

Yuma Valley

Planning Area Background Study



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Yuma Valley 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 coordinate and harmonize development in the unincorporated areas of Yuma County. In order to easily administer the Plan, the County was divided into a number of planning areas. The Yuma Valley Planning Area encompasses the furthest southwestern portion of Yuma County, see Figure 1 on page 5 for the exact boundaries. The Yuma Valley Planning Area covers a total area of 72 square miles (46,006 acres), with 57 square miles (36,508 acres) under the land use planning jurisdiction of Yuma County. The Yuma Valley Planning Area is a rural area that is surrounded to the west, northwest and north by the incorporated communities of San Luis, Somerton, Yuma, and includes the various units of the Cocopah Reservation.

Since the Plan was adopted in 2001, it is necessary to identify needed updates to 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 Yuma Valley Planning Area Background Study which details the current conditions of the planning area and how the area has changed in the past seven years.

The total population of the Yuma Valley Planning Area is 3,517, of which 75.7% classify themselves as Hispanic. This is 25.2% more than the percentage of Yuma County as a whole, where 50.5% of people classify themselves as Hispanic. Proportionally, a higher percentage of people identifying themselves as Hispanic live in the Yuma Valley Planning Area than do in Yuma County and Arizona as a whole. Compared to Yuma County and the State of Arizona, the Yuma Valley Planning Area has a younger population proportionally of people aged 5 to 24.

Nearly 92% of the 37,693 acres that comprise the Yuma Valley Planning Area are designated as Agriculture/Rural Preservation. Land with this designation in the Planning Area is nearly always being actively farmed. Since 2001, eleven amendments to Comprehensive Plan to change land use designations on specific parcels have been approved in the Yuma Valley Planning Area. All these have been very small in size: together the eleven approved amendments changed land use designation on a total of 25 acres. Only 8.84 acres of land that had been previously designated as Agriculture/Rural Preservation had its land use designation changed to a residential designation, changes to Commercial or the Transportation Communications and Utilities make up the remaining 16.16 acres that was subject to a change in land use designation. This is an indication of success on a major goal of the Comprehensive Plan. The conversion of prime, irrigated farmland to residential uses has not occurred at a significant rate.

Between 2000 and 2008, the Board of Supervisors approved eleven rezoning requests in the Yuma Valley Planning Area. The area covered by these rezonings is small and covers in total 35.72 acres. Five of the eleven rezoning requests covered less than an acre. The small number of rezonings and the small size of them is a strong indicator that land use in the Planning Area has remained very stable with no major changes occurring over the past seven years.

Yuma Valley Planning Area Background Study **Executive Summary**

Between 2000 and 2007 a total of 74 housing units were added to the Yuma Valley Planning Area. Site built single family homes account for 42% of the total housing units added, manufactured homes account for 41%, and mobile homes (units manufactured prior to 1976) accounted for 17% of the added housing units. On average five to ten housing units per year are added to the Planning Area, with the number of site built single family houses and manufactured homes being about equal. Since 2002 only one placement permit for a mobile home has been issued in the Yuma Valley Planning Area. Nearly all the housing units added in the Yuma Valley Planning Area are located in areas already developed for residential use, such as the Gadsden vicinity and in the vicinity of Somerton Avenue and County 12th Street.

In comparison to Yuma County and Arizona as whole, a significantly higher percentage of Planning Area residents are employed in the agriculture sector. Of the employed population in the Planning area, 17.5% identify themselves as being directly employed in the agricultural sector. The Planning Area has a notably smaller percentage, 16.6%, of its workforce employed by governmental entities than in comparison to Yuma County as a whole, 23.7%.

The Hunter's Hole Restoration project on the Colorado River is dedicated to revitalizing the native habitat while reducing the illegal crossings and crime occurring in a stretch of the River between the Mexico-Baja California Norte/California and Arizona International Boundaries. This multi-agency cooperative venture is focused on enhancing a 1,000 acre area located on the Colorado River between San Luis and Gadsden under the auspices of the Yuma Crossing National Heritage Area (YCNHA) and the Mexican government. The YCNHA is requesting authorization and/or funding to secure this demonstration project. The main elements of the complete project will include clearing all non-native vegetation while retaining native trees such as cottonwood, willows and mesquite and excavating a 5-mile historic channel, currently overrun with non-native vegetation, and to create pond areas. The spoils from the channel and pond excavation will be used to build a levee on the perimeter of the valuable habitat that can be patrolled by law enforcement agencies.

The Yuma Valley Planning Area is dominated by intense agricultural activity which may be seen in both the land use of the area and the nature of the employment of the Planning Area residents. None of land use changes or developments that occurred between 2000 and 2008 caused the overwhelmingly agricultural nature of the Planning Area to change, which is consistent with the vision for the Planning Area in the Plan.



Colorado River

Yuma Valley Planning Area Background Study

Location

The Yuma Valley Planning Area contains of the most western portion of Yuma County. The bulk of the City of Somerton and the City of San Luis are located within the boundaries of the Planning Area. The City of Yuma is located adjacent to the east side of the Planning Area along Avenue D. The majority of the Cocopah Reservation is located within the Planning Area. Although the Cocopah Nation is not within the County's land use planning jurisdiction, they do have a tremendous influence on the unincorporated areas nearby. This report will focus exclusively on the unincorporated areas that are under the County's land use planning jurisdiction.

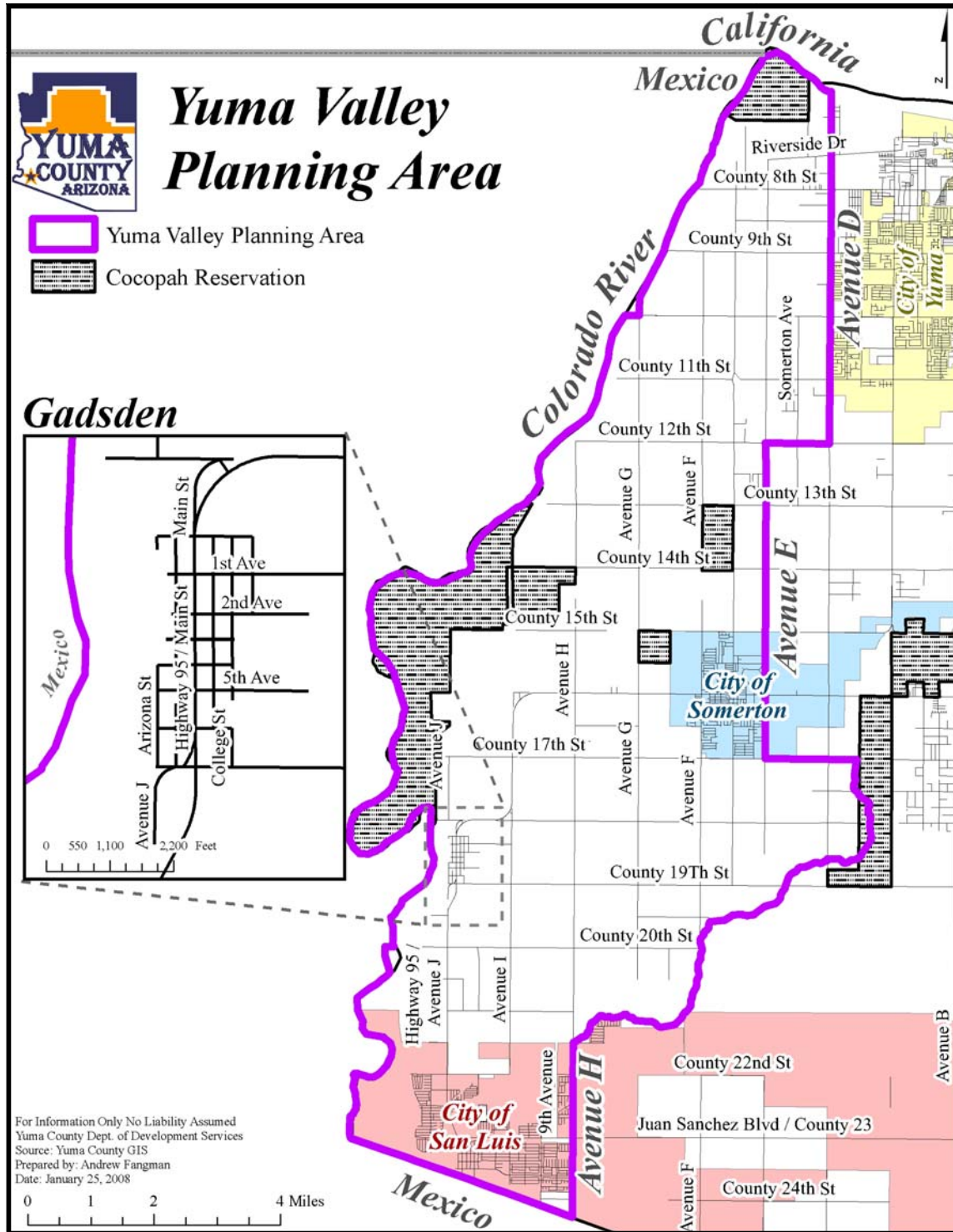


Figure 1: Yuma Valley Planning Area

Yuma Valley Planning Area Background Study Gadsden

Gadsden is small unincorporated community in the Planning Area that is located between San Luis and Somerton (Figure 2). In the 2000 Census the population of Gadsden was 953 with 97.2% of people classifying themselves as Hispanic. A total of 290 housing units were reported in Gadsden in the 2000 Census; since then a total of 17 housing units have been added through the end of 2007.

Prior to 2005 there was no centralized wastewater or sanitary sewer system within Gadsden. The area was dependent on septic tanks for wastewater treatment, many of which were failing due to age and inadequate maintenance. A project to connect the Gadsden area to the City of San Luis sanitary sewer system was conceived in 1997 through a Governor's Action Zone planning designation. With the seed money (approximately \$800,000) from this designation, the County leveraged \$3.5 million from the USDA Rural Development and \$1.2 million from the EPA. Construction on the project was completed in 2005. Approximately 200 household connections or 1,000 people were hooked to up the sanitary sewer system. The average cost to each property owner was \$1,200 payable through a 20 year repayment loan from USDA, Rural Development at an interest rate around 4%.

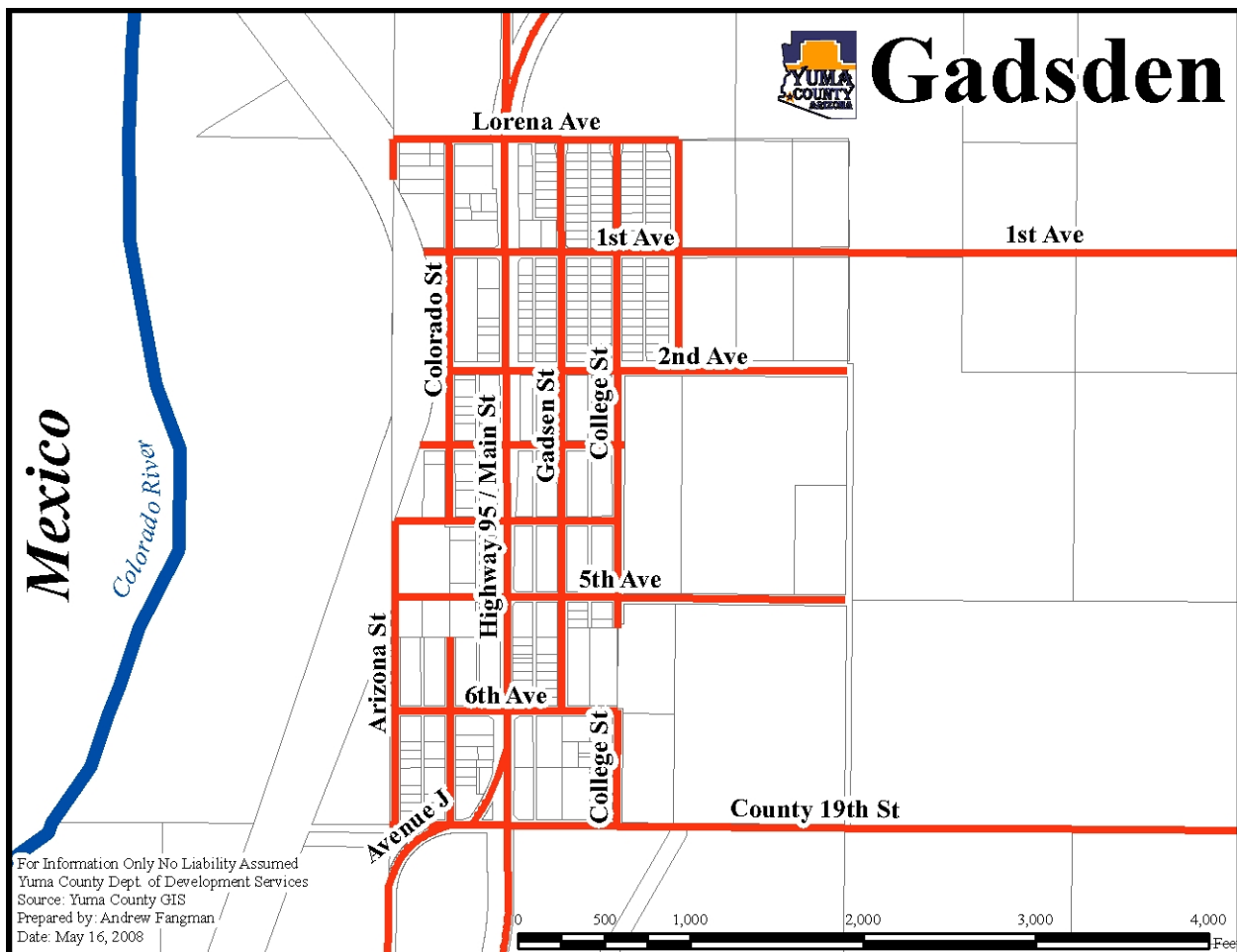


Figure 2: The Gadsden Area

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

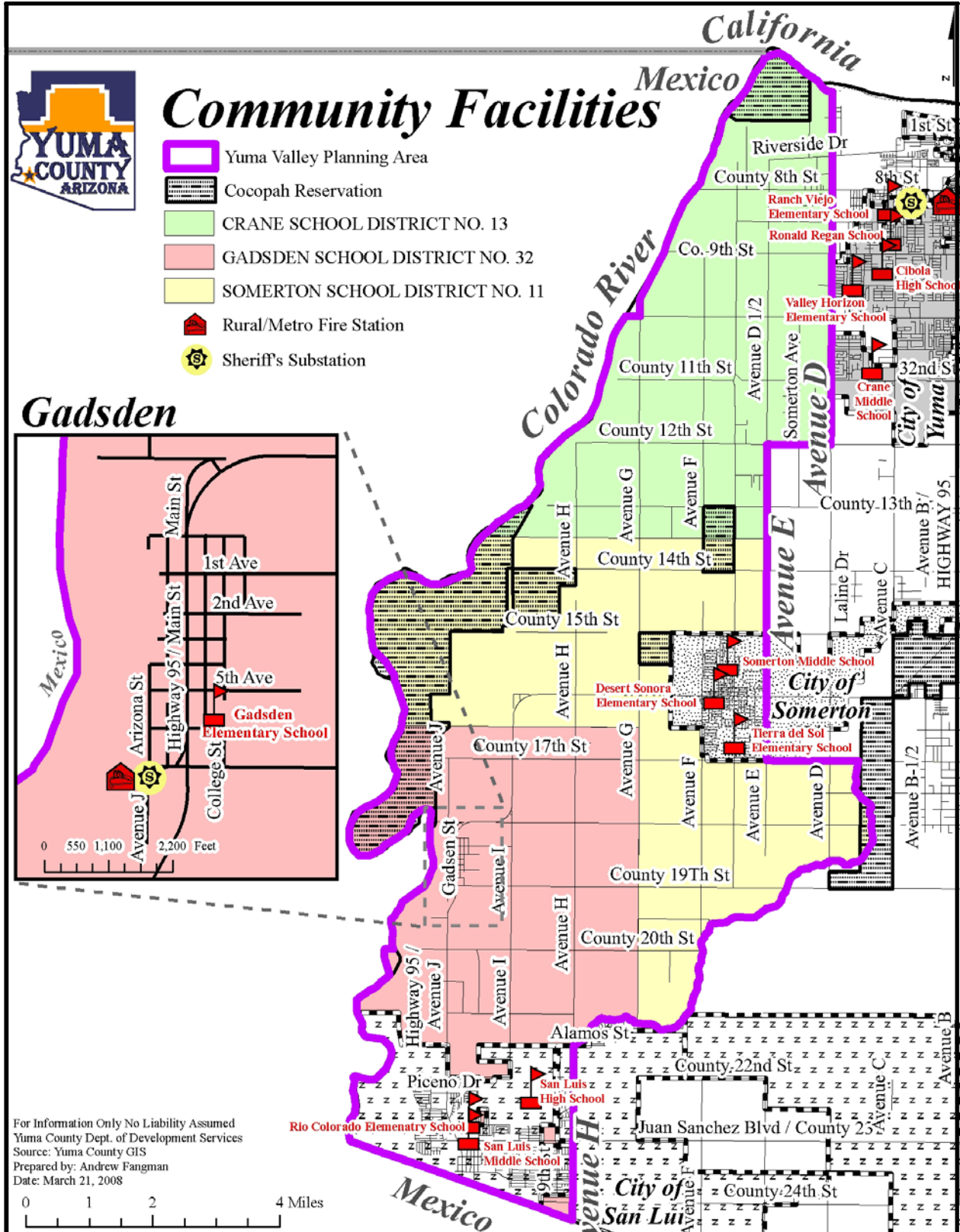


Figure 3: Community Facilities

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

This section the background study documents the existing community facilities as detailed in Figure 3 on page 7, which include school, Rural/Metro stations, and Sheriff’s substation sites.

