UNITED STATES MARINE CORPS

MARINE CORPS INSTALLATIONS EAST-MARINE CORPS BASE
PSC BOX 20005
CAMP LEJEUNE NC 28542-0005

5090

30 Sep 2025

From: Director, Environmental Management Division/G-F
To: Action Proponent

Subj: DECISION MEMORANDUM, CATEGORICAL EXCLUSION; REPAIRS TO BEQ FC555, LE2513M, NEPA 25082

Ref: (a) DoD NEPA Implementing Procedures of 30 Jun 25

Encl: (1) PUBLIC WORKS DIVISION REIR of 9 Jul 25
(2) Supporting Documents
(3) Applicable Conditions

1. In response to enclosure (1), this Decision Memorandum (DM) satisfies the referenced National Environmental Policy Act (NEPA) requirements applicable to the proposed action. Pursuant to the planning considerations for the Department of the Navy (DON) within Appendix A of the reference, this DM also documents the decision to categorically exclude (CATEX) the proposed action from the requirements of preparing an Environmental Assessment or an Environmental Impact Statement.

2. As outlined in enclosures (1) and (2), the proposed scope of the project is: The Bachelor Enlisted Quarters (BEQ) Building FC555, a 45,163-square-foot facility built in 1978, is scheduled for extensive repairs to extend its use for another 30 years. Planned renovations include replacing all floor tiles, cove bases, partitions, interior doors, and hardware. Damaged wall framing, entry doors, and windows will be replaced with units that meet current Anti-Terrorism/Force Protection (ATFP) standards. Wet insulation, spalling concrete, and all painted surfaces will be repaired or replaced. Plumbing and HVAC systems, including all piping, fixtures, and ductwork, will be fully upgraded, along with electrical components such as lighting, panels, and switches. Common area flooring will be updated with epoxy, and all drop ceilings replaced with plastic grid systems. The communications system and fire protection will be modernized to meet current Marine Corps codes, and all work will comply with ATFP, fire suppression, seismic, accessibility, ASHRAE, and LEED standards. Exterior repairs will ensure a watertight envelope, and lift stations 590, FC67, and FC529 will receive pump and system upgrades to support BEQ FC555.

3. Pursuant to the references, the proposed action qualifies for the following CATEX: " (33) New construction that is similar to or compatible with existing land use (i.e., site and scale of construction are consistent with those of existing adjacent or nearby facilities) and, when completed, the use or

operation of which complies with existing regulatory requirements (e.g., a building within a cantonment area with associated discharges and runoff within existing handling capacities). The test for whether this CATEX can be applied should focus on whether the proposed action generally fits within the designated land use of the proposed site.." The proposed action will not result in any extraordinary circumstances that may preclude the use of a CATEX.

4. In accordance with NEPA, this Decision Memorandum (DM) documents the proper level of environmental review for the proposed action to date but may not constitute authority to proceed with the implementation of the project. Please see the enclosures for more information. If the proposed action changes or does not begin within one calendar year after the date of this DM, please coordinate with the Environmental Planning Program Manager at (910-451-4542) to determine whether this DM continues to apply to the proposed action or whether an updated environmental impact review will be required to find that a CATEX still applies to the proposed action.

SIGNED BY:	SIGNATURE	DATE
Lowder CIV Robert A robert.a.lowder@usmc.mil	LOWDER.ROBERT.A.1074303303 Digitally signed by LOWDER.ROBERT.A.1074303303 Date: 2025.09.30 05:44:36	2025.09.30 05:44:36

ACKNOWLEDGED BY:	SIGNATURE	DATE
Parker CIV Chelsea chelsea.parker.civ@usmc.mil	PARKER.CHELSEA.ANN.1017365491 Digitally signed by PARKER.CHELSEA.ANN.1017365491 Date: 2025.09.30 07:10:55	2025.09.30 07:10:55

REQUEST FOR ENVIRONMENTAL IMPACT REVIEW

SECTION I - ACTION SPONSOR INFORMATION

Project Title: *REPAIRS TO BEQ FC555*

Short Plain English Description of Action: *Repair the Bachelor Enlisted Quarters Building FC555. Building FC555 is a 45,163 square footage Bachelor Enlisted Quarters facility that was built in 1978. This substandard rated facility is projected to remain in use for an additional 30 years*

