

**OVERSIGHT BOARD MEETING**  
**OF THE FORMER REDEVELOPMENT AGENCY**  
**OF THE CITY OF SANTA CLARITA**

**August 21, 2012**

**2:00 p.m.**

**Century Conference Room**  
**23920 Valencia Boulevard**  
**Santa Clarita, CA 91355**

**AGENDA**

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Redevelopment Division at (661) 286-4141. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28CFR 35.102-35.104 ADA Title II)

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**I. CALL TO ORDER**

1. Oath of Office

**II. FLAG SALUTE**

**III. ROLL CALL**

**IV. APPROVAL OF AGENDA**

**V. APPROVAL OF MINUTES – April 26, 2012**

**VI. LEGISLATIVE UPDATE – AB 1484**

**VII. NEW BUSINESS**

**1. RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

ABX1 26 requires the preparation of a Recognized Obligation Payment Schedule (ROPS) for each six-month period. The ROPS lists enforceable obligations of the Successor Agency and must be approved by the Oversight Board.

Recommended Action:

Review the ROPS for the period of January 1, 2013 – June 30, 2013; adopt a resolution approving the ROPS for the period of January 1, 2013 – June 30, 2013; and direct Successor Agency staff to transmit the approved ROPS documents to the Los Angeles County Auditor-Controller, the State Controller, and the State Department of Finance.

**VIII. PUBLIC PARTICIPATION**

This time has been set aside for the public to address the Board on items that are NOT on

the agenda. The Board will not act upon those items at this meeting, other than to review and return without action, or provide direction to staff. ALL speakers must submit a speaker's slip to the Meeting Clerk PRIOR to this portion of the meeting, and prepare a presentation not to exceed three (3) minutes.

**IX. STAFF COMMENTS**

**X. ADJOURNMENT**

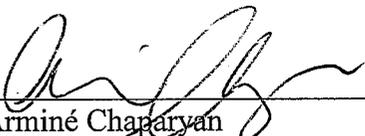
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Complete packets are available for public inspection at City Hall. Any writings or documents distributed to a majority of the members of the Oversight Board regarding any open session item on this agenda will be made available for public inspection in City Hall, Suite 120 located at 23920 Valencia Boulevard, during normal business hours. These writings or documents will also be available for review at the meeting. Thank you for attending the Oversight Board meeting. If you have any questions or wish to know more about the Successor Agency or the Oversight Board, please call (661) 286-4141 Monday through Thursday, 7:30 a.m. to 5:30 p.m. and Fridays 8:00 a.m. to 5:00 p.m.

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**CERTIFICATION**

I, Arminé Chaparyan, do hereby certify that I am the duly appointed and qualified Redevelopment Manager for the Successor Agency of the former Redevelopment Agency of the City of Santa Clarita, and that on August 17, 2012, between the hours of 9:00 a.m. and 5:00 p.m., the foregoing agenda was posted at City Hall, Santa Clarita Library, Valencia Branch, and the Santa Clarita Sheriff's Station.

  
\_\_\_\_\_  
Arminé Chaparyan  
Redevelopment Manager  
Santa Clarita, California  
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**MINUTES OF THE  
REGULAR MEETING OF THE OVERSIGHT BOARD  
OF THE FORMER REDEVELOPMENT AGENCY  
OF THE CITY OF SANTA CLARITA**

**Thursday  
April 26, 2012  
11:00 a.m.**

**CALL TO ORDER**

The meeting of the Oversight Board of the Successor Agency for the former Redevelopment Agency of the City of Santa Clarita was called to order by Redevelopment Manager Arminé Chaparyan at 11:09 a.m. in the Century Conference Room, 23920 Valencia Boulevard, Santa Clarita, California.

Ms. Chaparyan introduced herself and the other staff members in attendance and asked that the Board Members also introduce themselves.

Deputy City Attorney Greg Murphy gave a brief overview of the legal role of the Oversight Board and noted that he is not the legal counsel or representative for the Board, he represents the Successor Agency.

City Clerk Sarah Gorman administered the Oaths of Office to all Board Members present and gave a brief presentation on the Brown Act.

**FLAG SALUTE**

Ms. Chaparyan led the flag salute.

