



REGULAR MEETING AGENDA

**November 20, 2025
2:00 pm**

**California State Association of Counties
980 9th Street, Suite 1100
Sacramento, CA 95814**

Telephonic Locations:

1010 10th Street, 6th Floor
Modesto, CA 95354

709 Portwalk Place
Redwood City, CA 94065

14270 Trailwind Road
Poway, CA 92064

3124 Chesapeake Bay Avenue
Davis, CA 95616

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
____ 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 November 13, 2025 Regular Meeting.

3. Consent Calendar.

4. Public Comment.

B. AGENDA ITEMS

5. Consideration of a regulatory agreement and grant in connection with the acquisition and financing of the following projects, the execution and delivery of related documents, and other related actions:
 - a. Ethos GP I Venture, LP (Ascent Apartments), City of San Jose, County of Santa Clara.
6. Consideration of amendment to regulatory agreement for Crystal View Apartments, City of Garden Grove, County of Orange.
7. Statewide Community Infrastructure Program (SCIP) District Proceedings:
 - a. Conduct second reading and adoption of ordinances levying a special tax within certain SCIP community facilities districts and improvement areas, as applicable.
 - b. Continue consolidated public hearings with respect to certain SCIP community facilities districts for development projects to be included in a bond issuance for Series 2025C-2 or a separate pooled or standalone issuance.
 - c. Resolution of consideration to amend the Rate and Method of Apportionment for CSCDA SCIP Community Facilities District No. 2024-20 (Sellers & Laurel) City of Oakley, County of Contra Costa, State of California.
8. Proceedings related to (i) formation of CSCDA Community Facilities District No. 2025-08 (American Canyon Fire), City of American Canyon, County of Napa, State of California (“CFD No. 2025-08”) and (ii) annexation of Improvement Area No. 3 to CSCDA Community Facilities District No. 2022-07 (Watson Ranch), City of American Canyon, County of Napa, State of California (“CFD No. 2022-07”):
 - a. Conduct consolidated public hearing.
 - b. Consideration of separate resolutions of formation or annexation, as applicable, establishing CFD No. 2025-08 and identifying territory proposed for annexation to CFD No. 2025-08 in the future and designating Improvement Area No. 3 within CFD No. 2022-07, as applicable, and providing for the levy of special taxes therein to finance certain public improvements and certain development impact fees.
 - c. Consideration of separate resolutions deeming it necessary to incur bonded indebtedness to finance certain public improvement and certain development impact fees to mitigate the impacts of development within CFD No. 2025-08 and within Improvement Area No. 3 of CFD No. 2022-07.
 - d. Consideration of separate resolutions calling special mailed-ballot elections within CFD No. 2025-08 and within Improvement Area No. 3 of CFD No. 2022-07.
 - e. Conduct special elections within CFD No. 2025-08 and within Improvement Area No. 3 of CFD No. 2022-07.

- f. Consider separate resolutions declaring the results of special mailed-ballot elections within CFD No. 2025-08 and within Improvement Area No. 3 of CFD No. 2022-07.
- g. Conduct first reading of the respective ordinances levying a special tax for fiscal year 2025-26 and following fiscal years within CFD No. 2025-08 and within Improvement Area No. 3 of CFD No. 2022-07.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

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

NEXT MEETING: Thursday, December 4, 2025 at 2:00 pm

CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY

CONSENT CALENDAR

1. Consideration of the Indio Electric Financing Authority (IEFA) and the City of Lawndale as a new CSCDA Program Participants.
2. Consideration of engagement letter with Stradling as bond counsel for the Guenoc Valley Community Facilities District in the County of Lake.
3. Consideration of engagement letter with Kirkland and Ellis as special counsel for the 706 Mission commercial PACE project in the City and County of San Francisco.
4. Consideration of membership for the North State Building Industry Association.

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