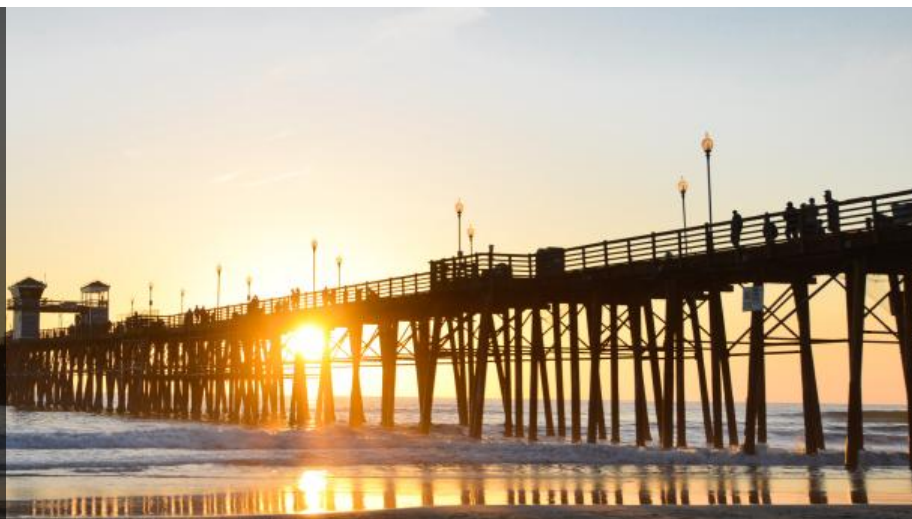


NEWSLETTER

THE OFFICIAL NEWSLETTER OF LATITUDE 33 PLANNING & ENGINEERING

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CFO'S MESSAGE



Kris Taylor
CFO

I recently celebrated my 20-year anniversary with Latitude 33. As I typically do on major milestones, I reflected. This reflection took me back two (2) decades in my career and led me to examine Latitude 33's legacy.

When I started here, I had zero industry knowledge, but I knew how to manage a successful administrative and accounting department. As with most administrative and accounting functions, our skills are transferable to any industry, and you grow from there. And boy, did I grow! And the company grew as well!

At that time, Latitude 33 was in the midst of providing all planning and engineering services for the Pacific Highlands Ranch community, consuming over 60% of the company's workload. **Now, 20 years later, our portfolio is as diverse as ever, with work in life sciences, the military, K-12 schools, higher education, healthcare, and airports.** We also have dramatically expanded our geographic reach well beyond the Carmel Valley area. As you'll see in this newsletter, we are highlighting our recent resurgence in the Oceanside community.

This company's "expansion" in market and geographic diversity was a very focused effort to remain relevant and sustainable in the development of San Diego. We strategically expanded our market sectors years ago, and this has remained a focus ever since. **With the available land shrinking in San Diego, we had two options: expand geographically to where land is available, or expand our services to include re-development. We did both.**

When Latitude 33 started almost three (3) decades ago with the four (4) original partners, there was never a thought that a non-engineer, non-planner could be part of the Leadership team, much less the Ownership team. In addition, there were no women in leadership positions at that time. **Growing into my leadership role and providing an example to other women in our company and industry is part of my drive each day.**

To help develop more female leaders, we recently started a **Women's Mentoring Group** at Latitude 33, with the goal of providing camaraderie, training, and empowerment. **Our first quarterly event was a self-advocacy training, which was a huge encouragement both personally and professionally to voice our needs, concerns, expectations, etc.** Our next group event will be a golf clinic, which will be a fun day to familiarize Latitude 33 women with the sport and help facilitate our participation in industry golf events. **My sincere hope is to see many of these talented women join me at the leadership table.**

I am proof that nothing is set in stone. Starting with no knowledge of civil engineering or land planning and joining Latitude 33 on the recommendation of a friend who worked here, I am now both a leader and an owner who enjoys every day and what it brings! **We can evolve and impact change one day at a time just by using what we learn each and every day.**



TOP STORY OCEANSIDE

LATITUDE 33 PLAYS A KEY ROLE IN OCEANSIDE RESURGENCE

While many cities are recovering from the pandemic, San Diego's neighbor to the north, Oceanside, has generally prospered in the midst of it. Thanks in large part to its consistent tourism industry, Oceanside has become a hot vacation destination, leading to a boom in development.