**ROLL CALL**

Board Members Coleal, Dortch, Hernandez, and Striplin were present. Board Member Clear was not in attendance.

**APPROVAL OF AGENDA**

A motion was made by Board Member Striplin and seconded by Board Member Hernandez to approve the agenda. Said motion was approved by a vote of 4-0.

**APPROVAL OF THE MINUTES**

There were no meeting minutes to be approved.

## **NEW BUSINESS**

### **ITEM 1 ELECTION OF OFFICERS**

Arminé Chaparyan volunteered to serve as the contact person from the Successor Agency staff to communicate Oversight Board actions to the Department of Finance.

A nomination was made by Board Member Dortch and seconded by Board Member Coleal to elect Board Member Striplin to serve as the Oversight Board Chairperson. A roll call vote was taken. Said motion was passed by a vote of 4-0.

A nomination was made by Board Member Hernandez and seconded by Board Member Dortch to elect Board Member Coleal to serve as the Oversight Board Vice-Chairperson. A roll call vote was taken. Said motion was passed by a vote of 4-0.

### **ITEM 2 DATE AND TIME FOR FUTURE MEETINGS**

The Board discussed the possibility of holding future meetings on the third Tuesday of every month at 10:00 a.m. Due to scheduling conflicts, the proposed time did not work. Chair Striplin proposed an alternate meeting time of 2:00 p.m.

A motion was made by Board Member Hernandez and seconded by Board Member Coleal to adopt Resolution 12-02, setting the third Tuesday of every month at 2:00 p.m., for all future meetings, as needed, of the Oversight Board. A roll call vote was taken. Said motion was approved by a vote of 4-0.

### **ITEM 3 ROLES AND RESPONSIBILITIES OF THE OVERSIGHT BOARD**

Greg Murphy, attorney for the Successor Agency, gave a presentation on the roles and responsibilities of the Oversight Board.

### **ITEM 4 RECOGNIZED OBLIGATION PAYMENT SCHEDULES AND ADMINISTRATIVE BUDGET**

Arminé Chaparyan, Redevelopment Manager, gave a presentation on the Recognized Obligation Payment Schedules (ROPS) and administrative budgets.

The Board discussed concerns with submitting the administrative budget with a total amount surpassing the 3% for FY12-13. It was determined that the full amount would be requested but separated into two line items with two different funding sources.

Cam Noltemeyer made comments on the item.

A motion was made by Board Member Dortch and seconded by Board Member Hernandez to adopt Resolution 12-03, approving the ROPS for the period of January 1, 2012 – June 30, 2012 and July 1, 2012 – December 31, 2012 and the administrative budget for FY 11-12 and FY 12-

13, with an amendment to modify how the FY12-13 administrative budget was presented on the ROPS, and directing Successor Agency staff to transmit the approved ROPS documents to the Los Angeles County Auditor-Controller, the State Controller, and the State Department of Finance. A roll call vote was taken. Said motion was approved by a vote of 4-0.

**ITEM 5 CONCURRENCE TO DEMOLISH BUILDINGS LOCATED AT 24406 MAIN STREET, 24410 MAIN STREET, AND 22515 9<sup>TH</sup> STREET**

Denise Covert, Administrative Analyst, gave a presentation on the status and condition of the buildings on the City owned block located between Lyons Avenue, Main Street, 9<sup>th</sup> Street, and Railroad Avenue.

Cam Noltemeyer made comments on the item.

A motion was made by Board Member Hernandez and seconded by Board Member Coleal authorizing the City to demolish the three buildings located at 24406 Main Street, 24410 Main Street, and 22515 9<sup>th</sup> Street at the City's expense. A roll call vote was taken. Said motion was approved by a vote of 4-0.

**PUBLIC PARTICIPATION**

Cam Noltemeyer made public comments.

**STAFF COMMENTS**

There were no staff comments.

**ADJOURNMENT**

The meeting was adjourned by Chair Striplin at 12:33 p.m.

