



UNITED STATES MARINE CORPS  
MARINE CORPS INSTALLATIONS WEST-MARINE CORPS BASE  
BOX 555010  
CAMP PENDLETON, CALIFORNIA 92055-5010

11000  
G-F/PWO

12 MAR 2020

From: Commanding General  
To: Director, Architecture and Engineering Branch  
(Attn: Karla Krieger)

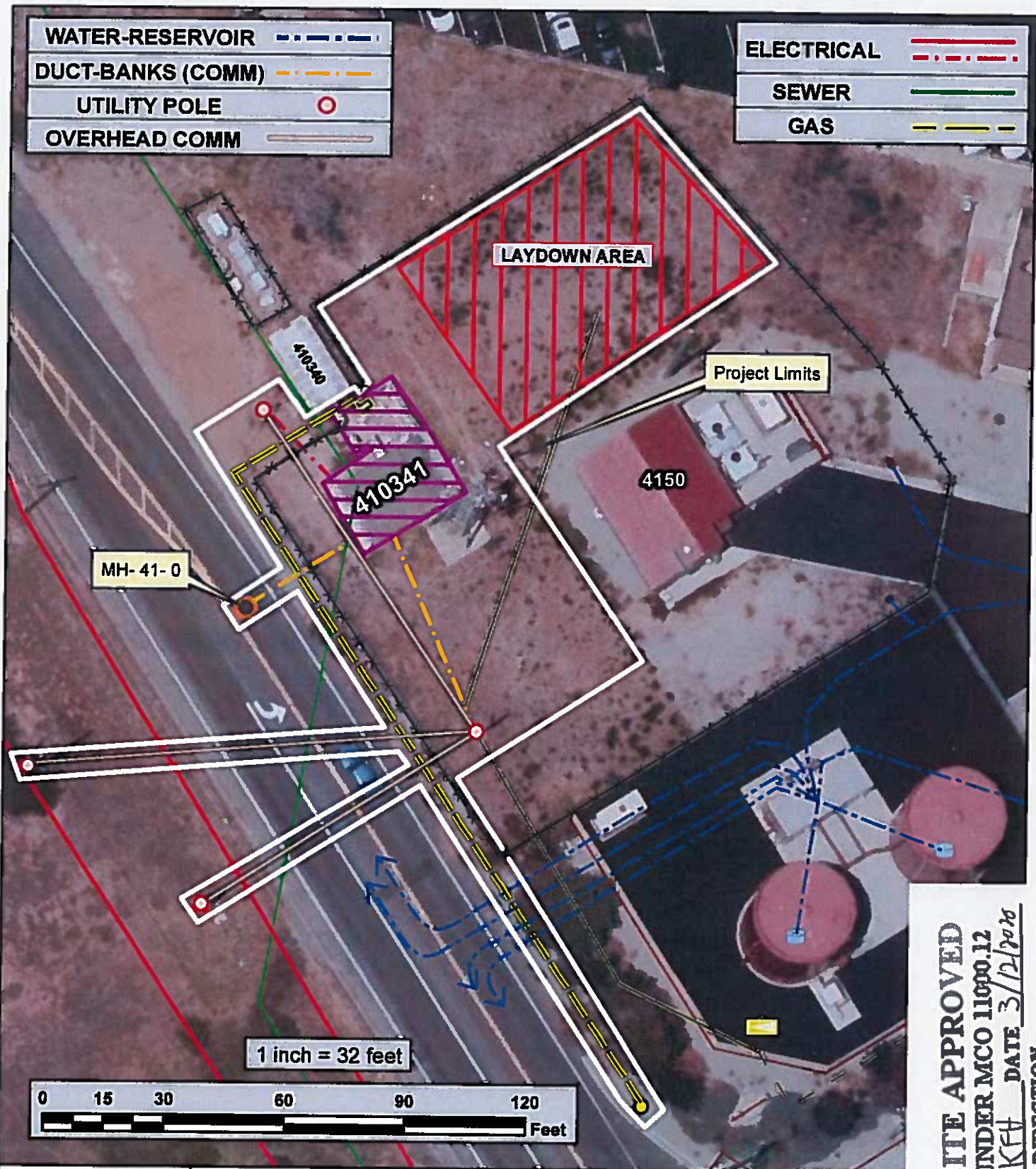
Subj: SITE APPROVAL 20064: DECISION MEMORANDUM, CATEGORICAL  
EXCLUSION; DEMOLISH BLDG 410341, PE2098M,  
(NEPA PE20200004)

Ref: (a) BO 11100.4C, Standing Operating Procedures For  
Project Site Approval

Encl: (1) Approved Site Map(s)  
(2) CG ltr 5090 ENVSEC 14 Feb 20

1. Per reference (a), this letter provides site approval for the subject project. Enclosure (1) provides the site approval boundary(s). Approval is contingent upon compliance with the requirements addressed below and in enclosure (2).
2. Per reference (a), site approval shall expire concurrently with enclosure (2). Any increase in scope of work or expansion of the approved site boundary(s) will require an additional review for environmental impacts and site approval.
3. A work request must be submitted to the Facilities Maintenance Department at (760)725-4683 or (760)763-2030, 10 working days before excavation, to schedule an underground locator service. Excavation will not commence until permission is granted. Any utilities outside of government utilities (e.g., San Diego Gas and Electric, Cox Communications, AT&T), must be requested through that particular agency, or contact Dig Alert at (800)422-4133.
4. Point of contact for any additional information is Mr. Khan Khalique (760) 763-1969 or khalique.khan@usmc.mil.