Oceanside's travel-based economy grew by nearly 70 percent in 2021. A recent survey conducted by Dean Runyan Associates revealed that all of Oceanside's 2021 tourism economic metrics showed significant gains over 2020, which also out-performed the record levels set in 2019, the barometer for pre-Covid travel. **Oceanside's travel spending was 68.1 percent higher in 2021 than it was in 2020. Tax receipts from travel spending increased by 70.2 percent in 2020. In 2021, the restaurant industry grew by 66.1 percent.**

Karen Pearlman of the San Diego Business Journal recently reported that "Oceanside depends on visitor spending, which benefits local businesses while tax revenues bolster the city's general fund." The strong tourism industry supports the overall economy and its residents—they are inexorably linked.

According to the Dean Runyan Associates survey, direct travel-generated employment increased by 470 jobs, representing a 15.8 percent increase over 2020. More people filling these jobs (and others in related industries) translates to an increased need for housing, schools, emergency services, retail, etc. That's where Latitude 33 has been making a significant impact.

In Oceanside, **Latitude 33 is helping to fulfill the essential needs that a growing population requires.** Several of Latitude 33's current projects include:

Oceanside Fire Station No. 1

A new 20,000-square-foot fire station with an associated parking lot, pedestrian walkways, emergency vehicle access driveways, and utility connections. Latitude 33 is providing boundary and aerial survey; rough grading plans; public improvement plans; retaining wall plans; drainage reports; storm water quality management plans; construction documents; and project coordination and processing.

**"THE STRONG
TOURISM INDUSTRY
SUPPORTS THE OVERALL
ECONOMY AND ITS RESIDENTS;
THEY ARE INEXORABLY LINKED."**

Oceanside Fire Station No. 8

A new permanent two-story fire station, approximately 15,000 to 18,000 square feet, with an associated parking lot, utilities, and site improvements. Latitude 33 provides surveying and civil engineering services.

Colored titles correlate to the images on the map found on the next page.



Colored titles correlate to the images on this map.

Oceanside Unified School District's Jefferson Middle School

A future modernization project, Latitude 33 was recruited to assist the district with due diligence, including aerial topography, boundary survey, design survey, plotting of easement, as-built research, utility locating and potholing, and project management support.

Oceanside Unified School District's Ditmar Elementary School

Provided land surveying and topographic services of the existing parking area to aid in designing new pavement improvements.

Watermark at Mission San Luis Rey

A 213-unit, 250,000-square-foot assisted/independent living and memory care community on the Mission San Luis Rey de Francia property, a former Spanish Mission. As the civil engineer for the project, Latitude 33 is preparing a rough grading plan, a precise grading plan, an improvement plan, a retaining wall plan, and a variety of easements and agreements.

El Corazon Park

A park with more than 450 acres of recreational space with hiking trails, sports fields, a senior/community center, an aquatic facility, and more. Due to its size, the park has been divided into nine (9) park sites. Latitude 33 is assisting with the 36-acre El Corazon Park Site 1, by attaining the necessary permits for construction, which include construction documents and bidding and construction support.

We've been working in Oceanside since 1996, and these are the most recent projects we have been working on. A few other key developments from our history include: **Pacific Coast Plaza (a 23-store shopping mall)**, the **Oceanside Harbor Master Plan**, **Scripps Health**, and the **Shea Homes residential community**.

While Oceanside's booming tourism economy is leading to a growing population, Latitude 33 is working closely **Latitude 33 is working closely with city leaders to create infrastructure for today and tomorrow.** With new fire stations, modernized schools, new assisted living, and essential green space, Oceanside will continue to be an attractive destination and a flourishing community.



Oceanside Fire Station 1 Groundbreaking

AWARDS & NEWS

AWARDS

ASCE SAN DIEGO 2022 AWARDS

Latitude 33 and Balfour Beatty had a great time celebrating the **County of San Diego Youth Transition Campus Phase 1** win at the ASCE 2022 Awards. **This project received Outstanding Urban or Land Development Project award in its first phase of work.**

This development for the County of San Diego is intended to be a model for positive development and reorient the way we approach the rehabilitation of incarcerated youth. Phase 1 of the project, dubbed the Urban Camp, entails adding approximately 131,000 sq. ft. of new buildings, over 300 parking stalls, and new campus amenities, including a recreation field, ball courts, indoor gymnasium, educational facilities, vocational spaces, and four new housing facilities. The project will provide for their basic physical needs, safety, and security, and support personal growth. **The environment will emphasize staff and youth interaction, family connections, positive program participation, and a sense of wellness for both youth and staff.** The design emulates a residential campus, such as a private boarding school, with a secure environment and aims to be a place where youth can grow and flourish. The project is designed to achieve Zero Net Energy (ZNE).