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Ken Striplin, Chair  
Oversight Board

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Arminé Chaparyan, Redevelopment Manager  
Successor Agency Staff

**OVERSIGHT BOARD  
OF THE FORMER REDEVELOPMENT AGENCY  
OF THE CITY OF SANTA CLARITA**

**AGENDA REPORT**

Approved By: \_\_\_\_\_



Presented By: Arminé Chaparyan

DATE: August 21, 2012

SUBJECT: RECOGNIZED OBLIGATION PAYMENT SCHEDULES

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Recommended Action:

Review the ROPS for the period of January 1, 2013 – June 30, 2013; adopt a resolution approving the ROPS for the period of January 1, 2013 – June 30, 2013; and direct Successor Agency staff to transmit the approved ROPS documents to the Los Angeles County Auditor-Controller (County A-C), the State Controller, and the State Department of Finance (DOF).

Background:

ABX1 26 requires the Successor Agency to prepare a Recognized Obligation Payment Schedule (ROPS) for each six month period. The ROPS essentially serves as an invoice between the Successor Agency and Los Angeles County Auditor -Controller (County A-C) and dictates how much former property tax increment will be released by the County for the six-month period to the Successor Agency to pay for enforceable obligations. Only payments listed on the ROPS may be made by the Successor Agency.

Beginning with the ROPS for this period, the Department of Finance (DOF) provided a new template to be used which includes the following pages:

- Summary Page;
- ROPS for January 1, 2013 – June 30, 2012;
- Notes;
- Prior Period Estimated vs. Actual Payments for the period of January 1, 2012 – June 30, 2012; and
- Successor Agency Contact Information.

Currently, the Successor Agency has two sources of revenue available to pay for costs listed on the approved ROPS.

- Former Tax Increment, now held by the Los Angeles County Auditor-Controller (County A-C) in the Redevelopment Property Tax Trust Fund (RPTTF); and

- Fund balance currently held by the Successor Agency in the Redevelopment Retirement Obligation Fund.

**ROPS January 1, 2013 – June 30, 2013**

The attached January – June 2013 ROPS reflects the next six-month estimated payment obligations for the Successor Agency in the new format provided and subsequently modified by the Department of Finance (DOF). The January 1, 2013 – June 30, 2013 ROPS is being submitted to the DOF and County at the same time as it is being submitted to the Oversight Board in accordance with the requirements of Health and Safety Code Section 34177(l)(B).

AB 1484 allows the Successor Agency to plan for reserves in case the distribution of tax increment does not correlate with the timing of the bond debt service payments. As such, staff is requesting \$735,652 in RPTTF funds to be released from the RPTTF to ensure that bond payments can be made in September 2013 and the Successor Agency does not default on its enforceable obligations.

Furthermore, the ROPS contains unpaid pass through payments for the period of July 1, 2011 through January 31, 2012. Prior to the dissolution of redevelopment in California, Redevelopment Agencies made “pass through payments” to local agencies to partly offset the loss of property tax revenue associated with redevelopment. Local agencies that received pass through payments are now considered to be “taxing entities” and include County agencies, special districts and school districts impacted by the Newhall Project Area. The Redevelopment Agency of the City of Santa Clarita remitted the required pass through payments to the appropriate entities once a year, typically in September.

Under AB1X 26 and AB 1484, the County A-C is now responsible for pass through payments after the dissolution of the Redevelopment Agency. However, the Successor Agency is responsible for pass through payments to taxing entities for the period July 1, 2011 through January 31, 2012 during which time the Redevelopment Agency still existed under AB1X 26. According to the legislation, this was presumably to be paid from distributions of tax increment made prior to January 31, 2012. Some successor agencies included the pass through payments on their January through June 2012 ROPS, although the DOF was informing agencies that the pass through payments should not be listed on the ROPS. The Successor Agency followed the advice of the DOF and did not include these payments on the ROPS.

AB 1484 required the County A-C to make a demand for "overpaid" tax increment for the period November 2011 through January 2012. In the calculation provided by the County A-C, the expenses listed on the January through June 2012 ROPS was deducted from the total tax increment and a demand was made for payment to the County of the difference. That calculation reflected that the pass through payments were not listed on the January through June ROPS, so no credit for those amounts owed was given by the County A-C. Instead, the Successor Agency was invoiced \$543,415.89 by the County A-C and mandated to make the payment by July 12, for distribution to the taxing entities, but not as pass through payments. Failure to remit this payment to the County by the July 12<sup>th</sup> deadline would have resulted in the City of Santa Clarita being denied the sales and

use tax collected within the City until the payment is made in addition to penalty fees on the amount owed.

