



BOARD OF SUPERVISORS  
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors  
105 E. Anapamu Street, Suite 407  
Santa Barbara, CA 93101  
(805) 568-2240

Submitted on:  
(COB Stamp)

**Department Name:** PW/Flood Control  
**Department No.:** 054  
**Agenda Date:** April 21, 2026  
**Placement:** Administrative Agenda  
**Estimated Time:**  
**Continued Item:** No  
**If Yes, date from:** N/A  
**Vote Required:** Majority

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**TO:** Board of Directors, Flood Control and Water Conservation District  
**FROM:** Department Director: Chris Sneddon, Public Works Director  
Contact: Matt Griffin, Engineering Manager – Flood Control  
**SUBJECT:** Mutual Indemnification Agreement – Village Square Development in Los Alamos,  
Fourth Supervisorial District

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**County Counsel Concurrence**

As to form: Yes

**Other Concurrence:** Risk Management

As to form: Yes

**Auditor-Controller Concurrence**

As to form: N/A

**Recommended Actions:**

That the Board of Directors:

- a) Approve and authorize the Chair to execute the Mutual Indemnification Agreement among Santa Barbara County Flood Control and Water Conservation District, Los Alamos Community Services District, and Village Square Community, Inc., covering a Non-Exclusive Roadway Easement; and
- b) Determine that executing a Mutual Indemnification Agreement is an organizational and administrative activity that will not result in changes in the environment, and therefore the action does not constitute a "Project" within the meaning of California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15378(b)(5).

**Summary Text:**

This item is on the agenda to approve a Mutual Indemnification Agreement among Santa Barbara County Flood Control and Water Conservation District (District), Los Alamos Community Services District (LACSD) and Village Square Community, Inc., the Homeowners Association for Village Square Development (HOA), covering a Non-Exclusive Roadway Easement that is shared by all parties (Attachment A).

As a required condition of project approval, the Village Square developer constructed a storm drain system to mitigate for their new construction, as well as providing for a regional flood control benefit to the Los Alamos Community. In addition, they constructed sewer systems intended to be dedicated to LACSD. This item completes a series of agreements (attached) designating responsibilities for designing, building, and operating the various facilities upon completion of construction.

**Discussion:**

In January 2023, the Board of Directors entered into an Agreement for Construction and Dedication of Flood Control Improvements with Los Alamos 59, LP, the owner of the Village Square Development (Attachment B), for certain off-site storm drain and stormwater improvements conditioned for the development of Tract Map 14,608 in the Los Alamos Community. The off-site improvements consist of a large storm drain that has been dedicated to the Flood Control District and other stormwater improvements to be owned and maintained by the HOA. These improvements are complete, have been inspected, and found satisfactory.

On March 5, 2026, the Public Works Director, under the authority of County Ordinance 12A, executed a ‘Dedication and Assignment of Easement and Agreement’ with Los Alamos 59, LP, (Attachment C) accepting both the storm drain and easement, including the non-exclusive roadway easement, for the Flood Control District. The Dedication and Assignment of Easement and Agreement also executed by the LACSD for facilities and easement dedicated for their use, including the non-exclusive roadway easement. The Dedication and Assignment of Easement and Agreement has been recorded with the County Clerk Recorder (2016-0007011).

Los Alamos 59, LP, also dedicated stormwater improvements and an easement, including the non-exclusive roadway easement, to the HOA through an ‘Assignment of Easement’. This Assignment of Easement (Attachment D) has been recorded with the County Clerk Recorder (2016-0007080).

Since the Flood Control District, LACSD, and the HOA were party to separate dedication and assignment agreements, but are all sharing the same non-exclusive roadway easement, a new Mutual Indemnification Agreement is necessary to assign liability and indemnification responsibilities.

**Background:**

As a Flood Control District condition of approval of the Village Square Subdivision, TM 14,608, the Developer was required to construct certain off-site storm drain improvements to adequately convey off-site drainage that has historically crossed the subdivision through and around the site to San Antonio Creek. Due to the regional flood control improvement to the area, the Flood Control District was agreeable to accept ownership and future maintenance responsibilities of the facilities.

**Fiscal and Facilities Impacts:**

Budgeted: Yes

**Fiscal Analysis:**

There are no fiscal impacts associated with the recommended actions. The District will maintain these new facilities using existing maintenance funds currently budgeted.

No General Fund monies will be utilized for work associated with these actions.

**Special Instructions:**

Direct the Clerk of the Board to email a copy of the signature page and the minute order of these actions to [clopez@countyofsb.org](mailto:clopez@countyofsb.org).

**Attachment:**

- Attachment A - Mutual Indemnification Agreement with LACSD and Village Square Community, Inc.
- Attachment B - Copy of Agreement for Construction and Dedication of Flood Control Improvements with Los Alamos 59, LP
- Attachment C - Copy of Dedication and Assignment of Easement and Agreement
- Attachment D - Copy of Assignment of Easement

**Contact Information:**

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Engineering Manager  
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**Village Square Easement and Dedication of Storm Drain**

