

Item 7b

Sphere of Influence Update
for the City of Rancho Santa
Margarita (SOI 09-09) and
reconfirmation
of MSR determinations
(MSR 09-05)



June 9, 2010

CHAIR
PETER HERZOG
Councilmember
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Irvine Ranch Water District

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CHARLEY WILSON
Director
Santa Margarita
Water District

JOYCE CROSTHWAITE
Executive Officer

TO: Local Agency Formation Commission

FROM: Executive Officer
Policy Analyst
LAFCO Consultant

SUBJECT: Proposed Sphere of Influence Update for the City of Rancho Santa Margarita (SOI 09-09) and Reconfirmation of MSR Determinations (MSR 09-05)

BACKGROUND

This project was initially considered by your Commission on June 17, 2009, and has been continued to four subsequent hearing dates. At last month's hearing, the proposed Rancho Santa Margarita Sphere of Influence Update (SOI 09-09) and Reconfirmation of MSR Determinations (MSR 09-05) was continued an additional month to today's date to allow the City of Rancho Santa Margarita City Council additional time for discussion. A copy of the May 12, 2010 LAFCO staff report, which includes a detailed analysis of the proposed Ranch Santa Margarita sphere amendment issues, is included as **Attachment 1** to this report for reference.

City of Rancho Santa Margarita

On April 14, 2010, the Rancho Santa Margarita City Council received an update from its staff on their City's SOI review and the related fiscal study prepared by LAFCO's consultant. The Council voted 3-1 to oppose any change to the current City's SOI. Key concerns raised by the Council at that time included: (1) a sphere change may trigger additional costs (through SB 1174) to the City to amend its General Plan; (2) the fiscal study did not address Regional Housing Needs Assessment (RHNA) issues; and (3) the benefits of an expanded SOI to existing City residents were unclear.

On May 26, 2009, the Rancho Santa Margarita City Council reconsidered their April 14, 2010 action to oppose the proposed amendment to their City's SOI. By a 3-1 vote, the Council rescinded their earlier action to oppose the sphere amendment and requested additional time to further study the issue with all five council members present.

RECOMMENDATIONS

As indicated earlier in this report, the City of Rancho Santa Margarita SOI amendment was originally scheduled for LAFCO consideration one year ago in June 2009. Today's hearing is the item's fifth continuation. No other city sphere issue in Orange County has been more thoroughly studied. The process has included the formation of a Working Group with representatives from the City of Rancho Santa Margarita, the County, LAFCO and the surrounding unincorporated communities. This year-long effort resulted in the completion of a credible, consultant-prepared fiscal study of long-term governance options for the area. (Preparation of a fiscal study is typically prepared only for select annexations and is rarely, if ever, completed for sphere of influence updates.)

Staff recommends that the Commission amend the City of Rancho Santa Margarita SOI to include the unincorporated communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe. At the same time, staff respects the desire of the Rancho Santa Margarita City Council to take additional time for their full council to continue discussions. Because LAFCO has sole authority to amend city and district spheres, and can schedule an update at any time, taking action today does not preclude the City from requesting a future SOI amendment. However a City request for an amendment to its sphere should be based on the factors LAFCO must consider when establishing a sphere.

Staff recommends that the Commission:

1. Adopt the resolution (**Attachment 1**) amending the sphere of influence for the City of Rancho Santa Margarita to include the unincorporated communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe (as depicted on **Figure B** of the resolution) and adopting the Statement of Determinations (as depicted on **Figure A** of the resolution).
2. Reaffirm Municipal Service Review determinations for the City of Rancho Santa Margarita previously adopted by the Commission in February 2006 (as depicted in **Figure C** of the Resolution).
3. Direct staff to draft a letter, on behalf of the Commission, inviting the Rancho Santa Margarita City Council, following additional review of their sphere, to request an amendment to the City's adopted SOI if they believe new information not previously considered warrants additional review by the Commission.

Respectfully submitted,


JOYCE CROSTHWAITE


JOE SERRANO


BOB ALDRICH

Attachments:

1. LAFCO Resolution
2. May 12, 2010 Staff Report

**RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF
ORANGE COUNTY, CALIFORNIA, MAKING DETERMINATIONS AND
AMENDING THE SPHERE OF INFLUENCE FOR
THE CITY OF RANCHO SANTA MARGARITA (SOI 09-09) AND
RECONFIRMING THE MSR DETERMINATIONS FOR
THE CITY OF RANCHO SANTA MARGARITA (MSR 09-05)**

June 9, 2010

On motion of Commissioner _____, duly seconded and carried, the following resolution was adopted:

WHEREAS, California Government Code Section 56425 requires that a Local Agency Formation Commission ("LAFCO") adopt Spheres of Influence for all agencies in its jurisdiction and to update those spheres every five years; and

WHEREAS, the Sphere of Influence is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO; and

WHEREAS, proceedings for adoption, update and amendment of a Sphere of Influence are governed by the Cortese-Knox-Hertzberg Local Government Reorganization Act, Section 56000 et seq. of the Government Code; and

WHEREAS, California Government Code Section 56430 requires that in order to prepare and to update a Sphere of Influence, the Commission shall conduct a Municipal Service Review prior to or in conjunction with the action to update or adopt a sphere of influence; and

WHEREAS, the Commission previously reviewed a Municipal Service Review for the City of Rancho Santa Margarita on March 8, 2006, and the information and findings within the MSR remain current and do not raise any significant boundary or service-related issues; and

WHEREAS, the Sphere of Influence review for the City of Rancho Santa Margarita was originally scheduled for Commission consideration on June 17, 2009, was continued to September 9, 2009, to March 10, 2010, May 12, 2010, and to June 9, 2010; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56427, set June 9, 2010 as the hearing date on this Sphere of Influence review proposal and gave the required notice of public hearing; and

WHEREAS, the Executive Officer, pursuant to Government Code Section 56428, has reviewed this proposal and prepared a report, including her recommendations thereon, and has furnished a copy of this report to each person entitled to a copy; and

WHEREAS, the proposal consists of an update to current sphere of influence designation for the City of Rancho Santa Margarita; and

WHEREAS, this Commission called for and held a public hearing on the proposal on May 12, 2010, and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, this Commission considered the factors determined by the Commission to be relevant to this proposal, including, but not limited to, factors specified in Government Code Section 56841; and

WHEREAS, LAFCO, as the lead agency under CEQA (California Environmental Quality Act) for sphere of influence reviews, determined that adoption of a sphere of influence for the City of Rancho Santa Margarita and the reconfirmation of Municipal Service Review determinations are exempt from CEQA under CEQA Guidelines Section 21056.

NOW, THEREFORE, the Local Agency Formation Commission of the County of Orange DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Environmental Action:

LAFCO, as the lead agency, has determined that amendment of the sphere of influence and reconfirmation of the MSR determinations are exempt from CEQA under CEQA Guidelines Section 21056.

I, PETER HERZOG, Chair of the Local Agency Formation Commission of Orange County, California, hereby certify that the above and foregoing resolution was duly and regularly adopted by said Commission at a regular meeting thereof, held on the 9th day of June 2010.

IN WITNESS WHEREOF, I have hereunto set my hand this 9th day of June 2010.

PETER HERZOG
Chair of the Orange County
Local Agency Formation Commission

By: _____
Peter Herzog

**SOI Statement of Determinations
City of Rancho Santa Margarita Sphere of Influence**

Present and Planned Land uses for the Area

The City of Rancho Santa Margarita is expected to increase its current population of almost 50,263 by 14% by the year 2030 to 54,175. Land uses are balanced among residential, commercial and open space uses.

Present and Probable Need for Public Facilities and Services

The City of Rancho Santa Margarita reviews infrastructure needs annually through its budget and capital improvement program to ensure that services are provided concurrently with need.

Present Capacity of Public Facilities and Adequacy of Public Services

In the 2006 Municipal Service Review (MSR) report, no significant infrastructure or service constraints were identified.

Social and Economic Communities of Interest

The City of Rancho Santa Margarita is bordered by the Cities of Mission Viejo and Lake Forest and the unincorporated communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe to the south as well as the planned development of Rancho Mission Viejo to the east.

The residents of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe share social and economic ties with the City and a common transportation network. As the Rancho Mission Viejo property develops in the future, residents may establish social and economic communities of interest with the City Of Rancho Santa Margarita but there are none that currently exist.

**CITY OF RANCHO SANTA MARGARITA
MUNICIPAL SERVICE REVIEW DETERMINATIONS**

1) Growth & Population Projections

The city is projected to experience an increase of approximately 7,000 people over the next 25 years.

2) Infrastructure Needs & Deficiencies

The future growth projected for the City will not significantly increase the demand for additional municipal level services. The City of Rancho Santa Margarita reviews infrastructure needs annually through its budget and capital improvement program to ensure that those services which the city provides will be provided concurrently with expected need. The City works closely with the agencies and contractors providing other services to ensure that the goals of the city's General Plan regarding service levels are adequately met.

3) Financing Opportunities & Constraints

The impact of the local revenues shift to the State from the City of Rancho Santa Margarita will result in reductions in city revenues. No other significant financing issues were noted.

4) Opportunities for Rate Restructuring

No issues regarding rate restructuring currently apply.

5) Government Structure Options

No significant issues were noted at this time. However, the social and economic ties between the unincorporated communities of Coto de Caza and Wagon Wheel should be considered in future updates to the City's sphere of influence.

6) Local Accountability & Governance

The City of Rancho Santa Margarita follows standard processes for accountability to the public. The city council, as the formal governing body, is elected and conducts regularly scheduled public meetings. The city maintains a website that includes contact information and links to services and local events.

7) Opportunities for Cost Avoidance

The City of Rancho Santa Margarita currently contracts with other public agencies and private entities for those services when cost/benefit studies have demonstrated a savings to the city by avoiding overhead, infrastructure, and associated management costs.

8) Opportunities for Management Efficiencies

No significant issues were noted.

9) Opportunities for Shared Facilities

No significant issues were noted.



CHAIR
PETER HERZOG
Councilmember
City of Lake Forest

May 12, 2010

VICE CHAIR
JOHN MOORLACH
Supervisor
2nd District

TO: Local Agency Formation Commission

FROM: Executive Officer
Policy Analyst
LAFCO Consultant

CHERYL BROTHERS
Councilmember
City of Fountain Valley

SUBJECT: Proposed Sphere of Influence Update for the City of Rancho Santa Margarita (SOI 09-09) and Reconfirmation of MSR Determinations (MSR 09-05)

BILL CAMPBELL
Supervisor
3rd District

ARLENE SCHAFFER
Director
Costa Mesa
Sanitary District

INTRODUCTION

This staff report addresses a review and update to the City of Rancho Santa Margarita's sphere of influence and a proposed reconfirmation of the City's Municipal Service Review (MSR) determinations previously adopted by the Commission in February 2006. The staff report is organized in five key Sections:

SUSAN WILSON
Representative of
General Public

JOHN WITHERS
Director
Irvine Ranch Water District

ALTERNATE
PAT BATES
Supervisor
5th District

ALTERNATE
PATSY MARSHALL
Councilmember
City of Buena Park

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DEREK J. MCGREGOR
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ALTERNATE
CHARLEY WILSON
Director
Santa Margarita
Water District

JOYCE CROSTHWAITE
Executive Officer

- **Executive Summary:** provides a brief summary of the staff report, key issues, and staff recommendations.
- **Background:** outlines the efforts of the South County Working Group in preparing a fiscal study evaluating long-term governance options for four unincorporated communities adjacent to Rancho Santa Margarita (Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe).
- **South County Fiscal Study:** summarizes the fiscal study's findings regarding three governance alternatives.
- **Analysis and Conclusions:** identifies the key issues for Commission consideration when evaluating the Rancho Santa Margarita sphere of influence update.
- **Staff Recommendations:** outlines staff's recommendations for Commission consideration.

EXECUTIVE SUMMARY

To fully evaluate the City of Rancho Santa Margarita's sphere of influence, a Working Group was formed that included representatives from surrounding unincorporated communities of Coto de Caza and Las Flores, the City of Rancho Santa Margarita (RSM), the County and LAFCO. A consultant-prepared fiscal study was completed that evaluated three governance options for the study area:

- **Status Quo**: The fiscal study indicates that the Study Area generates more in revenues to the County than is spent on service-related costs, although these revenues are spread throughout the unincorporated territory.
- **Annexation to RSM**: Annexation of the Study Area to the City of Rancho Santa Margarita would result in an annual recurring deficit of \$1,684,768, primarily because of: (1) a redistribution of the property tax to the City upon annexation; and (2) the amount of vehicle license fees the City would receive from the State upon annexation.
- **Formation of a CSA or CSD**: According to the fiscal study, both a CSA and a CSD would both require an additional annual assessment or tax on homeowners ranging from \$27.00 to \$206.00 per dwelling unit depending upon the level of service and the type of dwelling unit.

Working Group Conclusions

At their meeting on February 9, 2010, the Working Group members approved the fiscal study and came to the following general conclusions:

1. The City of Rancho Santa Margarita is the most logical service provider of services to the Study Area.
2. Annexation of the Study Area can only be achieved with equitable sharing of costs and revenues.
3. A request for enhanced services will not be supported by the unincorporated communities within the Study Area if there are increased taxes.
4. A timely provision of enhanced services is a high priority for the unincorporated communities.
5. Coto de Caza and Las Flores have an immediate interest in enhanced police, planning and building services.
6. The Working Group has gained insight and a better understanding of each other's interests through this process.

