

# South Mesa Planning Area Background Study



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

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Yuma County Department of Development Services  
 Planning & Zoning Division  
 Long Range Planning Section  
 2351 W. 26th Street  
 Yuma, AZ 85364

Prepared by: Andrew Fangman, Planner III

## ***South Mesa Planning Area Background Study*** **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 the plan the county was divided into a number of regional planning areas. The South Mesa Planning Area encompasses the portion of Yuma County east of Avenue H and the East Main Canal, west of the Barry M. Goldwater Range, and from County 17<sup>th</sup> Street south to the Mexican border. The South Mesa Planning Area covers an area of 88 square miles (56,320 acres) . The South Mesa Planning Area is a rural area that is surrounded to the west, northwest and north by the incorporated communities of San Luis, Somerton, and Yuma.

The total population of the South Mesa County Planning Area is 1,130, of which 66.2% classify themselves as Hispanic. This is 16.7% more than the percentage of Yuma County as whole, where 50.5%, classify themselves as Hispanic.<sup>1</sup> Proportionally, more people in the planning area identify themselves as Hispanic than is found in Yuma County and Arizona as a whole. Compared to Yuma County and the State of Arizona as a whole, the South Mesa Planning Area has a younger population. In the age cohorts for people 5 to 24 years and younger the planning area has proportionally much more of its population in these age cohorts.

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 South Mesa Planning Area Background Study which details current conditions of the planning area and how the area has changed in the past six years.

Between January 1, 2000, and August 31, 2007, 234 housing units were constructed/placed in the planning area. Of these, 66% were site-built single family homes, 26% were manufactured homes and 8% were mobile homes. Nearly all building/placement permits were issued for a relatively concentrated area, an area bounded by County 17<sup>th</sup> St, Avenue 4E, County 18<sup>th</sup> St, and Avenue C. Residential building permits were issued parcels, which in total 571 acres in size. Almost all of this land was previously in citrus production. Development is concentrated in this area because this is where the privately held land within the planning area is located.

There are 829 privately owned parcels in the planning area, 97% of these parcels are larger than one acre. Nearly half of the privately owned parcels are between two and five acres in size. Another 24% of parcels are between one and two acres in size. All this clearly illustrates that residential development in the planning area is almost exclusively rural in nature with homes being constructed on parcels larger than one acre and usually larger than two acres.

Parcels zoned for residential use with a minimum parcel size of at least two acres account for 540 out of the 820 parcels, 65.8% of the privately owned parcels in the planning area. Only 20 parcels are zoned for residential uses with a minimum parcel size of one acre or less. Between 2000 and 2007 the Board of Supervisors approved 45 rezonings in the South Mesa Planning Area. Seventy-three percent of these rezonings were changed to either Suburban Ranch--2 Acre Minimum Parcels or Suburban Site Built--2 Acres Minimum Parcels. Only three of the 45 rezonings allow for a residential density greater than one dwelling per two acres.

<sup>1</sup> 2000 United States Census

***South Mesa Planning Area Background Study***  
**Executive Summary**

In the South Mesa Planning Area 62% of the land is designated as A-RP, SA/RL, or OS/RR, designations that support either large scale agricultural use or no development. Land designated in one of these three categories largely corresponds to the 74% of the planning area that is owned by either the federal or state government. Land use designations that support either commercial or industrial development accounts for 10% of the planning area. Of the 13% of land that has a residential land use designation 87% is classified as Rural Density Residential which has a minimum parcel size of two acres. The remaining 14% of the planning area is designated as Agriculture/Rural Residential which has a minimum parcel size of ten acres.

Construction began in January of 2008 on a new \$42.029 million state-of-the-art San Luis II Commercial Port of Entry which is targeted to open in 2009. It will divert commercial truck traffic out of downtown San Luis. Trucks will be routed from the Port of Entry over a dedicated access road to State Route 195, a new four lane divided highway – also known as the Robert A. Vaughan Expressway – directly to Interstate 8 where it currently intersects with Araby Road. This will allow the reconfiguration of the current San Luis I Port of Entry into a pedestrian and “passenger only” border crossing facility.

**South Mesa Planning Area Background Study**  
**Location**

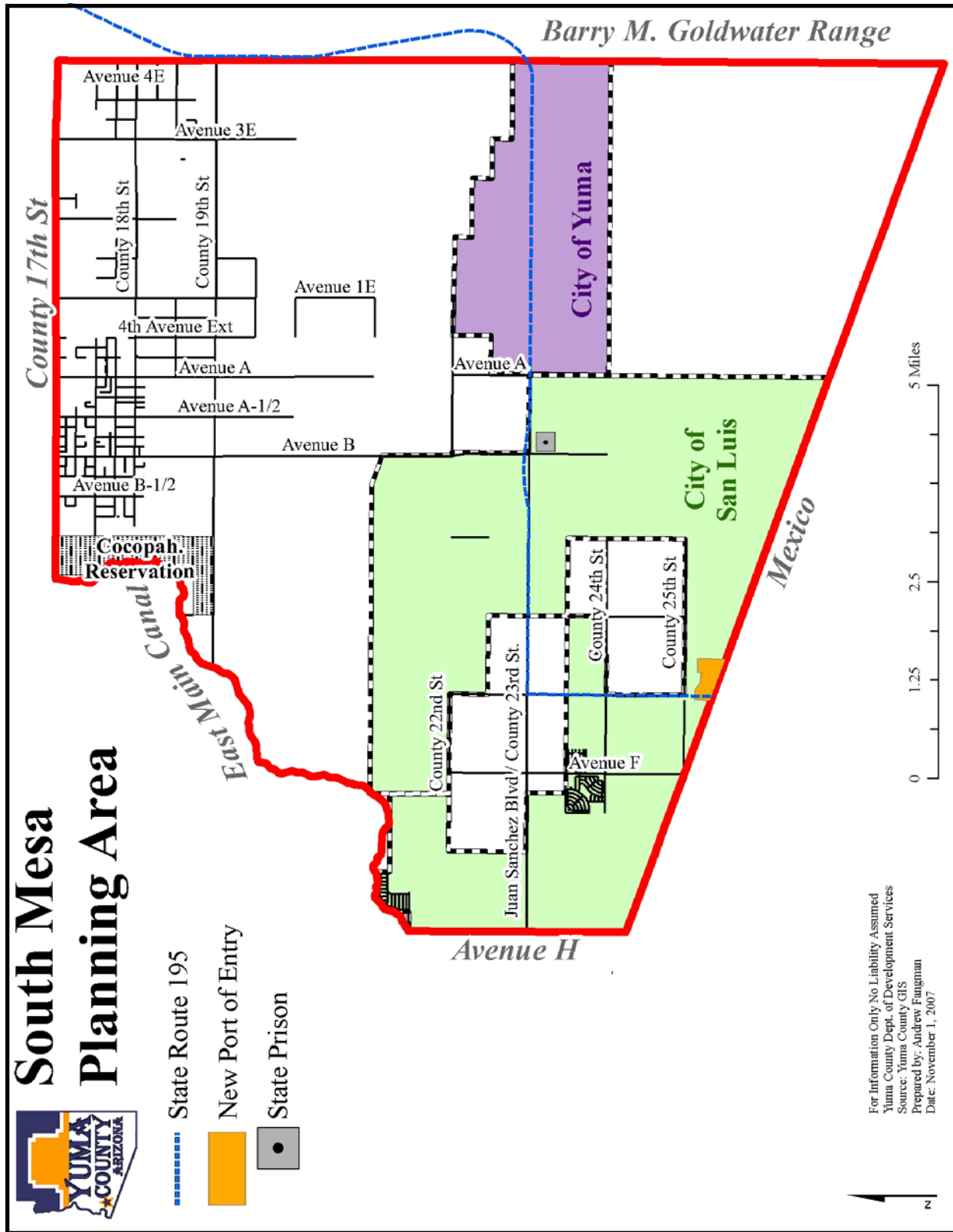


Figure 1: South Mesa Planning Area

**South Mesa Planning Area Background Study  
Community Facilities**

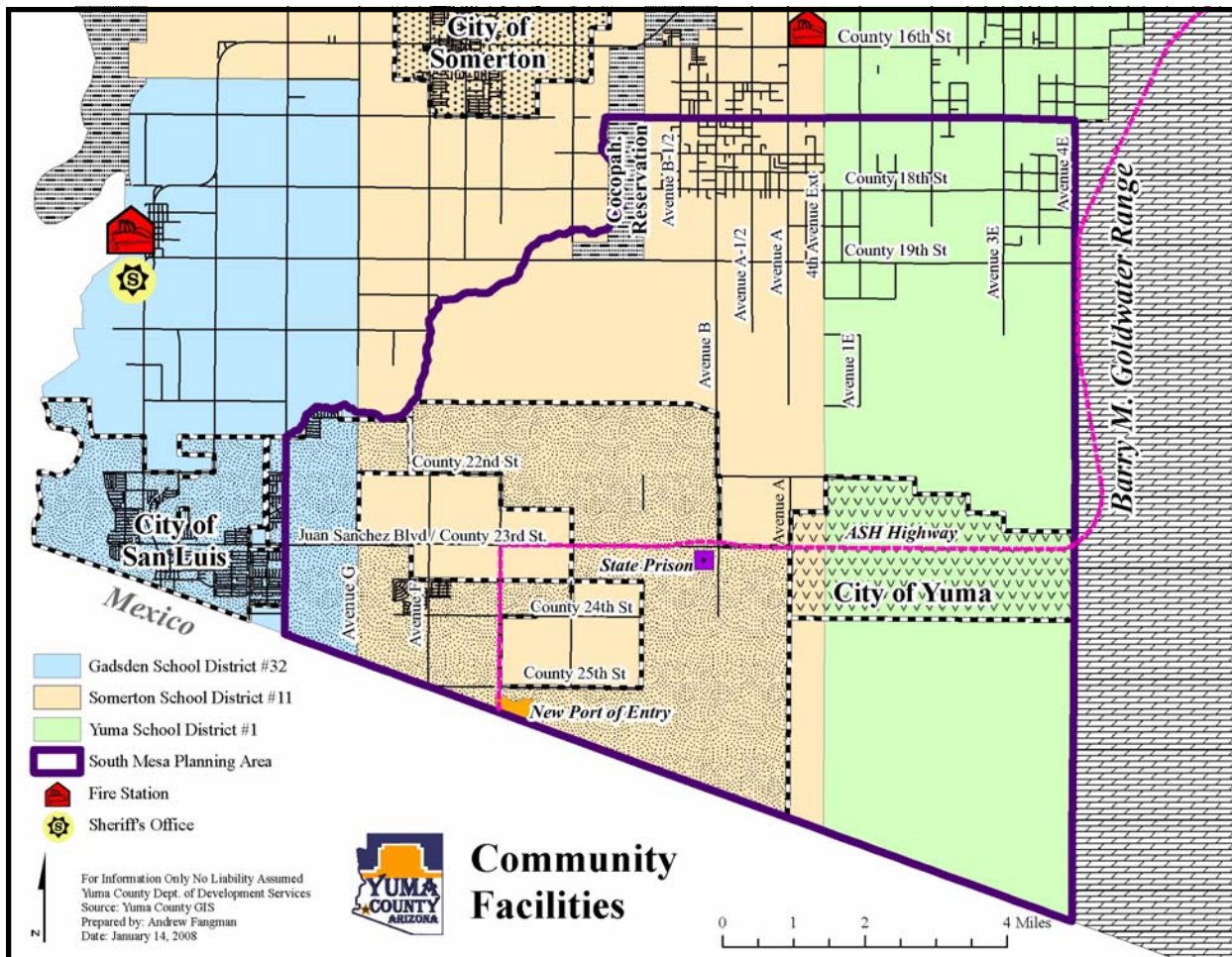


Figure 2: Community Facilities

Law enforcement services for the South Mesa Planning Area are provided by the Yuma County Sheriff’s Office. The Sheriff’s substation nearest to the South Mesa Planning Area is located in Gadsden in the vicinity of the intersection of Avenue J and County 19<sup>th</sup> Street.

Fire and emergency services are provide by the Rural/Metro Corporation, which is funded through subscriptions. The Rural/Metro station nearest to the South Mesa Planning is located one mile north of the planning area at the intersection of Avenue A and County 16<sup>th</sup> Street. There is also a Rural/Metro Station located in Gadsden adjacent to the Sheriff’s substation.

All of the South Mesa Planning Area is located within the Yuma Union High School District #70. The planning area is served by three different primary school districts, Gadsden School District #32, Somerton School District #11, and Yuma School District #1. The majority of the planning area is covered by Somerton School District #11 and Yuma School District #1, the 4th Avenue Extension forms the boundary between these two school districts. There are no schools located within the South Mesa Planning Area. Orange Grove Elementary School located at Avenue B½ and County 16½<sup>th</sup> Street is the closest school to the planning area.

**South Mesa Planning Area Background Study**  
**New Port of Entry**

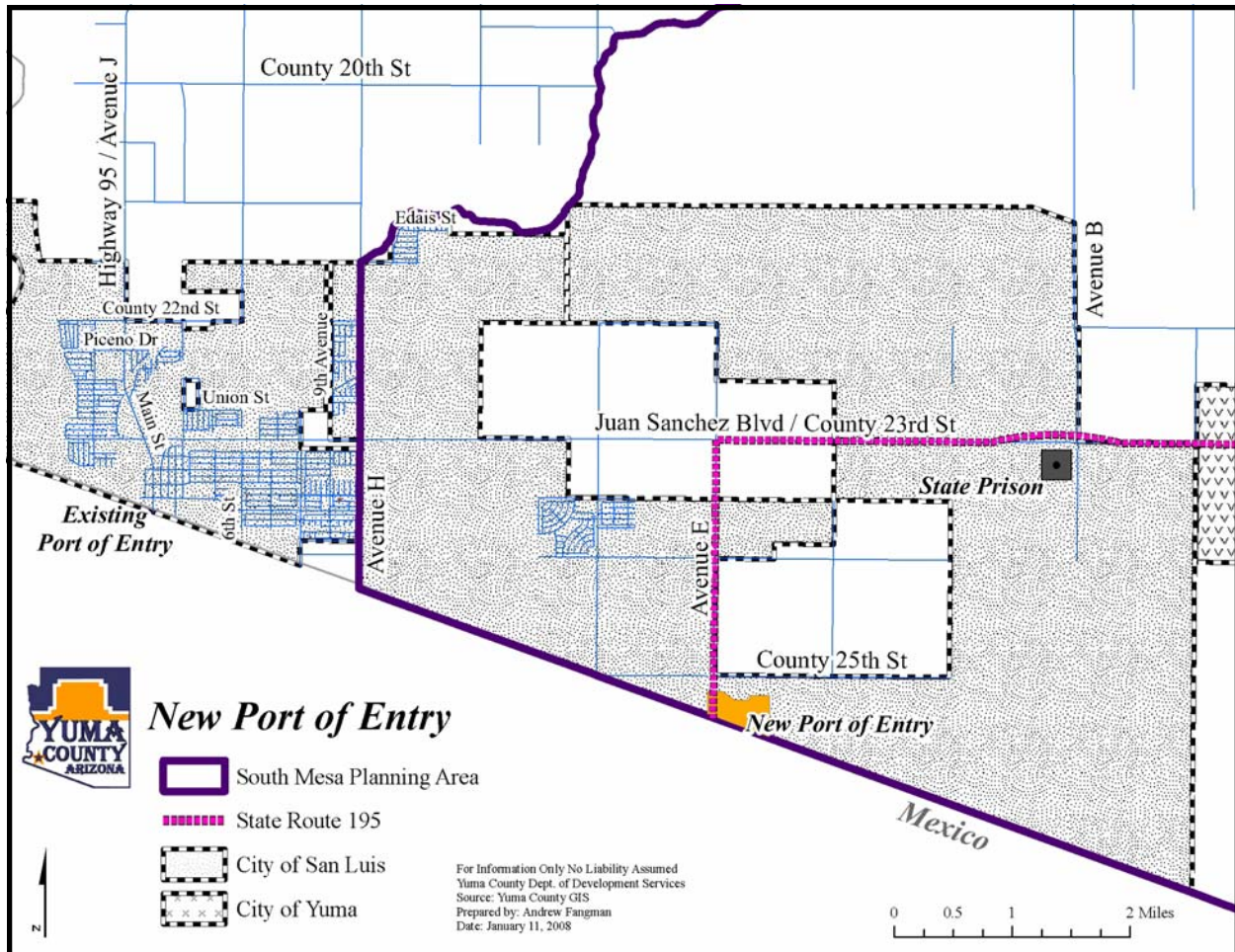


Figure 3: New Port of Entry

In order to connect the new San Luis II Port of entry to Interstate 8 a new four lane divided highway is being constructed. This road officially know as State Route 195 is also known as the “Area Service Highway,” or as the “Robert A. Vaughn Expressway.” Currently the entire project is targeted for completion by 2015. The route of is shown in Figure 5 on the next page.