Project ID: *LE2513M*

Start By Date: *12/31/2025*

End By Date: *12/31/2026*

Action Sponsor (Unit/Command): *PUBLIC WORKS DIVISION*

Action Sponsor Name: *CHELSEA PARKER*

Phone Number: *910-381-4343*

Action Sponsor Name (Alternate): *N/A*

Phone Number: *N/A*

Base Location: *Mainside*

Project will result in permanent site improvement?: *Yes*

New or Modified Real Estate License Will Be Issued By Base?: *N/A*

Descriptive Information

Purpose and Need of Action: *This project is required to bring the physical condition of the barracks up to an acceptable standard in accordance with the United States Marine Corps Bachelor Enlisted Quarters Campaign Plan to improve the Single Marine standard of living.*

Scope of Project (Project Narrative): *The Bachelor Enlisted Quarters (BEQ) Building FC555, a 45,163-square-foot facility built in 1978, is scheduled for extensive repairs to extend its use for another 30 years. Planned renovations include replacing all floor tiles, cove bases, partitions, interior doors, and hardware. Damaged wall framing, entry doors, and windows will be replaced with units that meet current Anti-Terrorism/Force Protection (ATFP) standards. Wet insulation, spalling concrete, and all painted surfaces will be repaired or replaced. Plumbing and HVAC systems, including all piping, fixtures, and ductwork, will be fully upgraded, along with electrical components such as lighting, panels, and switches. Common area flooring will be updated with epoxy, and all drop ceilings replaced with plastic grid systems. The communications system and fire protection will be modernized to meet current Marine Corps codes, and all work will comply with ATFP, fire suppression, seismic, accessibility, ASHRAE, and LEED standards. Exterior repairs will ensure a watertight envelope, and lift stations 590, FC67, and FC529 will receive pump and system upgrades to support BEQ FC555.*

Identify Other Alternatives Considered: *N/A*

Information concerning avoidance, specific best management practices, or mitigation necessary to complete the project: *N/A*

Preferred and Alternative Sites

Preferred Site Description: *N/A*

SECTION II - PRELIMINARY ENVIRONMENTAL SURVEY

a. AIR QUALITY

1. Will the project involve new/modification equipment associated with the following?: *Yes*

(Select all that apply): *b. Painting, e. Refrigerant Storage Recovery, and/or Recycling, i. Woodworking, j. Boilers*

Provide proposed construction dates, equipment size, specification, and estimated types.: *N/A*

2. Will pollution control equipment be involved (e.g. filter or incinerators)?: *No*

3. Was this building constructed before 1978?: *Yes*

4. Are there going to be any renovations, demolitions and/or building improvements?: *Yes*

b. LAND QUALITY

1. Number of acres involved? Indicate total project area and total disturbed area.: *LESS THAN 5 ACRES*

2. Does the proposed action involve digging and/or grading?: *Yes*

3. Will the action require use of earthen fill material?: *Yes*

4. Will the project increase impervious surfaces by 10,000 sqft or more?: *No*

5. Are there wetlands within the project area?: *No*

c. GROUNDWATER QUALITY

1. Does the project involve use of herbicides, insecticides, or pesticides?: *No*

2. Does the project involve installation/use of septic tanks, leach beds, or other on-site disposal of sanitary waste?: *No*

3. Will there be any wells dug or any excavation deeper than 20-feet?: *No*

4. Will the project generate or use any toxic or hazardous/waste materials?: *Yes*

5. Will there be an increase of solid waste (temporarily or permanently) caused by implementing the project/action?: *Yes*

6. Will the project or action be carried out within 100 to 500 feet of a drinking water supply well? If yes, provide distance to nearest drinking water well.: *No*

7. Does the project require the installation or removal of any petroleum or non-petroleum underground storage tank (UST)?: *No*

