

Martinez Lake Planning Area Background Study



Prepared By: Andrew Fangman
Long Range Planning Section
Yuma County Department of Development Services
December 2007

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**Martinez Lake Planning Area
Location**

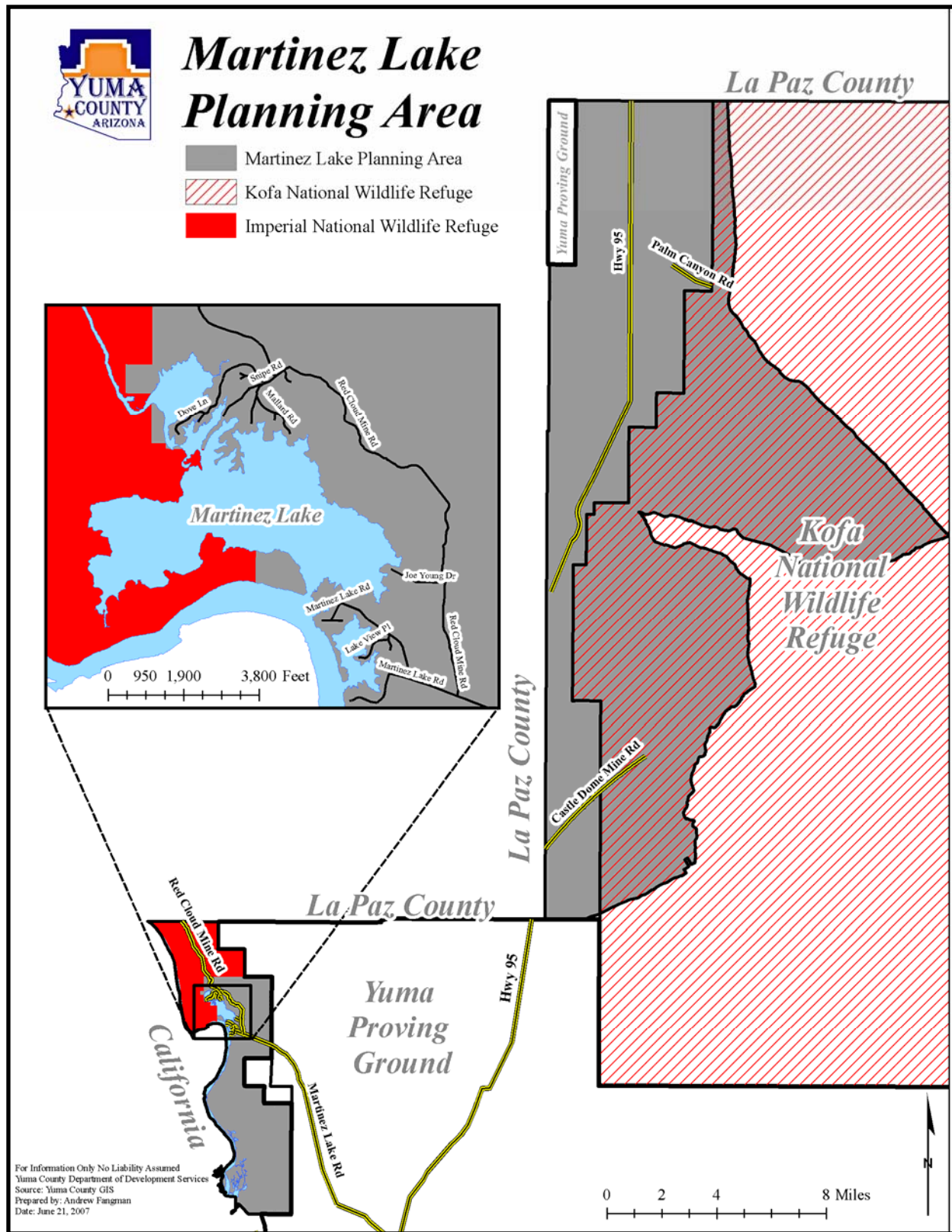


Figure 1: Martinez Lake Planning Area

Martinez Lake Planning Area **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 Martinez Lake Planning Area encompasses the far northwestern portion of Yuma County centered on the Martinez Lake area, see Figure 1 on page 4 for the exact boundaries.

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 Martinez Lake Planning Area Background Study which details current conditions of the planning area and how the area has changed in the past five years.

The 2000 Census reported 200 people living in the Martinez Lake Planning Area. This represents a decline of 59 people from the 1990 census when 259 residents were counted. Compared to Yuma County and the State of Arizona as a whole, the Martinez Lake Planning Area has a much older population.

Between January of 2000 and August of 2007, 31 housing units were constructed/placed. No placement permit for a manufactured home in the Martinez Lake Planning area has been issued since 2003. This represents a major change in the development patterns in the planning area. A large percentage of the existing housing stock is composed of manufactured housing. This data suggests that a transition away from manufactured housing towards site built single family housing is occurring.

The nature of housing in the Martinez Lake Planning Area is clearly different in nature from that found elsewhere in the County. In this planning area 51.5% of all housing units are classified as vacation homes. This is a much higher rate than in the County or State as whole where 15.7% and 6.5% of housing units are classified as vacation homes. Of the 161 privately owned parcels 61% of them are owned by individuals reporting a California contact address to the Assessors Office.

Of the 253 square miles that comprise the Martinez Lake Planning Area only 1,021 acres in 161 parcels, representing 0.6% of the total area are under private ownership. The 5.5% of the planning area that is owned by the State of Arizona has been very important to the development of the area. 619 housing units were reported in the 2000 Census despite there only being 160 privately owned parcels, the vast majority of housing is constructed on land leased from the State. This trend is likely to continue as the State Land Department is planning on auctioning of the lease on 150.55 acres in 2008. The 150.55 acres up for auction includes a large portion of vacant land north of Martinez Lake Rd. The manner in which this vacant land is developed will have a major impact on the planning area.

Martinez Lake Planning Area
Executive Summary

On January 18, 2005 the Yuma County Board of Supervisors rezoned 43.64 acres of land located at the end of Martinez Lake Road to “Planned Development (PD)”, to allow for the redevelopment of Martinez Lake Resort. This development will replace a nonconforming recreational vehicle park consisting of 146 spaces with the first phase consisting of 140 single family residential lots, 48 condominium units, and a 10 unit apartment building. Future phases will contain a 210 to 300 room hotel, 105 single family residential lots, and 222 condominium units.

The Martinez Lake Planning Area is surrounded on multiple sides by the Yuma Proving Ground (YPG). Because of this, activities on YPG have the potential to have a major impact of the planning area. The Yuma Proving Ground is the largest employer in Yuma County, employing approximately 3,000 civilian and military employees. General Motors will be relocating its current hot weather testing center from Mesa, Arizona to the new test complex which will be shared by the U.S. Army and General Motors. Construction on the facility began in September of 2007 and should be completed some time in 2009. It is anticipated that General Motors will employ Approximately 200 people at this site. Yuma Proving Ground was announced of one of seventeen Army posts being studied to host as one of six new active duty brigade combat teams that the Army is adding. If YPG were chosen to host one of the brigade combat teams it would mean an additional 3,000 soldiers would be stationed at YPG.

**Martinez Lake Planning Area Background Study
Topography & Climate**

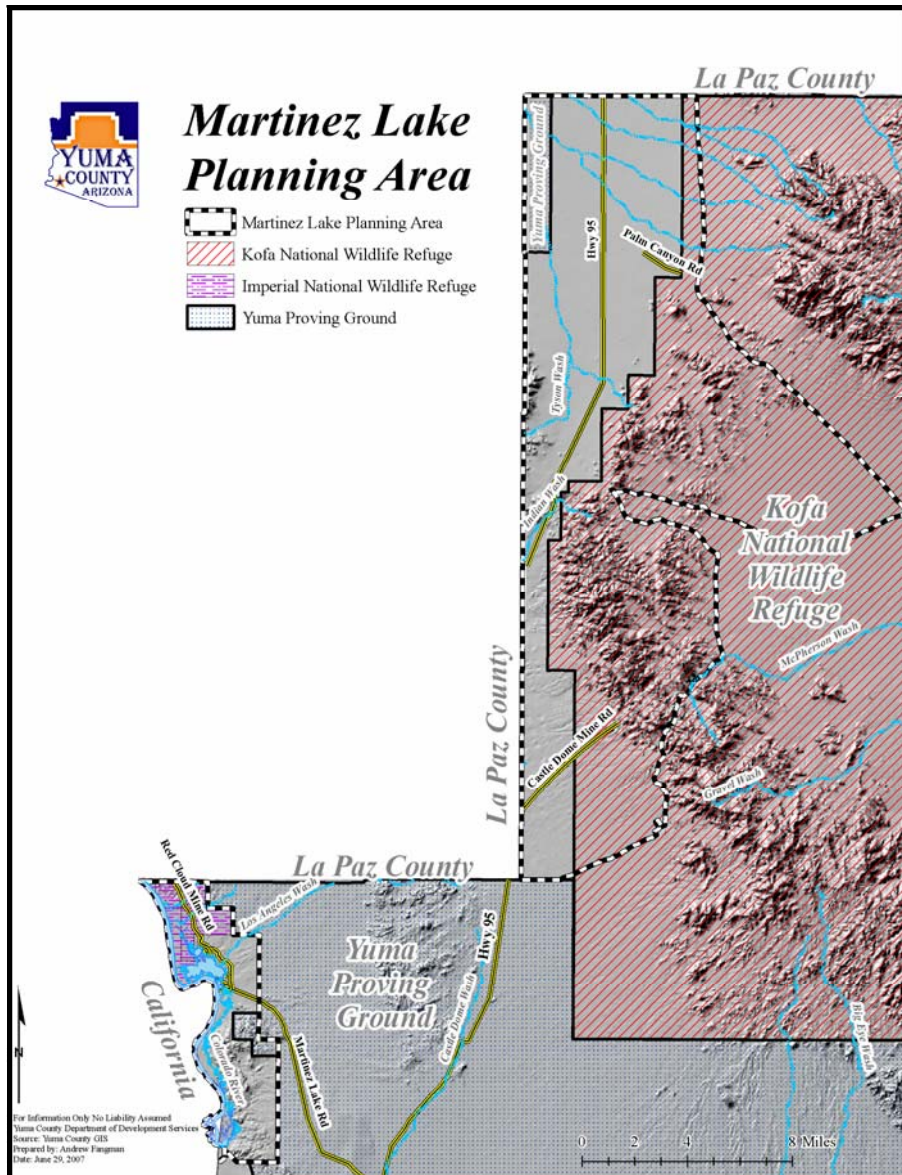


Figure 2: Topography of the Martinez Lake Planning Area.