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Figure 4: Site of the New Port of Entry

*South Mesa Planning Area Background Study*  
**State Route 195**

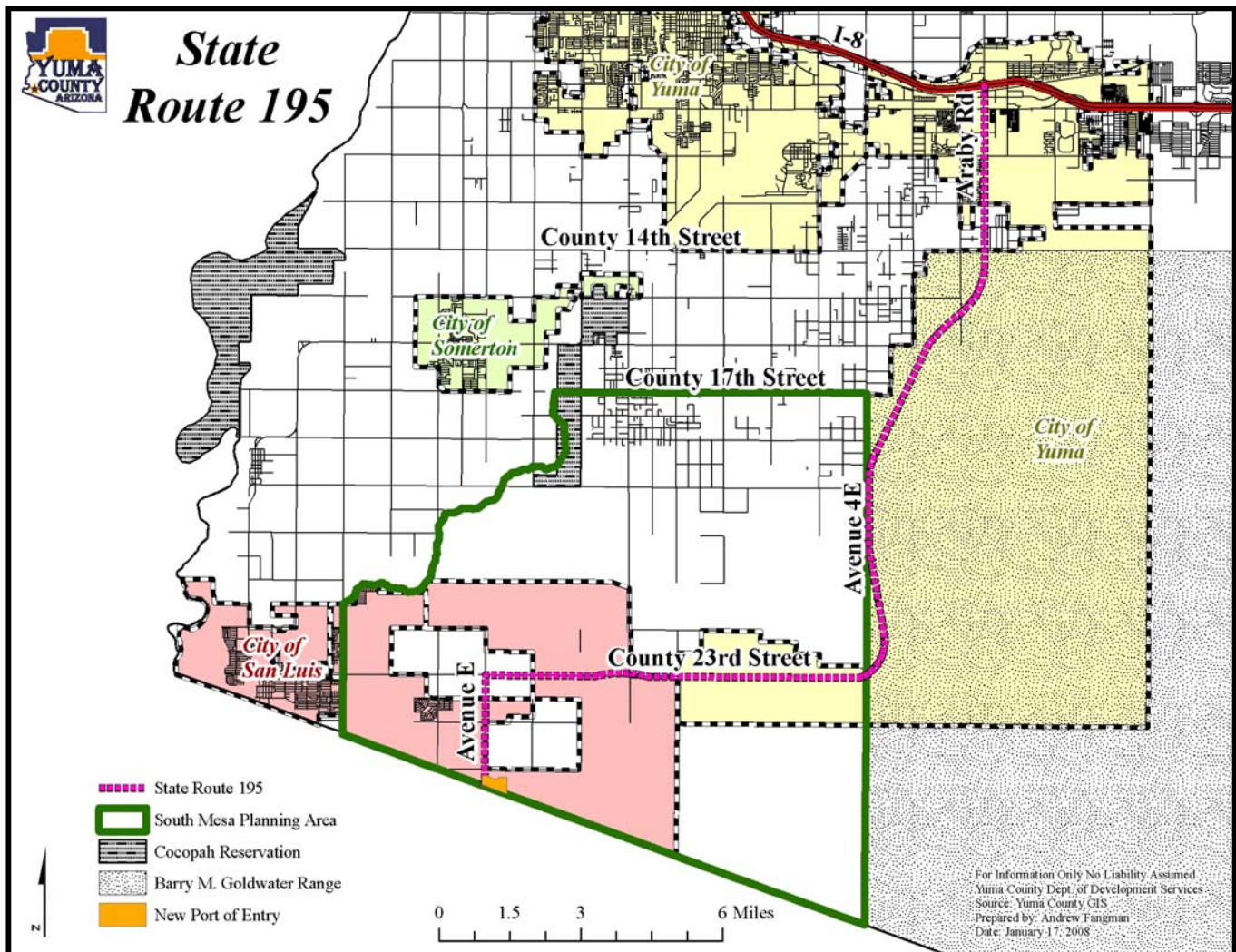


Figure 5: State Route 195

The Arizona Department of Transportation (ADOT) began construction on the first phase of the new State Route 195. Construction on the first segment that will connect 40th Street to Interstate 8 along Araby was completed on October 24, 2007. The \$6.2 million first phase consists of new pavement, widening the existing roadways, drainage improvements, sidewalks, curbs, and a new traffic signal.

The segment running from the new port of entry to County 23rd St. was constructed as a two lane highway by Yuma County, except for the final 1/2 mile that will connect with the State Route 195. This segment was completed in the fall of 2007. The final half mile will be complete once the rest of the State Route 195 is further along in the construction process.



**South Mesa Planning Area Background Study  
Climate and Topography**

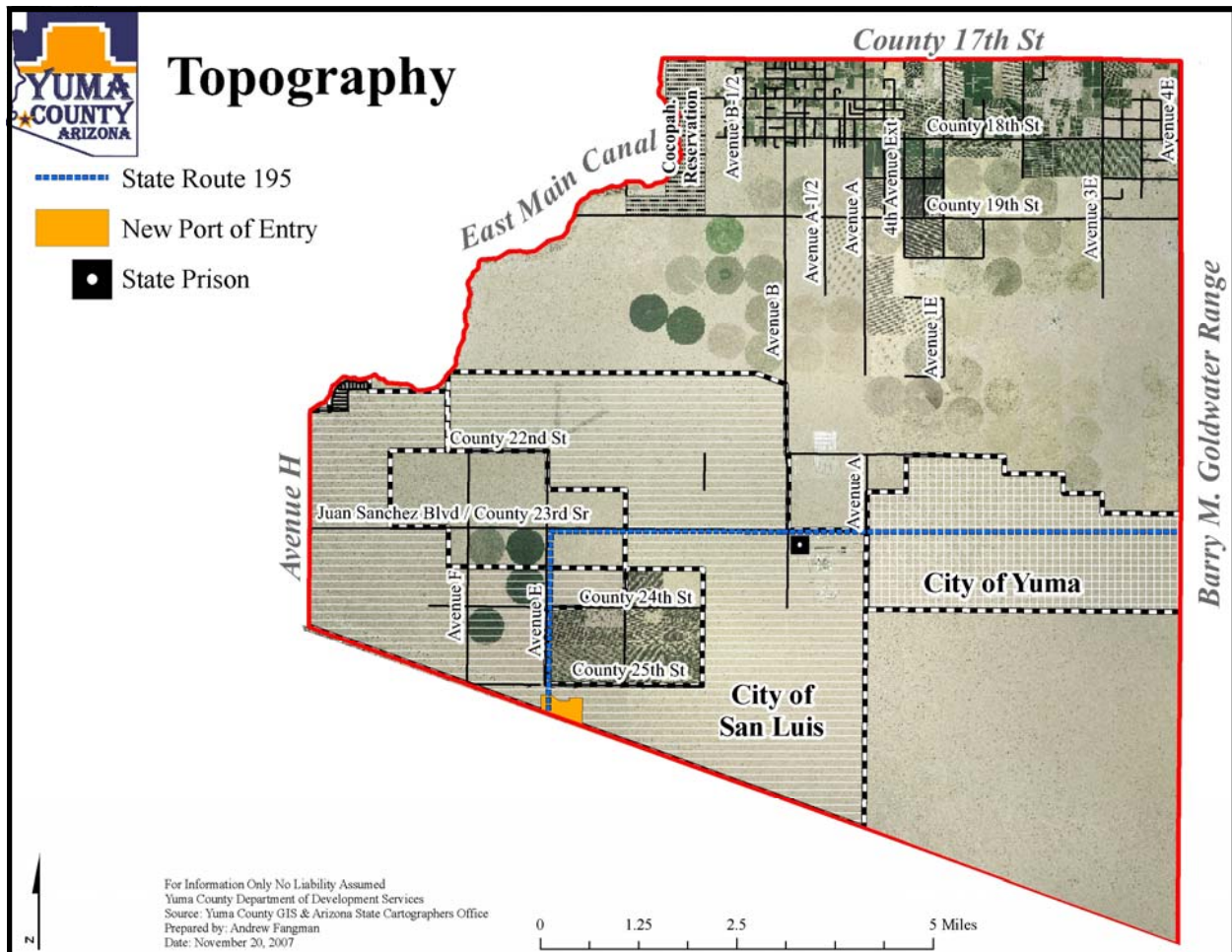


Figure 6: Topography of the South Mesa Planning Area.

The topography of the South Mesa Planning Area is relatively flat. The planning area is located on a mesa that is adjacent to the east side of the Lower Colorado River valley. The Yuma Desert covers much of the planning area. No major rivers, streams, or washes run through the planning area. Although both the cities of San Luis and Yuma extend into the planning area, there is no urban style development in the planning area.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
Average Max. Temp.	67.9	73	78.7	85.9	93.5	101.8	106.1	104.9	100.8	90.2	77.4	68.5	87.4
Average Min. Temp	39.1	41.9	46.1	51.5	58.5	66	76	76.2	69.2	57	45.9	40.4	55.6
Average Total Precipitation (in.)	0.39	0.33	0.28	0.14	0.03	0.02	0.24	0.55	0.47	0.34	0.18	0.48	3.44

Table 1: Monthly Temperature and Precipitation Averages<sup>1</sup>

The climate of the South Mesa 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.

<sup>1</sup> As measured at the Yuma Citrus Station (Avenue A and County 15th St.) Western Regional Climate Center

**South Mesa Planning Area Background Study**  
**Vegetation**

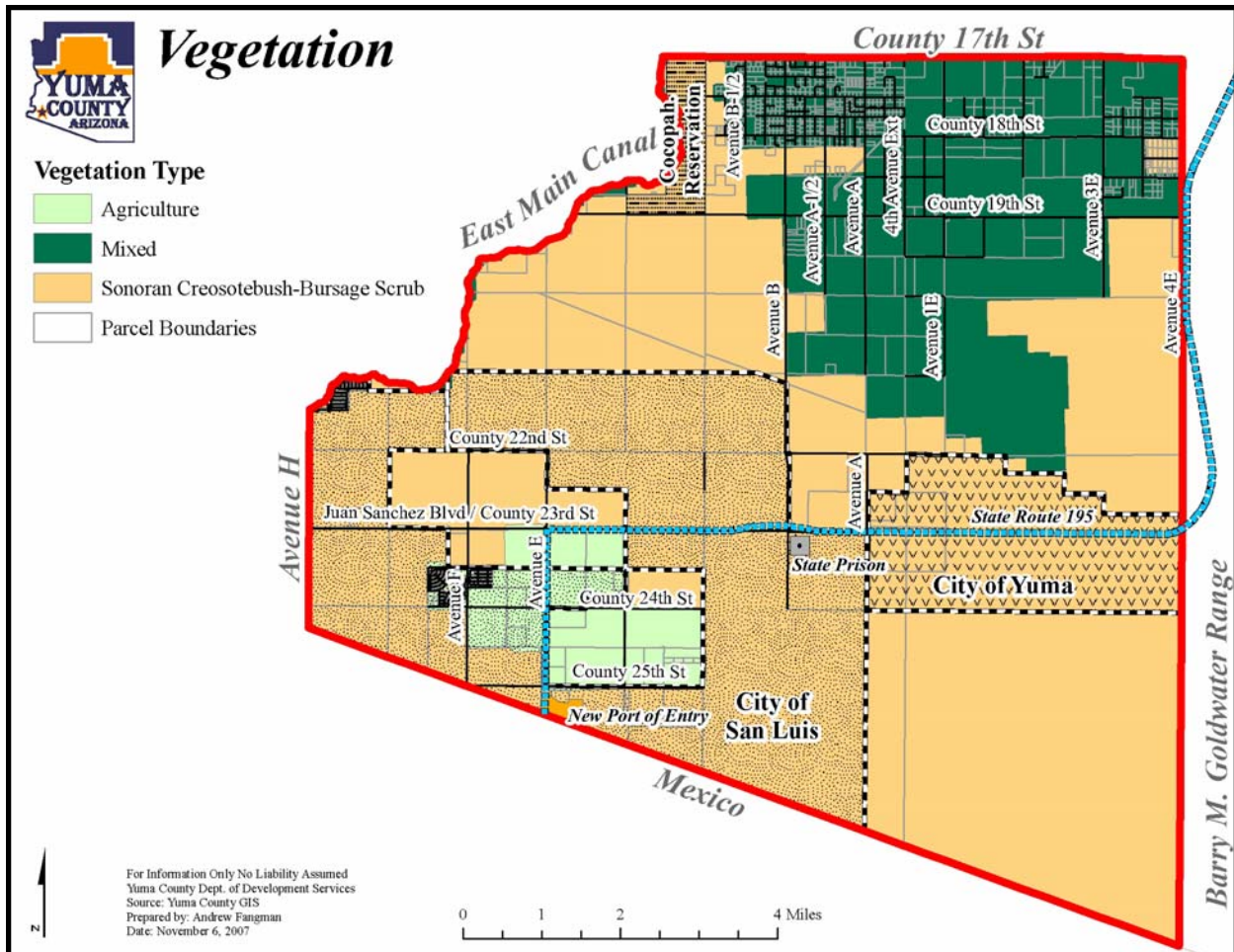


Figure 7: Vegetation Types of the South Mesa Planning Area.<sup>2</sup>



**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.<sup>2</sup>



**Agriculture:**

Lands being used for agricultural production.<sup>2</sup>



**Mixed:**

Agricultural production and low density residential development are intermixed in this area. Citrus is the predominate crop in this area. Residential development has occurred on large lots and much of it can be characterized as ranchettes.

<sup>2</sup>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

**South Mesa Planning Area Background Study  
Farmland & Irrigation Districts**

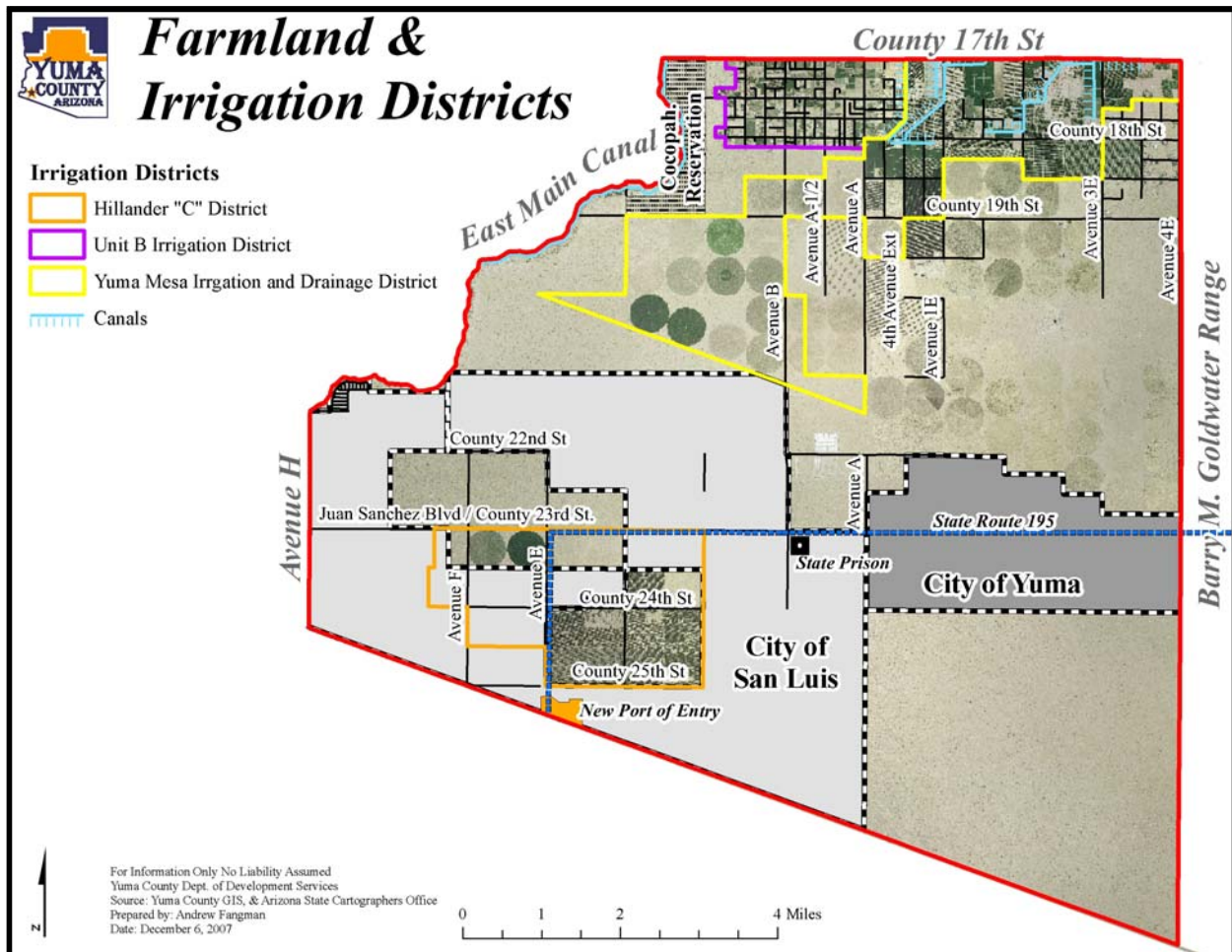


Figure 8: Irrigation Districts

The South Mesa Planning area covers all or part of three irrigation districts, Yuma Mesa Irrigation District, Unit B Irrigation District, and Hillander “C” Irrigation District.

