

Attachment 2

Keil D. Maberry, P.E.

Principal

Years of Experience:
26 years

Years with LLG Engineers:
16 years

Education:

B.S. Civil Engineering
University of Maryland

Registrations:

Professional Engineer
CA Registration TR 1802

Professional Memberships:

Institute of Transportation Engineers
American Society of Civil Engineers
Urban Land Institute

LINSCOTT
LAW &
GREENSPAN

engineers

Linscott, Law &
Greenspan, Engineers

2 Executive Circle
Suite 250

Irvine, CA 92614

T 949.825.6175

F 949.825.6173

www.llgengineers.com

Pasadena

Irvine

San Diego

Woodland Hills

Biography

Mr. Keil D. Maberry has over 25 years of experience in the preparation of transportation planning analysis, traffic impact studies and parking studies. He is a licensed Traffic Engineer in the state of California. Mr. Maberry holds a Bachelor of Science in Civil Engineering from the University of Maryland. He has extensive experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, simulation studies, parking studies, traffic and parking management plans, school operational plans and suggested route to school plans. In addition, Mr. Maberry has provided on-call traffic and transportation engineering consultation services to the City of Corona, City of Irvine and the City of Dana Point.

Areas of Expertise

- Traffic Forecasting and Impact Analysis Reports
- Transportation Planning and Site Design Consultation
- Mixed-Use Parking Demand Studies
- Conceptual Improvement Plan Preparation
- Traffic and Parking Field Studies
- Traffic Signal Design
- Traffic Control
- Signing and Striping Plans
- Suggested Route to School Plans
- Expert Witness Testimony

Project Experience

Prepared Traffic Impact Analysis and Parking Demand Analysis reports as well as conducted Site Planning Design Consultation for the proposed **Anaheim Resort Hotel & Spa development project**, which consists of a 252-room boutique hotel with 7,405 square-foot (SF) of meeting/banquet space, a 14,209 SF spa, a 3,735 SF hotel Café, 6,068 SF hotel office space, and a 16,828 SF roof-top bar/club. The development also includes a 14,550 SF pharmacy, 4,800 SF of food/retail shops (which includes 2,000 SF dedicated to coffee shop and 2,800 SF for quick-serve food use) and an 8,000 SF signature restaurant. Prepared Traffic Analysis consisting of a near-term analysis, three General Plan Buildout analysis scenarios using regional traffic model output, Caltrans analyses and an Orange County CMP analyses. Conducted internal circulation analyses for shuttle buses and delivery trucks, and conducted traffic control signal warrant analyses at project intersections.

Provided EIR Traffic Impact Analysis report and parking demand analyses support as well as Signing & Striping and Traffic Signal design plans for the Proposed **Kaiser Permanente Orange County Medical Center project** on La Palma Avenue in the City of Anaheim. The proposed KPOC Medical Center consists of a 360-bed hospital, 398,500 SF of medical offices, and 120,000 SF of administrative offices.

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Prepared Traffic Impact Analysis report for the **Huntington Beach Center Redevelopment Project** (BELLA TERRA) in the City of Huntington Beach. The study focused on evaluating the impact of the redeveloped 1,100,000 SF shopping mall at 14 intersections and 10 roadway segments, as well as site access analysis for a proposed new mall entrance adjacent to I-405 Freeway southbound ramps. Coordinated with Caltrans District 12 staff on the project impacts and proposed improvements within Caltrans jurisdiction.

Prepared EIR Traffic Impact Analysis report for the 31-acre **Pacific City Master Plan** mixed-use development along Pacific Coast Highway in Huntington Beach, California consisting of residential condominiums, visitor-serving commercial/retail, resort hotel, and office. Provided Site Planning Design Consultation and study of project Internal Circulation. Prepared Parking Demand Analysis for the visitor-serving commercial/retail, resort hotel, and office component of the project. Prepared Signing & Striping and Traffic Signal design plans, for the roadways and intersections along the entire project frontage including Pacific Coast Highway, which included coordination with Caltrans District 12.

Prepared EIR Traffic Impact Analysis report for the 1.2 Million square-foot **Corona Crossings** mixed-use development in Corona, California consisting of commercial and entertainment retail, as well as light industrial development. Provided Site Planning Design Consultation and study of project Internal Circulation. Prepared Signing & Striping and Traffic Signal design plans, for the roadways and intersections along the Temescal Canyon Road and Cajalco Road project frontage, including the Cajalco/I-15 Interchange in Caltrans District 8.