The Yuma Valley Planning Area is served by three elementary school districts, Crane School District #13, Gadsden School District #32, and Somerton School District #11. Aside from Gadsden Elementary School, all the schools serving the Yuma Valley Planning Area are located within the Cities of Yuma, Somerton, and San Luis. Yuma Union High School District #70 serves the entire planning area. High school age residents of the planning district attend either San Luis High School or Cibola High School.

Fire and emergency medical services in the Planning Area are provided by the Rural/Metro Corporation. Fire service is funded on a subscription basis. Rural/Metro serves the Planning Area from two stations: one located in Gadsden, and one located on 8th Street in Yuma. The Yuma County Sheriff’s Office provides law enforcements services for the Planning Area, with substations located in Gadsden and on 8th Street in Yuma.

In November of 2005, the voters approved a \$53.7 million bond issue to expand and improve library services in Yuma County. Several projects in and around the Yuma Valley Planning Area will be funded by this bond. The Somerton branch library, 240 Canal Street, will be expanded from 6,710 square feet to 12,690 square feet. A new 30,733 square foot facility for the San Luis branch library will be constructed near the intersection of Juan Sanchez Boulevard and 6th Avenue.



Gadsden School

Yuma Valley Planning Area Background Study Hunter's Hole

The Hunter's Hole Restoration project along the Colorado River is dedicated to the revitalization of the native habitat and the reduce the number of illegal crossings and associated crime occurring across the International Boundary with Mexico. This international and multi-agency cooperative venture is focused on enhancing a 1,000 acre area under the auspices of the Yuma Crossing National Heritage Area and the Mexican government.

The Yuma Crossing National Heritage Area (YCNHA) is spearheading the effort, and through funding from a private foundation, is proceeding with consensus-building, design, and preliminary cost estimate.

The YCNHA is requesting authorization and/or funding at this time for a demonstration project at this site for either FY2008 or FY2009. This is significant because adequate funding from the private foundation is not secured to fully complete the design and permitting necessary to complete the project.

The project activities will focus on the following:

- Protect the valuable habitat inside of the proposed security levee.
- Clear all non-native vegetation while retaining native trees such as cottonwood, willows and mesquite.
- Excavate the 5-mile historic channel, which is currently overrun with non-native vegetation, and create pond areas. The spoils from the channel and pond excavation will be used to build a levee on the perimeter of the valuable habitat that can be patrolled by law enforcement agencies.
- Fill the channel and pond areas with water from nearby wells. The channel and ponds, 60 ft. to 300 feet wide and 8 to 10 feet deep, would be connected by a series of water control structures to allow variations in depth.
- Plant wetland hedges and rushes adjacent to the excavated channels to develop marshland and wetland habits.
- Plant low-lying native grasses and mesquite trees in higher areas adjacent to the wetland which would leave the area easy to monitor.
- Plant a low density of native trees spaced to maximize line of site and a visual corridor while also providing wildlife habitat.
- Low growing native under story grasses will be planted underneath this canopy to out-compete non-native species and to maintain the visual corridor.



Figure 4: Hunter's Hole

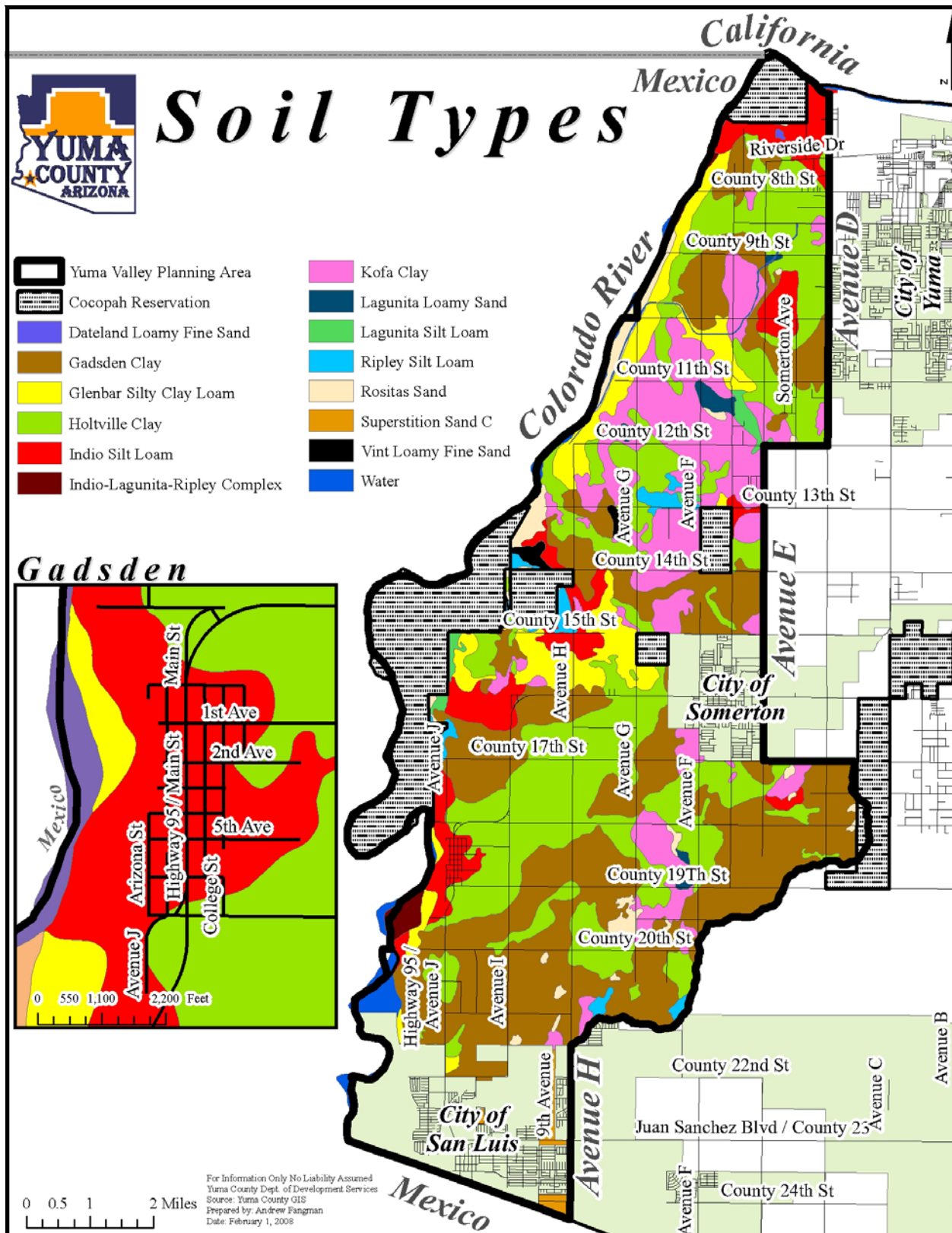


Figure 5: Soil Types¹

¹ Soil Survey of the Yuma-Wellton Area. United States Department of Agriculture

Yuma Valley Planning Area Background Study **Farmland, Irrigation, & Soils**

The Yuma County Water Users Association serves the irrigation needs of the Yuma Valley Planning Area which, contains approximately 53,000 acres of irrigated land. This represents 33% of the total irrigated land in Yuma County. Farmland within the planning area tends to be of the highest quality found in the Yuma County, all of it located off the mesa in the fertile river bottoms. Some of the more common crops that are grown in the planning area include lettuce, cotton, melons, wheat, and safflower. The Yuma Valley is often referred to the best lettuce growing farmland in the United States.

Irrigation water originates from the Colorado River and is diverted at Imperial Dam into the All American Canal, from it is diverted into the Yuma Canal, sent into a siphon and under the Colorado River into Arizona. The Yuma Canal is then split into the West Main, Central, and East Main Canals, which serve the Yuma Valley Planning Area.

In the Planning Area the Main Drain canal carries spent water from farmlands east of the Colorado River and runs through the central part of the area terminating at the Boundary Pumping Plant adjacent to the Mexican border. The Main Drain and its several branches total approximately 56 miles in length. There are sixteen drainage wells along the east side of the Yuma Valley that intercept underground flows from Yuma Mesa and divert seepage from cultivated lands. Eleven of these wells are operated and maintained by the Yuma County Water Users' Association; the remaining five wells are operated by the Bureau of Reclamation. Most of the water pumped from the drainage wells is discharged into the open drain system.³

Extensive drainage systems and pumping are necessitated due to the high ground water found in much of the Planning Area. In April of 2008 ,the Bureau of Reclamation reported 8,200 acres in the Planning Area where the depth to ground water was six feet or less. In much of the rest of the Planning Area, the depth of groundwater was reported at twelve feet or less. 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.

The three most common soil types in the Planning Area are Holtville, Gadsden, and Kofa Clay all very similar soil types. They are best characterized as deep, nearly level, well drained soils on flood plains and low terraces. These soil types are well suited for irrigated crops. Because of slow permeability and high shrink-swell potential of these soils there, are challenges in developing sanitary and community facilities.⁴



Farmland in the Yuma Valley

³Yuma Area Office, United States Bureau of Reclamation. "Yuma Project." <http://www.usbr.gov/dataweb/html/yuma.html>