Per AB 1484, if the pass through payments for the period of July 1, 2011 through January 31, 2012 were not made, the County A-C is to deduct the amount of those pass through payments from the next distribution of tax increment which is otherwise meant to pay for the expenses appearing on the January through June 2013 ROPS. If that deduction is made, the Successor Agency will have a shortfall in terms of paying the expenses listed on the January through June 2013 ROPS. The Successor Agency could make up that shortfall with existing revenue balances. Therefore, the ROPS for this period includes those pass through payments as being paid by current fund balance.

Furthermore, AB 1484 also requires an audit of all Successor Agency cash balances, after which audit, any unencumbered funds are to be paid to the County A-C for distribution to taxing entities. Again, this payment does not serve as pass through payments, but as "surplus revenues." If that were to occur, again there would be a shortfall for payments required to be made on the January through June 2013 ROPS. The Oversight Board would then be forced to direct the Successor Agency with regard to which obligations on the January through June 2013 ROPS should not be paid.

It is important to note that at that point, the taxing entities would have received three payments including:

- A distribution based upon the July 12, 2012 payment to the County (\$543,415.89),
- A distribution of moneys based upon the cash balances audit (amount to be determined), and
- Payment of the pass through based upon the deductions from the next distribution of tax increment per AB 1484 (amount to be determined).

Any party listed on the January through June 2013 ROPS who is defaulted upon in this manner may wish to challenge why other taxing entities have effectively received a triple payment of tax increment based upon the above, while enforceable obligations are being defaulted upon. Thus, Successor Agency staff is seeking authorization from the Oversight Board and DOF to make pass through payments at this time from existing fund balances before the cash balance audits are completed. Once the cash balance audits are complete, the Successor Agency will no longer have a fund balance to utilize to pay these obligations and therefore, it is expected that the Successor Agency would default on enforceable obligations.

#### **Deadlines and Approval Process**

New stringent deadlines for the approval and submission of the ROPS to the DOF, County A-C and State Controller have been added to the Health and Safety Code Section 34177(m). One of these is a September 1, 2012 deadline for submittal of an approved January – June 2013 ROPS. If this deadline is not met, the City is subject to a civil penalty of \$10,000 per day for the Successor Agency's failure to timely submit the ROPS.

The ROPS document is required to be approved by the Oversight Board. After approval by the Oversight Board, the resolution approving the ROPS documents will then be transmitted to the Department of Finance, the State Controller's Office and the County A-C.

With the implementation of AB 1484, the Department of Finance now has additional review time. Actions taken by the Oversight Board are not effective for five business days, pending a request for review by the Department of Finance. Once a request for review is made, the Department of Finance has 40 days from the date of the request to approve the Oversight Board action or return it to the Oversight Board for reconsideration. The reconsidered action is not valid until it is approved by the Department of Finance.

Fiscal Impact:

The total obligations for the ROPS for the period of January 1, 2013 – June 30, 2013 are \$2,456,115. Of that amount, \$606,811 is being proposed to be paid from existing fund balance, leaving a total amount of \$1,849,304 needed to pay enforceable obligations for this period.

The new ROPS format takes into account the actual amount of RFTTF distributed to the Successor Agency and unspent funds from the ROPS during the period of January 1, 2012 – June 30, 2012. As a result, the Successor Agency had \$62,100 of unspent funds during that period.

Therefore, the total amount of RPTTF being requested for distribution in January 2013 to meet the obligations of the ROPS for the period of January 1, 2013 – June 30, 2013 is \$1,787,204.

Staff reached out to the County A-C to obtain an anticipated amount of RPTTF to be released for the time period of January – June 2013 to complete the ROPS document and determine whether there will be a cash flow concern. The County A-C indicated that this estimate is not available at this time. Per AB 1484, the County A-C is required to provide this estimate to the Successor Agency by October 1, 2012. If the estimate issued by the County A-C is less than the requested amount of the ROPS, the Successor Agency will notify the County A-C that there are not enough funds available to pay enforceable obligations and explore the option of subordinating pass through payments to the taxing entities.

