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REGULAR MEETING AGENDA

**October 16, 2025
2:00 PM**

**California State Association of Counties
1100 K Street, 1st Floor
Sacramento, CA 95814**

Telephonic Locations:

14270 Trailwind Road
Poway, CA 92064

8607 John Fox Road
Hughson, CA 95326

City of Dana Point
33282 Golden Lantern
Administrative Conference
Room, Suite 203
Dana Point, CA 92629

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

3124 Chesapeake Bay Avenue
Davis, CA 95616

7400 Cristobal Avenue
Atascadero, CA 93422

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
____ Niroop Srivatsa, Member
____ Kevin O'Rourke, Secretary
____ Brian Stiger, Treasurer
____ Vito Chiesa, Member

____ Leonard Moty, Member
____ Helen Robbins-Meyer, Member
____ Norman Coppinger, Alt Member
____ Lisa Bartlett, Alt Member

2. Consideration of the Minutes of the October 2, 2025 Regular Meeting.

3. Public Comment.

B. AGENDA ITEMS

4. Consider the following matters relating to California Statewide Communities Development Authority Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California:
 - a. Resolution declaring intention to annex territory to California Statewide Communities Development Authority Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California, to designate Improvement Area No. 3 therein and to levy a special tax therein to finance certain public improvements and certain development impact fees.
 - b. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities Development Authority Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California and in and for Improvement Area No. 3 designated therein and calling for a public hearing.
5. Consider the following resolutions to initiate proceedings to form California Statewide Communities Development Authority Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California:
 - a. Resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California, to levy a special tax therein to finance certain public improvements and certain development impact fees, and to identify territory proposed for annexation to the community facilities district in the future and to levy special taxes therein.
 - b. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities Development Authority Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California and in and for territory proposed for annexation to the community facilities district in the future and calling for a public hearing.
6. Consideration of a resolution approving and directing execution and delivery of bond purchase agreements related to bonds issued by the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island).
7. Consideration of 2026 CSCDA Meeting Calendar.

C. ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

8. Executive Director Updates.

9. Staff Updates.

10. Adjourn.

NEXT MEETING: Thursday, October 30, 2025 at 2:00 pm



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

**October 2, 2025
at 2:00 pm**

Commission Chair Brian Moura called the meeting to order at 2:00 pm.

1. Roll Call.

Commission members participating via teleconference: Brian Moura, Niroop Srivatsa, Kevin O'Rourke, Leonard Moty, and Helen Robbins-Meyer.

Others participating via teleconference: Felicia Williams, CSCDA Executive Director; Jon Penkower, Bridge Strategic Partners; James Hamill, Bridge Strategic Partners; Steve Maciel, Cal Cities; Rob Pierce, CSAC Finance Corporation; Sendy Young, CSAC Finance Corporation; and Trisha Ortiz, Richards Watson & Gershon.

2. Consideration of the Minutes of the September 18, 2025 Regular Meeting.

The Commission approved the September 18, 2025 Regular Meeting minutes.

Motion to approve by L. Moty. Second by H. Robbins-Meyer. Unanimously approved by roll-call vote.

3. Public Comment

No public comment.

4. Statewide Community Infrastructure Program (SCIP) 2025C-1 District Formation Proceedings:

- a. Consider the following resolutions for multiple Statewide Community Infrastructure Program (SCIP) Community Facilities Districts (collectively, the "CFDs") for Series 2025C-1 or a separate pooled or stand-alone issuance:

1. Resolutions approving joint community facilities agreements and declaring intention to establish CFDs, to designate improvement areas and future

annexation areas therein, as applicable, and to levy special taxes therein to finance certain public improvements, fees and/or services;

Motion to approve by K. O'Rourke. Second by N. Srivatsa. Unanimously approved by roll-call vote.

2. Resolutions to incur bonded indebtedness to finance certain public improvements and fees within the CFDs and calling for a public hearing.