The Martinez Lake Planning Area is composed of two geographically separate areas. The topography of the southern portion of the planning area is dominated by the Colorado River and Martinez Lake which forms the western boundary of the planning area and the County. Development in this area centers around the Martinez Lake shoreline.

The northern portion of the Martinez Lake Planning Area is a sliver of land located between the La Paz County line and the Kofa Mountains and the Kofa National Wildlife Refuge. There is almost no development within this part of the planning area.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temperature (F)	68.5	73.0	78.4	85.5	94.0	103.1	106.7	105.3	100.4	89.9	76.8	67.9	87.5
Average Min. Temperature (F)	43.4	46.9	51.4	57.1	64.7	72.8	80.7	80.5	73.9	62.1	49.9	42.7	60.5
Average Total Precipitation (in.)	0.48	0.43	0.34	0.14	0.03	0.04	0.23	0.56	0.45	0.32	0.25	0.46	3.72

Table 1: Monthly Temperature and Precipitation Averages¹

The climate of the Martinez Lake 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 Proving Ground. Western Regional Climate Center

Martinez Lake Planning Area Background Study
Soil Types

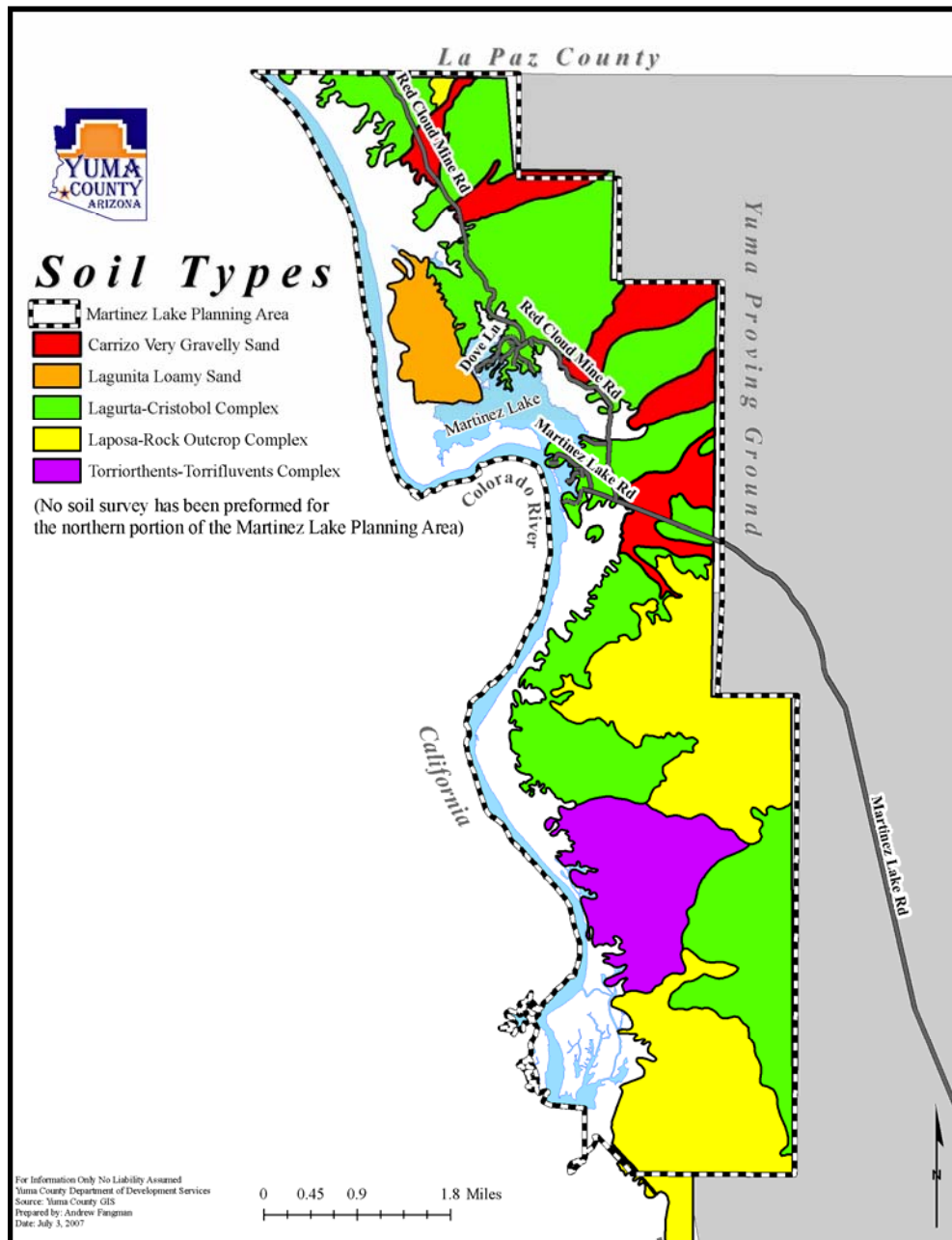


Figure 3: Soil Types in the Martinez Lake Planning Area

All the development in the Martinez Lake Planning Area has taken place on soil classified as Ligurta-Cristobal Complex. Ligurta-Cristobal Complex are deep, well drained, strongly saline soils located on old alluvial fans and low terraces along the Colorado River. These soils are moderately limited for urban development because of shrink-swell potential and are severely limited for recreational development because of the gravel content. They are severely limited for septic tank development absorption fields because of moderately slow permeability. The desert pavement on these soils helps to control soil blowing. Other types of soil found in the planning area include: Carrizo Very Gravelly Sand, Lagunita Loamy Sand, and Laposia-Rock Outcrop Complex.²

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

Martinez Lake Planning Area Background Study
Vegetation

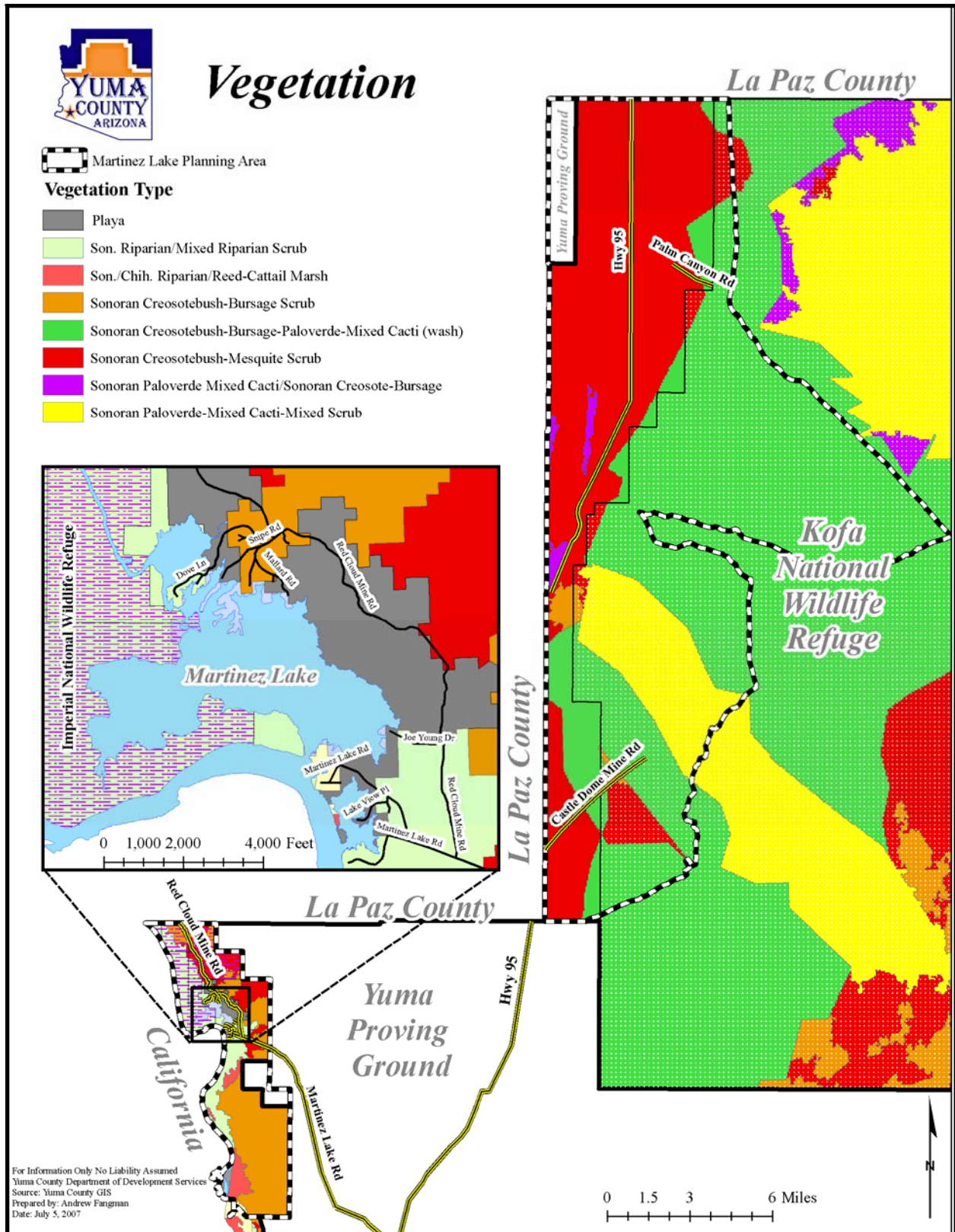


Figure 4: Vegetation in the Martinez Lake Planning Area

Martinez Lake Planning Area Background Study Vegetation

Playa: A flat gravelly area with minimal vegetation.