Comments from Affected Communities

- **Las Flores**: A community survey indicated that Las Flores residents were generally positive toward being included in the RSM sphere of influence and toward future annexation to the City.
- **Coto de Caza**: A town hall meeting to discuss the issue was sparsely attended. The Coto de Caza Ad Hoc Governance Committee is continuing to explore ways to engage residents in this discussion.

- **City of Rancho Santa Margarita:** On April 14, 2010, the RSM City Council voted 3-1 to oppose any change to the current City's sphere. The Council indicated the following concerns: (1) a sphere change may trigger (through SB 1174) additional costs to the City to amend its General Plan; (2) the fiscal study did not address Regional Housing Needs Assessment (RHNA) issues; and, (3) benefits of a City-expanded sphere of influence to existing City residents were not evident.

However SB 1174, as drafted, appears to be targeted toward disadvantaged fringe communities without adequate infrastructure. LAFCO staff does not believe that it would be applicable but will continue to monitor its progress. Expansion of the RSM SOI would have no immediate impact on the City's RHNA. However expanding the RSM SOI would give "standing" to both the City and County in at least discussing long-term governance options.

Important Points to Consider

- State law requires that LAFCOs determine spheres for every agency at least once every five years and/or as conditions change.
- The County has recognized it cannot be the long-term municipal service provider for urbanized areas within Orange County.
- The unincorporated communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe remain among the last urbanized, unincorporated communities within Orange County not within a designated sphere of influence.¹
- Placing an area within a city's sphere does not mean that the area will be annexed.
- Geographically, socially, and economically, the Study Area communities are directly tied to the City of Rancho Santa Margarita as acknowledged by some Working Group members.
- Annexation of the Study Area would not necessarily change the character of the Rancho Santa Margarita "village" concept but could alter the existing balance of power by increasing the City's population by 42 percent.
- Should annexation be considered in the future, a revenue exchange negotiation between the County and the City could erase any negative fiscal impacts of annexation; to be successful, the County will need to be a proactive partner in this process.

Recommendation

1. Adopt the LAFCO Resolution, subject to the terms and conditions contained therein, amending the City of Rancho Santa Margarita's Sphere of Influence to include the communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe.

¹ The Canyon areas, Emerald Bay, and Ladera Ranch remain outside a city SOI.

BACKGROUND

This item was originally scheduled for Commission consideration almost one year ago on June 17, 2009, but was continued to September 9, 2009, to March 10, 2010, and again to today's date. The continuances allowed additional time for all affected parties to fully discuss and analyze the proposed City of Rancho Santa Margarita sphere of influence (SOI) and long-term governance options for the surrounding unincorporated communities (Coto de Caza, Las Flores, Stonecliffe and Wagon Wheel). (See *Exhibit A.*)

Much of the discussion on these issues transpired during a series of professionally facilitated meetings with staff representatives from LAFCO, the County, the City of Rancho Santa Margarita, Coto de Caza and Las Flores. Collectively, this group is referred to as the "Working Group."

Meetings of the Working Group initially began in July 2009. On September 22, 2009, the Working Group formally adopted the following Statement of Purpose:

"Collaboratively produce a credible fiscal analysis of the impacts of governance options for Las Flores, Coto de Caza, City of Rancho Santa Margarita and the County that is mutually satisfactory to all the Working Group members."

Twelve meetings were held, and all were considered by the Working Group members to be informative and productive. One of the key outcomes identified by the Working Group members was reaching a better understanding of each others' issues and concerns regarding long-term governance. The success of the Working Group has been largely due to the extraordinary dedication, time commitment and hard work of its members.

South County Fiscal Study

One of the primary focuses of the Working Group has been the completion of a fiscal impact analysis of governance options for the Study Area. Following a competitive Request for Proposal (RFP) and interview process, the firm of Stanley R. Hoffman & Associates was selected by the Working Group to prepare the fiscal study. Copies of the "Draft South County Governance Options Fiscal Impact Analysis" were previously distributed to the Commission and affected agencies on March 10, 2010 to provide sufficient time for review. Its findings are summarized below.

The fiscal study presents the projected revenues and expenditures for three governance options for the study area. The governance options include:

1. Status quo (current municipal services and representation provided by Orange County).
2. Annexation to the City of Rancho Santa Margarita (RSM) to achieve local representation and municipal service levels for the study area equal to RSM.

3. Continuing under County governance but achieving enhanced police and traffic control services through the use of special taxes or local assessments under either a Community Service Area (CSA) or Community Services District (CSD).

Governance Options

Alternative 1: Status Quo (projected recurring fiscal impacts under County governance)

This option assumes that the existing governance structure for the study area (County governance) remains intact. Under the current structure, the study area generates slightly more in revenues to the County than is spent on service-related costs. The County's General Fund is projected to receive a recurring surplus of \$620,045 for the entire study area, primarily due to the significant property valuation of Coto de Caza. The County Road Fund, which is primarily funded through gas tax revenues, is projected to be positive (\$202,149) for the entire study area due to the large percentage of privately maintained roads and landscaping within the study area communities. Surpluses are also projected within the entire study area for the County Public Library (\$390,545), the Flood Control District (\$410,371) and the Harbors, Beaches & Parks District (\$83,898) under the status quo. The surplus in revenues generated from the study area is used to pay for both local and regional services throughout the County and is not "captured" for spending within the specific unincorporated communities from which they are generated.

Alternative 2: Annexation to the City of Rancho Santa Margarita

Should the entire study area be annexed to the City of Rancho Santa Margarita, a recurring deficit of \$1,684,768 is projected for the City of Rancho Santa Margarita. The two primary reasons for the negative fiscal impacts to the City of Rancho Santa Margarita are due to: (1) a redistribution of property tax to the City (compared to the share the County currently collects) upon annexation, and (2) the current law which restricts the amount of vehicle license fees the City would receive from the State. The City's estimated property tax transfer rate is relatively low (3 percent of the basic 1 percent property tax levy) compared with the County's existing rate of 7.2 to 7.3 percent for the unincorporated study area.

The Working Group identified the following pros and cons (see **Table 1** below) regarding the annexation alternative:

Table 1: Annexation to the City of Rancho Santa Margarita: Pros and Cons

PROS	CONS
"If" County and City agree, no cost to residents	A <u>potential</u> cost burden to City and a <u>potential</u> lower level of service if revenue neutral agreement not reached
City council representation (higher ratio of representation)	Increased legislative requirements on City
Provides a financial mechanism to ensure equitable sharing of costs and revenues	Potential loss of identify to various constituencies
Provides a financial mechanism to ensure equitable sharing of costs and revenues	Potential loss of identify to various constituencies
Coto would contribute substantially to the City's property tax base	
LAFCO Commission more favorable to annexation	
Higher traffic "ticket" revenue to City	
Windfall revenue for County	
Unincorporated areas eligible for full services	
Ability to contract if in City sphere (City & County)	
County gets rid of unincorporated island(s)	

Alternative 3: Formation of a CSA or CSD

Two options were analyzed to provide enhanced law enforcement services and traffic control within the study area: (1) formation of a County Service Area (CSA) and (2) formation of a Community Services District (CSD). CSAs and CSDs are similar in purpose – they provide a means of enhancing service levels in unincorporated areas where residents are willing to pay for that extra service. A county board of supervisors governs a CSA. A CSD is governed by an elected board of directors but would have additional costs to create and operate a new administrative structure. Costs for two service levels were analyzed in the study: (1) a "24/7" option in which traffic patrol officers would be on duty within the study area 24 hours a day, 7 days a week; and (2) a "Traffic 80" option which would have officers within the study area 40 hours a week.

Under the CSA option, the estimated annual cost for a single family home is about \$197 for the 24/7 option and \$40 for the "Traffic 80" option. The estimated annual cost per multi-family unit is about 30 percent lower at \$136 per unit for the 24/7 option and about \$27 per multi-family unit for the "Traffic-80" option. The fiscal analysis for the CSD

alternative indicates slightly higher unit rates due to overhead costs for supporting an elected board. The estimated annual cost is \$206 per single family unit and \$143 per multi-family unit for the 24/7 option. The CSD alternative using the "Traffic-80" service level option is estimated to cost \$42 per single family unit and \$29 per multi-family unit.

The Working Group identified the following pros and cons (see **Table 2** below) with respect to formation of a CSA and CSD:

Table 2: Formation of a CSA/CSD: Pros and Cons

PROS	CONS
Ability to contract services	New taxation is a deal killer (resident's view)
Local guidance and control	Without taxation it will not go through
Predictable level of service	40 hr option more difficult for City (managing resident expectations)
Enhanced services	County does not consider excess money generated by Coto as surplus (not a donor community)
Not problematic from City's perspective	Potential barrier to eventual annexation
Provides opportunity to contract with City	
Stepping stone to annexation	

A fourth option which was not addressed by the fiscal study is incorporation or the formation of a new city. Formation of a new city is an expensive and lengthy process. It requires LAFCO to prepare a comprehensive fiscal study (CFA) which is a rigidly defined process in State law. Costs for a CFA generally start at \$150,000+ and residents must fund the incorporation effort. A proposed new city must have adequate revenues and reserves to be fiscally viable for the long term. An incorporation must also be approved by the LAFCO Commission and ultimately by the voters of the area considering incorporation of a city.

Working Group Conclusions

At their meeting on February 9, 2010, following extensive review and discussion of the study, the Working Group members unanimously approved the fiscal study and came to the following general conclusions:

1. The City of Rancho Santa Margarita is the most logical service provider of services to the Study Area.
2. Annexation of the Study Area can only be achieved with equitable sharing of costs and revenues.
3. A request for enhanced services will not be supported by the unincorporated communities within the Study Area if there are increased taxes.
4. A timely provision of enhanced services is a high priority for the unincorporated communities.

5. Coto de Caza and Las Flores have an immediate interest in enhanced police, planning and building services.
6. The Working Group has gained insight and a better understanding of each other's interests through this process.

ANALYSIS

The City of Rancho Santa Margarita is located along the foothills of the Santa Ana Mountains, east of the City of Mission Viejo, and north of the Rancho Mission Viejo landholdings. The City is a general law city with a council-manager form of government. The City of Rancho Santa Margarita has a current population of approximately 49,704 with a residential base of an estimated 16,800 total housing units.

Prior to incorporation, six boundary alternatives were considered for the City of Rancho Santa Margarita, including options that both included and excluded Coto de Caza, Robinson Ranch, and Dove Canyon. Ultimately, the City of Rancho Santa Margarita was approved in January 2000 and included the planned community of Rancho Santa Margarita along with several other adjacent planned communities including Robinson Ranch, Trabuco Highlands, Walden and the gated communities of Rancho Cielo and Dove Canyon. The City's original SOI, approved concurrently with incorporation, was largely coterminous with the incorporation boundary with one exception. The Commission included the Acetic Cecity Nursery located north of the City adjacent to Robinson Ranch, within the new City's SOI. In 2006, following the completion of the South County Municipal Service Review, the City's sphere was updated to include 261 acres of additional territory south of Trabuco Creek Wash. The City's current sphere of influence is illustrated in *Exhibit B*.

Community Profiles

The four unincorporated communities adjacent to the City of Rancho Santa Margarita which are under consideration for inclusion in the City's sphere include Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe and are depicted on *Exhibit A. Table 3*, below, provides a brief statistical description of each community.

Table 3: Community Profiles

Community	Population	Dwelling Units	Assessed Value	Development Status
Coto de Caza	12,890	4,003	\$3,624,561,713	Built-out
Las Flores	5,571	1,982	\$814,806,60	Built-out
Wagon Wheel	2,041	634	\$266,398,502	Built-out
Stonecliffe	580	145	\$72,437,059	Built-out
Total	21,082	6,764	\$4.78 billion	-

- *Coto de Caza* is a private, guard-gated community consisting of approximately 5,000 acres. The unincorporated community is located immediately south and east of the City of Rancho Santa Margarita. Development of Coto de Caza began in 1968 and was originally envisioned as a rural hunting lodge.

(Translated in Spanish, Coto de Caza means "Hunt Reserve.") Today, the community is essentially built-out and includes approximately 4,003 homes with an estimated population of 12,890. Most municipal services, including street repair and sweeping, parks maintenance, recreation services and street lighting, are paid for through homeowner association dues.

- *Las Flores*, originally owned by the Santa Margarita Company (master developer of Rancho Santa Margarita), began construction in the early 1990s. From a design perspective, the community is indistinguishable from adjacent Rancho Santa Margarita. Now fully built-out, the community includes a community commercial center, 1,478 single family homes and 504 apartment units.
- *Wagon Wheel*, a non-gated residential neighborhood of 634 residential units, is located immediately outside the southern gated entrance to Coto de Caza. Development within Wagon Wheel is governed by the County's Coto de Caza Specific Plan since Wagon Wheel was considered part of the Coto de Caza planned community. The Wagon Wheel community is built-out and has publicly maintained streets.
- *Stonecliffe*, the smallest of the four communities, is comprised of 145 single family homes. The community is gated with homeowner association-maintained streets and park and recreation facilities.

