

## REQUEST FOR QUALIFICATIONS

### Liberty Groves Specific Plan Environmental Impact Report

#### **ANNOUNCEMENT:**

The Madera County Planning Department is making a Request for Qualifications for the Liberty Groves Specific Plan Environmental Impact Report. The Liberty Groves project involves the proposal for a new, master planned community including 7,500 residential units and a maximum of 4,456,188 square feet of commercial space. The project site is 1,433 acres in area and is comprised of parcels located north and south of Avenue 12 in Madera County, reaching as far north as Avenue 13 ½ and as far south as Avenue 11 (see attached project area map).

**DATE OF ADVERTISEMENT:** November 30, 2009

**DEADLINE FOR SUBMITTAL:** December 14, 2009

#### **PROJECT DESCRIPTION:**

The applicant for this proposal is Liberty Groves, LLC. The project includes a Specific Plan, which will include an accompanying Infrastructure Master Plan for a 1,433 acre portion of southern Madera County. The project area is anticipated to be primarily developed with residential units (812 acres, 5,961 units), along with a significant portion dedicated to mixed use (212.5 acres) and business park (136 acres) development. The site is comprised of parcels located north and south of Avenue 12 in Madera County, reaching as far north as Avenue 13 ½ and as far south as Avenue 11 (see attached project area map). The existing land use for the site and surrounding area is primarily cultivated agricultural, including citrus orchards, and fallow areas utilized for alfalfa cultivation and grazing. Rural residential development abuts the project along much of its eastern boundary.

To date, no Area Plans or Specific Plans have been adopted for the project area. Therefore, all development is guided by the 1995 Madera County General Plan. The County is currently involved in planning efforts to address transportation corridors in the project area, including the recent designation of Avenue 12 as an expressway and the concept of a southerly bypass around the Madera Ranchos community. The area where the project is situated, southeastern Madera County, is also subject to three other large development proposals that will have similar impacts upon the region's resources.

Please limit your response to 10 pages per copy. All pages are to be numbered and shall include a table of contents. In addition to the original document, one digital version of the proposal and five (5) copies shall be submitted.

#### **CONSIDERATION FOR SELECTION**

Statement of qualifications shall address all of the following items, in the order set forth:

1. Company Name
2. Develop a thorough scope of work that meets all of the following objectives;
  - a. Understanding of the California Environmental Quality Act (CEQA) and the EIR process.

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- b. Ability to perform and then analyze *all* studies necessary for an EIR of the scope necessary for the project described above.
  - c. Understanding and application of recent legislation and court decisions that impact CEQA and the project.
  - d. Familiarity of the project area and common environmental challenges to new development.
  - e. Ability to craft a document that allows for streamlined environmental review of future subdivisions and other projects.
  - f. Understanding of the history of nearby projects, and their applicability to the project.
  - g. Ability to adequately assess the project's cumulative impacts.
3. Qualifications
- a. Type of Organization, size, location, professional registrations and affiliations, number of years as a company.
  - b. Names and qualifications of personnel assigned to the Project. Include project manager and all staff expected to take responsible roles.
  - c. Outline and graphics of recent projects completed that are similar to this project.
  - d. Client references from recent projects, including name, address and telephone of individuals to contact.

**PROJECT UNDERSTANDING AND APPROACH**

- a. Summary of approach to be taken for the project.
- b. A definitive work program and time line, including time for completion. Identify and include all tasks not under your control, and provide estimated time frames based upon prior experience.

**INSURANCE**

- a. Insurance coverage for proposed services shall include general liability and automobile insurance in an amount to be determined by Madera County Risk Management. Professional Liability Insurance (E&O) coverage of \$1 million is also required.

**SUBMITTAL**

- a. All documents must be received by the Resource Management Agency on or before 5:00 PM on December 14, 2009. Postmarks not accepted. Late submittals will not be considered. All submittals will be followed up with a telephone discussion. Interviews of top candidates will be conducted as deemed necessary.
- b. All correspondences or inquiries should be directed to:

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COUNTY OF MADERA  
Resource Management Agency  
Planning Department  
2037 W. Cleveland Avenue M.S. G  
Madera, California 93637  
Scott Harmstead, Planner  
(559) 675-7821 x217  
Scott.harmstead@madera-county.com

- c. All costs for preparation of statement of qualifications shall be borne by the proposer.
- d. This request does not constitute an offer of employment or to contract for services.
- e. The County reserves the right to retain all statements of qualifications.