Figure 5: Playa

Sonoran Riparian/Mixed Riparian Scrub: Confined to places with abundant moisture which may not be associated with obvious riparian features. Closed or nearly closed stands of microphyll and nanophyll deciduous, facultative deciduous shrubs. Herbs, if present, are patchy and scattered. Shrub height is 1.2–2.1 m with scattered plants to 3.7 m. Total vegetation cover is 50–100%.²



Figure 6: Sonoran Riparian/Mixed Riparian Scrub

Sonoran Reed Cattail Marsh: Generally closed single-layer stands of tall perennial graminoids, bearing rhizomes or fibrous roots. Emergent communities may be more open than those in shallow water or around seeps. Drier habitats may have a lower layer of graminoid plants. Vegetation is 0.9–5 m in height. Total cover is 30–100%.³



Figure 7: Sonoran Reed Cattail Marsh

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. 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 8: Sonoran Creosotebush-Bursage Sage

³ Description 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

**Martinez Lake Planning Area Background Study
Vegetation**

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. 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.⁴



Figure 9: Son. Creosote-Bursage-Paloverde Cacti (wash)

Sonoran Creosotebush-Mesquite Scrub: This vegetation is found on valley fill. The soils are erosion prone and silty. Such erosion has left the shrubs perched on low soil mounds. Shrub communities with perennial vegetation cover of 15–30%. Ephemeral herb cover may approach 100% in wet years. Shrub height, 0.2–1.5 m.⁴



Figure 10: Sonoran Saltbush-Creosote Bursage Scrub

Sonoran Paloverde Mixed Cacti-Sonoran Creosote Bursage: A diverse mixture of evergreen and deciduous leguminous trees, shrubs, and cacti with cover from 15 to 45 percent. The height of the trees ranges 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.⁴



Figure 11: Son. P.V. Cacti- Creosote Bursage

Sonoran Paloverde-Mixed Cacti-Scrub: Develops on rock piles and middle and upper bajadas where soils are well-drained and of cobbly, gravelly texture. Saguaros tend to be confined to coarse textured soils on rocky slopes where they find firm footing. A diverse mixture of evergreen and deciduous leguminous trees, shrubs, and cacti with cover from 15 to 45 percent.⁴



Figure 12: Sonoran Paloverde-Mixed Cacti-Scrub

⁴ Description 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

Martinez Lake Planning Area Background Study
Demographics

	Martinez Lake	Yuma County	Arizona
Total Population	200	160,026	5,130,632
White, Non-Hispanic	181	70,956	3,274,258
Hispanic	17	80,772	1,295,617
African-American	0	3,136	149,941
Other	2	3,313	161,490

Table 2: Population, Race, and Ethnicity⁹

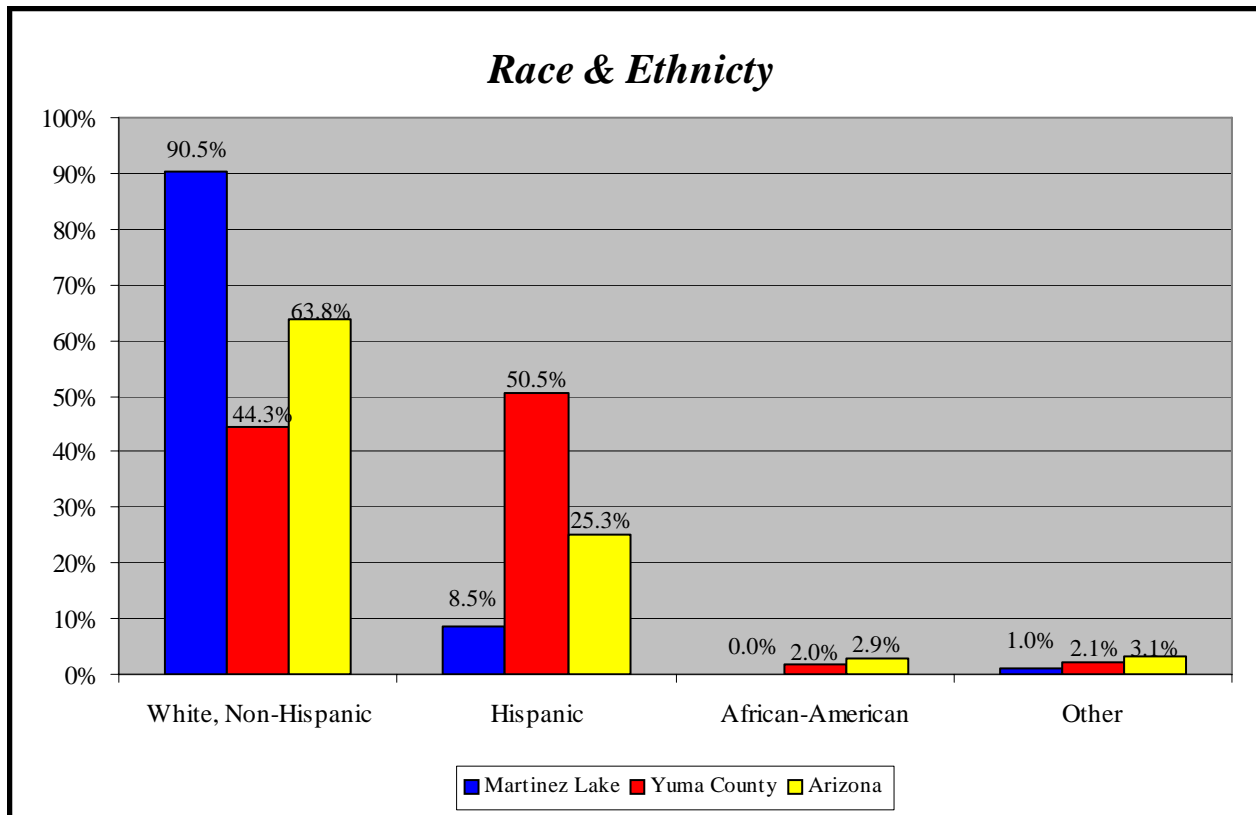


Figure 12: Population, Race, and Ethnicity⁵

<i>Year</i>	<i>Population</i>
1990	259
2000	200

Table 2: Population: 1990 & 2000⁶

The 2000 Census reported 200 people living in the Martinez Lake Planning Area. This represents a decline of 59 people from the 1990 Census when 259 residents were counted. Because Martinez Lake is primarily a community of vacation and second homes, the 2000 Census counted 619 housing units, it is difficult to know the significance of this decline, it may simply be a case of less people reporting the Martinez Lake area as their primary residence.

The total population of the Martinez Lake Planning Area is 200 of which 90.5% classify themselves as White, Non-Hispanic. This is more than 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.

⁵ 2000 United States Census

⁶ 2000 and 1990 United States Census

Martinez Lake Planning Area Background Study
Demographics

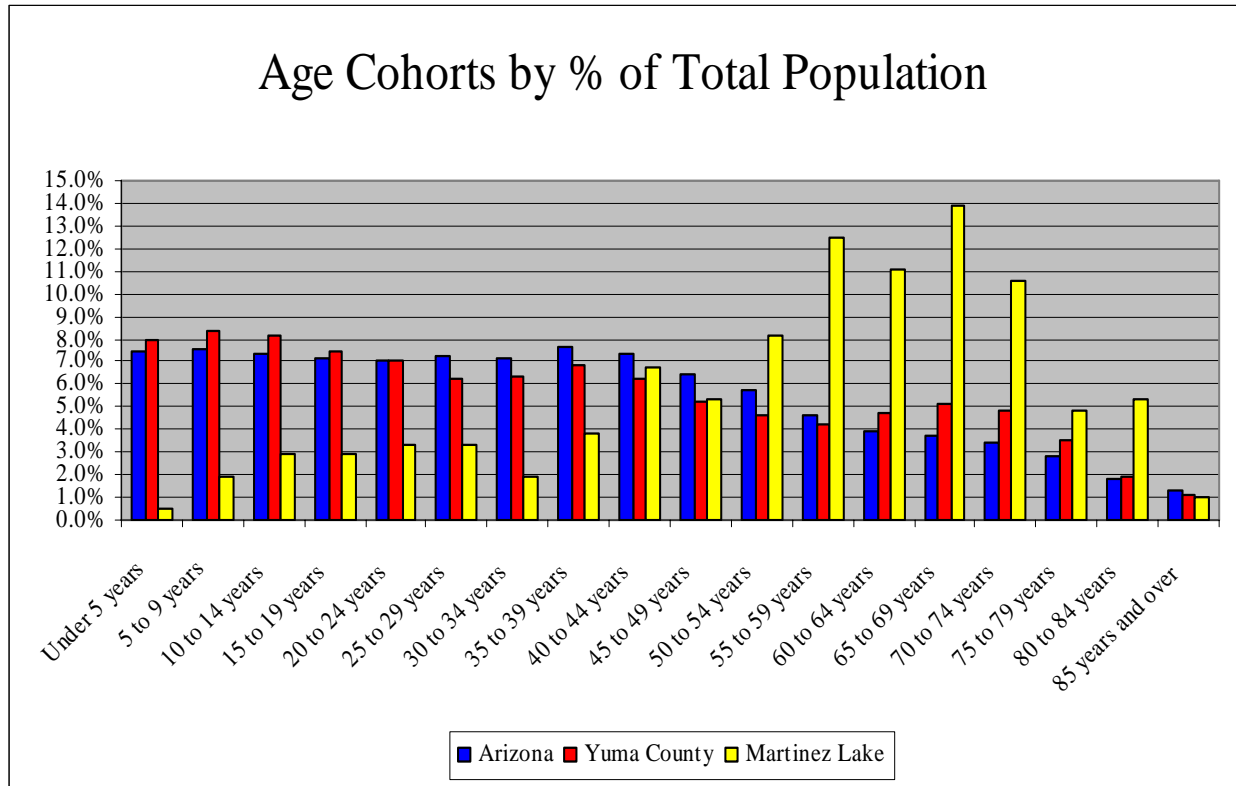


Figure 14: Percent of Total Population by Age Cohort⁷

Ages	#
Under 5 years	1
5 to 9 years	4
10 to 14 years	6
15 to 19 years	6
20 to 24 years	7
25 to 29 years	7
30 to 34 years	4
35 to 39 years	8
40 to 44 years	14
45 to 49 years	11
50 to 54 years	17
55 to 59 years	26
60 to 64 years	23
65 to 69 years	29
70 to 74 years	22
75 to 79 years	10
80 to 84 years	11
85 years and over	2

Table 3: Population by Age Groups
 Martinez Lake⁷

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 Martinez Lake 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 of people in it for the Martinez Lake Planning Area is the one that covers people from 65-69 years old. This data is in line with the popular perception that the Martinez Lake Planning Area is largely a retirement community.