Determining a Sphere of Influence

Government Code Section 56425 requires, in summary, that in order to promote orderly coordination of local government agencies and to provide for the present and future needs of the county and its cities, the Commission shall develop and determine the sphere of influence of each local government agency within the county. Spheres are an important long range planning tool for LAFCOs that identify territory that will logically receive municipal services from a city or special district in the next 15 to 20 years.

With the Commission's recent actions to include Sunset Beach within the City of Huntington Beach sphere of influence and to expand the City of Los Alamitos sphere of influence to include the unincorporated community of Rossmoor, almost all of the developed, urbanized unincorporated communities within Orange County have been placed within a city's designated sphere of influence with the exception of the four subject communities - Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe.²

Government Code Section 56425(e) lists the primary factors that the Commission is required to consider in determining a sphere of influence:

² The Canyon areas, Emerald Bay, Ladera Ranch and the developing Rancho Mission Viejo land remain outside a city's SOI.

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

RSM and the communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe are located immediately adjacent to each other and share common transportation facilities. Antonio Parkway, Oso Parkway and the Foothill Transportation Corridor/Highway 241 provide primary vehicular access to all five communities. Access to the northern entrance to Coto de Caza is located off Antonio Parkway and the guard gate is located within the City of Rancho Santa Margarita. All five communities are built-out and are predominantly residential in nature, although Rancho Santa Margarita includes a substantial commercial/business park core.

From a location, transportation, service, social and economic perspective, Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe are inextricably tied to the City of Rancho Santa Margarita. All five communities (with the exception of water service in a portion of the Robinson Ranch and Dove Canyon areas served by Trabuco Canyon Water District) receive services from the Santa Margarita Water District and the Orange County Fire Authority. School age children from all the subject communities attend public schools through the Capistrano Unified School District (although some areas of RSM are also served by the Saddleback Unified School District). All utilize private property owner associations for landscape maintenance and park/recreation services, and most are part of a Mello-Roos community facilities district which finance the area's school and infrastructure improvements.

Through the Working Group meetings, representatives from both Coto de Caza and Las Flores clearly articulated the need for enhanced services, specifically police patrol and traffic enforcement services within their communities. Currently, all unincorporated areas are served by the Orange County Sheriff and receive traffic enforcement services primarily through the California Highway Patrol. The City of Rancho Santa Margarita is also served by the Orange County Sheriff but specifies higher levels of service through a City contract with the Sheriff's Department. If the Study Area communities were ever annexed by the City, these communities would be provided with the same level of enhanced police and traffic patrol services currently provided to RSM residents.

If Not Rancho Santa Margarita, Who Else?

Should the Commission desire to place the Study Area communities in a city sphere of influence at this time, there is no logical city sphere other than Rancho Santa Margarita. Coto de Caza, Wagon Wheel and Stonecliffe are virtually surrounded geographically by the City of Rancho Santa Margarita. The closest city other than RSM is the City of Mission Viejo, which is non-contiguous to each of these communities. Las Flores is adjacent to both Rancho Santa Margarita and Mission Viejo, but the City of Mission Viejo, in February 2000, approved "Measure A" which requires any annexation to the City in excess of 100 acres to be subject to the approval of a majority of the voters of Mission Viejo.

Comments from Affected Agencies

Representatives from the Working Group conducted community meetings within the Coto de Caza and Las Flores communities to provide a forum for residents to discuss and assess the draft fiscal study and long-term governance options for their communities.

Coto de Caza: The Coto de Caza Governance Committee sent a letter to approximately 2,000 residents in Coto inviting them to a community meeting to discuss governance and service needs of their community. The turnout was extremely light and the Governance Committee is continuing to explore ways to engage their residents.

Las Flores: Within Las Flores, a survey was sent to all residents regarding governance option preferences, and an information meeting was held as part of the quarterly Las Flores Maintenance Corporation meeting on April 13, 2010. Survey results, based on survey materials returned as of April 28, 2010, indicates the community's preferred governance option is future annexation to the City of Rancho Santa Margarita.

City of Rancho Santa Margarita: On April 14, 2010, the RSM City Council received an update from its staff on their City's SOI review and the related fiscal study. The Council voted 3-1 to oppose any change to the current City's SOI. Concerns were raised by some council members on the following issues:

- A sphere change may trigger (through SB 1174) additional costs to the City to amend its General Plan.
- The fiscal study did not adequately address Regional Housing Needs Assessment (RHNA) issues.
- Benefits of the City expanding its current sphere of influence for current residents were not clear at this time.

Although the bill's language is vague in its current form, SB 1174 (Wolk) appears to target disadvantaged, fringe communities that lack basic infrastructure such as roads, streets and water/sewer service. The bill would require adjacent cities/counties to assess infrastructure needs of these communities as part of their General Plan update process. Staff does not believe that this bill, if enacted, would be applicable to the Study Area communities. OC LAFCO staff will continue to work with the California Coalition of LAFCOs (CCL) to clarify the language in this bill.

The Regional Housing Needs Assessment (RHNA) is part of State Housing Law that requires local governments to share responsibility in addressing the statewide housing need for residents all income levels. Placing an unincorporated community within the City's sphere of influence has no impact on the City's RHNA allocation. The County remains the sole land use authority for all unincorporated areas, and those communities would be considered as part of the unincorporated area's RHNA allocation, not the City's. If all or part of the Study Area were ever annexed to Rancho Santa Margarita, the City would experience an increase in both population and the number of households and may see an increase in its RHNA allocation due to the change in land use responsibility. A transfer of RHNA allocation can be included in annexation negotiations between the County and the City, but must also receive the approval of the Southern California

Association of Governments. A detailed explanation of the RHNA process is included as **Attachment 1** to this report.

Park and Sports Field Facilities

One additional issue that was raised during the sphere of influence review is the availability of park and athletic fields in the Study Area and surrounding communities. The challenge to provide adequate sports fields to meet the needs of recreational and organized sports leagues in the "South East Saddleback Valley Area" (Rancho Santa Margarita, Trabuco Canyon, Trabuco Highlands, Robinson Ranch, Walden, Rancho Cielo, Dove Canyon, Coto de Caza, Las Flores, Wagon Wheel and Ladera Ranch) has been documented in a March 2010 study prepared by Patrick White, the Park Use and Sports Field Manager for the Santa Margarita Recreation and Landscape Corporation (see **Attachment 2**).

The Study outlines the shortage in fields and the challenges sports organizations and agencies face in meeting resident recreational needs and expectations. Most notably, the Study indicates that by 2020 there will be an estimated shortfall of 63 fields. Among the Study's recommendations are increased coordination efforts with the City of Rancho Santa Margarita, local school districts, and the community of Ladera Ranch to maximize field "sharing". Expanding the RSM SOI and recognizing the City as the logical long-term service provider for Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe may serve to assist regional coordination efforts on this issue with community leaders, school districts and area sports organizations.

CEQA

LAFCO is the lead agency under CEQA for the reconfirmation of municipal service reviews and related spheres of influence. Staff, in conjunction with legal counsel, reviewed the CEQA guidelines and recommends that the Commission consider the proposed actions exempt from CEQA under CEQA Guidelines 15262 (Feasibility and Planning Studies). A project involving only feasibility or planning studies for possible future actions which the agency, board or commission has not approved, adopted or funded does not require the preparation of an EIR or Negative Declaration. A copy of the Categorical Exemption is included as **Attachment 3** to this report.

CONCLUSIONS

One of the most important responsibilities of any LAFCO is to determine spheres of influence. State law requires that LAFCOs determine and update spheres for every agency under its authority every five years. It is clear that the County will not and cannot be the long-term municipal service provider for urbanized areas with Orange County. Currently, only six percent of the County's total population receives municipal services from the County and that number continues to shrink as islands of County territory are annexed to cities.

With unincorporated areas geographically scattered throughout the County, it is difficult, costly and inefficient for the County to continue to provide city-level services to these areas over the long-term. Prudent long-term planning requires LAFCOs to identify logical long-term service providers for the remaining unincorporated communities. This Commission recently placed the unincorporated communities of Sunset Beach and

Rossmoor in adjacent city spheres, and redefined the sphere of influence boundaries in the unincorporated North Tustin area. Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe remain some of the last urbanized, unincorporated communities within Orange County not within a designated sphere of influence.³

Fears of a “forced” annexation by LAFCO to a city once an unincorporated area is placed within its sphere are unfounded. There are major differences in process between designating an area within a city’s SOI and actually annexing that territory to a city. Designation of a sphere is within the sole purview of your Commission. By designating territory within an agency’s sphere, LAFCO is indicating that at this point in time, and with the information you have available today, the subject territory can be most logically served in the long-term by that agency. Circumstances can change over time and LAFCOs are required to review and update each agency’s spheres at least once every five years. OC LAFCO can also amend spheres at any time and has done so in the past when changing circumstances warranted additional consideration.

The annexation process is completely different from the SOI designation process both legally and procedurally. Annexation of territory to a city requires consensual agreement by the city, county and the residents within the annexation territory. LAFCO does not have the legal authority to initiate an annexation – this can only be done through a resolution of a city council or a petition from the area’s residents. Before an annexation is even considered by LAFCO, both the annexing city and the county must adopt property tax exchange resolutions. If either agency objects to the annexation, they can refuse to adopt a property tax exchange resolution and effectively stop the annexation process. Finally, even if the both the city and the county agree on annexation, and it is approved by LAFCO, the residents within the annexation territory can subsequently terminate the annexation through a petition signed by a majority of the registered voters.

For the communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliff, there is no other logical, long-term service provider other than the City of Rancho Santa Margarita. Geographically, economically and socially, these communities are directly linked to Rancho Santa Margarita. By expanding the RSM SOI to include these communities, the Commission is fulfilling its State responsibility to plan for logical, long-term service provision. Should the City’s SOI sphere be amended accordingly, it would also provide stature for both the City and the County to at least begin the process of exploring the possibility of service and revenue sharing options in the future. Staff’s recommended sphere of influence for the City of Rancho Santa Margarita is illustrated in **Exhibit C**.

RECOMMENDATIONS

Staff recommends the Commission:

1. Adopt the resolution (**Attachment 4**) amending the sphere of influence for the City of Rancho Santa Margarita to include the unincorporated communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe (as depicted on **Exhibit**

³ The Canyons, Emerald Bay, Ladera Ranch and the developing areas of Rancho Mission Viejo remain outside a city’s SOI.

B of the Resolution) and adopting the Statement of Determinations (as depicted on *Exhibit A* of the Resolution)..

2. Reaffirm Municipal Services Review determinations for the City of Rancho Santa Margarita previously adopted by the Commission in February 2006 (as depicted on *Exhibit C* of the Resolution).

Respectfully submitted,



JOYCE CROSTHWAITE



JOE SERRANO



BOB ALDRICH

Exhibits:

Exhibit A: Location Map

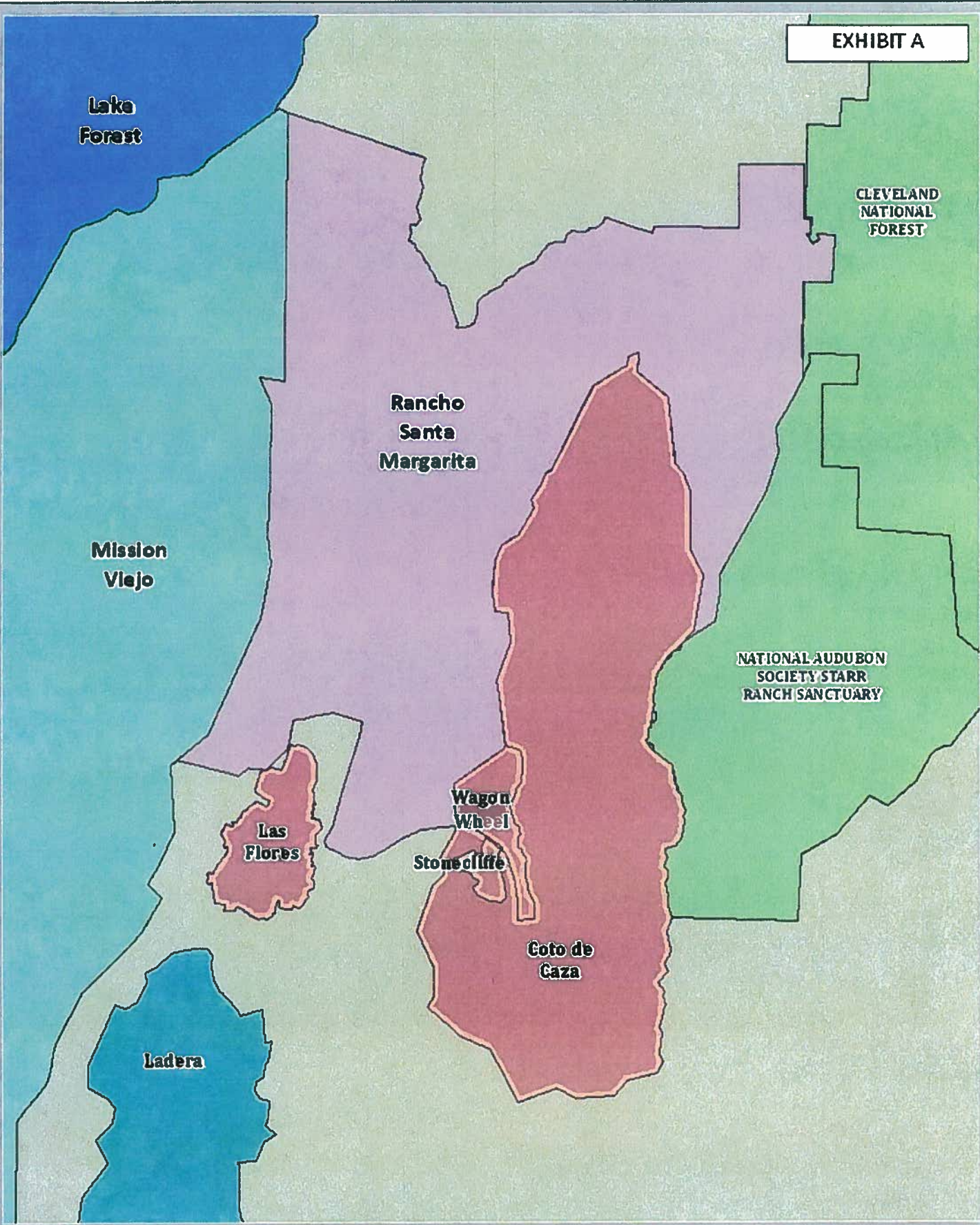
Exhibit B: Existing RSM Sphere of Influence