Motion to approve by L. Moty. Second by H. Robbins- Meyer. Unanimously approved by roll-call vote.

5. Consideration of a resolution setting the time and place for holding regular meetings.

The Commission approved a the resolution with the new temporary address for CSAC, and modified the resolution that will allow the Commission to hold meetings every Thursday, at 2pm and commencing January 1, 2026 the meetings will begin at 10:00 am.

Motion to approve by K. O'Rourke. Second by L. Moty. Unanimously approved by roll-call vote.

6. Executive Director Update.

Executive Director Williams had no update.

7. Staff Update.

Staff had no update.

Commission Chair Moura informed the Commission that he will be attending the MMANC Conference on October 16th, and will not be able to chair the CSCDA Meeting.

8. Adjourn.

The meeting was adjourned at 2:38 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

NEXT MEETING: Thursday, October 16, 2025 at 2:00 pm

Agenda Item No. 4

Agenda Report

DATE: October 16, 2025

TO: CSCDA COMMISSIONERS

PROJECT: Watson Ranch (City of American Canyon) – Community Facilities District

PURPOSE:

- a. Resolution declaring intention to annex territory to California Statewide Communities Development Authority Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California, to designate Improvement Area No. 3 therein and to levy a special tax therein to finance certain public improvements and certain development impact fees.
- b. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities Development Authority Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California and in and for Improvement Area No. 3 designated therein and calling for a public hearing.

EXECUTIVE SUMMARY:

The action requested today is the first step to annex the territory relating to the Watson Ranch Community Facilities District (CFD) Improvement Area No. 3 located in American Canyon, California (the “City”).

The following is a summary of prior actions by the Commission and the City:

CSCDA Transaction History:

- The City approved the formation of the CFD by CSCDA on April 21, 2020.
- The Commission approved the resolution of intention to form the CFD for Improvement Area No. 1 on July 7, 2022.
- CSCDA issued \$6,595,000 for the first series of CFD bonds on February 13, 2023 designated as Improvement Area No. 1.
- CSCDA approved the formation of Improvement Area No. 2 on April 20, 2023.
- CSCDA issued \$15,695,000 for the second series of CFD bonds on July 17, 2024 designated as Improvement Area No. 2.

Project Overview:

- Watson Ranch includes multi-faceted elements for a new town center within the city limits of American Canyon. Watson Ranch will also include a new elementary school, multiple parks and extensive bike and pedestrian trails.
- McGrath Properties, DR Horton and KB Homes are the development partners for Watson Ranch.
- See Attachment A for details of the Watson Ranch project.

Watson Ranch Community Facilities District (CFD) Improvement Area No. 3

It is anticipated that Improvement Area No. 3 will include 161 single-family homes. The not-to-exceed amount of the bonds will be approximately \$13,000,000.

COMMISSION ACTION:

1. Resolution declaring intention to annex territory to California Statewide Communities Development Authority Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California, to designate Improvement Area No. 3 therein and to levy a special tax therein to finance certain public improvements and certain development impact fees.
2. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities Development Authority Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California and in and for Improvement Area No. 3 designated therein and calling for a public hearing on November 20, 2025.

Documents: https://www.dropbox.com/scl/fo/yalr98saar4qk2wmmihs8/ABPWzo-DMeHO8fvqE_wKFPI?rlkey=gz8uh49g098fpzyt138uhp60&dl=0

ATTACHMENT A

Residential Communities

Drawing on classic neighborhoods of the early twentieth century, a wide variety of housing types are envisioned in interconnected neighborhoods, with the intent of creating a dynamically diverse and integrated community.

The range of home types provided in the Watson Ranch Specific Plan include: town homes, live/work units, apartments, row townhomes, duet units, cottages, paseo-oriented homes, small and standard lot homes. This diversity will respond to changing lifestyle preferences in housing as well as offer a wide variety of price levels, with the intent of creating a dynamically diverse and integrated community of residential neighborhoods that are affordable by design. The Watson Ranch homes will be built-out in phases over 8-10 years.