Attachments:

ROPS January 1 – June 30, 2013

Resolution – ROPS January 1 – June 30, 2013

AC:DC:ms

RESOLUTION 12-04

A RESOLUTION OF THE OVERSIGHT BOARD OF THE SUCCESSOR AGENCY  
TO THE FORMER REDEVELOPMENT AGENCY OF THE  
CITY OF SANTA CLARITA, CALIFORNIA, APPROVING THE RECOGNIZED  
OBLIGATION PAYMENT SCHEDULE FOR JANUARY 1 – JUNE 30, 2013

WHEREAS, Health and Safety Code Section 34177(l) requires Successor Agencies to adopt a forward-looking Recognized Obligation Payment Schedule (ROPS) for each six month period.

WHEREAS, Only payments listed on the ROPS may be made by the Successor Agency.

WHEREAS, The Oversight Board desires to approve the ROPS for the period of January 1, 2013 – June 30, 2013 in the form of the ROPS attached hereto and incorporated by reference herein, as prepared by the Successor Agency.

WHEREAS, AB 26 placed the requirement of making future pass through payments on the Los Angeles County Auditor-Controller. However, pass through payments for the period of July 1, 2011 and January 31, 2012 were to be made by the Successor Agency.

WHEREAS, the Department of Finance was advising Successor Agencies to not include pass through payments on the ROPS and as such, the Successor Agency did not place these obligations on any ROPS for 2012.

WHEREAS, Assembly Bill 1484 passed by the legislature and signed by the Governor on June 27, 2012 provides that any unpaid pass through amounts will be deducted from the funds released to pay obligations listed on the January – June 2013 ROPS resulting in a cash flow concern for the Successor Agency.

WHEREAS, The Successor Agency is seeking approval from the Oversight Board to use available fund balance to ensure taxing entities receive the funds which they are entitled to in a timely manner.

WHEREAS, Given that only payments listed on the ROPS may be made, the Successor Agency desires to amend the ROPS for the period of July 1, 2012 – December 31, 2012 in the form attached hereto and incorporated by reference herein, as prepared by the Successor Agency.

WHEREAS, The Oversight Board is aware that the payment of pass through expenses from fund balance will reduce the amount available to taxing entities once the Due Diligence Reviews are completed.

WHEREAS, The Oversight Board is responsible to both taxing entities and holders of enforceable obligations and therefore desires to ensure this matter is handled in a timely and efficient manner.

WHEREAS, The Oversight Board approved the Successor Agency's Administrative Budget for FY 12-13 on April 26, 2012.

WHEREAS, The Department of Finance approved the Successor Agency's Administrative Budget for FY 12-13 on May 31, 2012.

WHEREAS, The County Auditor-Controller is required to provide an estimate of the Redevelopment Property Tax Trust Fund (RPTTF) to be distributed to pay the enforceable obligations on the approved ROPS by October 1, 2012.

WHEREAS, Should there be insufficient funds available in the RPTTF to pay enforceable obligations, the Successor Agency will provide notice to the Los Angeles County Auditor-Controller as required by Health and Safety Code Section 34183 (b).

WHEREAS, Pursuant to Health and Safety Code Section 34177(l)(B), Successor Agency staff provided a copy of the ROPS to the Los Angeles County Auditor-Controller, the Los Angeles County Administrative Officer, and the Department of Finance at the same time the ROPS was provide to the Oversight Board.

NOW, THEREFORE, the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita does hereby resolve as follows:

SECTION 1. The Oversight Board hereby finds and determines that the foregoing recitals are true and correct.

SECTION 2. The ROPS for the period of January 1, 2013 – June 30, 2013 attached hereto and incorporated by reference herein, and as previously approved by the Successor Agency, is hereby approved.

SECTION 3. Successor Agency staff is directed to transmit notice of this action to the Department of Finance.

SECTION 4. This resolution shall take effect immediately upon its adoption.

SECTION 5. The Oversight Board Meeting Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 21<sup>st</sup> day of August 2012.