The Yuma Mesa Irrigation and Drainage District serves the Yuma Mesa east of Avenue A to County 16E, and from Interstate 8 South to the desert. There are approximately 28,800 irrigable acres included in the almost 55,000 acre district. The water originates from the Colorado River and it is diverted at Imperial Dam into the Gila Gravity Main Canal. The Yuma Mesa Pumping Plan then lifts the water about 52 feet from the Gila Gravity Main Canal into the main canal of the Yuma Mesa distribution system. Citrus, alfalfa hay and seed, peanuts, cotton, and grains are common crops grown in the Yuma Mesa Irrigation District.

The Unit B Irrigation District provides water to approximately 3,400 acres of land between Avenue A and Avenue B, from County 15<sup>th</sup> Street to approximately County 18<sup>th</sup> Street. Water for the project is diverted from the Colorado River at Imperial Dam and delivered through the facilities of the Gila Project. The lands on this highly productive project are devoted almost entirely to the production of grapefruit, oranges, lemons, and other citrus fruits

Hillander "C" Irrigation District, which is a private development adjacent to the well field, has entered into a temporary water contract with the U.S. Government for pumping up to 4,000 acre-feet of water per year from the 242 Lateral Canal, and a permanent contract is being developed. This district includes about 3,440 acres, with about 2,300 acres currently under irrigation.<sup>3</sup>

<sup>3</sup>Colorado River Basin Salinity Control Project. “Protective and Regulatory Pumping Unit, Title 1.” <http://www.usbr.gov/dataweb/html/crbpscprrpu.html>

**South Mesa Planning Area Background Study**  
**Yuma Desert Flat-tailed Horned Lizard Management Area**

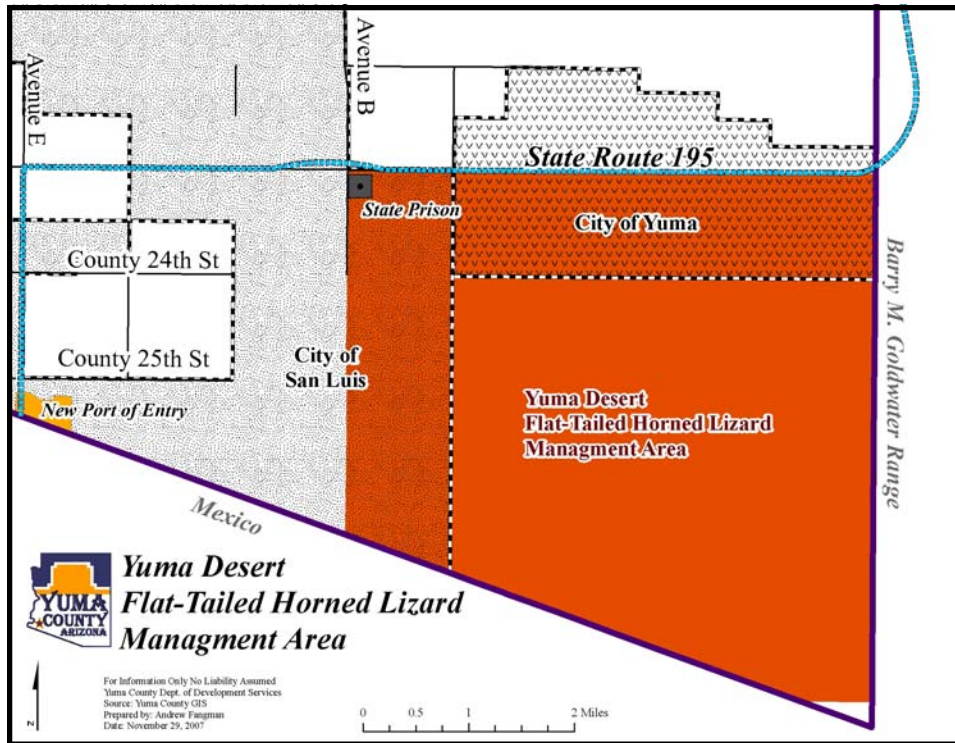


Figure 9: Yuma Desert Flat-Tailed Horned Lizard Management Area

The flat-tailed horned lizard was proposed for listing as a threatened species by the U. S. Fish and Wildlife Service on November 29, 1993. In response the Flat-tailed Horned Lizard Rangewide Management Strategy was prepared to provide guidance for the conservation and management of sufficient habitat to maintain viable populations of flat-tailed horned lizards.<sup>4</sup>

The Rangewide Management Strategy was prepared by representatives from



Figure 10: A Flat-Tailed Horned Lizard

Federal, state, and local governments. It is designed to be used as the basis for a conservation agreement among the agencies. Signatory agencies will incorporate measures from the Rangewide Management Strategy into their land management plans. The Rangewide Management Strategy calls for the establishment of five flat-tailed horned lizard management areas - four in California and one in Arizona.

The Yuma Desert Flat-tailed Horned Lizard Management Area was established on federal land in southern Yuma County. The majority of the management area is located on the Barry M. Goldwater Range, however 8,875 acres of Bureau of Reclamation land located with in the South Mesa Planning Area directly adjacent to the BMGR is included in the management area.<sup>4</sup>

In terms of land use policy the most significant aspect of the Yuma Desert Flat-tailed Horned Lizard Management Area is that federal policy that land in the management area remain federally owned and undeveloped. Therefore the portion of the planning area that is included in the Yuma Desert Flat-tailed Horned Lizard Management Area is likely to remain vacant and federally owned for the foreseeable future.<sup>4</sup>

<sup>4</sup> Flat-tailed Horned Lizard Interagency Coordinating Committee. "Flat-tailed Horned Lizard Rangewide Management Strategy" May 2003

**South Mesa Planning Area Background Study**  
**Bureau of Reclamation Five-Mile Protective & Regulatory Zone**

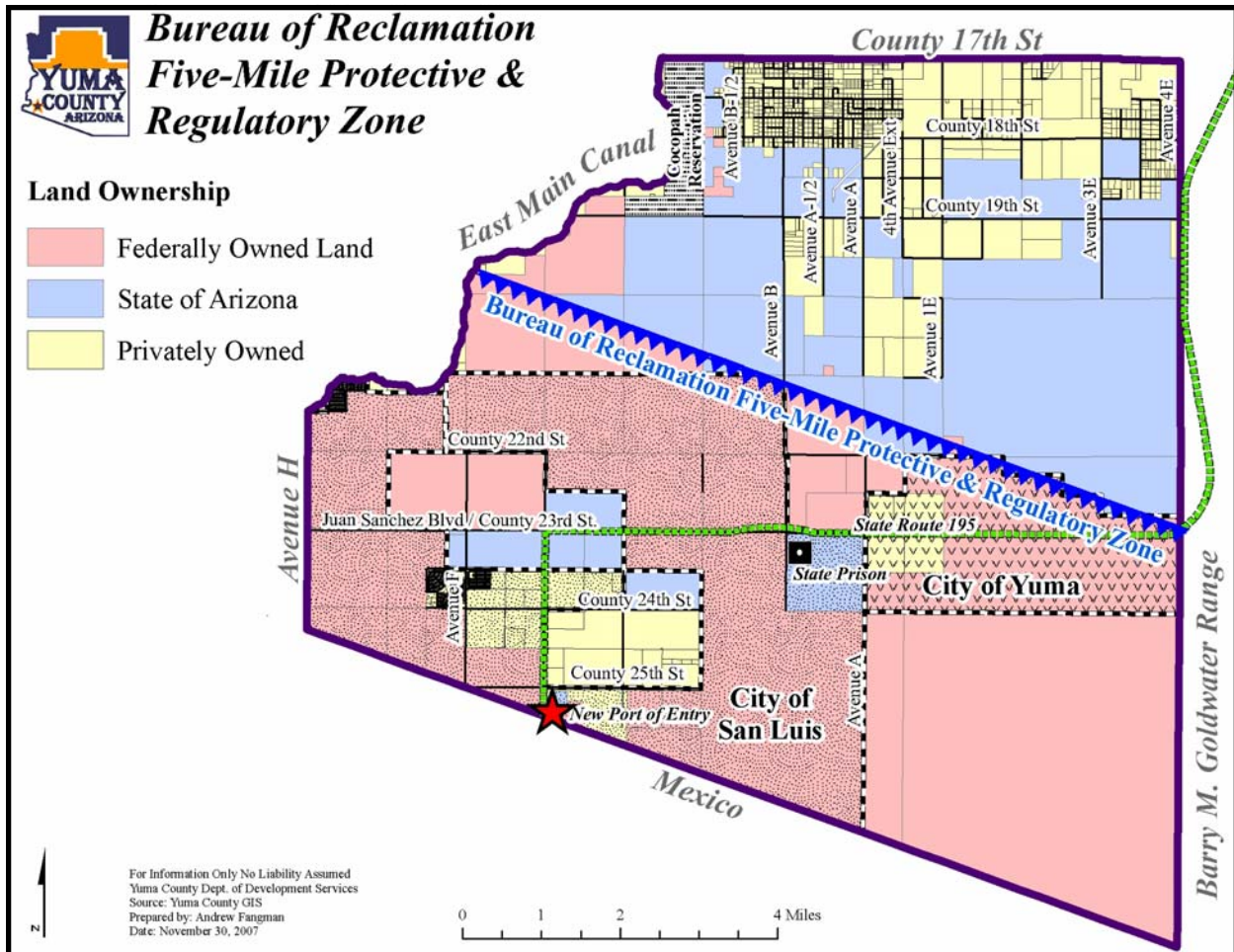


Figure 11: Bureau of Reclamation Five-Mile Protective & Regulatory Zone

The Five-Mile Protective & Regulatory Zone is located in the South Mesa Planning Area. This area is a 36,000 acre tract of land administered by the US Department of the Interior's Bureau of Reclamation. The Bureau of Reclamation provides well water to Mexico from the Five-Mile Zone. This is required through the 1944 Treaty with Mexico, Minute No. 242 as required by Title I of the Salinity Control Act. The Bureau of Reclamation's activities within the zone are limited to maintaining the 21 water wells, the delivery canal and saline sludge settling ponds for saline sludge generated by the Yuma Desalting Plant.

Minute No. 242 limits the quantity of water pumped from the combination of private wells and the Bureau of Reclamation well field to 160,000 acre-feet annually. Similar restriction exists on the Mexican side of the border. The Bureau of Reclamation operates a well field in this area that pumps water for delivery to Mexico. This is done so that treaty requirements for delivery of water to Mexico are met.<sup>5</sup>

In 2005, a total 43,345 acre feet of ground water was pumped from the Five-Mile Protective & Regulatory Zone. The Bureau of reclamation pumped a total of 36,906 acre feet for delivery to Mexico.<sup>5</sup>

<sup>5</sup> Marin, Carlos. "A Report On Colorado River Salinity Operations, Under International Boundary and Water Commission Minute No. 242." International Boundary and Water Commission United States Section. January 2007.

**South Mesa Planning Area Background Study  
AUX-2 Airfield Noise Zones**

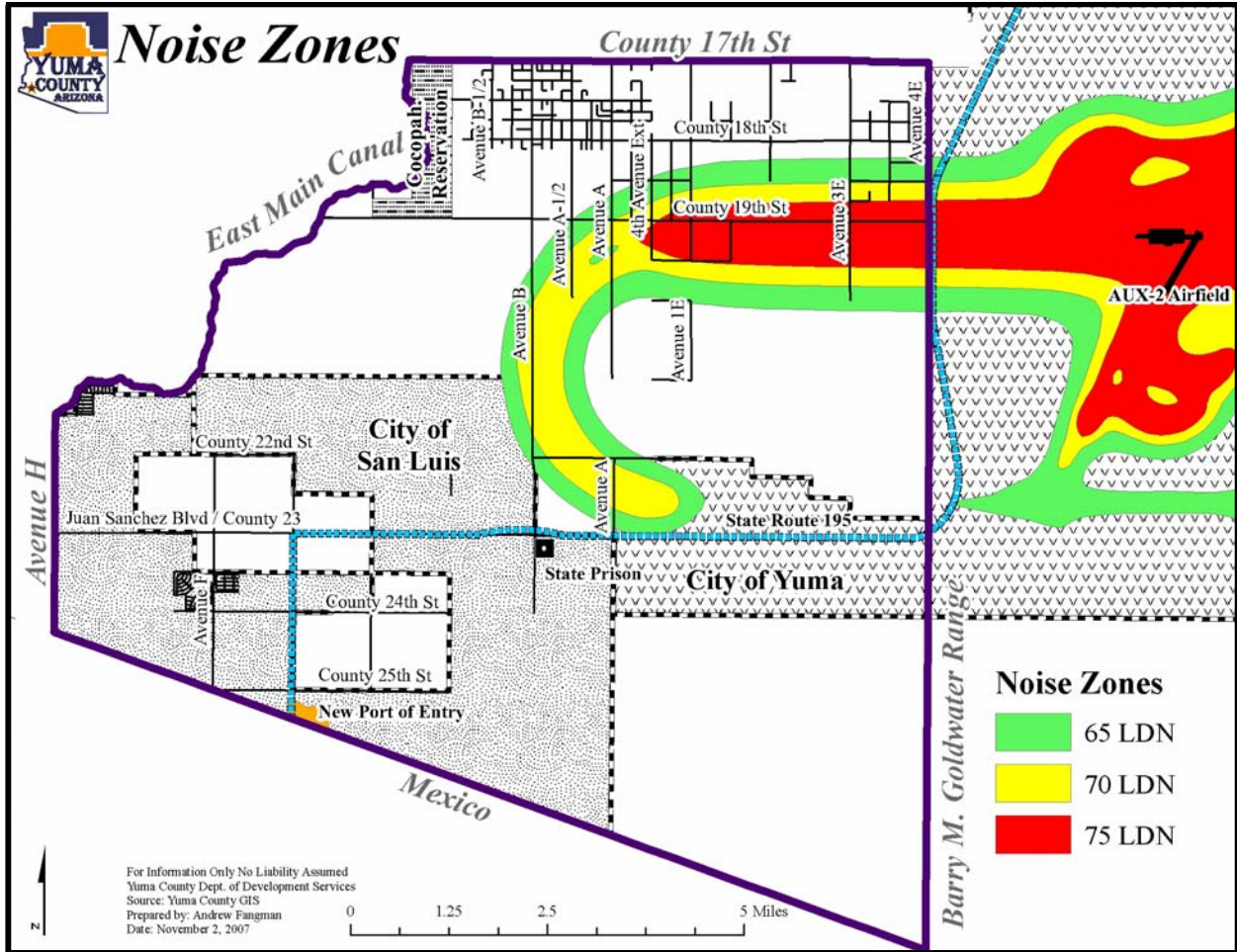


Figure 12: AUX-2 Airfield and Noise Zones

The AUX-2 Airfield is located within the Barry M. Goldwater Range approximately three miles east of the South Mesa Planning Area. The AUX-2 Airfield is actively used by aircraft from Marine Corps Air Station Yuma for training purposes.

The AUX-2 Airfield is included in the list of military installations that are covered by the provisions of A.R.S. §28-8481. The types of land use allowed under land located within the defined noise zones of facilities listed in A.R.S. §28-8481 have significant restrictions under A.R.S. §28-8481. These restriction can be found in Article VII in the Yuma County Zoning Ordinance. Additionally A.R.S. §28-8481 requires a major amendment for any change to the Comprehensive Plan that would increase residential density or allow for certain non-compatible land use with in any of the noise zones.