⁴*Soil Survey of the Yuma-Wellton Area*. United States Department of Agriculture

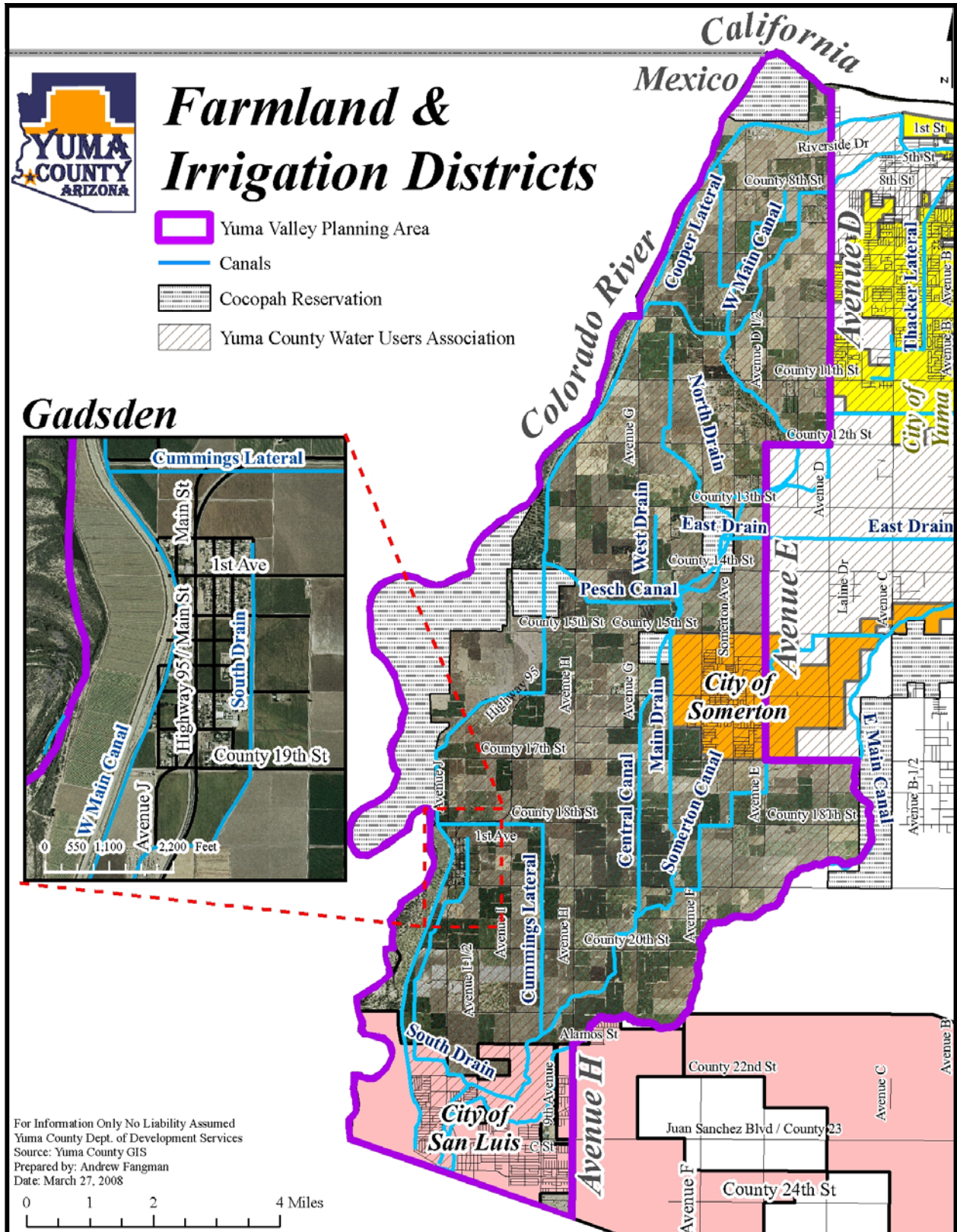


Figure 6: Farmland & Irrigation Districts

Yuma Valley Planning Area Background Study

Depth to Groundwater

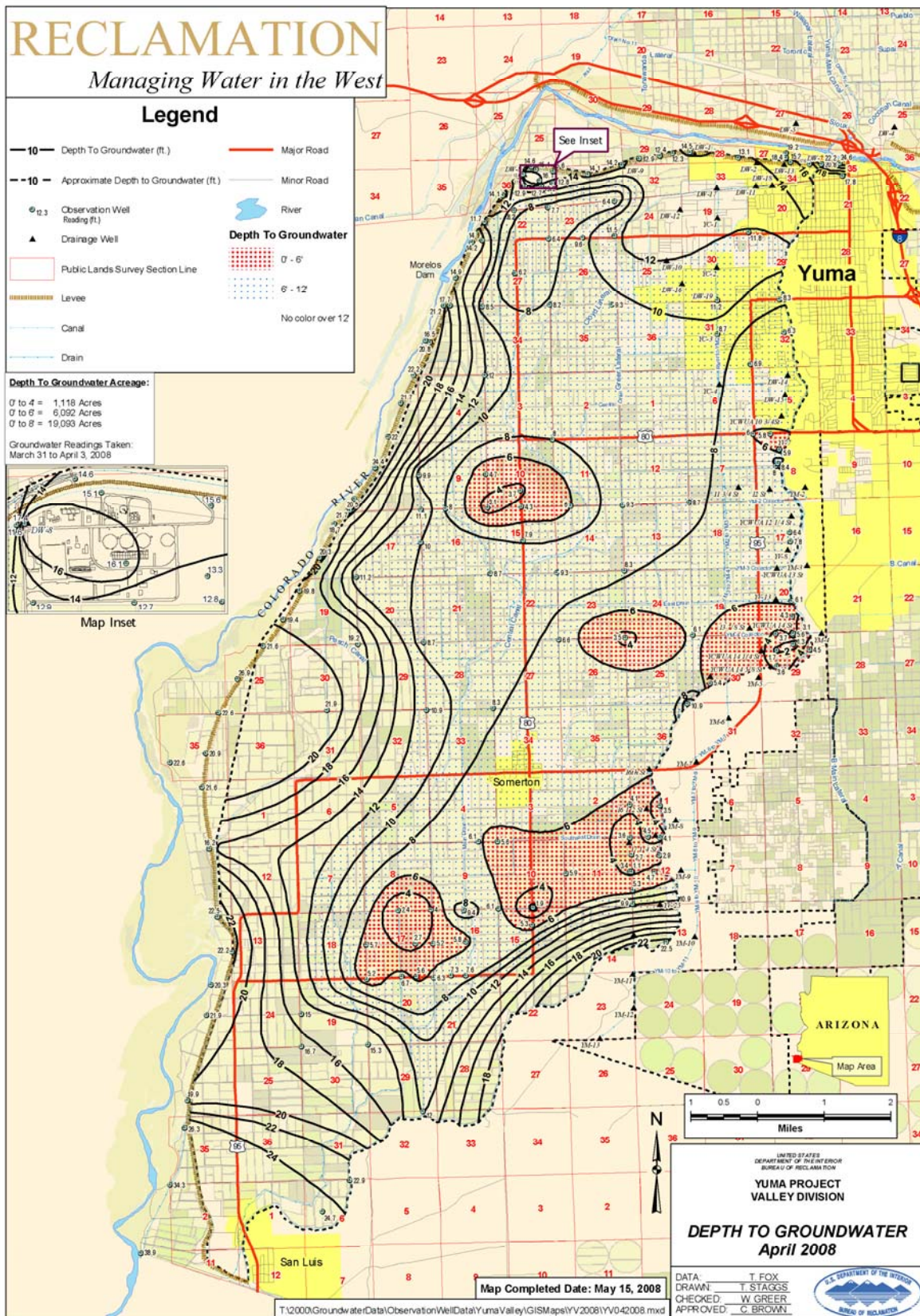


Figure 7: Depth to Groundwater²

²Yuma Area Office, United States Bureau of Reclamation. "Yuma Area Water Management System" http://www.usbr.gov/lc/yuma/programs/YAWMS/GROUNDWATER_maps.cfm

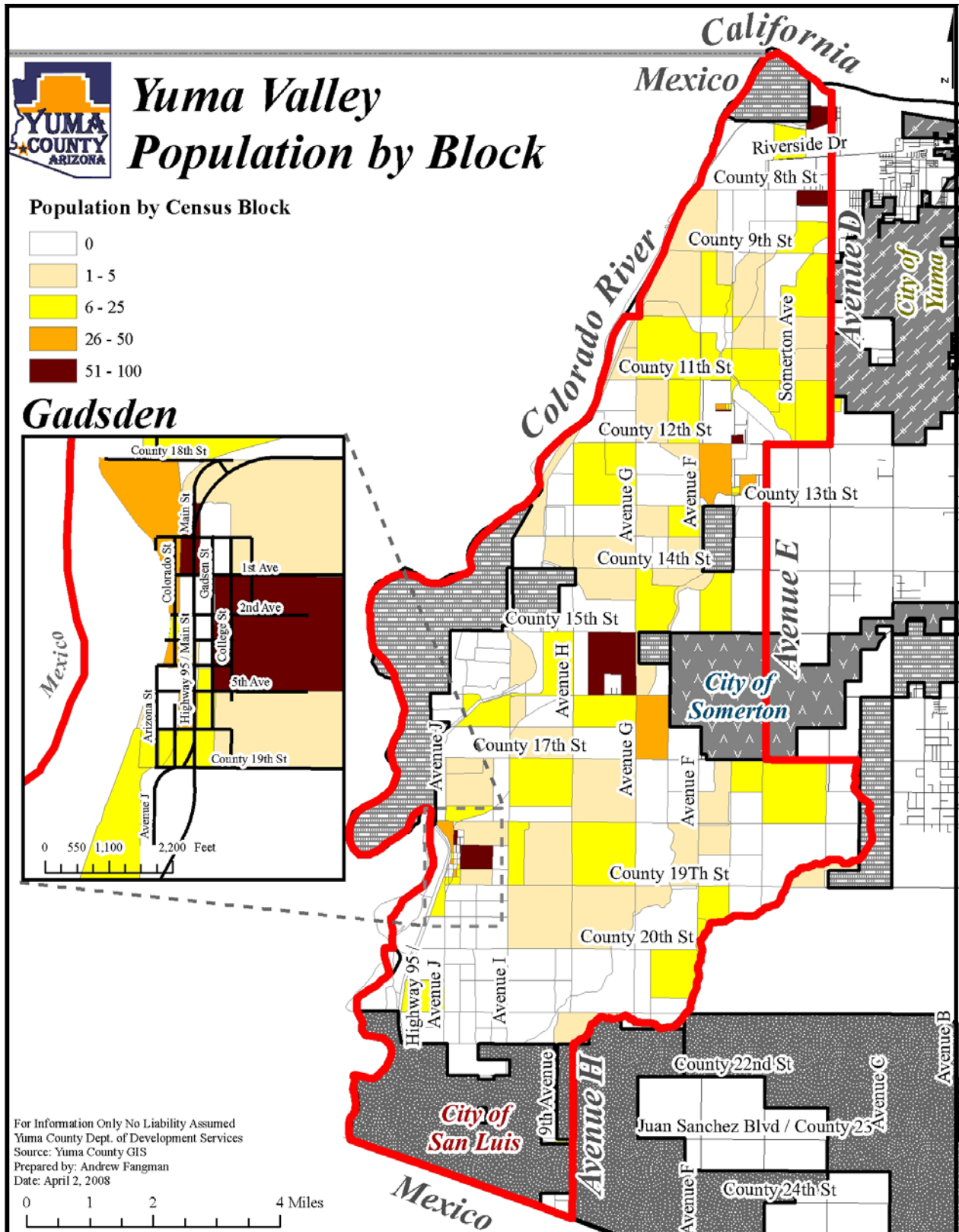


Figure 8: Population by Census Block

Yuma Valley Planning Area Background Study
Demographics

A total of 24,500 people live within the boundaries of the Planning Area. As illustrated in Figure 9 3,517, 14%, people, live in the unincorporated portion of the Planning Area. The remaining 86% live within either the City of Somerton, the City of San Luis, or on the Cocopah Reservation. All demographics in this report refer only to the unincorporated population.

Of the 3,517 people who live within the Yuma Valley Planning Area, 75.7% classify themselves as Hispanic. This is 25.2% more than of Yuma County as whole, where 50.5% classify themselves as Hispanic.

Proportionally more people in the Planning Area identify themselves as Hispanic than do in Yuma County and Arizona as a whole.

Unincorporated Yuma County	3,517
City of San Luis	12,818
City of Somerton	7,280
Cocopah	924
Total	24,500

Table 1: Population by Jurisdiction⁵

	Yuma Valley	Yuma County	Arizona
Total Population	3,517	160,026	5,130,632
White, Non-Hispanic	751	70,956	3,274,258
Hispanic	2,662	80,772	1,295,617
African-American	26	3,136	149,941
American Indian	43	1,819	233,270
Other	35	3,343	177,546

Table 2: Race & Ethnicity⁵

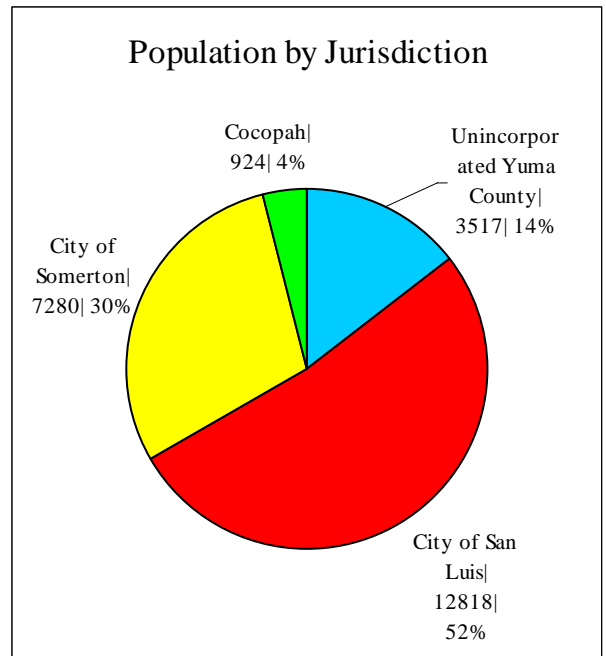


Figure 9: Population by Jurisdiction⁵

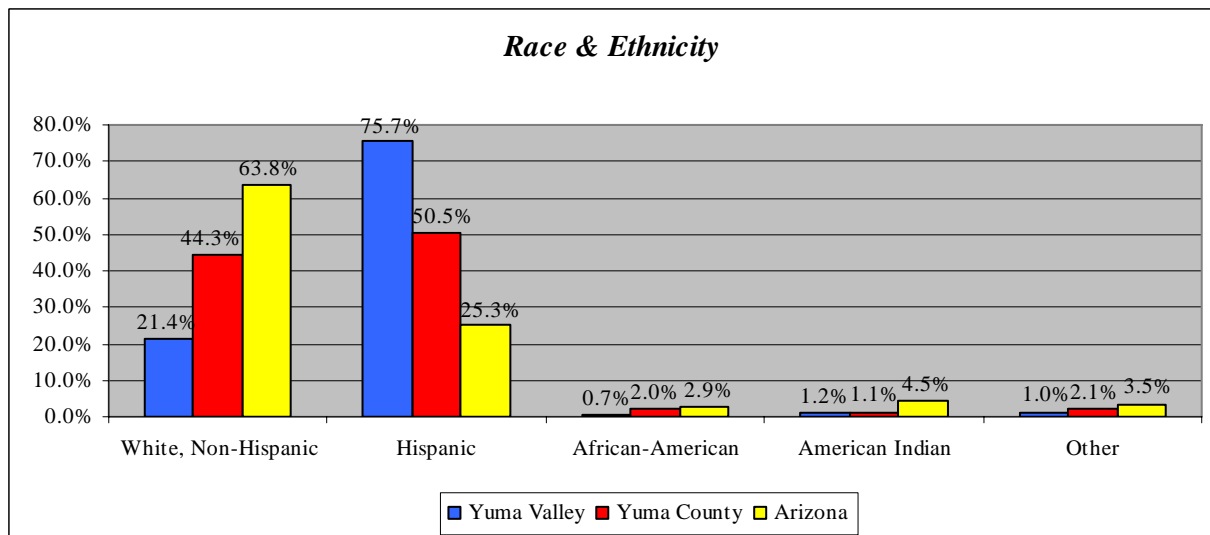


Figure 10: Race & Ethnicity⁵

⁵ 2000 U.S. Census

Yuma Valley Planning Area Background Study Demographics

Figure 11 depicts the percentage of a population contained in five-year age cohorts. Compared to Yuma County and the State of Arizona as a whole, the Yuma Valley Planning Area has 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 Yuma Valley Planning Area is the one that covers people from 10 to 14 years old. The most likely explanation for this phenomena is that the residents of the Planning Area on average have larger families than do residents of the State or County as a whole. The fact that average family size in the Yuma Valley Planning Area is higher than those of the County or State as whole supports this conclusion, as shown in Table 4.

Ages	#
Under 5 years	330
5 to 9 years	389
10 to 14 years	403
15 to 19 years	345
20 to 24 years	199
25 to 29 years	203
30 to 34 years	205
35 to 39 years	281
40 to 44 years	253
45 to 49 years	219
50 to 54 years	143
55 to 59 years	146
60 to 64 years	117
65 to 69 years	107
70 to 74 years	85
75 to 79 years	56
80 to 84 years	17
85 years and over	19

Arizona	Yuma County	Yuma Valley
3.18	3.27	3.96

Table 3: Average Family Size⁶

Table 4: Population by Age Groups
Yuma Valley⁶

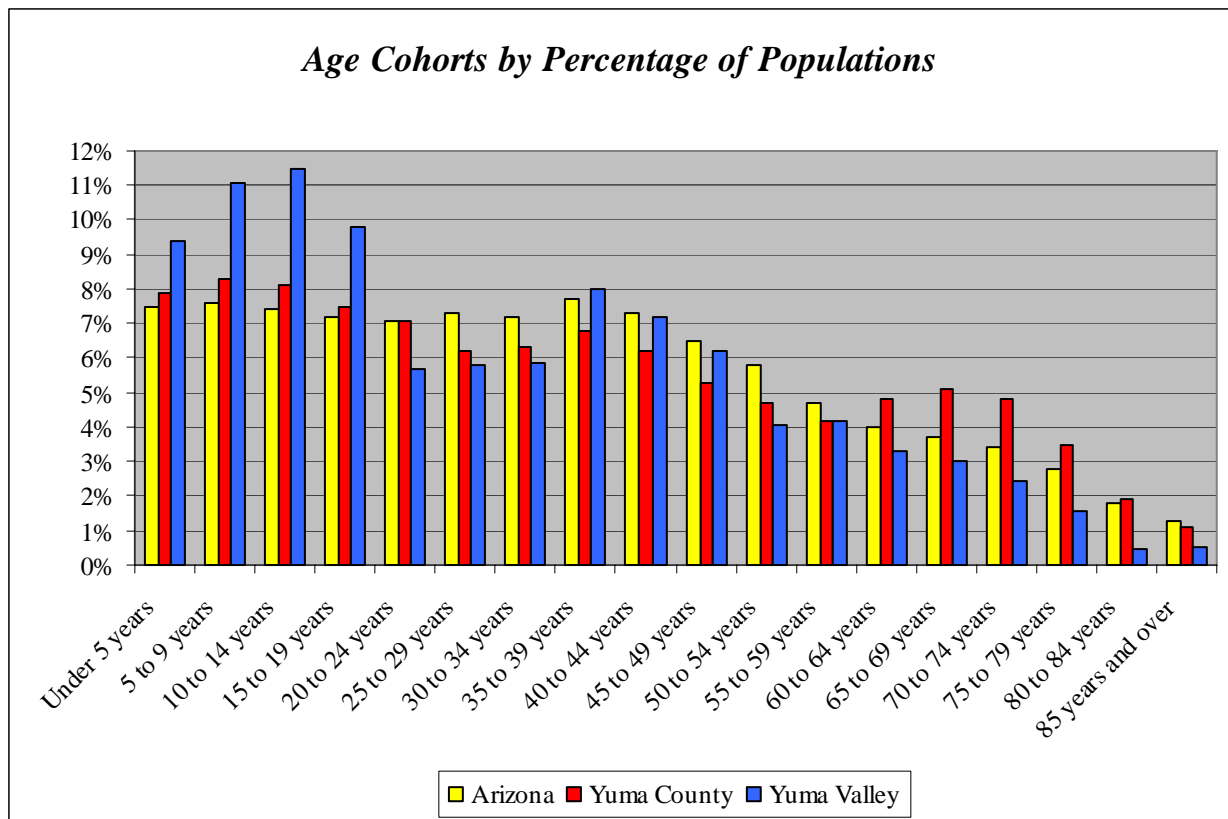


Figure 11: Percent of Total Population by Age Cohort⁶

⁶ 2000 U.S. Census

Yuma Valley Planning Area Background Study Demographics

The Census Bureau reports more detailed demographic data at the Census Tract level. All information on pages 18-23 is comprised of data only reported at the Census Tract level, the Planning Area contains parts of five Census Tracts. All statistics found on pages 18-23 is comprised of the of these five Census Tracts minus the statistics for incorporated areas and the Cocopah Reservation. The area covered by these statistics is shown in yellow in Figure 12.