⁷ 2000 U.S. Census

Martinez Lake Planning Area Background Study
Housing

	Martinez Lake	Yuma County	Arizona
<i>Total</i>	619	74,140	2,189,189
Occupied	126	53,848	1,901,327
Owner	107	38,911	1,293,556
Renter	19	14,937	607,771
Vacant	493	20,929	287,862
For Sale	6	719	27,775
Vacation Homes	319	11,662	141,905
Other	167	5,467	56,341

Table 4: Status of Housing Units⁸

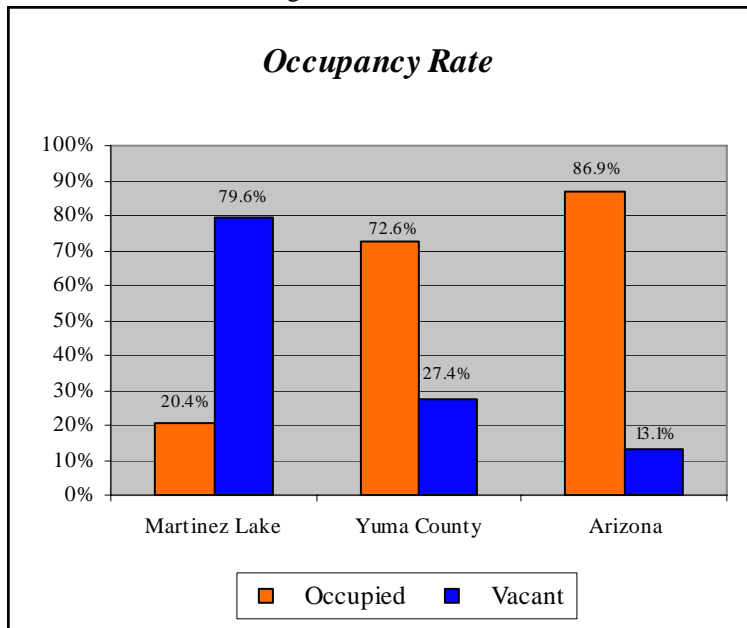


Figure 15: Full Time Occupancy Rate of Housing Units⁸

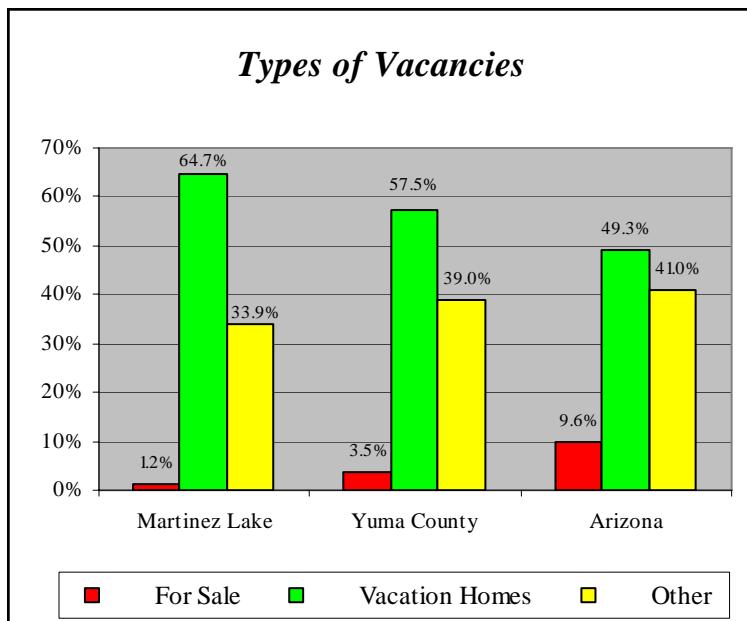


Figure 16: Types of Vacancies⁸

⁸ 2000 U.S. Census

The nature of housing in the Martinez Lake Planning Area is clearly of a different nature than found elsewhere in the County. It is an area dominated by vacation homes. This fact greatly influences the type of issues and needs facing the Planning Area.

A total of 619 units in the Martinez Lake Planning Area were reported in the 2000 Census. Of these, 126 were classified as occupied, which gives the Planning Area a vacancy rate of 76.9%. This is a significantly higher vacancy rate than is found in Yuma County or Arizona as whole, which have vacancy rates of 27.4% and 13.1%.

Of the 493 vacant housing units in the planning area 64.7% are classified as vacation homes. The Census Bureau defines vacation homes as housing units used or intended for use only in certain seasons, for weekends, or other occasional use throughout the year. While there is a greater percentage of vacant homes in the planning area than is found in County and States as whole, it is not a radical difference.

In the planning area 51.5% of all housing units are classified as vacation homes, this much higher rate than that in County or State as whole where 15.7% and 6.5% of housing units are classified as vacation homes. The percentage of housing that is used as vacation homes could be even higher than the 51.5% reported. Of vacant housing units 33.9% fall into the catchall category of "other," it is likely that many of these are vacation homes that did not fall under the Census Bureau exact definition of a vacation home.

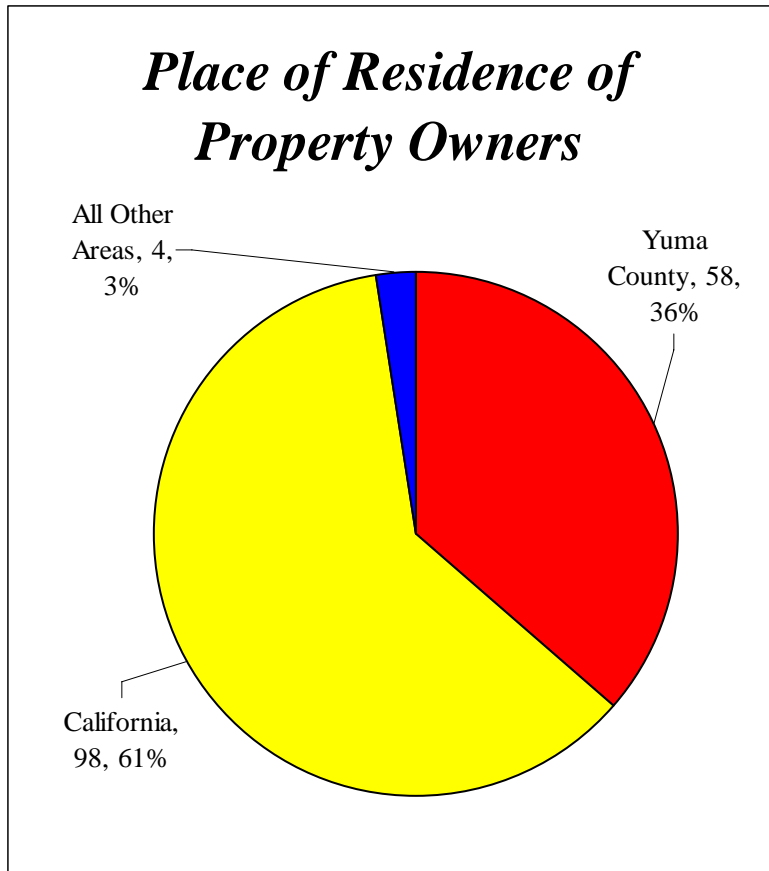


Figure 17: Place of Residence of Property Owners⁹

The owner occupancy rate for the Martinez Lake Planning Area is 84.9%. 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 Martinez Lake area. Vacation homes rarely tend to be rentals.

In the Martinez Lake Planning Area there are 160 privately owned parcels. Of these 61% of them are owned by individuals reporting a California address to the assessors office. This is a strong indication that most housing units in the planning area are vacation homes.

The fact that 619 housing units were reported in the 2000 Census, despite there only being 160 privately owned parcels, is because the majority of housing units are located on land leased from the State.

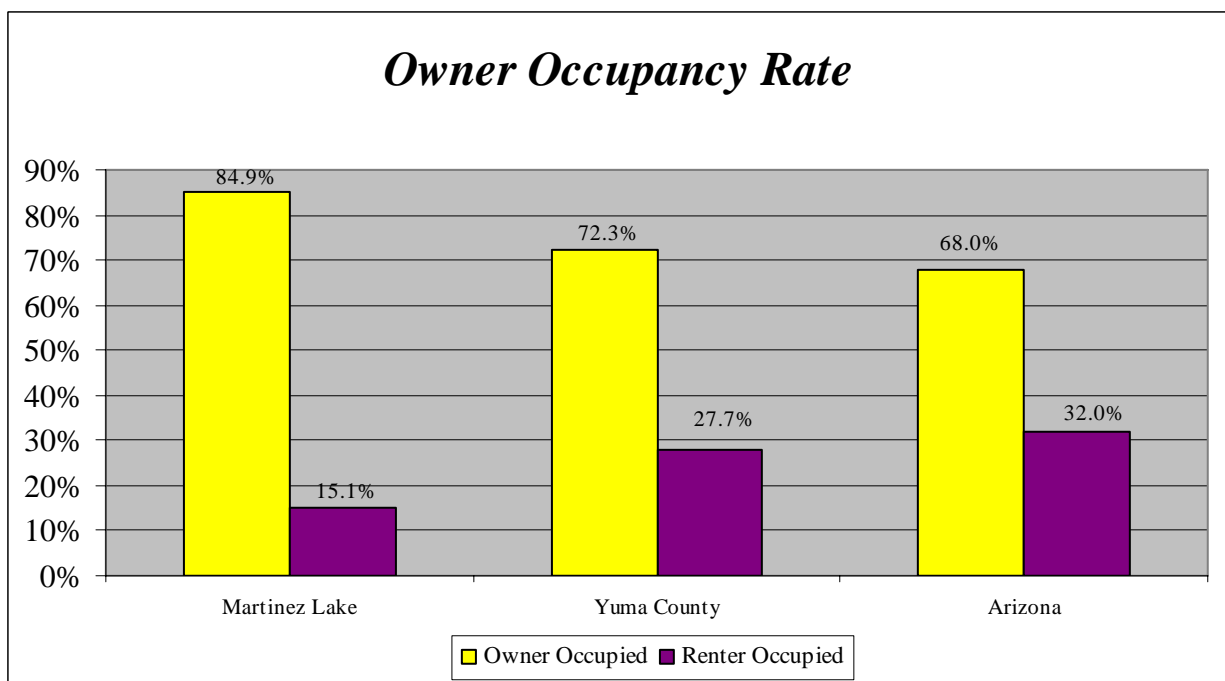


Figure 18: Owner Occupancy Rate¹⁰

⁹ 2000 Yuma County Assessors Records

¹⁰ 2000 United States Census

Martinez Lake Planning Area Background Study
Land Ownership

	Acres
Private Ownership	1,021
State of Arizona	8,858
Bureau of Land Management	151,992
<i>Total</i>	<i>161,871</i>