*South Mesa Planning Area Background Study*  
**Demographics**

	<b>South Mesa</b>	<b>Yuma County</b>	<b>Arizona</b>
Total Population	1,380	160,026	5,130,632
White, Non-Hispanic	224	70,956	3,274,258
Hispanic	913	80,772	1,295,617
African-American	3	3,136	149,941
Other	240	3,313	161,490

Table 2: Population, Race, and Ethnicity<sup>6</sup>

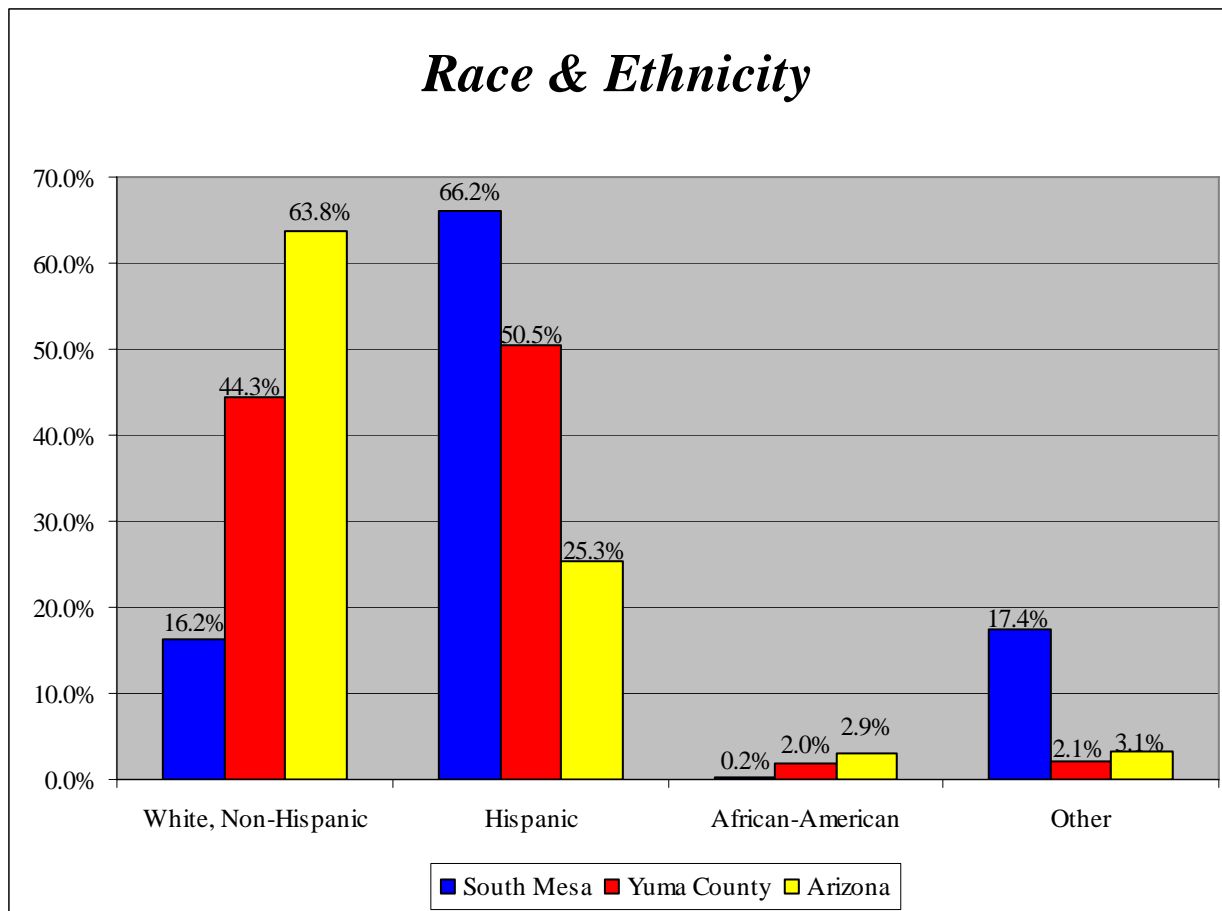


Figure 13: Population, Race, and Ethnicity<sup>6</sup>

The total population of the South Mesa County Planning Area is 1,130, of which 66.2% classify themselves as Hispanic. This is 16.7% more than the percentage of Yuma County as a whole, where 50.5% classify themselves as Hispanic. Proportionally, more people in the planning area identify themselves as Hispanic, than is found in Yuma County and Arizona as a whole.

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

**South Mesa Planning Area Background Study**  
**Demographics**

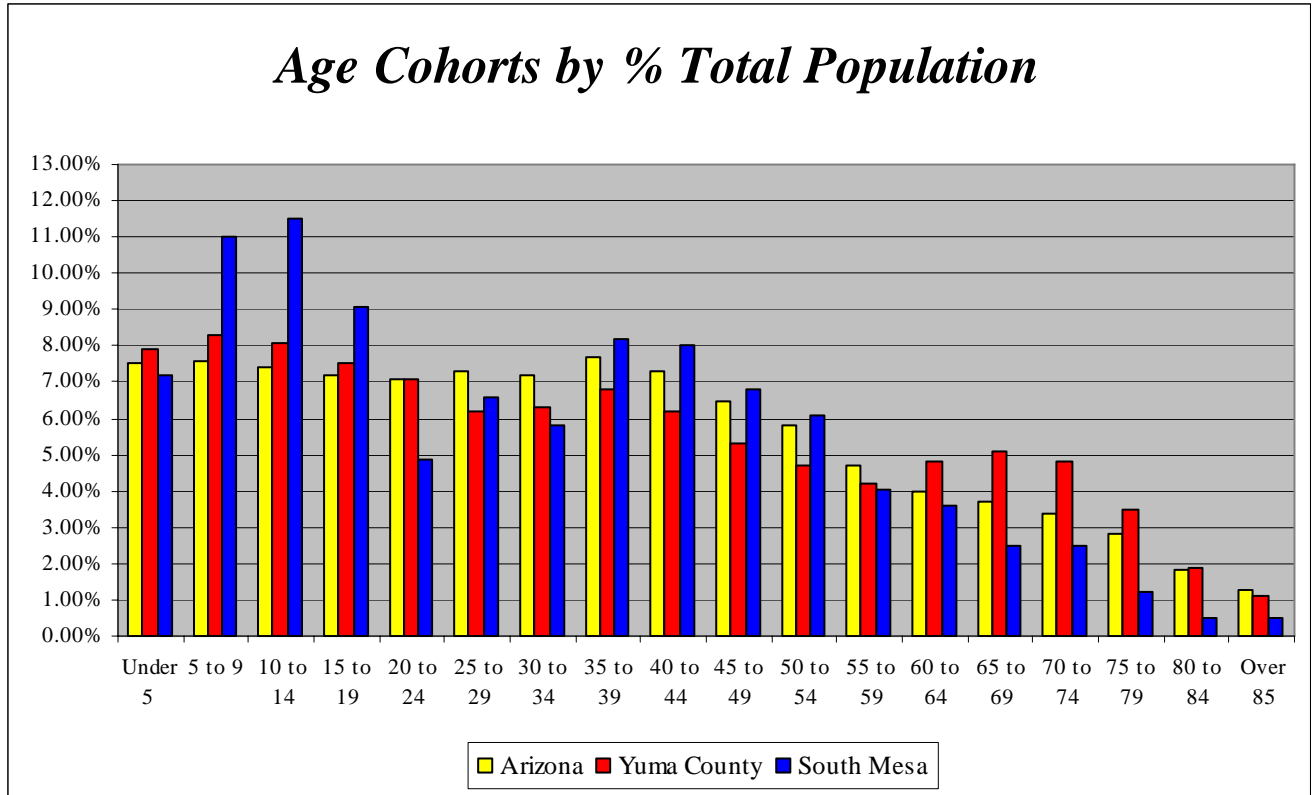


Figure 14: Percent of Total Population by Age Cohort<sup>7</sup>

Ages	#
Under 5 years	99
5 to 9 years	152
10 to 14 years	159
15 to 19 years	125
20 to 24 years	67
25 to 29 years	91
30 to 34 years	80
35 to 39 years	113
40 to 44 years	111
45 to 49 years	94
50 to 54 years	84
55 to 59 years	56
60 to 64 years	50
65 to 69 years	34
70 to 74 years	34
75 to 79 years	17
80 to 84 years	7
85 years and over	7

Table 3: Population by Age Groups South Mesa<sup>7</sup>

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 South Mesa Planning Area is a younger population. In the age cohorts for people 5 to 24 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 South Mesa Planning Area is the one that covers people from 10 to 14 years old. The most likely explanation for this phenomena is the residents 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 South Mesa Planning Area is higher than those of the county or state as whole supports this conclusion.

Arizona	Yuma County	South Mesa*
3.18	3.27	3.66

Table 4: Average Family Size<sup>7</sup>

<sup>7</sup> 2000 U.S. Census

\* For Census Tract 114.02 which cover a larger area than the South Mesa Planning Area, see Figure X, on Page y



**South Mesa Planning Area Background Study  
Demographics**

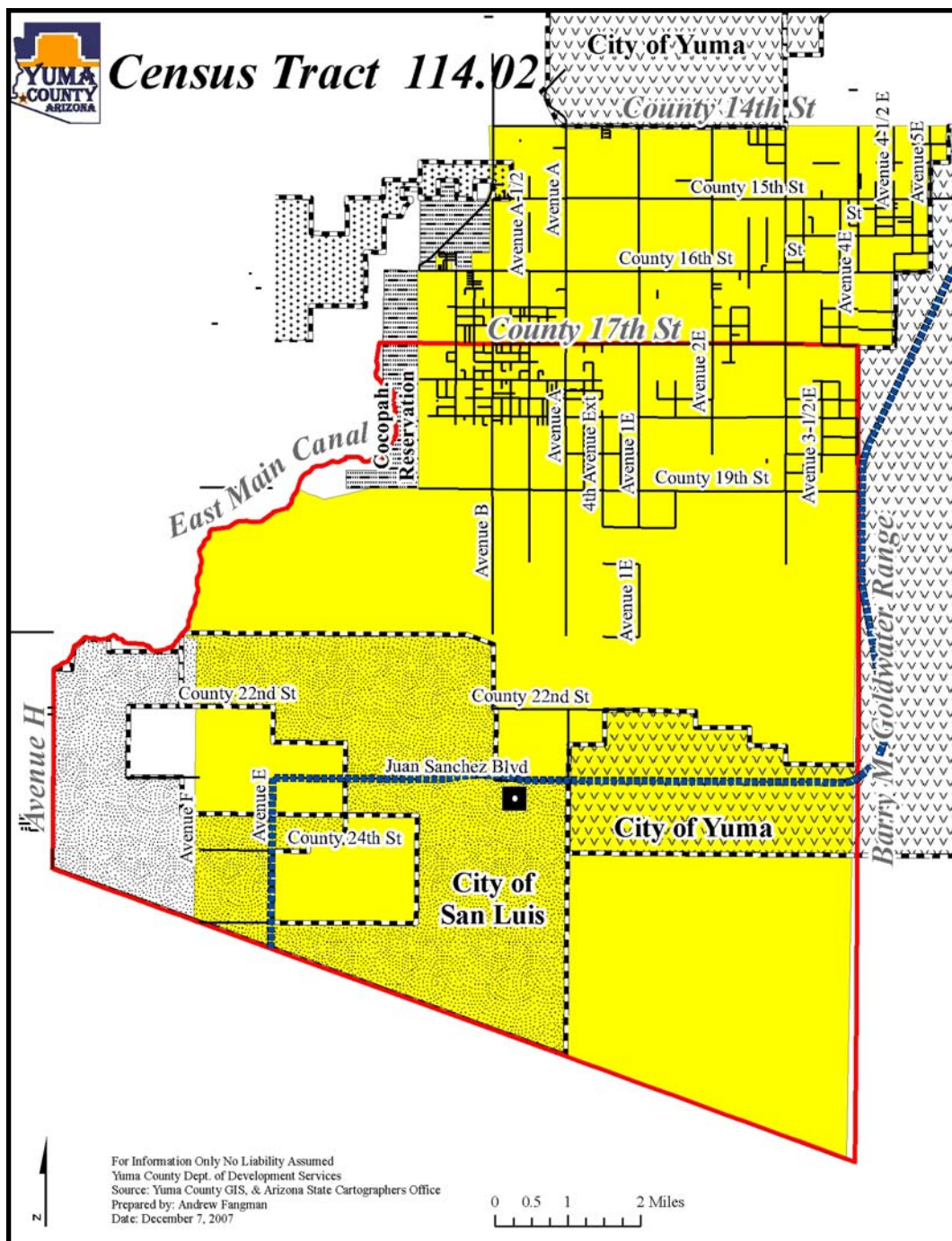


Figure 15: Census Tract 114.02

The Census Bureau only reports certain data sets at the census tract level. Census Tract 114.02 is the census tract that most closely geographically corresponds to the South Mesa Planning Area. Census Tract 114.02 covers nearly all portions of the planning area, however it also covers a larger portion of the area that is directly north of the planning area. The area between County 17<sup>th</sup> and County 14<sup>th</sup> St that is included in Census Tract 114.02 contains development that is very similar to what is found in the South Mesa Planning Area. For this reason demographic trends found in Census Tract 114.02 closely correspond to those found in the South Mesa Planning Area.

**South Mesa Planning Area Background Study  
Demographics**

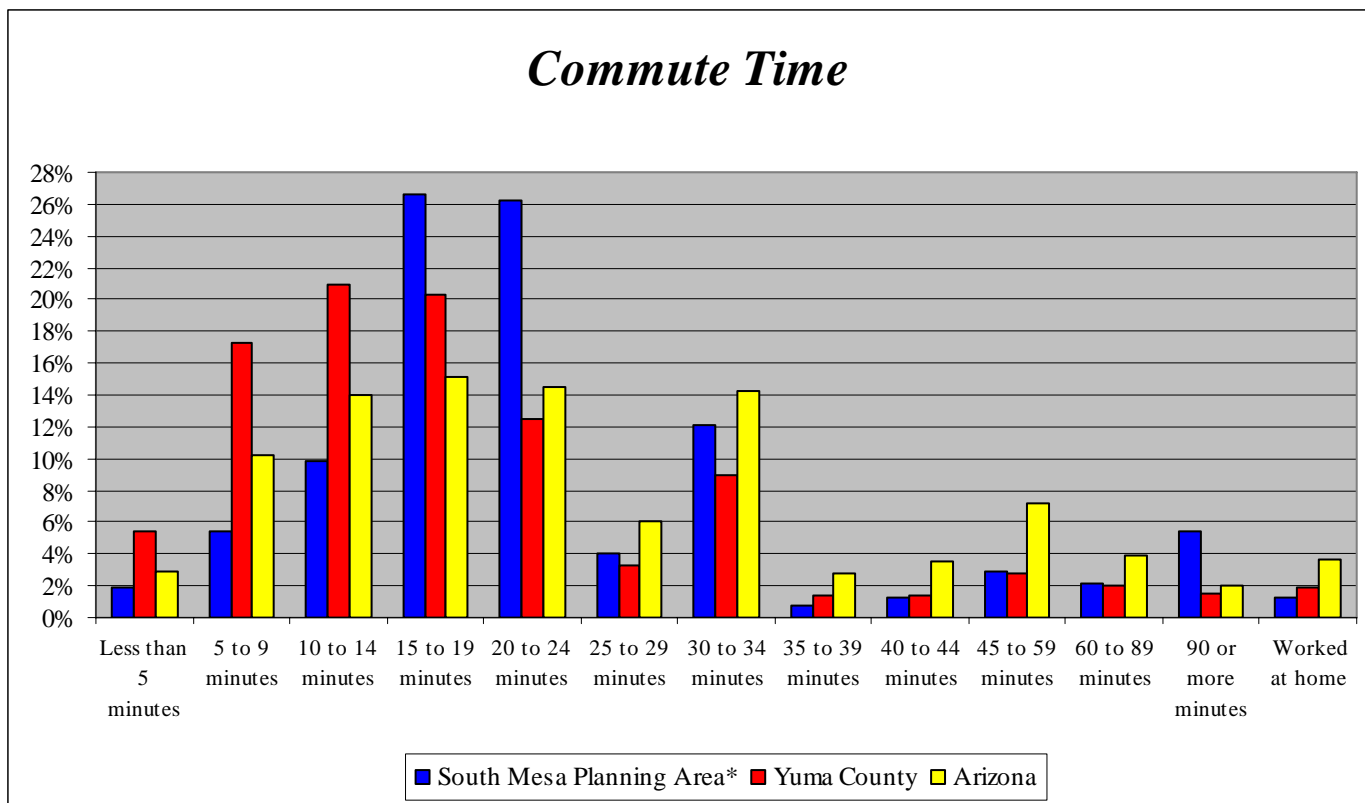


Figure 16: Commute Time<sup>8</sup>

	South Mesa Planning Area*	Yuma County	Arizona
Total Workers Over 16:	1,555	51,675	2,210,395
Did not work at home:	1,535	50,705	2,129,237
Less than 5 minutes	30	2,809	64,004
5 to 9 minutes	85	8,957	225,933
10 to 14 minutes	152	10,843	308,552
15 to 19 minutes	413	10,494	334,014
20 to 24 minutes	408	6,466	320,419
25 to 29 minutes	63	1,715	132,976
30 to 34 minutes	188	4,639	315,678
35 to 39 minutes	12	732	61,595
40 to 44 minutes	19	746	78,627
45 to 59 minutes	46	1,438	158,690
60 to 89 minutes	34	1,066	85,177
90 or more minutes	85	800	43,572
Worked at home	20	970	81,158

Table 5: Commute Time<sup>8</sup>

The data above indicates that most people living in the South Mesa Planning Area have short commutes. About 52.8% have a commute of between 15 and 24 minutes. Only 17.17% have a commute of less than 15 minutes. The fact that over fifty percent of area residents have an average daily commutes time of between 15 and 24 minutes. Is a reflection of the fact that development within the planning area is almost exclusively residential, the only significant employer within the planning area is the state prison. However the close proximity of the planning to Yuma, Somerton, and San Luis allows for area residents to find jobs with a relatively short commute.

