

**From:** Paul Rohrer <prohrer@loeb.com>  
**Sent:** Wednesday, April 5, 2023 4:02 PM  
**To:** natasha@ssblafco.org  
**Cc:** Email Lafco  
**Subject:** LAFCO Hearing 4/6/23; Business Item 2

Dear Honorable Commissioners:

Los Olivos is a historic town of about 1,200 people surrounded by agricultural uses. Like Solvang, Santa Ynez and Los Alamos, Los Olivos's commercial sector is supported by its unique sense of place arising from its historic small town core surrounded by local farms providing wine, produce, and meat. Los Olivos's residential sector is supported by the ability of residents to live a rural lifestyle while accessing world-class amenities and educational opportunities.

Los Olivos is a place of special character; character that is currently threatened by avarice and inequity. In this season of renewal, I petition each member of this Commission to utilize your best efforts to preserve Los Olivos and the Santa Ynez Valley as the unique jewel that it is – not just because it is the morally right thing to do, but because it is good business and politics to do so.

While we continue to support the local control provided by an independent Community Services District, we ask you to please condition any term extension on LOCSD processing the plan approved by the community, codified by LOCSD as Resolution 19-04, and promised to this Commission at the time of its 2021 term extension.

Further, we ask that this Commission seriously consider the qualifications of LOCSD to manage a project of the excessive size that its board now contemplates. LOCSD has budgeted around \$43 million for their desired project. That sum is obviously insufficient in that it fails to include (a) contingencies for site conditions and construction unknowns, (b) capitalized interest on the bonds from the date they are issued until the date that the system is operational and service fees commence, and (c) contingencies for inflation. I have seen no evidence that the three incumbent members of the Board, who have monopolized the substantive committees, possess the competence, skills and commitment required to construct a \$50 to \$80 million project, nor to manage such a project once constructed.

Consequently, it is imperative that any extension of time to LOCSD be conditioned on the return to the previous small-scale plan endorsed by the community and this Commission.

Sincerely,

Paul Rohrer

**Paul Rohrer**  
*Partner and Deputy Chair, Real Estate*



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