Table 5: Land Ownership

Of the 253 square miles that comprise the Martinez Lake Planning Area only 1,021 acres, representing 0.6% of the total area are under private ownership. The federal government through Bureau of Land Management control the vast majority, 93.9%, of land. The Arizona State Land Department owns the remaining 5.5%.

Because of the relative scarcity of private land in the planning area and the fact that what private land does exist tends to be found in small already developed parcels, future development is going to depend on State owned land. This would continue the historical pattern of development for this area, which has long relied on State land. A good example of this is the RV park located in the vicinity of the intersection Martinez Lake Road & Red Cloud Mine Road, it is located on land being leased from the State.

The land that this RV park sits on is part of 150.55 acres that State Land Department is planning on auctioning off the lease in 2008. The 150.55 acres includes a large portion of vacant land north of Martinez Lake Road. If and how this vacant land is developed could have a major impact on the planning area.

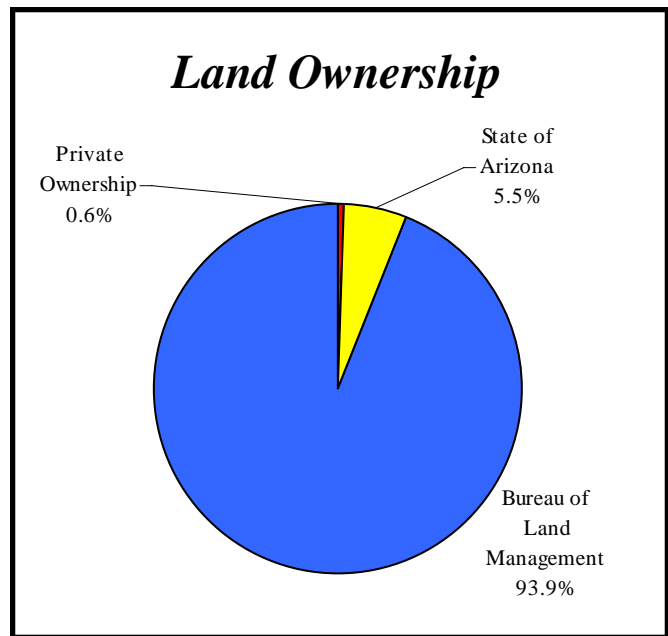


Figure 19: Land Ownership

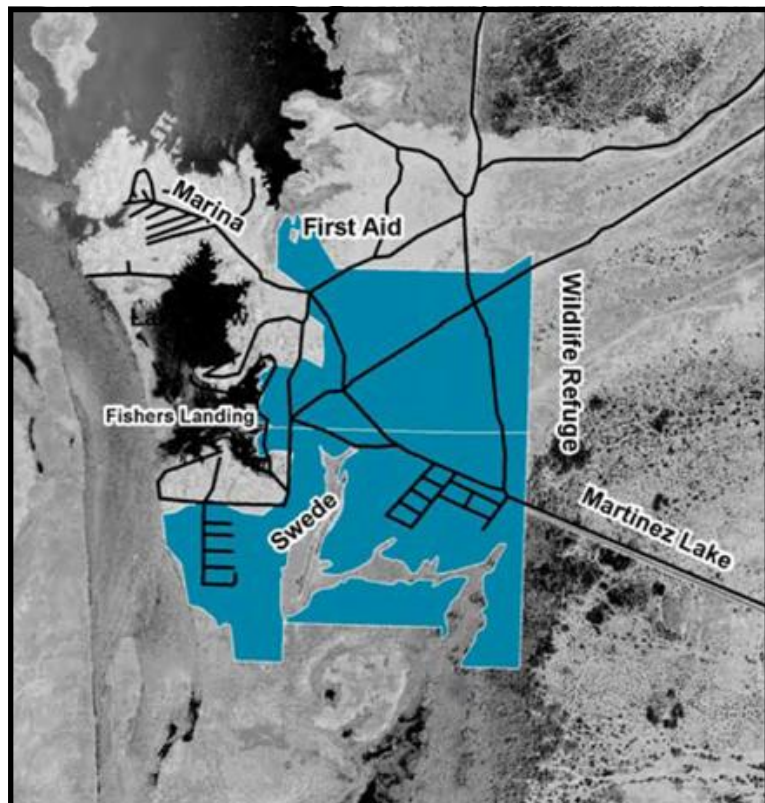


Figure 20: Land to Which the Leases Will be Auction by the State¹¹

¹¹ Image Courtesy of the Arizona State Land Department

Martinez Lake Planning Area Background Study
Land Ownership

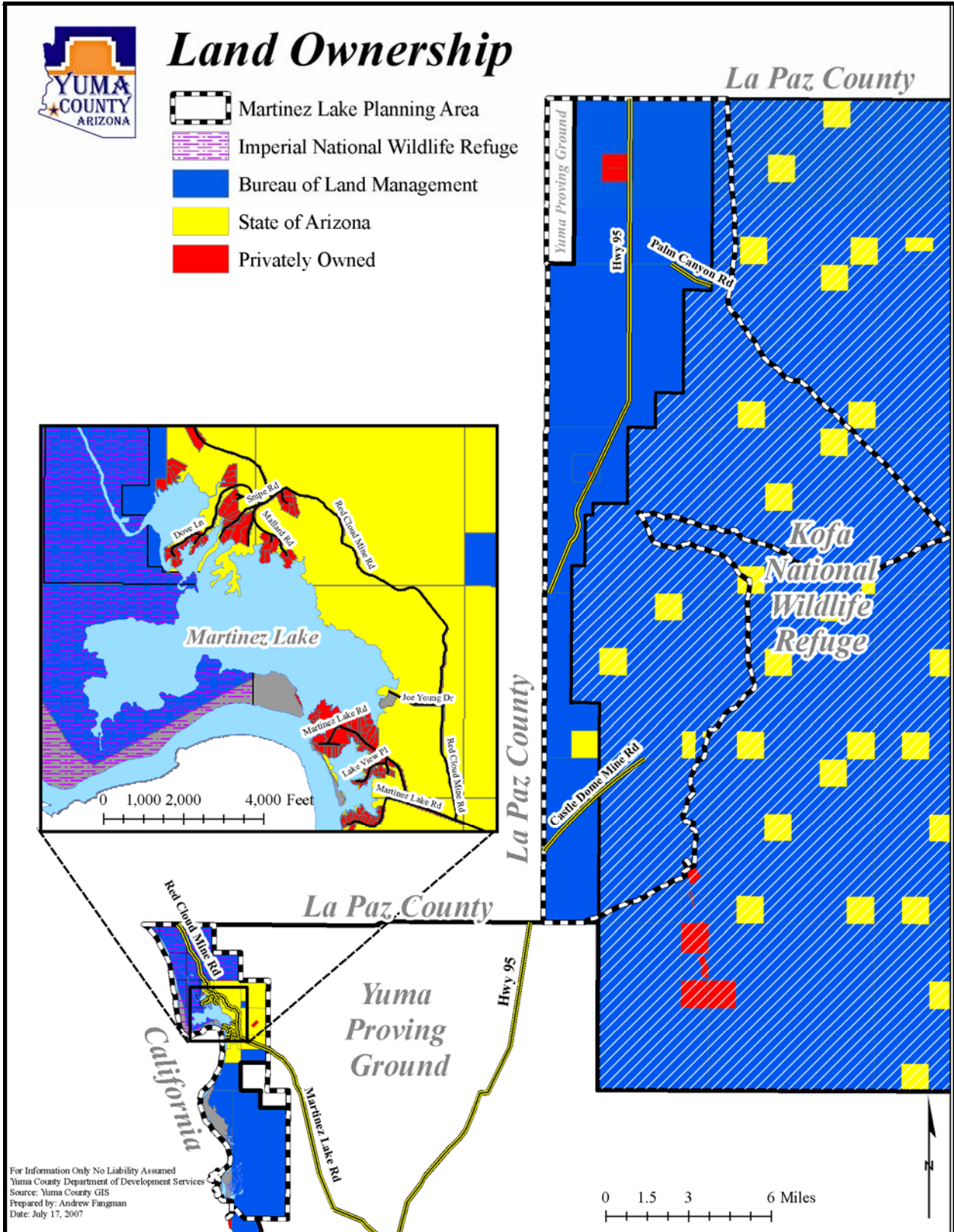
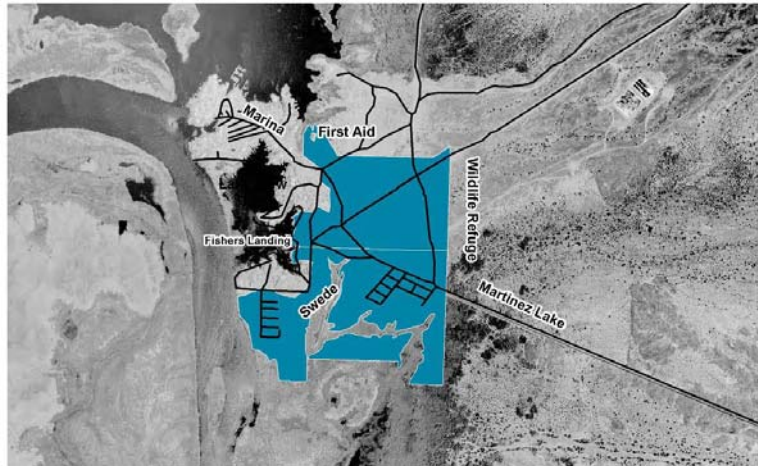