<sup>8</sup> 2000 U.S. Census

\* For Census Tract 114.02 which cover a larger area than the South Mesa Planning Area, see Figure 15, on Page 17

**South Mesa Planning Area Background Study**  
**Demographics**

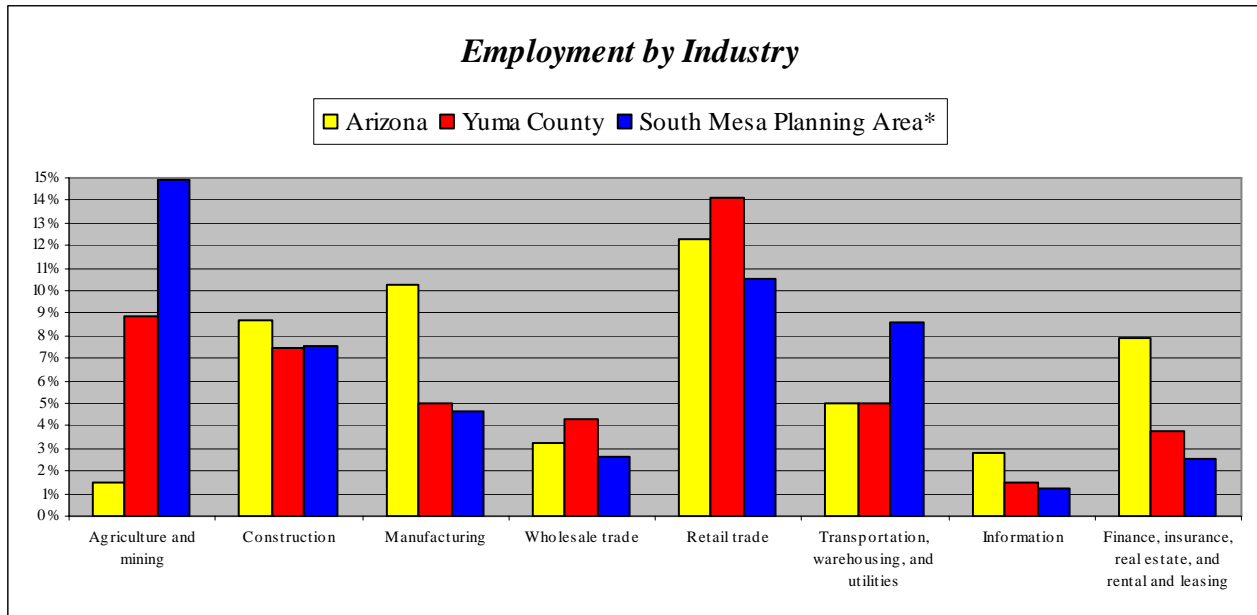


Figure 17: Employment by Industry Part 1<sup>9</sup>

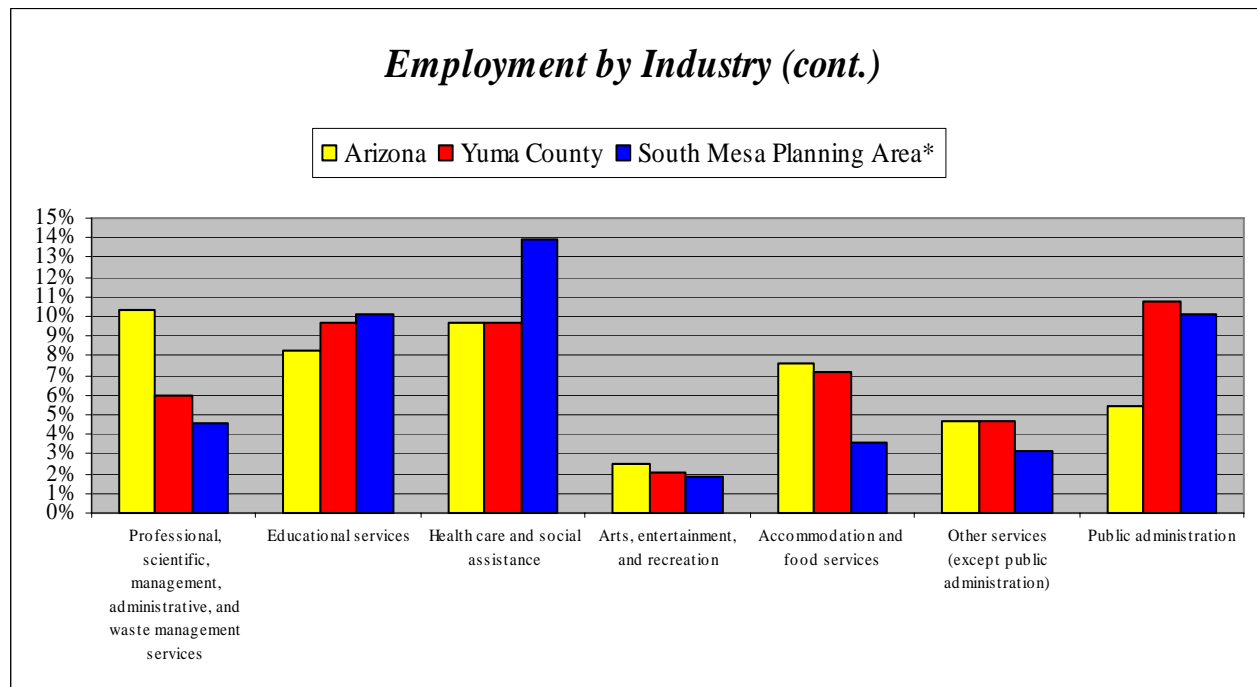


Figure 18: Employment by Industry Part 2<sup>9</sup>

The graphs above show what economic sectors South Mesa Planning Area residents are employed in. A greater percentage of planning area residents are employed in the agricultural sector and in related sectors such as transportation and warehousing, than in the state or county as a whole. Economic sectors in which a lower proportion of planning area residents are employed in when compared to the state or county as whole, include retail trade, professional and administrative services, and accommodation and food services.

<sup>9</sup> 2000 U.S. Census

\* For Census Tract 114.02 which cover a larger area than the South Mesa Planning Area, see Figure X, on Page y

**South Mesa Planning Area Background Study**  
**Housing Units**

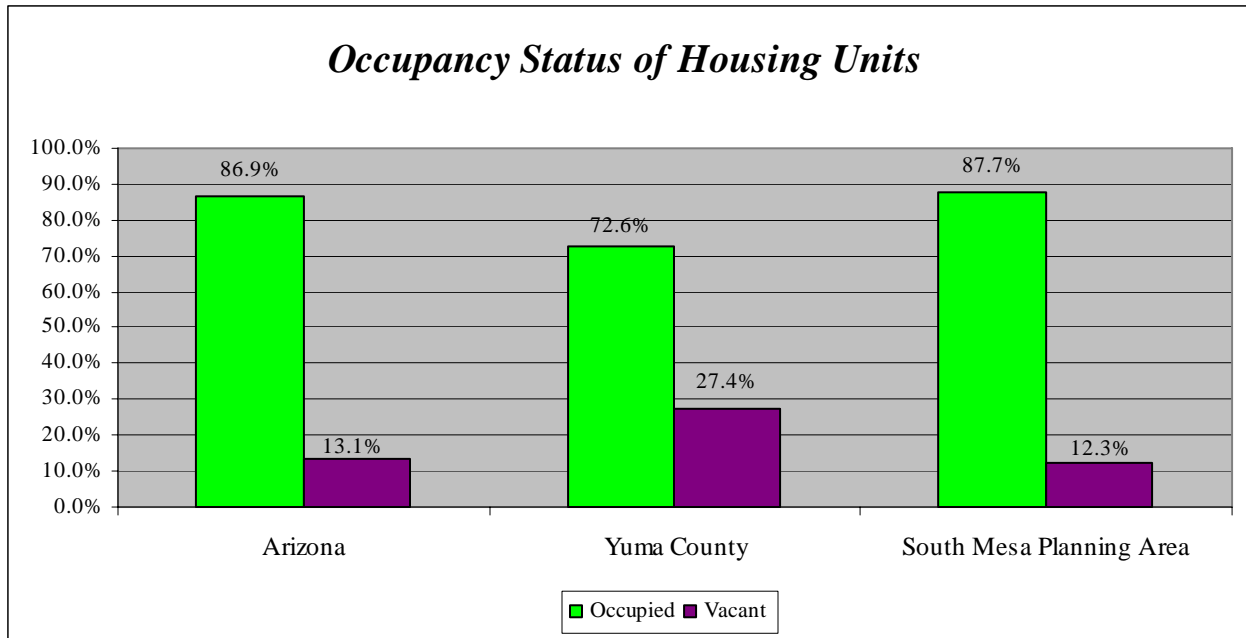


Figure 19: Occupancy Status of Housing Units<sup>10</sup>

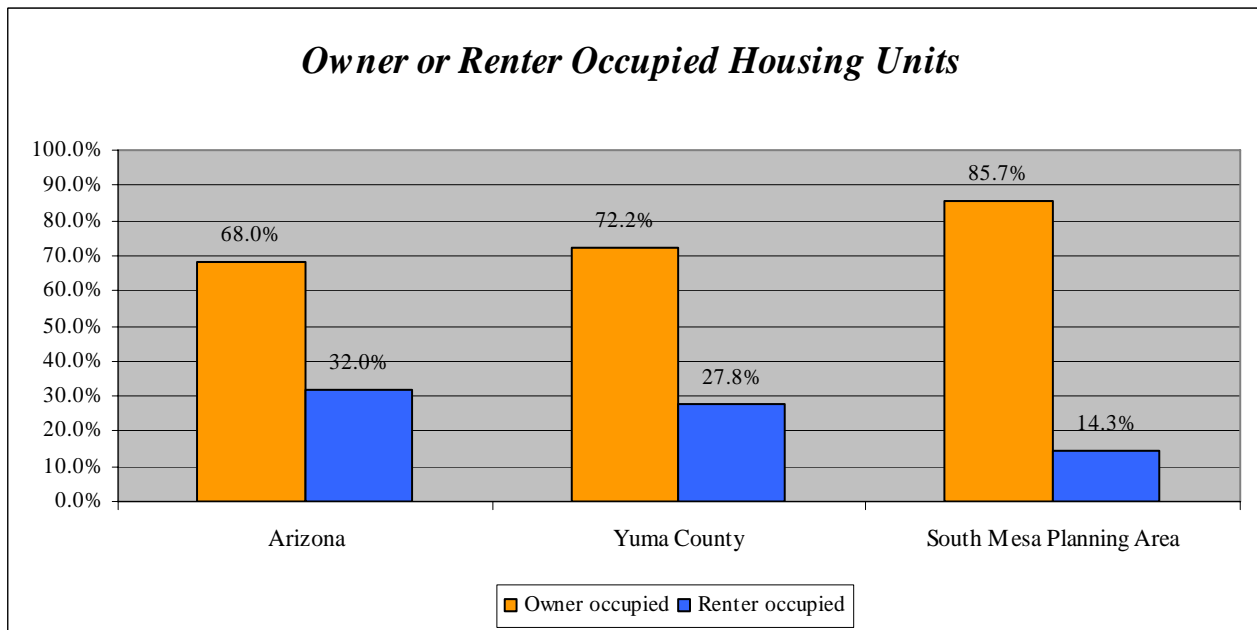


Figure 20: Owner or Renter Occupied Housing Units<sup>10</sup>

In the 2000 Census the South Mesa Planning Area had an occupancy rate that was comparable to that found in the State of Arizona as a whole, and higher than that found in Yuma County as whole. The planning area likely has a higher vacancy rate than the county as whole because it has less of the seasonally occupied housing that is more common in other areas of the County.

The South Mesa Planning Area has a notably higher rate of owner occupied housing units when compared to the State of Arizona or Yuma County as a whole.

<sup>10</sup> 2000 United States Census: Census Tract 114.02)

South Mesa Planning Area Background Study  
 Land Ownership

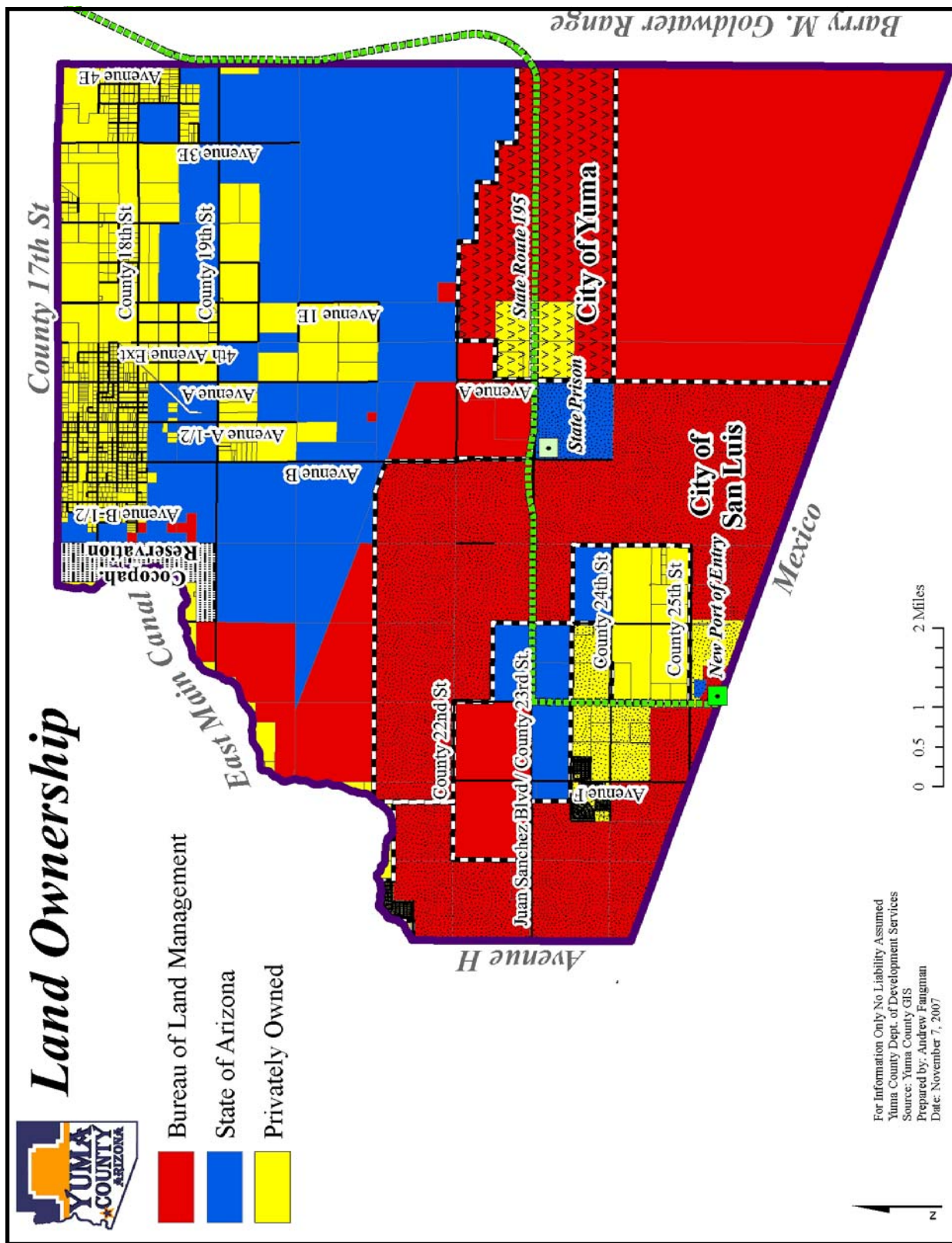


Figure 21: Land Ownership

**South Mesa Planning Area Background Study**  
**Land Ownership and Parcel Size**

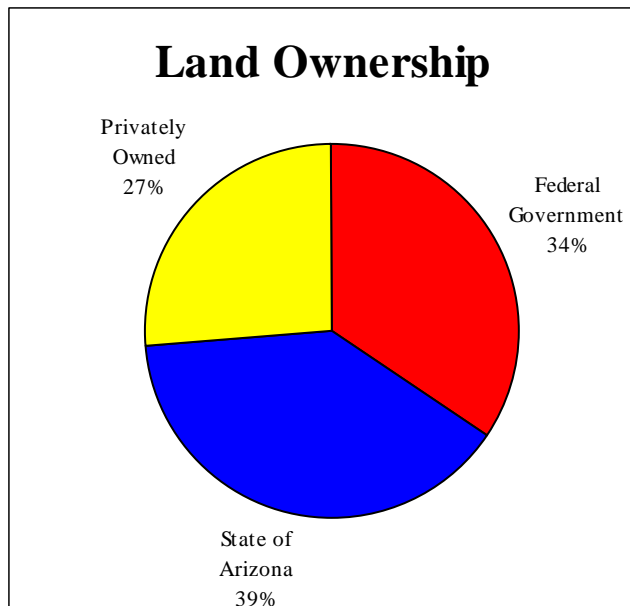


Figure 22: Land Ownership

Type of Ownership	Acres
Federal Government	12,397
State of Arizona	14,026
Privately Owned	9,532

Table 6: Land Ownership

The South Mesa Planning Area is comprised of 35,955 acres, not including incorporated areas. Privately owned land makes up 27% of the planning area. The remaining 73% is government owned. The federal government owns 34% of the planning area, and the Arizona State Land Department owns 39%.

