

# JULIE VANDERMOST BEEMAN

President



## ABOUT

Julie Vandermost Beeman is President of VCS Environmental (VCS), a full service environmental firm headquartered in San Juan Capistrano, California specializing in project entitlement, CEQA/NEPA, biology, and jurisdictional waters and wetlands regulations. Julie leads a 15-person team at VCS, serving public and private sector firms.

## SELECT PROJECTS

### **I-15 HOV LANES | SANBAG | SAN BERNARDINO COUNTY, CA**

Julie is the SANBAG environmental manager for the 14-mile proposed I-15 Express Lanes project. Julie directs environmental strategy, participates in senior management team meetings and project development team meetings, conducts document peer review of all environmental documents, and participates in community outreach efforts.

### **I-10 HOV/EXPRESS LANES | SANBAG | SAN BERNARDINO COUNTY, CA**

Julie is the environmental project manager for the 33-mile I-10 Express Lane Corridor Project. Julie manages the environmental team in preparing the EIR/EIS; directs environmental strategy; attends all senior management, trends, and Project Development Team meetings; and participates in community outreach strategy.

### **I-15/I-215 DEVORE INTERCHANGE | SANBAG | DEVORE, CA**

The I-15/I-215 Devore Interchange was one of SANBAG's priority projects and had an immovable schedule for funding. The project included the addition of truck by-pass lanes as well as the re-construction of Cajon Boulevard (Route 66). SANBAG asked Julie to project manage the environmental tasks for this project to ensure the schedule was met. In addition to managing the completion of the CEQA/NEPA document, VCS was asked to assist Caltrans in securing regulatory permits. The project impacted over 50 drainages, over 20 acres of San Bernardino Kangaroo Rat habitat, and Route 66, a cultural resource. Julie was instrumental in advising the project team on avoidance measures as well as project permitting strategy in order to advance the project to design-build.

### **I-215 HOV LANE GAP CLOSURE | SANBAG | SAN BERNARDINO, CA**

Julie provided oversight of the final preparation of the CEQA document for the I-215 HOV Lane Project located in San Bernardino between 2nd Street to just past the Riverside County line. VCS also secured the USACE Section 404 Permit, CDFW Section 1602 Agreement and RWQCB Section 401 Certification for the project, which impacted 20 drainage crossings including the Santa Ana River as well as bat habitat.

### **CHERRY & CITRUS AVE. INTERCHANGES | SANBAG | SAN BERNARDINO, CA**

On behalf of SANBAG, Julie led the effort to prepare the final ECR Compliance Report for submittal to Caltrans for the Cherry Ave. and Citrus Ave. Interchange Project. Julie coordinated and oversaw the cultural and biological workers' trainings and worked with the project engineers to demonstrate field compliance.

### **PALM AVENUE GRADE SEPARATION | SANBAG | SAN BERNARDINO, CA**

Julie oversaw the Palm Avenue Grade Separation Project, which spans historic Route 66. She was instrumental in working with Caltrans staff and the project engineer to identify a design that would reduce impacts to Route 66 and allow for a Section 106 "Finding of No Effect" for the project. Julie also managed the biological strategy for the project,

## EDUCATION

B.A. Sociology, Minor in Criminal Justice: California State University, Fullerton 1987

## VCS PRESIDENT SINCE 1996

## PROFESSIONAL ACTIVITIES

Orange County Women's Transportation Seminar, Board of Directors

## PROFESSIONAL AFFILIATIONS

Association of Environmental Professionals  
Association of State Wetlands Managers

which included addressing a State and Federally endangered plant and impacts to Waters of the U.S. and State.

#### **SHEA/BAKER RANCH | LAKE FOREST, CA**

The Shea/Baker Ranch project will be developed as a residential community. Julie has worked on this project since its inception and has been instrumental in guiding the strategy for Borrego Channel stabilization and regulatory permitting. Shea/Baker and the County of Orange have worked together to permit Alton Parkway, which runs through the project site. Permits include a USACE Section 404 Permit, USFWS Section 7, RWQCB Section 401 Water Quality Certification, and CDFW Section 1602 Streambed Alteration Agreement. VCS is currently conducting biological monitoring and permit compliance for the project

#### **SUMMERLY | MCMILLIN COMPANIES, LLC | LAKE ELSINORE, CA**

Summerly by McMillin Companies, LLC, is a master planned golf community in Lake Elsinore for which Julie provided strategic environmental planning and regulatory permitting services. Julie led negotiations with the City of Lake Elsinore and Elsinore Valley Municipal Water District resulting in the agencies agreeing to the use of an existing multi-party Section 404 Permit, which was previously deemed to be out of compliance, and amend it to add the developer as a co-permittee. The alternative, initiating a new individual permit, would have required a multi-year effort with significant impacts to the schedule.

