

The proposed Special Tax (B-26) is inadequate to accomplish anything but simply buying the former elementary school site and performing minimal maintenance. The tax provides no money for the expansion, improvement or adaptation for Parks & Recreation purposes. A Los Osos Community Services District (LOCS D) consultant estimated improvements would cost a minimum of \$5 million and up to \$10 million. In fact, deferred maintenance at Sunnyside makes it a potential liability.

The Sunnyside property is not conducive parks and recreation uses. There is over a fifty-foot elevation rise from Los Osos Valley Road to the rear of the site. Several plateaus on the property are mostly covered with old classrooms, portables and asphalt. Many of the expensive improvements promised will not be funded by the Special Tax. The measure touts the open space, which is important; however this is being accomplished with the \$40 million Los Osos Habitat Conservation Plan. Much of that money is intended for land acquisitions to complete formation of the "greenbelt" around Los Osos.

The LOCS D is ill-suited to own and manage such a significant undertaking. Currently, the LOCS D has no active Parks & Recreation function, almost no budget and no property management experience or staff. Moreover, the other higher priorities include increased fire department staffing and associated Special Fire Tax increase coming soon. Plus expensive groundwater basin management initiatives and related infrastructure projects.

The Sunnyside land lies in the "heart" of the Los Osos downtown, one that has struggled for decades. Given its strategic location, the site offers the potential for a civic or town center to establish a sense of place for the residents and an identity for Los Osos. A project that includes affordable and senior housing, artist's lofts and day care set around a large public plaza may serve thousands, not hundreds.

FILED

FEB 6 2026

Office of the County Clerk


DEPUTY CLERK

The undersigned author of the primary argument against ballot Measure B-26 at the Statewide Direct Primary Election to be held on June 2, 2026, hereby states that such argument is true and correct to the best of his knowledge and belief.

Jeffrey H. Edwards

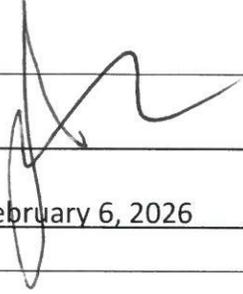
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DEPUTY CLERK

The undersigned author of the Argument Against Measure B-26 for the Los Osos Community Services District at the Primary Election to be held on June 2, 2026 hereby states that the argument is true and correct to the best of his knowledge and belief.

Print Name <u>Jeffrey H. Edwards</u>	Signature 
Title <u>Registered Voter</u>	Date <u>February 6, 2026</u>

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ARGUMENT/REBUTTAL FILED BY (check any of the following that apply) This information will be provided on the County Clerk/Elections Website:

Board of Supervisors or Governing Board
Contact Person's Printed Name: _____
Contact Person's Signature: _____
Title: _____
Phone: _____ FAX: _____
E-Mail: _____

Bona Fide Association of Citizens or Filers of Special District Initiative
Name of Association: _____
Principal Officer's Printed Name: _____
Principal Officer's Signature: _____
Title: _____
Phone: _____ FAX: _____
E-Mail: _____

Attach list of officers if document relates to a school district measure.

Individual voter who is eligible to vote on the measure:
Printed Name: JEFFREY H. EDWARDS
Signature of Voter: _____
Address Where You Live: 2099 BUCKSKIN DR. LOS OSOS
Phone: (805) 235-0873 FAX: _____
E-Mail: jhedwardscompany@gmail.com

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[Signature]
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