The design-build team is being led by Balfour Beatty + DLR Group, along with nine (9) design/engineering partners and eleven (11) trade partners, including Latitude 33.



PROGRESSING PROJECTS

OCEANSIDE FIRE STATION 1 GOUNDBREAKING

Oceanside Fire Station 1 broke ground on July 28th!

The new 20,000 square-foot fire station will be a state-of-the-art fire station with sufficient space to house an engine company, an ambulance, and a truck company, as well as the flexibility to house a Battalion Chief. **The space will include a parking lot, pedestrian walkways, emergency vehicle access driveways, and utility connections.** This station is the City's closest fire station to the Main Gate at Camp Pendleton, located only 2.3 miles away.

Latitude 33 is working with the City of Oceanside to provide boundary and aerial surveys; rough grading plans, public improvement plans; retaining wall plans; drainage reports; storm water quality management plans; construction documents; and project coordination and processing.

PROGRESSING PROJECTS

BONSALL OAKS

In mid-July, the first of three residential phases pulled grading and improvement permits for Bonsall Oaks. **This phase "Villas I" consists of 59 lots and infrastructure.** Construction is currently ongoing. Models are expected to open by the end of this year.

The next three phases of this tract includes "Villas II" consisting of 57 residential lots, "Hacienda" and seven large custom lots. Grading and improvement plans for these phases are currently in process at the County.

Along with this milestone, **the Winery/Bed and Breakfast, which will be at the site, has also started construction,** with building permits pulled a week earlier. Latitude 33 is looking forward to bringing you this exceptional North County community.

PROGRESSING PROJECTS

PHR LIBRARY GROUNDBREAKING

Pacific Highlands Ranch Library broke ground on July 15th and is **one of the final pieces of this community's master plan that Latitude 33 started envisioning 25 years ago!**

This 18,000 square-foot library will feature more reading nooks for all ages; a children's area for story time and crafts; free access to computers and internet, an outdoor reading patio; study rooms; a maker's space to learn new things through experimentation and collaboration; a community room and gathering space with a kitchen; and an outdoor civic space linking to the Village at Pacific Highlands Ranch's public promenade.

The Pacific Highlands Ranch branch will be the 37th location in the city's library system, serving the communities of Pacific Highlands Ranch, Del Mar Mesa, Torrey Highlands, and Black Mountain Ranch.

The library is expected to open in the fall of 2024!



Left to right: Joe LaCava, Councilmember at City of San Diego | Todd Gloria, San Diego Mayor | Marni von Wilpert, San Diego City Councilmember, District 5 | Justin Giles, Associate at Latitude 33 | Nolan Giles | Bradley Sonnenburg, Planning Project Manager at Latitude 33 | Chris Tiffany, Associate at Schmidt Design

LATITUDE 33'S NEWEST TEAM MEMBERS



Garrett Riha | SURVEY TECHNICIAN & PLANNING ASSISTANT



Garrett Riha has joined the Latitude 33 team as a Survey Technician & Planning Assistant. Garrett graduated from Westmont College in 2017 with a B.A. in Economics and Business and from Columbia University in 2020 with a M.S. in Urban Planning. He enjoys spending time outdoors, cooking with his fiancée, and hanging out with his friends and family. He became interested in the survey and planning fields from two separate directions. "A city administrator that I had built a relationship with believed that I would enjoy and be a good fit for planning work. Then, in a required GIS course at my graduate school, I found mapping to be interesting and rewarding work. I subsequently took more advanced spatial and data analysis and visualization courses and landed a position on a team that primarily develops engineering grade topographic maps and overhead powerline models. " We are excited to have you on our team, Garrett!

“ AS A NATIVE OF SAN DIEGO, I AM LOOKING FORWARD TO CONTRIBUTING TO THE DEVELOPMENT OF THE CITY AND THE SURROUNDING AREAS AS A MEMBER OF THE LATITUDE 33 TEAM.

”



Shiv Ohri | SR. DESIGN ENGINEER



Shiv Ohri has joined the Latitude 33 team as a Senior Design Engineer. Shiv graduated from Washington State University and graduated in 2018 with a bachelor's degree in Civil Engineering. He enjoys playing basketball, reading, and hiking! He became interested in the civil engineering field because he has family members who are civil engineers, and he was intrigued by the work. Shiv, we are happy to have you on our team!

“ I AM LOOKING FORWARD TO BEING A PART OF THE LATITUDE 33 FAMILY AND DEVELOPING AS AN ENGINEER.

