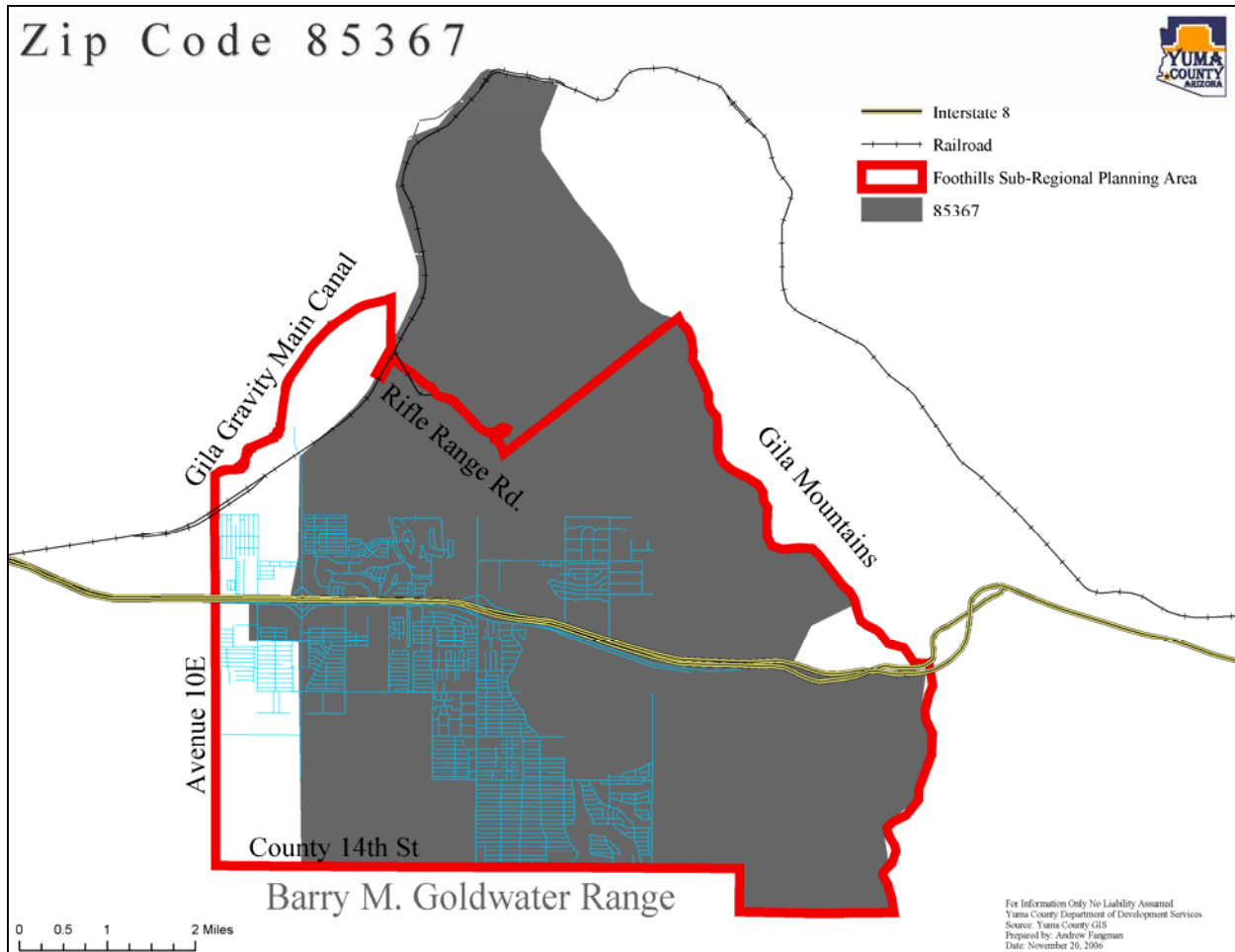


Figure 33: Zip Code 85367

ZIP Code Business Patterns produced by the U.S. Census Bureau presents data on the total number of establishments, employment and payroll for more than 40,000 5-digit ZIP Code areas nationwide. Most ZIP Codes are derived from the physical location address reported in Census Bureau programs. The Internal Revenue Service provides supplemental address information. An establishment is a business or industrial unit at a single physical location that produces or distributes goods or performs services, for example, a single store or factory. The 2003 ZIP Code Statistics presents counts of establishments by size by detailed North American Industry Classification System (NAICS) classification in eight of the 18 sectors covered in the NAICS. NAICS, developed in cooperation with Canada and Mexico, classifies North America's economic activities. These sectors include roughly 60 percent of establishments with paid employees. Only limited data is provided for ZIP Codes. Statistics for smaller areas are more frequently withheld to avoid disclosing information about individual firms. The ZIP Code Business Patterns does not include government-owned establishments even when their primary activity would be classified in industries covered by the Census. Because of these exclusions, ZIP Code Business Patterns data for industries in many sectors might appear to be incomplete.¹⁶ The ZIP Code Business Patterns does not include farms or publicly owned establishments. Both of these employment sectors are major employers in the planning area. It also does not take into account workers who commute to jobs outside the planning area. Zip code 85367 provides nearly total coverage of the of the entire planning area.

¹⁶ 2000 U.S. Census

Foothills Planning Area Background Study Employment

Industry Code Description	Number of Employees						Total
	1 to 4	5 to 9	10 to 19	20 to 49	50 to 99	100 to 249	
Forestry, fishing, hunting, and agriculture	1	1	0	0	0	0	2