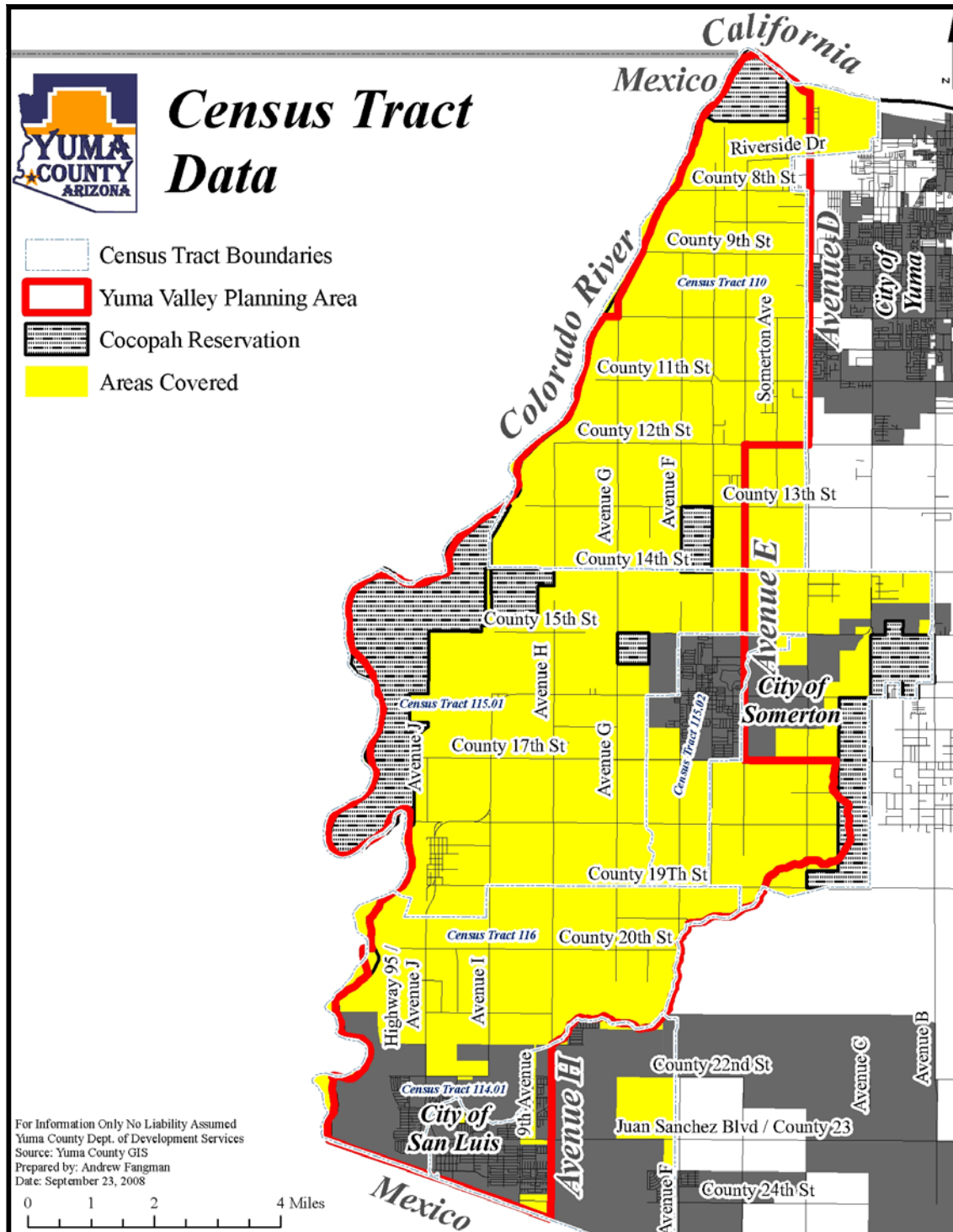


Figure 12: Areas Covered by Census Tract Data

Yuma Valley Planning Area Background Study
Income

A greater proportion of households in the Yuma Valley Planning Area, 39.3% have a household income of less than \$25,000 per year than does Yuma County, 35.9% or the State of Arizona, 27.3% as whole. Approximately 50% of households in the Planning Area have a household income of less than \$25,000 per year. Also in the 2000 census, 11% of households reported having no income. These statistics are clear indication that the Yuma Valley Planning Area has lower income level than the County or the State as a whole.

In Yuma County 35.8% of households are receiving Social Security, in the Yuma Valley Planning Area only 20.8% of households are receiving Social Security income. This is an indication that retirement housing common in much of the County is not as common in the Planning Area.

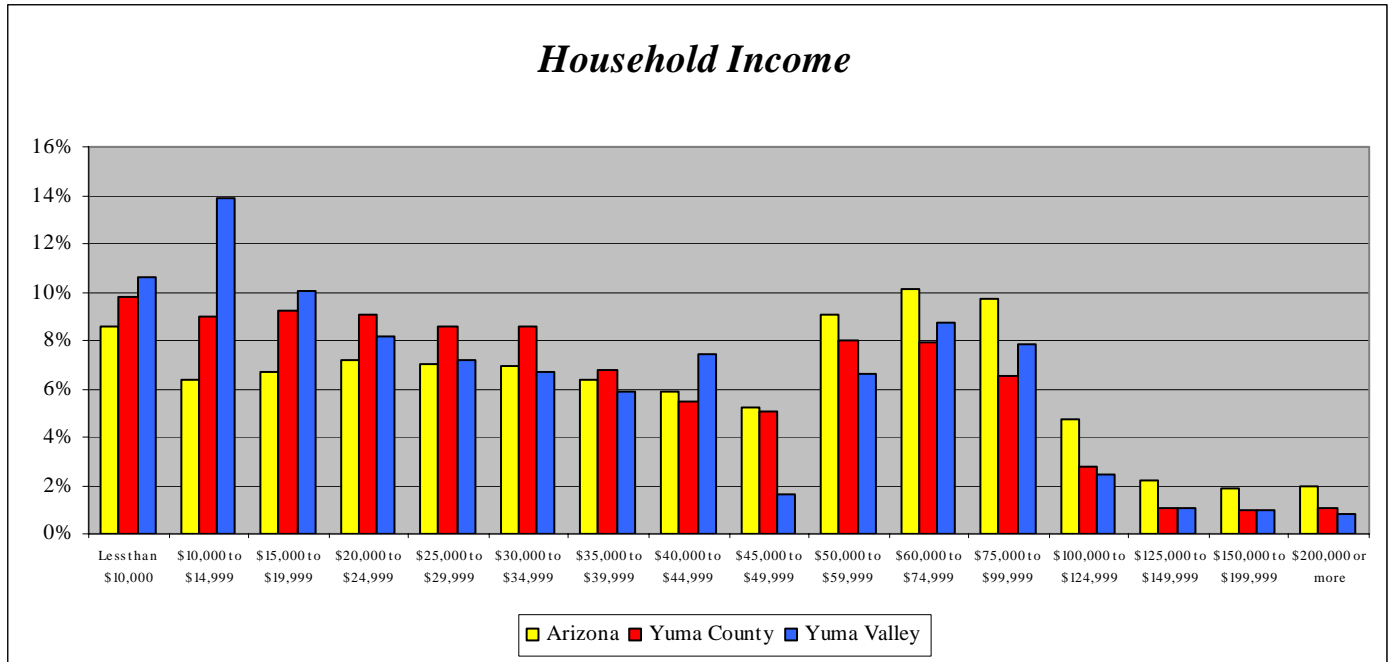


Figure 13: Household Income⁷

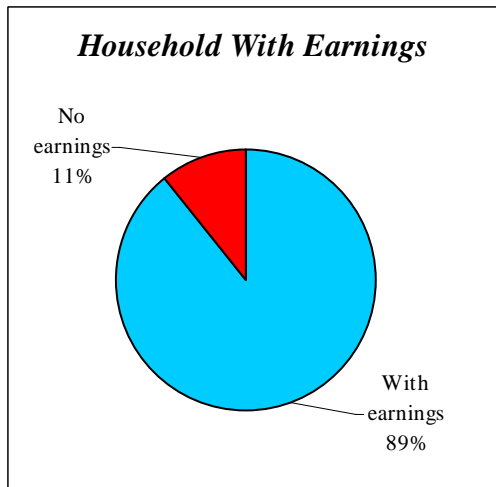


Figure 14: Households With Income⁷

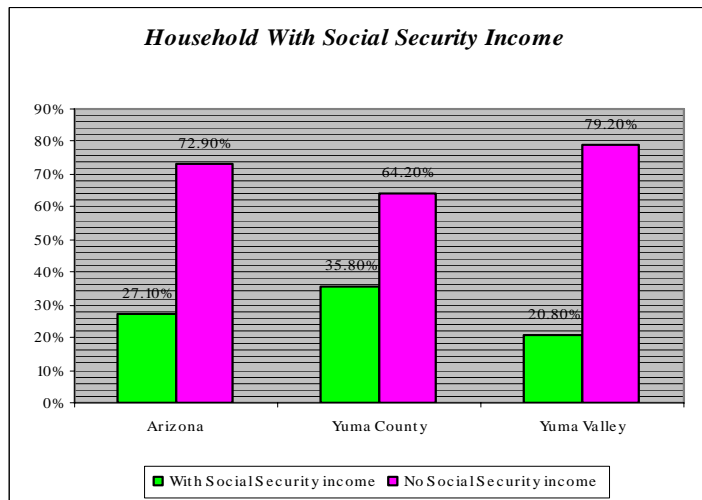


Figure 15: Households With Social Security Income⁷

⁷ 2000 U.S. Census

Yuma Valley Planning Area Background Study
Demographics

Approximately 61% of planning area residents report a commute time between 15 and 44 minutes. This is consistent with most residents having jobs in nearby urbanized areas rather than the Planning Area itself and with agricultural workers traveling between various fields.

Minutes	Number of Commuters
Less than 5 minutes	34
5 to 9 minutes	91
10 to 14 minutes	139
15 to 19 minutes	181
20 to 24 minutes	151
25 to 29 minutes	122
30 to 34 minutes	219
35 to 39 minutes	20
40 to 44 minutes	43
45 to 59 minutes	99
60 to 89 minutes	68
90 or more minutes	36
Worked at home	33

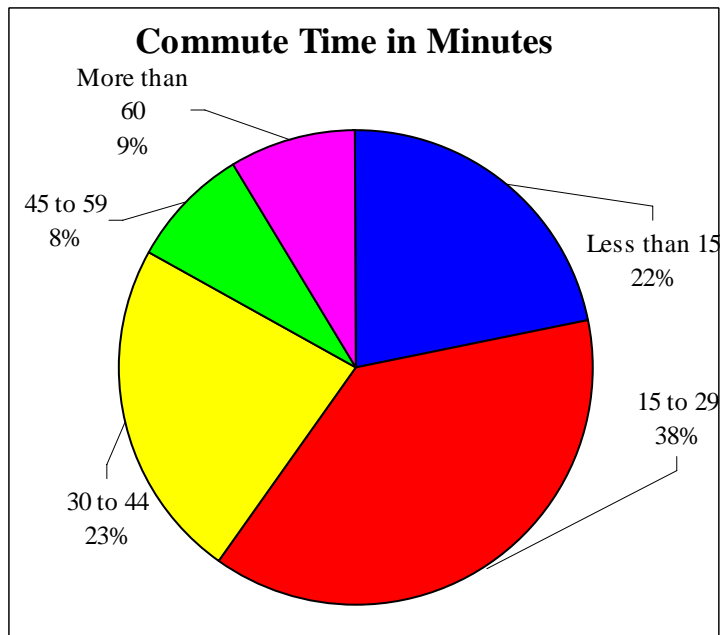


Table 5: Yuma Valley Commute Times⁸

Figure 15: Yuma Valley Length of Commutes⁸

Approximately 44% of Planning Area residents moved between 1995 and 1999, 61% moved from somewhere within Yuma County. Twenty-two percent of new residents moved from a foreign county, another 10% moved from a Western state other than Arizona. The remaining 7% came from Arizona and all non Western states.

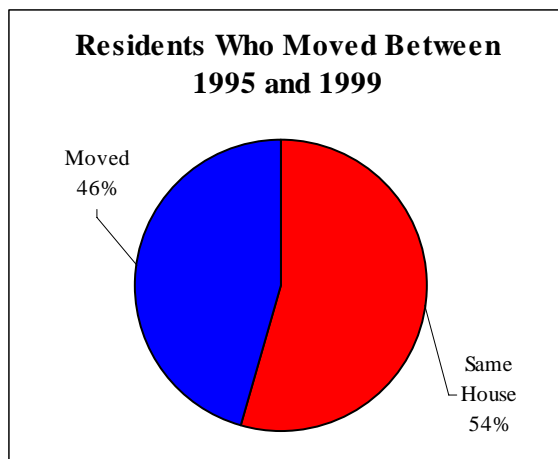


Figure 16: Movers⁸

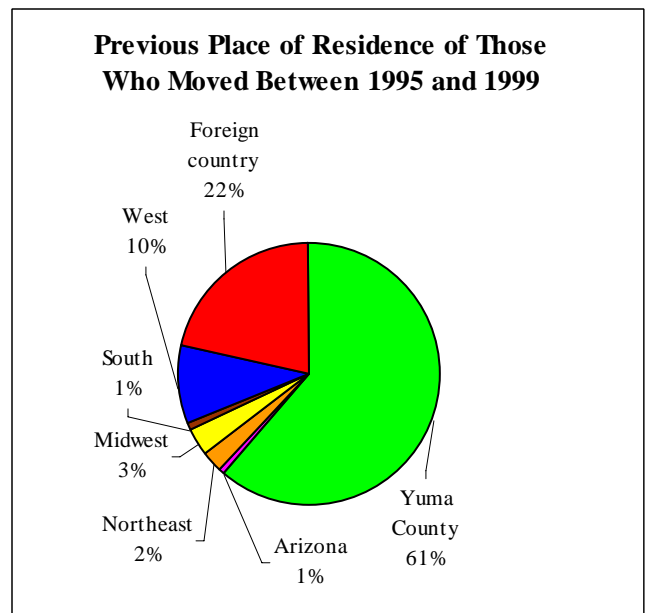


Figure 17: Yuma Valley Previous Place of Residence⁸

⁸ 2000 U.S. Census

Yuma Valley Planning Area Background Study
Employment

In comparison to Yuma County and Arizona as whole a significantly higher percentage of Planning Area residents are employed in the agricultural sector of the economy. Approximately 17.5% 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. Both the County and the Planning Area have a similar percentage of employed residents working in the private, non-agriculture sector of the economy, a percentage that is much smaller than is found in the State as whole (Figure 170).