Exhibit C: Proposed RSM Sphere of Influence

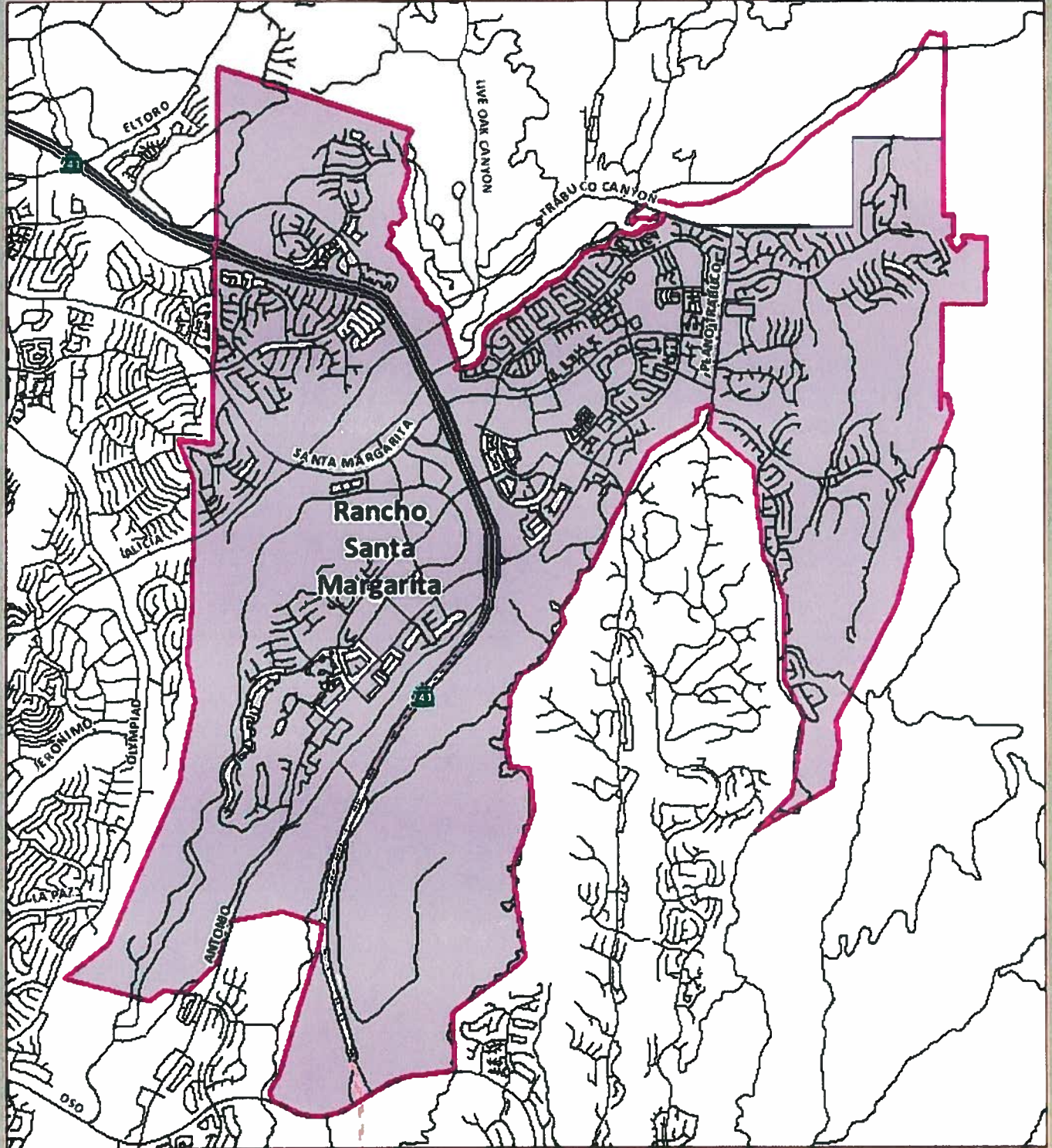
Attachments:

1. **RHNA Summary**
2. **Sports Fields Needs Analysis**
3. **Categorical Exemption**
4. **Draft LAFCO Resolution (NOT INCLUDED)**

EXHIBIT A

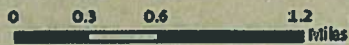


Rancho Santa Margarita SOI 09-09 Vicinity Map



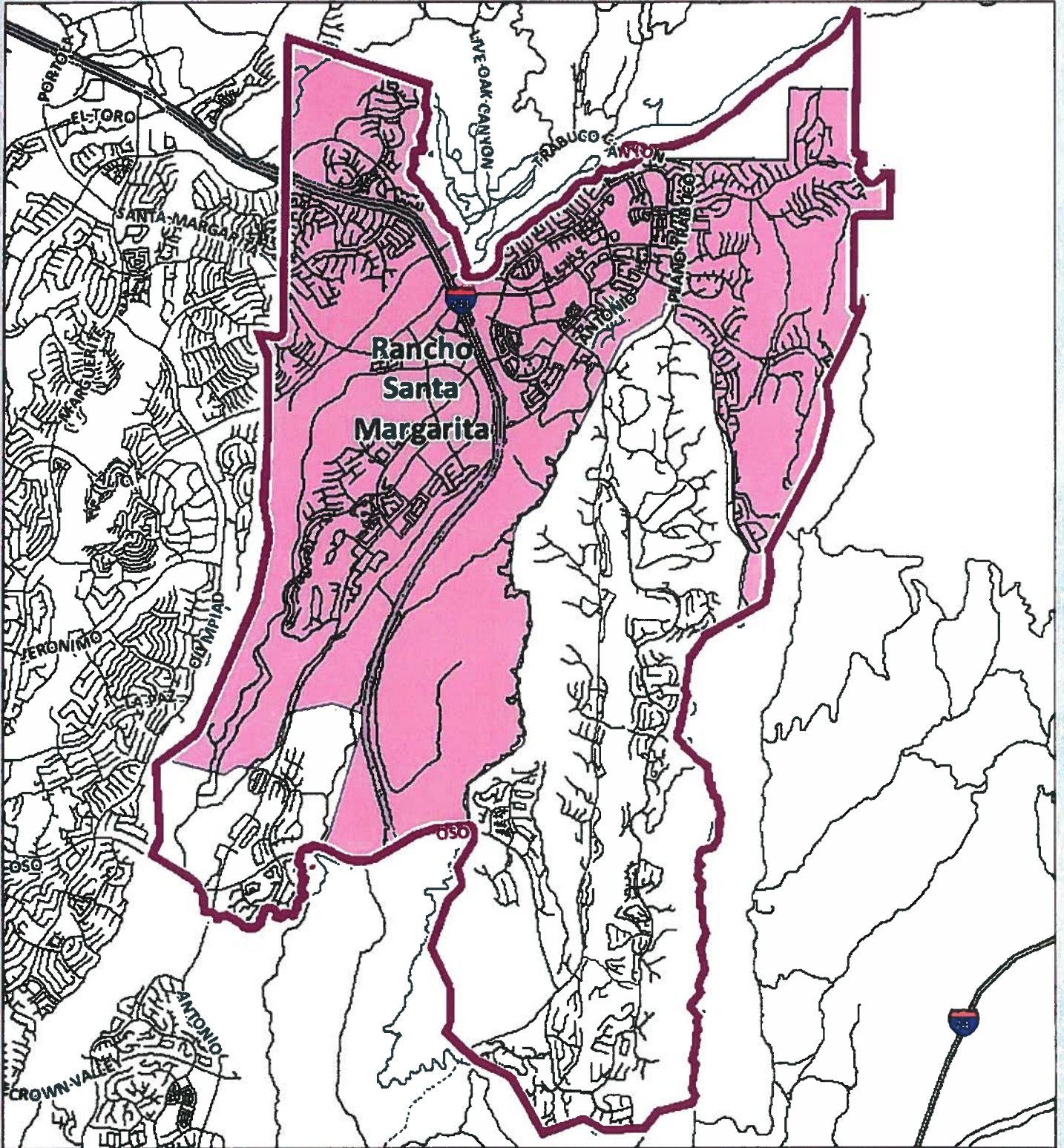
**City of Rancho Santa Margarita
Sphere of Influence Map**

SOI Originally Adopted: 01/01/00
Last Reviewed: 03/08/06



**Orange County
LAFCO**
October 1, 2003

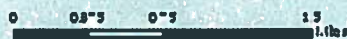
- Rancho Santa Margarita Sphere
- Rancho Santa Margarita City
- Orange County Boundary



**City of Rancho Santa Margarita
Proposed Sphere of Influence (SOI 09-09)**

SOI originally adopted: 01/01/00
Last SOI update: 03/08/06

-  Rancho Santa Margarita
-  Proposed Sphere of Influence



ATTACHMENT 1

SUMMARY: REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the process for updating housing elements of the General Plan. The goal of the RHNA is to address the statewide need of providing housing for all income levels through a shared responsibility among local governments. Despite an admirable objective of helping to ensure that the State has adequate resources to house its population now and in the future, implantation of the RHNA process, since its inception in the early 1970s has been controversial and, at times, contentious. Responsibility for implementing the RHNA in Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura Counties is through the Southern California Association of Governments (SCAG). (In recent RHNA cycles, SCAG has delegated authority for preparation of the RHNA within Orange County to the Orange County Council of Governments.) The RHNA consists of two measurements of housing need: existing need and future need.

The existing needs assessment looks at key variables from the most recent Census to measure ways in which the housing market is not meeting the needs of current residents. These variables include the number of low income households paying more than 30 percent of their income for housing, as well as severe overcrowding, farm worker needs and housing preservation needs. The future need for housing is determined primarily by the forecasted growth in households in a community. Each new household, whether created by a child moving out of a parent's home, or by a family moving to a community for employment for example, creates the need for a housing unit. The projected housing needed for new households is then adjusted to account for an ideal level of vacancy needed to promote housing choice. RHNA allocations are developed for the entire six county SCAG region, then by individual county, and finally are disaggregated to the individual city level.

RHNA allocations developed for cities and counties include the full range of income groups (very low, low, moderate and above moderate). Assigning RHNA allocations to a specific city does not require that a city build a specific number of low, moderate or above moderate housing units within a specified period. Instead, the RHNA allocations establish a minimum housing development capacity that cities and counties can make available through their land use powers to accommodate projected housing needs. State law recognizes that the most critical decisions regarding housing development occur at the local level through General Plan and zoning decisions. By incorporating the RHNA as integral to the housing element update process, it requires local governments to regularly update their general plans, zoning codes and development standards to provide housing opportunities for all income groups.

The current RHNA allocations for the six-county SCAG region and its 187 cities have been completed for the period of 2006 - 2012. With the adoption of SB 375, however, additional requirements were imposed on future RHNA's. SB 375 requires the California Air Resources Board (CARB) to set greenhouse emission targets by September 2010 and requires each region to incorporate its target into their Regional Transportation Plan (RTP). The new law also requires each region's RTP to include a Sustainable Community Strategy or Alternative Strategy that addresses the target. Finally, the law requires that each region's RHNA plan be consistent with the development pattern in the Sustainable Community Strategy. A draft of the next RHNA is due to be completed by April 2012, and the final RHNA is expected to be completed by October 2012.

Expanding the City of Rancho Santa Margarita's current sphere of influence to include the unincorporated communities of Coto de Caza, Las Flores, Wagon Wheel and Stonecliffe would have no impact on the City's existing or future RHNA allocations. The County remains the sole land use authority for all unincorporated areas, and these communities would be included in the unincorporated area's RHNA calculation, not the City's. If all or a portion of this unincorporated area were ever annexed to the City in the future, Rancho Santa Margarita would experience an increase in both population and the number of households and would likely see an increase in RHNA allocations due to the change in land use responsibility.