8. Are there any known Installation Restoration Program (Comprehensive Environmental Response, Compensation, and Liability Act - CERCLA or Resource Conservation Recovery Act - RCRA) sites or hazardous waste treatment, storage, and disposal (RCRA) facilities within the proposed project area: *No*

Enclosure: REIR (1)

d. SURFACE WATER QUALITY

1. Is the project located on or in a water body or adjacent to or in the 100-year flood plain?: *No*

2. After construction is complete, will petroleum products including fuel, oil and lubricants (POLs) be routinely stored or used (temporarily or permanently) at the site?: *No*

3. Does the project require the installation of any petroleum or non-petroleum above ground storage tank (AST)?: *No*

e. NATURAL RESOURCES

1. Will trees be removed?: *No*

Amount to be removed:: *N/A*

2. Will grass, shrubs, or other low-growing vegetation be cut and/or removed?: *Yes*

3. Will public access for hunting, boating, fishing etc, be restricted?: *No*

4. Does the project involve the transfer (purchase, sale, lease, easement or otherwise) of any real estate interest?: *No*

5. Are there potential effects on any threatened or endangered species?: *No*

f. CULTURAL RESOURCES

1. Are there any known archaeological sites in the area of your project/action?: *No*

2. Are there any known historic buildings or districts in the project location?: *No*

3. If known, please contact the Environmental Conservation (ECON) Branch Head for assistance at (910) 451-9384.:

g. UTILITIES AND SERVICES

1. Will new/modified utilities be required? Select all that apply.: *Electric, Natural Gas, Water, Wastewater, Communication/Fiber*

If other is selected, please describe below.:

h. SOCIAL ECONOMIC CONSIDERATIONS

1. Will the project cause an increase/decrease in on-base or off-base military population?: *No*

2. Will there be any changes to traffic flow and patterns on or off base?: *No*

3. Will the project cause noise or safety issues that could potentially impact off-base persons or property either during construction or from the project itself?: *No*

4. Will there be any increased demand on a local or state government to provide services?: *No*

i. GENERAL CONSIDERATIONS

1. Are alternative procedures, practices, or technologies available to minimize environmental impact or utility use?: *N/A*

2. Are there likely effects on the human environment that:: *d. N/A*

Enclosure: REIR (1)

Explain YES answers here::

End of Form

Enclosure: REIR (1)