The Planning Area has a smaller percentage of its workforce is employed by governmental entities. This is likely explained by the fact that there are very few governmental installations located within the Planning Area, the Yuma Desalting Plant and the attached Bureau of Reclamation offices being notable exceptions.

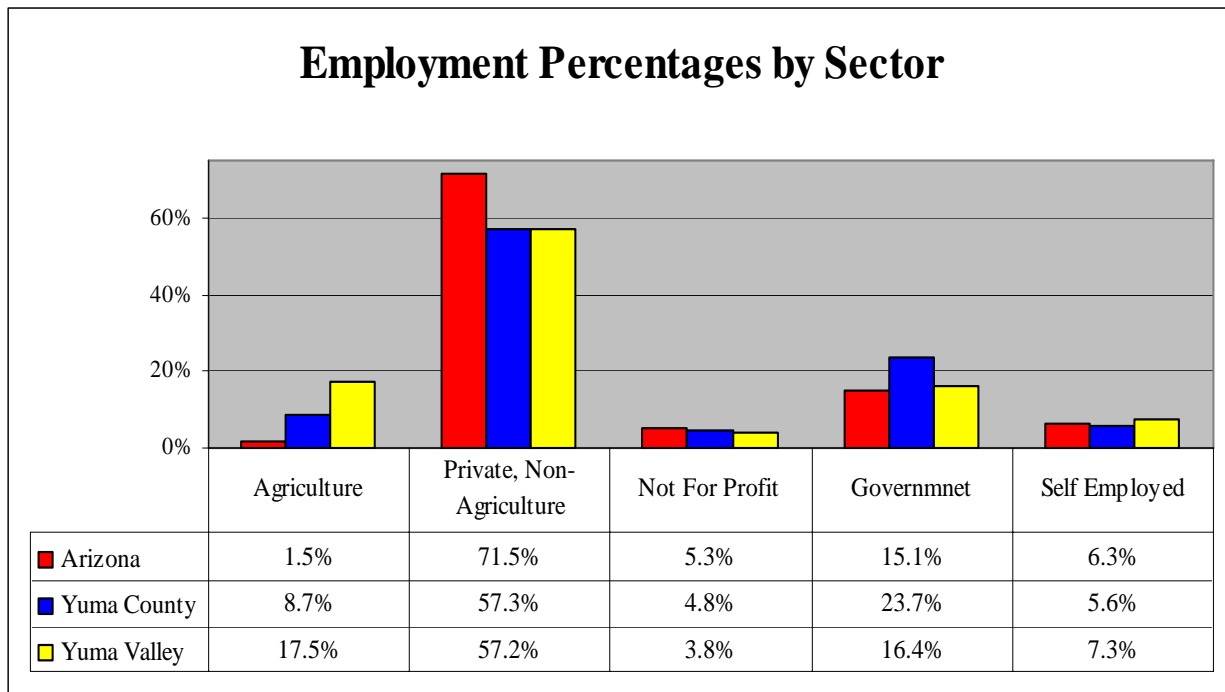


Figure 17: Employment by Sector⁸

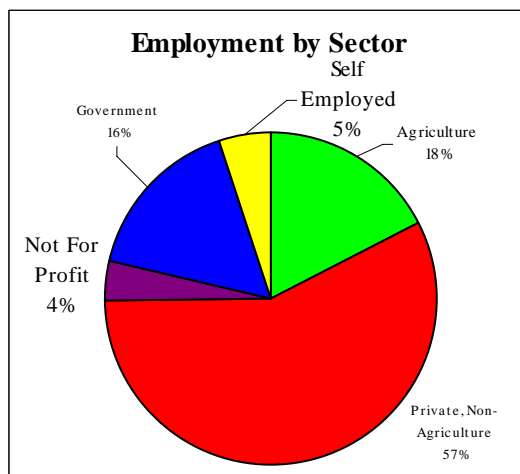


Figure 18: Employment by Sector⁸

Type of Employer	# of Employees
Agriculture	223
Private, Non-Agriculture	728
Not For Profit	48
Government	208
Self Employed	65

Table 6: Employment by Sector⁸

⁸ 2000 U.S. Census

Yuma Valley Planning Area Background Study Occupations

Of the occupational categories used by the Census Bureau, there was a greater percentage of employed Planning Area residents, in six categories, than in the State or County as whole and these occupations represent some of the economic strengths of the Planning Area. Two of these occupation are directly related to the agriculture sector; farmer and farm managers; and farming occupations. Two other occupations in which the Planning Area is strong, motor vehicle operation and material moving workers, are occupations that often play a role directly supporting agricultural activity.

Occupation	Yuma Valley Planning Area		Yuma County	Arizona
	#	%	%	%
Management occupations, except farmers and farm managers	73	5.7%	6.0%	8.8%
Farmers and farm managers	70	5.5%	1.1%	0.2%
Business operations specialists	23	1.8%	1.4%	2.1%
Financial specialists	17	1.3%	1.3%	2.2%
Computer and mathematical occupations	8	0.6%	0.6%	2.5%
Architects, surveyors, cartographers, and engineers	11	0.9%	0.7%	1.8%
Drafters, engineering, and mapping technicians	10	0.8%	0.8%	0.7%
Life, physical, and social science occupations	9	0.7%	0.4%	0.7%
Community and social services occupations	10	0.8%	1.6%	1.4%
Legal occupations	7	0.6%	0.6%	1.0%
Education, training, and library occupations	47	3.7%	6.8%	5.2%
Arts, design, entertainment, sports, and media occupations	0	0.0%	1.3%	1.9%
Health diagnosing and treating practitioners and technical occupations	14	1.1%	2.7%	2.9%
Health technologists and technicians	12	0.9%	1.4%	1.3%
Health care support occupations	13	1.0%	1.5%	1.6%
Fire fighting, prevention, and law enforcement workers, including supervisors	18	1.4%	3.1%	1.4%
Other protective service workers, including supervisors	17	1.3%	0.9%	1.0%
Food preparation and serving related occupations	84	6.6%	5.4%	5.4%
Building and grounds cleaning and maintenance occupations	48	3.8%	4.0%	3.8%
Personal care and service occupations	28	2.2%	2.8%	3.0%
Sales and related occupations	103	8.1%	12.4%	12.2%
Office and administrative support occupations	160	12.6%	14.0%	16.3%
Farming, fishing, and forestry occupations	141	11.1%	6.3%	0.6%
Supervisors, construction and extraction workers	8	0.6%	0.9%	0.9%
Construction trades workers	94	7.4%	5.0%	5.7%
Extraction workers	0	0.0%	0.1%	0.1%
Installation, maintenance, and repair occupations	62	4.9%	4.7%	4.2%
Production occupations	52	4.1%	4.9%	5.7%
Supervisors, transportation and material moving workers	6	0.5%	0.2%	0.2%
Aircraft and traffic control occupations	0	0.0%	0.3%	0.2%
Motor vehicle operators	49	3.9%	3.7%	2.7%
Rail, water and other transportation occupations	0	0.0%	0.4%	0.3%
Material moving workers	78	6.1%	2.7%	1.9%

Table 8: Employment by Sector⁹

⁹ 2000 U.S. Census

Yuma Valley Planning Area Background Study
Housing

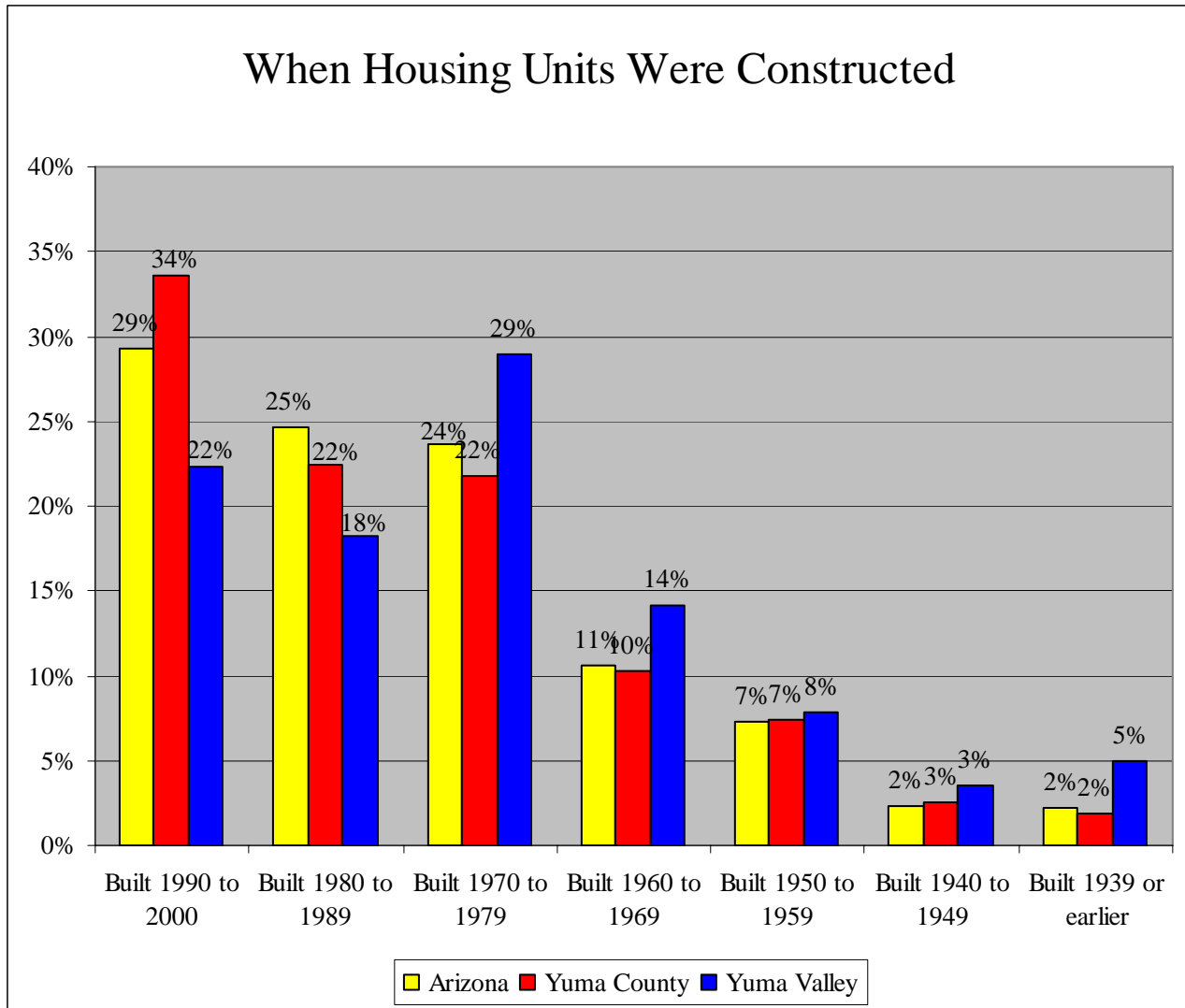


Figure 19: When Housing Units Were Constructed¹⁰

As illustrated in Figure 19, the housing stock in the Yuma Valley Planning Area is older than that found in Yuma County and Arizona as a whole. The Yuma Valley Planning Area saw a greater percentage of its housing stock constructed in the 1970's than in any other decade. Both Yuma County and Arizona as a whole saw the greatest part of their housing stock constructed in the 1990's. For every decade prior to the 1970's, a greater percentage of the Yuma Valley Planning Area housing stock was constructed than was constructed in Yuma County and Arizona as a whole.

This is a clear indication that the Planning Area is characterized by an aging housing stock. Since 2000 a total of 74 housing units have been added in the Yuma Valley Planning Area accounting for approximately 6% of the 1,303 housing units that exist in the planning area. Approximately 62% of all housing units were constructed prior to 1980.

¹⁰ 2000 U.S. Census

Yuma Valley Planning Area Background Study
Housing Units

The Yuma Valley Planning Area has lower vacancy rate than that found in Yuma County as whole, this likely is an indication that housing for seasonal residents which is common in other parts of the county is not common in the Yuma Valley Planning Area. The rate of homeownership in the Yuma Valley Planning Area is similar, but slightly lower to that found in Yuma County and the State of Arizona as whole.