A transfer of RHNA allocation can be included in annexation negotiations between a city the County, but must also receive SCAG approval (Gov't Code Section 65584.07). In Orange County, successful RHNA transfers have been negotiated as part of the annexation process for the Newport Coast annexation to the City of Newport Beach and the Talega annexation to the City of San Clemente. In other annexations, a reallocation of RHNA was not included as part of the annexation process and was adjusted as part of the next RHNA update. During the development of each RHNA within Orange County, each city and the County have an opportunity to participate and comment on the allocation process.

SPORTS FIELDS NEEDS ANALYSIS

SYNOPSIS

Prepared and Written by
 Patrick White, Santa Margarita Recreation and Landscape Corporation
 Park Use & Sports Field Manager
 March, 2010

This is a summary of the Sports Field Needs Analysis (study) done in 2000, 2002, 2006 and 2010 to determine the present and future outdoor sport field needs through the year 2020 for the "South East Saddleback Valley Area" referred to as "Area". The Areas included in the study are Rancho Santa Margarita, Trabuco Canyon, Trabuco Highlands, Robinson Ranch, Walden, Rancho Cielo, Dove Canyon, Coto De Caza, Las Flores, Wagon Wheel and Ladera Ranch.

In 2006 the study presents the case that these owner-agencies are all interconnected and dependent on one another – both in outdoor sports field availability and in their use. In this area – there is a complex, inter-related system of 15 major outdoor sports organizations, including recreation-level, "Club" programs, and Adult sports, with 10,586 members, competing (for) 103 fields (84 game fields), owned and managed by 11 separate owner-agencies.

In 2010 the number of major sports organizations increased to 18 with 19,862 members, using 125 fields, 88 of those being game fields. This equates to an 88% increase in the number of members in four years. While the field inventory increased, only less than 5% in the same time frame.

The study outlines the shortage in fields and the challenges that the sports organizations and agencies face. As outlined in the report – some of these included, but not limited to:

- "If you build it they will come." History shows as more housing is built, the greater the need for park space for all ages. In the 1980's park space was developed on small parcels of land that limited the activity to small numbers of members. As the population grew and got older, the facilities do not meet the needs of the area 20 to 25 years later.
- In 2006, there was a shortage of 22 fields. In 2010, that decreased to 21 fields. By the year 2020, the shortfall increases to 63 fields. This is a result of multi-seasonal sports, and an increase in adult use as demographics change and shift.
- A field-sharing disparity between agencies. Some are providing fields at rates below their residency membership percentages. Others do not provide any field space at all. This could lead to unwanted consequences.
- Measure 'B' Funds have increased the field inventory. Due to the pending budget cuts, it is not known what effect this will have on field inventory in the future.

SPORTS FIELDS NEEDS ANALYSIS

- Cox Park in Ladera Ranch has been the only use venue for the low-resident programs due to its Regional status. However, local demand by Ladera Ranch "Recreational" programs has increasingly taken regional use away. If this trend continues the "Regional" programs, will not have any field space.
- Current and future needs include more and larger sports facilities to accommodate older children and adult sports, while allowing for changes in the demographics as communities age.

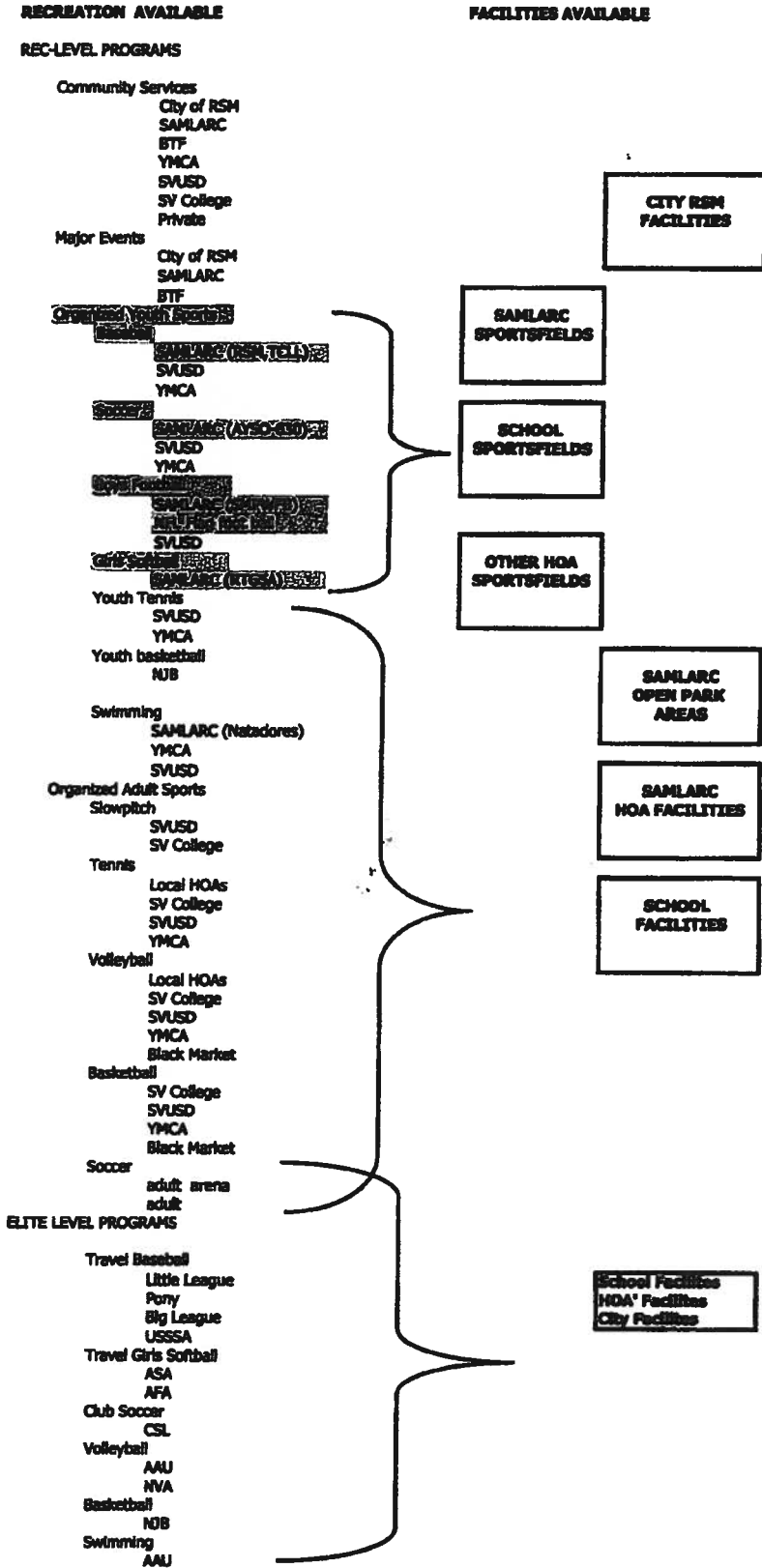
The study does recommend solutions. These include, but not limited to:

- Inter-agency education between the City of Rancho Santa Margarita, Saddleback Unified School District, Capistrano Unified School District, Community Associations of Rancho, and the community of Ladera Ranch in order to reach a common goal.
- Negotiate with the two school districts to partner with the sports organizations or other agencies for maintenance assistance in return for use of facilities.
- Consider an increase in allocation to regional and adult programs as demographics change and shift.
- Developers and local leaders that are considering the design of new sports facilities on remaining un-developed land are encouraged to consider the big picture. Specifically -- the regional and adult sports programs that serve both their community and the greater area.
- As communities age, current sports facilities will need to be refurbished, new layouts developed to maximize the usage. This could be gained by installing synthetic turf and lights where possible.

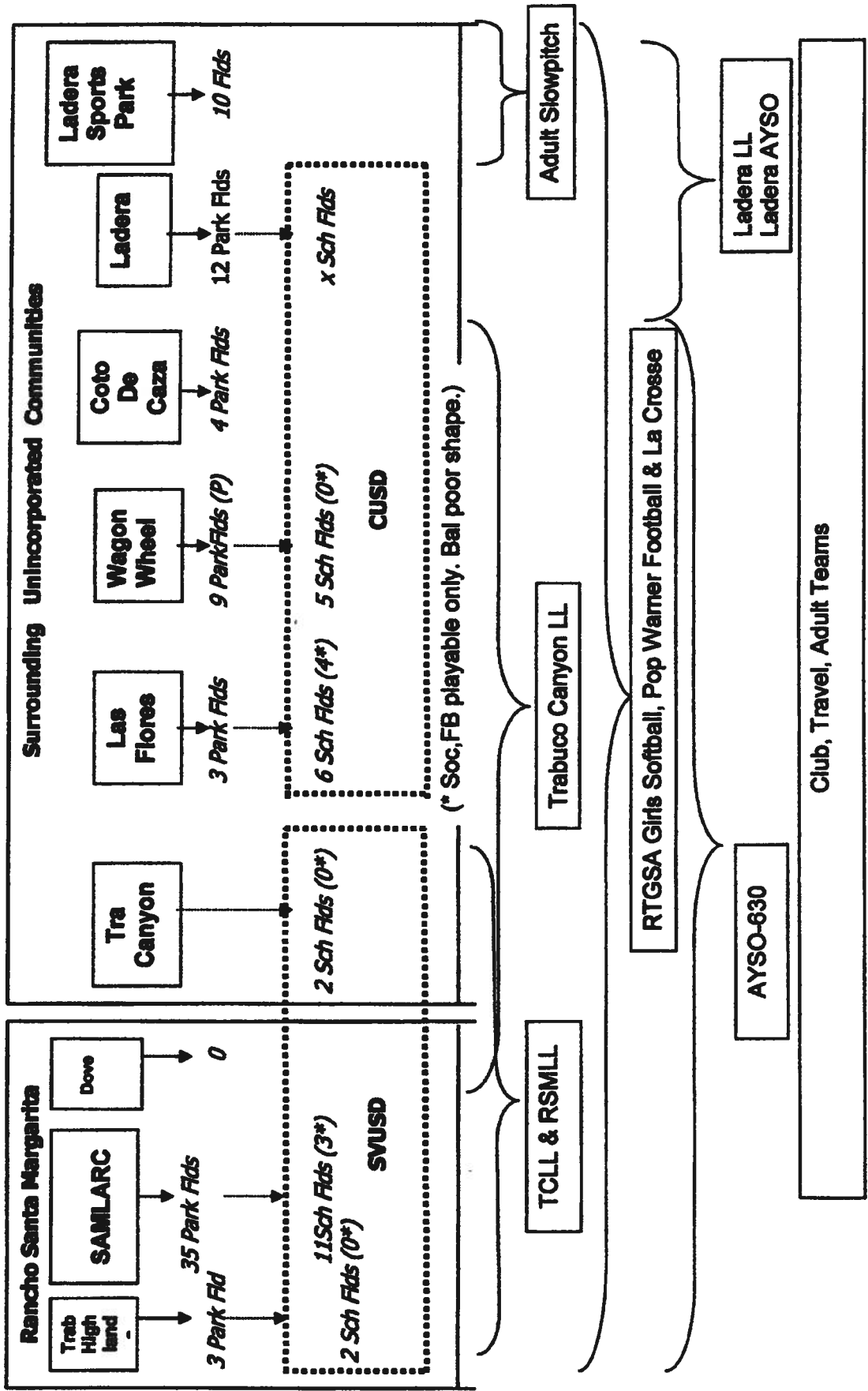
In conclusion, sports and recreation is a major part of our communities, residents want their children as well as themselves to participate in many different activities as possible. As such, local leaders need to work together to meet the demand for their communities now and in the future.

Note: This is an update to the original study prepared by Pete Morris, previous Park Use and Sport Field Manager for SAMLARC.