Figure 21: Land Ownership

**Martinez Lake Planning Area Background Study
Fishers Landing Lease Auction**



COMMERCIAL LONG TERM LEASE



Fishers Landing

APPLICATION NO. 03-105513
TARGET AUCTION DATE: 2007 - 2008
AUCTION LOCATION: Yuma County Courthouse
168 South Second Avenue
Yuma, Arizona
ACREAGE: 150.55 (more or less)
ZONING: Yuma County, Ra-20; current uses are non-conforming (RV Resort), Mobile Homes, Campground, Marina
UTILITIES: Fishers Landing Water and Sewer Works LLC

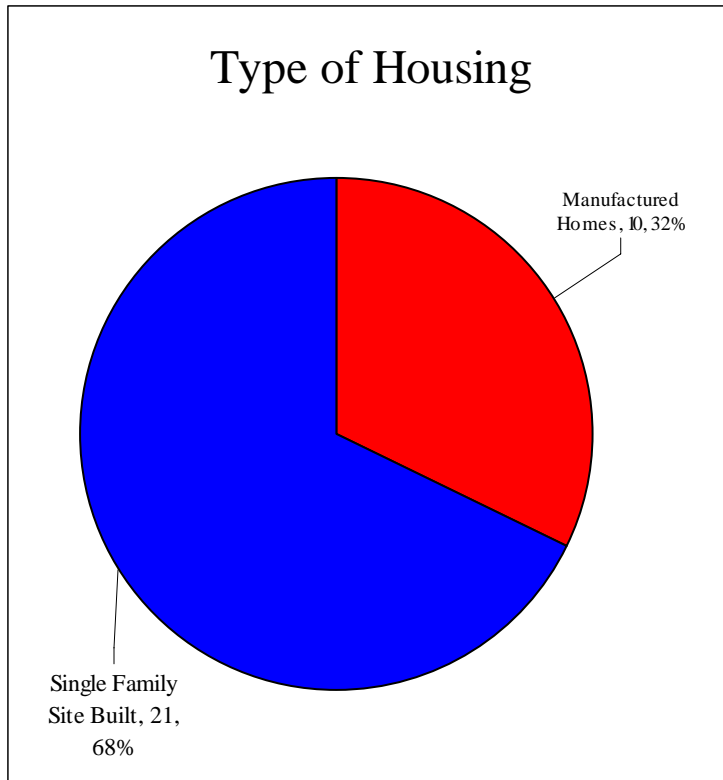
For further information contact:
Sandy Kelley, Lease Administrator (602) 542-3000

DISCLAIMER: This information is designed for general overview purposes only. Unless otherwise stated, all figures and depictions are approximate. Prospective bidders should review all information in the State Land Department's records relating to the property and seek technical or legal advice as needed to assure the understanding of all legal descriptions, plat maps, surveys, and other documents relevant to the property. Once auction price is established, appraisals may be check-out from the ASLD office for 48-hours. Informational marketing CDs are available upon request. Visit us online at www.land.state.az.us. Contact Melissa Harm for additional information (602) 364-2721.

Updated 7/17/07

Figure 22: Brochure From the Arizona State Land Department Advertising the Fishers Landing Long Term Commercial Lease

Martinez Lake Planning Area Background Study
Housing



Between January of 2000 and August of 2007, 31 housing units were constructed/placed. There is no real discernable trend in the number of housing units being created annually. The number has varied between one and eight, but there has not been either a decline or rise in the number of housing units created for any two consecutive years between 2000 and 2007.

No placement permit for a manufactured home in Martinez Lake Planning area has been issued since 2003. This represents a major change in the development patterns in the planning area. A large percentage of the existing housing stock is composed of manufactured housing; this data suggests that a transition away from manufactured housing towards site built single family housing is occurring.