Parks and Open Space

Watson Ranch will include approximately 35 acres of public and private parks, trails, wetlands, and open space. Two regional class I bicycle trails, the River to Ridge Trail and the Napa Valley Vine Trail, are major recreational features of Watson Ranch. The parks and open spaces form an integrated system with a wide variety of areas for people to enjoy, while allowing native species to thrive. Facilities within these areas will be programmed to meet the needs of the community while keeping the ecosystem in balance. In addition to the on-site recreational opportunities, 30 acres of land adjacent to the Watson Ranch will be developed by American Canyon as a community park.

Roads and Pathways

Watson Ranch embraces connectivity through a network designed for pedestrians, bicyclists, and motor vehicles alike. Watson Ranch will provide safe and easy access to residential, educational, commercial and recreational destinations. It is a priority to provide a safe, functional and pedestrian friendly environment for residents as well as visitors to American Canyon. The Newell Drive extension (from its current terminus to the Watson Ranch northern boundary) and Rio Del Mar roadway (from SR-29 to the Newell Drive extension) and rail undercrossing will provide a dramatic improvement for mobility in American Canyon.

Schools

Watson Ranch will contribute a 10-acre site where a new elementary school will be built for students living in the Watson Ranch Project and adjoining Vintage Ranch neighborhoods. In addition, the project will make financial contributions in excess of \$18 million toward funding of this new elementary school and the new middle school for American Canyon students.

Agenda Item No. 5

Agenda Report

DATE: October 16, 2025

TO: CSCDA COMMISSIONERS

PROJECT: Watson Ranch (American Canyon Fire) – Community Facilities District

PURPOSE:

- a. Resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California, to levy a special tax therein to finance certain public improvements and certain development impact fees, and to identify territory proposed for annexation to the community facilities district in the future and to levy special taxes therein.
- b. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities Development Authority Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California and in and for territory proposed for annexation to the community facilities district in the future and calling for a public hearing.

EXECUTIVE SUMMARY:

The action requested today is the first step to form Watson Ranch Community Facilities District No. 2025-08 (American Canyon Fire) located in American Canyon, California (the “City”). This will be a separate CFD for the American Canyon Fire Protection District (the “District”) for the Watson Ranch project. Two CFDs are required due to the City and District being separate agencies.

The following is a summary of prior actions by the Commission and the District:

CSCDA Transaction History:

- The District approved the formation of the CFD by CSCDA on February 27, 2024.

Project Overview:

- Watson Ranch includes multi-faceted elements for a new town center within the city limits of American Canyon. Watson Ranch will also include a new elementary school, multiple parks and extensive bike and pedestrian trails.
- McGrath Properties, DR Horton and KB Homes are the development partners for Watson Ranch.
- See Attachment A for details of the Watson Ranch project.

Watson Ranch Community Facilities District No. 2025-08

- It is anticipated that the CFD will include 161 single-family homes. The not-to-exceed amount of the bonds will be approximately \$2,000,000.
- The CFD will institute a \$150 per home special tax. The tax will eventually be used for the construction of a new fire station for the community.

COMMISSION ACTION:

1. Resolution approving a joint community facilities agreement and declaring intention to establish California Statewide Communities Development Authority Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California, to levy a special tax therein to finance certain public improvements and certain development impact fees, and to identify territory proposed for annexation to the community facilities district in the future and to levy special taxes therein.
2. Resolution to incur bonded indebtedness to finance certain public improvements and certain development impact fees within California Statewide Communities Development Authority Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California and in and for territory proposed for annexation to the community facilities district in the future and calling for a public hearing on November 20, 2025.

Documents: <https://www.dropbox.com/scl/fo/spa5ad0ftlon8q15xmjtv/AH1TgXaLLprwoJtad8ohSno?rlkey=n8sqgkz9m8ktzdynf96e0iicx&dl=0>

ATTACHMENT A

Residential Communities

Drawing on classic neighborhoods of the early twentieth century, a wide variety of housing types are envisioned in interconnected neighborhoods, with the intent of creating a dynamically diverse and integrated community.