There are 829 privately owned parcels in the planning area, 97% of these parcels are larger than one acre. Nearly half of the privately owned parcels are between two and five acres in size. Another 24% of the parcels are between one and two acres in size. All this clearly illustrates that residential development in the planning area is almost exclusively rural in nature with homes being constructed on parcels larger than one acre and usually larger than two acres. Most of these residential parcels are located in the portion of the planning area located between County 17<sup>th</sup> Street and County 19<sup>th</sup> Street.

Residential building permits were issued on 205 parcels, between 2000 and 2008, which in total 571 acres in size. Almost all of this land was previously in citrus production.

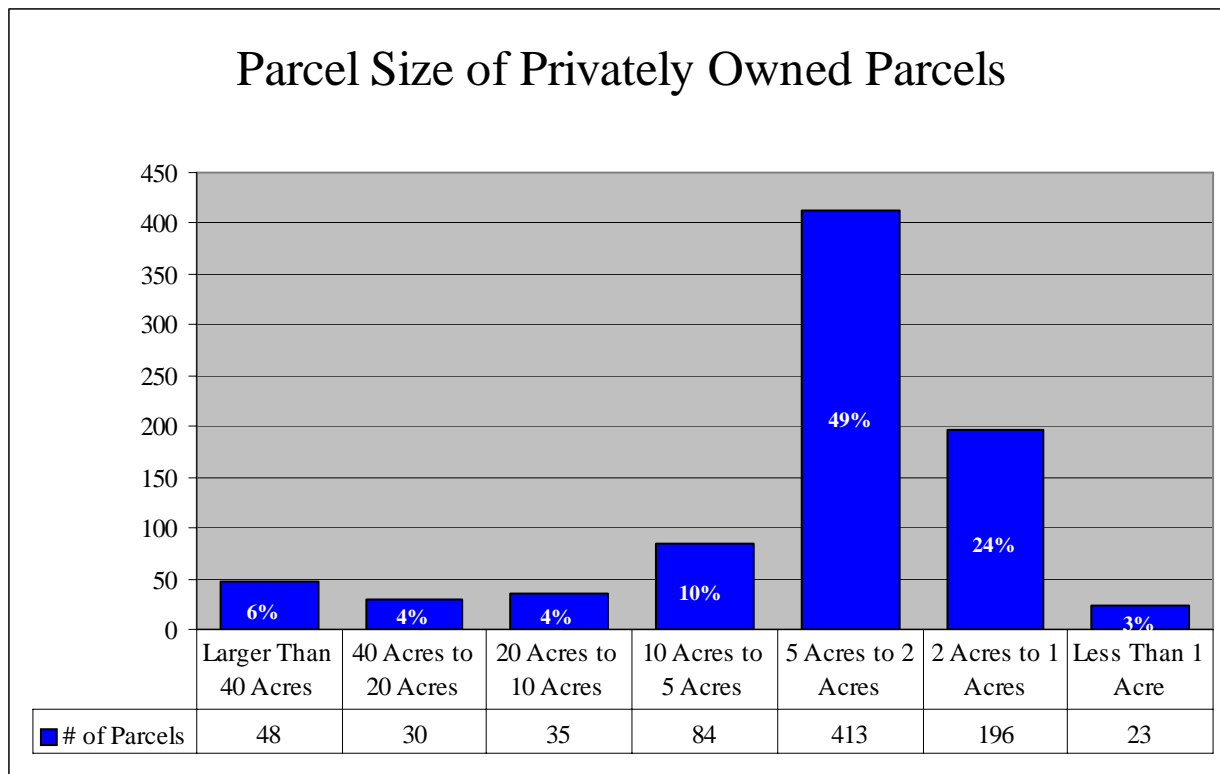


Figure 23: Parcel Size of Privately Owned Parcels

**South Mesa Planning Area Background Study  
Land Use Designations**

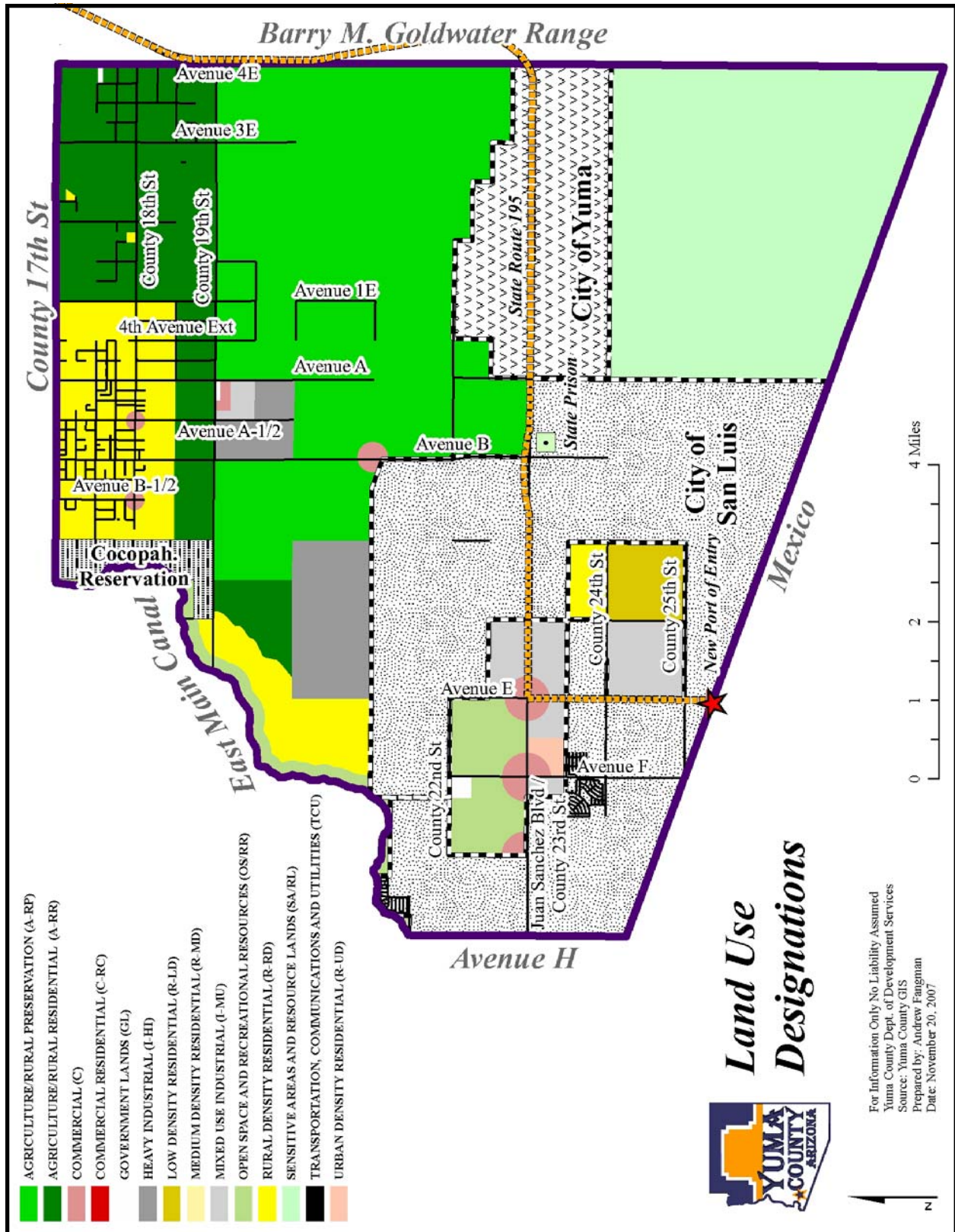












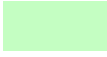


Figure 24: Land Use Designations

**South Mesa Planning Area Background Study**  
**Land Use Designations**

<b>Designation &amp; Abbreviation</b>	<b>Color</b>	<b>Description</b>
Agriculture/ Rural Preservation (A-RP)	Emerald Green 	Resource preservation districts with emphasis on protecting and preserving agricultural, related resources and continued agricultural use: - land principally devoted to agricultural production; - minimum parcel size of 40 acres; - clustering required to save 80% of the land.
Agriculture/ Rural Residential (A-RR)	Forest Green 	Resource conservation districts and reserves with emphasis on preserving farm communities and character: - recognizing land with potential to be divided into rural lots; - acknowledge residential character and encourage division into rural lots; - minimum parcel size 10 acres; - clustering required to save 50% of the land.
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.
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 (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.
Mixed Use Industrial (I-MU)	Light Gray 	Lighter industrial uses with softer and mixed needs: - general commercial, services and retail; - day care facilities and nurseries; - light industrial with related offices.



**South Mesa Planning Area Background Study**  
**Land Use Designations**

<b>Designation &amp; Abbreviation</b>	<b>Color</b>	<b>Description</b>
Heavy Industrial (I-HI)	Dark Gray 	Heavy and intensive industrial: - industrial utilities, manufacturing, industry, mining; - heavy industrial uses with related offices; - industrial park settings considered in higher visibility areas along transportation corridors.
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.
Transportation, Communications & Utilities (TCU)	Black 	Includes administrative and operational facility type land uses: - water, electric and gas utilities, sewage and solid waste disposal; - rail, air, tower and road.
Government Lands (GL)	White 	Land owned and devoted to Indian Reservations and/or military installations.

**South Mesa Planning Area Background Study**  
**Land Use Designations**

<i>Land Use Designation</i>	<i>Acres</i>
Agriculture/Rural Preservation (A-RP)	12,194
Agriculture/Rural Residential (A-RR)	5,394
Rural Density Residential (R-RD)	4,295
Low Density Residential (R-LD)	636
Mixed Use Residential (R-MU)	10
Urban Density Residential (R-UD)	111
Commercial (C)	529
Government Lands (GL)	468
Heavy Industrial (I-HI)	1,789
Mixed Use Industrial (I-MU)	1,545
Open Space And Recreational Resources (OS/RR)	3,068
Sensitive Areas And Resource Lands (SA/RL)	9,073

Figure 25: Land Use Designations

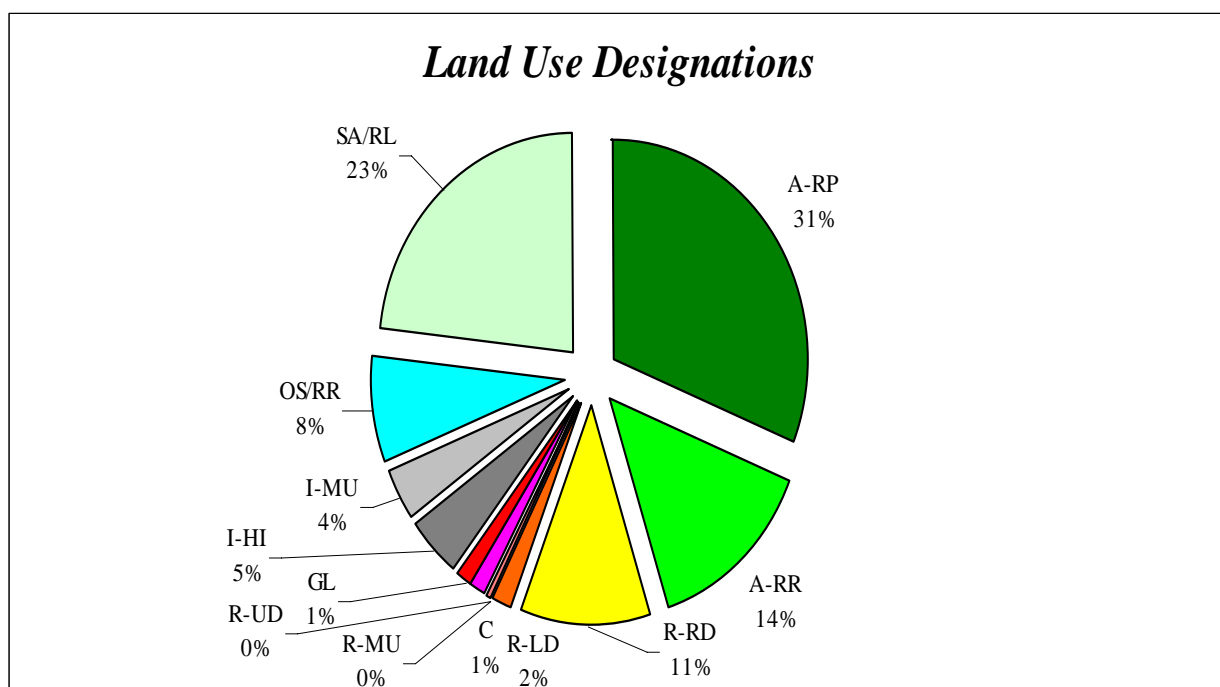


Figure 26: Land Use Designations

In the South Mesa Planning Area 62% of land is designated as A-RP, SA/RL, or OS/RR, designations that support either large scale agricultural use or no development. Land designated in one of these three categories largely corresponds to the 74% of the planning area that is owned by either the federal or state government. Land use designations that support either commercial or industrial development accounted for 10% of the planning area. Of the 13% of land that has a residential land use designation 87% is classified as Rural Density Residential which has a minimum parcel size of two acres. The remaining 14% of the planning area is designated as Agriculture/Rural Residential which has a minimum parcel size of ten acres.