Utilities	0	0	0	1	0	0	1
Construction	13	6	4	1	0	1	25
Manufacturing	2	0	0	0	0	0	2
Wholesale trade	1	0	0	0	0	0	1
Retail trade	12	9	0	1	1	1	24
Transportation & warehousing	1	0	0	0	0	0	1
Information	1	0	0	0	0	0	1
Finance & insurance	7	2	1	1	0	0	11
Real estate & rental & leasing	5	2	0	0	0	0	7
Professional, scientific & technical services	4	1	1	1	0	0	7
Management of companies & enterprises	1	0	0	0	0	0	1
Admin.,support,& waste mgt.	2	0	0	0	0	0	2
Health care and social assistance	9	4	1	2	0	0	16
Arts, entertainment & recreation	2	1	0	1	1	0	5
Accommodation & food services	8	4	4	5	0	0	21
Other services (except public administration)	11	8	4	0	0	0	23
Unclassified establishments	1	0	0	0	0	0	1
<i>Total</i>	<i>81</i>	<i>38</i>	<i>15</i>	<i>13</i>	<i>2</i>	<i>2</i>	<i>151</i>

Table 16 Number of Establishments by Industry¹⁷

The Foothills Planning Area is primarily a retirement and bedroom community. This is reflected in the types of business establishments that are predominate in the area. Construction, retail trade, and accommodation and food service are the most prominent industries in the area. Notable is the lack of business establishments and jobs that are related to agriculture. This scarcity makes the Foothills Planning Area unique in Yuma County where agriculture plays a central economic role.



Figure 34: Businesses in the Foothills

Year	# of Employees	Payroll/# of Employees, adjusted for inflation to 2006 dollars
1998	778	\$14,222
1999	912	\$15,790
2000	1,010	\$15,604
2001	1,104	\$16,527
2002	1,227	\$18,054
2003	1,255	\$19,661
2004	1,361	\$20,711

Table 16: Employment & Payroll

The number of people employed by business establishment in the Foothills Planning Area nearly doubled between 1998 and 2004, the year which statistics were reported. During the same period of time, the total payroll of business establishments divided by total payroll adjusted for inflation grew by 46%. These numbers indicate that both the number of jobs and what people are getting paid are growing at a fast pace in the Foothills Planning Area.

