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

5090

12 Aug 2025

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

Subj: DECISION MEMORANDUM, CATEGORICAL EXCLUSION; REPAIRS TO BEQ G703, NR2503M, NEPA 25062

Ref: (a) DoD NEPA Implementing Procedures of 30 Jun 25
(b) ASN (EI&E) memo of 30 Jul 25

Encl: (1) PUBLIC WORKS DIVISION REIR of 23 Apr 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: This project will address multiple repair and replacement needs throughout the building. The existing roof will be replaced with a standing seam metal roof. Flooring in individual rooms, including tile and cove base, will be removed and replaced. Interior partitions will be constructed using steel door jambs, steel doors, and security locks. All rusted or damaged wall framing, entry doors, and window units will be replaced with materials that meet current Anti-Terrorism/Force Protection (ATFP) requirements. Additionally, all interior personnel doors and associated hardware will be replaced. Wet insulation throughout the building will be removed and replaced to maintain a safe and energy-efficient environment.

All previously painted interior and exterior surfaces will be repaired as needed and repainted to restore the building’s appearance and integrity. Any spalling concrete on the building will also be repaired. Existing vanities will be replaced with new units that include pre-formed sink bowl tops and single-lever faucets. All plumbing fixtures, sanitary accessories, and associated piping will be replaced throughout the building to improve functionality and compliance with current standards.

The HVAC system, including all ductwork, will be completely replaced to provide a durable and reliable climate control solution. All electrical lighting fixtures, panels, outlets, and switches will also be replaced. Flooring in the common areas will be upgraded to epoxy-type flooring for improved durability and maintenance. All drop ceilings throughout the building will be replaced with plastic-style grid ceiling systems.

The building's communications (COMM) system will be upgraded to meet current Marine Corps codes. Damaged exterior siding and brick surfaces will be repaired, including redesign and replacement of the exterior wall framing as necessary to ensure a watertight envelope. Finally, the fire protection system will be upgraded to comply with the latest Marine Corps standards.

3. Pursuant to the references, the proposed action qualifies for the following CATEX: "III 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: 2025.08.12 09:10:57	2025.08.12 09:10:57

ACKNOWLEDGED BY:	SIGNATURE	DATE
Parker CIV Chelsea chelsea.parker.civ@usmc.mil	PARKER.CHELSEA.ANN.1017365491 Digitally signed by PARKER.CHELSEA.ANN.1017365491 Date: 2025.08.12 09:31:29	2025.08.12 09:31:29

REQUEST FOR ENVIRONMENTAL IMPACT REVIEW

SECTION I - ACTION SPONSOR INFORMATION

Project Title:
REPAIRS TO BEQ G703

Short Plain English Description of Action:
Repair the Bachelor Enlisted Quarters Building G703. Building G703 is a 37,825 square footage Bachelor Enlisted Quarters (Students) facility that was built in 1999. This substandard rated facility is projected to remain in use for an additional 30 years.

Project ID:
NR2503M

Start By Date:
10/31/2025

End By Date:
10/31/2026

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:

Camp Geiger

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 facility is required to provide adequate living spaces for students located at MCAS New River. 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):
This project will address multiple repair and replacement needs throughout the building. The existing roof will be replaced with a standing seam metal roof. Flooring in individual rooms, including tile and cove base, will be removed and replaced. Interior partitions will be constructed using steel door jambs, steel doors, and security locks. All rusted or damaged wall framing, entry doors, and window units will be replaced with materials that meet current Anti-Terrorism/Force Protection (ATFP) requirements. Additionally, all interior personnel doors and associated hardware will be replaced. Wet insulation throughout the building will be removed and replaced to maintain a safe and energy-efficient environment.

All previously painted interior and exterior surfaces will be repaired as needed and repainted to restore the building's appearance and integrity. Any spalling concrete on the building will also be repaired. Existing vanities will be replaced with new units that include pre-formed sink bowl tops and single-lever faucets. All plumbing fixtures, sanitary accessories, and associated piping will be replaced throughout the building to improve functionality and compliance with current standards.

The HVAC system, including all ductwork, will be completely replaced to provide a durable and reliable climate control solution. All electrical lighting fixtures, panels, outlets, and switches will also be replaced. Flooring in the common areas will be upgraded to epoxy-type flooring for improved durability and maintenance. All drop ceilings throughout the building will be replaced with plastic-style grid ceiling systems.

The building's communications (COMM) system will be upgraded to meet current Marine Corps codes. Damaged exterior siding and brick surfaces will be repaired,

including redesign and replacement of the exterior wall framing as necessary to ensure a watertight envelope. Finally, the fire protection system will be upgraded to comply with the latest Marine Corps standards.