Prepared EIR Traffic Impact Analysis report for the 458-acre **Dos Lagos Master Plan** mixed-use development in Corona, California consisting of residential, commercial and entertainment retail with Lifestyle Center, golf resort, business park, and light industrial/R&D condominiums. Provided Site Planning Design Consultation and study of project Internal Circulation for each of the individual development areas within the Dos Lagos Master Plan. Prepared Signing & Striping and Traffic Signal design plans, including ATMS improvements, for the roadways and intersections along the Temescal Canyon Road and Weirick Road project frontage.

Daniel A. Kloos, P.E.

Senior Transportation Engineer

Years of Experience:
14 years

Years with LLG Engineers:
14 years

Education:

B.S. Civil Engineering
University of California, Irvine

Registrations:

Professional Engineer
CA Registration TR 2200

Professional Memberships:
Institute of Transportation Engineers

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Greenspan, Engineers

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Irvine, CA 92614
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Biography

Daniel A. Kloos is a licensed Traffic Engineer in the state of California. He earned his Bachelor of Science in Civil Engineering from the University of California, Irvine and has over 14 years of experience working on traffic engineering projects throughout the Southern California region. Mr. Kloos has extensive experience in the preparation of traffic impact studies for a variety of land uses, site access and operational plans, parking studies and parking management plans. In addition, he currently provides on-call traffic and transportation engineering consultation services to the City of Irvine and the City of Long Beach. His expertise in traffic engineering helps LLG continue its tradition of excellence in the region.

Areas of Expertise

- Traffic Impact Analysis Reports
- Transportation Planning and Site Design Consultation
- Mixed-Use Parking Demand Studies
- Sight Distance Analyses
- Traffic and Parking Field Studies
- Trip Generation Studies
- Pavement Delineation Plans

Project Experience

Gless Ranch Center – Prepared a Traffic Impact Analysis Report for the Gless Ranch Center Project, a proposed retail center with a maximum total of 420,000 square feet (SF) of occupied building area, located in the City of Riverside. The traffic study evaluated the proposed Project's potential near-term and long-term traffic impacts at twenty (29) key study intersections, provided recommendations to improve site access and internal circulation and evaluated the proposed Project's parking needs. LLG worked closely with City staff and the EIR consultant during the preparation of the Traffic Impact Analysis Report and throughout the approval process.

Grand Terrace Town Square Master Development Plan – Traffic Engineer for the Traffic Impact Analysis Report in the City of Grand Terrace, California. This study addressed the potential near-term and long-term traffic impacts at fifteen (15) key study intersections associated with the development of a 212,000 square foot shopping center. The study provided recommendations to improve site access and internal circulation and evaluated the proposed Project's parking needs. LLG worked closely with City staff and the EIR consultant during the preparation of the Traffic Impact Analysis Report and throughout the approval process.

South of Pine Avenue Tentative Tract Map No. 16420 – Traffic Engineer for the Traffic Impact Analysis Report in the City of Chino, California. This study addressed the potential near-term and long-term traffic impacts associated

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with the development of 4,006 residential dwelling units plus retail, office, recreational, educational and park uses within 540 acres. Recommendations regarding the design of the internal street network as well as the external intersections serving the project site were also developed (i.e. roadway characteristics, lane geometrics and intersection controls).

Second + PCH Development Project – Prepared a Traffic Impact Analysis Report for the Second + PCH Development Project, located in the City of Long Beach. The traffic study evaluated the proposed Project’s potential weekday and weekend day (Saturday) traffic impacts at twenty-five (25) key study intersections, provided recommendations to improve site access and internal circulation, evaluated the proposed Project’s parking needs and addressed concerns from Caltrans regarding intersection operations along Pacific Coast Highway.

El Portal Project – Prepared a Traffic Impact Analysis Report for the El Portal Project, a proposed retail and entertainment center with a maximum total of 600,000 square feet (SF) of occupied building area, located in the City of South Gate. The traffic study evaluated the proposed Project’s potential traffic impacts at forty (40) key study intersections, provided recommendations to improve site access and internal circulation, evaluated the proposed Project’s parking needs and addressed concerns from the California Public Utilities Commission (CPUC) and Union Pacific Railroad (UPRR) regarding vehicular queuing at existing railroad crossings on Atlantic Avenue and Firestone Boulevard. LLG worked closely with City staff and the EIR consultant during the preparation of the Traffic Impact Analysis Report and throughout the approval process.

The Springs at Bethsaida Senior Living Project – Prepared a Traffic Impact Analysis Report for the Springs at Bethsaida Senior Living Project, a proposed 153-unit independent and assisted living residential community, located in the County of Orange. The traffic study evaluated the proposed Project’s potential near-term and long-term traffic impacts at six (6) key study intersections, provided recommendations to improve site access and internal circulation and evaluated the proposed Project’s parking needs. LLG worked closely with City staff and the EIR consultant during the preparation of the Traffic Impact Analysis Report and throughout the approval process.