¹⁷ 2003 ZIP Code Business Patterns, U.S. Census Bureau

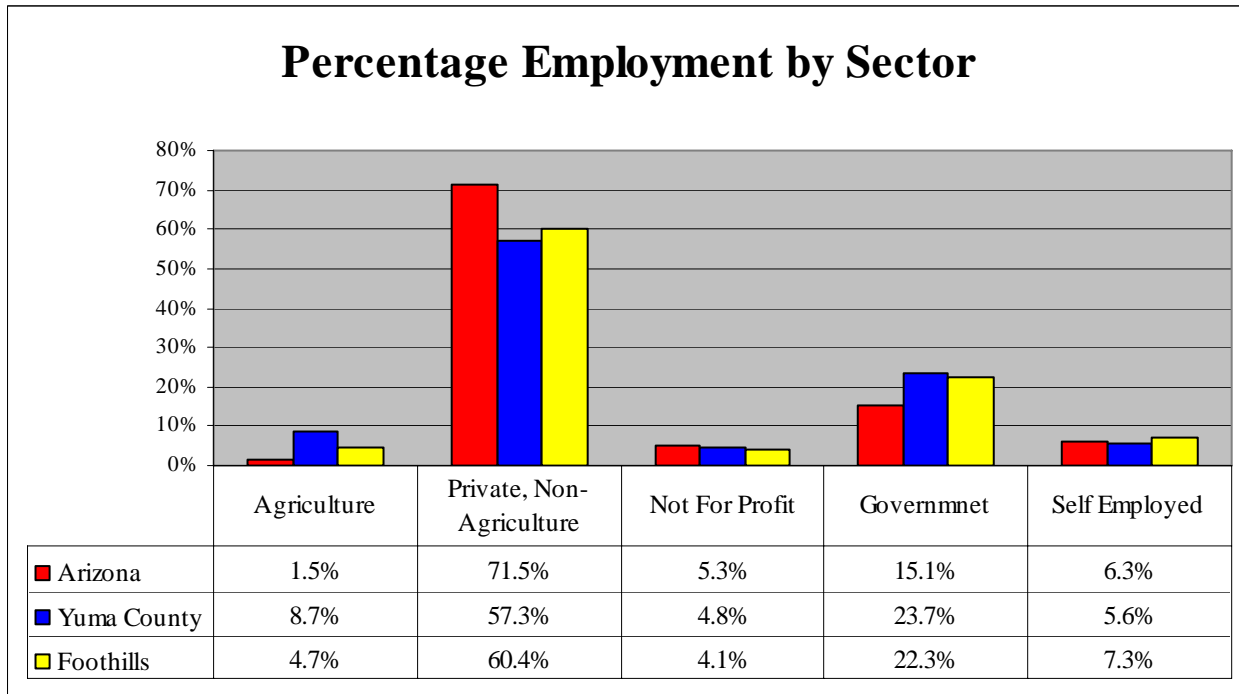


Table 17: Employment by Sector¹⁷

Type of Employer	# of Employees
Agriculture	206
Private, Non-Agriculture	2630
Not For Profit	180
Government	971
Self Employed	317

Table 18: Employment by Sector¹⁷

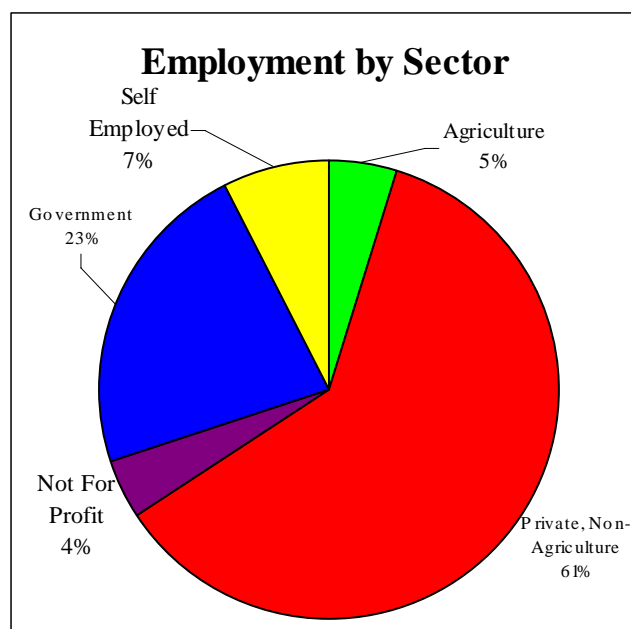


Figure 35: Employment by Sector¹⁷

Residents of both the Foothills Planning Area and Yuma County as a whole are notably less likely to be employed by private, non-agriculture related business establishments than residents of the State of Arizona as a whole. This is a reflection of the fact two major economic drivers in Yuma County are agriculture and activities relating to two military installations, Marine Corps Air Station Yuma and Yuma Proving Ground (YPG). The Foothills Planning Area has a much higher percentage of residents employed by the federal government than does the state as a whole, 7.6% to 2.9%.¹⁷ The proximity of the Yuma Proving Ground likely plays a major part in this. The Yuma Proving Ground directly employs 664 civilians and contractors and YPG employs another 1,027.¹⁸ Despite the fact that it is over a seventeen mile drive from the Foothills Planning Area to the Yuma Proving Ground, the Foothills is the closest area of residential development to YPG. This indicates that YPG is a major employer of Foothills Planning Area residents.