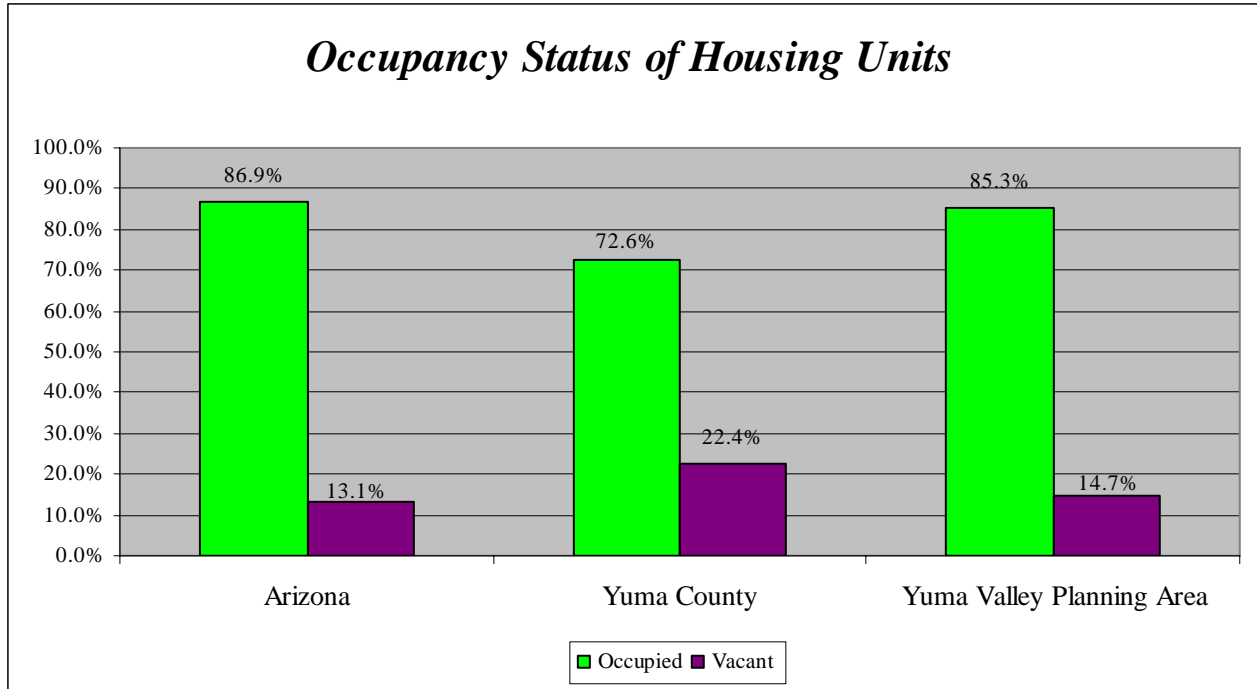


Figure 20: Occupancy Status of Housing Units¹¹

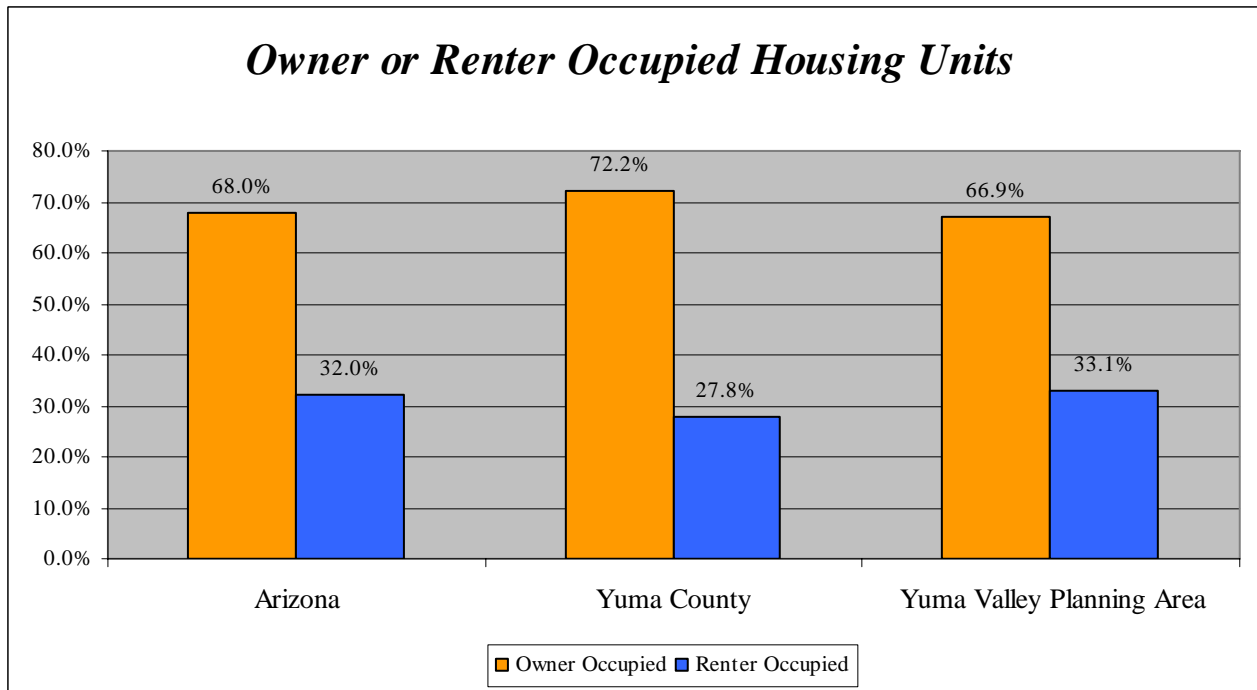


Figure 21: Owner of Renter Occupied Housing Units¹¹

¹¹ 2000 U.S. Census

Yuma Valley Planning Area Background Study
 Land Ownership

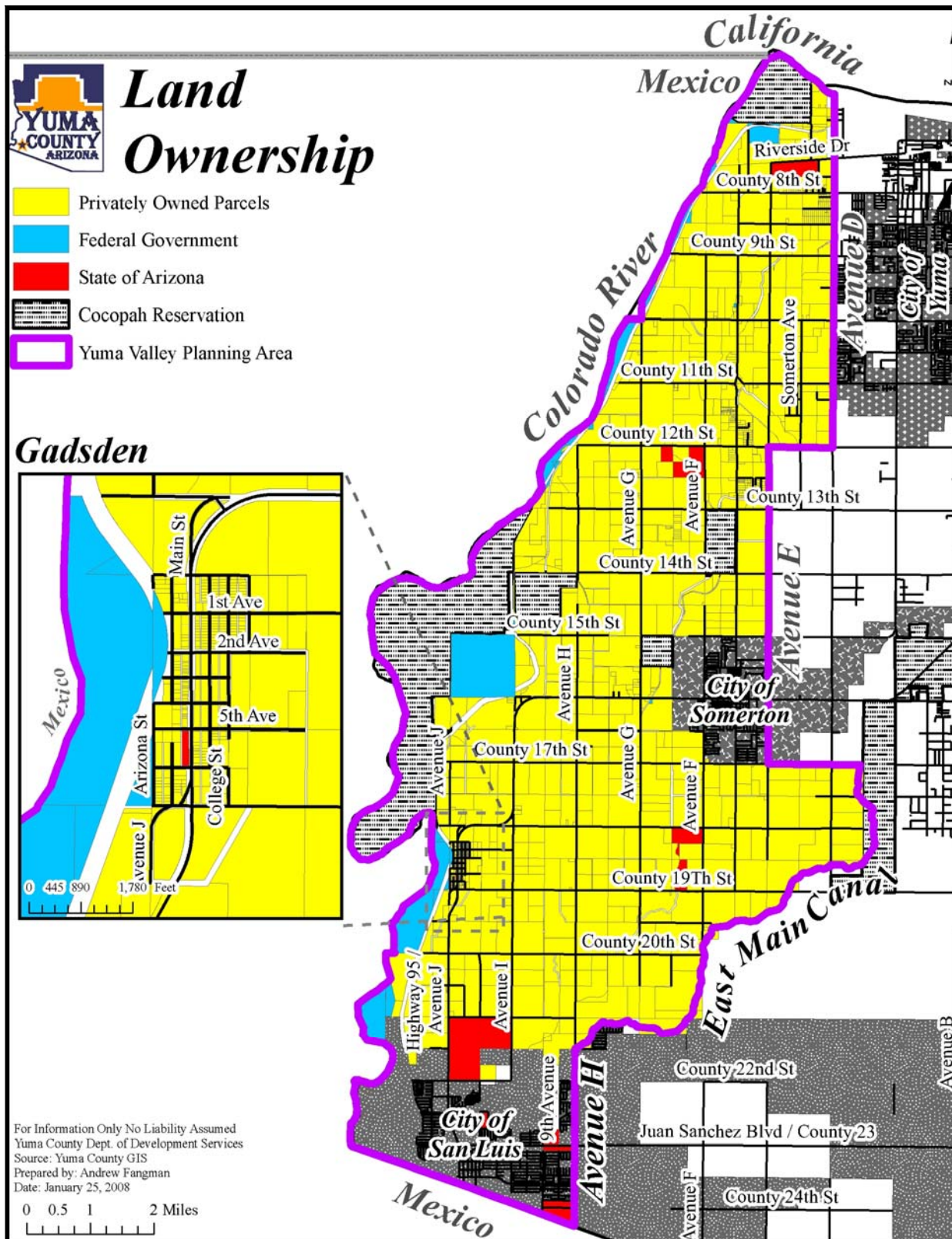


Figure 22: Land Ownership

Yuma Valley Planning Area Background Study
Land Ownership

Over 90% of land in Yuma County is owned by either the federal or state government. A much different situation exists in the Yuma Valley Planning Area. In the Planning Area 92% of land is owned by private parties. The Federal government owns 5% of land in the Planning Area, and the State owns the remaining 3%. This land ownership pattern reflects the intense agricultural use of the Planning Area.

Almost all of the federally owned land is controlled by the Bureau of Reclamation and is located along the Colorado River. Land owned by the State Land Department is scattered

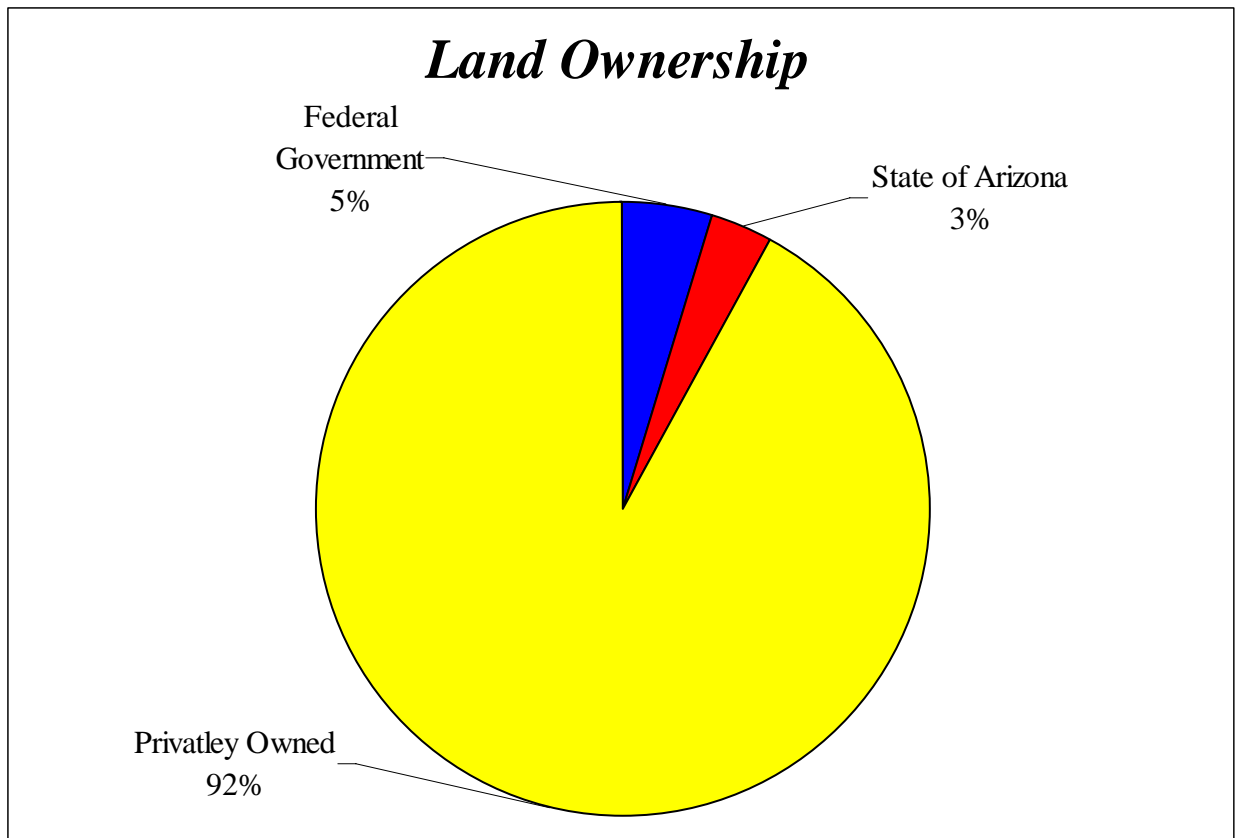


Figure 23: Land Ownership

<i>Ownership</i>	<i>Acres</i>
Federal Government	1,756
State of Arizona	1,214
Privately Owned	33,538

Table 9: Land Ownership



West Main Canal & Border Fence

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

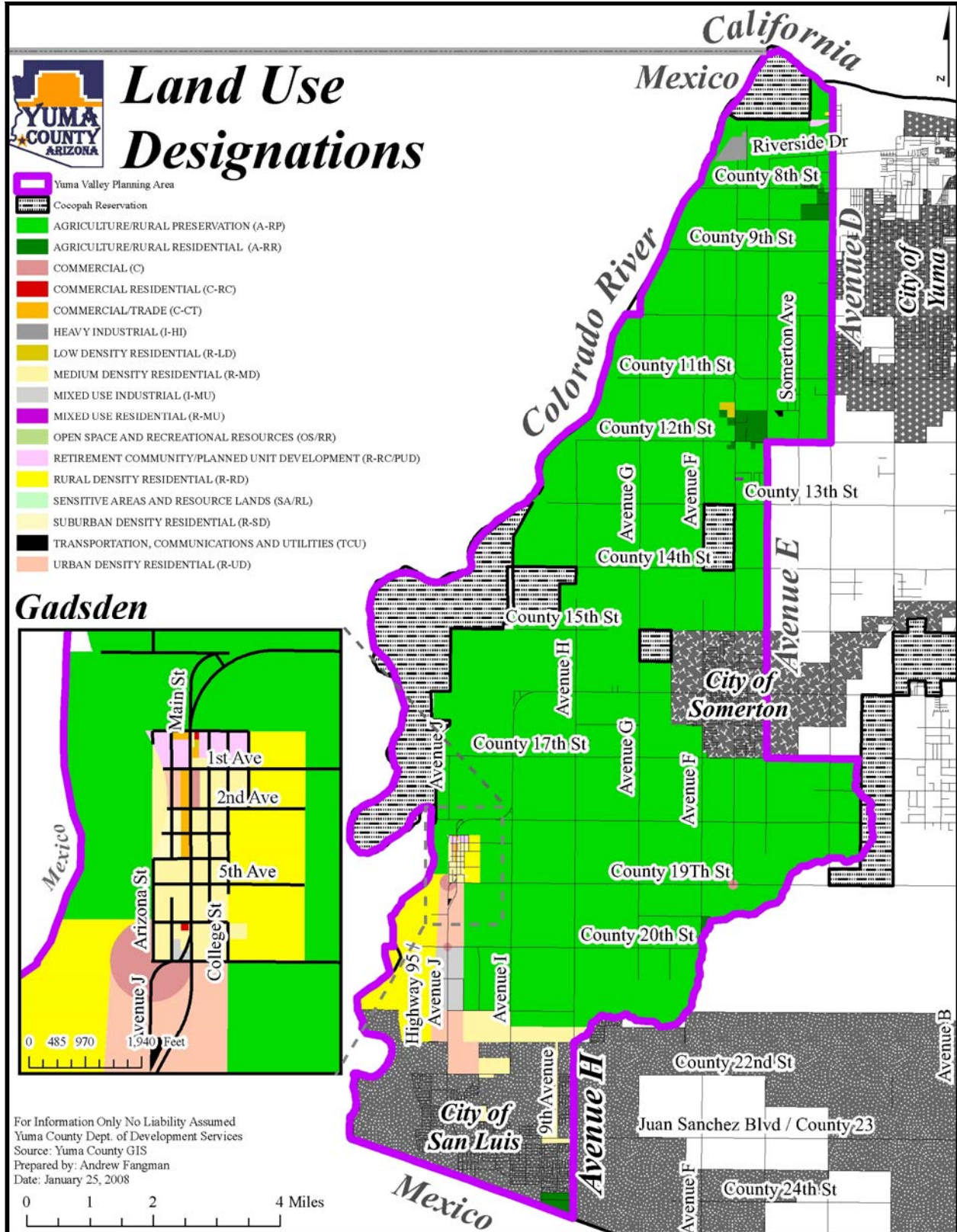


Figure 24: Land Use Designations

Yuma Valley Planning Area Background Study
Land Use Designations

Land Use Designation	Acres	Acres
Agriculture/Rural Preservation (A-RP)	34,571	91.72%
Agriculture/Rural Residential (A-RR)	300	0.80%
Commercial (C)	11	0.03%
Commercial Residential (C-RC)	1	0.00%
Commercial/Trade (C-CT)	7	0.02%
Heavy Industrial (I-HI)	97	0.26%
Low Density Residential (R-LD)	29	0.08%
Medium Density Residential (R-MD)	612	1.62%
Mixed Use Industrial (I-MU)	299	0.79%
Mixed Use Residential (R-MU)	323	0.86%
Retirement Community/Planned Unit Development (R-RC/PUD)	20	0.05%
Rural Density Residential (R-RD)	1,161	3.08%
Suburban Density Residential (R-SD)	10	0.03%
Transportation, Communications And Utilities (TCU)	9	0.02%
Urban Density Residential (R-UD)	243	0.64%

