

NEWSLETTER

THE OFFICIAL NEWSLETTER OF
LATITUDE 33 PLANNING & ENGINEERING

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LATITUDE 33 AND SURVEY SERVICES

Did you know that Latitude 33 Planning & Engineering now offers survey services? **Our survey department has been providing clients with specialized surveying services in California and the western United States since 2019.** With the addition of the survey department, Latitude 33 can now offer clients a more comprehensive development services package, from **surveying and mapping** all the way to **civil engineering and planning**.

The Latitude 33 survey department sets themselves apart from competitors by using state-of-the-art equipment and following a strict protocol of standards and procedures, allowing our team to **offer consistent surveys delivered on-time and within budget.** Our attention to detail and scientific approach allows us to minimize errors and maximize consistency, helping projects avoid problems that could delay a project and lead to increased costs. Our field crews are also equipped with **internet-connected data collectors, allowing continuous exchange of field survey data and office support.**

Latitude 33's survey services include **topographic/planimetric mapping, boundary resolution, ALTA/NSPS land title surveys, construction staking, and subdivision mapping.** These services aren't constrained to certain types of projects, either. Our survey skillset applies to a variety of sites in both the public and private sector, including rural and urban properties, allowing us to streamline

the process of mapping a dynamic and multi-faceted site for our clients. This expertise ranges from government projects to commercial and residential development.

The survey department is headed by **Geoff Howland, PLS** who has over twenty years of experience in the survey field, having worked with a number of survey teams in Southern California. **Every one of our projects is overseen by a licensed surveyor, bringing experience and accountability to our field team and ensuring the project stays on schedule and with the client's budget.**

A few of the projects that Latitude 33 has worked on include the **Imperial Beach Library, The Village at Pacific Highlands Ranch, Del Mar Highlands Town Center, Carte Hotel, the San Diego Assessor Recorder County Clerk (ARCC) East County Branch, the County Youth Transition Campus, and the San Diego International Airport.** These projects demonstrate our quickly growing experience in the survey industry as well as the diversity of projects that our survey department has the ability to work on.

Latitude 33 looks forward to growing our survey department as we continue working on projects throughout San Diego and the Western United States.



Matthew J. Semic
President | Principal

Dear Reader,

2021 has been the year of profound rejuvenation...you probably haven't heard that from too many people! Likely, most people will say how "busy" or "crazy" this year has been. I have certainly heard that more these days than the recently popular catch phrase "you're muted"!

Honestly, busy is an understatement and it has been relentless. I now have a 5-minute attention span and an industry accepted habit for multi-tasking! And whether it is work related demands or not, I don't find too many people still following through on their spare time pandemic hobbies.

So, let's get back to how I could possibly feel rejuvenated? **Simply put, there have been so many inspiring moments and reasons to celebrate the people within the Latitude 33 family!**

This year we named three new Project Managers, **Vanessa Bolles, Jason Gordon, and David Pappaterra**. All of them are home grown and worked their way up from starting as young engineers. They personify the personality of Latitude 33 and have treated this company like it was theirs from day one. **Being able to promote from within and reward leaders such as them is at the core of our success!**

We were also able to reunite with four senior staff. **Careers can take you in many directions, but genuine relationships will always bring you back together!** **Heather Bening** (Senior Project Manager), **Robert D'Amato** (Senior Project Manager), **Chris D'Ambrosio** (Mapping Manager), and **Geoff Howland** (Associate & Survey Director), joined as immediate strategic leaders of the company. **The confidence and comfort that come with these four is indescribable.**

Expanding our leadership was personally the most rejuvenating moment for me. **Sean Scaramella, Justin Giles, Kyle Boyce, and Sean Drake** became Associates over the summer. Having these four unique perspectives each with their own super-powers, truly strengthens the leadership so much more than we thought possible.

More importantly, though, were the additions to the Latitude 33 family. We added 7 new college graduates this year, 8 mid-level engineers, and we added 3 more survey crews. Some of these additions are out of state too, bringing our total permanently remote workers to almost 10! All these additions and changes in our business model has only brought the family closer together. **Every single person brought in has the same unexplainable drive, passion for life, charisma, competitive spirit, tremendous creativity, wonderment, and the desire to always be better.**

I am grateful for all the people that make up the Latitude 33 family. **We have truly been there for each other throughout the year and have impacted each other's lives in many ways.** We are always there for each other, whether intentional or not, so I thank everyone from the bottom of my heart for helping me find this unexpected rejuvenation!