The range of home types provided in the Watson Ranch Specific Plan include: town homes, live/work units, apartments, row townhomes, duet units, cottages, paseo-oriented homes, small and standard lot homes. This diversity will respond to changing lifestyle preferences in housing as well as offer a wide variety of price levels, with the intent of creating a dynamically diverse and integrated community of residential neighborhoods that are affordable by design. The Watson Ranch homes will be built-out in phases over 8-10 years.

Parks and Open Space

Watson Ranch will include approximately 35 acres of public and private parks, trails, wetlands, and open space. Two regional class I bicycle trails, the River to Ridge Trail and the Napa Valley Vine Trail, are major recreational features of Watson Ranch. The parks and open spaces form an integrated system with a wide variety of areas for people to enjoy, while allowing native species to thrive. Facilities within these areas will be programmed to meet the needs of the community while keeping the ecosystem in balance. In addition to the on-site recreational opportunities, 30 acres of land adjacent to the Watson Ranch will be developed by American Canyon as a community park.

Roads and Pathways

Watson Ranch embraces connectivity through a network designed for pedestrians, bicyclists, and motor vehicles alike. Watson Ranch will provide safe and easy access to residential, educational, commercial and recreational destinations. It is a priority to provide a safe, functional and pedestrian friendly environment for residents as well as visitors to American Canyon. The Newell Drive extension (from its current terminus to the Watson Ranch northern boundary) and Rio Del Mar roadway (from SR-29 to the Newell Drive extension) and rail undercrossing will provide a dramatic improvement for mobility in American Canyon.

Schools

Watson Ranch will contribute a 10-acre site where a new elementary school will be built for students living in the Watson Ranch Project and adjoining Vintage Ranch neighborhoods. In addition, the project will make financial contributions in excess of \$18 million toward funding of this new elementary school and the new middle school for American Canyon students.



CSCDA
CALIFORNIA STATEWIDE COMMUNITIES
DEVELOPMENT AUTHORITY

Agenda Item No. 6

Agenda Report

DATE: October 16, 2025

TO: CSCDA COMMISSIONERS

PURPOSE: Consideration of a resolution approving and directing execution and delivery of bond purchase agreements related to bonds issued by the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island).

EXECUTIVE SUMMARY:

The City and County of San Francisco (“the City”) has requested that CSCDA enter into two bond purchase agreements for its Infrastructure and Revitalization Financing District (IRFD) No. 1. (the “District”) to assist with the financing of various projects on Treasure Island. The IRFD statutes require if a public agency is going issue bonds via a negotiated sale, which the City will be doing here, the bonds must first be purchased by a joint powers authority.

CSCDA Transaction History

- The District wishes to issue two series of bonds (the “Bonds”) under the IRFD law. One series is for public infrastructure (“Facilities Bonds”), and the other is for housing (“Housing Bonds”).
- The first bond issuance was approved by the CSCDA Commission on April 7, 2022, and the District issued \$24,270,000 in IRFD Facilities Bonds and \$5,120,000 in IRFD Housing Bonds.
- The second bond issuance was approved by the CSCDA Commission on November 16, 2023, and the District issued \$7,615,000 in IRFD Facilities Bonds and \$1,595,000 in IRFD Housing Bonds.
- The bond purchase agreements are with the District, Stifel, Nicolaus & Company Incorporated, Inc., and Backstrom McCarley Berry & Co., LLC (collectively, the “Underwriters”), pursuant to which CSCDA will purchase the Bonds from the District and sell them to the Underwriters.
- CSCDA is not the issuer of the bonds, and is merely a third party purchaser of the bonds as required by the IRFD law, to purchase and sell the bonds to the Underwriters.