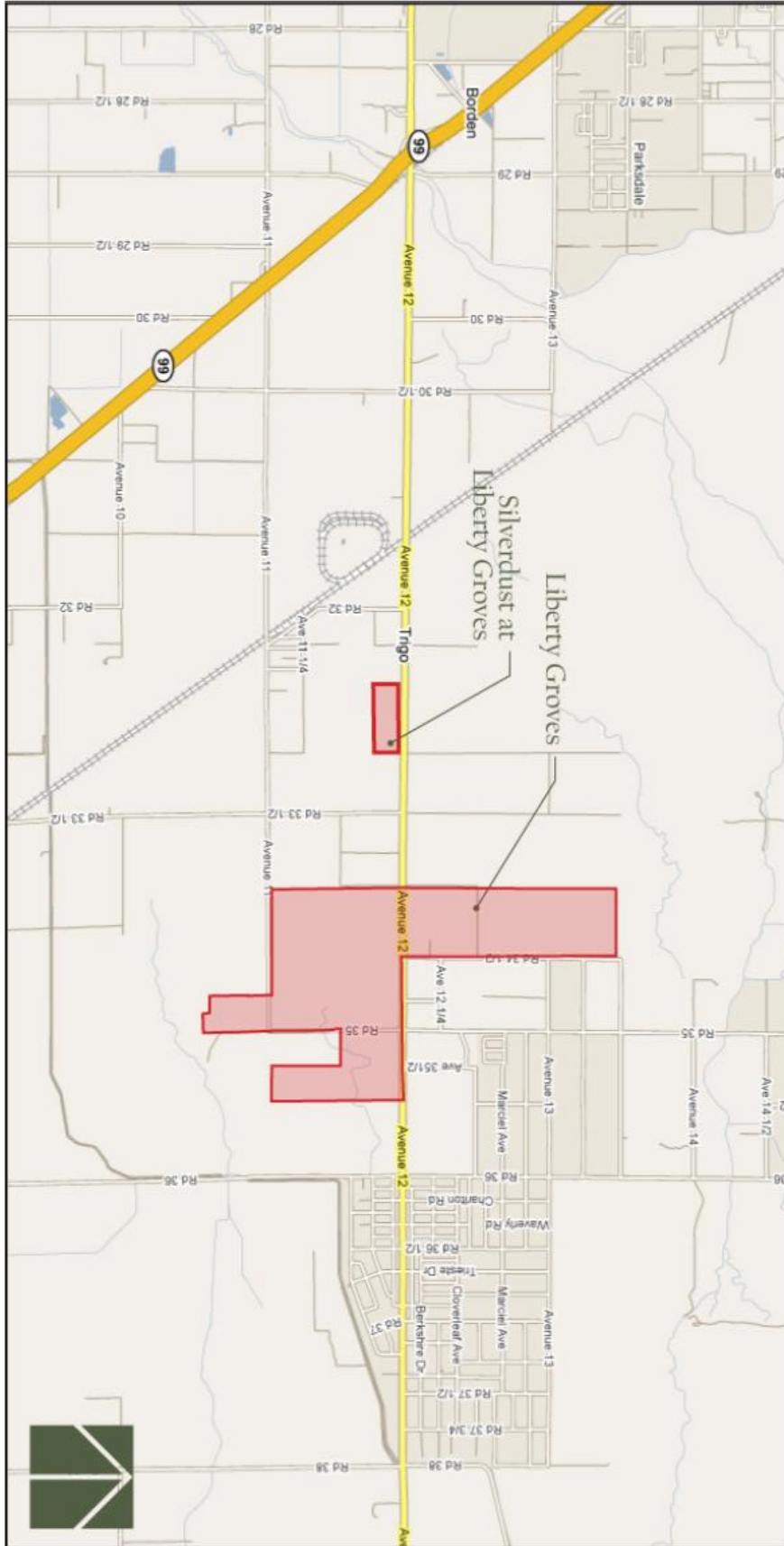


Figure 2-2: Vicinity Map