



# WINTER NEWSLETTER

THE OFFICIAL NEWSLETTER OF  
LATITUDE 33 PLANNING & ENGINEERING

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## WATERMARK - MISSION SAN LUIS REY

**BY RORY LINEHAN - PROJECT MANAGER**

Watermark at Mission San Luis Rey is a unique, assisted/independent living and memory care community located on the Mission San Luis Rey de Francia property, a former Spanish mission in San Luis Rey, a neighborhood of Oceanside, California. With the intent to dramatically improve the quality of life of the residents they serve, Watermark has led the way in the development of transformative programs that support not only residents' physical and intellectual health but also their emotional and spiritual well-being. Latitude 33 is thrilled to be a part of this important project, which fills a critical need in Oceanside and surrounding communities.

Latitude 33 is excited to work with Oppidan, W.E. O'Neil Construction Company, and Douglas Pancake Architects, and the entire project team on this design-build project. The project includes a 3-story, 213 unit, 249,223 square-foot assisted living, independent living and memory care facility, with a swimming pool, pickleball courts, outdoor fitness areas, and a dog park. The project consists of 103 assisted

living units, 80 assisted living units, 24 memory care units, and 6 units allocated for Friars from the mission. The anticipated completion date for the project is April 2023.

As the civil engineer for the project, Latitude 33 prepared and processed through the City of Oceanside, a rough grading plan, precise grading plan, improvement plan, retaining wall plan, and a variety of easements and agreements. Interestingly, the project is located immediately west of the mission's sunken gardens and lavandería, located in a hollow to the south of the mission, where two springs provided water that sprouted from the mouths of sculpted gargoyles into the lavandería. Like the adjacent low-lying lavandería, the low-lying project property is in a flood plain, which required the preparation of a Conditional Letter of Map Revision based on Fill to raise the project out of the flood plain.

Latitude 33 is proud to be involved in such a meaningful development providing an essential need for the community.



# PRINCIPAL MESSAGE



**Nick Psyhogios**  
Principal

As we begin the year, we often reflect on the successes and failures from the prior year and set our goals. There's always room for improvement, and with slight changes we can be better. There's a lot to digest from 2020, the outcome varies greatly depending on what sector you work in. For those of us in the construction sector, work was steady however operating the business was very different. The pandemic inadvertently pushed us into a virtual world. The way we work, live and communicate may have changed permanently – and maybe for the better.

Prior to the pandemic, Latitude33 had been exploring the virtual workspace. The commute for our staff had been a hot topic and we made it a priority to assess workspace flexibility. Our work relies heavily on graphic design software and the ability to collaborate with the design team. We explored project management software programs and found various ways to remotely connect to our computers at the office. We were excited at the possibilities and the early goings have been positive.

From a work product standpoint, not much has changed. The adaptability and ease of programs such as Microsoft Teams and Bluebeam Studio created new ways for us to work together and collaborate. Our plans remain consistent, we continue to meet project deadlines and have a steady flow of new opportunities. The machine continues to churn as we are as efficient as we were in the office working from home. Of course, having talented staff that have a hankering to perform has made this transition easier.

From a live standpoint, things got better. The shift from being in the office from 8-5pm to working from home certainly has its advantages. Taking away the commuting easily adds an extra hour a day. Most people are using that extra time for mental and physical health. Enjoying the sunshine and getting out in the middle of the day is more available. It seems people are happier, energized and more in tune with their personal wellbeing.

Virtually working has many benefits however there's a downside that hasn't been felt yet - company culture. Latitude 33's dynamic culture has been an essential part of our success. Eating lunch together in the garage, ping pong matchups mid-day, huddling up in the conference room to watch the world cup were great team bonding moments.

The company was thriving at the core with the right mix of personalities. What came so easily then is something we covet for now. And the recent growth of the company has enhanced the concern, with several new staff moving into an empty office. How do we retain who we are and what differentiated us without human interaction?

We've learned a lot during this time and despite the overall health of the world there have been many positives. With vaccines currently being distributed it may only be a matter of time until we can get back to "normal". Let's embrace the change and learn from this time to create a "new normal".

One that allows for a better work/life balance while not sacrificing who we are. There's a happy median somewhere, we're striving to solve this puzzle post-pandemic.

## PROGRESSING PROJECTS



### BONITA GLEN

Bonita Glen apartments started construction in November 2020 and is located in Chula Vista, at the northwest corner of Bonita Glen Drive and Vista Drive. Developed by Silvergate Development, this vibrant 4.7-acre apartment development includes 7 apartment buildings with a total of 170 units, a pool/spa area, a resident clubhouse, dog park, and community park.

Latitude 33 prepared grading plans, City of Chula Vista improvement plans for Bonita Glen Avenue, County improvement plans for Vista Drive and precise grading plans.

Bonita Glen is on track to be completed by January 2022.