¹⁷ 2000 U.S. Census

¹⁸ FY 2003 Fiscal Impact, Yuma Proving Ground, <http://www.yuma.army.mil/fy03economic.html>

Foothills Planning Area Background Study
Employment

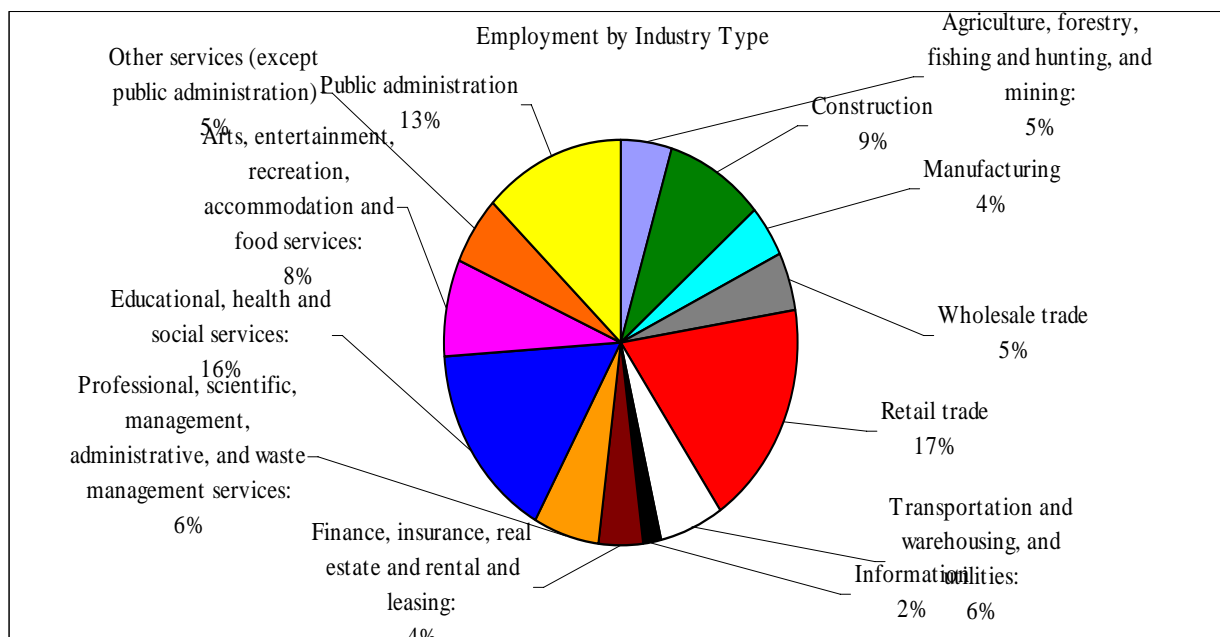


Figure 36: Employment By Industry Type

Total Employees	4,357
Agriculture, forestry, fishing and hunting, and mining:	206
Agriculture, forestry, fishing and hunting	198
Mining	8
Construction	389
Manufacturing	183
Wholesale trade	198
Retail trade	785
Transportation and warehousing, and utilities:	264
Transportation and warehousing	241
Utilities	23
Information	72
Finance, insurance, real estate and rental and leasing:	162
Finance and insurance	77
Real estate and rental and leasing	85
Professional, scientific, management, administrative, and waste management services:	274
Professional, scientific, and technical services	124
Management of companies and enterprises	0
Administrative and support and waste management services	150
Educational, health and social services:	683
Educational services	363
Health care and social assistance	320
Arts, entertainment, recreation, accommodation and food services:	344
Arts, entertainment, and recreation	84
Accommodation and food services	260
Other services (except public administration)	236
Public administration	561

Table 19: Employment By Industry Type

The largest percentage of Foothills Planning Area residents are employed in retail trades, followed closely by educational, health and social services. Overall, 76% of Foothills Planning Area residents are employed in what can broadly be termed service industries. Given that there is no major industrial or agricultural activity in the Foothills Planning Area, the predominance of people being employed in service industries is a logical finding.