Figure 23: Type of Housing Constructed 2000 to 2007*

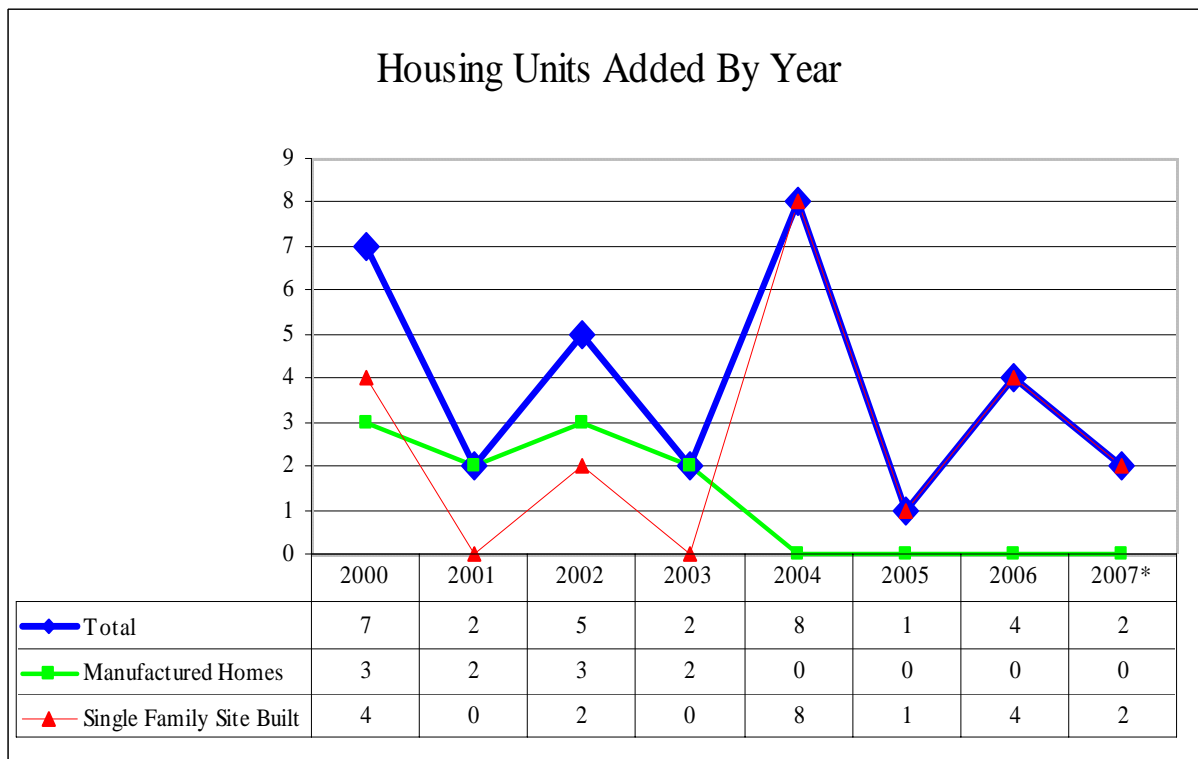


Figure 24: Housing Constructed by Year 2000 to 2007*

* January 1st through August 31st

Martinez Lake Planning Area Background Study
Housing

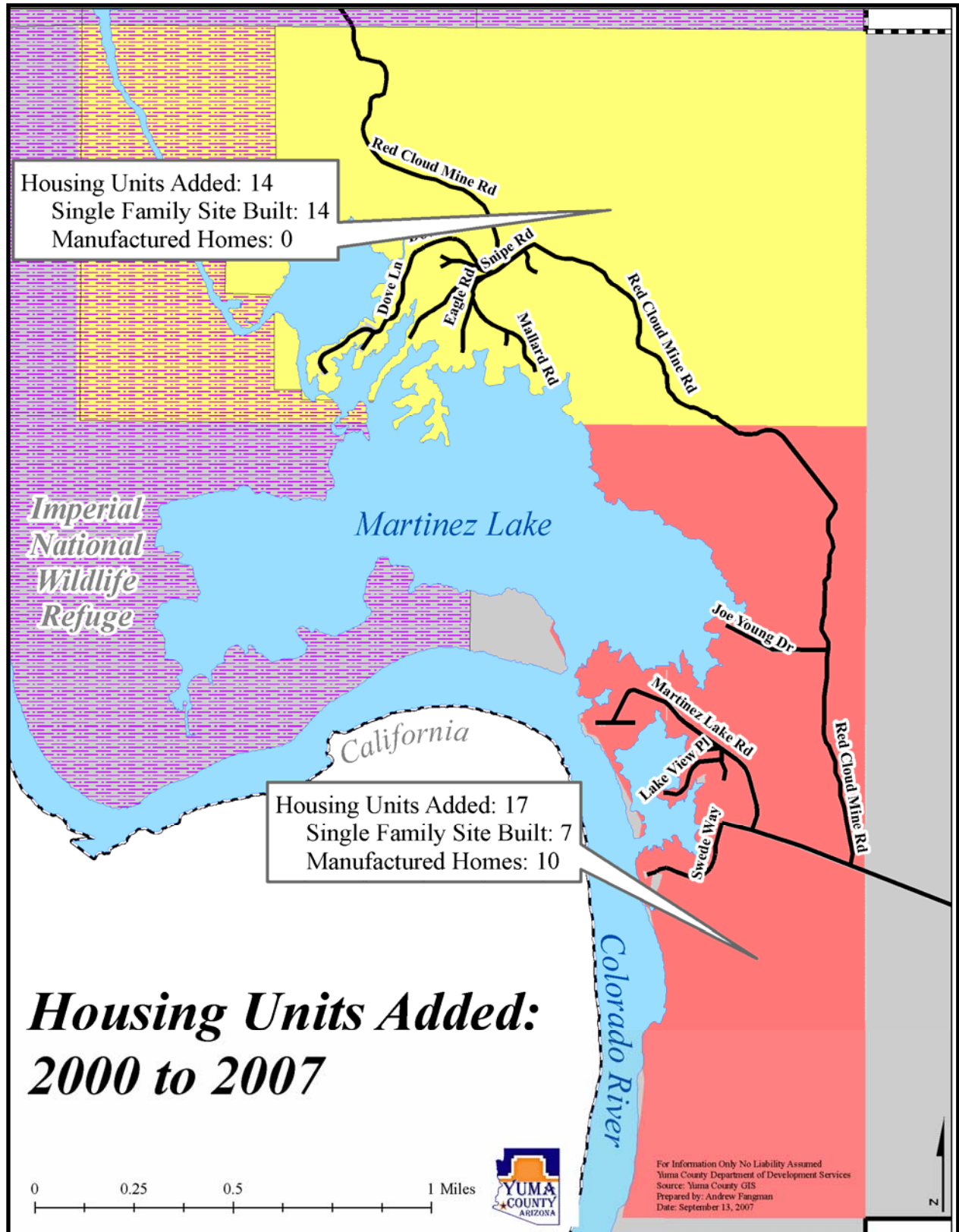


Figure 25: Housing Units Added: 2000 to 2007*

* January 1st through August 31st

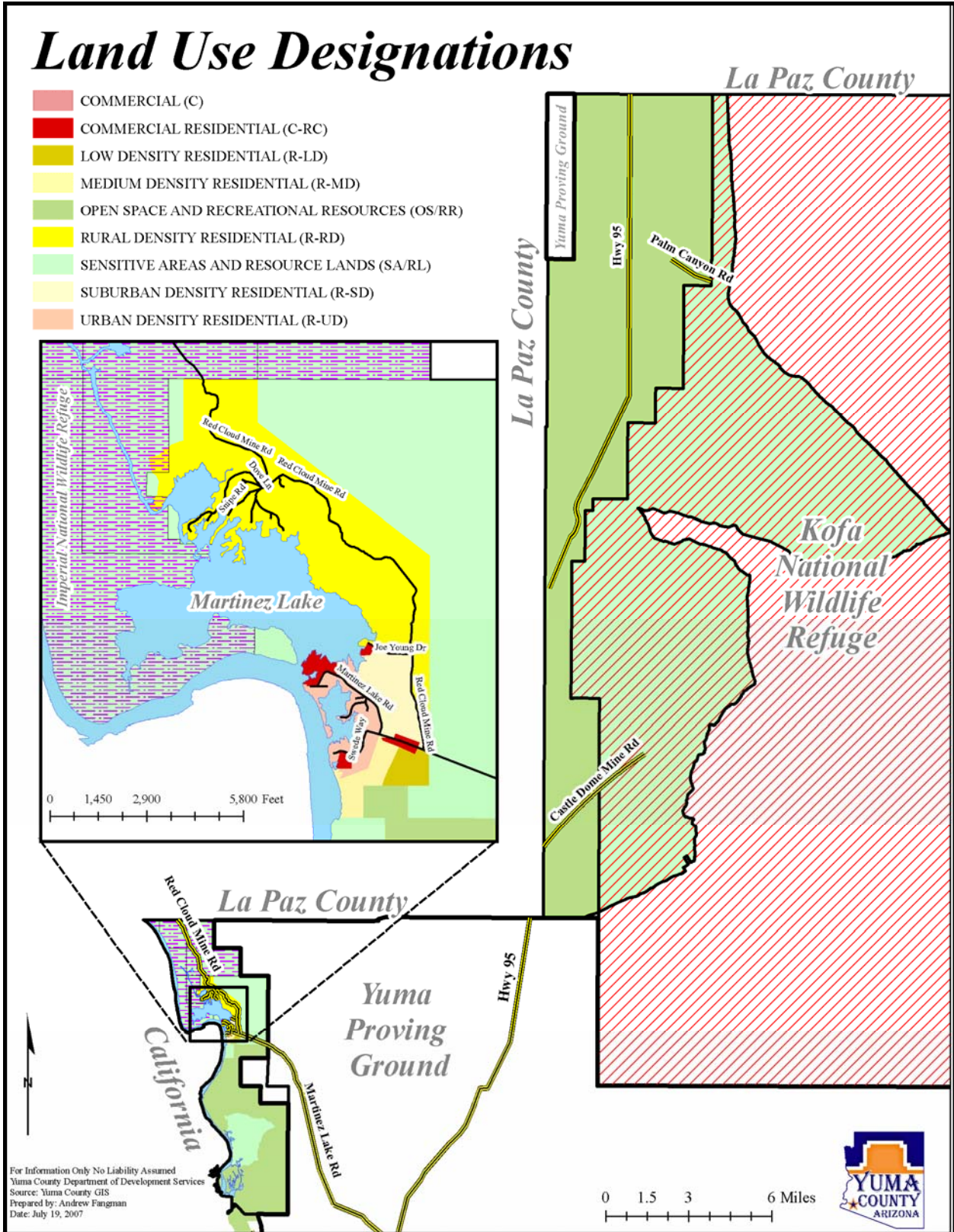


Figure 26: Zoning Districts in the Martinez Lake Planning Area

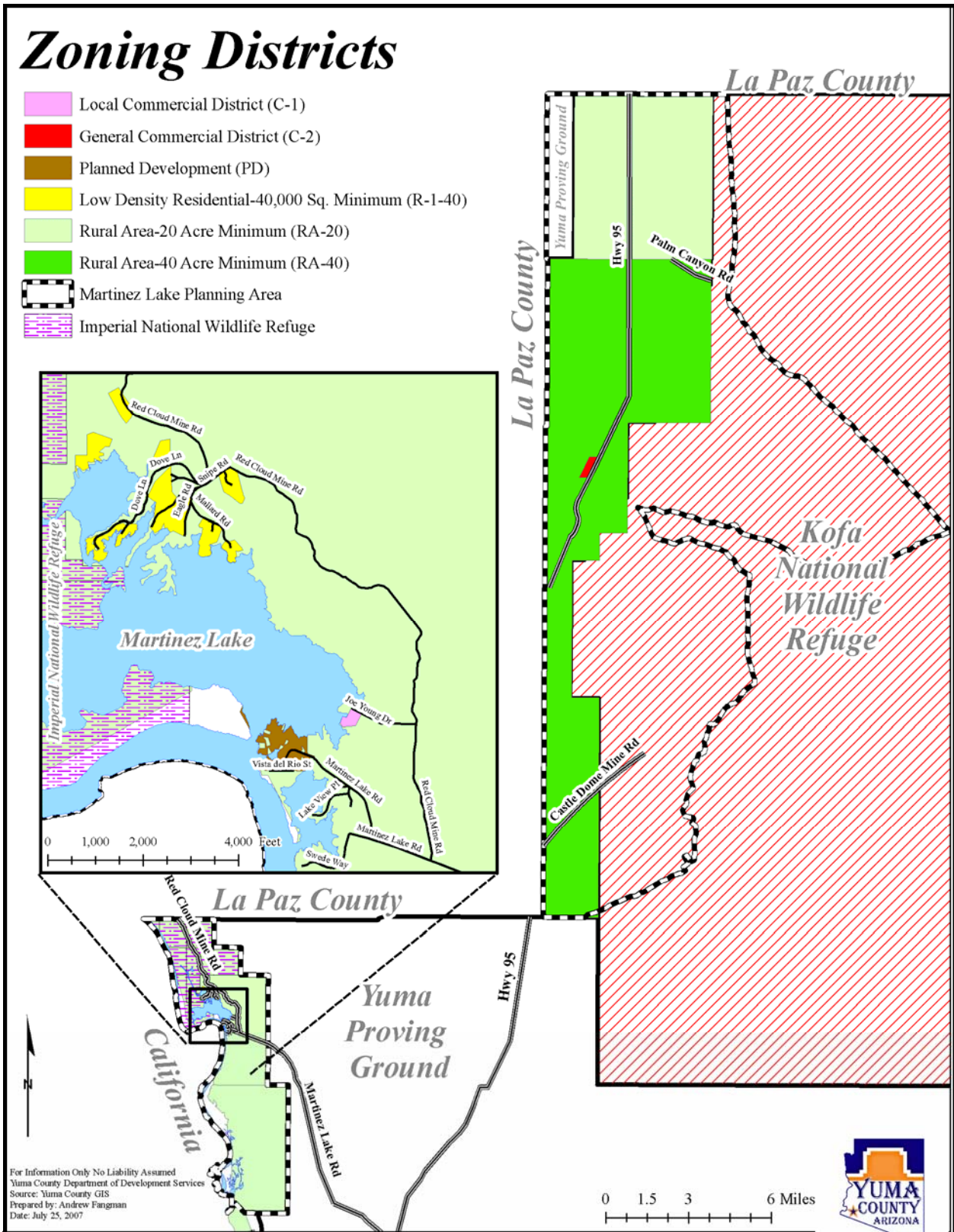


Figure 27: Land Use Designations in the Martinez Lake Planning Area

Martinez Lake Planning Area Background Study
Land Use Categories, Color Scheme & Description of Allowed Uses

Designation & Abbreviation	Color	Description
Rural Density Residential (R-RD)	Light Yellow	1 dwelling unit per 2 acres to 1 dwelling unit per 10 acres (minimum 2 acre parcels): - allows for second dwelling units: caretaker and/or granny flats; - allows for multiple uses: Manufactured and site built.
Suburban Density Residential (R-SD)	Harvest Gold	2 dwelling units per acre to 1 dwelling unit per 2 acres (minimum ½ acre parcels): - allows for multiple uses: Manufactured and site built.
Low Density Residential (R-LD)	Olive Green	1 to 6 dwelling units per acre: - allows for multiple uses: Manufactured and site built.
Medium Density Residential (R-MD)	Canary Yellow	4 to 12 dwelling unit per acre: - allows for multiple uses: manufactured, site built and recreational vehicle.
Urban Density Residential (R-UD)	Peach	10 to 18 dwelling units per acre: - allows for multiple uses: manufactured, site built and recreational vehicle.
'Commercial' Residential (C-RC)	Rust	The parcel contains permanent residential units with ancillary but significant non-residential activities. Typically living units are similar in nature to tenant flats, located above the street level or directly adjacent to commercial activities: - tailor toward neighborhoods; - oriented toward entrepreneurial shops and services.
Commercial (C)	Salmon	Small retail stores, lands smaller than 2 acres and have a store with a building footprint that is less than 1 acre in size and convenience oriented: - principal uses include business / office, shopping and restaurant-type activities with high turnover of people.
Open Space & Recreational Resources (OS/RR)	Mint Green	Areas provide visual and psychological relief from man-made development: - open space may include, but is not limited to, developed parks, trails and greenways, public and private recreational facilities, public gathering spaces.
Sensitive Areas & Resource Lands (SA/RL)	Seafoam Green	Areas provide for opportunities for environmental conservation, maintenance and enhancement of ecological, aesthetic and/or cultural value. - non-privately held land; - wildlife, fishing, hunting areas; - naturally hazardous areas.