### ORCHARD KNOLLS

The Orchard Knolls project, by Warmington Residential with Pate Smeall Architects, is nestled in the hills of North County, San Diego. This 20-unit single family residential development is situated on a little over 11 acres and has large, stepped lots with views to the southwest and east as far as the Palomar Mountain range. Each home is between 3,000 to 3,600 square feet, providing modern comforts built around enjoying its place overlooking the San Marcos and Escondido valleys.

Latitude 33 provided our expertise in revising the original Tentative Map through the County of San Diego to make the project economically viable, requiring long hours and quick pivots to ensure the map received approval on schedule. We also provided Final Engineering for the project. As is natural with hillside design, several rivulets from the surrounding hills were collected and diverted around the project with pass-through storm drain systems, as well as an on-site

system built to collect, clean and mitigate the increased volumes of storm water through a large vault built within a slope.

Given the location, final design included coordination between Vista Irrigation District, Vallecitos Water District, the City of San Marcos and the County of San Diego to satisfy all required approvals for on-site construction documents and off-site improvements requested through the entitlement process by the various agencies. As a non-standard design item, the project site was littered with hard rock areas just beneath the surface.

Understanding these areas and strategizing on ways to alter grades to avoid them as best as possible was designed into the site, as blasting was not an option given the potential for damage to the historic flume immediately to the north of the project site which provides water for Oceanside, Vista, and Carlsbad.



## AS-NEEDED ENVIRONMENTAL SERVICES FOR SDG&E

Latitude 33 is thrilled to be working with Paleo Solutions and their dynamic team to support various departments and programs for the As-Needed Environmental Services for SDG&E.

As SDGE's footprint continues to grow, we look forward to assisting them with concise assessments and recommendations for the various sites. We're confident that our engineering prowess combined with Paleo Solutions extensive knowledge in environmental permitting will lead to many successful outcomes.

Latitude 33 will be providing planning assistance, survey/staking services, stormwater management plans and SWPPP reports.

## BONSALL OAKS

Bonsall Oaks is a 442 acre master planned development in the Community of Bonsall in San Diego County.

Latitude 33 is excited to be working with Bonsall Oaks to prepare construction plans for the first phases of the project which include 165 single family lots. The project also includes a winery and vineyard at the entry which will overlook Gopher Canyon Creek and a pond and the beautiful Avocado Orchards. We look forward to watching this project progress!

# BLOSSOMING PARTNERSHIPS



## BLOSSOMING PARTNERSHIPS CRB

Latitude 33 has worked with CRB on an assortment of niche civil projects in the past, and we continue our efforts to help them in retrofitting sites for pharmaceutical and biological research facilities.

Though small in scope, the unique work always provides an interesting expansion to our understanding of specialty infrastructure and capabilities as a company. And given the culture and people CRB holds, the team creates a great atmosphere and enjoyable experience, no matter the project size.

Latitude 33 is enjoying this diversity of work, and is looking forward to what this friendship brings next.



## BLOSSOMING PARTNERSHIPS CUSHMAN & WAKEFIELD

Despite best intentions, some newly constructed industrial sites don't drain as well as wanted. When this occurs, Cushman & Wakefield gives Latitude 33 a call to assess the design intent, survey the constructed site, and ultimately find an efficient and effective solution.

While it is always preferred to get a strong design and product the first time around, the relationship Latitude 33 is developing with C&W for each new project solidifies our appreciation in the partnership, knowing we are providing an essential value. We are excited to expand our relationship with them; besides, it is always good to get in field with good people and talk shop.



## LATITUDE 33 PLANNING & ENGINEERING ANNUAL AWARDS 2020 EMPLOYEE OF THE YEAR



### VANESSA BOLLES - SENIOR DESIGN ENGINEER

Vanessa Bolles has grown a 5-year career at Latitude 33 to become the lead designer for some of our major institutional/in-fill projects. She has helped direct teams of 3-4 staff to progress site design and all elements of a project; make high level engineering judgements to assist management and keep projects on track; lead technical reports/studies/phased options and approaches to complex site plans; schedule deliverables and more. She routinely volunteers to help standardize processes and procedures within Latitude 33; including efforts on the Storm Water Committee; the CAD Committee; and general efforts. It is for these efforts; bringing 100% to her work and her passion to make the company a better place; Vanessa Bolles was selected for Employee of the Year.



### DANA KEIL - MARKETING COORDINATOR

Dana Keil joined Latitude 33 back in 2018 as an office assistant to grow into our Marketing Coordinator. As she continues to grow, she knows how to ask the best of us, and more, she makes our best better. Her constant engagement with leadership and support to the PM group works to bolster the unifying quality in her personality and work ethic. In an array of satellite engineers all requesting assistance, she is central control making sure everyone of us advance within our orbits. When the topic of Employee of the Year came up this year, there was an astounding and almost-unanimous endorsement of Dana for this award.