Happy Holidays from our family to yours!!



Matthew J. Semic
President & Principal

NEWS

PROGRESSING PROJECTS

SORRENTO GATEWAY

In early September, the Healthpeak Properties, Inc.'s Sorrento Gateway project broke ground.

Latitude 33 is thrilled to be working on another **Life Science project** with Delawie! This 163,000 SF, five-story lab and office building will feature cutting edge design, expansive views, excellent I-805 freeway accessibility and access to fitness and dining amenities.

Latitude 33 worked with the City to get approvals, which included a **Substantial Conformance Review, Grading Permit, Right-of-Way Permit and Building Permit.**

Construction is scheduled for completion in 2023.



PROGRESSING PROJECTS

WATERMARK AT SAN LUIS REY

In late August, **The Hacienda Mission San Luis Rey**, a luxury senior living community in Oceanside, broke ground. Latitude 33 is privileged to be part of an outstanding team led by developer Oppidan Investment Company, general contractor W.E. O'Neil Construction and architect Douglas Pancake Architects.

This new 256,000-square-foot **senior living community** will offer 213 apartments with independent living, assisted living and memory care. **Latitude 33 prepared the rough grading plan, precise grading plan, improvement plan, retaining wall plan, and a variety of easements and agreements.**

Unique to this senior living community is its connection to the Mission San Luis Rey. The Mission San Luis Rey de Francia is the largest of the California Missions and was first settled by Native Americans and Franciscan Friars 223 years ago. Latitude 33 is proud to be involved in such a meaningful development providing an essential need for the community.

PLANNING DEPARTMENT

WHAT'S NEW?

The Planning Department recently submitted a full development application to the City of Menifee for the **Caliber Collision project**, which previously went through a pre-application review.

The **University District Specific Plan Amendment/General Plan Amendment** is also progressing, as the Planning Department and its partners await comments from the City of San Marcos on the most recent draft of the UDSPA document.

The Planning Department is also busy with an amendment to the **Merge 56 PDP, SCR projects for Salk Institute, Merge 56, and Summit Pointe**, a number of due diligence efforts, attending community planning meetings and workshops, and keeping up to date on changes in State housing and land use laws.

PROGRESSING PROJECTS

LA JOLLA INNOVATION CENTER

The La Jolla Innovation Center (LJIC) located at Villa La Jolla Drive and La Jolla Village Drive at the southwest edge of UCSD is now in construction. This state-of-the-art facility will **house several programs from UC San Diego Health, UC San Diego School of Medicine, and UC San Diego Extension, serving students, patients, and the larger community.** It will include approximately 110,000 square feet of office and educational space, a ground-floor café accessible to the public and approximately 275 parking spaces.

Latitude 33 is providing **civil design and survey services** for the LJIC project, including mapping, designs for grading and drainage, and public right-of-way improvements. These services will help support the public-private partnership efforts coming together on the project.

Project is anticipated to be completed Summer 2023.



UC SAN DIEGO NUEVO WEST GRADUATE STUDENT HOUSING AWARD OF MERIT | DBIA WESTERN PACIFIC REGION AWARDS

A **UC San Diego** project that included Latitude 33 on its team won the **Award of Merit** at the DBIA Western Pacific Region (Design-Build Institute of America) awards. The now award-winning project is the UC San Diego Nuevo West Graduate Student Housing, a **new \$151 million mixed-use residential and common space design**, which features residential buildings and a market as part of its 6.2 acre layout. **Latitude 33** worked with a **multidisciplinary team of designers and engineers** to make this cutting-edge student housing project a reality.

The UC San Diego Nuevo West project is also notable for being a **public-private partnership** between the University and the design team, which included Hensel Phelps and Mithun along with Latitude 33 and several other engineering firms.



ORCHIDS AND ONION AWARD GALA

Latitude 33 attended the **2021 Orchid and Onion Award Gala** in support of all the nominees including **University of California San Diego North Torrey Pines Living and Learning Neighborhood** and **Portside Pier**. Congratulations to all the winners and all the project recognized.