Table 6: Land Use Categories, Color Scheme & Description of Allowed Uses

**Martinez Lake Planning Area Background Study
Rezoning Case #02-39**

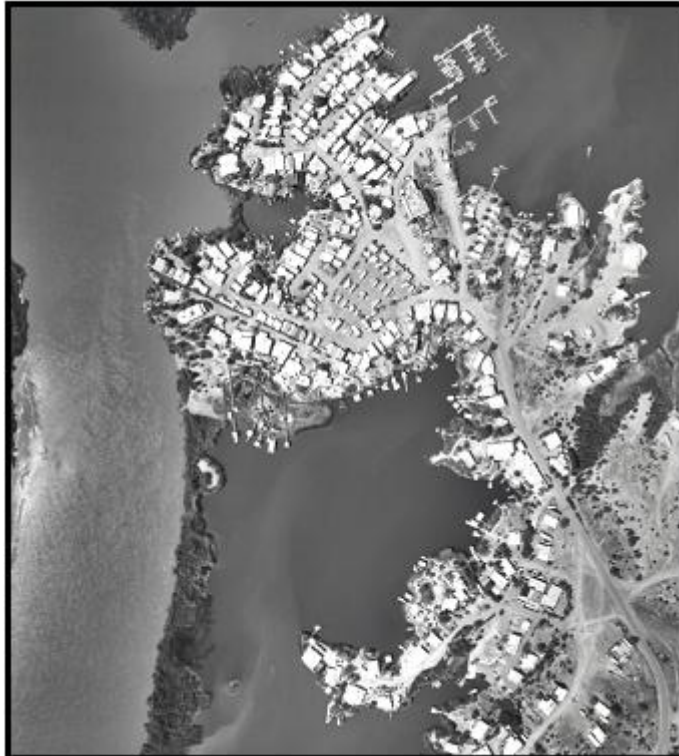


Figure 27: Aerial View of Rezoning Case #02-39

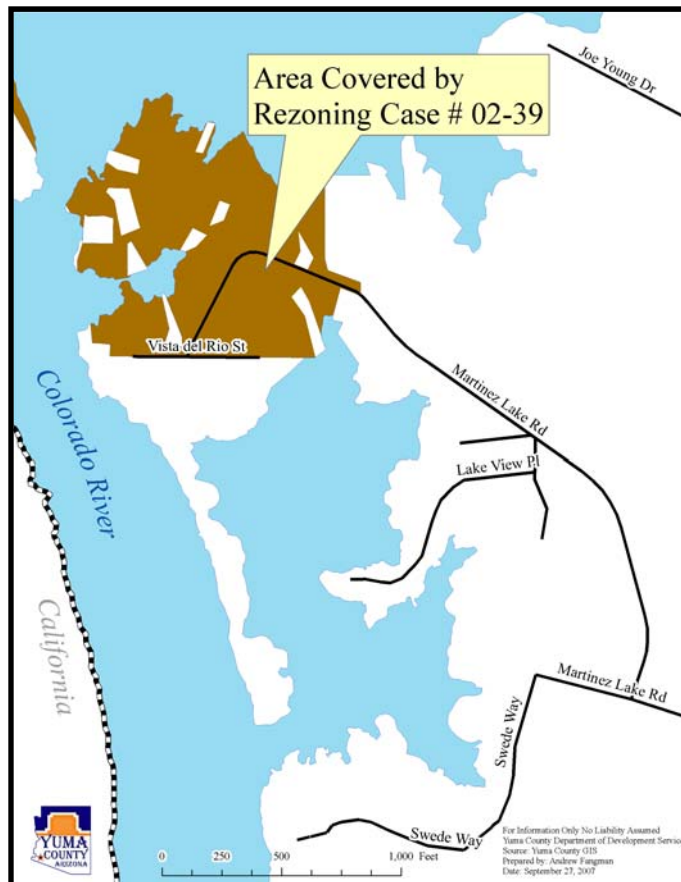


Figure 28: Location Rezoning Case #02-39

On January 18, 2005 the Yuma County Board of Supervisors approved Rezoning Case #02-39, which rezoned 43.64 acres of land located at the end of Martinez Lake Road from Rural Area—Acre Minimum to Planned Development.

At the time of rezoning the subject property was the location of Martinez Lake Resort, a nonconforming recreational vehicle park consisting of 146 spaces.

The first phases of the planned development is to contain the following:

- 140 Single family residential lots
- 48 Condominium units
- A 10 unit apartment building

Future phase of the planned development will include:

- A 210 to 300 room hotel
- 105 Single family residential lots
- 222 Condominium units

Physical improvement to the areas infrastructure are also part of the planned development, they include:

- Paving of streets
- Improvements to and burying of utilities
- Conversion of existing mobile/ manufactured homes to site-built structures
- Upgrade to the boat ramp and slips

This planned development represents a major change for the Martinez Lake area. The replacement of existing mobile/ manufactured homes with site built single family homes and condominiums will change the character of the area, as the planned development is constructed. The improvements to the streets and utilities will improve the quality of life in the area.

Martinez Lake Planning Area Background Study
Wildlife Refuges

Kofa National Wildlife Refuge was established in 1939. The refuge encompasses 665,400 acres of pristine desert that is home to the desert bighorn sheep and the California fan palm, the only native palm in Arizona. The Kofa Mountain barberry (a rare plant found only in southwest Arizona) occurs on the refuge.

Bighorn sheep are found chiefly in the two mountain ranges that dominate the refuge landscape - the Kofa and Castle Dome Mountains. Although these mountains are not especially high, they are extremely rugged and rise sharply from the surrounding desert plains, providing excellent bighorn sheep habitat. A wide variety of plant life is found throughout the refuge.

In the early part of this century, a number of mines were established in the mountainous areas of the refuge. One of the most notable was the King of Arizona mine. It gave the Kofa Mountains their name-- "Kofa" being contracted from King of Arizona.¹²



Figure 29: Kofa National Wildlife Refuge

Imperial National Wildlife Refuge protects more than 15,000 acres of wildlife habitat along 30 miles of the lower Colorado River in Arizona and California, including the last unchannelized section before the river enters Mexico.¹³



Figure 30: Imperial National Wildlife Refuge

¹² US Fish and Wildlife Service. *Kofa National Wildlife Refuge*. <http://www.fws.gov/refuges/profiles/index.cfm?id=22570>

¹³ US Fish and Wildlife Service. *Imperial National Wildlife Refuge*. <http://www.fws.gov/refuges/profiles/index.cfm?id=22560>

Martinez Lake Planning Area Background Study **Yuma Proving Ground**

The Martinez Lake Planning Area is surrounded on multiple sides by the Yuma Proving Ground (YPG). Yuma Proving Ground is an Army facility that covers approximately 1,400 square miles and serves as a general-purpose desert environmental test facility. Though YPG is not part of the planning area, it and activities on it have a major impact on the planning area. Traveling to the Martinez Lake Planning Area from the rest of Yuma County requires passing through YPG.

Currently there are approximately 550 people living at YPG, more than double the number of permanent residents of the Martinez Lake Planning Area. Though YPG is large is large covering much of northern Yuma County and into La Paz County, the housing at YPG is located in very close proximity to the Martinez Lake Planning Area. Yuma Proving Ground is the largest employer in Yuma County, employing approximately 3,000 civilian and military employees.¹⁴



Figure 31: Testing at Yuma Proving Ground

Recently Yuma Proving Ground and General Motors started constructing a hot weather automotive test complex on 2,400 acres of land north of Martinez Lake Road, accessed by a private entrance off Highway 95. The \$100 million construction cost will be financed by General Motors. General Motors will be relocating its current hot weather testing center from Mesa, AZ to the new test complex which will be shared by the Army and General Motors. Construction on the facility began in September of 2007 and should be completed some time in 2009. It is anticipated that General Motors will employ somewhere around 200 people at this site.¹⁵

Yuma Proving Ground was announced as one of seventeen Army posts being studied to host one of six new active duty brigade combat teams that the Army is adding. Were YPG chosen to host one of the brigade combat teams it would mean an additional 3,000 soldiers would be stationed at YPG. This would represent a tremendous increase in the population in the vicinity of the Martinez Lake Planning Area. As of September of 2007 public input on a “Draft Programmatic Environmental Impact Statement” for all seventeen posts under consideration was being gathered.¹⁶

¹⁴ Yuma Proving Ground. “Learn More About YPG.” http://www.yuma.army.mil/chub_what.shtml

¹⁵ Wullenjohn, Chuck “General Motors Test Center Construction Set To Begin” *YPG Outpost*. July 16, 2007. http://www.yuma.army.mil/site_news_story.asp?id=29

¹⁶ Lobeck, Joyce “YPG considered to get 3,000 new troops” *Yuma Sun*, Septemeber 4, 2007. http://www.yumasun.com/articles/fort_36320___article_news.html/army_public.html