

# Northwest Yuma Planning Area Background Study



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Northwest Yuma Planning Area Background Study  
 Location

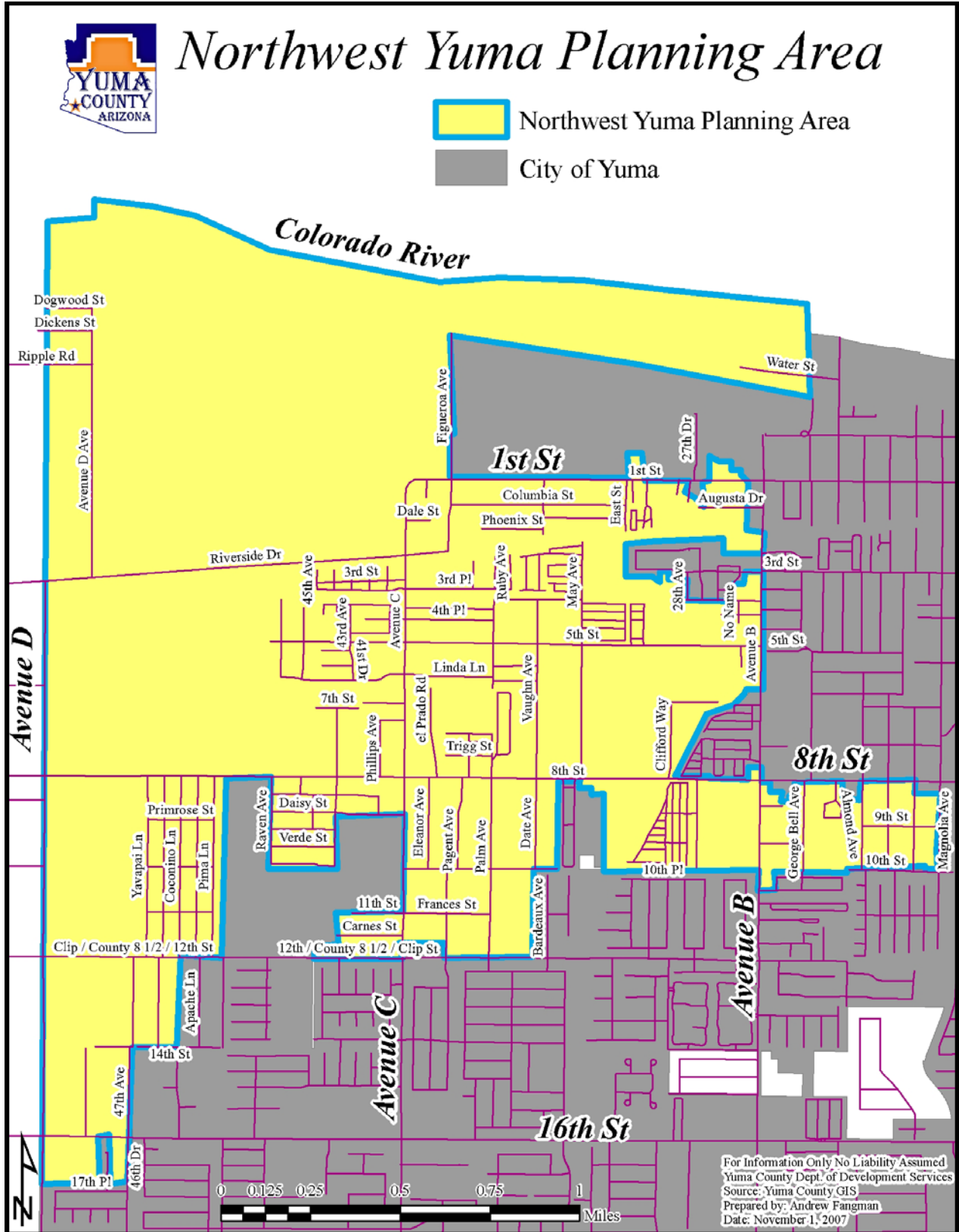


Figure 1: Northwest Yuma Planning Area

## ***Northwest Yuma Planning Area Background Study*** **Executive Summary**

The City and County of Yuma adopted the Joint Land Use Plan in September of 1996 as amendments to their respective comprehensive plans covering land areas of mutual interest. The Plan was developed with two principal objectives: to plan for land uses in the vicinity of Marine Corps Air Station (MCAS) Yuma and the Yuma International Airport that will be compatible with airfield operations and to plan for other land uses meeting City and County growth objectives within a study area that extends beyond the immediate airfield environment. The Joint Land Use Plan provides comprehensive guidelines concerning the primary land uses, guiding development policies and implementation measures for the physical development of the planning area. The Plan is designed to achieve the best use of land resources based on community input on how the Yuma metropolitan area should grow. It also provides the community a common vision of desired development and the actions required to meet that vision. In December 2001, the Board of Supervisors adopted the Yuma County 2010 Comprehensive Plan, which included the Joint Land Use Plan. The Northwest Yuma Planning Area covers the northwest portion of the area covered under the Joint Land Use Plan which remains unincorporated and is therefore under the planning jurisdiction of Yuma County (See Figure 1 on page 4).

Since the Joint Land Use Plan was adopted in 1996 and subsequently incorporated without modification into the Yuma County 2010 Comprehensive Plan in December of 2001, it has become necessary to identify the needed updates to the Plan to better reflect the goals and needs of the area. In order to accomplish this the plan will be updated. The first step in this process is the preparation of the Northwest Yuma Planning Area Background Study which details the current conditions of the Planning area and how the area has changed since 2000.

The total population of the Planning Area according to the 2000 U.S. Census is 13,028, of which 67.6% classify themselves as Hispanic. Proportionally, a higher percentage of people identifying themselves as Hispanic live in the Northwest Yuma Planning Area than do in Yuma County and Arizona as a whole. Compared to Yuma County and the State of Arizona the Northwest Yuma Planning Area has a higher proportion of people aged 5 to 24. Approximately 43% of people living in the Planning Area live in areas recognized by the U.S. Department of Housing and Urban Development (HUD) as a colonia. HUD defines colonias as "rural communities and neighborhoods located within 150 miles of the U.S.-Mexican border that lack adequate infrastructure and frequently also lack other basic services." The Planning Area contains two colonias, Avenue B & C Colonia and Donovan Estates (See Figure 1 on page 4).

In the Northwest Yuma Planning Area, 59.1% of housing units counted in the 2000 Census were non-site built units, meaning that they are manufactured homes, mobile homes, recreational vehicles. This is a much higher rate than found in the State or County as a whole. Between January 1, 2000 and December 31, 2008, Yuma County issued 251 permits that would allow for a residential unit to be built or placed in the Planning Area. Thirty-eight percent of these permits were for site-built single family homes, forty-three percent were for manufactured homes and nineteen percent were for mobile homes (units manufactured prior to 1976).

Between January 1, 2000 and December 31, 2008 the Board of Supervisors approved nine rezonings within the Northwest Yuma Planning Area. Together these nine rezonings cover approximately 6.2 acres. Seven of the nine rezonings occurred in a relatively small area that is bounded by Avenue B, Magnolia Street, 8<sup>th</sup> Street and 10<sup>th</sup> Street. Three of the nine rezonings represent a significant shift in land use: a change from residential to commercial usage, or vice versa.

## ***Northwest Yuma Planning Area Background Study*** **Executive Summary**

The other six rezonings were to increase the density or intensity of an existing commercial or residential use. With only slightly more than six acres being rezoned and only three rezonings that represent a major change in the type of land use allowed, the land use patterns in the Northwest Yuma Planning Area have remained nearly static since 2000.

The most significant change to land use designations in the Planning Area occurred in 2004 when Major Amendment 2004-PA-05 created the Estate Residential land use designation and redesignated 342.8 acres of Low Density Residential to Estate Residential. The Estate Residential land use designation was created to serve as a buffer to the Agriculture land use designation located to the west and the Agriculture/Industrial land use designation to the north. The Estate Residential land use also acts as a buffer for the Low Density Residential land use located to the east and south.

Six of the remaining eleven changes in land use designation were from Medium Density Residential to Mixed Use. These changes were small in size and are in character with existing land use patterns in the Planning Area where a mix of residential and commercial use is common. Four of the changes were minor adjustments to the type of residential density permitted and do not represent a major change to the land use pattern of the Planning Area. One change was from a commercial to a residential use, but at only eight acres it effects only a small area.

Major wastewater treatment issues exist in the Avenue B & C Colonia, an area which makes up a significant portion of the Planning Area. Individual septic systems function at optimal levels when there is a separation of ten feet from ground to water table. The area also exhibits a high groundwater table (between four to twelve feet depending on the agriculture season). As a result, Yuma County's Environmental Programs Section has noted a number of failing septic systems in the area. Depending on the perk test results, alternative engineered systems may be required due to protection of groundwater. In addition, due to ADEQ requirements, no new septic permits would be issued if the property were within 400 feet of municipal sewer availability. Currently, the City of Yuma has main interceptor lines traversing Avenue B and Avenue C. There are also an unknown number of illegal cesspools in the area. Although the Colonia is within close proximity to the City of Yuma sewer treatment facility, less than five percent of the area is connected to the city's sewer system.

In recognition of the problem, the City of Yuma and Yuma County jointly applied in 1999 to the Border Environmental Cooperation Commission (BECC) for technical assistance funding to perform a study to determine the feasibility of a community wastewater system. The study has now been completed and the best alternative chosen was a gravity and lift station collection system, connecting to the existing interceptor of the City of Yuma. The resulting proposed project is to construct a wastewater collection and conveyance system. In order make this project a reality community leaders in the Colonia have secured the required signatures to form an improvement district. The Yuma County Board of Supervisors ratified the Petitions and the Avenue B & C Colonia Improvement District #07-09 was established on March 12, 2007. The *Incur Expense Petition* was approved March 19, 2007. The project is anticipated to cost over \$15 million. As of March of 2009 the project is undergoing engineering design. Pending funding construction could begin in June of 2010.

**Northwest Yuma Planning Area Background Study**  
**Demographics—Race & Ethnicity**

	Northwest Yuma Planning Area	Yuma County	Arizona
Total Population	13,028	160,026	5,130,632
White, Non-Hispanic	3,869	70,956	3,274,258
Hispanic	8,802	80,772	1,295,617
African-American	125	3,136	149,941
American Indian	77	1,819	233,270
Asian	48	1,362	89,315
Other	107	1,981	88,231

Table 1: Population, Race, and Ethnicity<sup>1</sup>

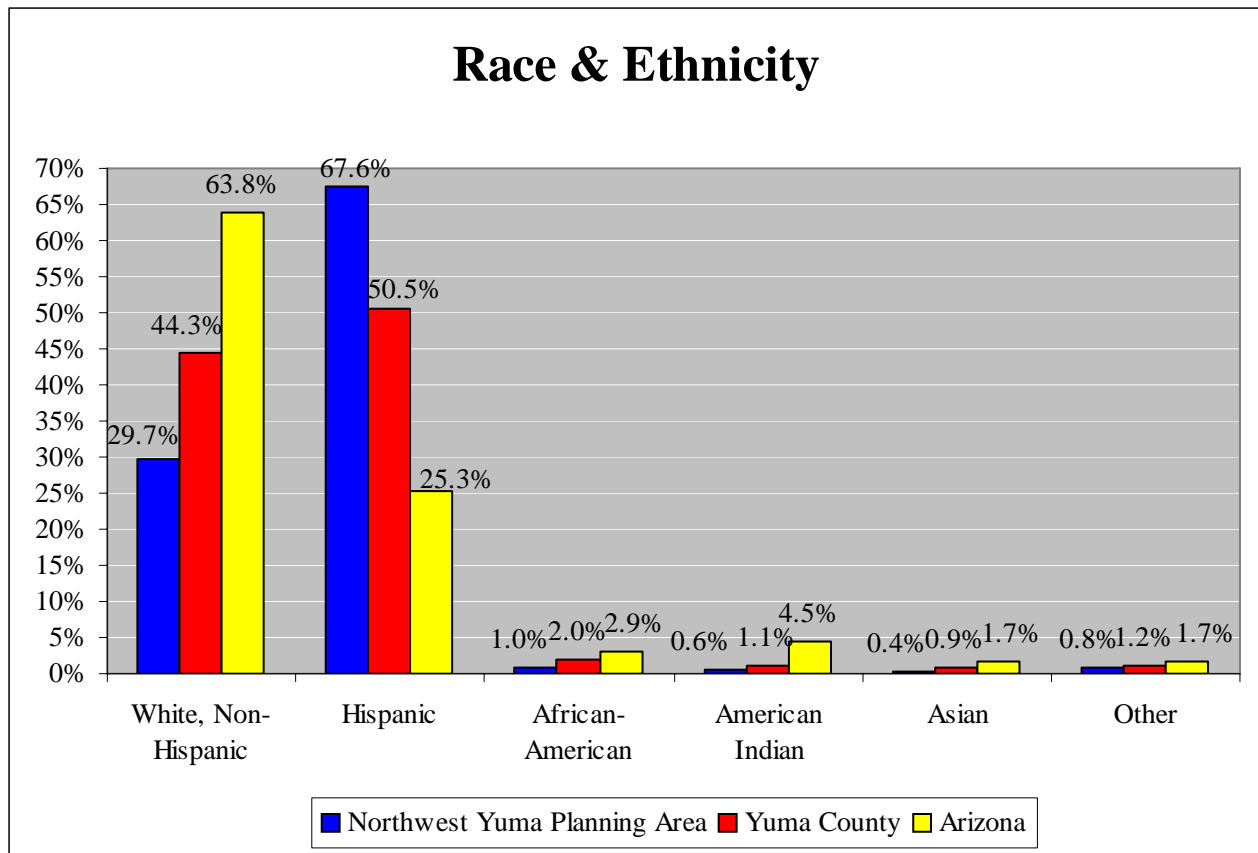


Figure 2 Race, and Ethnicity<sup>1</sup>

Of the 13,028 people who live within the Northwest Yuma Planning Area, 67.6% classify themselves as Hispanic. This is notably more than Yuma County as whole, where 50.5% classify themselves as Hispanic. Proportionally more people in the Planning Area identify themselves as Hispanic than in Yuma County and Arizona as a whole.

Approximately 43% of people living in the Planning Area live in areas recognized by the U.S. Department of Housing and Urban Development (HUD) as a colonia. HUD defines colonias as "rural communities and neighborhoods located within 150 miles of the U.S.-Mexican border that lack adequate infrastructure and frequently lack other basic services. The planning area contains two colonias, Avenue B & C Colonia and Donovan Estates. (See Figure 9 on page 16)

<sup>1</sup> 2000 U.S. Census

Northwest Yuma Planning Area Background Study  
 Demographics—Population

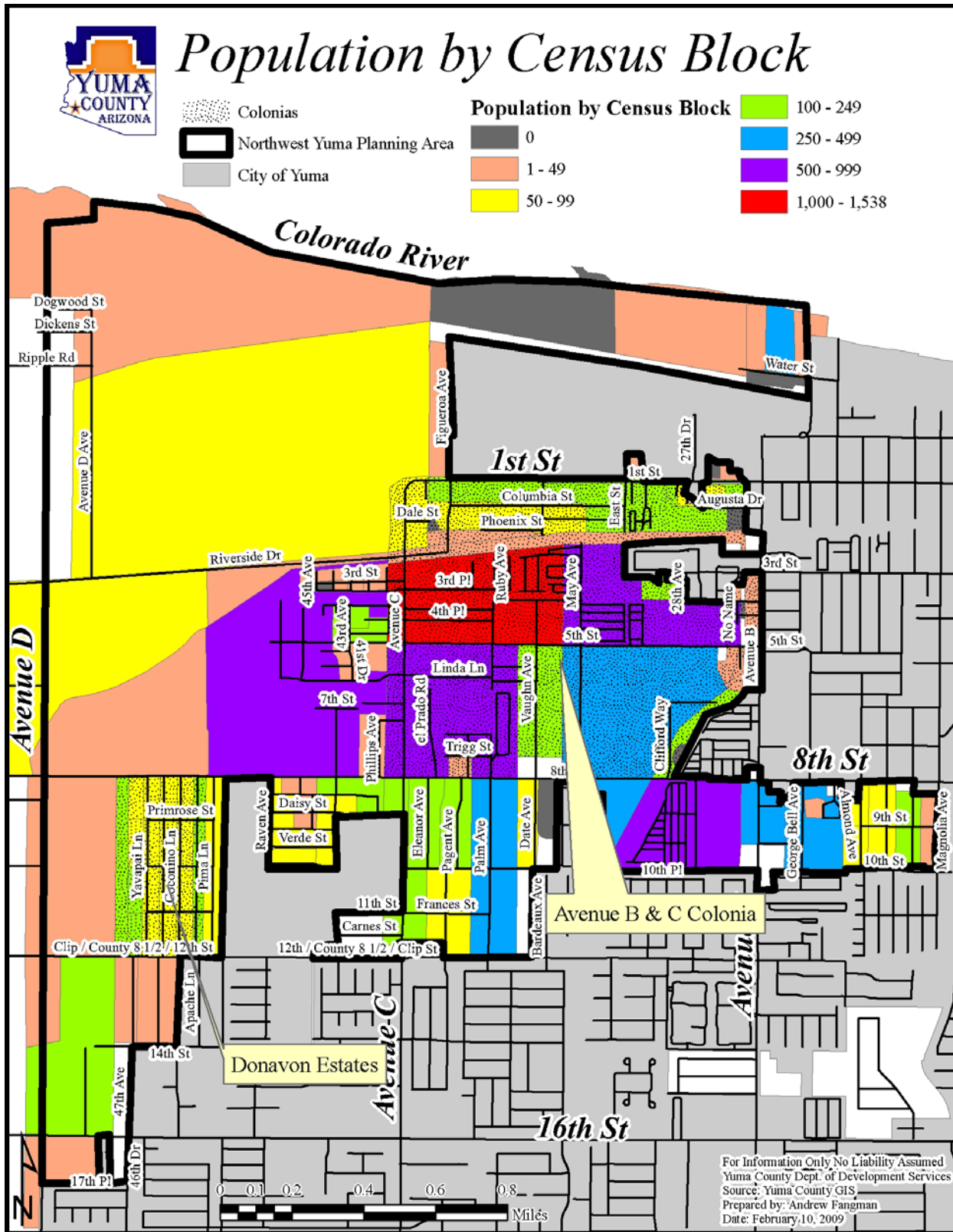


Figure 3: Population by Census Block<sup>2</sup>

<sup>2</sup> 2000 U.S. Census



## Northwest Yuma Planning Area Background Study Demographics—Population Change

In order to compare data from the 1990 Census and the 2000 Census it is necessary to use the census block group level of geography. Unfortunately it is impossible to define an area using just census block groups that would exactly correspond with the boundaries of the Planning Area. The area marked with red crosshatching in Figure 4 is the closest that the Planning Area can be represented by using census block groups. While it does not cover all the Planning Area and covers some areas outside of the Planning Area, it does contain the majority of the population of the Planning Area. Population trends that are found in this area almost certainly correspond very closely with those found within the boundaries of the Planning Area.