East County Office & Archives 2021 ZNE Built Honor Award | SDGBC Sustainability Award

San Diego East County Office and Archives was awarded **ZNE Honor Award** at the San Diego Green Building Council Awards. It was great getting the teams together and celebrating at Miller Hull's plaza to watch the virtual awards!

This **25,000 SF building** combines several governmental and administrative departments that provide services from property records and tax collecting to historical records and civil wedding ceremonies.

Congratulations to the team - The Miller Hull Partnership, LLP, C.W. Driver Companies, ELEN Consulting, Inc., Coffman Engineers, Interface Engineering, Inc., and Schmidt Design Group.

LATITUDE 33'S NEWEST TEAM MEMBERS



Geoff Howland | ASSOCIATE

Geoff Howland has joined Latitude 33 Planning & Engineering as our newest Associate for our survey team. In his spare time he enjoys golfing, mountain biking and getting together with friends. He was first introduced to surveying during a summer job after his first year of college and loved it so much he stopped studying economics and pursued it! He is looking forward to developing the survey department, establishing workflows, and growing the department. We are thrilled to have you on our team!

“LOOKING FORWARD TO WORKING WITH A GREAT GROUP OF PEOPLE WHO ARE PROFESSIONAL AND ORGANIZED.”



Matt Duran | SR. DESIGN ENGINEER

Matt Duran has joined the Latitude 33 team as our newest Senior Design Engineer. Matt studied Engineering in both undergrad and grad school, receiving his Bachelor's in Mechanical Engineering and his Master's in both Engineering and Business Administration. When he's not tackling Engineering projects, he enjoys going for hikes with his fiancée and dogs, playing soccer, running, and singing. At Latitude 33, Matt is looking forward to building strong relationships and seeing his project designs implemented.

“I AM LOOKING FORWARD TO THE IMMEDIATE TEAM ATMOSPHERE AND DIRECT INVOLVEMENT. THE FEELING OF TEAM AND INTEGRATION IS VERY APPARENT.”



John Nguyen | DESIGNER

John Nguyen has joined Latitude 33 Planning & Engineering as one of our newest Designers. John is a recent San Diego State University graduate with a BS in Civil Engineering. In his spare time he enjoys deep sea fishing, cooking, and spending time with his dog going on walks and going to the dog park. He wanted to become a civil engineer so he could make a positive impact on society. Improving all old, current, and new buildings to today's standards. We are excited to have you on our team!

“I AM LOOKING FORWARD TO BUILDING NEW FRIENDSHIPS WITH MY COWORKERS AND GAINING EXPERIENCE IN THE CIVIL ENGINEERING FIELD.”



Mena Safar | DESIGNER

Mena Safar has joined Latitude 33 Planning & Engineering as one of our newest Designers. Mena is a recent San Diego State University graduate with a BS in Civil Engineering. In her spare time she enjoys hiking, traveling with friends and trying new coffee shops, and baking and decorating cakes. Since Mena was in high school, she has been interested in how roads and buildings were designed and constructed. "I decided to study civil engineering and learn more about them in hopes to design them one day." Welcome to the team!

“I AM LOOKING FORWARD TO WORKING ON DIFFERENT PROJECTS AND FURTHERING MY KNOWLEDGE.”



This quarters outreach is very close to our Latitude 33 family. Latitude 33 will be donating directly to the MIS-C (Multisystem Inflammatory Syndrome in Children) Research at Rady's Children's Hospital on behalf of Carys Drake, our Associate Sean Drake's daughter, who survived this disease. We hope our donation spreads awareness and supports research efforts currently ongoing.

You can learn more at the research Rady Children's Hospital here:
Research (rchsd.org)

DID YOU KNOW?

Latitude 33 is always seeking qualified candidates at all levels regardless of formal posting.

Email your resume to
JOBS@LATITUDE33.COM

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

latitude33
PLANNING & ENGINEERING

Need we go on, here at Latitude 33 we like to have a good time!

Thank you for being part of our planning,
engineering and surveying family.

Keep an eye out for our next newsletter hitting your email **Q1 2022.**

From the entire Latitude 33 team, enjoy your
Holiday Season!



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