



TABLE OF CONTENTS

October 30, 2025

Item 2	Minutes	Page	4
Item 4	SCIP 2025C-2	Page	7



REGULAR MEETING AGENDA

October 30, 2025

2:00 pm

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

Telephonic Locations:

8607 John Fox Road
Hughson, CA 95326

709 Portwalk Place
Redwood City, CA 94065

14270 Trailwind Road
Poway, CA 92064

3252 Southern Hills Drive
Fairfield, CA 94534

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 October 16, 2025 Regular Meeting.

3. Public Comment.

B. AGENDA ITEMS

4. Statewide Community Infrastructure Program (SCIP) District Proceedings:
 - a. Consider the following resolutions for certain SCIP Assessment Districts (collectively, the “ADs”) for Series 2025C-2 or a future bond issuance:
 1. Resolutions of intention in respect of the ADs to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps;
 2. Resolutions preliminarily approving the engineer's reports in respect of the ADs, setting date for the public hearing of protests and providing for property owner ballots.
 - b. Consider the following resolutions for California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2025-21 (Delta Shores West) (“Delta Shores CFD”) for Series 2025C-2 or a future bond issuance:
 1. Resolution approving a joint community facilities agreement, if applicable, declaring intention to establish or annex territory to the Delta Shores CFD, designating an improvement area therein, if applicable, identifying territory for future annexation, if applicable, and levying special taxes therein to finance certain public improvements and fees.
 2. Resolution to incur bonded indebtedness to finance certain public improvements and fees within the Delta Shores CFD and calling for a public hearing.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

5. Executive Director Updates.
6. Staff Updates.
7. Adjourn.

NEXT MEETING: Thursday, November 6, 2025 at 2:00 pm



MINUTES

REGULAR MEETING OF THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

**October 16, 2025
at 2:00 pm**

Commission Member Srivatsa called the meeting to order at 2:01 pm.

1. Roll Call.

Commission members participating via teleconference: Niroop Srivatsa, Vito Chiesa, Helen Robbins-Meyer, Norman Coppinger, and Lisa Bartlett.

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 October 2, 2025 Regular Meeting.

The Commission approved the October 2, 2025 Regular Meeting minutes.

Motion to approve by V. Chiesa. Second by H. Robbins-Meyer. Unanimously approved by roll-call vote.

3. Public Comment

No public comment.

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.

Motion to approve by N. Coppinger. Second by L. Bartlett. Unanimously approved by roll-call vote.

- 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.

Motion to approve by L. Bartlett. Second by V. Chiesa. Unanimously approved by roll-call vote.

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.

Motion to approve by V. Chiesa. Second by H. Robbins-Meyer. Unanimously approved by roll-call vote.

- 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.

Motion to approve L. Bartlett. Second by N. Coppinger. Unanimously approved by roll-call vote.

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).

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

7. Consideration of 2026 CSCDA Meeting Calendar.

Executive Director Williams informed the Commission that she will be sending out an email regarding the CSCDA Annual Meeting. The meeting is being planned to take place April 22nd - 24th in the Bay Area.

Motion to approve by N. Coppinger. Second by L. Bartlett. Unanimously approved by roll-call vote.

8. Executive Director Update.

Executive Director Williams reported that she attended the Cal Cities Conference last week. She received feedback regarding being able to use wildfire mitigation PACE for fireproofing in fire prone areas. Another city manager mentioned the expansion of their downtown, and being able to potentially form a CFD.

She announced that Senate Bill 707, has made changes to the Brown Act that will go into effect in January. CSCDA Council, Tricia Ortiz, is reviewing the bill and will inform the Commission of any changes that need to be made regarding posting agendas and/or meeting requirements.

Executive Director Williams will be attending the November 6th meeting in-person at Cal Cities.

9. Staff Update.

Staff will be sending out calendar invites for the 2026 CSCDA Regular Meetings.

Staff announced that there has been some movement with regards to some of the insurance companies being interested in being part of a potential new program, wild fire mitigation PACE.

10. Adjourn.

The meeting was adjourned at 2:45 p.m.