Foothills Planning Area Background Study
Commercial Building Permits

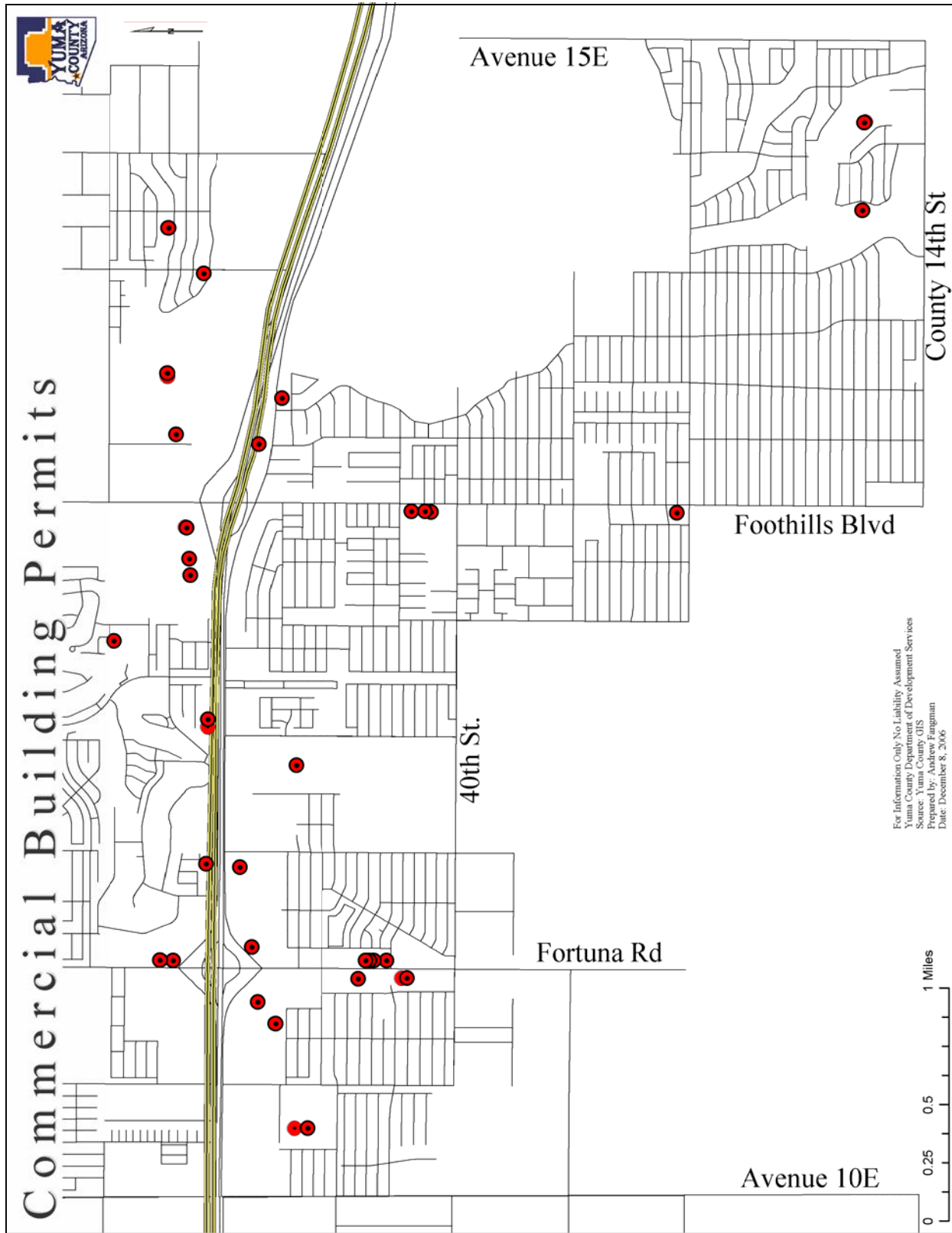


Figure 37: Commercial Building Permits Issued: 2000-2006

Foothills Planning Area Background Study
Commercial Building Permits

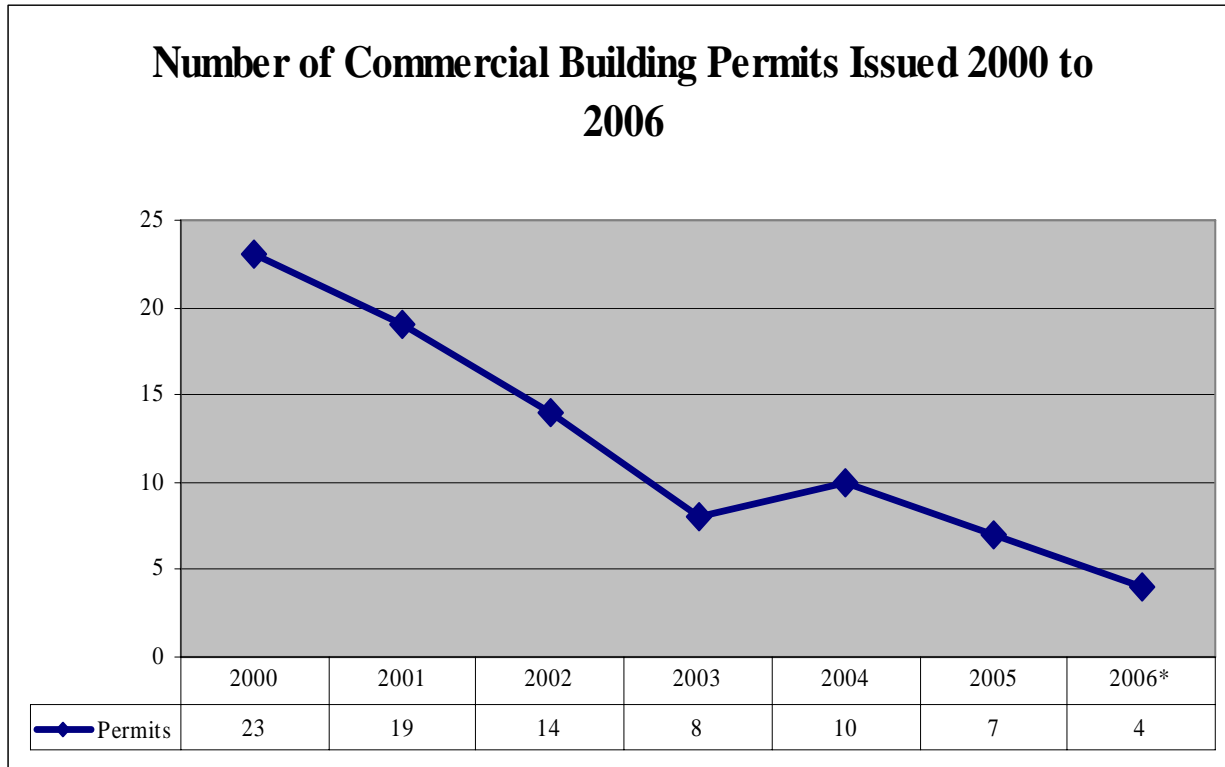


Figure 38: Commercial Building Permits Issued: 2000-2006

Between 2000 and September 18, 2006, 84 commercial building permits on 62 parcels were issued in the Foothills Planning Area. Figure 37 on Page 38 depicts the location of these commercial building permits.

Most new commercial structures were constructed along Fortuna Road, Foothills Blvd., or Interstate 8, the main thoroughfares in the Foothills Planning Area. With only a few exceptions new commercial structures are located within a mile of either the Fortuna Rd. or Foothills Blvd. interchanges.

There has been a nearly steady decline in commercial building permits. However, because of the relatively small number of commercial permits being issued, the relevance of this trend is not clear. The construction of a single large scale project may cause the number of permits issued to spike then subsequently fall.

In 2005, two major amendments were approved that are likely to cause an increase in the number of commercial building permits in the coming years. Major Amendment 2005-PA-03 redesignated 18.52 acres at County 10½ St. and Foothills Blvd. to Commercial Trade. The applicant’s stated intent is to construct 136,000 square foot shopping center similar to the one found at the southwest corner of Fortuna Road and Interstate 8. 2005-PA-05 changed 15 acres to Commercial Trade, adjacent to Yuma Regional Medical Center’s Foothills facility. The applicant’s intent is to construct a medical office complex.

* Projection for total number of permits for 2006 are based on the fact that as of September 18th a 71% of the year has passed, therefore it is assumed that 71% of the total permits that will be issued for all of 2006 have been issued.