Between 1990 and 2000, the population of the Planning Area as represented in Figure 4 grew by 26%. While this was a notable amount of growth, it was significantly less than the growth that occurred in County and State as a whole, whose population grew by 50% and 40% respectively between 1990 and 2000. A possible explanation for this slower rate of growth is that development in the Planning Area tends to occur on a smaller scale than what typically occurs in the County or State as a whole. As examined in depth in the section on building reports, page 371, development in the Planning area has typically occurred as the development or redevelopment of single lots, and not the wholesale addition of new subdivisions; in the County and State as a whole, the opposite has largely been true. A lack of the necessary infrastructure for residential growth, specifically a centralized sewage collection system slows growth in the area. Because these patterns have held for most of this decade, it would be expected that when the 2010 Census figures come out that the population growth rate of the Planning Area will once again be significantly lower than that found in the County and State as a whole.

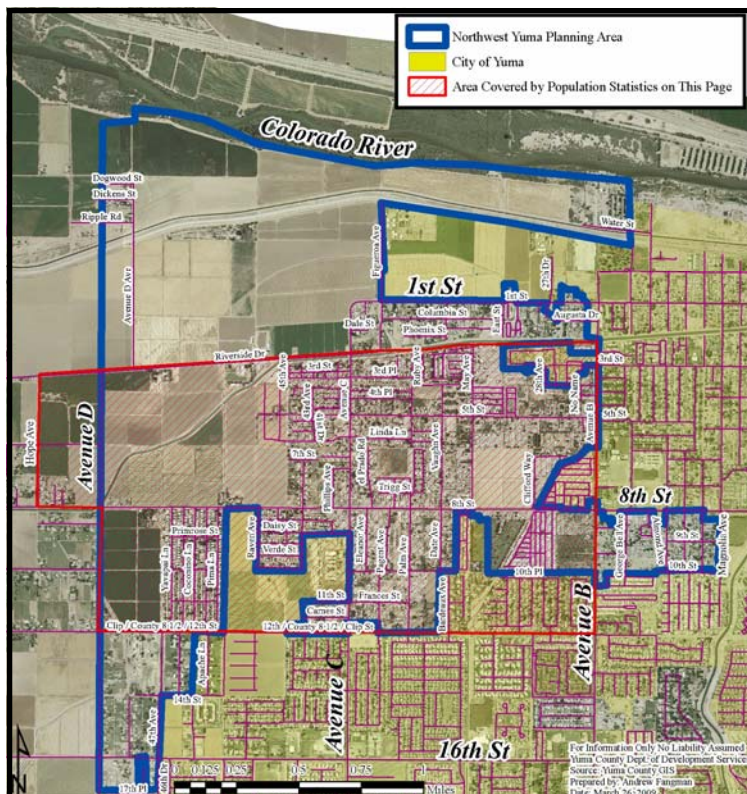


Figure 4: Area Covered by Populations Statistics on this page

	2000	1990
Northwest Yuma Planning Area*	10,977	8,740
Yuma County	160,026	106,895
Arizona	5,130,632	3,665,228

Table 2: Population Change<sup>3</sup>

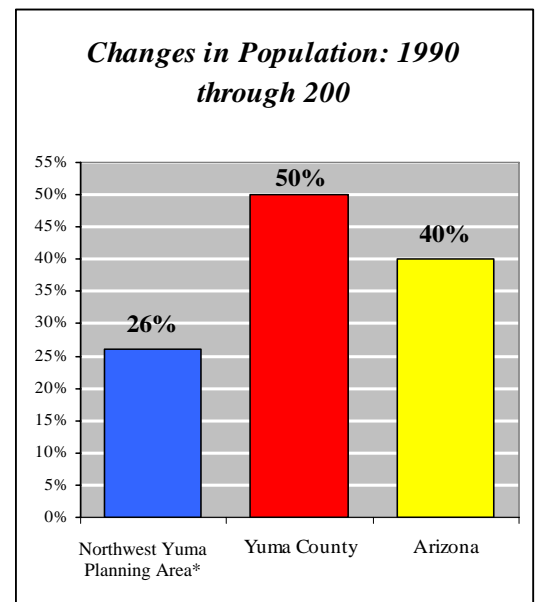


Figure 13: Population Change<sup>3</sup>

<sup>3</sup>2000 and 1990 U.S. Census

\* As represented in red crosshatching in Figure 4

**Northwest Yuma Planning Area Background Study**  
**Demographics—Age Cohorts**

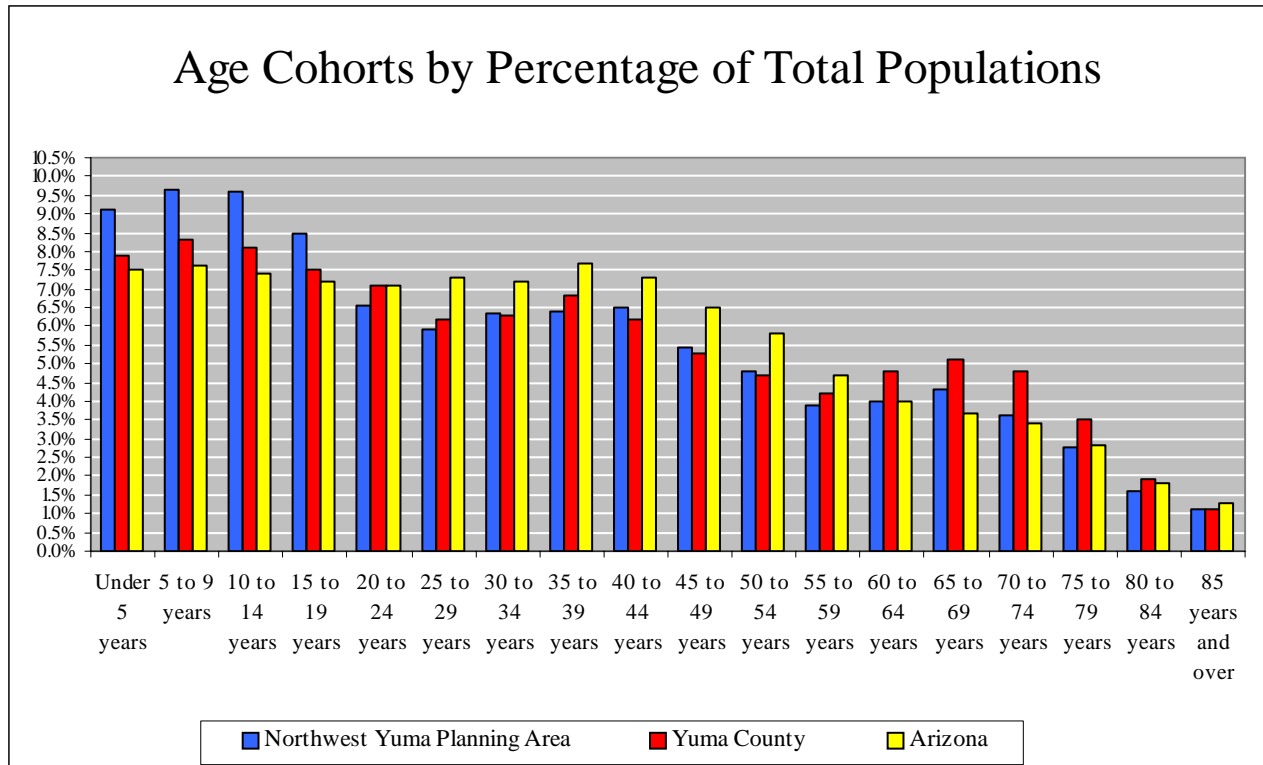


Figure 6: Percent of Total Population by Age Cohort<sup>4</sup>

Ages	#
Under 5 years	1,189
5 to 9 years	1,255
10 to 14 years	1,253
15 to 19 years	1,103
20 to 24 years	851
25 to 29 years	768
30 to 34 years	828
35 to 39 years	831
40 to 44 years	850
45 to 49 years	711
50 to 54 years	623
55 to 59 years	504
60 to 64 years	519
65 to 69 years	560
70 to 74 years	469
75 to 79 years	362
80 to 84 years	207
85 years and over	145

Table 3: Population by Age Groups—Northwest Yuma Planning Area<sup>4</sup>

Figure 6 depicts the percentage of a given area’s population broken down into five-year age cohorts. Compared to Yuma County and the State of Arizona as a whole the Northwest Yuma Planning Area has a younger population. In the age cohorts from birth to 20 years and younger this planning area has proportionally much more of its population in these age cohorts. The age cohort with greatest percentage of people in it for the Northwest Yuma Area is the one that covers people from 10 to 14 years old. The most likely explanation for this is that families of the planning area on average have more children than do residents of the state or county as a whole. The fact that average family size in the Northwest Yuma Area is higher than those of the county or state as whole supports this conclusion.

Northwest Yuma Planning Area	Yuma County	Arizona
3.59	3.27	3.18

Table 4: Average Family Size<sup>4</sup>

<sup>4</sup> 2000 U.S. Census

**Northwest Yuma Planning Area Background Study**  
**Demographics—Housing Units**

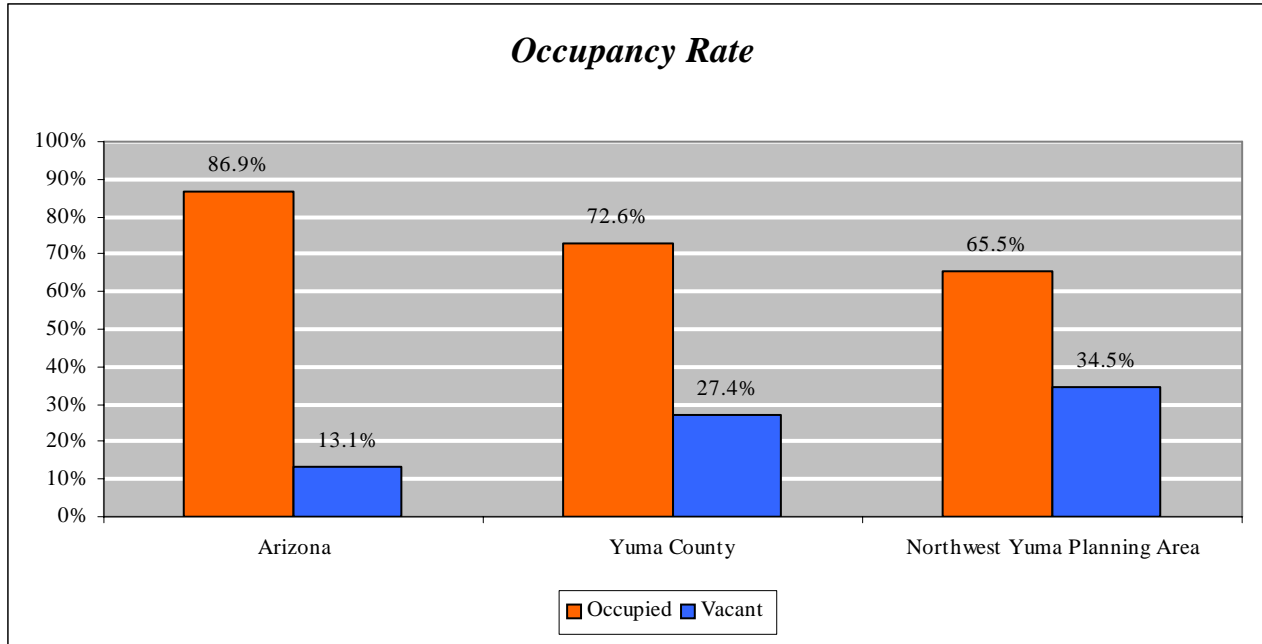


Figure 7: Occupancy Status of Housing Units<sup>5</sup>

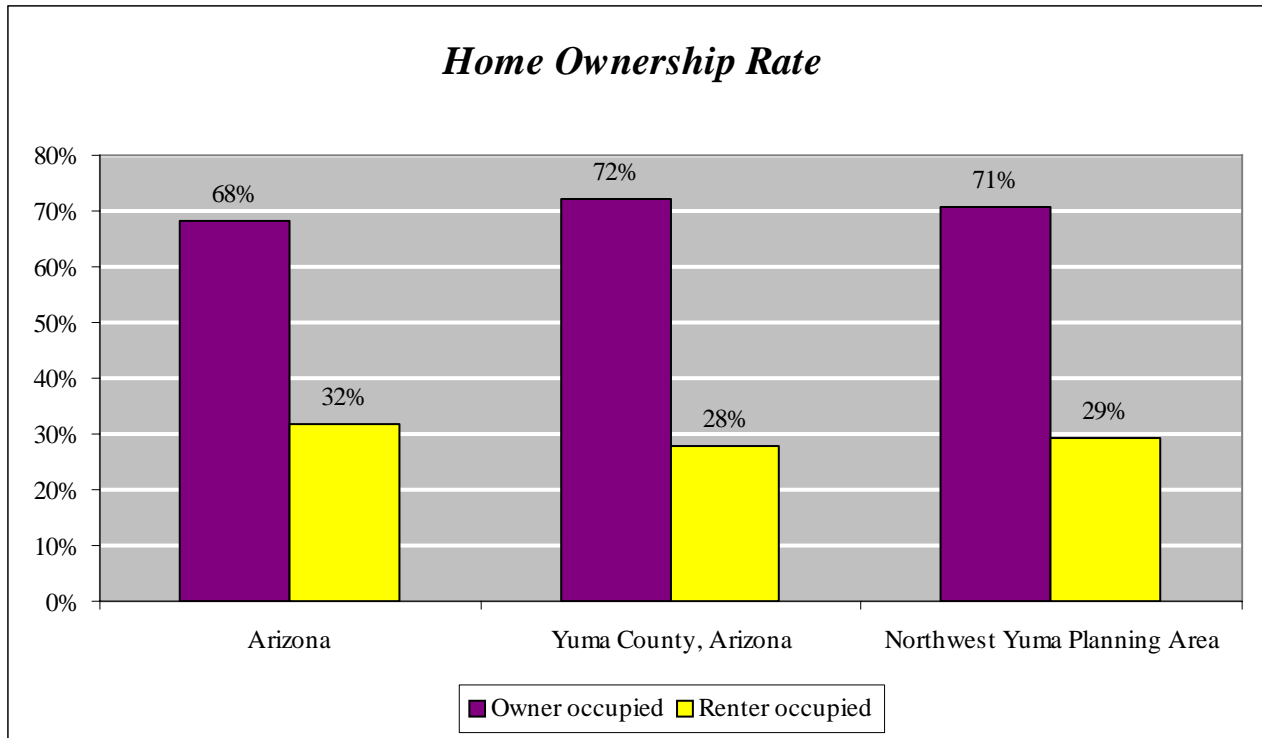


Figure 8: Owner or Renter Occupied Housing Units<sup>5</sup>

The Northwest Yuma Planning Area has a higher vacancy rate than that found in Yuma County as whole. The rate of homeownership in the Northwest Yuma Planning Area is similar to that found in Yuma County and the State of Arizona as whole.

<sup>5</sup> 2000 United States Census

**Northwest Yuma Planning Area Background Study  
Demographics—Vacancy Statistics**

Nearly 60% of the vacant homes in the Northwest Yuma Planning Area that were recorded in the 2000 Census were classified as “for seasonal, recreational, or occasional use.” This rate is higher than what is found in Arizona or Yuma County as a whole. A likely explanation of this is that a higher percentage of housing stock in the Planning Area contained manufactured home and recreational vehicle parks than in the State or County as a whole. Vacancies classified as for seasonal, recreational, or occasional use are much more likely to occur in contained manufactured homes and recreational vehicle parks than in other settings.

