



## REGULAR MEETING AGENDA

**September 4, 2025  
2:00 pm**

**League of California Cities  
1400 K Street, 3rd Floor  
Sacramento, CA 95814**

Telephonic Locations:

1010 10<sup>th</sup> Street, 6<sup>th</sup> Floor  
Modesto, CA 95354

14270 Trailwind Road  
Poway, CA 92064

709 Portwalk Place  
Redwood City, CA 94065

3252 Southern Hills Drive  
Fairfield, CA 94534

City of Lafayette  
3675 Mt. Diablo Blvd., Room 210  
Lafayette, CA 94549

15465 Vantage Point  
Redding, CA 96001

*Members of the public may also observe and offer comment at this meeting telephonically by dialing 669-900-9128, Meeting ID 259-798-2423, Passcode 129070.*

### **A. OPENING AND PROCEDURAL ITEMS**

#### **1. Roll Call.**

_____ Brian Moura, Chair	_____ Leonard Moty, Member
_____ Niroop Srivatsa, Member	_____ Helen Robbins-Meyer, Member
_____ Kevin O'Rourke, Secretary	_____ Norman Coppinger, Alt. Member
_____ Brian Stiger, Treasurer	_____ Lisa Bartlett, Alt. Member
_____ Vito Chiesa, Member	

#### **2. Consideration of the Minutes of the August 21, 2025 Regular Meeting.**

#### **3. Consent Calendar.**

#### **4. Public Comment.**

**B. AGENDA ITEMS**

5. California Statewide Communities Development Authority Community Facilities District No. 2025-02M (Ocean Breeze Ranch Maintenance):

Conduct second reading and adoption of Ordinance levying a Special Tax for Fiscal Year 2025-26 and following fiscal years solely within and relating to California Statewide Communities Development Authority Community Facilities District No. 2025-02M (Ocean Breeze Ranch Maintenance), County of San Diego, State of California.

6. Improvement Area Nos. 5 and 6 of CSCDA Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California:

- a. Conduct proceedings with respect to Improvement Area No. 5 (“Atwell Improvement Area No. 5”) and Improvement Area No. 6 (“Atwell Improvement Area No. 6”) of CSCDA Community Facilities District No. 2020-02 (Atwell), City of Banning, County of Riverside, State of California (the “Atwell CFD”):
  1. Open public hearing continued from August 21, 2025, for Atwell Improvement Area No. 5 and Atwell Improvement Area No. 6.
  2. Close continued public hearing for Atwell Improvement Area No. 5 and Atwell Improvement Area No. 6.
- b. Conduct the following actions with respect to Atwell Improvement Area No. 5 and Atwell Improvement Area No. 6:
  1. Consideration of a resolution approving annexation of territory to the Atwell CFD, designating Improvement Area No. 5 and Improvement Area No. 6 therein, and providing for the levy of special taxes therein to finance certain public improvements and certain public services.
  2. Consideration of a resolution deeming it necessary to incur bonded indebtedness to finance certain public improvements to mitigate the impacts of development within Atwell Improvement Area No. 5 and Atwell Improvement Area No. 6 of the Atwell CFD.
  3. Consideration of a resolution calling separate special mailed-ballot elections within Atwell Improvement Area No. 5 and Atwell Improvement Area No. 6 of the Atwell CFD.
  4. Conduct separate special mailed ballot elections for Atwell Improvement Area No. 5 and Atwell Improvement Area No. 6.
  5. Consideration of a resolution declaring results of special mailed-ballot elections within Atwell Improvement Area No. 5 and Atwell Improvement Area No. 6 of the Atwell CFD.

6. Conduct the first reading of (i) Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to Atwell Improvement Area No. 5 of the Atwell CFD and (ii) Ordinance Levying a Special Tax for Fiscal Year 2026-27 and Following Fiscal Years Solely Within and Relating to Atwell Improvement Area No. 6 of the Atwell CFD.
7. Statewide Community Infrastructure Program (SCIP) 2025B District Formation Proceedings:
  - a. Consideration of a resolution abandoning proceedings for the following Districts:
    1. California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2025-09 (Delta Shores West) City of Sacramento, County of Sacramento.
    2. California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 25-03 (Summerfield at Twin Cities (Unit 1)) City of Galt, County of Sacramento.
    3. California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No. 25-04 (Summerfield at Twin Cities (Unit 2)) City of Galt, County of Sacramento.
  - b. Conduct and close or continue consolidated public hearings with respect to the Statewide Community Infrastructure Program (“SCIP”) for certain Assessment Districts (collectively, the “ADs”) and Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the “CFDs”) for multiple development projects to be included in a bond issuance for Series 2025B or a separate pooled or stand-alone issuance.
  - c. Conduct following actions with respect to the SCIP ADs to be included in a bond issuance for Series 2025B or a separate pooled or stand-alone issuance:
    1. Open assessment ballots of landowners within the ADs and announce results.
    2. Consideration of resolutions approving final engineer’s reports, levying assessments, ordering the financing of specified development impact fees and capital improvements, confirming the amounts of unpaid assessments and directing related actions in relation to the ADs.
  - d. Conduct following actions with respect to the SCIP CFDs to be included in a bond issuance for Series 2025B or a separate pooled or stand-alone issuance:
  - e. Consideration of resolutions of formation establishing the CFDs, each providing for the levy of a special tax therein to finance certain public improvements and development impact fees, as applicable.
  - f. Consideration of resolutions deeming it necessary to incur bonded indebtedness to finance certain public improvements either directly or to be constructed from

certain development impact fees to mitigate the impacts of development within the CFDs.

- g. Consideration of resolutions calling special mailed-ballot elections within the CFDs.
  - h. Conduct special mailed ballot elections for the CFDs.
  - i. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.
  - j. Conduct first readings of Ordinances Levying a Special Tax in the CFDs.
  - k. Consideration of resolution providing for the issuance of SCIP limited obligation improvement bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.
  - l. Consideration of resolution providing for the issuance of SCIP special tax bonds each in one or more series and approving the form and substance of a trust agreement and authorizing related actions.
  - m. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$24,003,619 of SCIP Revenue Bonds, Series 2025B and approving the forms of a trust agreement, a bond purchase agreement, a continuing disclosure certificate, an official statement, and authorizing certain other actions in connection therewith.
8. Consideration of CSCDA Fee Schedule Amendments.

**C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS**

- 9. Executive Director Updates.
- 10. Staff Updates.
- 11. Adjourn.

**NEXT MEETING:** Thursday, September 18, 2025 at 2:00 pm

**CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY**  
**CONSENT CALENDAR**

1. Inducement of National Community Renaissance of California (Cape Cod Senior Villas), City of Oceanside, County of San Diego; issue up to \$36 million in multi-family housing revenue bonds.
2. Inducement of A0756 Rancho Mirage, L.P. (Parkview Villas, Santa Rosa Villas, Whispering Waters), City of Rancho Mirage, County of Riverside; issue up to \$30 million in multi-family housing revenue bonds.
3. Inducement of Hemet PV Partners, LP (Palm Villas at State), City of Hemet, County of Riverside; issue up to \$30 million in multi-family housing revenue bonds.
4. Consideration of California City Management Foundation (CCMF) membership.
5. Consideration of scholarships for Local Governance Summer Institute (LGSI) at Stanford.