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?:
No

(Select all that apply):
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?:
No

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:
Yes

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

Explain YES answers here::

End of Form

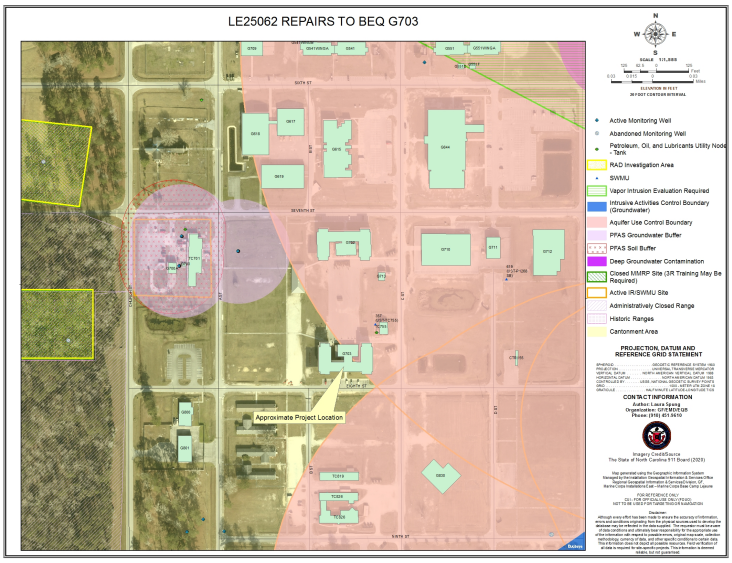
Enclosure 1: Site Map

Figure 1: General Location

Figure 2: Specific Location

Enclosure (1)

Figure 3: IR Program Map



Enclosure (1)

AST/UST/IR/MRP (Soil):
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
4. This project is in the Aquifer Use Control Boundary associated with IR Site 35, Operable Unit (OU) 10. All work conducted in an identified EPA NPL OU or RCRA SWMU must adhere to the provisions detailed in 29 CFR 1910.120 Occupational Safety and Health Standards, Hazardous Materials, Hazardous waste operations and emergency response.
5. If drilling fluids or other substances/compounds/products are injected into the ground surface, Safety Data Sheets must be sent to EQB for review and screening of potential contaminants.
6. This project is near an area with known PFAS impacts in groundwater. If work extends into the "PFAS Buffer" area shown on the attached map, please coordinate with the IR Program.
Contact:
IR Program, 910-451-9641/9610

Water Quality Program:

1. This project involves a new building sewer line (lateral), and it is to be constructed according to 15A NCAC 02T .0303 requirements, no permitting is required.
2. This project installs new potable water lines, installation/testing of backflow prevention devices will be required in accordance with the Safe Drinking Water Act (15A NCAC 18C .0406). Coordinate with Public Works Design Branch.
3. Reduction of Lead in Drinking Water Act:
Installation or repair of any piping, fittings, fixtures, solder or flux providing water for possible must be “lead-free” as defined by the Reduction of Lead in Drinking Water Act (RLDWA). The RLDWA revised the human consumption

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.

4. 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

Air Quality:
1. Ensure that subject buildings are evaluated for asbestos/asbestos containing materials by a certified professional prior to the demolition/renovation.
2. Ensure that any fugitive dust emissions generated by construction/renovation/demolition are appropriately controlled.
3. New equipment must be evaluated for air permitting, contact AQ program at phone numbers below. Please note that air emission sources are required to be permitted prior to their installation/operation. Examples of such sources include, but are not limited to: boilers, water heaters, generators, fuel storage tanks, painting/coating operations, woodworking, welding, abrasive blasting, engine testing, and parts ovens.
4. Ensure that appropriate Ozone Depleting Substance (ODS) servicing procedures are followed. Units with a charge capacity of greater than 50 pounds are required to be registered, contact AQ program at phone number below.
5. Removal of any currently permitted air emission sources, contact AQ program at phone numbers below.
Contact:
Air Quality Program, 910-451-9421/5836

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.
2. This project involves the disturbance of 1 or more acres of land or is part of a common plan, it will require a State approved sedimentation/erosion control plan and stormwater permit. For questions regarding stormwater requirements coordinate with the Stormwater Manager. To coordinate the permit application contact Public Works Design Branch. The “Common Plan” is multiple separate and distinct land disturbing activities may be taking place at different times and on different schedules under one common plan.
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)

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: Above-Ground Storage Tanks (AST), Underground Storage Tanks (UST), Air Quality, Cultural Resources, Threatened and Endangered Species (T&E), Wetlands and Floodplains.

Enclosure (2)