Table 10: Land Use Designation



Yuma Valley Planning Area Background Study
 Land Use Designations

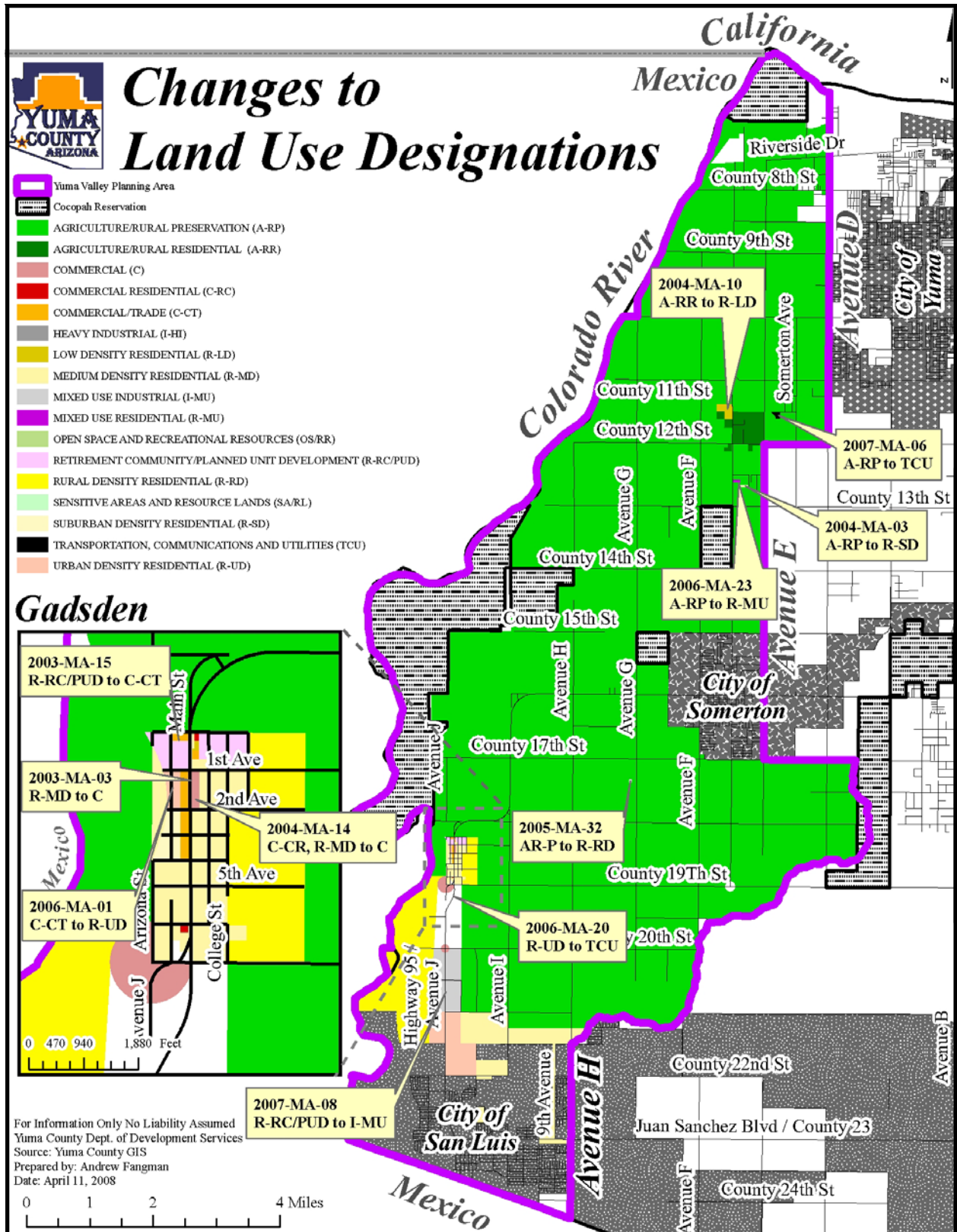


Figure 26: Changes to Land Use Designations

Yuma Valley Planning Area Background Study
Land Use Designations

Amendment #	New Land Use Designation	Previous Land Use Designation	Acreage	Date of Change
2003-MA-10	Medium Density Residential	Commercial	0.2	2/3/04
2003-MA-15	Retirement Community/ Planned Unit Development	Commercial/Trade	0.25	2/3/04
2004-MA-03	Agriculture/Rural Preservation	Suburban Density Residential	3.22	5/4/04
2004-MA-14	Commercial Residential/ Medium Density Residential	Commercial	0.29	10/13/04
2004-MA-15	Agriculture/Rural Residential	Low Density Residential	0.37	12/22/04
2006-MA-01	Commercial/Trade	Urban Density Residential	1.79	6/9/06
2005-MA-32	Agriculture/Rural Preservation	Rural Density Residential	2	8/16/06
2006-MA-20	Urban Density Residential	Transportation, Communi- cations And Utilities	7	10/16/06
2006-MA-23	Agriculture/Rural Preservation	Mixed Use Residential	3.25	6/4/07
2007-MA-06	Agriculture/Rural Preservation	Transportation, Communi- cations And Utilities	6	7/18/07
2007-MA-08	Retirement Community/ Planned Unit Development	Mixed Use Industrial	0.35	12/27/07

Table 11: Changes to Land Use Designations

Almost 92% of the 37,693 acres that comprise the Yuma Valley Planning Area are designated as Agriculture/Rural Preservation, which requires a minimum parcel size of 40 acres. Land with this designation in the Planning Area is nearly always being actively farmed and is irrigated. Land with a residential, commercial, or industrial land use designation is generally located in and around Gadsden.

Since 2001 eleven amendments to Comprehensive Plan to change the land use designations have been, approved in the Yuma Valley Planning Area. All these changes have been very small in scale; together the eleven approved amendments changed land use designation on a total of 25 acres. Only 8.84 acres of land that was previously designated as Agriculture/Rural Perseveration had its land use designation changed to a to a residential designation. This is an indication that success on a major goal of the Comprehensive Plan, the conversion of prime, irrigated farmland is being achieved .

Yuma Valley Planning Area Background Study
 Zoning District

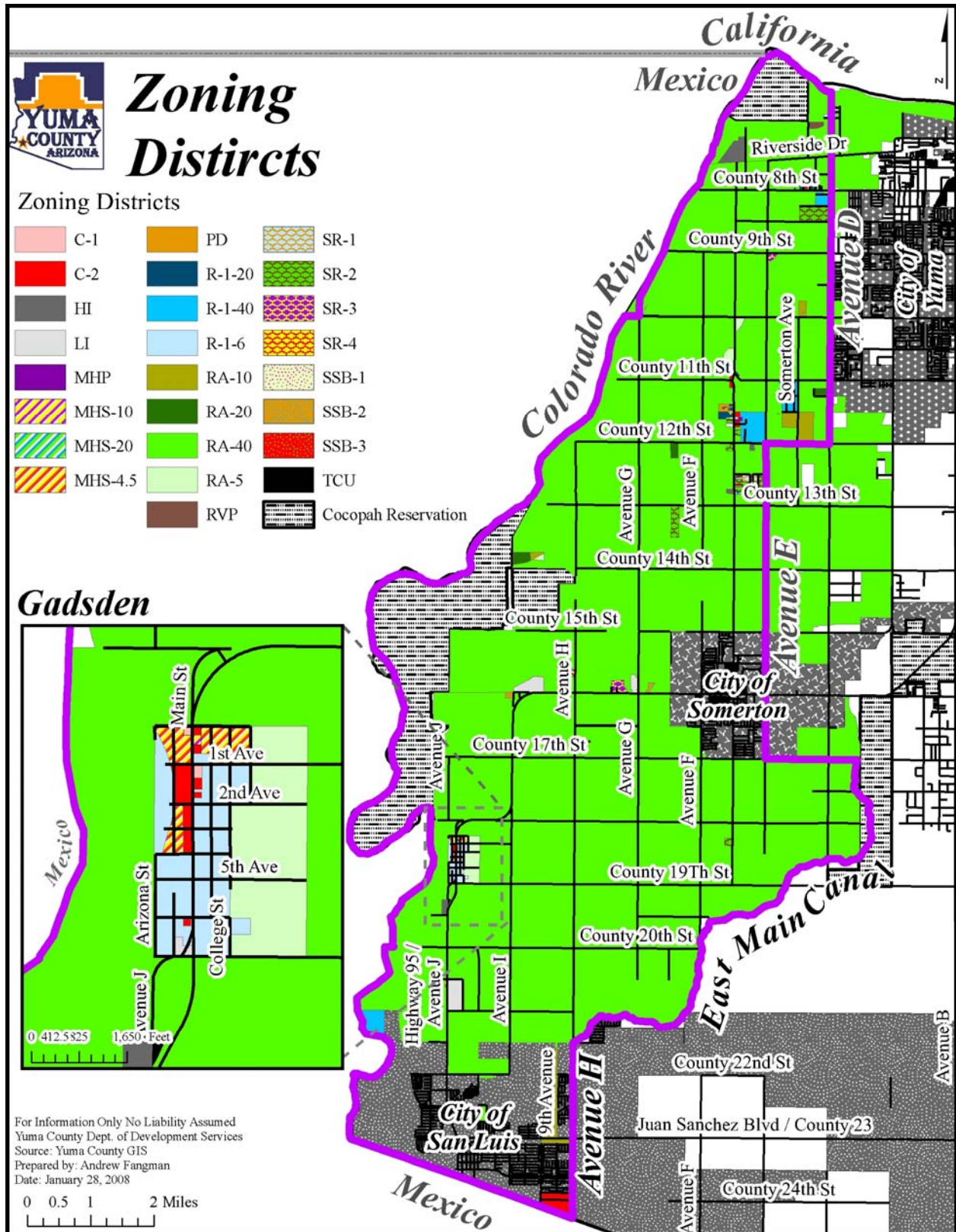


Figure 27: Zoning Districts

**Yuma Valley Planning Area Background Study
Rezoning 2000 to 2007**

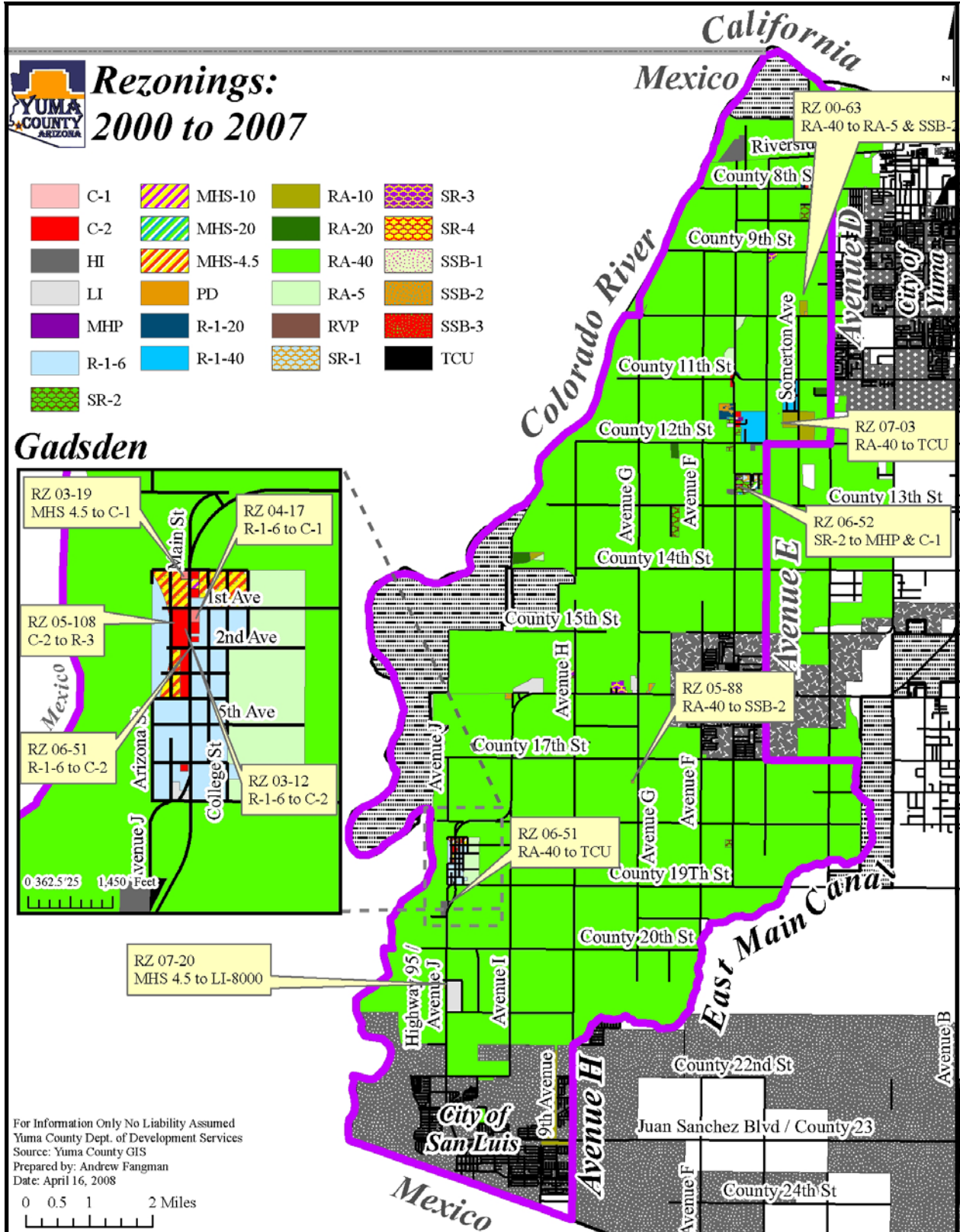


Figure 28: Rezoning 2000 to 2007

Yuma Valley Planning Area Background Study
Zoning District

Zoning District	Abbreviation	# of Parcels	% of Parcels	Total Acreage	% of Acreage
Rural Area - 40 acre minimum parcels	RA-40	626	44.6%	27,551	85.1%
Rural Area - 20 acre minimum parcels	RA-20	7	0.5%	163	0.4%
Rural Area - 10 acre minimum parcels	RA-10	17	1.2%	884	2.3%
Rural Area - 5 acre minimum parcels	RA-5	38	2.7%	557	1.5%
Suburban Ranch - 4 acre minimum parcels	SR-4	1	0.1%	20	0.1%
Suburban Ranch - 3 acre minimum parcels	SR-3	7	0.5%	283	0.8%
Suburban Ranch - 2 acre minimum parcels	SR-2	102	7.3%	950	2.5%
Suburban Ranch - 1 acre minimum parcels	SR-1	28	2.0%	239	0.6%
Suburban Site Built - 3 acre minimum Parcels	SSB-3	7	0.5%	10	0.0%
Suburban Site Built - 2 acre minimum Parcels	SSB-2	16	1.1%	422	1.1%
Suburban Site Built - 1 acre minimum Parcels	SSB-1	7	0.5%	4	0.0%
Low Density Residential- 40,000 square feet minimum	R-1-40	79	5.6%	292	0.8%
Low Density Residential- 20,000 square feet minimum	R-1-20	60	4.3%	239	0.6%
Low Density Residential - 6,000 square feet minimum	R-1-6	144	10.3%	50	0.1%
Manufactured Home Subdivision - 20,000 square feet minimum	MHS-20	33	2.4%	46	0.1%
Manufactured Home Subdivision - 10,000 square feet minimum	MHS-10	9	0.6%	5	0.0%
Manufactured Home Subdivision - 4,500 square feet minimum	MHS-4.5	96	6.8%	97	0.3%
Manufactured Home Park	MHP	3	0.2%	19	0.1%
Recreational Vehicle Park	RVP	6	0.4%	47	0.1%
Planned Development	PD	4	0.3%	2	0.0%
Local Commercial	C-1	8	0.6%	8	0.0%
General Commercial	C-2	64	4.6%	225	0.6%
Light Industrial	LI	24	1.7%	475	1.3%
Heavy Industrial	HI	17	1.2%	586	1.6%
Transportation, Communications & Utilities	TCU	1	0.1%	6	0.0%
Total	-	1,404	-	33,180	

Table 12: Zoning Districts

Parcels zoned Rural Area account for 94.8% of the acreage of the Planning Area. Parcels zoned for residential, commercial, or industrial use, accounts for 9.7% of the Planning Area acreage. The zoning found in the Planning Area is consistent with its use as area with intense agricultural production.