TOTAL RECREATION AND FACILITIES



2010 -Outdoor Sportsfields – RSM and Surrounding Area - The Big Picture
 17 Major Organizations, with 18,731 Users, applying for 89 sportsfields, through 10 Separate Owner Agencies
 (*There are 106 fields, only 89 are Game Fields)



**CHOOSING –
WHICH SPORT & ORGANIZATION**
with
More Demand than Supply

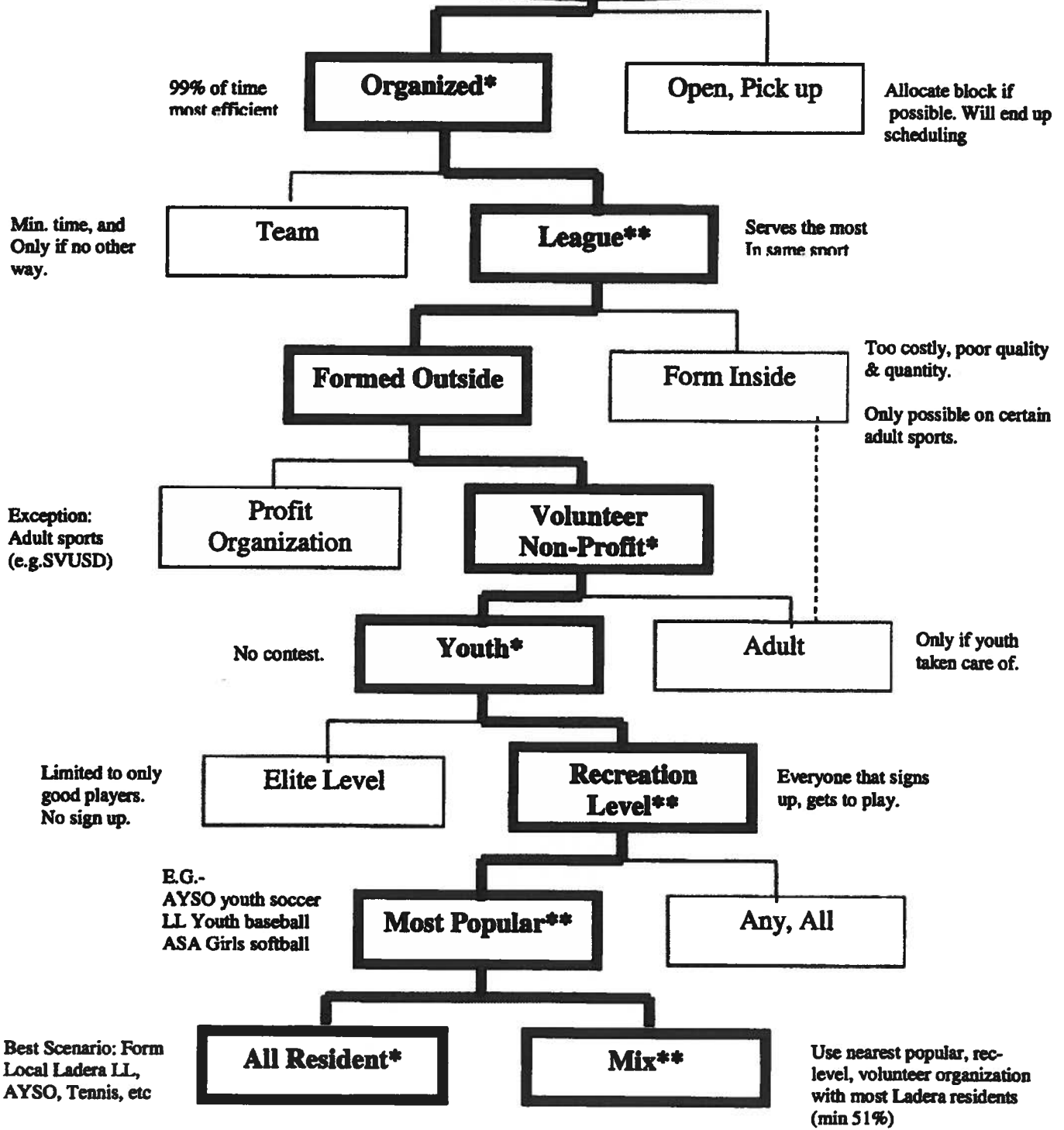


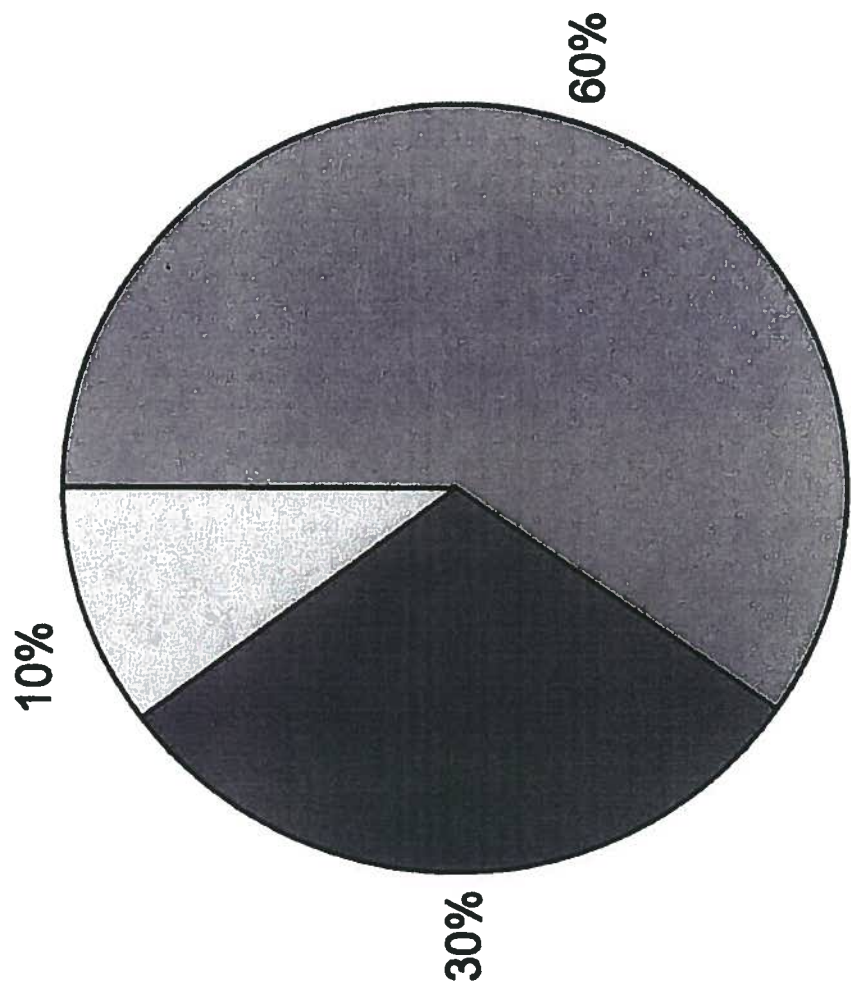
Figure 1 – Choosing Priorities – Organized Outdoor Sports

Sports Organization Registrations 2010

Organization	Number of Members
AYSO 630	4,250
AYSO 1455	2,000
Adult Arena Soccer	288
Adult Soccer	720
TCLL	1,180
RSMML	1,150
Trabuco Canyon LL	1,300
Ladera Ranch LL	1,008
SUSD Rec.	1,600
SUSD Adult Softball	1,980
RTGSA	561
Club Soccer	975
La Crosse	1,000
Travel Baseball	380
Travel Softball	220
Pop Warner Football	800
NFL Flag Football	450

TOTAL REGISTRATIONS 19,862

FIELDS BY OWNER



■	HOA
■	SCHOOL
□	OTHER

Greater southeast Saddleback Valley Area Sportsfields Inventory by Agency - 2010

Owner	Facility	Field	User Org	Season	Comments	
Coto de Caza	Coto Sports	SL 1	Trabuco Canyon LL	Spring, Fall	Game	
		SL 2	Trabuco Canyon LL	Spring, Fall	Game	
		Soc 1 (med)	AYSO-630	Fall	Game	
		Soc 2 (med)	AYSO-630	Fall	Game	
		Soc 3 (small)	AYSO-630	Fall	Practice	
		Soc 4 (med)	AYSO-630	Fall	Game	
CUSD	Las Flores Inter	FB 1 (med)	SMPWFB	Fall	Game	
		FB 2 (med)	SMPWFB	Fall	Game	
		FB 3 (med)	SMPWFB	Fall	Game	
		FB 4 (med)	SMPWFB	Fall	Game	
	Field	Social Lacross	Winter, Spring	Game		
	Field	Social Lacross	Winter, Spring	Game		
	WW Elem	Soc 1 (med)	SMPWFB	Fall	Game	
		Soc 2 (med)	SMPWFB	Fall	Practice	
		LL 1	Trabuco Canyon LL	Spring, Fall	Practice	
	San Juan Hills High School	LL 2	Trabuco Canyon LL	Spring, Fall	Practice	
		LL 3	Trabuco Canyon LL	Spring, Fall	Practice	
		Soc 1	Coast Soccer League	Fall	Game	
		Soc 2	Coast Soccer League	Fall	Game	
		Soc 3	Coast Soccer League	Fall	Game	
		Softball	Travel Softball	Spring	Practice	
		Baseball		Spring	Practice	
Tesoro HS	Football	SMPWFB	Fall	Game		
LARMAC	Founders	LL 1 (T ball)	Ladera LL	Spring	Game	
	Cox	LL 2 (60')	Ladera LL	Spring	Game	
		LL 3 (60')	Ladera LL	Spring	Game	
		SB 1 (300'L)	Adult SP	3 Seasons	Game	
		SB 4 (300'L)	Adult SP	3 Seasons	Game	
		Soc 1 (large, L)	AYSO 1455	Fall spring	Game	
		Soc 2 (med, L)	SVUSD AYSO-1455	Year Round	Game	
		Soc 3 (med, L)	SVUSD AYSO-1455	3 Seasons	Game	
		Soc 4 (med, L)	SVUSD	3 Seasons	Game	
		Soc 5 (med)	SVUSD	3 Seasons	Game	
		LL 2 (T ball)	Ladera LL	Spring	Game	
		Soc 1 (large)	AYSO-1455	Spring, Fall	Game	
		Soc 2 (large)	AYSO-1455	Fall	Game	
	Soc 3 (med)	AYSO-1455	Fall	Game		
	Chaparral	Soc 1 (med)	AYSO-1455	Fall	Game	
		SB 1			Practice	
	Las Flores	Oaktree	SB 1	RTGSA	Spring, Fall	Game
			SB 2	RTGSA	Spring, Fall	Game
		Starlight Ridge	Soc 1	RTGSA	Spring, Fall	Practice
SAMLARC	Altistma	LL 1	TCLL	Spring, Fall	Game	
		Soc 1 (med)	AYSO-630	Fall	Game	
		LL 2	RSMILL	Spring, Fall	Game	
	Arroya Vista	Soc 2 (med)	AYSO-630	Fall	Game	
		LL 1	RSMILL	Spring, Fall	Game	
		LL 2	TCLL	Spring, Fall	Game	
	Soc 1 (med)	AYSO-630	Fall	Game		
	Soc 2 (med)	AYSO-630	Fall	Game		

Greater southeast Saddleback Valley Area Sportsfields Inventory by Agency - 2010

Owner	Facility	Field	User Org	Season	Comments	
	Canada Vista	LL 1	RSMIL,TCLL	Spring, Fall	Game	
		Soc 1 (small)	AYSO-630	Fall	Game	
		Sr 2	RSMIL,TCLL	Spring, Fall	Game	
		Soc 2 (med)	AYSO-630	Fall	Game	
	Estrella	Util 1			Not allowed	
	Monte Vista	Soc 1 (small)	AYSO-630	Fall, Spring	Game	
		Soc 2 (small)	AYSO-630	Fall, Spring	Game	
		Soc 3	AYSO	Summer	Game	
	Solana	Soc 1 (large)	SMPWFB	Fall	Game	
		Soc 2 (large)	AYSO-630	Fall	Game	
		LL 1	RSMIL	Spring, Fall	Game	
		LL 2	TCLL	Spring, Fall	Game	
	Tijeras Creek	LL 1	RSMIL,TCLL	Spring	Game	
		LL 2	TCLL	Spring	Game	
		LL 3	RSMIL	Spring	Game	
		Soc 1 (large,L)	AYSO-630	Fall	Game	
	Trabuco Mesa	Soc 1 (small)	AYSO-630	Fall	Game	
		Soc 2 (small)	AYSO-630	Fall	Game	
		Soc 3 (small)	AYSO-630	Fall	Game	
		Soc 4 (small)	AYSO-630	Fall	Game	
		Soc 5 (small)	AYSO-630	Fall	Game	
		Soc 6 (small)	AYSO-630	Fall	Game	
		SB 1	RTGSA	Spring, Fall	Game	
		SB 2	RTGSA	Spring, Fall	Game	
	Vista Verde	SB 3	RTGSA	Spring, Fall	Game	
		SB 4	RTGSA	Spring, Fall	Game	
		SB 1 (260')	TCL/LRTGSA	Spring, Fall	Game	
		Soc 1 (med)	SMPWFB	Fall	Game	
	Central Park		SMPWFB		Practice	
	SAMLARC ARENA	arena soccer	AYSO -630	Year Round	Game	
			RSMAS	Year Round	Game	
	SVUSD	Cielo Vista Elem	LL1	Social Lacross	Winter, Spring	Game
			LL2	Social Lacross	Winter, Spring	Game
			LL3	Social Lacross	Winter, Spring	Game
			Soc 1	SMPWFB	Fall	Practice
		RR Elem	Soc1 (med)	AYSO-630	Fall, Spring	Practice
			Baseball	RSMIL	Fall, Spring	Game
		RSM Intermed	Soc1 (large)	AYSO-630 Social Lacross	Fall, Spring, Winter	Game
			Soc1 (large)	AYSO-630 Social Lacross	Fall, Spring, Winter	Game
			Soc1 (large)	AYSO-630 Social Lacross	Fall, Spring, Winter	Game
Melinda Hts Elem		Soc 1 (large)	AYSO/Club Soccer	Fall, Spring	Game	
		Soc 2 (large)	AYSO/Club Soccer	Fall, Spring	Game	
Trab Can Elem		Util 1	Elite Soccer	Fall	Practice	
		Util 2	Elite Soccer	Fall	Practice	
Trabuco HL		TH Park	Soc1 (large)	AYSO-630	Fall, Spring	Game