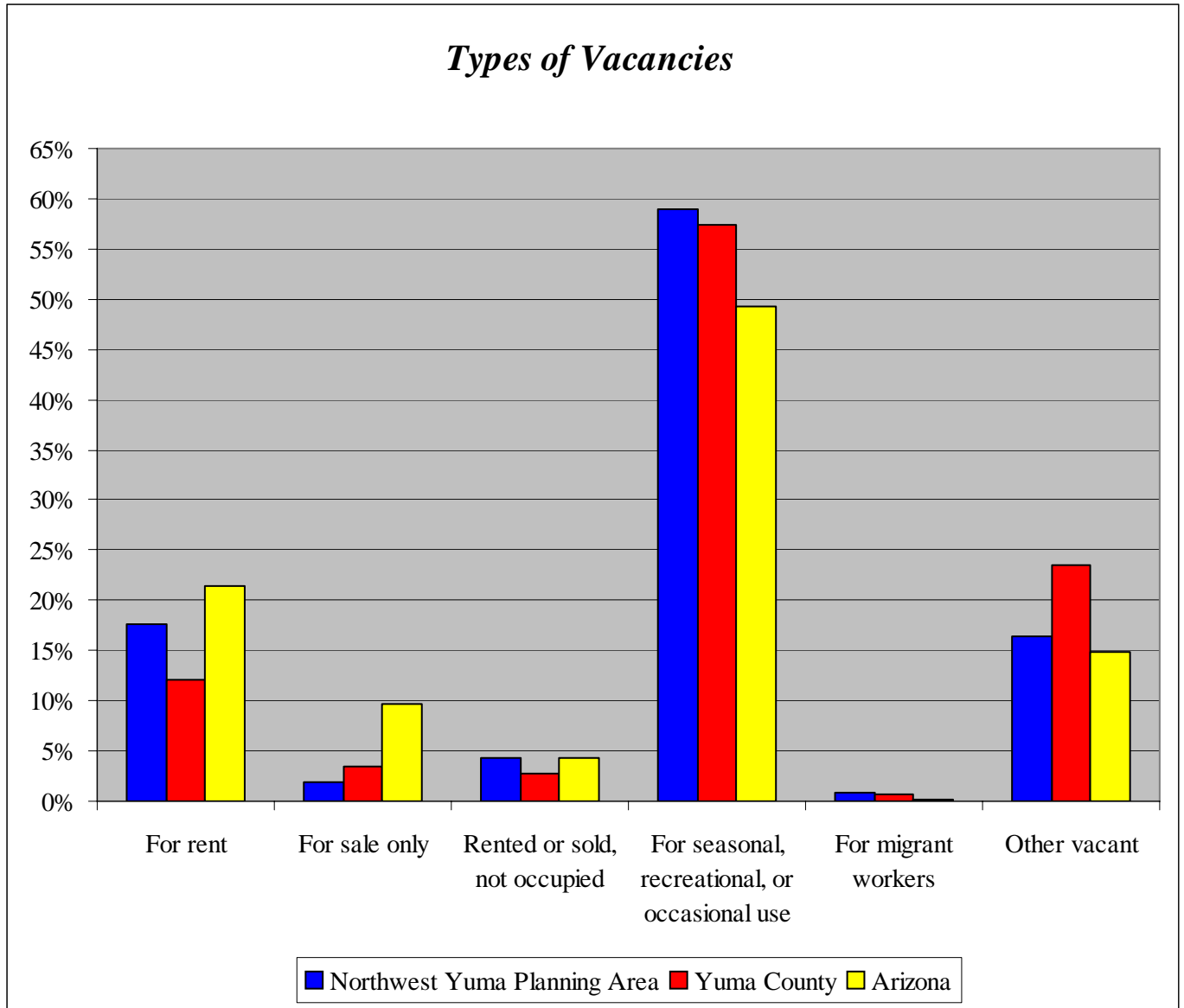
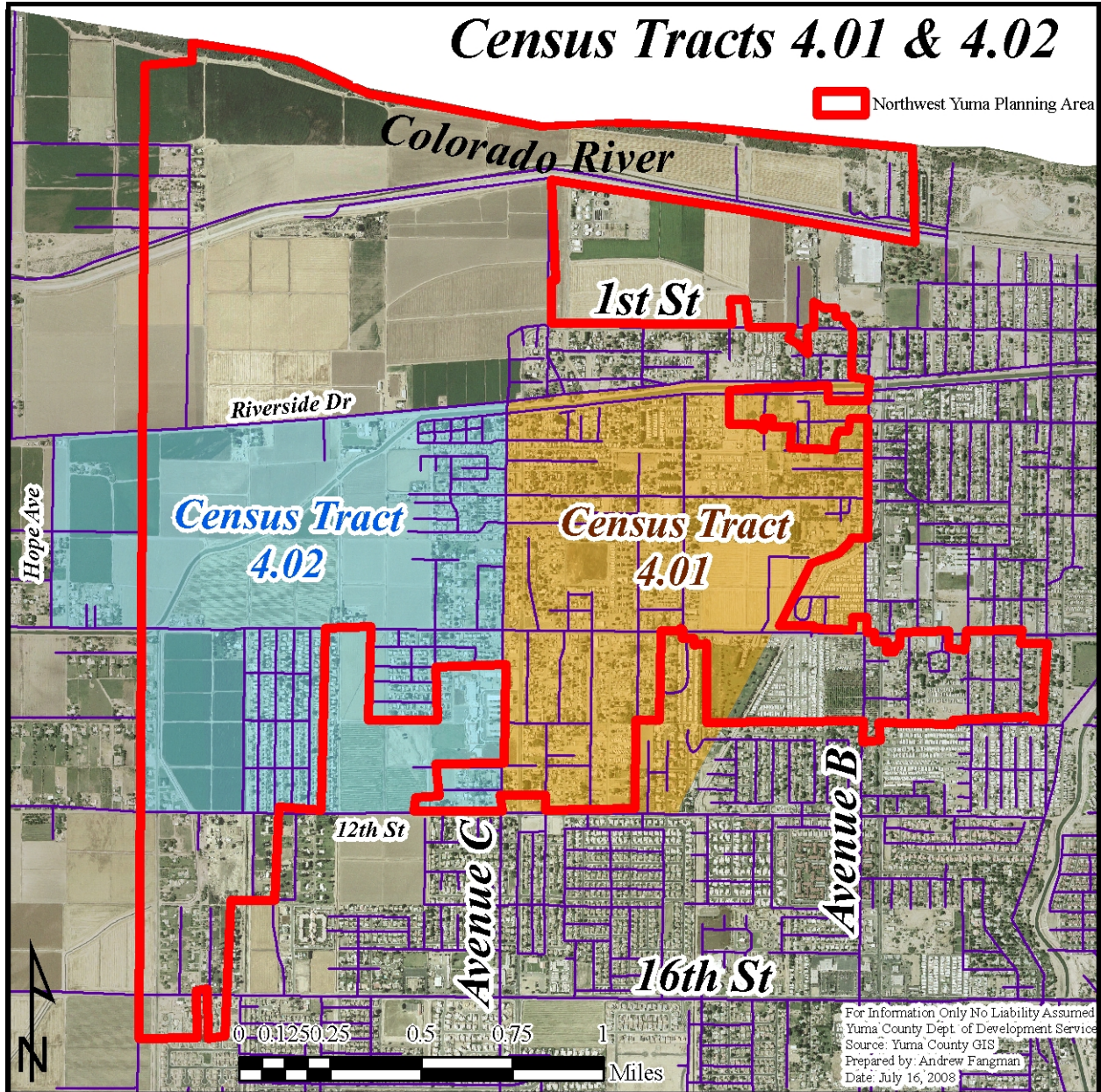


Figure 9: Type of Vacancies<sup>6</sup>

<sup>6</sup> 2000 United States Census

**Northwest Yuma Planning Area Background Study**  
**Demographics—Census Tracts**

The Census Bureau reports more detailed demographic data at the Census Tract level. Unfortunately it is impossible to define an area using just census tracts that would exactly correspond with the boundaries of the Planning Area. A combination of Census Tracts 4.01 and 4.02 is the closest that the Planning Area can be represented by using census tracts. While it does not cover all the Planning Area and covers some areas outside of the Planning Area, it does contain the majority of the population of the Planning Area. Population trends that are found in this area almost certainly correspond very closely with those found within the boundaries of the Planning Area.



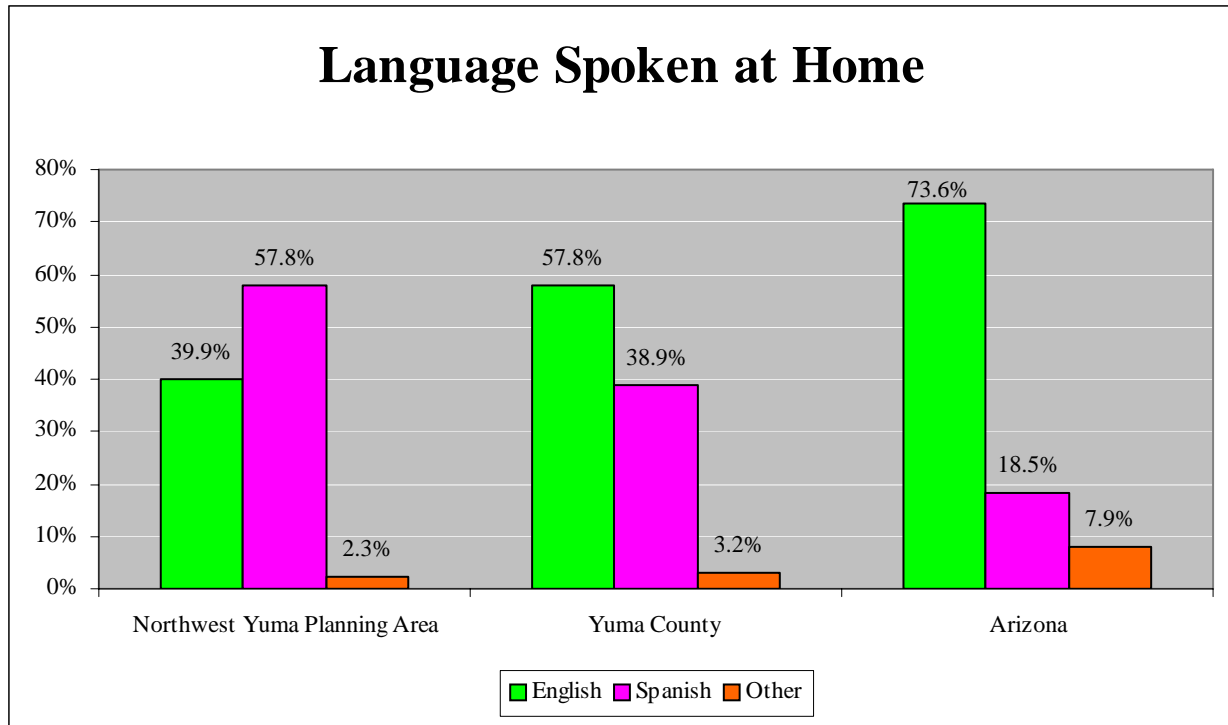


Figure 11: Language Spoken at Home<sup>7</sup>

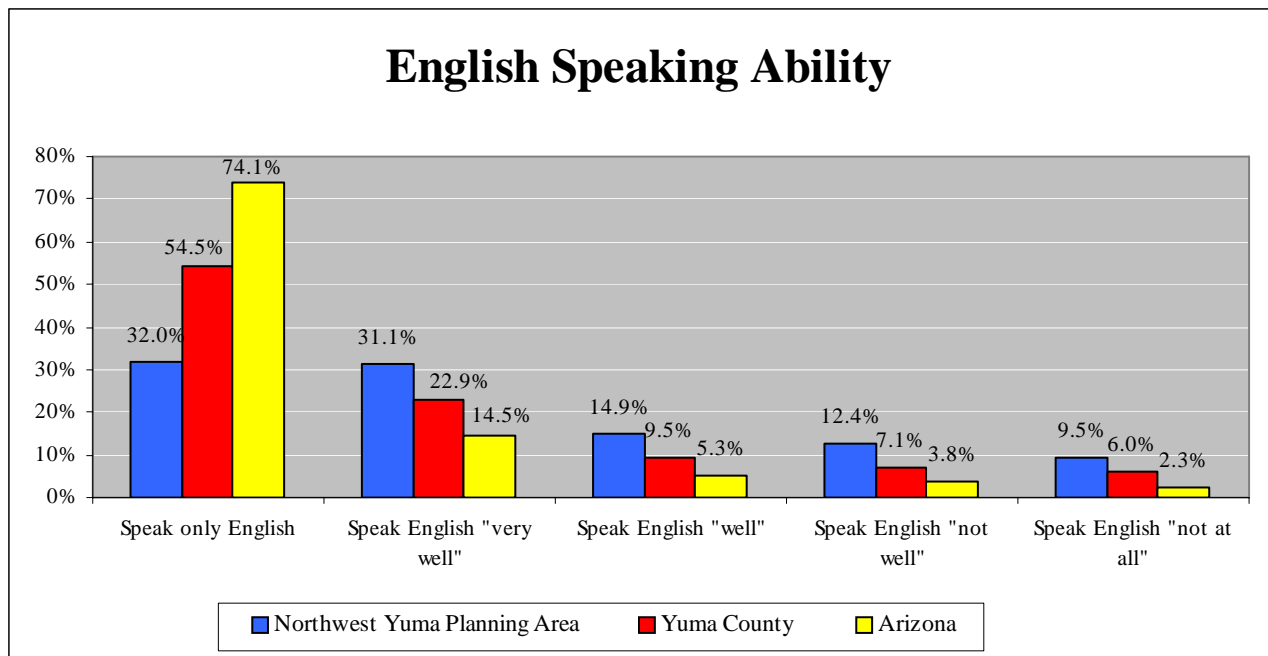


Figure 12: English Speaking Ability<sup>7</sup>

The Northwest Yuma Planning Area has a much different linguistic profile than that found in the county and the state as whole. In the Planning Area, Spanish is the language most frequently spoken in the home. Only 32% of the Planning Area reports being only able to speak English, 22.9% report not being able to speak English well or at all. This means that 47.1% of the population is bilingual, compared to 32.4% and 19.8% in the County and the State as a whole.

<sup>7</sup>2000 U.S. Census: Census Tracts 4.01 & 4.02

**Northwest Yuma Planning Area Background Study**  
**Demographics—Commuting and Prior Residency Statistics**

Commute times for Planning Area residents tend to be very short with 78% of residents having a commute of less than 30 minutes. This a strong indication that a large majority of Planning Area residents work in and around the City of Yuma.

Minutes	Number of Commuters
Less than 5 minutes	28
5 to 9 minutes	228
10 to 14 minutes	559
15 to 19 minutes	742
20 to 24 minutes	321
25 to 29 minutes	64
30 to 34 minutes	358
35 to 39 minutes	0
40 to 44 minutes	9
45 to 59 minutes	91
60 to 89 minutes	50
90 or more minutes	13
Worked at home	40

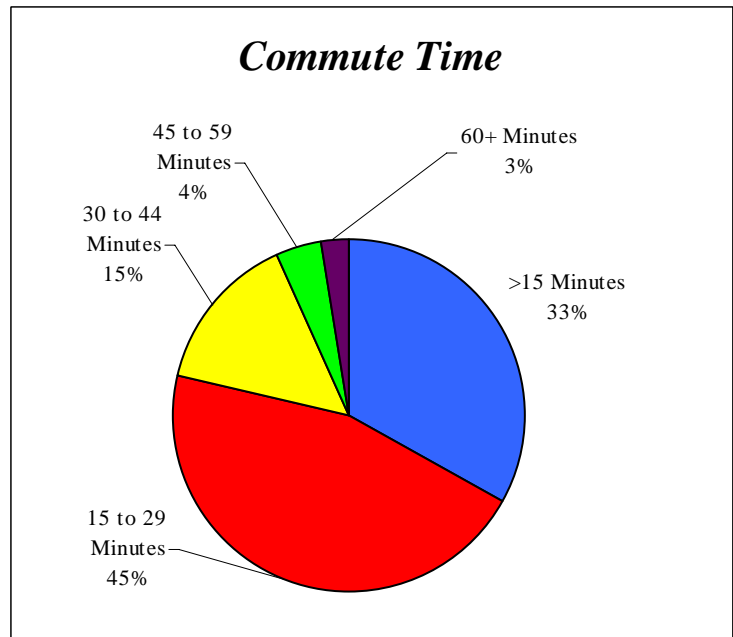


Table 4: Commute Times<sup>8</sup>

Figure 13: Northwest Yuma Planning Area Length of Commutes<sup>8</sup>

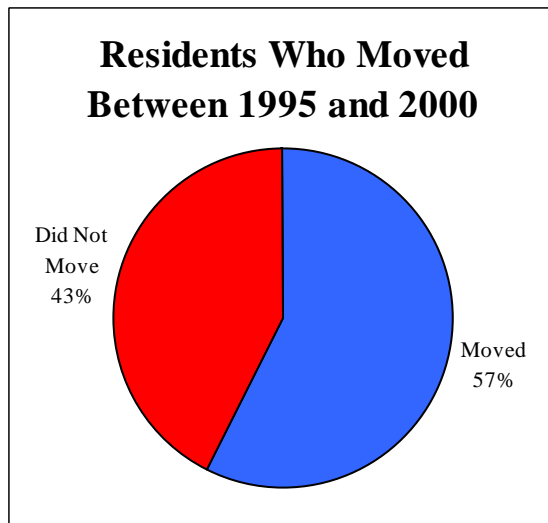


Figure 14: Residents Who Moved<sup>8</sup>

Forty-eight percent of people who moved relocated from outside of Yuma County. Four percent relocated from elsewhere in Arizona, 25 % from other Western states, and 13.6% from foreign countries.

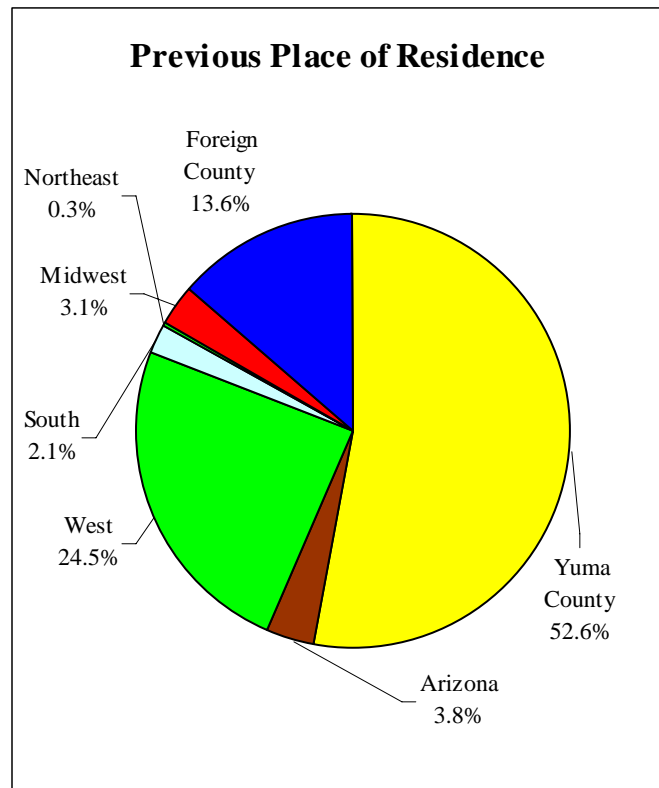


Figure 15: Previous Place of Residence<sup>8</sup>

<sup>18</sup> 2000 U.S. Census: Census Tracts 4.01 & 4.02

**Northwest Yuma Planning Area Background Study**  
**Demographics—Education Level**

In the Northwest Yuma Planning Area 48.2% of adults have a level of education that stops short of a high school diploma. There is a higher percentage than is found in Arizona and Yuma County as whole, where 19% and 30.7% respectively have a level of education that stops short of a high school diploma. For all educational below and including a high school diploma, the Planning Area has a much higher proportion of its population, than do Arizona or Yuma County as a whole.

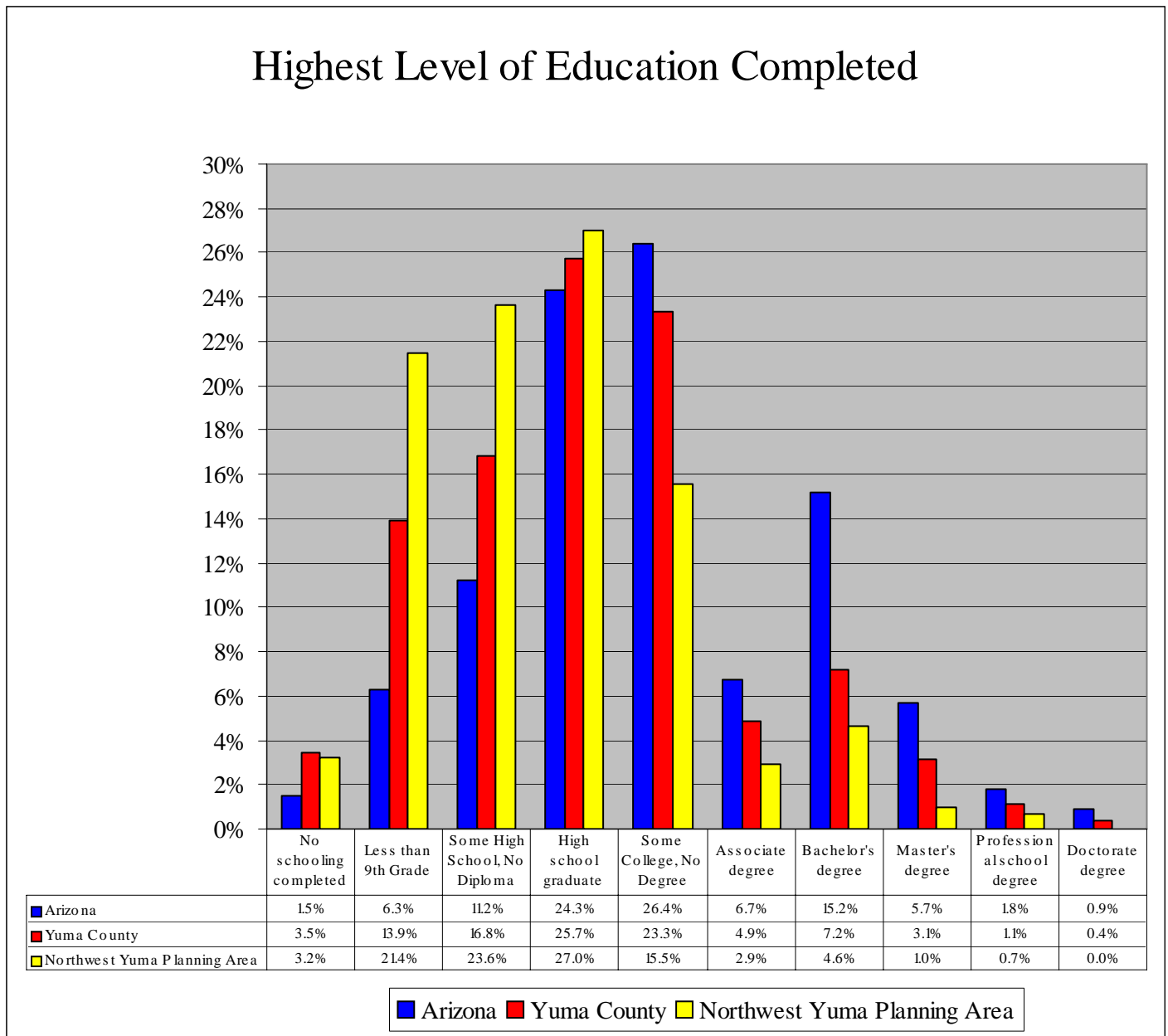


Figure 16: Highest Level of Education Completed<sup>9</sup>

<sup>9</sup> 2000 U.S. Census: Census Tracts 4.01 & 4.02



**Northwest Yuma Planning Area Background Study**  
**Demographics—Income Statistics**

Compared to Yuma County as a whole fewer households in the Planning Area receive Social Security Income or retirement income. This is an indication that retirement housing that is common in much of the County is less common in the Planning Area. Significantly less households in the Planning Area received income from, interest, dividends, or net rental income, than did households in the State or County as a whole.

