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April, 10 2017

Mr. George M. Mullen
PO Box 121488
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Re: Sunbreak Ranch Project at Otay Mesa, San Diego California

Dear George:

Thank you for your invitation to see the San Diego City and County properties situated in Otay Mesa. It is my understanding you are contemplating to develop one of these sites to help resolve the "homeless situation" impacting downtown San Diego, and other public and private property.

We also rode through the City of San Diego visiting "homeless sites." The squalor I observed was as bad or worse I have seen in so-called "third world countries."

As a witness to the these despicable unsanitary conditions in the city streets, freeway ramps, and private property, I am compelled to, and have an obligation and duty to my profession and the citizens of San Diego to stress the necessity to act effectively and with due haste to do away with these obviously unhealthy conditions before they cause a widespread of infectious diseases, and for which the public health and other local authorities would bear moral and legal responsibility.

I have been in Panama for several months, however, on my smart phone, have read about proposals to help resolve this important social issue. In fact, the Union Tribune of April 9 printed: "LOT OF TALK ABOUT THE CITY'S HOMELESS RAISES WORLD OF HOPE."

Your concern to help resolve this complex situation is commendable, and I appreciate your confidence to ask for my professional opinion about your project to help eliminate the sordid and unhealthy conditions we observed.

Public Health, Safety and Welfare

After being away only a few months I was overwhelmed at how quickly the homeless situation has deteriorated; I saw:

- Uncollected garbage and trash: being the ideal breeding place for mosquitoes that can carry the Zika and other more well known viruses; and an ideal place for rats that can

- cause Hantavirus, and other newly discovered viruses carried by rats, some incurable despite the efforts of bio-medics, doctors and other scientists.
- Defecated human feces left in parks, public right-of-ways and private property can contain E. Col, a bacteria carried by flies, various types of insects, and the paws of pets,
- There was a man leaving a tent carrying two plastic bottles containing a urine colored fluid he emptied in the middle of the street.
- The obvious lack of hygienic conditions propagates the well known communicable diseases found in these mini tent communities, unfortunately, leading to the cause of death to some of its inhabitants, and likely to others living in their proximity.

These points are well known; they are only a minor part of other significant diseases known to the health authorities: they are a threat to public health and safety that must be controlled.

The Sunbreak Ranch Project at Otay Mesa - An Effective and Immediate Solution to a "CRISES"^{*}

After seeing the approximately 800 acre City of San Diego at Otay Mesa as a site to provide an immediate home and safe shelter with medical and sanitation facilities for needy persons, the Sunbreak Ranch Project meets the criteria for the intended endeavor:

1. It is about 15 miles from the City of San Diego; readily accessible by a well established roads and freeways.
2. Appears to have the principal utilities available;
3. Topographically: rolling hills. Geologically; no visible rock outcroppings, a plus factor for required grading operations; geo-physical studies will be needed to determine the soils .
4. Does not appear to have substantial site flooding, however, hydrographic studies will be required.
5. Engineering, planning and architectural studies must be conducted to categorically establish land uses, and to determine the location of the initial and subsequent development phases.
6. The above studies, and other regulatory studies should be conducted during Phase I.

The Sunbreak Ranch Project involves several phases of development; initially:

Phase I - (a) To provide an immediate, healthy, safe home and environment for the persons in need; (b) to form the operational and security system for Phase I; (b) determine the methodology to accomplish the future phases.

Phase II shall be implemented during Phase I to reconfirm the economic benefits of the project for the private/and or public investors providing the project funds, The cost/benefit ratios when completed should more than justify the economic feasibility of the Sunbreak Ranch Project.

As we discussed, I believe the project should embrace the "early California" concept for the master plan and architecture; this in itself, if properly executed would be a valuable asset; it does not conflict with the present commercial zone of influence. In fact, the project would create an attractive and special needed landmark.

With the early California concept, the project, would likely become a tourist attraction; help solve the homeless "crisis" and serve as a model for other cities. The City of San Diego would receive the credit for developing an effective plan to rehabilitate the persons in need to again become respected citizens of society.

In view of the urgency to resolve the many complex facets of the so-called "homeless situation," my opinion as a professional engineer with years of experience planning, designing, and supervising the construction of some of the most well known major developments in Southern California, I consider the Sunbreak Ranch Project to be a winning asset for all the citizens of San Diego

And in conclusion, after reading about other proposed projects to resolve the "Crises," the Sunbreak Ranch Project has: (a) the most merit by providing an almost immediate solution to protect public health and safety; (b) it is relatively economical and financeable; (c) and becomes an asset instead of liability; (d) and does not cause a constant drain to the taxpayers; (e) the other proposals appear to be an attraction for more needy persons to come to San Diego; and in the end the "crisis" remains unsolved.

You have my authorization to make reference to the opinions expressed herein; as you know I am deeply concerned about protecting public health and safety. As you proceed with Sunbreak Ranch, I will be pleased to assist you by provide civil engineering and planning suggestions to help solve this all important issue for the benefit of the citizens of San Diego.

With kindest regards,

J. George Araujo
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