## LATITUDE 33 PLANNING & ENGINEERING ANNUAL AWARDS 2020 RISING STAR

### MICHAEL TRAN - DESIGN ENGINEER

Michael Tran has repeatedly gone above and beyond the call of duty, established himself as a critical part of multiple project design teams, and accomplished so many impressive feats in 2020 including leading design efforts, fulfilling duties as the lead design engineer, assisting other project teams in need of additional horsepower and providing instruction and mentorship to one of our interns. He never complains and tackles each task with a smile, a pun, and a great attitude! His natural communication skills and personable approach to every facet of the job allows him to build rapport with everyone on a project team. All of these skills coupled with natural determination and unrivaled work ethic make Michael Tran the best honoree for Rising Star.



### PAOLA URIARTE - DESIGN ENGINEER

Paola Uriarte has continued to take a central role as a lead designer and an emerging leader among her team. She has led the design, plan production, and coordination on many projects. She has gained the confidence and ability to hop in and out of different deliverables for projects within her team. She shows enthusiasm for new tasks and opportunities; taking ownership of the design and mistakes we might make along the way. She tackles some of our more mundane tasks with the same energy as the new and exciting ones. Her skillset and leadership has become a pivotal part of our teams day-to-day operations; becoming somewhat of a swiss army knife of roles making her the perfect candidate for 2020's Rising Star Award.





## LATITUDE 33'S NEWEST TEAM MEMBERS



### MEGAN MAZELLA - SR. DESIGNER ENGINEER

Megan Mazella has joined Latitude 33 Planning & Engineering as a Sr. Design Engineer. In her spare time, she enjoys visiting family, camping/backpacking, and traveling to new destinations. Initially she went to school to be a Structural Engineer but soon learned she enjoyed Land Development. She graduated in 2016 from San Diego State University with her Bachelors of Science and Civil Engineering. She is excited to be on the San Diego Airport Terminal One team and is looking forward to seeing it come to fruition over the next few years. Welcome to the team Megan!

“ I'M LOOKING FORWARD TO MEETING AND GETTING TO KNOW EVERYONE AT LATITUDE. . ”



### CHRIS D'AMBROSIO - MAPPING MANAGER

Chris D' Ambrosio has joined Latitude 33 Planning & Engineering as our Mapping Manager. In 2000 he was studying visual communications at Northern Illinois University and working at a small survey firm which had continued after his high school apprenticeship. After sophomore year he decided to leave school/work, pack up his car and drive cross-county to San Diego with a friend. His friend went back to Chicago after 2 weeks – he stayed, got a job as a drafter and never looked back. In his spare time, he enjoys traveling, hiking and home improvement projects. He is looking forward to working with Latitude 33 for its progressive nature and freedom to try new things. He is also looking forward to working with the team to create a Mapping and Survey Department that is respected across the industry. Welcome aboard!

“ I WAS DRAWN TO CIVIL ENGINEERING FIELD FOR ITS MATHEMATICS, DESIGN AND ARTISTRY. ”



### HEATHER BENING - PROJECT MANAGER

Heather Bening has joined Latitude 33 Planning & Engineering as our newest Project Manager. She has her degree in Civil Engineering from California Polytechnic State University, San Luis Obispo. In her spare time, she enjoys hiking, skiing, and traveling. Being involved in projects that impact the community made Heather want to get involved in the civil engineering field. She is looking forward to working on the Airport Project with her new awesome team! Welcome Heather!



“ I'M LOOKING FORWARD TO EXPERIENCING LATITUDE'S COMPANY CULTURE AND BEING PART OF THE AIRPORT TEAM. . ”

## DID YOU KNOW?

Latitude 33 is always seeking qualified candidates at all levels regardless of formal posting. email your resume to **JOBS@LATITUDE33.COM**

- SENIOR DESIGN ENGINEER
- PROJECT ENGINEER

APPLY ONLINE AT **WWW.LATITUDE33.COM**



## 2020 is in the BOOKS!

There was no shortage of changes 2020 brought. Aside from the minor inconveniences of pivoting from in office work environments to at home, a very real and tangible disruption we've all experienced in 2020 is the change to how we connect personally.

Gone are the 'shoulder to shoulder' design sessions; the dropping by a desk and chatting about the benefits of HDPE over PVC which somehow turns into planning a Saturday hike – our norms had to pivot. And it seems our industry took that pivot well.

In this same spirit, it is fitting the Latitude 33 Holiday Party was remote. And, in true Latitude fashion, that didn't matter even slightly. Our traditional First Year Employee Talent Show went off with fantastic technical flourishes and the conversations and laughs were shared by all. We are very lucky our culture has only grown stronger.

So, once more Happy New Year, and we look forward to seeing you (virtually or in person) in 2021!



Thank you for being a part of our planning, engineering and surveying family. From the entire Latitude 33 team, **stay healthy** and enjoy your Winter Season!



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