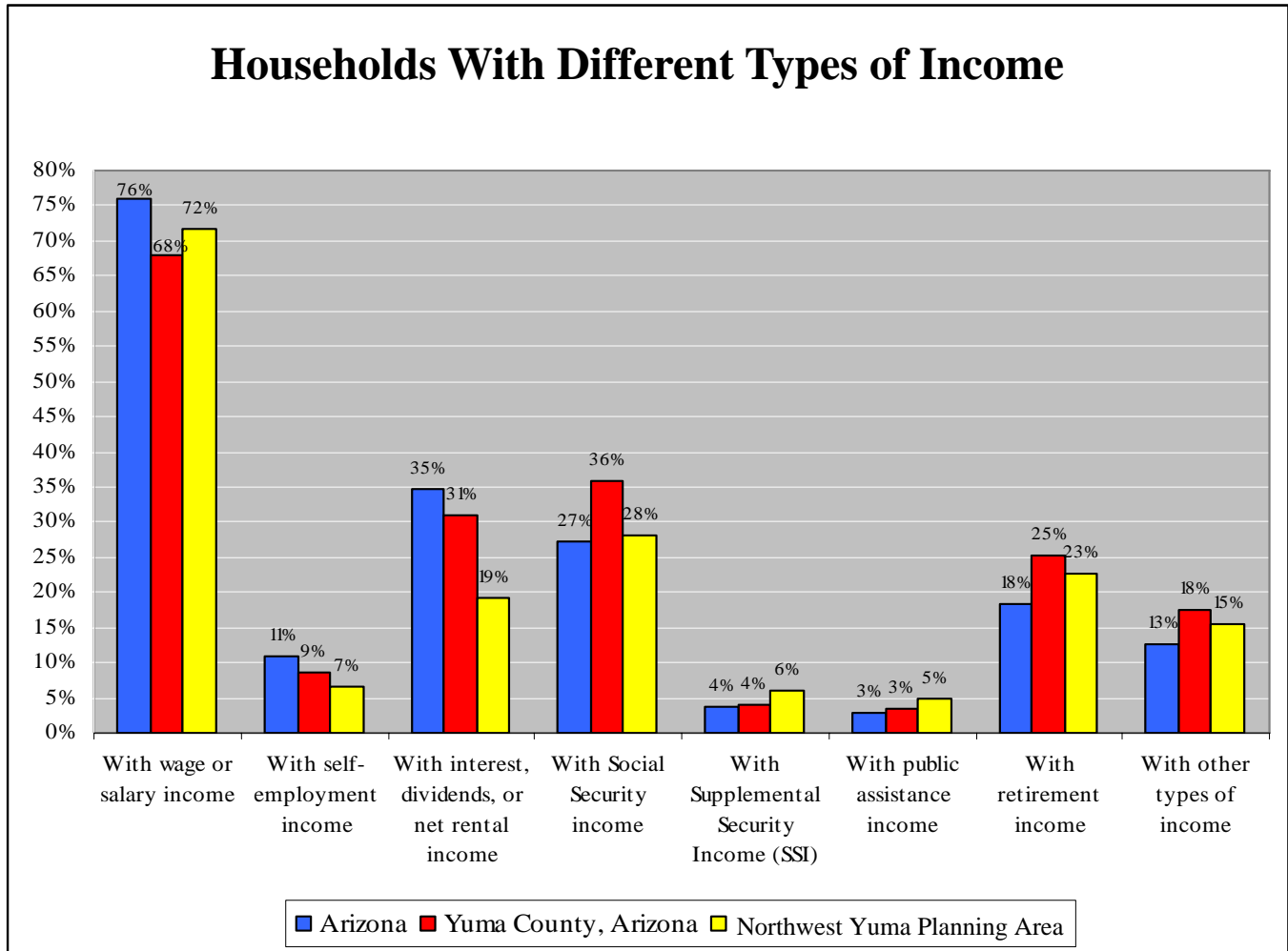


Figure 17: Type of Income<sup>10</sup>

- Wage or salary income:** Wage or salary income earnings received for work performed as an employee
- Self-employment income:** Includes income from one's own business, professional enterprise, or partnership
- Interest, dividends, or net rental income:** includes interest on savings or bonds, dividends from stockholdings or membership in associations, net income from rental of property to others and receipts from boarders or lodgers, net royalties, and periodic payments from an estate or trust fund.
- Social Security income:** Social security income includes social security pensions and survivors benefits
- Supplemental Security Income (SSI):** a nationwide U.S. assistance program administered by the Social Security Administration that guarantees a minimum level of income for needy aged, blind, or disabled individuals..
- Public assistance income:** includes general assistance and Temporary Assistance to Needy Families (TANF).
- Retirement income:** includes: (1) retirement pensions and survivor benefits; (2) workers' compensation; disability income (3) periodic receipts from annuities and insurance; and (4) regular income from IRA and KEOGH plans.
- All other income.** All other income includes unemployment compensation, Veterans' Administration (VA) payments, alimony and child support, contributions received periodically from people not living in the household, military family allotments, and other kinds of periodic income other than earnings.

<sup>10</sup>2000 U.S. Census: Census Tracts 4.01 & 4.02

**Northwest Yuma Planning Area Background Study  
Demographics—Employment by Sector**

In comparison to Yuma County and Arizona as whole, a higher percentage of Planning Area residents are employed in the agricultural sector of the economy. Approximately 11.7% of employed Planning Area residents report being directly employed in the agricultural sector; however, this does not include people who are employed in businesses that provide support to the agricultural sector. The Planning Area has a larger percentage of its workforce employed in the private non-agriculture sector than does the County as a whole. This can likely be explained by the fact that the Planning Area has a smaller percentage of its workforce employed by governmental entities than is found in the County as a whole.

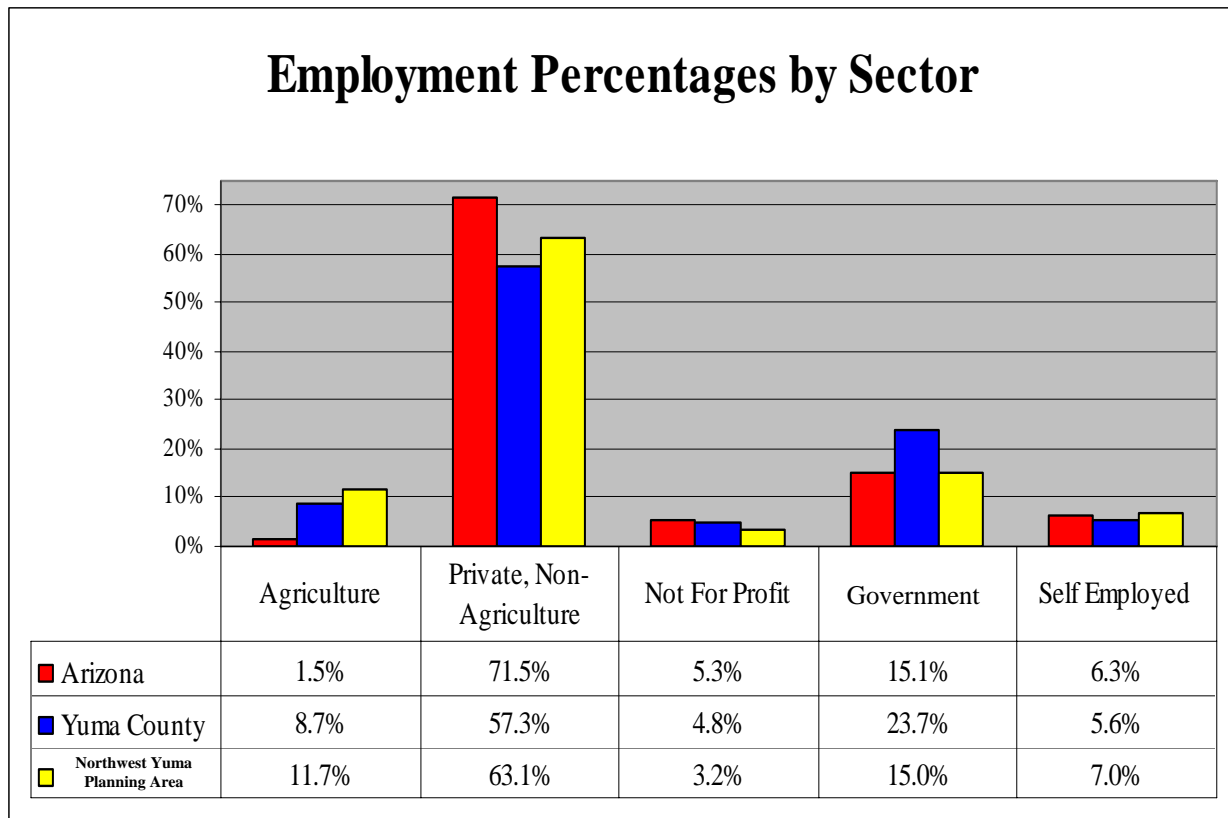
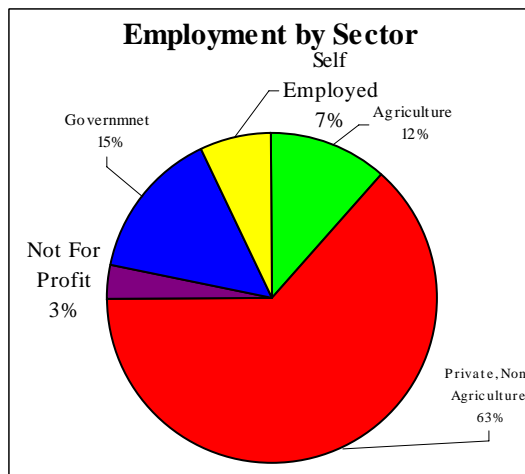


Figure 18: Employment by Sector<sup>11</sup>



Type of Employer	# of Employees
Agriculture	292
Private, Non-Agriculture	1576
Not For Profit	80
Government	374
Self Employed Workers in Own Not Incorporated Business	174

Table 5: Employment by Sector<sup>11</sup>

Figure 19: Employment by Sector<sup>11</sup>

<sup>11</sup>2000 U.S. Census: Census Tracts 4.01 & 4.02

**Northwest Yuma Planning Area Background Study  
Demographics—Employment by Occupations**

Of the occupational categories used by the Census Bureau, there was a greater percentage of employed Planning Area residents in seven categories than in the State or County as whole and these occupations represent some of the economic strengths of the Planning Area. These occupations include: health care support, protective service workers, food preparation, building and grounds cleaning and maintenance, farming, construction trade workers and installation maintenance, and repair operations.

	Arizona	Yuma County	Avenue B&C Planning Area	Arizona	Yuma County	Avenue B&C Planning Area
<b>Occupation</b>	<b>Number of Residents</b>			<b>Percent of Employed Residents</b>		
Management occupations, except farmers and farm managers	197,210	2,929	94	8.8%	6.0%	3.7%
Farmers and farm managers	4,371	543	17	0.2%	1.1%	0.7%
Business operations specialists	46,851	712	19	2.1%	1.4%	0.8%
Financial specialists	48,591	663	35	2.2%	1.3%	1.4%
Computer and mathematical occupations	56,549	302	0	2.5%	0.6%	0.0%
Architects, surveyors, cartographers, and engineers	40,875	336	0	1.8%	0.7%	0.0%
Drafters, engineering, and mapping technicians	15,244	384	25	0.7%	0.8%	1.0%
Life, physical, and social science occupations	16,641	199	9	0.7%	0.4%	0.4%
Community and social services occupations	30,458	790	17	1.4%	1.6%	0.7%
Legal occupations	21,719	319	11	1.0%	0.6%	0.4%
Education, training, and library occupations	117,177	3,335	100	5.2%	6.8%	4.0%
Arts, design, entertainment, sports, and media occupations	41,824	619	14	1.9%	1.3%	0.6%
Health diagnosing and treating practitioners	63,849	1,307	22	2.9%	2.7%	0.9%
Health technologists and technicians	28,642	687	6	1.3%	1.4%	0.2%
<b>Healthcare support occupations</b>	<b>35,594</b>	<b>728</b>	<b>54</b>	<b>1.6%</b>	<b>1.5%</b>	<b>2.1%</b>
Fire fighting, prevention, and law enforcement workers	32,302	1,548	38	1.4%	3.1%	1.5%
<b>Other protective service workers</b>	<b>21,820</b>	<b>426</b>	<b>34</b>	<b>1.0%</b>	<b>0.9%</b>	<b>1.4%</b>
<b>Food preparation and serving related occupations</b>	<b>120,267</b>	<b>2,670</b>	<b>157</b>	<b>5.4%</b>	<b>5.4%</b>	<b>6.2%</b>
<b>Building and grounds cleaning and maintenance</b>	<b>84,710</b>	<b>1,970</b>	<b>130</b>	<b>3.8%</b>	<b>4.0%</b>	<b>5.2%</b>
Personal care and service occupations	67,854	1,355	78	3.0%	2.8%	3.1%
Sales and related occupations	272,975	6,112	269	12.2%	12.4%	10.7%
Office and administrative support occupations	363,995	6,900	287	16.3%	14.0%	11.4%
<b>Farming, fishing, and forestry occupations</b>	<b>13,893</b>	<b>3,101</b>	<b>270</b>	<b>0.6%</b>	<b>6.3%</b>	<b>10.7%</b>
Supervisors, construction and extraction workers	20,728	466	34	0.9%	0.9%	1.4%
<b>Construction trades workers</b>	<b>128,036</b>	<b>2,453</b>	<b>224</b>	<b>5.7%</b>	<b>5.0%</b>	<b>8.9%</b>
Extraction workers	2,121	57	0	0.1%	0.1%	0.0%
<b>Installation, maintenance, and repair occupations</b>	<b>94,693</b>	<b>2,313</b>	<b>131</b>	<b>4.2%</b>	<b>4.7%</b>	<b>5.2%</b>
Production occupations	128,191	2,425	141	5.7%	4.9%	5.6%
Supervisors, transportation and material moving workers	3,412	84	0	0.2%	0.2%	0.0%
Aircraft and traffic control occupations	4,751	134	0	0.2%	0.3%	0.0%
Motor vehicle operators	59,353	1,817	167	2.7%	3.7%	6.6%
Rail, water and other transportation occupations	5,914	188	10	0.3%	0.4%	0.4%
<b>Material moving workers</b>	<b>42,394</b>	<b>1,341</b>	<b>121</b>	<b>1.9%</b>	<b>2.7%</b>	<b>4.8%</b>

Table 7: Occupations of Employed Residents<sup>13</sup>

<sup>13</sup>2000 U.S. Census: Census Tracts 4.01 & 4.02

**Northwest Yuma Planning Area Background Study**  
**Demographics—Types of Housing**

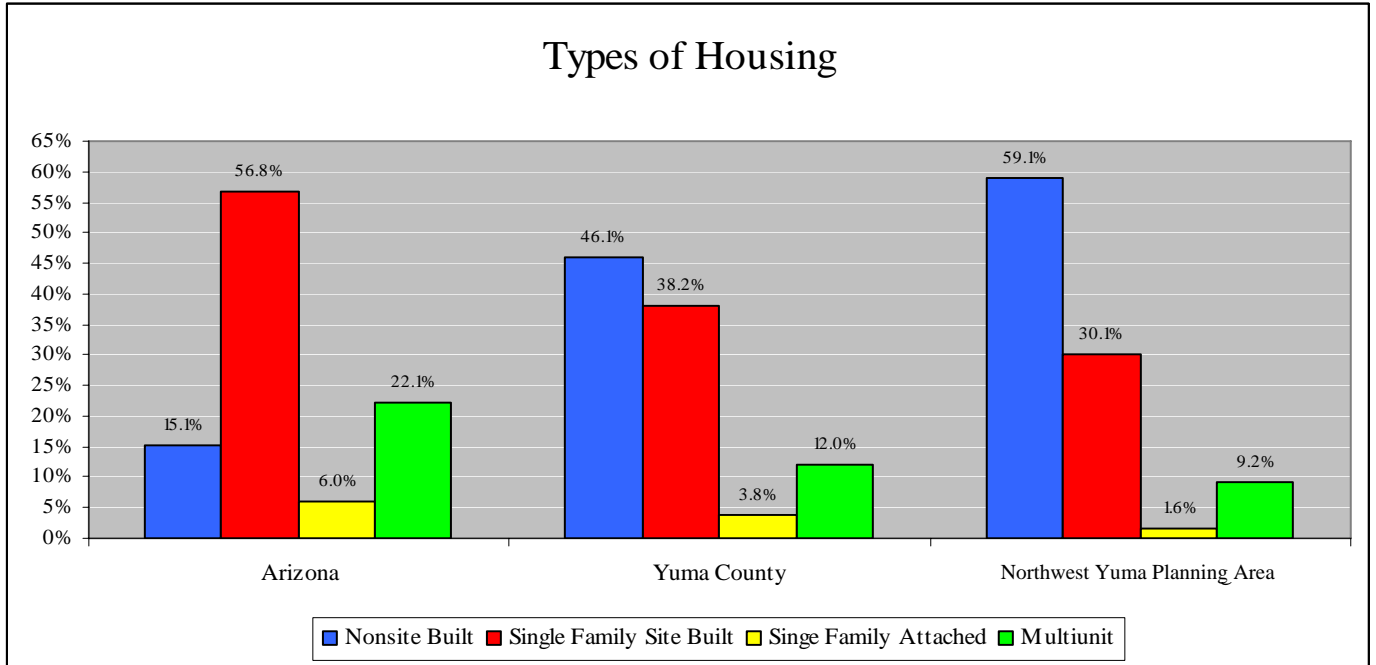


Figure 20: Type of Housing<sup>12</sup>

In the Northwest Yuma Planning Area 59.1%, of housing units counted in the 2000 Census were non-site built units meaning that they are manufactured homes, mobile homes, recreational vehicles. This is a much higher rate than found in the State or County as a whole. The predominance of non-site built housing units means that the redevelopment of lots previously used as residential is more likely to occur in the Planning Area than other areas of the County because non-site built housing units are easier to remove and retain value once removed. Compared to those found in the State and County as a whole, the housing stock in the Planning Area is older as more housing units in the planning unit were constructed in the 1970's than in the 1990's.