#### **MITIGATION BANKS | LAND VERITAS | SOUTHERN CALIFORNIA**

Julie leads the technical team for the approval and implementation of two major mitigation banks, which includes over 4,500 acres of mitigation valued at over \$100 million. Julie works closely with the Mitigation Banking Internal Review Team, consisting of the USACE, USEPA, CDFW, and several RWQCBs. VCS has prepared fact sheets on the banks, created a specialized business card that brands the banks, and provides outreach services to all potential bank users, from public agencies to private firms across Southern California.

#### **CHINO HILLS BASIN | CHINO HILLS, CA**

The CDFW has mandated that the City of Chino Hills prepare a master Section 1602 Streambed Alteration Agreement for maintenance of its flood control basins. The City has 21 separate basins that require some form of maintenance, from sediment removal to vegetation removal. VCS has assisted the City in identifying and minimizing maintenance requirements and preparing documentation for each of its facilities. VCS has also assisted the City in identifying mitigation for impacts. VCS has prepared the Section 1602 Agreement application and continues to work with CDFW to process the Agreement. VCS is preparing a USACE Section 404 Permit and RWQCB Section 401 Water Quality Certification for the facilities that require sediment removal.

#### **MEASURE I MASTER REGULATORY INVENTORY | SANBAG | SAN BERNARDINO, CA**

Measure I is the half-cent sales tax for transportation projects in San Bernardino. VCS prepared a biological and environmental inventory of over 40 Measure I projects including freeway widening, interchanges and grade separations planned over the next 40 years. Julie worked with SANBAG staff to identify the methodology to define design footprints in order to evaluate the projects. VCS prepared a comprehensive report to help SANBAG and Caltrans identify key environmental/biological issues early in the project phase to minimize impacts and avoid costly redesign expenses.

## **ROSEDALE SPECIFIC PLAN | MONROVIA NURSERY | AZUSA, CA**

Julie led the outreach efforts for a 1,250 home master planned community in the City of Azusa. The project had previously been defeated by a vote of the residents. Julie devised a plan to reach out to neighbors, local business groups, and public officials to create consensus around the plan. Julie organized educational events with local neighbors and homeowners associations, oversaw an informational hotline, secured speakers for City Council hearings and manned project information booths at community events. When a small group in the City forced a second referendum after a 4:1 vote of the Council, Julie led the campaign efforts and the project was approved with a vote of 75% in favor of the Plan.

## **SANTA FE DEPOT | SANBAG | SAN BERNARDINO, CA**

Julie successfully identified a strategy to respond to a rejection by the State Historic Preservation Office regarding SANBAG's request to repair and repaint the Santa Fe Depot. A revised plan was prepared by a consultant team led by VCS and received approval by SHPO. The repairs have now been completed.

## **MILL CREEK WETLANDS RECREATION AND RESTORATION DEMONSTRATION PROJECT | CHINO, CA**

The Mill Creek Wetlands is a 52-acre recreational and habitat restoration project located in the Prado Basin, provides the introductory key project addressing the USACE integration of the Prado Basin as a Master Planned update. This multi-agency partnership with the USACE provides recreational amenities, habitat restoration, as well as water quality benefits. VCS provided the strategic planning, program management, CEQA/NEPA document preparation, and environmental permitting, as well as the community and government relations through the design process. Julie serves as principal-in-charge with a focus on government relations and program management.

## **TUSTIN MARINE BASE REDEVELOPMENT | TUSTIN, CA**

Julie developed the regulatory permitting strategy for the Tustin Marine Base working on behalf of Shea Homes and the City of Tustin. Julie was successful in negotiating the permit & mitigation package, which resulted in reconstructing & widening lower Peters Channel. Julie also oversaw pond turtle and migratory bird surveys for the project. Julie successfully led her team through negotiations with the USACE, the Santa Ana RWQCB, and the CDFW that resulted in the impacts to the project area being deemed as self-mitigating and released Shea Homes from five-year Habitat Mitigation and Monitoring Plan requirements.

## **JOHN M. TETTEMER & ASSOCIATES, LTD. | 1991 – 1996**

Julie was the Manager of the Environmental Services Division for a major engineering firm involved in channel, dam and drainage facilities design and construction. She oversaw the preparation and processing of environmental regulatory permits required for work in waters of the U.S. and State, including wetlands and endangered species. She also managed large-scale watershed-wide water quality control plans and prepared policy documentation on the National Pollutant Discharge Elimination System (NPDES) program.