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Ken Striplin  
Chairman

ATTEST:

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Maggi Sanchez  
Oversight Board Meeting Clerk

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES       ) ss.  
CITY OF SANTA CLARITA         )

I, Maggi Sanchez, Oversight Board Meeting Clerk, do hereby certify that the foregoing Resolution was duly adopted by the Oversight Board of the Successor Agency to the Former Redevelopment Agency of the City of Santa Clarita at a regular meeting thereof, held on the 21st day of August 2012, by the following vote:

AYES:

NOES:

ABSENT:

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Oversight Board Meeting Clerk

**SUMMARY OF RECOGNIZED OBLIGATION PAYMENT SCHEDULE**

Filed for the January 1, 2013 to June 30, 2013 Period

Name of Successor Agency: City of Santa Clarita

	Total Outstanding Debt or Obligation
<b>Outstanding Debt or Obligation</b>	\$ 70,604,859
<b>Current Period Outstanding Debt or Obligation</b>	<b>Six-Month Total</b>
A Available Revenues Other Than Anticipated RPTTF Funding	606,811
B Anticipated Enforceable Obligations Funded with RPTTF	1,724,304
C Anticipated Administrative Allowance Funded with RPTTF	125,000
D Total RPTTF Requested (B + C = D)	1,849,304
Total Current Period Outstanding Debt or Obligation (A + B + C = E) <i>Should be the same amount as ROPS form six-month total</i>	\$ -
E Enter Total Six-Month Anticipated RPTTF Funding <i>(Obtain from county auditor-controller)</i>	-
F Variance (E - D = F) <i>Maximum RPTTF Allowable should not exceed Total Anticipated RPTTF Funding</i>	\$ (1,849,304)
<b>Prior Period (January 1, 2012 through June 30, 2012) Estimated vs. Actual Payments</b> (as required in HSC section 34186 (a))	
G Enter Estimated Obligations Funded by RPTTF <i>(Should be the lesser of Finance's approved RPTTF amount including admin allowance or the actual amount distributed)</i>	1,265,787
H Enter Actual Obligations Paid with RPTTF	953,687
I Enter Actual Administrative Expenses Paid with RPTTF	250,000
J Adjustment to Redevelopment Obligation Retirement Fund (G - (H + I) = J)	62,100
<b>K Adjusted RPTTF</b> <i>(The total RPTTF requested shall be adjusted if actual obligations paid with RPTTF are less than the estimated obligation amount.)</i>	\$ 1,787,204

Certification of Oversight Board Chairman:  
Pursuant to Section 34177(m) of the Health and Safety code,  
I hereby certify that the above is a true and accurate Recognized  
Obligation Payment Schedule for the above named agency.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



Name of Successor Agency:  
County:

City of Santa Clarita  
Los Angeles

**RECOGNIZED OBLIGATION PAYMENT SCHEDULE (ROPS III) -- Notes (Optional)**  
**January 1, 2013 through June 30, 2013**

Item #	Notes/Comments
Summary Line E	Per Los Angeles County Auditor Controller, the six-month anticipated RPTTF funding amount is not available at this time. AB 1484 indicates that the County A-C is required to provide this estimate to the Successor Agency by October 1, 2012.
ROPS Line 7	Based on the tax increment and RPTTF funds received during fiscal year 2011-12, after the June 2013 RPTTF payment, a shortfall of \$735,652 is projected for the debt service payment due in September 2013. Failure to include a reserve fund will result in the Successor Agency defaulting on bond payments.
ROPS Line 8-34	These items would allow the Successor Agency to utilize available reserve funds to pay unpaid pass through payments for the period of July 1, 2011 - January 31, 2012. Deducting these items from the RPTTF that is available will result in the Successor Agency defaulting on enforceable obligations.



## Successor Agency Contact Information

Name of Successor Agency: City of Santa Clarita  
County: Los Angeles

Primary Contact Name: Armine Chaparyan  
Primary Contact Title: Redevelopment Manager  
Address: 23920 Valencia Blvd., Suite 300  
Santa Clarita, CA 91355  
Contact Phone Number: 661-286-4195  
Contact E-Mail Address: [achaparyan@santa-clarita.com](mailto:achaparyan@santa-clarita.com)

Secondary Contact Name: Carmen Magana  
Secondary Contact Title: Finance Manager  
Secondary Contact Phone Number: 661-255-4997  
Secondary Contact E-Mail Address: [cmagana@santa-clarita.com](mailto:cmagana@santa-clarita.com)