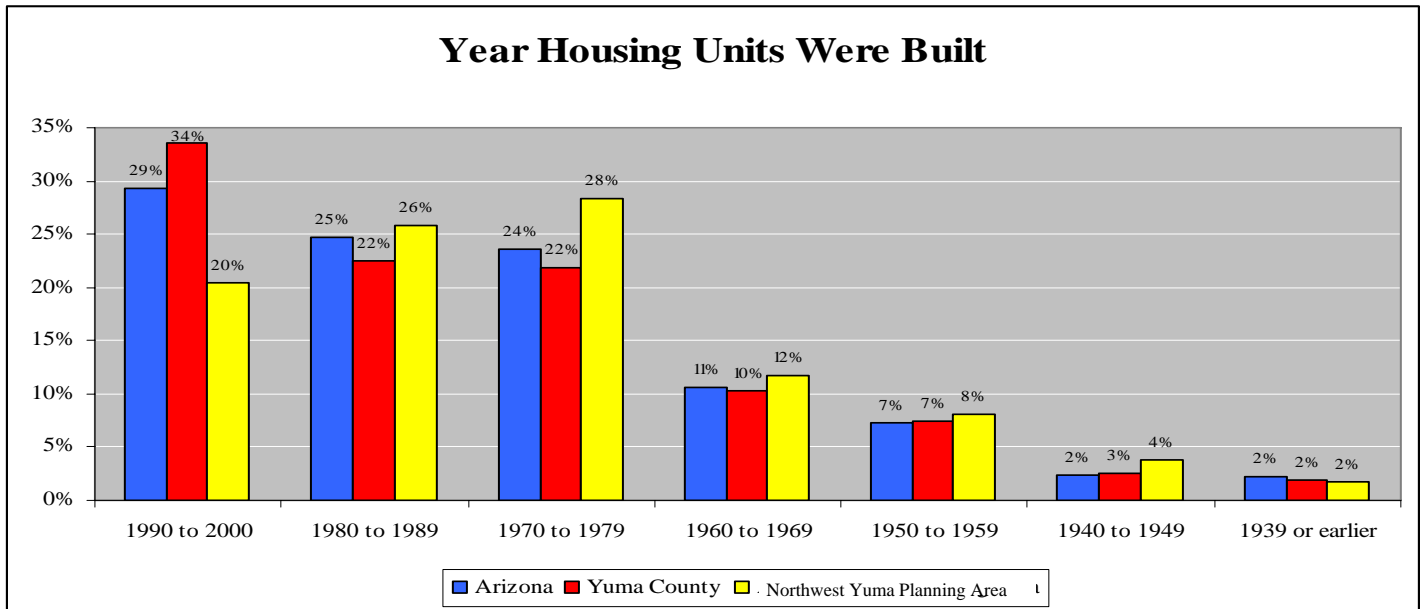


Figure 21: Year Housing Units Built<sup>12</sup>

<sup>12</sup>2000 U.S. Census: Census Tracts 4.01 & 4.02

## ***Northwest Yuma Planning Area Background Study*** **Soil and Groundwater**

The three most common soil types in the Planning Area are Holtville, Gadsden, and Kofa Clay (Figure 24, page 23) which are very similar soil types. These soil types are best characterized as deep, nearly level, well drained soils on flood plains and low terraces. They are well suited for irrigated crops. Because of the slow permeability and high shrink-swell potential of these soils there are challenges in developing sanitary and community facilities, particularly septic tanks in areas containing these soil types.<sup>13</sup>

Extensive drainage systems and pumping are necessitated due to the high ground water that is found in much of the Planning Area. In December of 2008, the Bureau of Reclamation reported the depth to groundwater at twelve feet or less in the majority of the Planning Area (Figure 25, page 26) . In the Planning Area, the groundwater tends to get shallower the further south of Colorado River it gets. Depth to groundwater fluctuates throughout the year as the amount of irrigation water being applied changes with the different growing seasons. The Bureau of Reclamation releases monthly updates on groundwater depth. The most current report can be obtained at the following website: <http://www.usbr.gov/dataweb/html/yuma.html>. High ground water can complicate the installation of traditional septic systems and often necessitates the installation of alternative sewage disposal systems. This has posed a major obstacle to development in some parts of the Planning Area.



Figure 22: Canal

<sup>13</sup> *Soil Survey of the Yuma-Wellton Area*. United States Department of Agriculture

Northwest Yuma Planning Area Background Study  
Aerial Photo

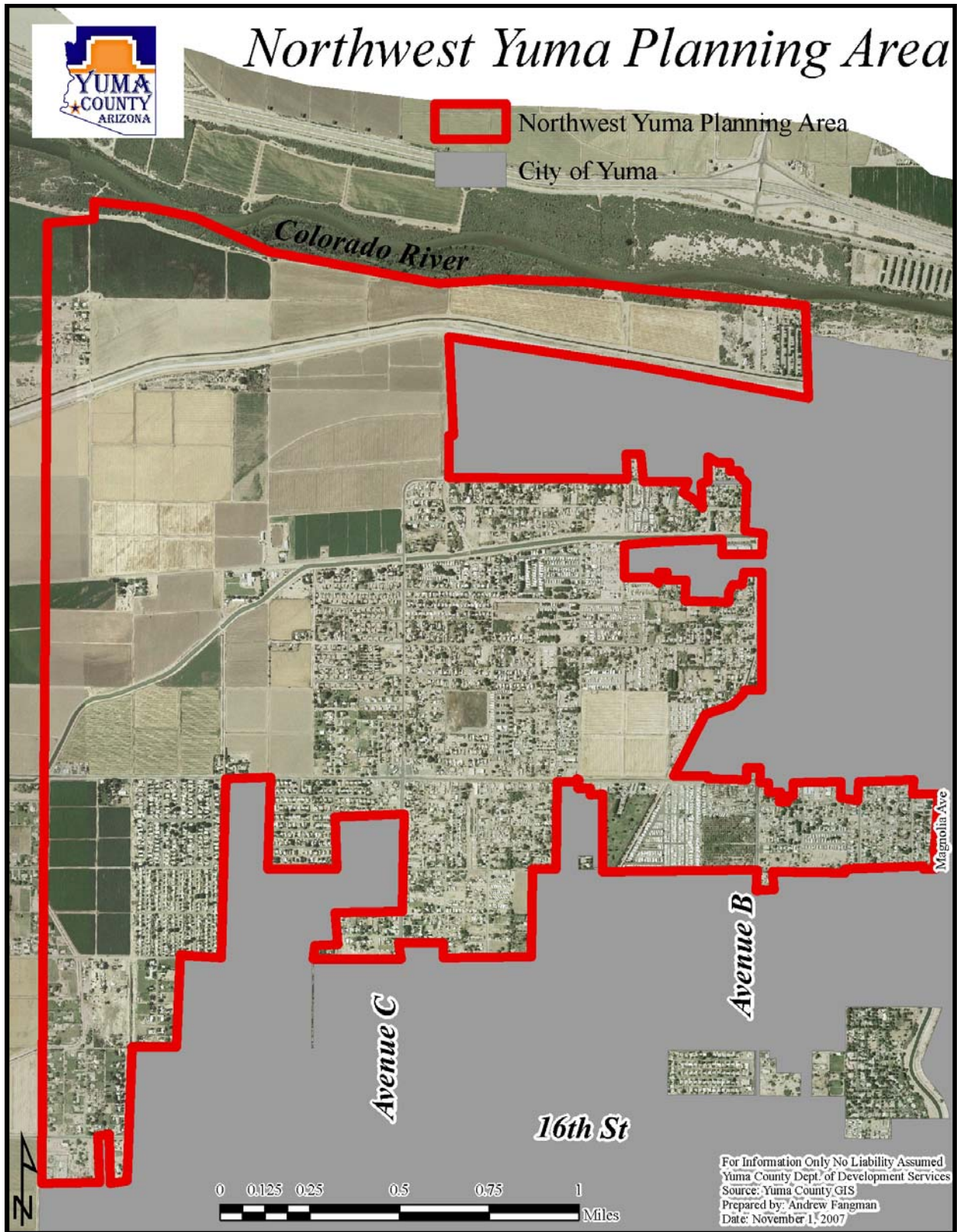


Figure 23: Aerial View

**Northwest Yuma Planning Area Background Study**  
**Soil Type**

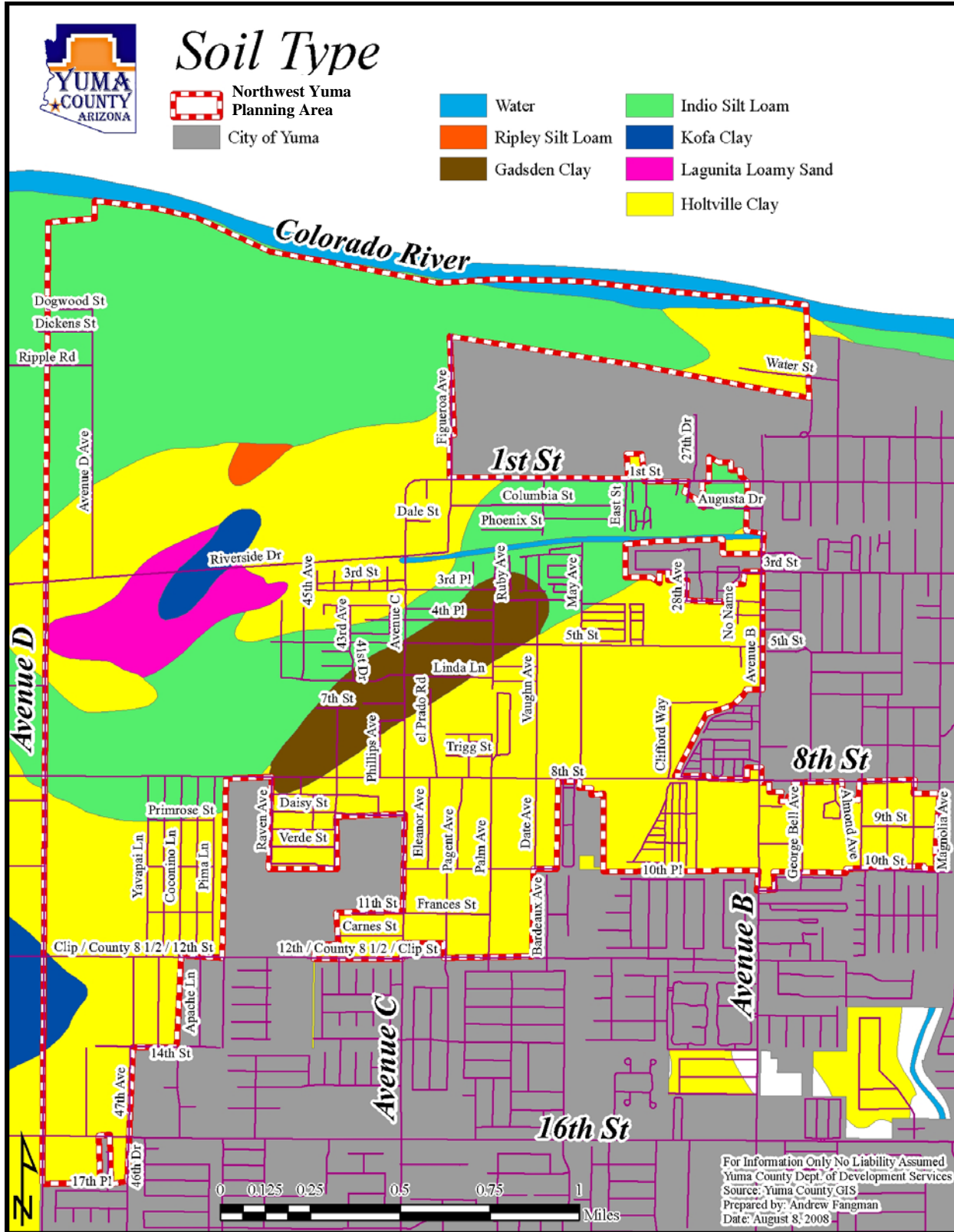


Figure 24: Soil Type

Northwest Yuma Planning Area Background Study  
 Depth to Groundwater

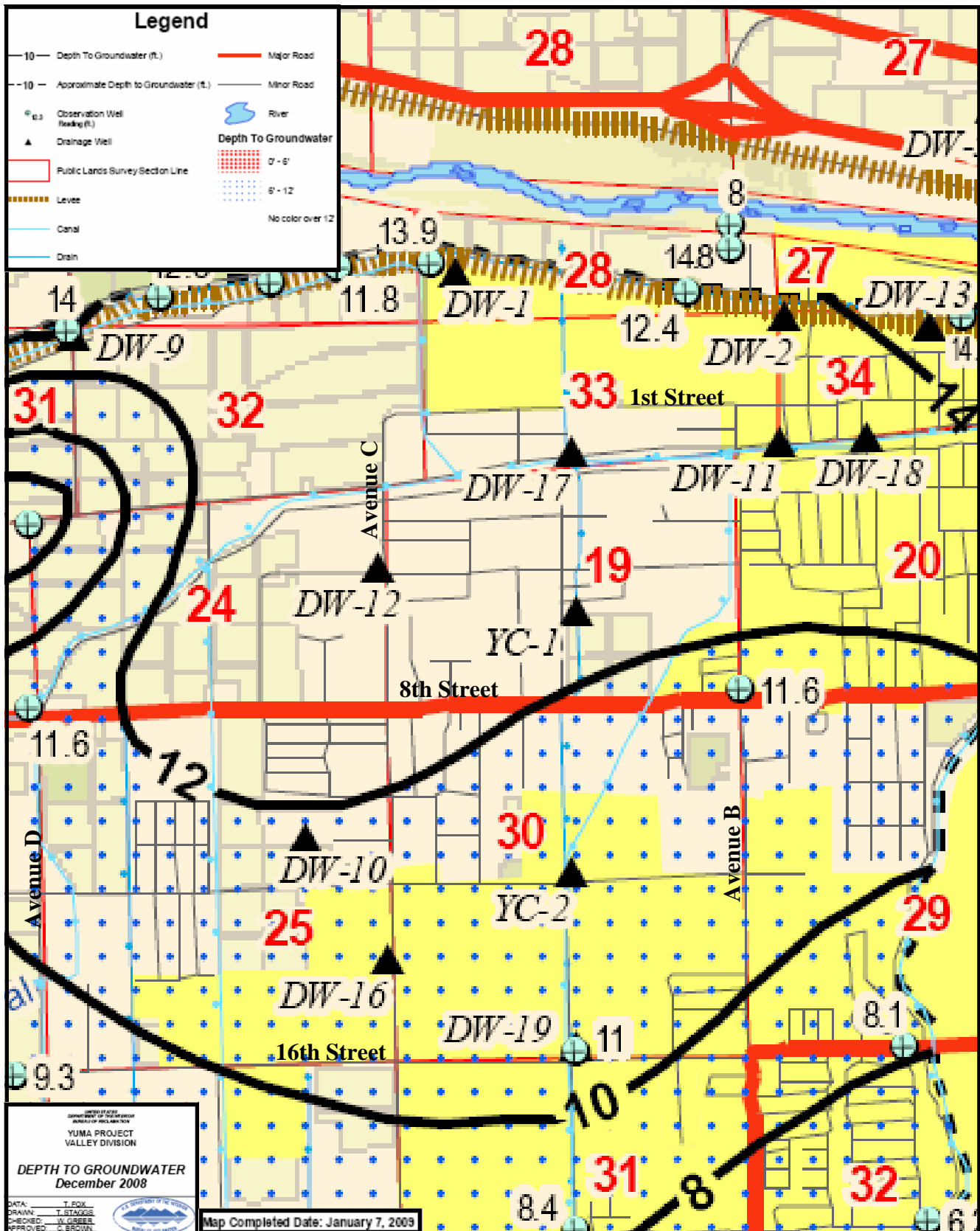


Figure 25: Depth to Groundwater<sup>14</sup>

<sup>14</sup>Yuma Area Office, United States Bureau of Reclamation. "Yuma Area Water Management System" [http://www.usbr.gov/lc/yuma/programs/YAWMS/GROUNDWATER\\_maps.cfm](http://www.usbr.gov/lc/yuma/programs/YAWMS/GROUNDWATER_maps.cfm) (A portion of the December 2008 Valley Division Map)



**Northwest Yuma Planning Area Background Study  
Community Facilities**

The Avenue B & C Planning Area is served by two elementary school districts, Crane School District #13 serves the portions of the Planning Areas that are west of Avenue B, Yuma School District #1 serves the small portion of the Planning Area that east of Avenue B. Yuma Union High School District #70 serves the entire planning area. Rancho Viejo Elementary School and Salida del Sol are located directly adjacent to the Planning Area and serve Planning Area residents who reside within the Crane District. Pecan Grove Elementary School serves Planning residents residing in Yuma School District #1. Regan School and Suverkup Junior High School are also located within close proximity to the Planning Area.

Fire and emergency medical services in the Planning Area are provided by the Rural/Metro Corporation and is funded on a subscription basis. Rural/Metro serves the Planning Area with a station located at the intersection of 8<sup>th</sup> Street and Palm Avenue . The Yuma County Sheriff’s Office provides law enforcements services for the Planning Area with a substation That shares a building with the Rural/Metro substation.