BACKGROUND & SUMMARY:

In 2017, the City established the Treasure Island IRFD at Treasure Island and Yerba Buena Island, which are between the cities of San Francisco and Oakland. The Treasure Island IRFD is overseen by the City and the Treasure Island Development Authority (TIDA), who is made up of members from the City of San Francisco's Board of Supervisors. Drawing from tax increment as well as funds from a Community Facilities District (CFD), the Treasure Island IRFD will go towards funding housing development, commercial and retail development, public infrastructure improvement (streets, utilities, community facilities, etc.), park/open space maintenance, and geotechnical improvements. The funds generated from the IRFD go primarily towards the proposed housing, economic development, and property improvements.

CSCDA will have no other role in the proposed bond financing and is not the issuer of the Bonds. The requirement for a separate Authority to purchase the bonds is a function of the IRFD laws.

2025A Series

The Series 2025A bonds are anticipated to be in an amount not-to-exceed \$31,000,000.

The Facilities Bonds are being issued to:

- (i) finance the acquisition of certain public facilities and improvements authorized to be financed by the District;
- (ii) fund a deposit to the 2022 Facilities Reserve Account, and;
- (iii) pay costs of issuance of the Series 2025A Facilities Bonds;
- (iv) Reimburse TIDC for certain geotechnical, demolition and abatement work on Yerba Buena Island and Treasure Island that has been completed by TIDA and was necessary for TIDA to begin horizontal development;
- (v) Reimburse TIDC for certain predevelopment costs, permit fees and subsidy payments paid to TIDA pursuant to the Housing Plan and the construction of public parks that have been completed by TIDA.

The Housing Bonds are being issued to:

- (i) finance the acquisition and construction of affordable housing and/or housing that will become restricted with an affordability covenant;
- (ii) fund a deposit to the 2022 Housing Reserve Account, and;
- (iii) pay costs of issuance of the Series 2025B Housing Bonds;
- (iv) Finance a grant or a forgivable loan for a portion of an affordable housing project described below. The law allows the District to finance for-sale and rental housing and requires at least 20% of the financed units to be set aside to increase and improve the community's supply of low- and moderate-income housing.

Jones Hall is serving as bond counsel. CSCDA's General Counsel has reviewed the documents.

COMMISSION ACTION FOR CONSIDERATION:

Adopt a resolution approving and directing execution and delivery of the bond purchase agreement related to bonds issued by the City and County of San Francisco Infrastructure and Revitalization Financing District No. 1 (Treasure Island).

Documents:

https://www.dropbox.com/scl/fo/34inx80tqufcv1semzzac/ABs_XQ8qR9Na1OfhCjyWZgU?rlkey=kwn30rodn1qjzacf29mwgo5zu&dl=0



2026 Regular Meeting Calendar

All Regular Meetings of the Authority will begin at 10:00 AM. The primary location for the first meeting of each month is the League of California Cities, located at 1400 K Street, 3rd Floor, Sacramento, CA. The primary location for the second meeting of each month is the California State Association of Counties, located at 980 9th Street, Suite 1100, Sacramento, CA. The Authority reserves the right to schedule a regular meeting on any Thursday at 10:00 AM, upon a timely posted agenda.

JANUARY						
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FEBRUARY						
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DECEMBER						
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Regular CSCDA Board Meetings highlighted Yellow

January 8th
January 22nd
February 5th
February 19th
March 5th
March 19th
April 2nd
April 16th
May 7th
May 21st
June 4th
June 18th

July 2nd
July 16th
August 6th
August 20th
September 3rd
September 17th
October 1st
October 15th
November 5th
November 19th
December 3rd
December 17th

Federal Holidays highlighted Red

January 1st – New Year's Day
January 19th – M.L. King, Jr. Day
February 16th – Presidents Day
May 25th – Memorial Day
June 19th - Juneteenth
July 4th – Independence Day
September 7th – Labor Day
October 12th – Columbus Day
November 11th – Veterans Day
November 26th – Thanksgiving
December 25th – Christmas Day