**Foothills Planning Area Background Study
Proposed City of Yuma Annexation**

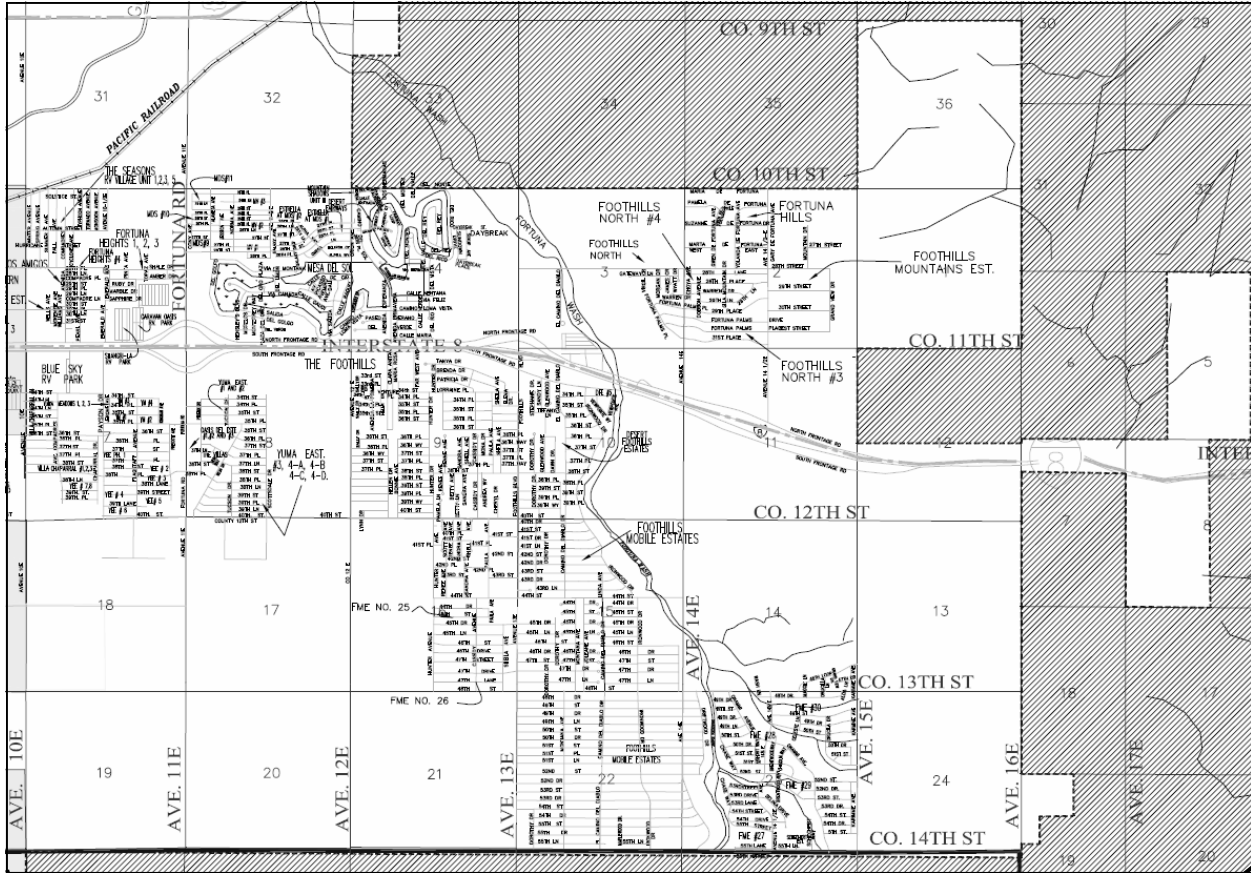


Figure 39: Close-up of the Proposed City of Yuma Annexation in the Foothills area