Figure 26: Rural/Metro Station and Sheriffs Substation



Figure 27: Rancho Viejo Elementary School

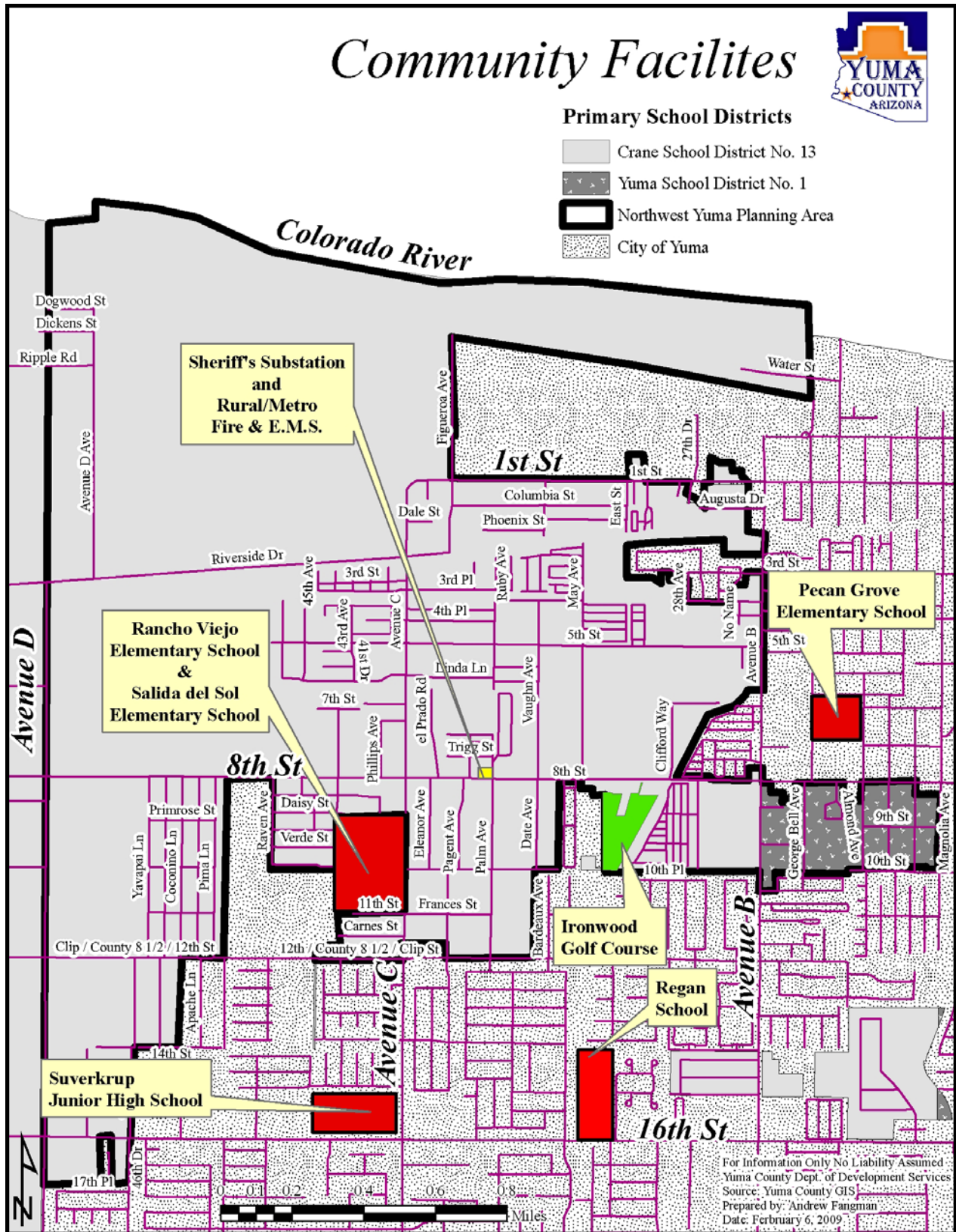


Figure 28: Community Facilities

***Northwest Yuma Planning Area Background Study***  
**Avenue B & C Colonia Improvement District**

The project area is an unincorporated area located northwest of the City of Yuma's city limit commonly referenced as the B & C Colonia. A *colonia* is an area with no potable water, no sewer system and dilapidated housing resulting in deficient health and safety standards. This area is a densely populated colonia bounded by Avenue B on the East, Avenue C on the West, First Street on the North, and Eighth Street on the South. This Colonia is approximately 512 acres with a section of the main irrigation canal traversing through the community.

The proposed project is to construct a wastewater collection and conveyance system for the Avenue B & C Colonia. The project will eliminate the further contamination of groundwater resulting from failing individual septic systems.

Currently the City of Yuma provides water service to the majority of the residents. Although the Colonia is within close proximity to the city's sewer treatment facility, less than five percent (5%) of the area is connected to the city's sewer system. The City of Yuma's Figueroa Avenue Water Pollution Control Facility was constructed in 1955 to discharge to the Colorado River. Additional improvements have been made since then to the facility for added capacity. There is sufficient capacity within the Figueroa facility to accommodate the B & C Colonia.

The Avenue B & C Colonia topography exhibits a relatively flat slope at a rate of approximately 3 feet per mile. The area also exhibits a high groundwater table (between four to ten feet depending on the agriculture season) due to its proximity to the Colorado River. Individual septic systems function at optimal level when there is a separation of 10 ft. from ground to water table. As a result, Yuma County's Environmental Programs Section has noted a number of failing septic systems in the area. Depending on the percolation test results alternative engineered systems may be required due to protection of groundwater. In addition, due to ADEQ requirements, no new septic permits would be issued if the property was within 400 feet from municipal sewer availability. Currently, the City of Yuma has main interceptor lines traversing Avenue B and Avenue C. There is an unknown number of illegal cesspools in the area.

Due to the early establishment of the area, there is a mixture of lot sizes and narrow streets. The majority of streets are not up to standards in width and conformity. There are no sidewalks within the Colonia. Fifth Street is the only street to traverse from one end (Avenue B) to the other end (Avenue C) within the entire square mile area.

In recognition of the problem, the City of Yuma and Yuma County jointly applied in 1999 to the Border Environmental Cooperation Commission (BECC) for technical assistance funding to perform a study to determine the feasibility of a community wastewater system. The study has now been completed and the best alternative chosen is a gravity and lift station collection system connecting to the existing interceptor of the City of Yuma.

***Northwest Yuma Planning Area Background Study***  
**Avenue B & C Colonia Improvement District**

Yuma County also submitted the project to BECC in 2005 and was approved for Technical Assistance funds. Certification was delayed due to the need for the formation of an Improvement District. Since the colonia is unincorporated, the community must organize an internal committee and circulate Improvement District petitions in order to appropriately share the cost for the project. However, the area is huge in size with a mixture of residential and commercial properties. There is a mixture of large acreage property owners, mobile home parks, and small lot residential homes.

Community leaders in the colonia have finally secured the required signatures for District formation. The Yuma County Board of Supervisors ratified the Petitions and the Avenue B & C Colonia Improvement District #07-09 was established on March 12, 2007. The *Incur Expense Petition* was approved on March 19, 2007.

The project is anticipated to cost over \$15 million and the project will include collection lines, lift stations, right-of-way acquisitions, connection to all existing structures, abandonment of the existing cesspools and septic systems, bond council fees, engineering fees, fees to connect to the City of Yuma and all related cost associated with the project. As of March of 2009 the project is in engineering design. Pending funding, construction could begin in June of 2010.

**Northwest Yuma Planning Area Background Study  
 Avenue B & C Colonia Improvement District**

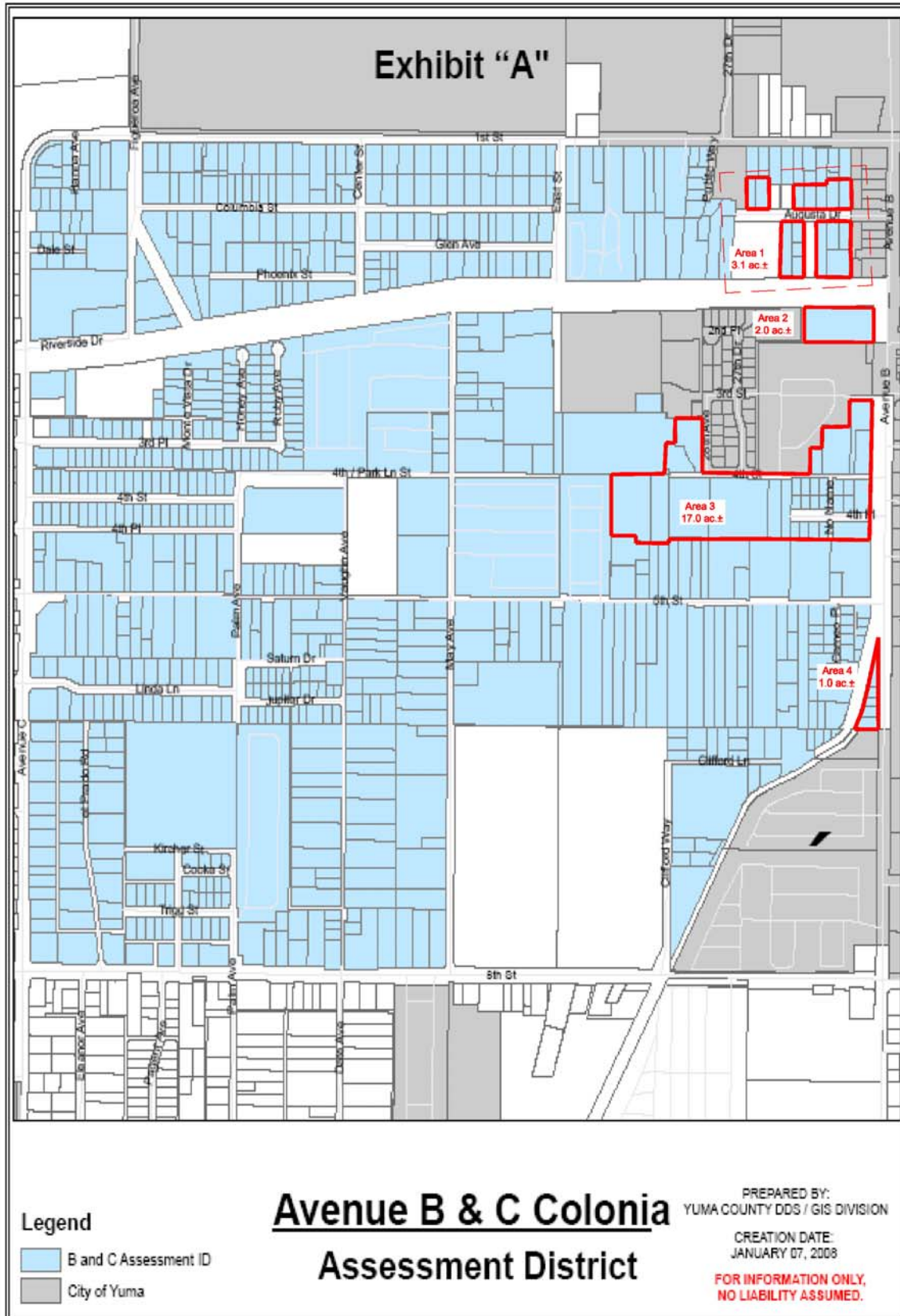


Figure 29: Assessment District Boundaries

**Northwest Yuma Planning Area Background Study  
Land Use Designations**

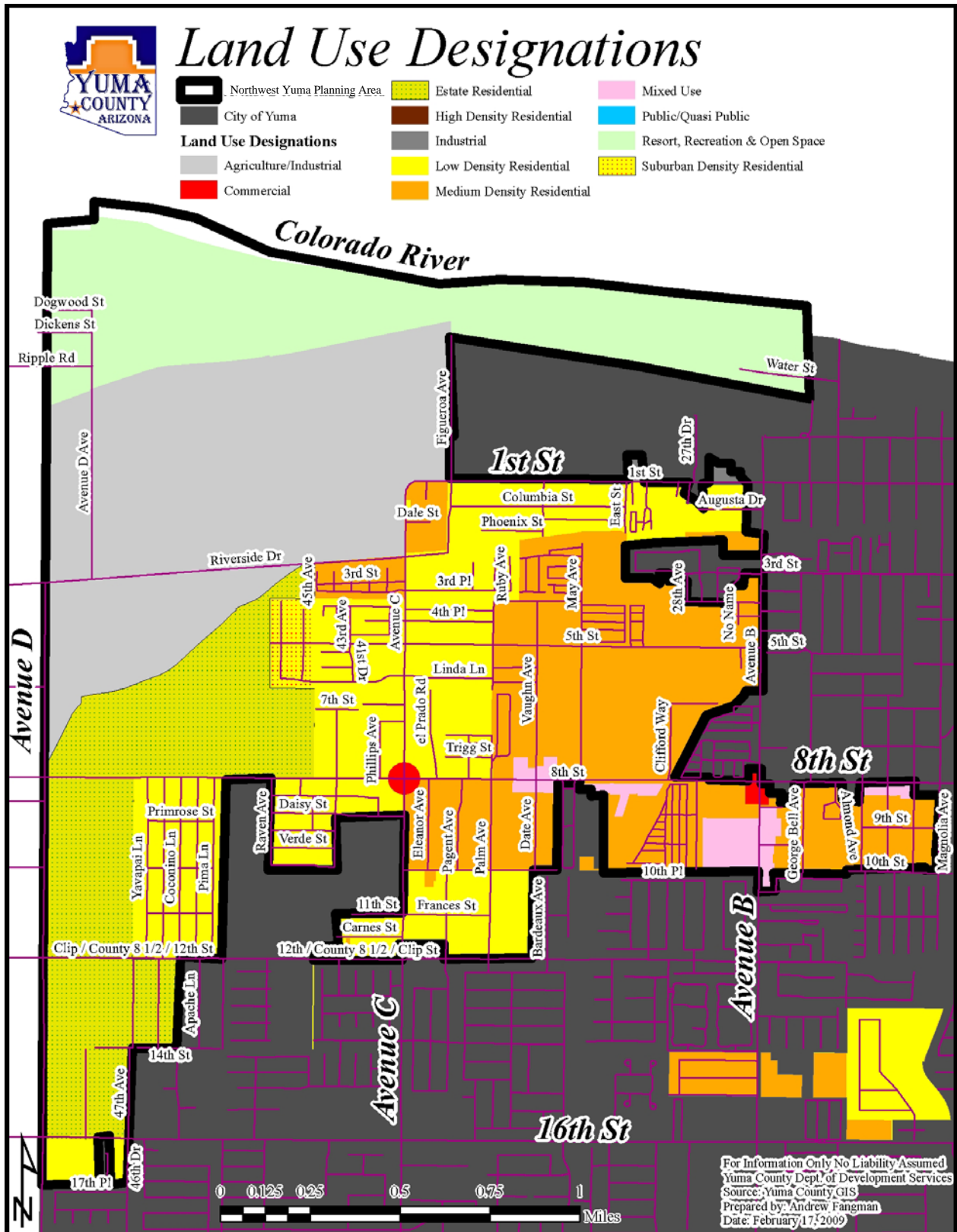


Figure 30: Yuma County 2010 Comprehensive Plan Land Use Designations

**Northwest Yuma Planning Area Background Study  
Land Use Designations**

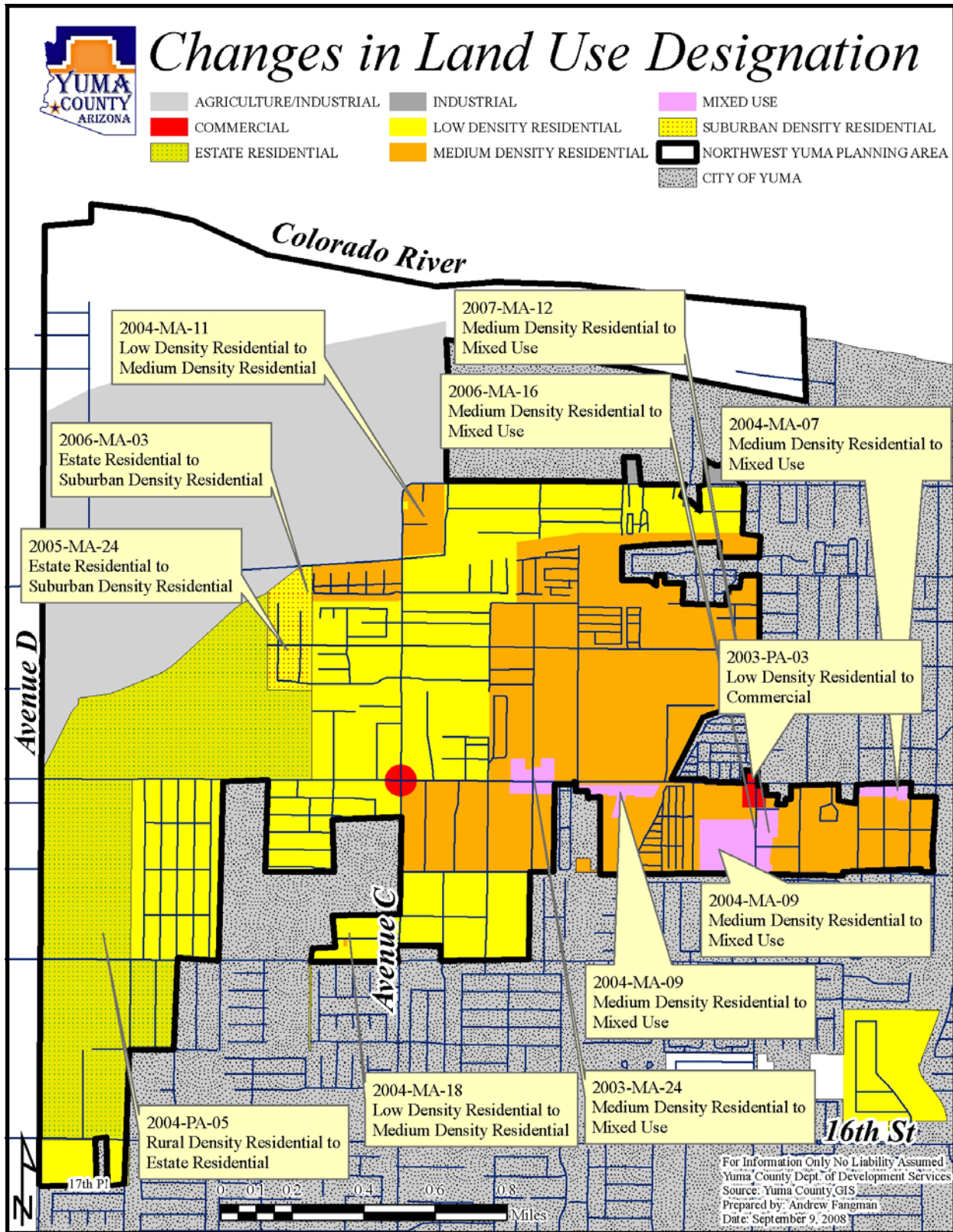


Figure 31: Changes in Yuma County 2010 Comprehensive Plan Land Use Designations

**Northwest Yuma Planning Area Background Study**  
**Land Use Designations**

<b>Amendment #</b>	<b>New Land Use Designation</b>	<b>Previous Land Use Designation</b>	<b>Acreage</b>	<b>Date of Change</b>
2003-PA-03	Commercial	Low Density Residential	8.8	1/28/04
2004-MA-18	Medium Density Residential	Low Density Residential	0.1	11/22/04
2004-MA-11	Medium Density Residential	Low Density Residential	14.6	10/13/04
2004-MA-09	Mixed Use	Medium Density Residential	0.8	10/13/04
2004-MA-07	Mixed Use	Medium Density Residential	1.9	10/12/05
2003-MA-23	Mixed Use	Medium Density Residential	7.1	4/1/04
2004-MA-32	Mixed Use	Medium Density Residential	0.9	6/23/05
2004-PA-05	Estate Residential	Rural Density Residential	343.8	1/17/05
2005-MA-24	Suburban Density Residential	Estate Residential	20.1	2/16/06
2006-MA-03	Suburban Density Residential	Estate Residential	4.4	6/13/06
2006-MA-16	Mixed Use	Medium Density Residential	0.6	9/14/06
2007-MA-12	Mixed Use	Medium Density Residential	0.2	12/14/07

Table 8: Change in Land Use Designation 2000 to 2008

Most of the Planning Area is covered by one of three different land use designations. The majority of the Planning Area east of Palm Avenue is designated as Medium Density Residential, which allows for a density of seven to twelve dwelling units per acre. Much of the central portion of the Planning Area is designated as Low Density Residential, which allows for a density of one to six dwelling units per acre. Much of the western edge of the Planning Area is designated as Estate Residential, which allows for one dwelling unit per five acres to two dwelling units per acre. The northern edge of the Planning Area is designated as Resort, Recreation, and Open Space and is located within the 100 year flood plain of the Colorado River. Areas designated as Mixed represent areas that have developed with a mixture of residential and commercial uses.