**South Mesa Planning Area Background Study**  
**Barry M. Goldwater Range Buffer Area Land Use Limitation**

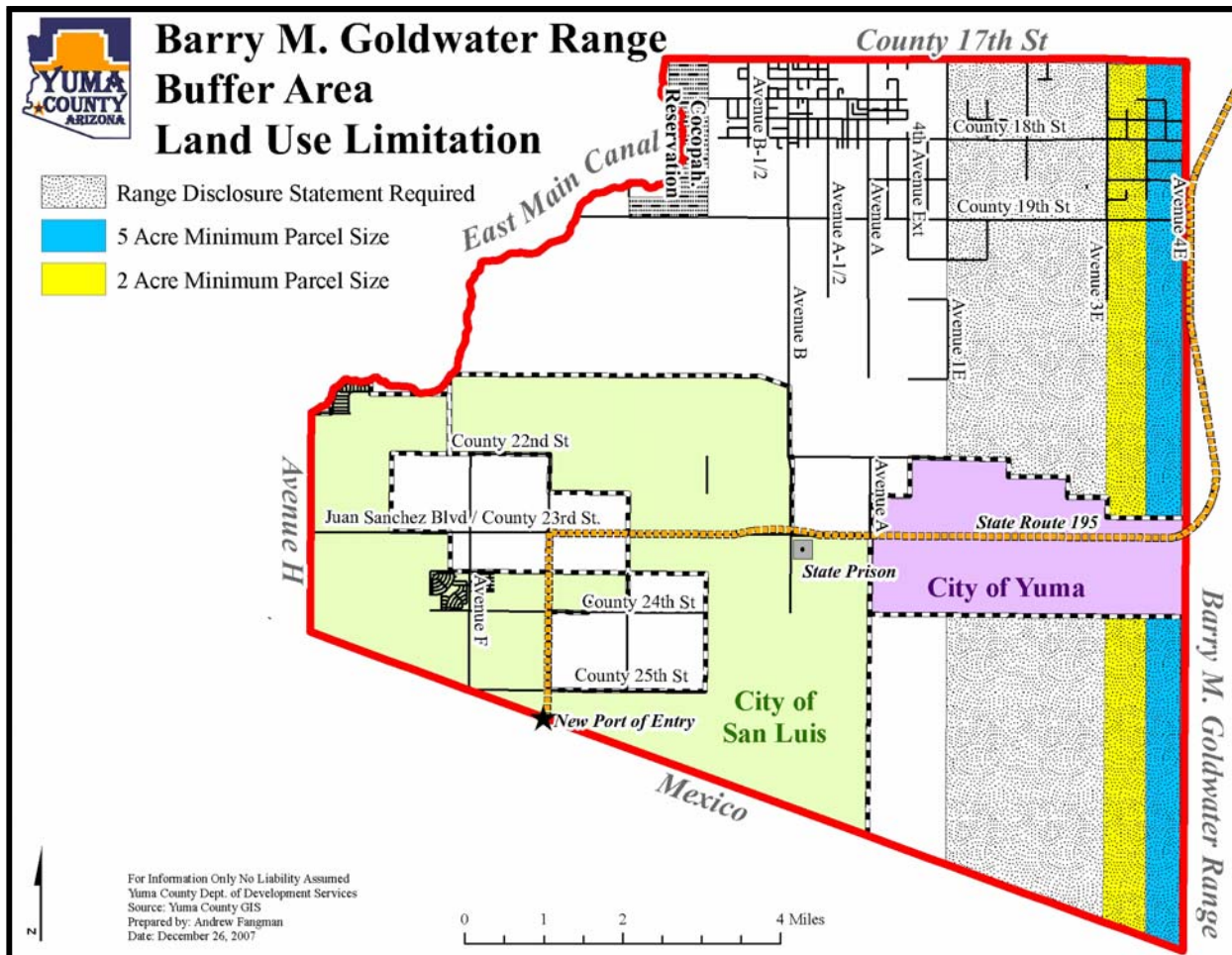


Figure 27: Barry M. Goldwater Range Buffer Area Land Use Limitation

The Gila Bend Air Force Auxiliary Field/Barry M. Goldwater Range Joint Land Use Study was completed February, 2005, as part of a statewide compatibility project. The study was prepared to provide tools to address land use conflicts that might affect the ability of the base to conduct its mission, and to ensure land use compatibility around active military reservations, as required under Title 23, Article 7 of the Arizona Revised Statutes (ARS). In response to this study at its October 3, 2005, meeting, the Board of Supervisors adopted Minor Amendment 2005-MA-27, which added Section 4.12—Barry M. Goldwater Range Buffer Area Land Use Limitation of the Yuma County 2010 Comprehensive Plan..

The limitation contained in Section 4.12 applies to land use designations under the Yuma County 2010 Comprehensive Plan. Zoning in existence on the date of its adoption is not effected. The applied use of land within one half mile of the boundary of the Barry M. Goldwater Range boundary will have residential density no greater than five acres per lot/parcel. The applied use of land from within one half mile to one mile from the Barry M. Goldwater Range boundary will have residential density no greater than two acres per lot/parcel. The applied use of property for residential purposes for lands up to three miles from the Barry M. Goldwater range boundary will be required to file a range and military ground support disclosure statement.

**South Mesa Planning Area Background Study  
Changes in Land Use Designations**

The Yuma County 2010 Comprehensive Plan was adopted by the Board of Supervisors on December 10, 2001. Land use designations within the South Mesa Planning Area have been amended three times. In all three cases the change has been to Rural Density Residential which permits residential zoning districts that have at a least two acre minimum parcel size requirement.

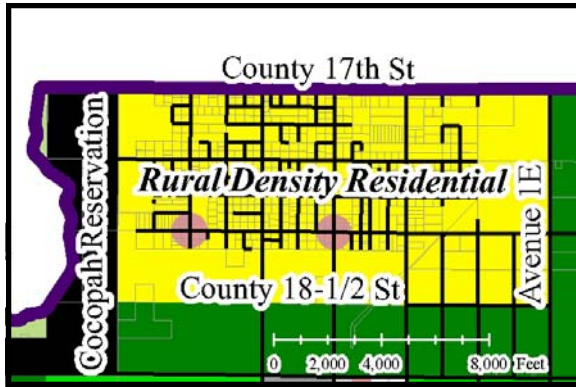


Figure 28: Resolution 02-88

On December 16, 2002, the Board of Supervisors passed Resolution 02-08, which changed the land use designation of 2,868 acres located between County 17<sup>th</sup> St. and County 18½<sup>th</sup> St between the Cocopah Reservation and Avenue 1E to Rural Density Residential from Low and Suburban Density Residential. This change was made because the original designations were placed on the map in error and did not reflect what the

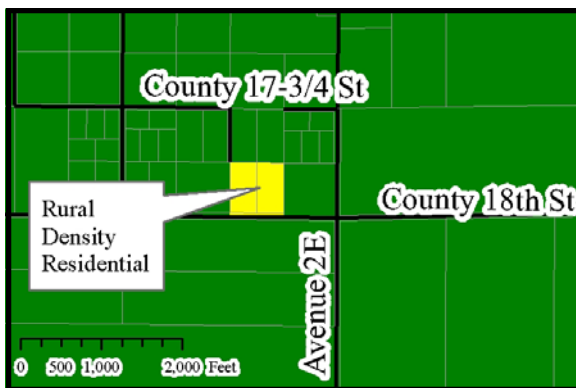


Figure 29: Minor Amendment 2003-MA-21

Minor Amendment 2003-MA-21 approved by the Board of Supervisors on December 31, 2003, changed the land use designation on 10.3 acres of land from Agriculture/Rural Residential (10 acre minimum) to Rural Density Residential (2 acre minimum).

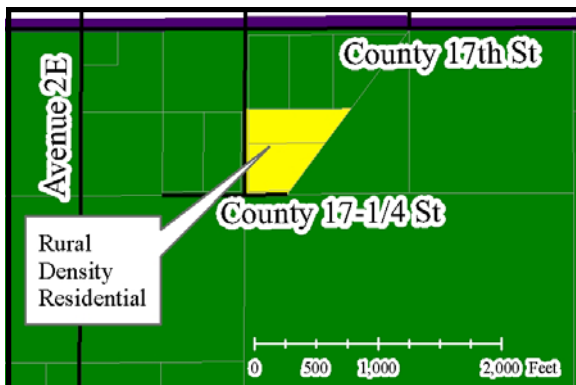


Figure 30: Minor Amendment 2005-MA-21

Minor Amendment 2005-MA-21 approved by the Board of Supervisors on September 19, 2005, changed the land use designation on 9.6 acres of land from Agriculture/Rural Residential (10 acre minimum) to Rural Density Residential (2 acre minimum).

**South Mesa Planning Area Background Study  
Zoning Districts**

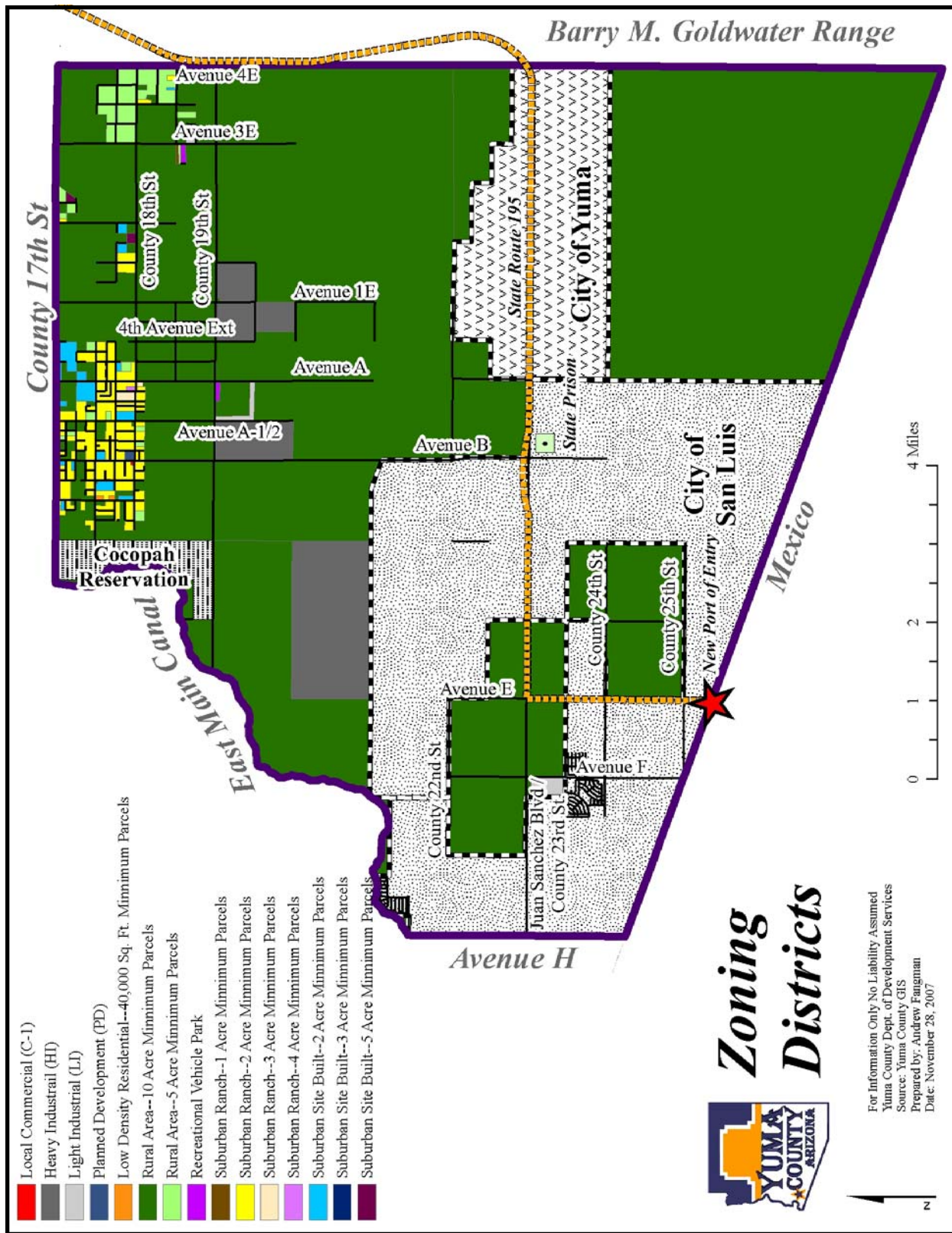


Figure 31: Zoning Districts

**South Mesa Planning Area Background Study  
Zoning Districts**

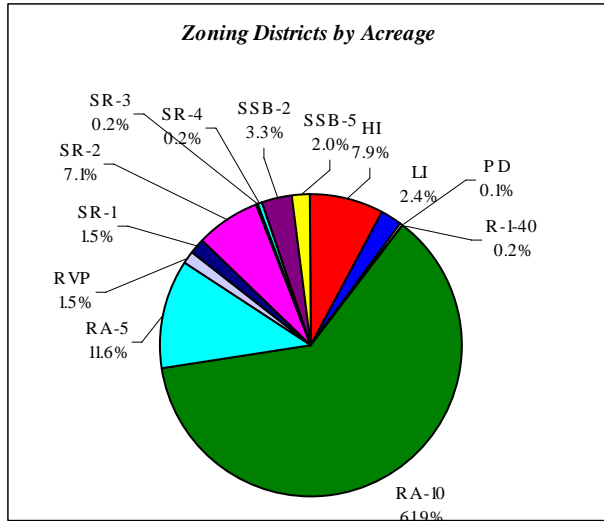


Figure 32: Zoning District by Acreage (Private Land)

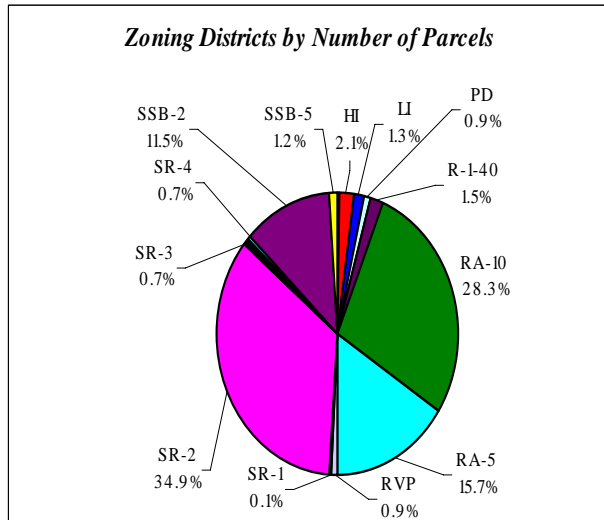


Figure 33: Zoning District by # of Parcels (Private Land)

- Approximately 62% by acreage of privately held land in the South Mesa Planning Area is zoned Rural Area—10 Acre Minimum.
- Parcels zoned for residential use with a minimum parcel size of at least two acres size account for 540 out of the 820, 65.8%, of the privately owned parcels in the planning area.
- Only 20 parcels are zoned for residential uses with a minimum parcel size of one acre or less.
- Two parcels are zoned for commercial usage.
- 1,082.7 acres of privately held land in the planning area is zoned for heavy or light industrial uses.

Zoning District	Abbreviation	# of Parcels	Total Acreage
Local Commercial	C-1	2	3.1
Heavy Industrial	HI	17	831.5
Light Industrial	LI	11	251.2
Planned Development	PD	7	13.5
Low Density Residential--40,000 Sq. Ft. Minimum Parcels	R-1-40	12	25
Rural Area--10 Acres Minimum Parcels	RA-10	232	6,508.3
Rural Area--5 Acres Minimum Parcels	RA-5	129	1,219.3
Recreational Vehicle Parks	RVP	7	155.2
Suburban Ranch--1 Acre Minimum Parcels	SR-1	1	162.5
Suburban Ranch--2 Acre Minimum Parcels	SR-2	286	746.7
Suburban Ranch--3 Acre Minimum Parcels	SR-3	6	21.1
Suburban Ranch--4 Acre Minimum Parcels	SR-4	6	24.9
Suburban Site Built--2 Acres Minimum Parcels	SSB-2	94	349
Suburban Site Built--5 Acres Minimum Parcels	SSB-5	10	211

Table 7: Zoning District (Private Land)

**South Mesa Planning Area Background Study  
Rezoning 2000 to 2007**

Zoning District	Abbreviation	# of Rezoning to This District: 2000 to 2007
Heavy Industrial	HI	4
Light Industrial	LI	1
Planned Development	PD	2
Rural Area--5 Acres Minimum Parcels	RA-5	2
Recreational Vehicle Parks	RVP	1
Suburban Ranch--1 Acre Minimum Parcels	SR-1	2
Suburban Ranch--2 Acre Minimum Parcels	SR-2	21
Suburban Site Built--2 Acres Minimum Parcels	SSB-2	13
Suburban Site Built--4 Acres Minimum Parcels	SSB-4	1

Table 8 Districts Rezoned to 2000 to 2007

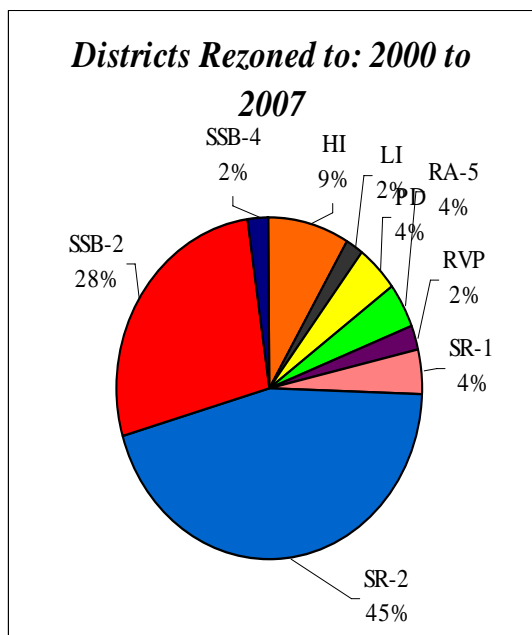


Figure 34: Districts Rezoned: 2000 to 2007

Between 2000 and 2007 the Board of Supervisors approved 45 rezonings in the South Mesa Planning Area. In 73% of these rezonings the change was to either Suburban Ranch--2 Acre Minimum Parcels or Suburban Site Built--2 Acres Minimum Parcels. The zoning trend for the planning area is clearly towards two acre residential parcels. Only three of the 45 rezonings allow for a residential density greater than one dwelling per two acres. The other notable trend is that between 2000 and 2007 there were no rezonings to a commercial district.