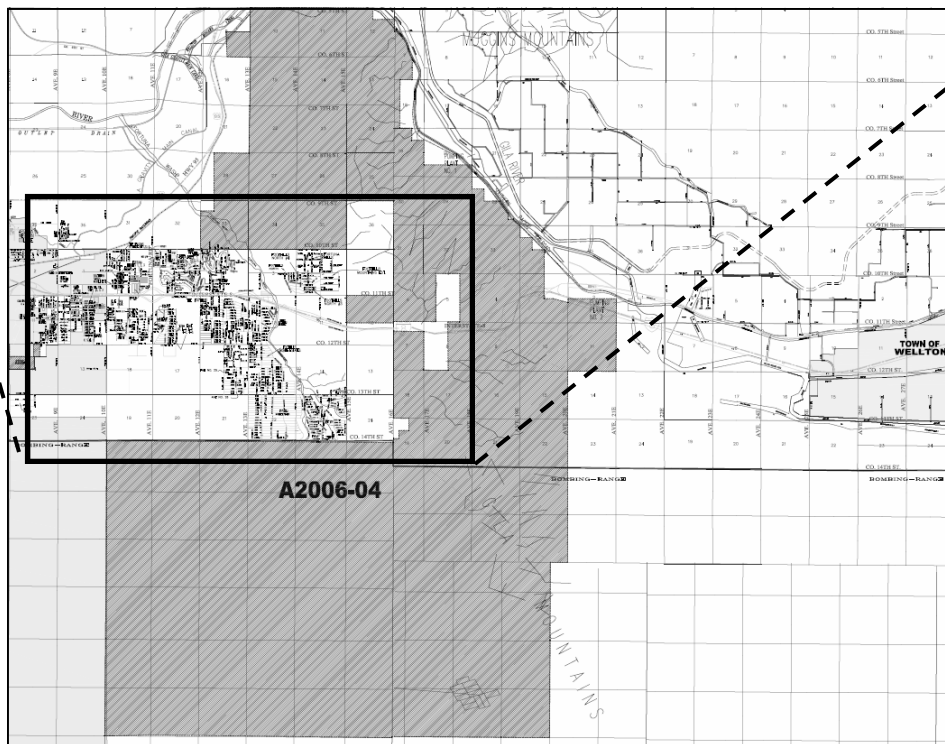


Figure 40: City of Yuma Proposed Annexation A2006-04
(areas to be annexed are crosshatched)

Foothills Planning Area Background Study
Proposed City of Yuma Annexation

On October 18, 2006 the Yuma City Council passed an ordinance that would have annexed 93 square miles of land in and around the Gila Mountains. However before the annexation, ordinance could become effective citizens groups turned in a petitions, opposing the annexation, with 2,892 signatures. The City Council has scheduled vote on the proposed annexation on September 11, 2007

If completed, the annexation would bring the Yuma city limits into the Foothills Planning area for the first time. The majority of the land being annexed by the City of Yuma is inside the Barry M. Goldwater Range. A small portion consists of Union Pacific's railroad right-of-way. The remainder of the land being annexed is controlled by the Bureau of Land Management.

The City of Yuma will not have the authority to regulate land use on any of the land being annexed. This is because nearly all the annexed land is federal land. Cities and counties do not have the authority to regulate land use on federally-owned land. The City of Yuma would gain authority to regulate land use on this land if it were ever transferred to private ownership. Currently there are no plans for the Bureau of Land Management to sell this land.

A portion of the annexation area that extends into the Foothills Planning Area is currently covered by an Open Space Overlay District in the 2010 Yuma County Comprehensive Plan. The overlay zone was implemented with the intent to preserve the Gila Mountains from residential encroachment. Yuma County has developed overlay districts based on environmental or other special development constraints to protect and provide for open space and recreational resources. It is anticipated that the City of Yuma will continue with a similar policy if the annexation is successful.¹⁹

Foothills Planning Area Background Study **Summary**

Much change has occurred in the Foothills Planning area since 2000 and even more change on the horizon. The Foothills Planning Area Background Study illustrates many of these major changes and provides data that points to the future state of the Planning Area, some of the more important findings are summarized below.

Since 2000, 7,029 housing units have been constructed/placed in the Foothills Planning Area. This represents 78.5% of housing units that were constructed/placed in unincorporated Yuma County as a whole during the same period of time. There were 4,675 building permits issued for site-built single family homes in the planning area between 2000 and 2006, which accounted for 82.8% of the county total.

The number building/placement permits issued for housing units in the Foothills Regional Planning area has significantly declined between 2005 and 2006. The number of permits projected to be issued in 2006 is just 42% of those issued in 2005 and 29% of those issued in 2003. Part of the rapid decline in 2006 may be attributed to the fact that the issuance of new sewer connection permits was frozen in parts of the Foothills area due to sewer capacity issues. Permits for site-built, single family homes varied the most from year to year. The number of permits issued climbed steadily from 2000 through 2003 then declined from 2004 to 2006 is almost a mirror image of the increase. The number of site-built single family permits projected to be issued for 2006 is very close to the number issued in 2000.

The State of Arizona owns a significant portion of undeveloped, but developable, land in the Foothills Planning Area. There are 65 non-federally owned parcels that are larger than 40 acres in the planning area. Of these, 37 comprising 7,433 acres, 66% are owned by the State of Arizona. Clearly future development in the planning area will be heavily reliant on the availability of state trust land.

Between 2007 and 2011 two major transportation improvement projects are scheduled to take place in the Foothills Planning Area: a widening of the North and South Frontage Road between Avenue 9E to Foothills Blvd. County 14th Street will be extended from Avenue 7E to Foothills Blvd. Both of these projects, when completed, will improve the east-west flow of traffic in the Foothills Planning Area. The future extension of County 14th Street is notable because it will be an entirely new route by which the City of Yuma can be accessed from the Foothills Planning Area.