The most significant change to land use designation in the Planning Area occurred in 2004 when Major Amendment 2004-PA-05 created the Estate Residential designation and redesignated 342.8 acres from Low Density Residential to Estate Residential. The Estate Residential land use designation was created to serve as a buffer to the Agriculture land use designation located to the west and Agriculture/Industrial land use designation to the north. The Estate Residential land use also acts as a buffer for the Low Density Residential land use located to the east and south.

Six of the remaining eleven changes in land use designation were from Medium Density Residential to Mixed Use. These changes were small in size and are in character with existing land use patterns in the Planning Area where a mix of residential and commercial uses is common. Four of the changes were minor adjustments to the type of residential density permitted and do not represent a major change to the land use pattern of the Planning Area. One change was from a commercial to a residential use, but at only eight acres it effected only a small area.



**Northwest Yuma Planning Area Background Study**  
**Zoning Districts Established in Yuma County**

<b>Zoning Districts</b>	<b>Abbreviation</b>
Rural Area - 40 acre minimum parcels	RA-40
Rural Area - 20 acre minimum parcels	RA-20
Rural Area - 10 acre minimum parcels	RA-10
Rural Area - 5 acre minimum parcels	RA-5
Suburban Ranch - 4 acre minimum parcels	SR-4
Suburban Ranch - 3 acre minimum parcels	SR-3
Suburban Ranch - 2 acre minimum parcels	SR-2
Suburban Ranch - 1 acre minimum parcels	SR-1
Suburban Site Built - 20 acre minimum parcels	SSB-20
Suburban Site Built - 10 acre minimum parcels	SSB-10
Suburban Site Built - 5 acre minimum parcels	SSB-5
Suburban Site Built - 4 acre minimum parcels	SSB-4
Suburban Site Built - 3 acre minimum parcels	SSB-3
Suburban Site Built - 2 acre minimum parcels	SSB-2
Suburban Site Built - 1 acre minimum parcels	SSB-1
Low Density Residential- 40,000 square feet minimum parcels	R-1-40
Low Density Residential- 20,000 square feet minimum parcels	R-1-20
Low Density Residential – 15,000 square feet minimum parcels	R-1-15
Low Density Residential- 12,000 square feet minimum parcels	R-1-12
Low Density Residential- 8,000 square feet minimum parcels	R-1-8
Low Density Residential - 6,000 square feet minimum parcels	R-1-6
Medium Density Residential	R-2
High Density Residential	R-3
Manufactured Home Subdivision - 20,000 square feet minimum	MHS-20
Manufactured Home Subdivision - 15,000 square feet minimum parcels	MHS-15
Manufactured Home Subdivision - 12,000 square feet minimum parcels	MHS-12
Manufactured Home Subdivision - 10,000 square feet minimum parcels	MHS-10
Manufactured Home Subdivision - 8,000 square feet minimum parcels	MHS-8
Manufactured Home Subdivision - 6,000 square feet minimum parcels	MHS-6
Manufactured Home Subdivision - 4,500 square feet minimum parcels	MHS-4.5
Manufactured Home Park	MHP
Recreational Vehicle Subdivision	RVS
Recreational Vehicle Park	RVP
Residential Commercial	RC
Local Commercial	C-1
General Commercial	C-2
Light Industrial-8,000 square foot minimum	LI-8,000
Light Industrial-20,000 square foot minimum	LI-20,000
Light Industrial-1 acre minimum	LI-1
Light Industrial-2 acre minimum	LI-2
Light Industrial-5 acre minimum	LI-5
Heavy Industrial-8,000 square foot minimum	HI-8,000
Heavy Industrial-20,000 square foot minimum	HI-20,000
Heavy Industrial-1 acre minimum	HI-1
Heavy Industrial-2 acre minimum	HI-2
Heavy Industrial-5 acre minimum	HI-5
Intensive Industrial	II
Planned Development	PD
Public Facilities	PF
Airport District	AD
Sensitive Areas and Resource Land District	SA/RL
Transportation, Communications and Utilities District	TCU
Visual Corridor Overlay District	VCO
Open Space, Recreation, and Resources Zoning District	OS/RR

Table 9: Zoning Districts Established in Yuma County

Northwest Yuma Planning Area Background Study  
 Zoning District Map

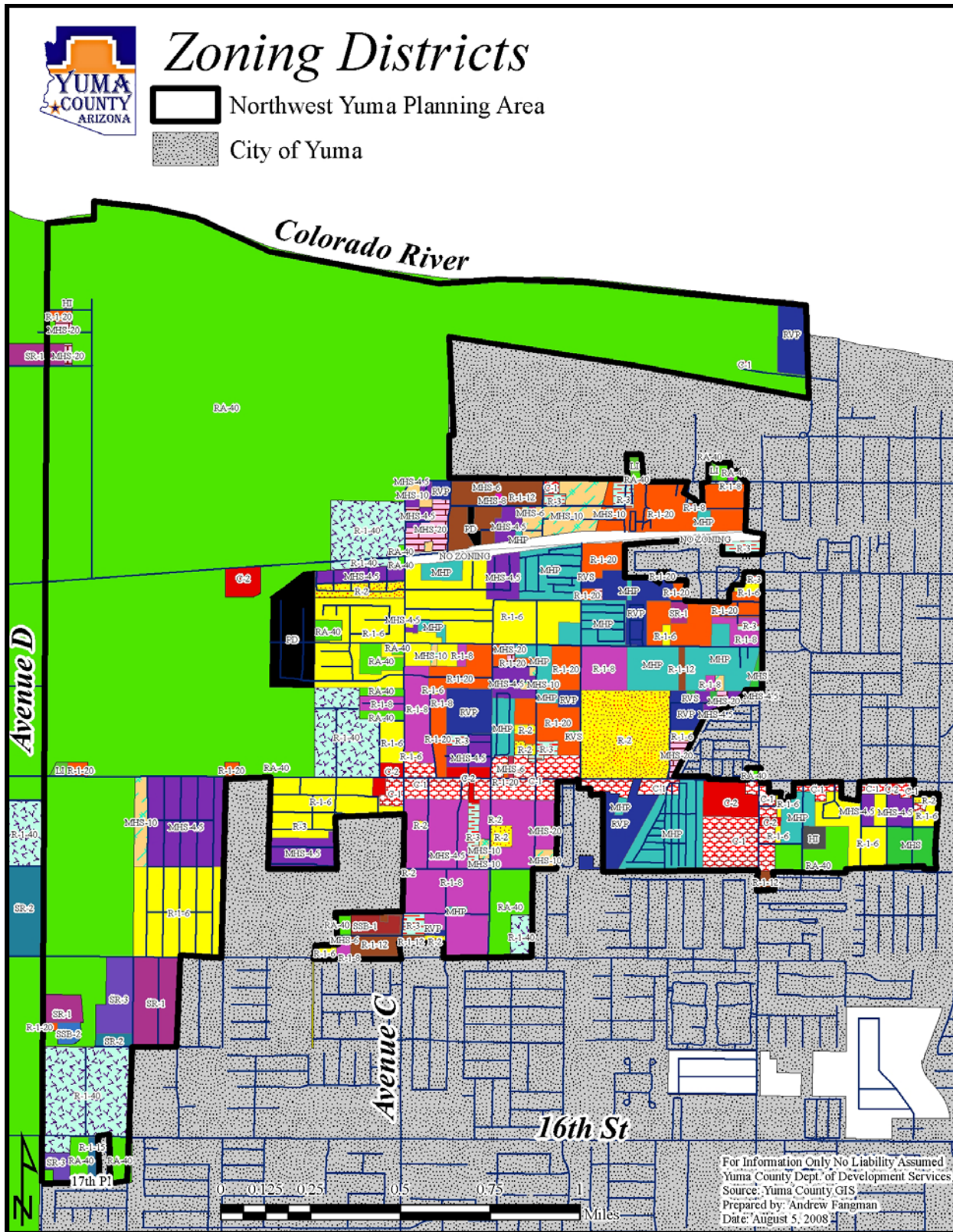


Figure 32: Zoning Districts

**Northwest Yuma Planning Area Background Study**  
**Rezoning**

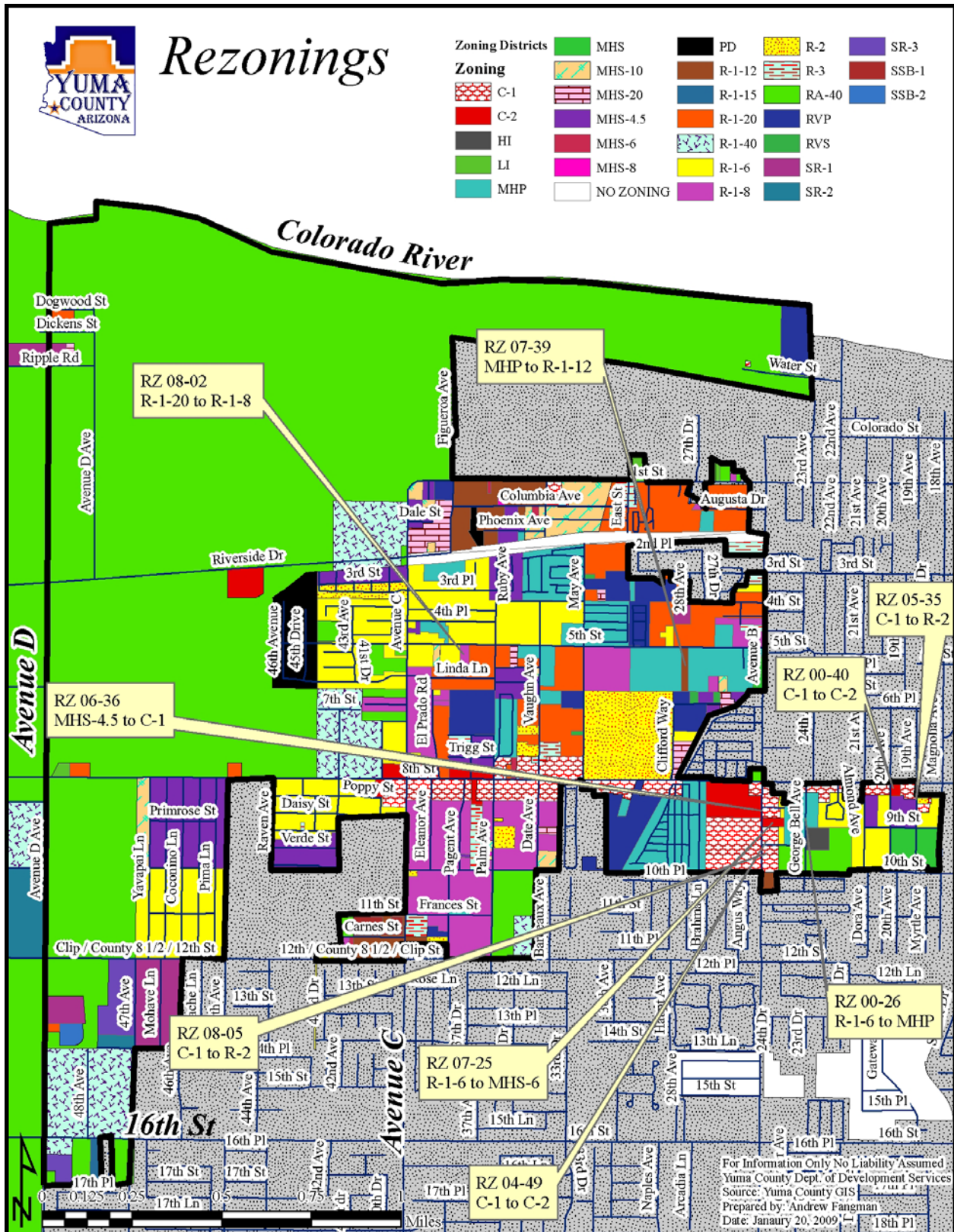


Figure 33: Rezoning: 2000 to 2008

**Northwest Yuma Planning Area Background Study**  
**Rezonings**

Case	Year	Location	Square Footage	Zoned From	Zoned To
RZ00-26	2000	W. 8th St. and Bell Ave.	46,173	Low Density Residential-6,000 Sq. Ft. Minimum (R-1-6)	Manufactured Home Park (MHP)
RZ00-40	2000	1945 W. 8th St.	15,200	Local Commercial (C-1)	General Commercial (C-2)
RZ04-49	2004	863 S. Avenue B	39,942	Local Commercial (C-1)	General Commercial (C-2)
RZ05-35	2005	831 South Myrtle Ave	14,000	Local Commercial (C-1)	Medium Density Residential (R-2)
RZ06-36	2006	2457 W. 8th Place	15,415	Manufactured Home Subdivision-4,500 Sq. Ft. Minimum (MHS-4.5)	Local Commercial (C-1)
RZ07-25	2007	2403 W. 8th Place	9,000	Low Density Residential-6,000 Sq. Ft. Minimum (R-1-6)	Manufactured Home Subdivision-6,000 Sq. Ft. Minimum (MHS-6)
RZ07-39	2007	2775 W. 5th Street	61,419	Manufactured Home Park (MHP)	Low Density Residential-12,000 Sq. Ft. Minimum (R-1-12)
RZ08-02	2008	3681 W. 5th Street	43,642	Low Density Residential-20,000 Sq. Ft. Minimum (R-1-20)	Low Density Residential-8,000 Sq. Ft. Minimum (R-1-8)
RZ08-05	2008	999 South Avenue B	24,420	Local Commercial (C-1)	Medium Density Residential (R-2)

Table 10: Rezonings: 2000 to 2008

Between January 1, 2000 and December 31, 2008, the Board of Supervisors approved nine rezonings within the Northwest Yuma Planning Area. Together these nine rezonings cover approximately 6.2 acres. Seven of the nine rezonings occurred in a relatively small area that is bounded Avenue B, Magnolia Street, 8<sup>th</sup> Street and 10<sup>th</sup> Street. Three of the nine rezonings represent a significant shift in land use, a change from residential to commercial usage or vice versa.

The other six rezoning were to increase the density or intensity of an existing commercial or residential use. With only slightly more than six acres being rezoned and only three rezonings that represent a major change in the type of land use allowed, land use patterns in the Northwest Yuma Planning Area have remained nearly static since 2000.

## ***Northwest Yuma Planning Area Background Study*** **New Housing Units**

Between January 1, 2000 and December 31, 2008 Yuma County issued 251 permits that would allow residential units to be added to the Northwest Yuma Planning Area. Thirty-eight percent of the permits were for site-built single family homes, forty-three percent were for manufactured homes and nineteen percent were for mobile homes (units manufactured prior to 1976). Two permits for multifamily homes were also issued.

Permits for single-family site built homes are distributed very evenly across the Planning Area. The fact that these homes are not developing in distinct clusters indicates that they are largely being developed as single home projects on single lots and not part of large scale developments. Placement permits for manufactured and mobile homes exhibit a different pattern. While there are placements scattered through out the Planning Area, approximately half of permits for manufactured home and eighty-two percent of permits for mobile homes were issued on parcels for which multiple placement or building permits were issued in 2000 through 2008. Manufactured home parks account for nearly all the parcels with multiple placement permits; these permits likely represent replacements for previously placed units.

Aside from a major decline in 2004 and a major spike in 2005, the annual number of placement/building permits issued within the Planning Area has typically between 20 to 40. Slightly more placements permits for manufactured home have been issued than site-built single, but this is not the case for every single year. Also notable is the fact that the decline building/placement permits for 2008 was less steep in the Planning Area than was the case for the county, state, and nation as a whole.

Residential development within the Northwest Yuma Planning Area has followed two distinct patterns between 2000 and 2008. Infill and replacement development on single scattered lots and the replacement of housing units within existing manufactured home parks. The number of units added per year has remained relatively stable over the years, especially when compared to the county, state and nation as a whole.