Submitted by: Sendy Young, CSAC Finance Corporation

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

Agenda Item No. 4

Agenda Report

DATE: October 30, 2025

TO: CSCDA COMMISSIONERS

PURPOSE:

1. Consider resolutions for certain SCIP Assessment Districts (collectively, the “ADs”) for Series 2025C-2 or a future bond issuance.
2. Consider resolutions for California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2025-21 (Delta Shores West) (“Delta Shores CFD”) for Series 2025C-2 or a future bond issuance:

BACKGROUND AND SUMMARY:

The actions requested today by the Commission are to initiate the first steps in connection with the six assessment district projects and one community facilities district expected to be included in the SCIP 2025C-2 pool. Two projects will be formation-only and included in a future SCIP pool.

The estimated total amount of the 2025C-2 SCIP financing is \$47 million, and will result in the construction 1,645 new single-family homes.

FORMATION OF 2025C-2 ASSESSMENT DISTRICTS AND DELTA SHORES WEST COMMUNITY FACILITIES DISTRICT:

SCIP 2025C-2 Assessment Districts:

- The resolutions for consideration today by the Commission are to initiate the first steps in connection with the six assessment districts that are expected to be included in the SCIP 2025C-2 pool.
 - The SCIP 2025C-2 assessment district projects will create 468 new single-family units.
 - The total amount of the financing for the assessment district is estimated to be \$18,370,000.
- The community facilities district formations will be brought to the Commission at the November 6, 2025 meeting.

- The public hearing for the assessment districts will be at the December 18, 2025 meeting.

Delta Shores West CFD:

- The Delta Shores West project in the City of Sacramento is a 104 single-family unit project that is requesting an early formation because they will be selling homes prior to the SCIP 2025C-2 CFDs public hearing and formation.
- The public hearing for the Delta Shores West CFD will be at the December 4, 2025 meeting.

SUMMARY OF THE PROJECTS:

Local Agency	Project	Developer	Units	AD/CFD	Amount
Galt, City of	Elliott Ranch, Unit 2	Elliott Homes	112	AD	3,525,000
Galt, City of	Summerfield at Twin Cities (Cedar Grove)	Lennar	102	AD	4,640,000
Galt, City of	Summerfield at Twin Cities (Cedar Glen)	Lennar	102	AD	5,535,000
Sacramento, City of	Delta Shores West	Meritage Homes	104	CFD	2,995,000
San Marcos, City of	Paloma	California Pacific Homes	102	AD	1,675,000
		Total	522		\$18,370,000
Formation Only					
		Developer			
Local Agency	Project	DBA Name	Units		Amount
Galt, City of	Fairway Oaks (Ironwood)	K. Hovnanian Homes	70	AD	1,925,000
Galt, City of	Fairway Oaks (Cypress)	K. Hovnanian Homes	92	AD	3,185,000
		Total	162		\$5,110,000

COMMISSIONER ACTION:

1. Consider the following resolutions for certain SCIP Assessment Districts (collectively, the “ADs”) for Series 2025C-2 or a future bond issuance:
 - a. Resolutions of intention in respect of the ADs to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps;
 - b. Resolutions preliminarily approving the engineer's reports in respect of the ADs, setting date for the public hearing of protests and providing for property owner ballots for December 18, 2025.

2. Consider the following resolutions for California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2025-21 (Delta Shores West) (“Delta Shores CFD”) for Series 2025C-2 or a future bond issuance:
 - a. Resolution approving a joint community facilities agreement, if applicable, declaring intention to establish or annex territory to the Delta Shores CFD, designating an improvement area therein, if applicable, identifying territory for future annexation, if applicable, and levying special taxes therein to finance certain public improvements and fees.
 - b. Resolution to incur bonded indebtedness to finance certain public improvements and fees within the Delta Shores CFD and calling for a public hearing on December 4, 2025.

Documents: https://www.dropbox.com/scl/fo/aoiczosjwvqeyy13rott/ALc-p7BecA5_Lr5U3QuCcNU?rlkey=qtlvf6ckrhzzdep0pgsais21f&dl=0