Residential, Commercial, and Industrial zoning are concentrated in several locations across the Planning Area, most notably in the Gadsden vicinity and in the vicinity of County 12th Street and Avenue E.

Yuma Valley Planning Area Background Study
Rezoning

CASE	LOCATION	ACREAGE	PREVIOUS ZONING	CURRENT ZONING	DATE
RZ00-63	5402 W. Co. 10th St.	19	Rural Area - 40 acre minimum parcels	Rural Area - 5 acre minimum parcels (RA-5) & Suburban Site Built - 2 acre minimum	3/5/2001
RZ03-12	2nd St. & Highway 95 (Gadsden)	0.18	Low Density Residential - 6,000 square feet minimum parcels (R-1-6)	General Commercial (C-2)	8/18/2003
RZ03-19	Southwest corner of Lorena Drive & Main St.	0.22	Manufactured Home Subdivision - 4,500 square feet minimum parcels (MHS-4.5)	Local Commercial (C-1)	10/6/2003
RZ04-17	First Avenue & Main St., Gadsden	0.1	Low Density Residential - 6,000 square feet minimum parcels (R-1-6)	Local Commercial (C-1)	9/8/2004
RZ05-88	Avenue G & County 17 1/4 Street	2	Rural Area - 40 acre minimum parcels	Suburban Site Built - 2 acre minimum parcels (SSB-2)	5/15/2006
RZ05-108	Highway 95 & First Avenue, Gadsden	1.79	General Commercial (C-2)	High Density Residential (R-3)	5/15/2006
RZ06-48	U.S. Highway 95 & County 19th Street	2.64	Rural Area - 40 acre minimum parcels	Heavy Industrial (HI0)	11/6/2006
RZ06-51	Main Street & 2nd Street (Gadsden)	0.18	Low Density Residential - 6,000 square feet minimum parcels (R-1-6)	General Commercial (C-2)	12/4/2006
RZ06-52	12595 South Somerton Avenue	3.25	Suburban Ranch - 2 acre minimum parcels (SR-2)	Local Commercial (C-1) & Manufactured Home Park (MHP)	5/7/2007
RZ07-13	Avenue E & the alignment of County 11 1/2 Street	6	Rural Area - 40 acre minimum parcels	Transportation, Communications, and Utilities (TCU)	6/18/2007
RZ07-20	20534 South Highway 95	0.36	Manufactured Home Subdivision - 4,500 square feet minimum parcels (MHS-4.5)	Light Industrial - 8,000 square feet minimum parcels (LI-8000)	8/6/2007

Table 13: Rezoning 2000 to 2008

Between 2000 and 2008 the Board of Supervisors approved eleven rezoning cases in the Yuma Valley Planning Area. The area covered by these rezonings is small, covering a total of 35.72 acres. Five of the eleven rezoning covered less than an acre. The small number of rezonings and their even smaller size is a strong indicator that land use in the Planning Area has remained very stable with no major changes occurring over the past eight years.

Of the eleven rezonings in the Planning Area, six occurred in the Gadsden vicinity; the remaining five were scattered throughout the Planning Area. The approved rezonings were a mix of residential, commercial, and industrial zoning changes. There was no discernible pattern in type of districts requested.

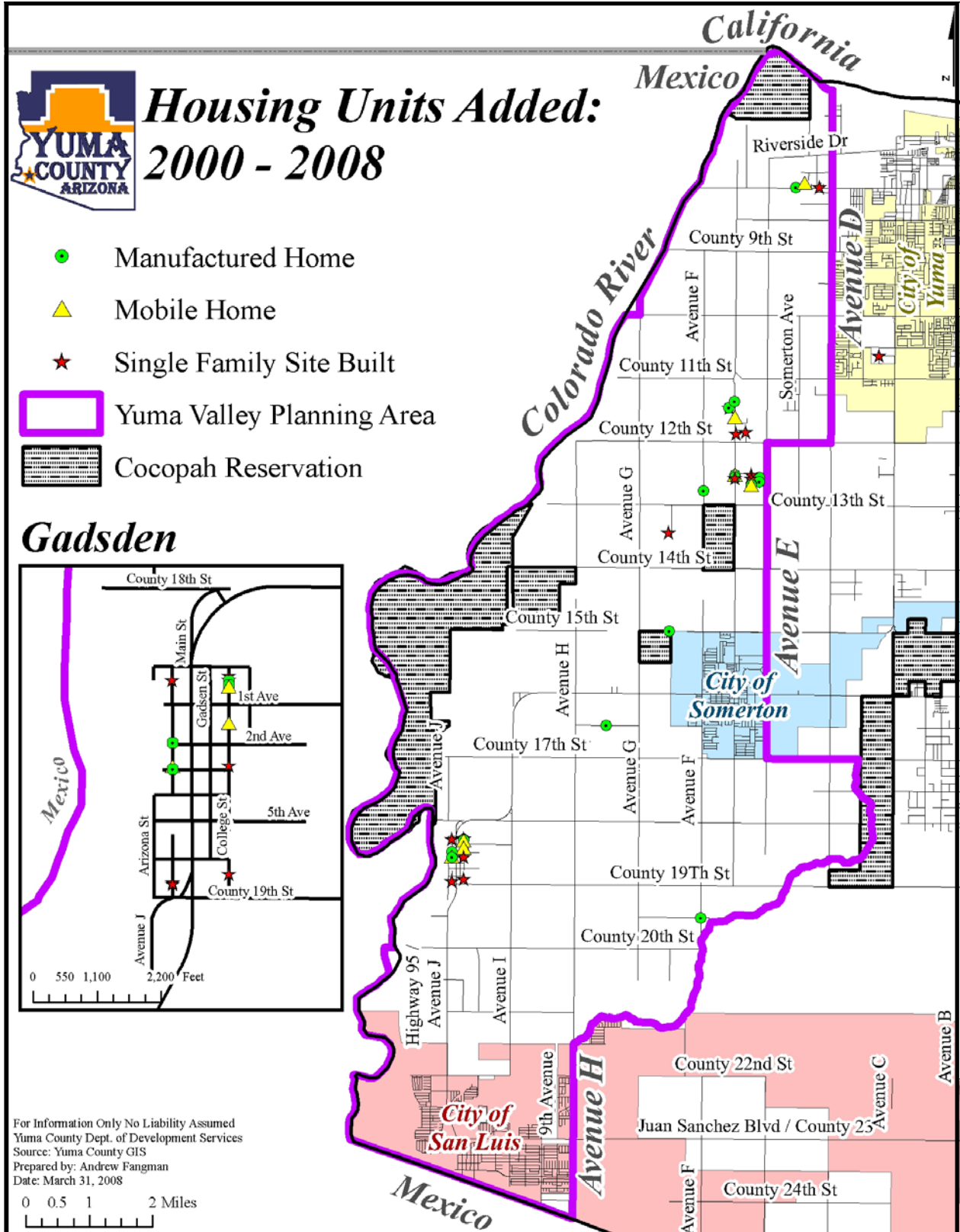


Figure 29: Housing Units Added 2000-2008

Yuma Valley Planning Area Background Study
Building/Placement Permits

Between 2000 and 2007, a total of 74 housing units were added to the Yuma Valley Planning Area. Site built single family homes account for 42% of the total housing units added, manufactured homes 41%, and mobile homes (units manufactured prior to 1976) 17% of the added housing units. Typically between five to ten housing units per year were added to the Planning Area, with the number of site built single family houses and manufactured homes being about equal. Since 2002, only one placement permit for a manufactured home has been issued in the Yuma Valley Planning Area.

Nearly all the housing units added in the Yuma Valley Planning Area are located in areas already developed for residential use, such as the Gadsden vicinity and in the vicinity of Somerton Avenue and County 12th Street. Significantly very few housing units were constructed or placed on land that was previously being farmed. This is very strong indicator the agricultural lands within the planning area not being converted into residential uses.

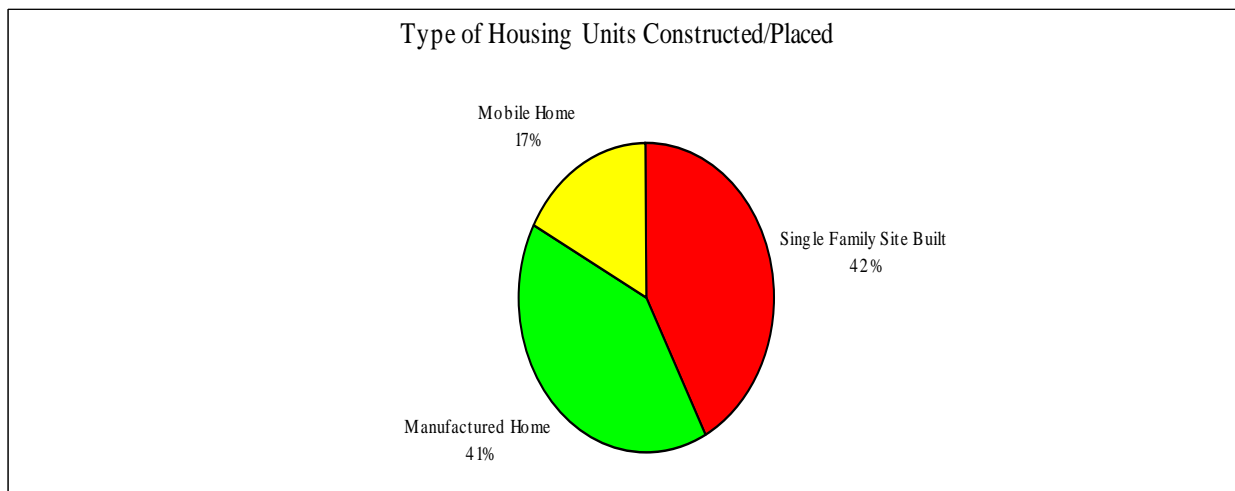


Figure 30: Type of Housing Unites Constructed/Placed

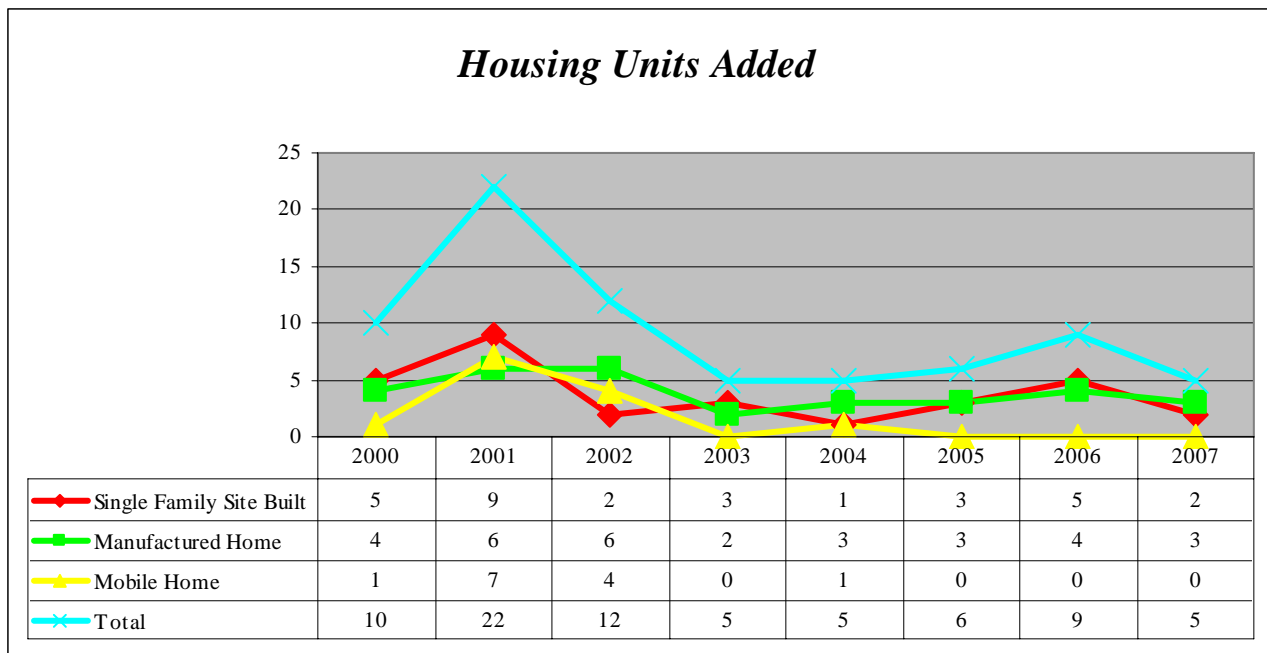


Figure 31: Housing Units Added by Year

Yuma Valley Planning Area Background Study **Summary**

The Yuma County 2010 Comprehensive Plan sustaining the agriculture and rural character of the Yuma Valley Planning Area is major goal. With this in mind land use designations in the Planning Area were designed to preserve agricultural lands in the Yuma Valley where liquefaction, soil failure, and a high water tables necessitate high engineering costs to allow for development. A quick examination of changes to land use designations, zoning districts, and housing units added since the adoption of the Comprehensive Plan shows that this goal has been met.

Only 8.84 acres of land that had been designated as Agriculture/Rural Perseveration had its land use designation changed to a residential designation. This is an indication that success on a major goal of the Comprehensive Plan, the prevention of conversion of prime, irrigated farmland to residential uses.

Between 2000 and 2007 a total of 74 housing units were added to the Yuma Valley Planning Area. Nearly all the housing units added in the Yuma Valley Planning Area are located in areas already developed for residential uses, such as the Gadsden vicinity and in the vicinity of Somerton Avenue and County 12th Street. Significantly very few housing units were constructed or placed on land that was previously being farmed. This is very strong indicator the agricultural lands within the planning area not being converted into residential uses

Parcels zoned RA-40 account for 85.1% of the acreage of the Planning Area. Parcels zoned for residential, commercial, or industrial use, accounts for 9.7% of the Planning Area acreage. Between 2000 and 2008 the Board of Supervisors approved eleven rezoning in the Yuma Valley Planning Area. The area covered by these rezonings is small, land rezoned between 2000 and 2008 covers in total, 35.72 acres. Five of the eleven rezoning requests covered less than an acre.

Between 2000 and 2007 a total of 74 housing units were added to the Yuma Valley Planning Area. Site built single family homes account for 42% of the total housing units added, manufactured homes account for 41%, and mobile homes (units manufactured prior to 1976) accounted for 17% of the added housing units. Typically between five to ten housing units per year are added to the Planning Area, with the number of site built single family houses and manufactured homes being about equal. Since 2002 only one placement permit for a mobile home has been issued in the Yuma Valley Planning Area. Nearly all the housing units added in the Yuma Valley Planning Area are located in areas already residentially developed, such as the Gadsden vicinity and in the vicinity of Somerton Avenue and County 12th Street.