



ATTACHMENT A
STAFF RESEARCH – ANNEXATION
CASE #: ANEX-44331-2025
CASE PLANNER: ERIKA PETERSON

I. PROJECT DATA

Project Location:		E. 40 th Street east of Avenue 4E									
Parcel Number(s):		724-02-003, 724-01-007, 724-03-002, 724-02-004									
Parcel Size(s):		29.94 and 20.27 and 10 and 4.99									
Total Acreage:		65.86									
Proposed Dwelling Units:		Maximum:		0		Minimum:		0			
Address:											
Applicant:		Cha Cha, LLC and City of Yuma on behalf of Tangerine & Tonic, LLC, JD&B Yuma RP, LLC, and Humane Society of Yuma, Inc.									
Applicant's Agent:		Dahl Robins and Associates, Inc.									
Land Use Conformity Matrix:		Current Zoning District Conforms:				Yes	X	No			
Zoning Overlay:	Public	AO	Auto	B&B	Historic	Infill	None	X			
Airport	Noise Contours	65-70	70-75	X	75+	APZ1	APZ2	CLEAR ZONE			

	Existing Zoning	Current Use	General Plan Designation
Site	County Light Industrial (L-I) and Rual Area 10 (RA-10)	Agriculture	Agriculture-Industrial
North	City Light Industrial (L-I) and County Rual Area 10 (RA-10)	Single-family home and storage	Industrial
South	County Rual Area 10 (RA-10)	Agriculture	Agriculture-Industrial
East	City Light Industrial (L-I) and County Rual Area 10 (RA-10)	Agriculture and Humane Society	Agriculture-Industrial
West	County Light Industrial (LI and LI-5) an	Industrial	Agriculture-Industrial

Prior Cases or Related Actions:											
<u>Type</u>	<u>Conforms</u>			<u>Cases, Actions or Agreements</u>							
Pre-Annexation Agreement	Yes	X	No	R2025-077 adopted 7/16/2025 and R2025-080 adopted 8/6/2025							
Annexation	Yes		No	N/A							
General Plan Amendment	Yes		No	N/A							
Development Agreement	Yes		No	N/A							
Rezone	Yes		No	N/A							
Subdivision	Yes		No	N/A							
Conditional Use Permit	Yes		No	N/A							
Pre-Development Meeting	Yes		No	Date: 5/8/2025 PDM-44101-2025							
Enforcement Actions	Yes		No	N/A							
Land Division Status:		Legal lots of record									
Irrigation District:		Yuma Meds Irrigation Drainage District									
Adjacent Irrigation Canals & Drains:		"B" Canal									
Water Conversion: (5.83 ac ft/acre)		383.96 Acre Feet a Year									
Water Conversion Agreement Required		Yes		No	X						

II. CITY OF YUMA GENERAL PLAN

Land Use Element:																			
Land Use Designation:			Agriculture-Industrial																
Issues:																			
Historic District:		Brinley Avenue				Century Heights				Main Street				None		X			
Historic Buildings on Site:			Yes				No		X										
Transportation Element:																			
FACILITY PLANS																			
Transportation Master Plan			Planned		Existing		Gateway		Scenic		Hazard		Truck						
40 th Street- 4 Lane Minor Arterial			50' HW		Varies								X						
Avenue 4E- 2 Lane Collector			40' HW		33' HW														
Avenue 4 ½E- Local			29' HW		Varies														
Bicycle Facilities Master Plan			40 th Street – Proposed Bike Lane																
YCAT Transit System			None																
Issues:																			
Parks, Recreation and Open Space Element:																			
Parks and Recreation Facility Plan																			
Neighborhood Park:		Existing: Ocotillo Park						Future: Ocotillo Park											
Community Park:		Existing: Smucker Memorial Park						Future: East Mesa Park											
Linear Park:		Existing: East Main Canal Linear Park						Future: "A" Canal Linear Park											
Issues:																			
Housing Element:																			
Special Need Household:			N/A																
Issues:																			
Redevelopment Element:																			
Planned Redevelopment Area:																			
Adopted Redevelopment Plan:			North End:				Carver Park:				None:		X						
Conforms:			Yes				No												
Conservation, Energy & Environmental Element:																			
Impact on Air or Water Resources			Yes				No		X										
Renewable Energy Source			Yes				No		X										
Issues:																			
Public Services Element:																			
Population Impacts Population projection per 2016-2020 American Community Survey Police Impact Standard: 1 officer for every 530 citizens; 2020 Conservation Plan: Water demand: 207 gallons/day/person; Wastewater generation: 70 gallons per day per person			Dwellings & Type		Projected Population		Police Impact		Water Consumption		Wastewater Generation								
			<i>Non-residential</i>																
			Maximum	Per Unit			Officers		GPD	AF	GPD								
			0	0	0		0.00		0	0.0	0								
			Minimum																
			0	0	0		0.00		0	0.0	0								
Fire Facilities Plan:			Existing: MCAS						Future: East Mesa										
Water Facility Plan:			Source:		City	X	Private		Connection:		10" PVC on Ave. 4 ½ E								
Sewer Facility Plan:			Treatment:		City	X	Septic		X	Private		Connection: 8" PVC on 4 ½ E							
Issues:																			
Safety Element:																			
Flood Plain Designation:			500 Year Flood				Liquefaction Hazard Area:			Yes		No	X						

Issues:													
Growth Area Element:													
Growth Area:	Araby Rd & Interstate 8				Arizona Ave & 16 th St				Avenue B & 32 nd St.				
	North End			Pacific Ave & 8 th St				Estancia			None	X	
Issues:													

AERIAL