Greater southeast Saddleback Valley Area Sportsfields Inventory by Agency - 2010

Owner	Facility	Field	User Org	Season	Comments
Wagon Wheel	Wagon Wheel	LL1	Trabuco Canyon LL	Fall, Spring	Game
		LL2	Trabuco Canyon LL	Fall, Spring	Game
		LL3	Trabuco Canyon LL	Fall, Spring	Game
		LL4	Trabuco Canyon LL	Fall, Spring	Game
		SB1	RTGSA	Fall, Spring	Game
		SB2	RTGSA	Fall, Spring	Game
		SB3	RTGSA	Fall, Spring	Game
		Soc 3	Ayso-630	Fall	Game
		Soc1 (large)	AYSO-630	Fall	Game
	Soc2 (large)	AYSO-630	Fall	Game	
Robinson Ranch HOA	Ike Arnold				Open
SMCHS	Softball	Softball	Travel Softball SMPWFB	Year Round	Game
	Football	Football	Social Lacross	Fall, Winter	Game

2006-2020 SUMMARY NEEDS TABLE

SPORT	AFFILIATION	ORG	Registrations	Year 2006			Year 2010			Projected		Year 2020	
				Field			Registrations			Registrations			Field
				Have	Need	Registrations	have	need	Registrations	Registrations	Need		
Youth Rec Soccer -	AYSO (1)	2	5,106	40	51	6,250	35	42	7,437		50		
Youth Rec Baseball	Little League (1)	4	2,823	26	28	4,636	27	30	5,565		42		
Girls Rec Softball -	ASA (1)	1	675	8	7	561	11	6	625		8		
Boys Football -	Pop Warner	1	651	7	7	600	12	8	952		10		
Flag Football	NFLFFB	1	300	1	1	450	1	2	599		6		
Club Soccer -	CSL(1,2)	1	234	1	2	978	7	9	1,072		4		
Travel Baseball -	Misc (1,2)	1	260	1	2	360	2	2	471		6		
Travel Girls Softball -	ASA (1,2)	1	130	0	1	220	4	4	308		6		
Adult Clomptch -	SUSSD (1)	1	780	1	8	1,980	8	13	2,752		20		
Adult Soccer	CSL (1,2)	1	unknown			720	0	2	935		6		
SUSSD Youth Rec	SUSSD (1)		unknown			1,600	8	16	1,760		14		
Adult Arena Soccer	misc (1)	1	new			288	1	2	317		2		
La Croisse	La Croisse (3)	3	unknown			1,000	9	10	1,625		14		
Total (1)			10,566	84	106	19,962	125	146	24,419		198		
				SHORT	22			21			63		

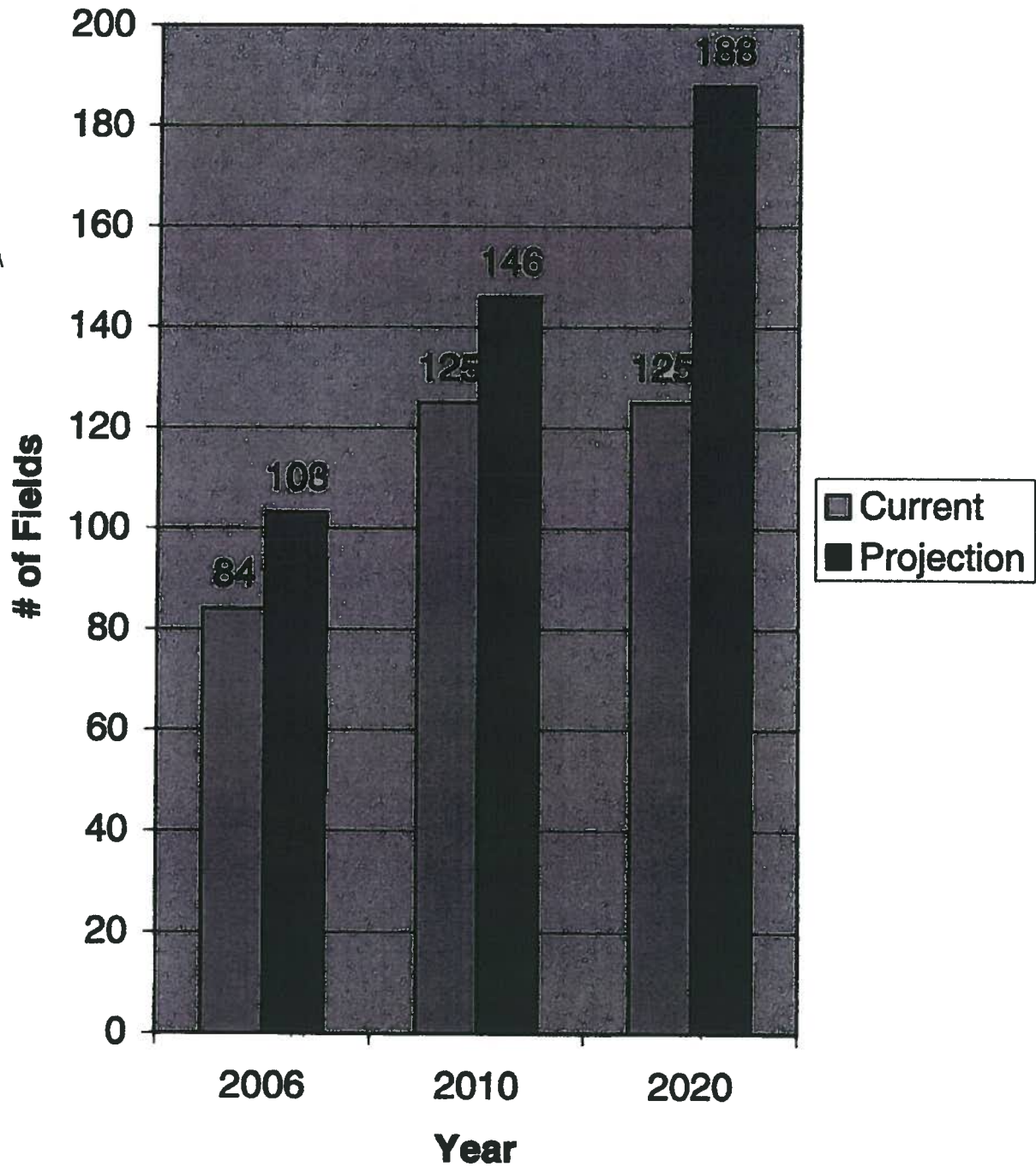
1 = multiple seasons

2 = under estimated

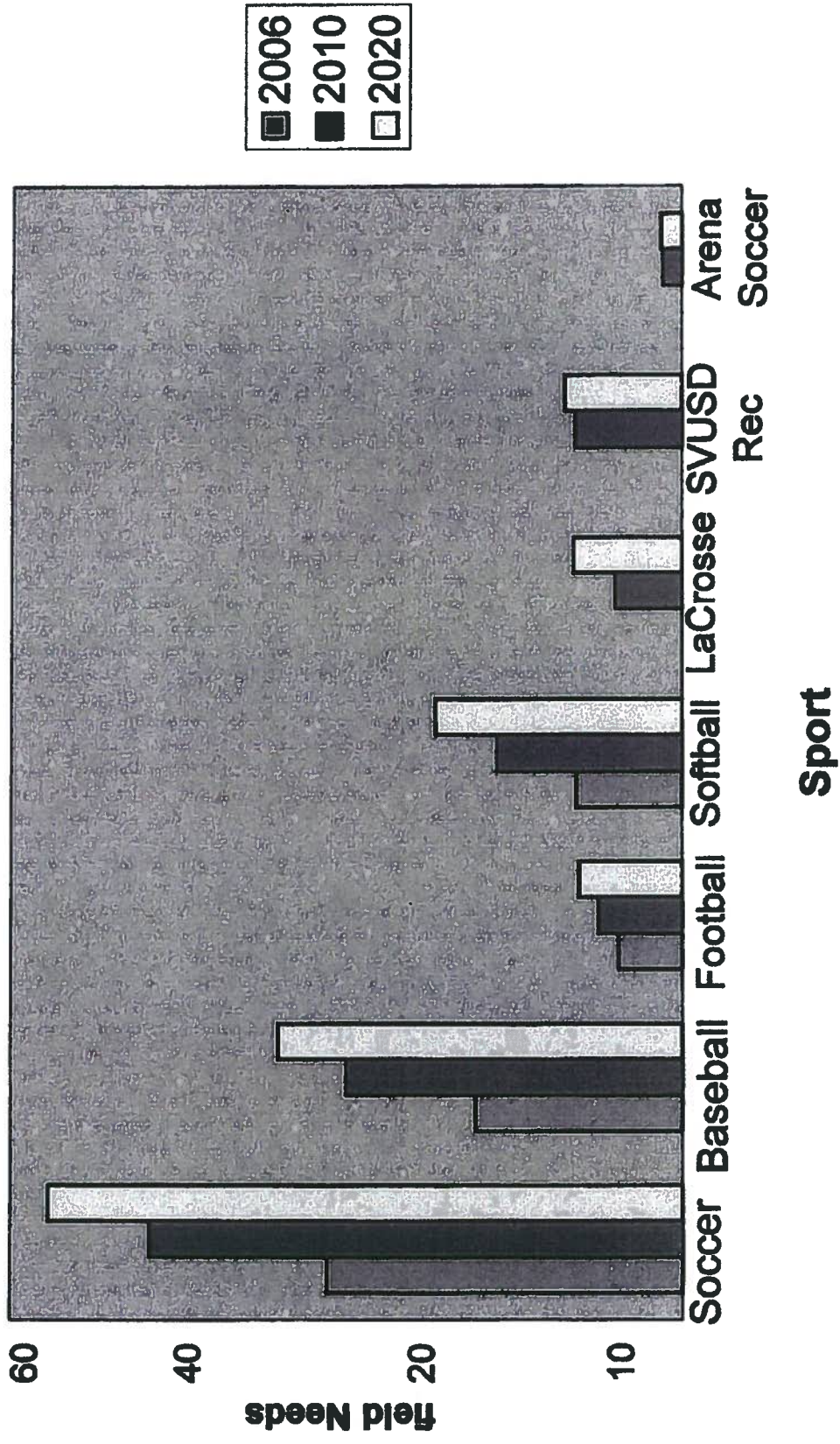
3 = fastest growing youth sports in the country.

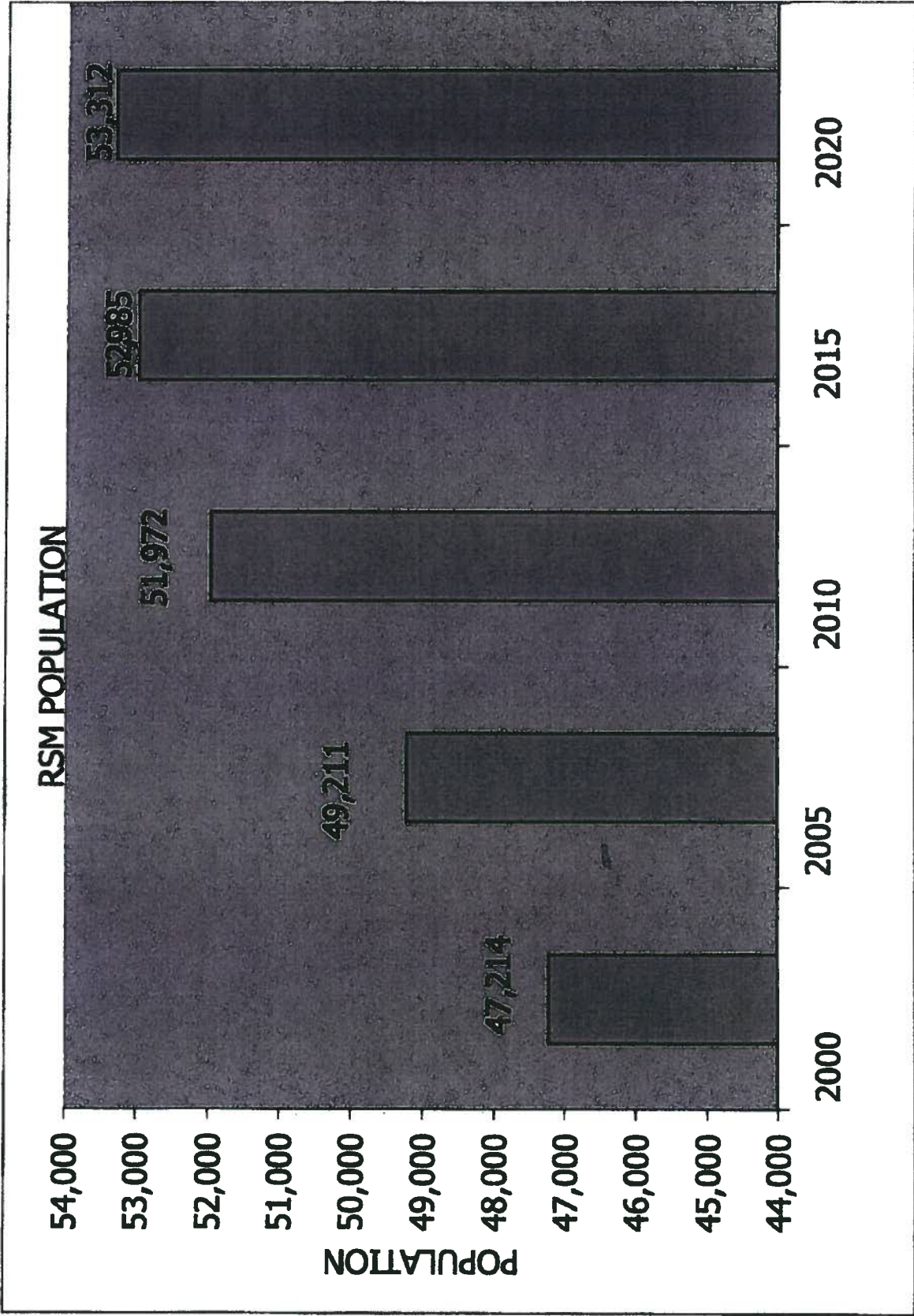
Field space is based on 100 users per field