There is no real identifiable trend in the number rezonings approved in given year for the South Mesa Planning Area. The number approved has ebbed and flowed between one and twelve with no long term sustained increase or decrease in the number of rezoning approvals.

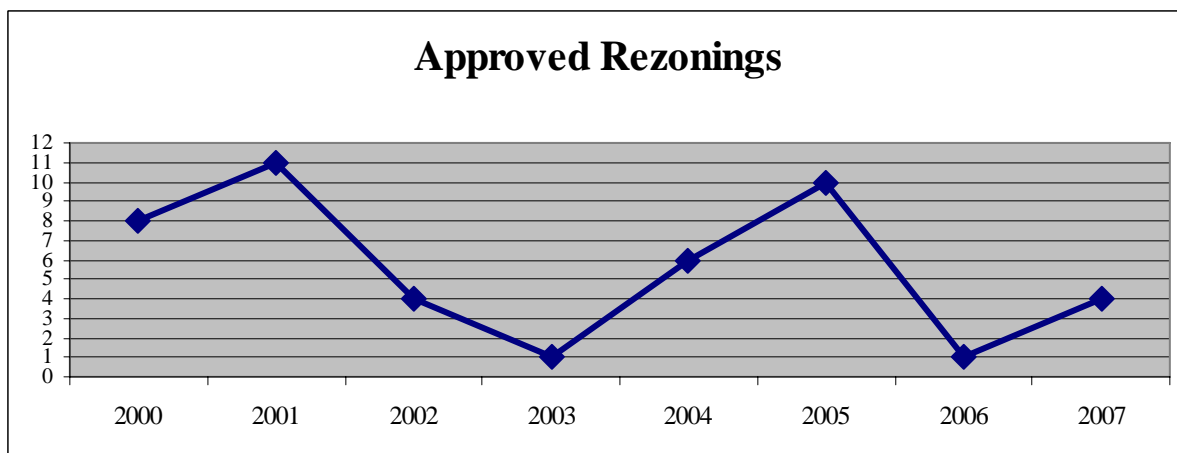
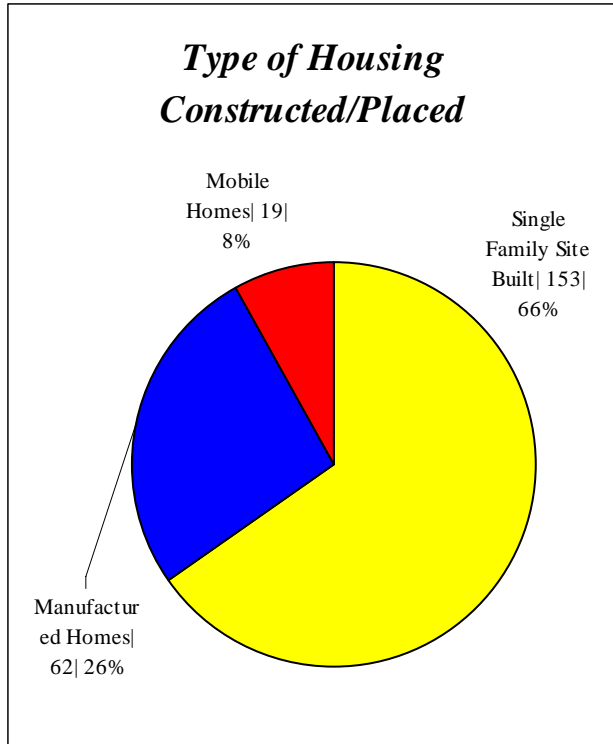


Figure 35: Approved Rezoning 2000 to 2007

**South Mesa Planning Area Background Study**  
**Building/Placement Permits**



Between January 1, 2000, and August 31, 2007, 234 housing units were constructed/ placed in the planning area. Of these 66% were site-built single, 26% were manufactured homes, and 8% were mobile homes. Mobile homes are defined as structures built on or prior to June 15, 1976, on a permanent chassis, but do not include recreational vehicles and factory built buildings.

Nearly all building/placement permits were in relatively concentrated area, bounded by County 17<sup>th</sup> St, Avenue 4E, County 18<sup>th</sup> St, and Avenue C. Development is concentrated in this area because this is where the privately held land is. Concerns regarding airport noise zones, environmental, and water issues make it unlikely that any of the governmental land further to the south will be made available for residential development in the foreseeable future.

Figure 36: Type of Housing Constructed/Placed

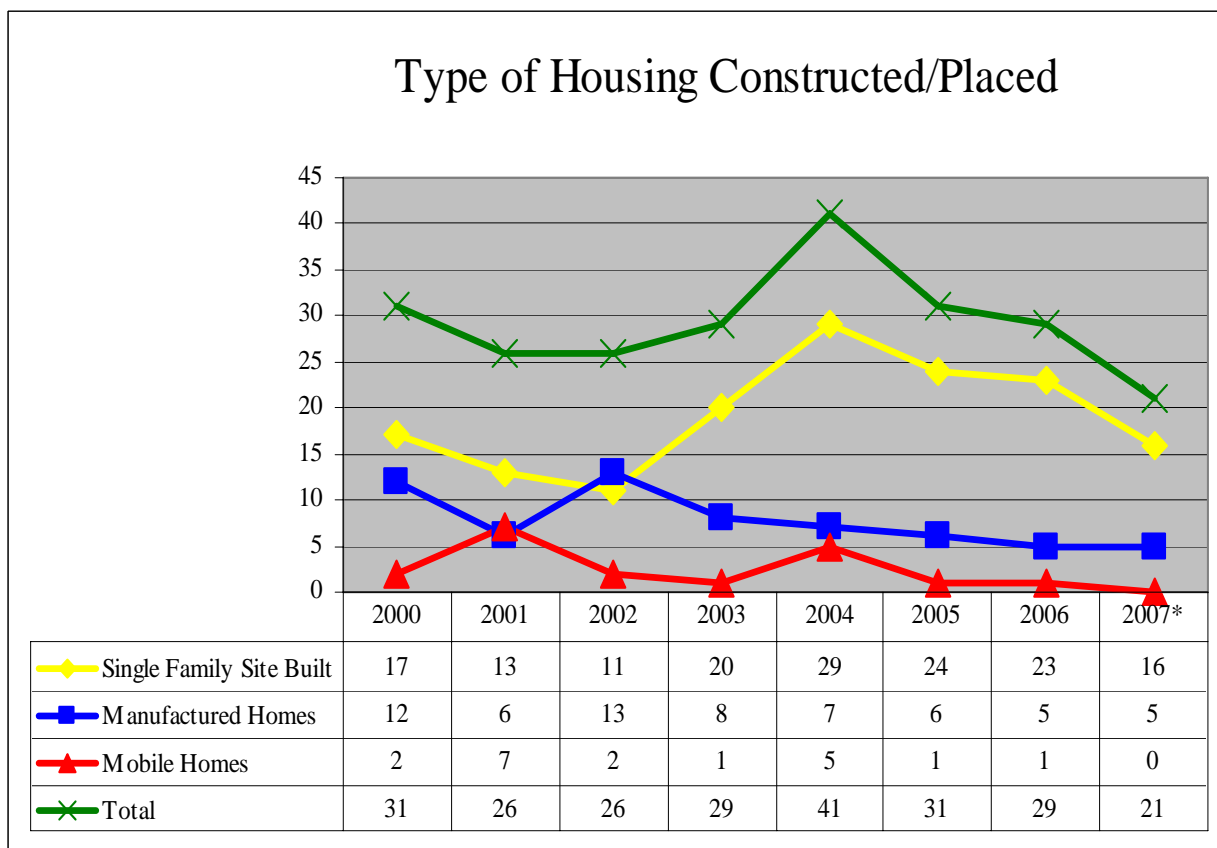


Figure 37: Type of Housing Constructed/Placed 2000 to 2007\*

\* January 1st through August 31st



**South Mesa Planning Area Background Study  
Building/Placement Permits**

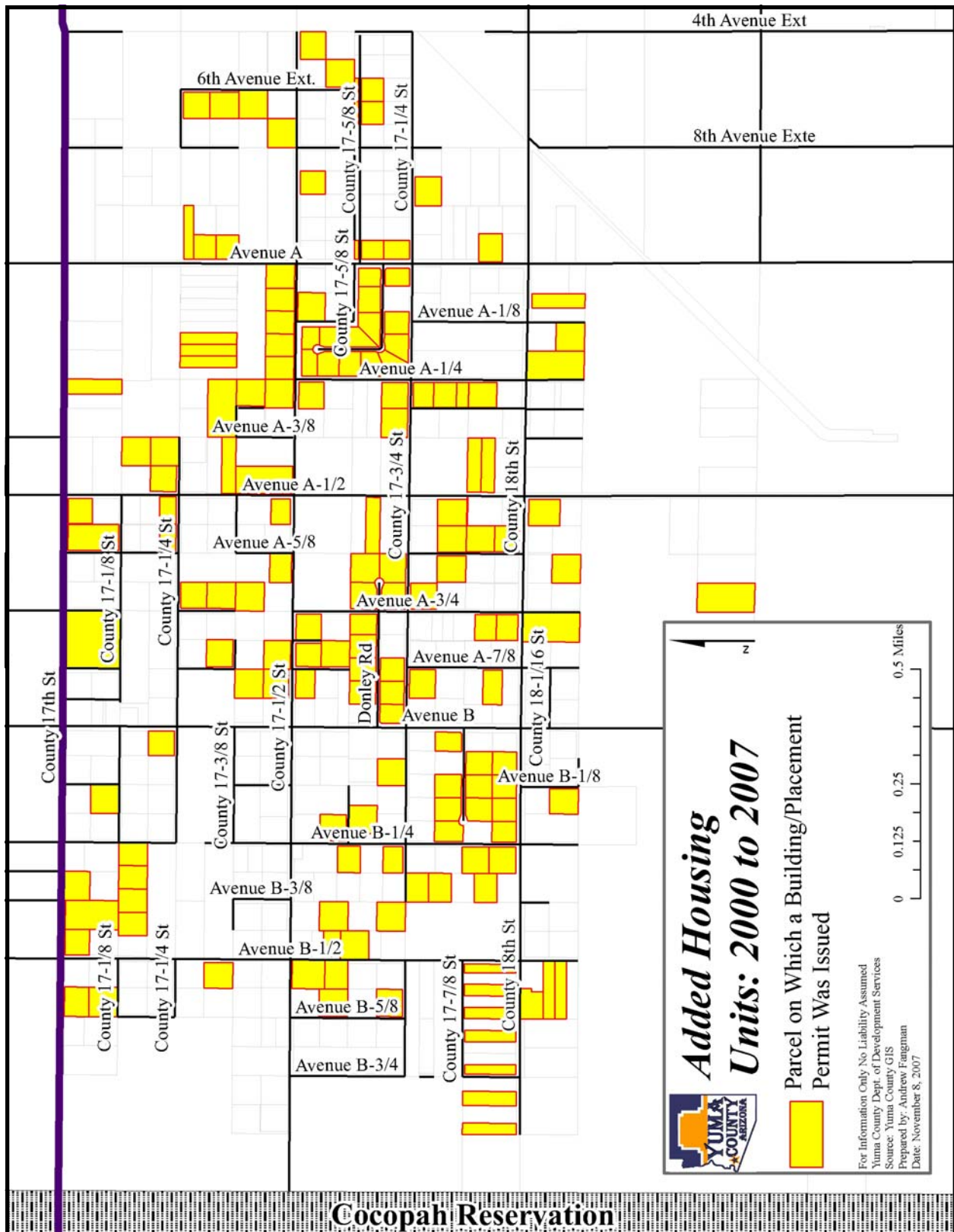


Figure 38: Building/Placement Permits Issued

**South Mesa Planning Area Background Study  
Building/Placement Permits**

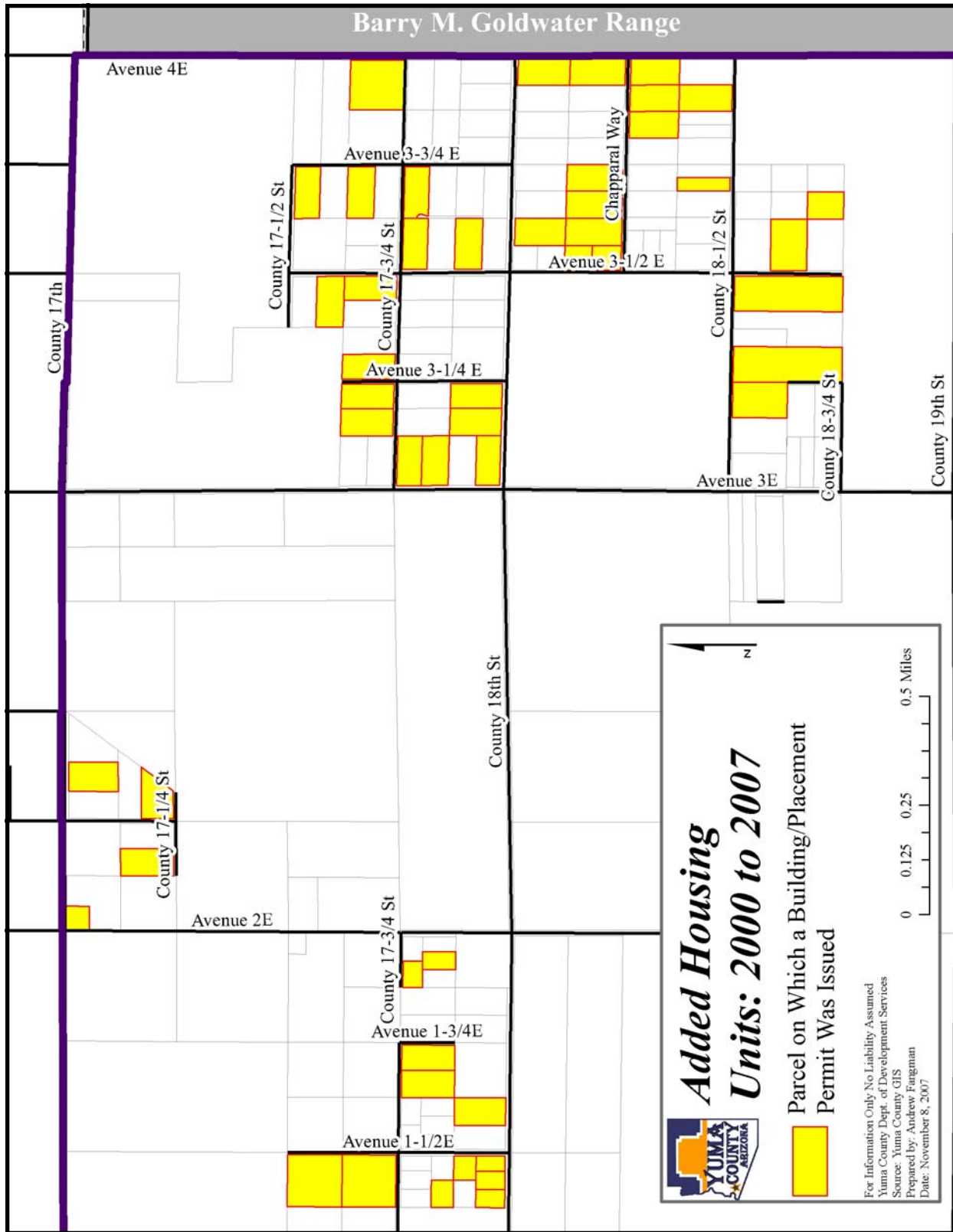


Figure 39: Building/Placement Permits Issued