”



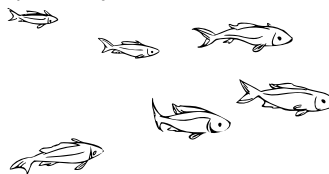
Scott Spiro | SURVEY TECHNICIAN



Scott Spiro has joined the Latitude 33 team as our newest Survey Technician for our Survey Department. In his spare time, he enjoys hanging out with friends and family, exploring new areas, fishing, and golfing. He was influenced by his dad, who is a land surveyor and who he worked with previously. Welcome to the team, Scott!

“ I AM LOOKING FORWARD TO HELPING LATITUDE 33 BE A SUCCESSFUL TEAM.

”



This quarter's outreach was for the **Goodie Two Shoes Foundation**. The Goodie Two Shoes Foundation provides disadvantaged children and children in crisis with new shoes and socks, as well as other items deemed essential for good health and positive development.

You can learn more about the Goodie Two Shoes Foundation and give at www.goodietwoshoes.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

LATITUDE 33'S NEWEST TEAM MEMBERS



Amanda Campbell | ADMIN ASSISTANT

Amanda Campbell has joined the Latitude 33 team as our newest Admin Assistant. In her spare time, she likes to go bird watching, cook and bake new recipes, and work on watercolor paintings. She has a strong background in the social service sector and is looking forward to learning the ins and outs of this new industry. We are excited to have you on the team!



“LOOKING FORWARD TO GETTING TO KNOW EVERYONE SINCE I'VE HEARD HOW GREAT THE TEAM ENVIRONMENT IS HERE AT LATITUDE 33”



Pedro Ruiz | SURVEY CHAINPERSON

Pedro Ruiz has recently joined Latitude 33 as the newest Survey Chainperson. Pedro is currently attending MiraCosta College for his Associate in Engineering Technology and plans to graduate in 2023! In his spare time, he likes to hike, do CrossFit, build and program FPV drones, and most importantly, spend time with his wife and 10-month-old daughter. After serving in the Marine Corps, he decided to pursue an engineering degree and was fortunate enough to be trained at his previous firm as a Chainman. Thank you for your service, Pedro, and welcome to the team!



“I'M LOOKING FORWARD TO LEARNING MORE ABOUT SURVEYING AND EVENTUALLY WORKING MY WAY INTO THE OFFICE SETTING.”



Brad Sonnenburg | PLANNING PROJECT MANAGER

Brad Sonnenburg has rejoined the Latitude 33 team as a Planning Project Manager. He recently worked for the County of San Diego, Planning & Development Services, and has returned to Latitude 33 to apply his newly refined skills. In his spare time, he enjoys trail running, biking, hiking, backpacking, and camping. His interest in planning and land development grew out of his interest in geography, which he studied in school. He loved learning about how people lived and interacted in the places where they lived, worked, and played, which made him want to participate in planning better places for them. Welcome back to the team, Brad!



“I HOPE TO CONTINUE THE PLANNING TRADITION HERE AT THE COMPANY, LEADING DISCRETIONARY PROJECTS AND SUPPORTING ALL OF THE ENGINEERING TEAMS WITH LAND USE/PLANNING HELP”



Michael Ahern | DESIGN ENGINEER

Michael Ahern has rejoined Latitude 33 Planning & Engineering as a Design Engineer. He received his Civil Engineering degree in 2017 from San Diego State University. GO AZTECS! In his spare time, he enjoys golfing, woodworking, and time with his family. Welcome back to the team!



“LOOKING TO BE PART OF A COMPANY WITH A GREAT COMPANY CULTURE.”



Ryan Manual | INTERN

Ryan Manual has joined the Latitude 33 team as our newest Civil Intern. He is currently attending San Diego State University with one semester to go before receiving his degree in Civil Engineering. In his spare time, he enjoys skateboarding, playing video games, and hanging out with friends. He knew he wanted to work in the civil engineering field because he loved the idea of planning how a specific vision could come into reality and being able to take part in the vision. Happy to have you on board, Ryan!



“I AM LOOKING FORWARD TO MAKING STRONG CONNECTIONS AND GAINING EXPERIENCE AND SKILLS TO FURTHER MY CAREER IN CIVIL ENGINEERING.”



CELEBRATION

LET THE GOOD TIMES ROLL! Latitude 33 has been doing some fun outings and team building! From site visits to our mid-year party, we have been having a great time reconnecting with you and building our company culture!

SITE VISITS

MINI GOLF

SUMMER PARTY

BREWERY

HIKING

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

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

From the entire Latitude 33 team, thanks for reading!

Stay Connected with us:



www.latitude33.com



www.linkedin.com/company/latitude-33