Projection of Field Needs

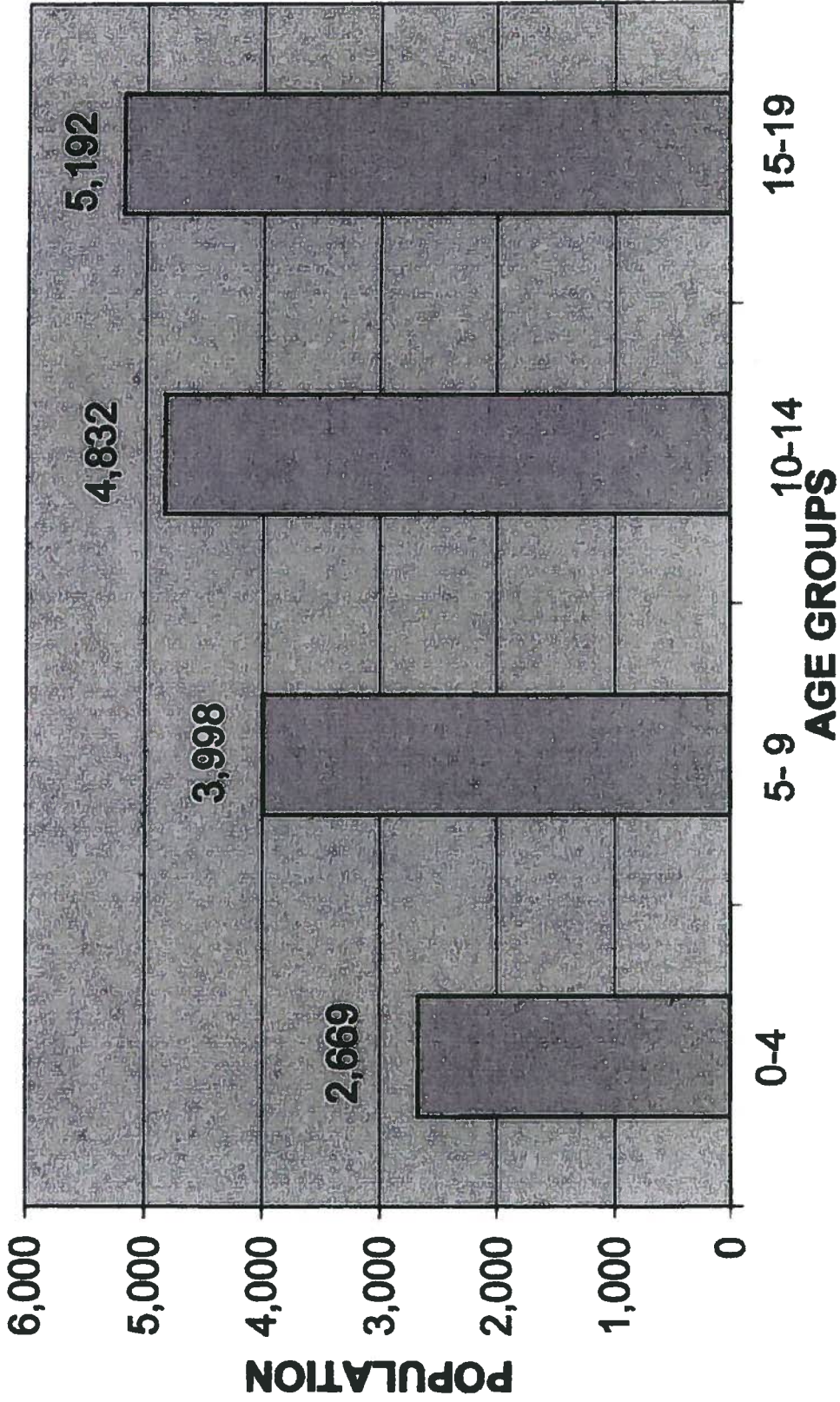


Southeast Saddleback Valley

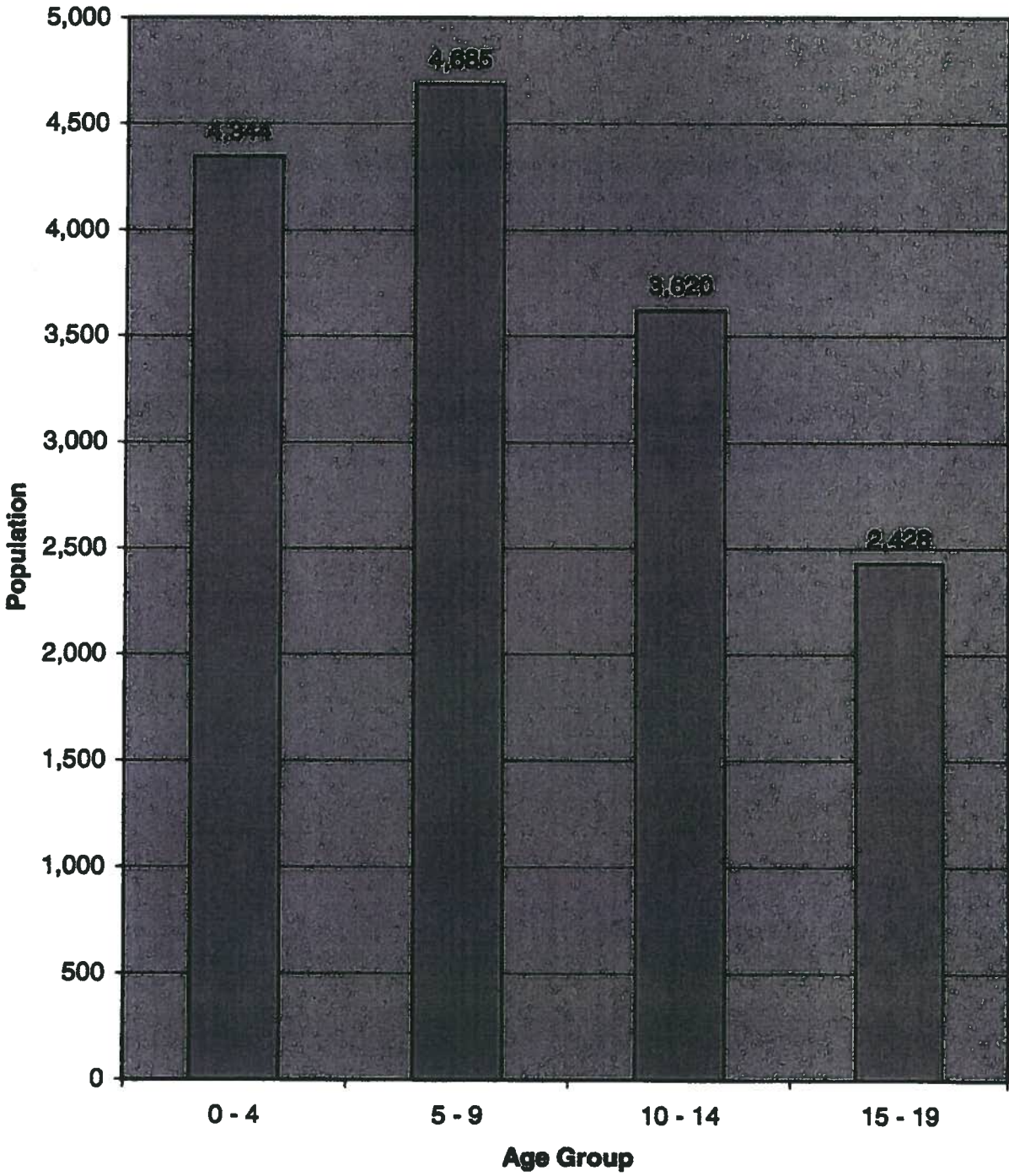




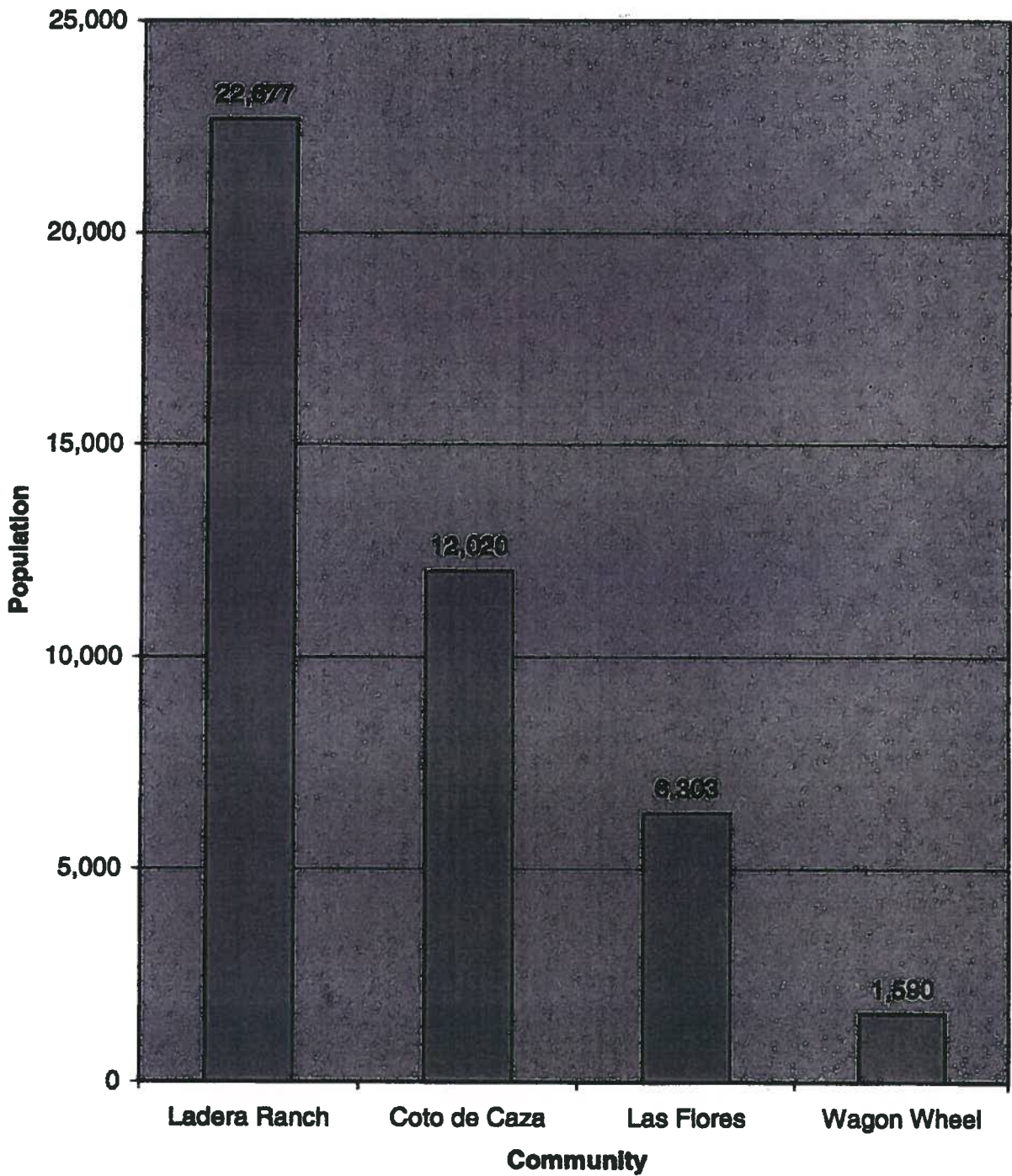
RSM AGE GROUPS 2010



Surrounding Community Age Groups



2010 Estimated Population by Community



(d)	<input type="checkbox"/>	Categorical Exemption. State type and class number:	
(e)	<input type="checkbox"/>	Declared Emergency.	
(f)	<input type="checkbox"/>	Statutory Exemption. State Code section number:	
(g)	<input checked="" type="checkbox"/>	Other. Explanation:	Feasibility or Planning Study
9.	Reason why project was exempt:		Staff recommends that the Commission consider the proposed reconfirmation of the City of Rancho Santa Margarita Municipal Service Review determinations and Sphere of Influence Amendment as exempt from CEQA under CEQA Guidelines Section 15626: Feasibility and Planning Studies. A project involving only feasibility or planning studies for possible future actions which the agency, board or commission has not approved, adopted or funded does not require the preparation of an EIR or Negative Declaration.
10.	Contact Person:		Joe Serrano, LAFCO Policy Analyst
	Telephone:		(714) 834-2556
11.	Attach Preliminary Exemption Assessment (Form "A") before filing.		

Date Received for Filing: _____

Signature (LAFCO Representative)

(Clerk Stamp Here)

Title