

The proponents of the Special Property Tax Measure (B-26) have FAILED TO:

BE TRANSPARENT with voters about the bad condition of Old Sunnyside; including black mold, asbestos, Lead-based paint and rodent infestations not to mention the limited prospects for any future improvements.

ACKNOWLEDGE higher priorities facing Los Osos and the millions needed for water infrastructure projects and fire protection.

PURSUE the purchase of flat land like the less expensive, 7-acre site across South Bay Blvd. from the Middle School, if sincere about parks and recreation.

RECOGNIZE the existing tax burden on residents including the \$165 million of sewer debt for most Los Osos properties and the absence of additional taxation "bandwidth".

APPRECIATE the availability of existing parks, trails and open spaces in and around Los Osos. Montana de Oro to the 200-plus acre Morro Dunes Ecological Reserve above Highland Dr. to the Elfin Forest, all offer great recreational opportunities.

CONDUCT a true community outreach, and instead crafted a tax amount less than the perceived "pain" threshold, however not enough to actually fund the promised creation of a new community park with sports fields.

SUPPORT a long-held community goal of realizing a town center with public plaza and a mix of residential and commercial uses that would serve thousands, not hundreds.

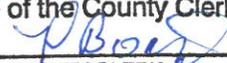
BE CANDID about who is behind this new special tax, and admit the LOCSO was the impetus and is using the "citizen's group" simply to reduce the approval threshold from 66% to 50%.

No on B-26 because of the FAILURES!

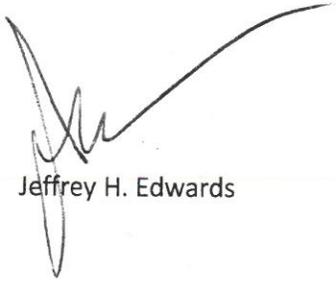
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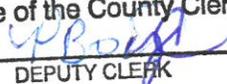
The undersigned author of the rebuttal to argument in favor of ballot Measure B-26 at the Statewide Direct Primary Election to be held on June 2, 2026, hereby states that such rebuttal is true and correct to his knowledge and belief.



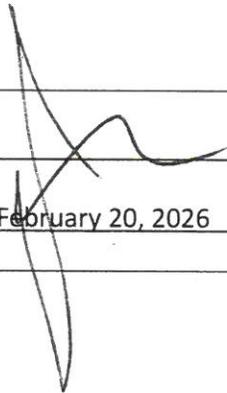
Jeffrey H. Edwards

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The undersigned author of this Rebuttal to Argument in Favor of 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 rebuttal is true and correct to best of his knowledge and belief.

Print Name <u>Jeffrey H. Edwards</u>	Signature 
Title <u>Registered Voter & Los Osos Resident</u>	Date <u>February 20, 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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