Figure 1: General Location

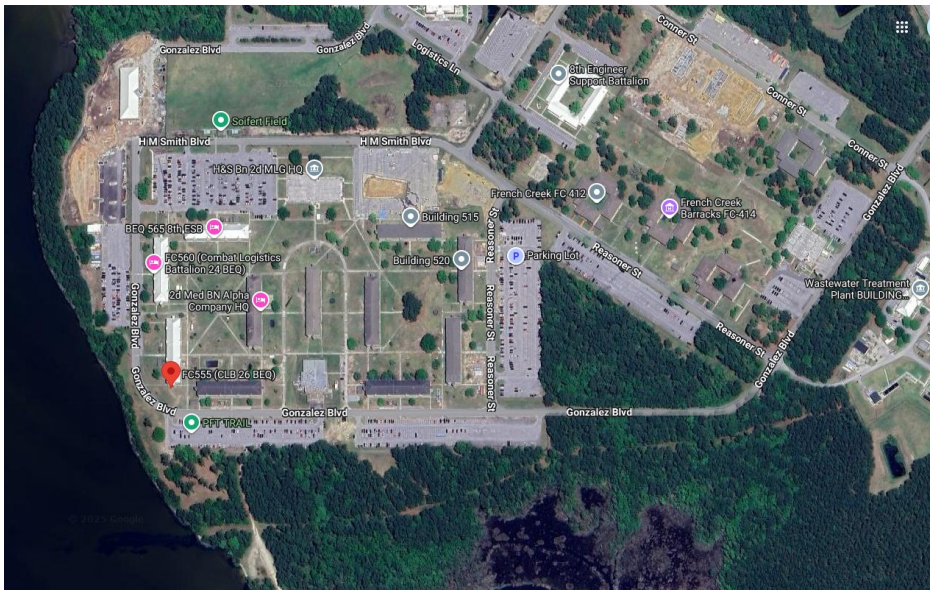

Figure 2: Specific Location

AST/UST/IR/MRP (Soil):
1. If contaminants are suspected through odors or visual observation during construction activities, immediately stop work, call 911, and contact EQB at 910-451-9641 for further instructions.
2. There are no known monitoring wells in the project areas but if an unmarked well is discovered and inadvertently damaged, immediately contact EQB at 910-451-9641 for further instructions.
3. 3R UXO Safety Awareness Training is recommended for all construction workers as a precaution given that Camp Lejeune has been an active military base since the 1940s. 3R Safety Awareness Training is available online at the following link: http://www.lejeune.marines.mil/Offices-Staff/Environmental-Mgmt/Training-Video/. Should a munitions-related item be found during construction, follow appropriate notifications as detailed in the 3R training. Any munitions related item found during project construction should additionally be reported to EMD within 10 days (Thomas Richard, 910-451-9641) to determine if additional evaluation and precautions are necessary (Explosives Safety Submission, UXO Tech Support, etc). Additional UXO safety resources available at: Construction - DENIX (osd.mil) https://www.denix.osd.mil/uxo/for-work-crews/construction/index.html

Contact:
IR Program, 910-451-9641/9610

Water Quality Program:
1. Reduction of Lead in Drinking Water Act: Installation or repair of any piping, fittings, fixtures, solder or flux providing water for possible human consumption must be “lead-free” as defined by the Reduction of Lead in Drinking Water Act (RLDWA). The RLDWA revised the definition of lead free to a weighted average of 0.25% of the wetted surfaces of plumbing products and 0.2% lead for solder and flux. A methodology for calculating the weighted average of wetted surfaces can be found at www.epa.gov.
2. Material types and lengths of new (and replaced/demolished) potable water lines and wastewater lines should be provided to PWD GIS.

Contact:
Water Quality Manager, 910-451-9518
Public Works Design Branch, 910-451-2212
Public Works Utilities Director, 910-451-5024

ECB (Stormwater):
1. Ensure sediment does not leave a construction site of any size as a result of land-disturbing activities. Coordinate with the Stormwater Manager.

Contact:

Stormwater Manager, 910-450-5806 (Stormwater Requirements)
Stormwater Permitting Manager, 910-451-5836 (Permit Application)
Public Works Design Branch, 910-451-0775 (Civil Design)

ECB (Asbestos):
1. The proposed course of action may disturb asbestos and or lead based paint. Contact the Asbestos Program Manager, ECB at 910-451-7018 to determine precautions and possible testing/removal requirements.
2. Asbestos Containing Material (ACM) can be accepted at the Camp Lejeune Sanitary Landfill. Coordinate with the ROICC or Contract Representative for disposal.
3. The proposed course of action may disturb lead-based paint. Contact the Base Safety Lead Management, Base Safety at 910-450-5276 to determine precautions.

Contact:
Asbestos Program Manager, 910-451-7018
Lead Management, 910-450-5276

Land and Wildlife Resources Section (Tree cutting/clearing):
1. To reduce the incidental take of migratory birds and their nests, trees or other vegetation with active nests should not be cleared. If clearing is proposed between April and July, contact LWRS for more information before beginning project.

Contact:
Wildlife Resources Manager, 910-451-7235

Land and Wildlife Resources Section (Demolition/Renovation):
1. To reduce the incidental take of migratory birds and their nests, any activity of demolition or renovation of structures where an active bird nest is encountered should be put on hold and the Lejeune Wildlife Resources Services (LWRS)Biologist shall be contacted for additional guidance.

Contact:
Wildlife Resources Manager, 910-451-7235

Note 1: In accordance with MCIEAST-MCB CAMLEJO 11013.4, projects that include construction, intrusive work, or real estate actions will require site approval from G-F. Please contact Asset Management Branch (AMB) at 910-451-0982.

Note 2: The following sections reviewed the REIR, replied to it and have no concerns: Explosive Safety Office (ESO), Air Quality, Cultural Resources, Wetlands and Floodplains.

Enclosure: Applicable Conditions (3)