**Northwest Yuma Planning Area Background Study**  
**New Housing Units**

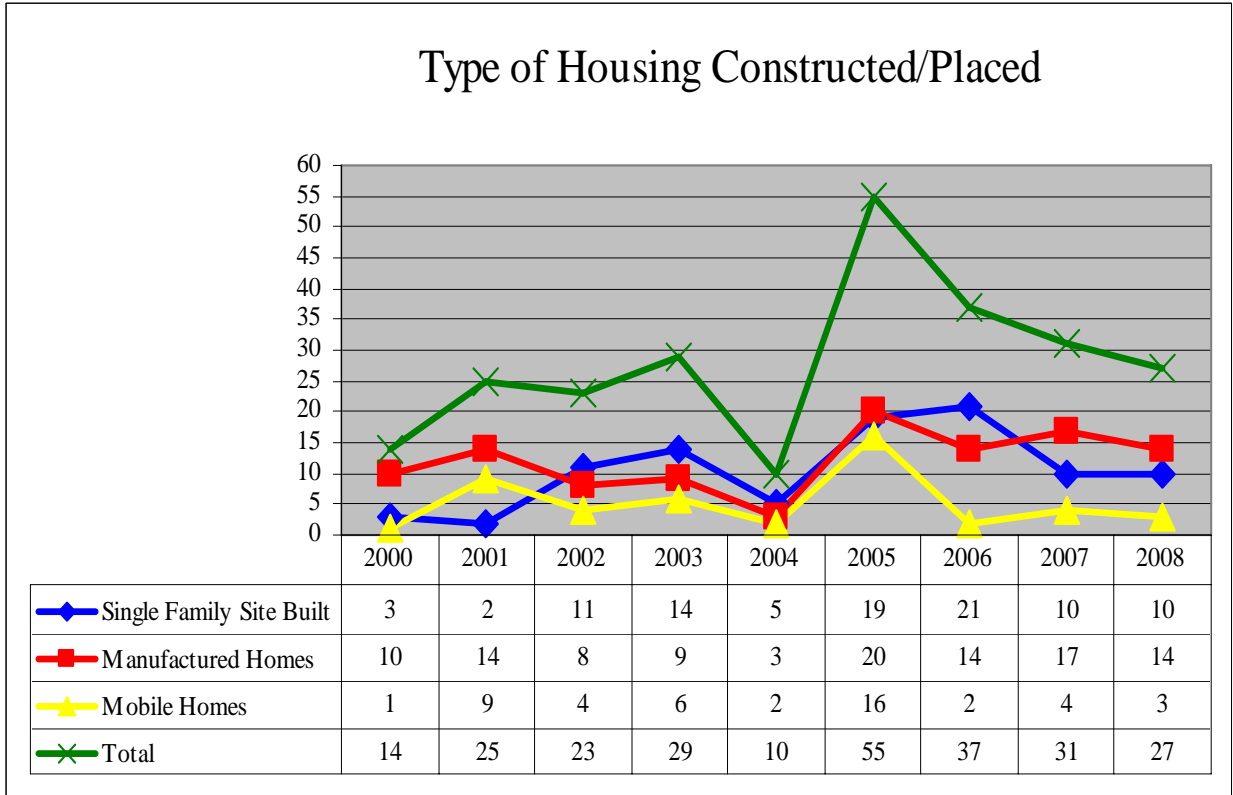


Figure 34: Type of Housing Constructed/Placed 2000 to 2008

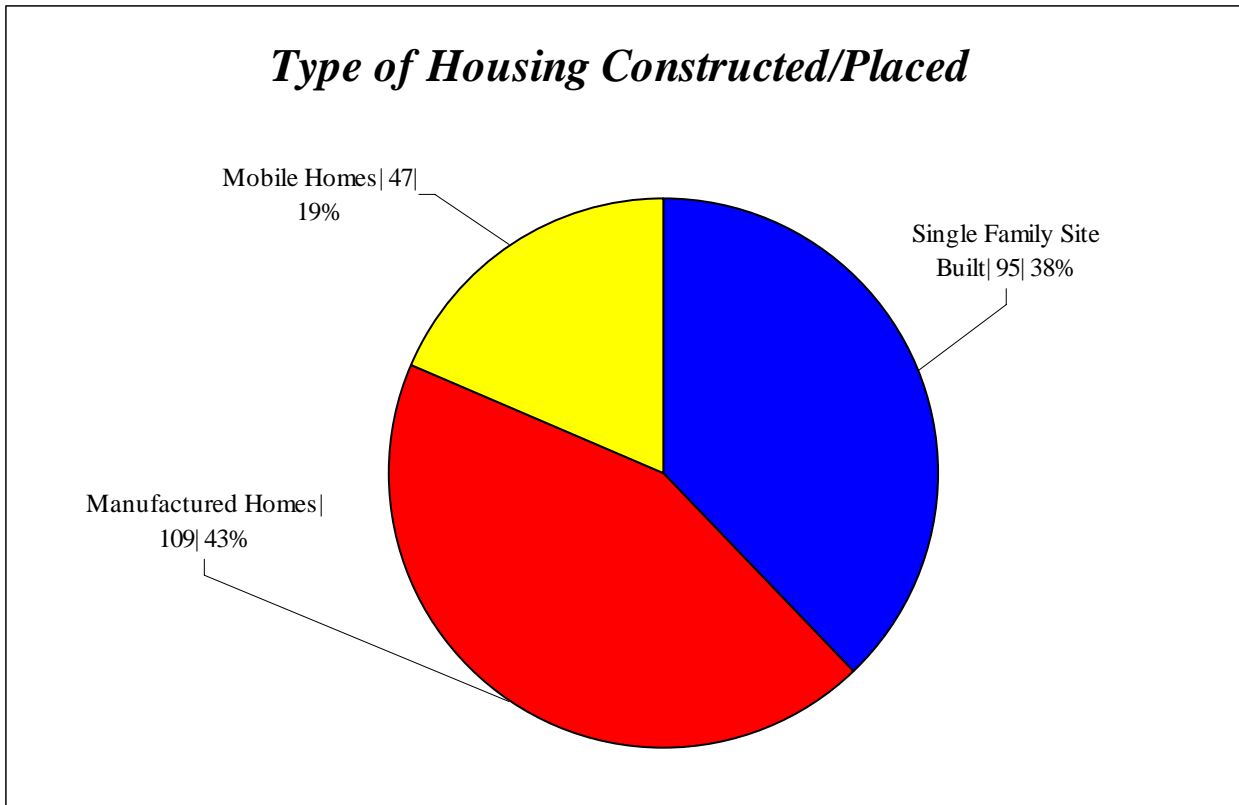


Figure 35: Type of Housing Constructed/Placed

**Northwest Yuma Planning Area Background Study**  
**Housing Units Added**

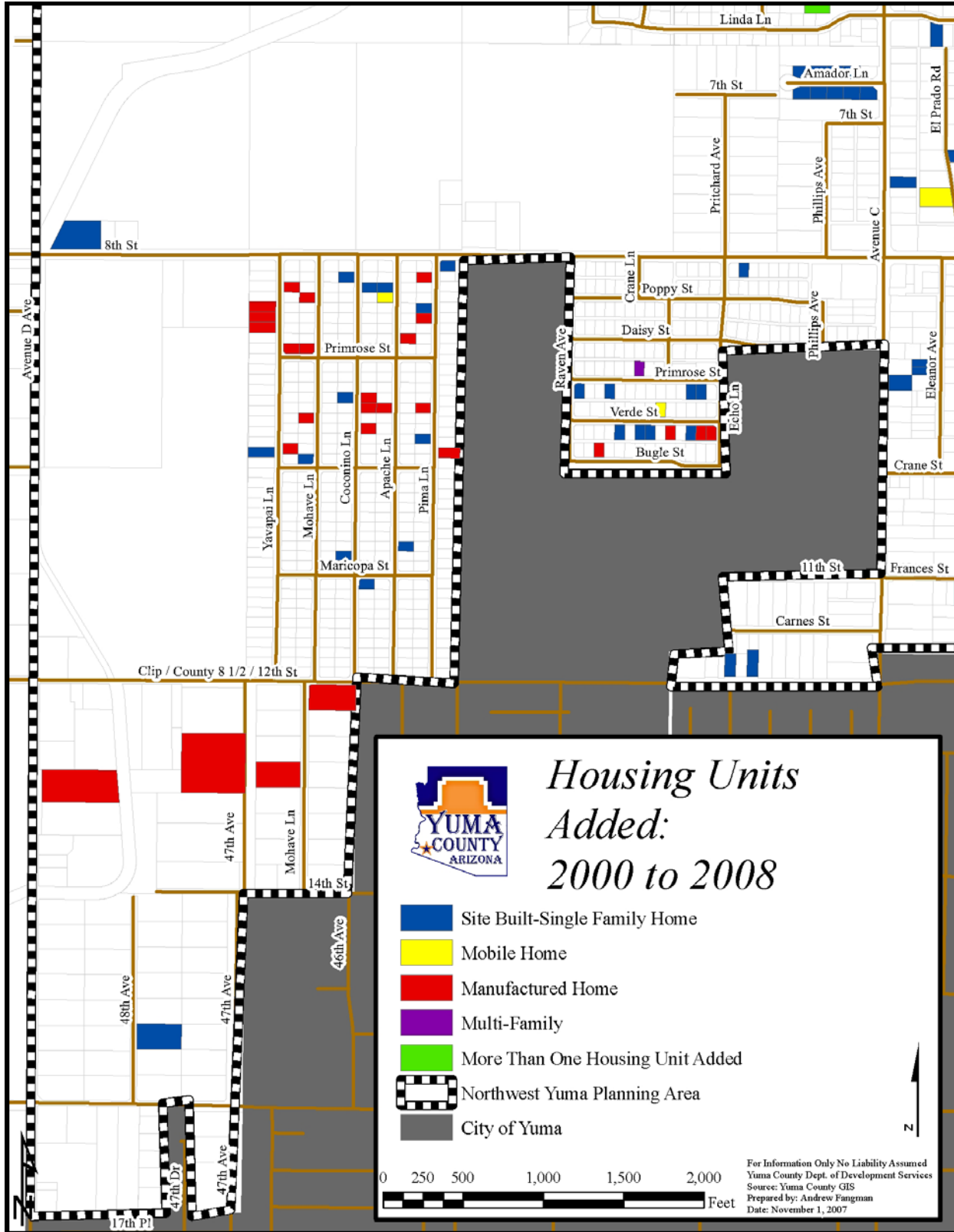


Figure 36: Housing Units Added 2000 to 2008– South of 8th Street and West of Avenue C

**Northwest Yuma Planning Area Background Study  
Housing Units Added**

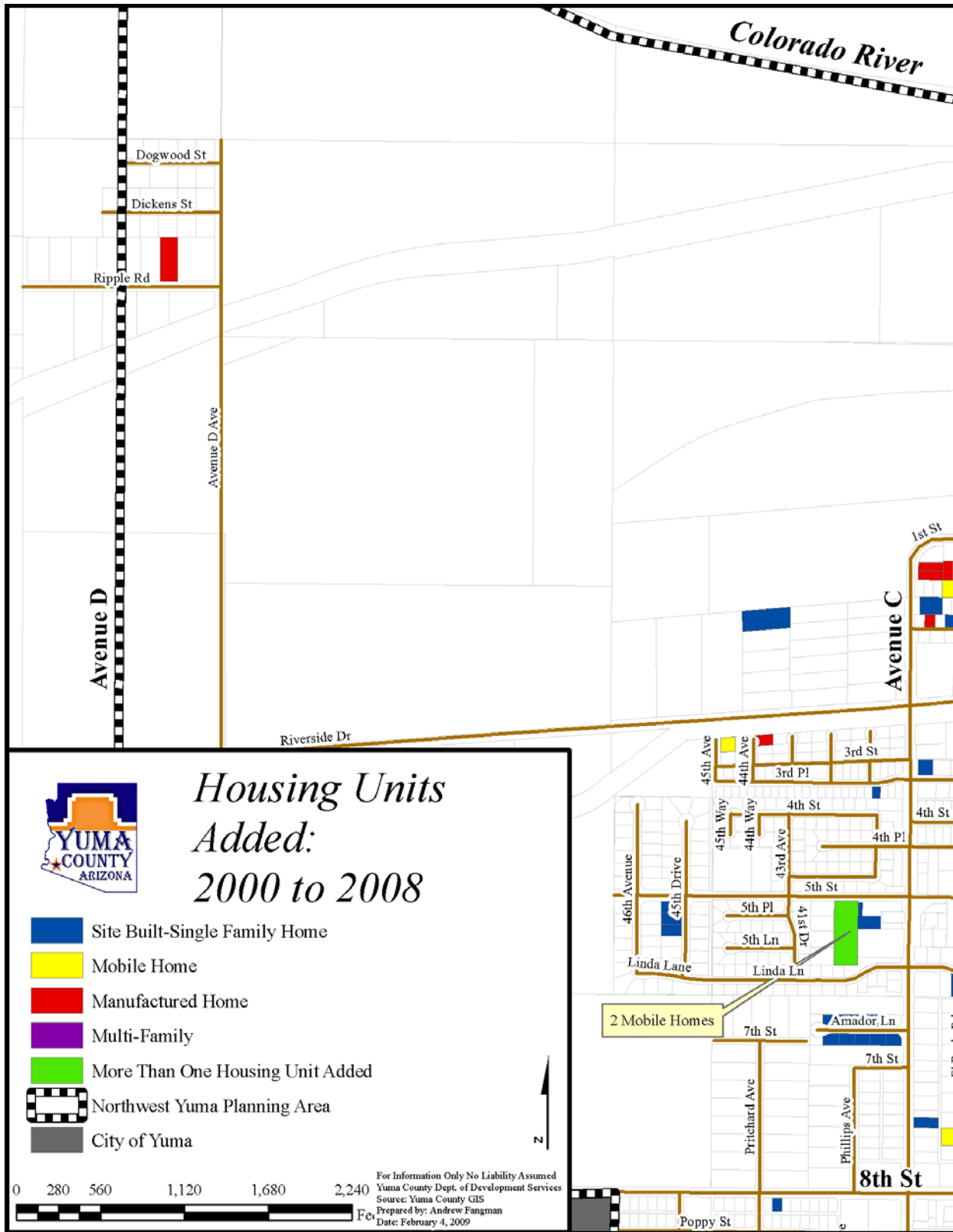


Figure 37: Housing Units Added 2000 to 2008– North of 8th Street and West of Avenue C



**Northwest Yuma Planning Area Background Study  
Housing Units Added**

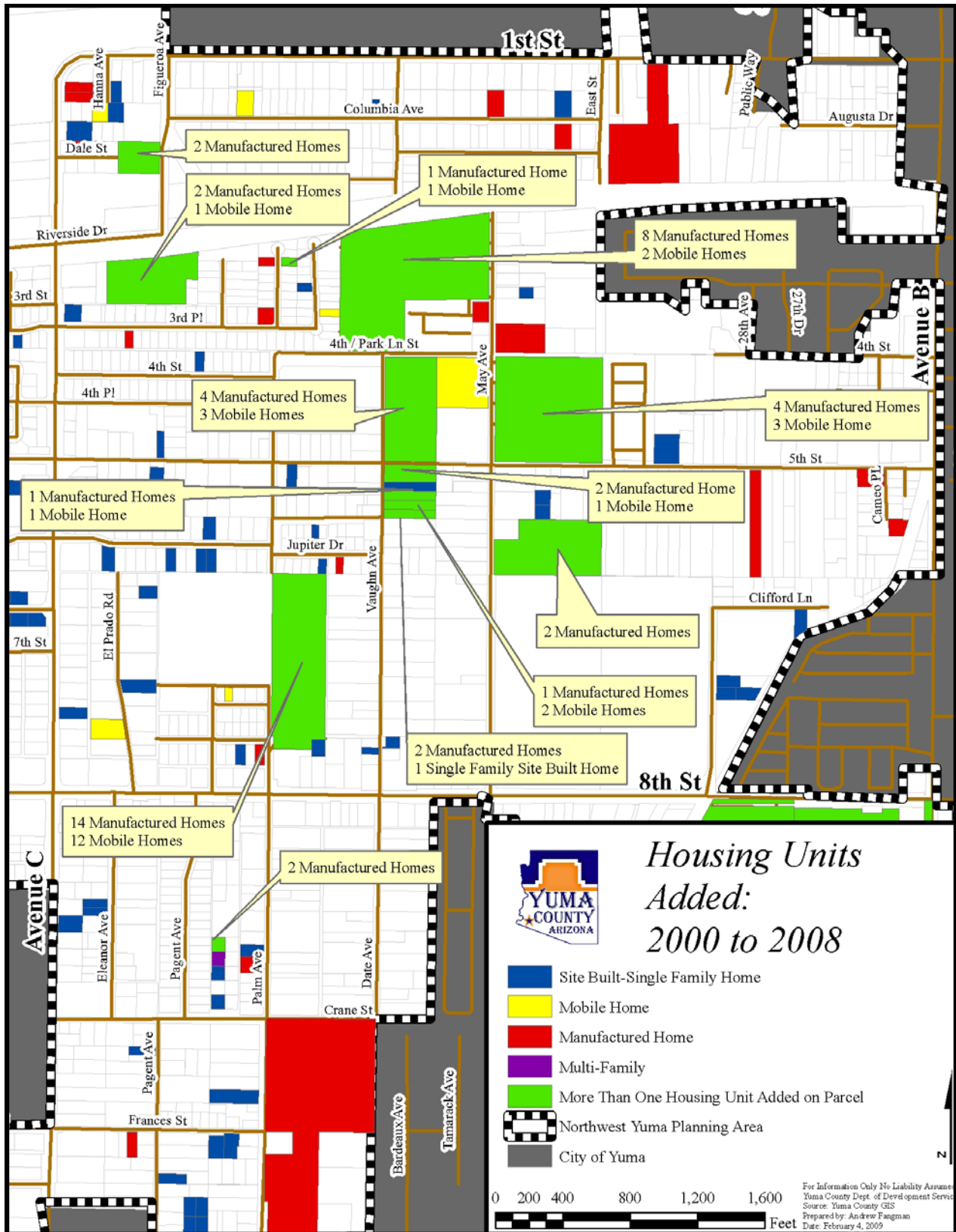


Figure 38: Housing Units Added 2000 to 2008– Avenue B & C Colonia Area

**Northwest Yuma Planning Area Background Study**  
**Housing Units Added**

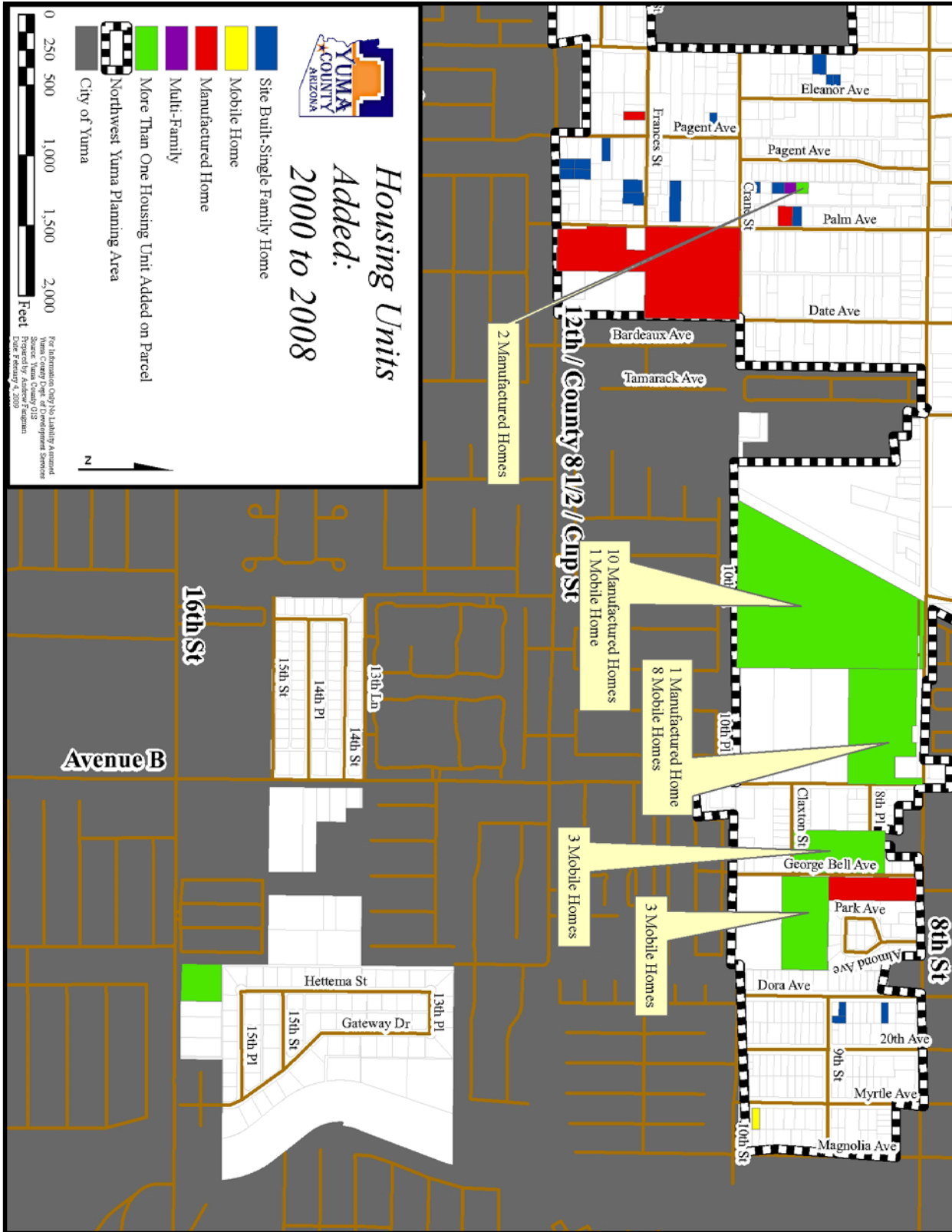


Figure 39: Housing Units Added 2000 to 2008— South of 8th Street and East of Avenue C