



REGULAR MEETING AGENDA

**December 18, 2025
2:00 pm**

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

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

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

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

2. Election of Interim Treasurer.

3. Consideration of the Minutes of the December 4, 2025 Regular Meeting.
4. Public Comment.

B. AGENDA ITEMS

5. Consideration of the issuance of revenue bonds or other obligations to finance or refinance the following projects, the execution and delivery of related documents, and other related actions:
 - a. Red Bluff PV Partners, LP (Palm Villas at Red Bluff), City of Red Bluff, County of Tehama; issue up to \$36,000,000 in multi-family housing revenue bonds.
6. 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. Hendrix EREP, LP & Hadley EREP, LP (Hendrix & Hadley Apartments), City of Escondido, County of San Diego.
7. Statewide Community Infrastructure Program (SCIP) District Proceedings:
 - a. Conduct second reading and adoption of ordinance levying a special tax within the California Statewide Communities Development Authority Statewide Community Infrastructure Program Community Facilities District No. 2025-21 (Delta Shores West) City of Sacramento, County of Sacramento, State of California.
 - 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 2025C-2 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 2025C-2 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 2025C-2 or a separate pooled or stand-alone issuance:
 1. 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.

2. 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.
 3. Consideration of resolutions calling special mailed-ballot elections within the CFDs.
 4. Conduct special mailed ballot elections for the CFDs.
 5. Consideration of resolutions declaring results of special mailed-ballot elections within the CFDs.
 6. Conduct first readings of Ordinances Levying a Special Tax in the CFDs.
- e. Consider the following resolutions with respect to California Statewide Communities Development Authority Statewide Community Infrastructure Program Assessment District No 25-10 (Elliott Ranch (Unit 2)), City of Galt, County of Sacramento (“Elliott Ranch AD”), to be included in a bond issuance for Series 2026A-1 or a separate pooled or stand-alone issuance:
1. Resolution of intention in respect of the Elliott Ranch AD to finance capital improvements and/or the payment of development impact fees for public capital improvements, including approval of proposed boundary maps;
 2. Resolution preliminarily approving the engineer's report in respect of the Elliott Ranch AD, setting date for the public hearing of protests and providing for property owner ballot.
- f. Consider the following resolutions with respect to issuance of SCIP Series 2025C-2 Local Obligations and Revenue Bonds:
1. 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.
 2. 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.
 3. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$51,678,541.30 of SCIP Revenue Bonds, Series 2025C-2 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. Consider the following resolutions with respect to issuance of SCIP Series 2026R-1 Refunding Revenue Bonds:
 - a. Consideration of resolution providing for the issuance of California Statewide Communities Development Authority Community Facilities District No. 2007-01 (Orinda Wilder Project), Special Tax Refunding Bonds; approving the form and substance of a trust agreement and authorizing changes thereto and execution thereof; and authorizing related actions and the execution of related documents to implement the proposed refunding plan.
 - b. Consideration of resolution authorizing the issuance, sale and delivery of not to exceed \$47,500,000 of its SCIP Refunding Revenue Bonds, Series 2026R-1; approving the forms of a trust agreement, a bond purchase agreement, and a continuing disclosure certificate, authorizing changes thereto and execution and delivery thereof as modified; approving a preliminary official statement and authorizing changes thereto and delivery thereof as modified; authorizing the preparation of a final official statement substantially derived from the preliminary official statement and execution and delivery thereof; and authorizing certain other actions in connection with the issuance, sale and delivery of such bonds and implementation of the related refunding plan.
9. Conduct the following actions relating to Improvement Area Nos. 2 and 3 of CSCDA Community Facilities District No. 2018-02 (McSweeney), City of Hemet, County of Riverside, State of California:
 - a. Conduct the public hearings with respect to Improvement Area No. 2 (“McSweeney Improvement Area No. 2”) and Improvement Area No. 3 (“McSweeney Improvement Area No. 3”) of CSCDA Community Facilities District No. 2018-02 (McSweeney), City of Hemet, County of Riverside, State of California:
 1. Open public hearings for McSweeney Improvement Area No. 2 and McSweeney Improvement Area No. 3.
 2. Close public hearings for McSweeney Improvement Area No. 2 and McSweeney Improvement Area No. 3.
 - b. Conduct the following actions with respect to McSweeney Improvement Area No. 2 and McSweeney Improvement Area No. 3:
 1. Consideration of a resolution calling a special mailed-ballot election within McSweeney Improvement Area No. 2.
 2. Conduct a special mailed ballot election for McSweeney Improvement Area No. 2.
 3. Consideration of a resolution revising the boundaries of, and amending and restating the rate and method of apportionment of the special tax for, McSweeney Improvement Area No. 2, and declaring election results.

4. Consideration of a resolution designating McSweeny Improvement Area No. 3 and providing for the levy of a special tax therein to finance the construction and acquisition of certain public improvements.
 - c. Consideration of a resolution deeming it necessary to incur bonded indebtedness to finance the acquisition and construction of certain public facilities to mitigate the impacts of development within McSweeny Improvement Area No. 3.
 - d. Consideration of a resolution calling a special mailed-ballot election within McSweeny Improvement Area No. 3.
 - e. Conduct a special mailed ballot election for McSweeny Improvement Area No. 3.
 - f. Consideration of a resolution declaring results of a special mailed-ballot election within McSweeny Improvement Area No. 3.
 - g. Conduct the first reading of (i) Ordinance Levying a Special Tax for Fiscal Year 2025-26 and Following Fiscal Years Solely Within and Relating to McSweeny Improvement Area No. 2 and (ii) Ordinance Levying a Special Tax for Fiscal Year 2025-26 and Following Fiscal Years Solely Within and Relating to McSweeny Improvement Area No. 3.
10. Consideration of CSCDA Audited Financials for FY 2024-25.

C. STAFF ANNOUNCEMENTS, REPORTS ON ACTIVITIES OR REQUESTS

11. Executive Director Updates.
12. Staff Updates.
13. Adjourn.

NEXT MEETING: Thursday, January 8, 2026 at 10:00 am