K. F. HONEK  
By direction



**SITE APPROVED**  
**UNDER MCO 11000.12**  
**KEY DATE 3/12/2018**  
**BY SECTION**

**MARINE CORPS BASE  
 CAMP PENDLETON**



**PUBLIC WORKS OFFICE**

**PL: Angel Rivera**  
**Proj. No.: PE2098M**  
**Date: 9 MAY 2018**

**DEMOLISH  
 COMMUNICATION BLDG. 410341  
 41 AREA  
 SITE MAP**

**2  
 OF**



**Enclosure (1)**



UNITED STATES MARINE CORPS  
MARINE CORPS INSTALLATIONS - MARINE CORPS BASE  
PO BOX 555010  
CAMP PENDLETON, CA 92055-0010

5090  
ENVSEC  
14 Feb 20

From: Commanding General

To: Assistant Chief of Staff G-F, Marine Corps Base, Camp  
Pendleton (Public Works Officer)

Subj: DECISION MEMORANDUM, CATEGORICAL EXCLUSION; DEMOLISH  
BUILDING 410341, PE2098M, (NEPA PE20200004)

Ref: (a) AC/S G-F, PWD REIR of 2 Jan 20  
(b) MCO P5090  
(c) 32 CFR 775.6(f)

Encl: (1) REIR  
(2) Site Maps  
(3) Applicable Conditions

1. In response to reference (a), this document satisfies the National Environmental Policy Act (NEPA) review requirement under reference (b) and qualifies as a categorical exclusion in compliance with 32 CFR 775.6(f) (35), reference (c), which states:

(35) Demolition, disposal, or improvements involving buildings or structures when done in accordance with applicable regulations including those regulations applying to removal of asbestos, PCBs, and other hazardous materials.

Enclosure (2)



2. The project proposes the following scope as provided by the Action Sponsor:

This project will demolish building 410341, a one story concrete masonry, built in 1986 with approximately 459 square feet. Demolition work includes removal and disposal of concrete roof structure, concrete masonry walls, concrete slab and foundations, doors, mechanical, electrical and communications systems.

3. The Action Proponent or their designated representative must notify the Environmental Security (ES) NEPA Section by email at PNDL\_ENV-NEPA@usmc.mil, or phone ((760) 725-9759/9763, 763-7945) a minimum of two weeks prior to the start of actual ground-disturbing activities. When emailing/calling the NEPA Section, provide the ES NEPA number (PE20200004) in the notification.

4. This categorical exclusion shall become void and further environmental review will be required to determine appropriate National Environmental Policy Act documentation if:

a. Ground-breaking, demolition, other physical activity of the subject action is not commenced within two years of the date of this document; or

b. The scope of the action changes from the description provided in the submittal; or

c. All conditions of this document are not complied with.

Accepted

/s/ D. F. LEVI

By direction

Enclosure (3)

Receipt Acknowledged

Honek, CDR Kenneth

18 Feb 20

Enclosure 1: REIR

**Edit Test Request for Environmental Impact Review**

**Project Title:** DEMOLISH BUILDING 410341

**Short Plain English Description of Action:** This project will demolish building 410341, a one story concrete masonry, built in 1986 with approximately 459 square feet.

**Project ID:** PE2098M

**Action Milestones and Duration:**

**Start By Date:** 1-Oct-20

**End By Date:** 1-Oct-22

**Duration (days):**

**Activity Sponsor (Unit/Command):** AC/S G-F, PWD

**Activity Sponsor POC:** Karla Krieger

**Phone/Fax:** 760-725-6040

**Base Location:** 41 Area

**Bldg. Year Built:** 1986

**WO Number:** 10770058

**MILCON Number:**

**Region Report Name:**

**Year Programmed:** FY20

**Form 1391?:** Yes

**Funded?:**

**Promise to Pay?:**

**Fund Source:** O&M, MC

**Funds Expire On:**

**Project Required To:** Conduct Non-Routine /Special Project

**Action Will Be Performed By:** Contract

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

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

**Real Estate Type:**

**Descriptive Information**

**Purpose and Need of Action:** REQUIREMENT: Bldg. 410341 was constructed in 1986 as a communications link center. This facility's requirement will be migrated into Bldg. 4150. As a result of this migration Bldg. 410341 is surplus to requirements and is recommended for demolition. CURRENT SITUATION: Bldg. 410341 is currently used in support of Bldg. 4150 area distribution node (ADN) which serves the entire 41 Area's communication distribution, and also serves as a passthrough trunk for G-6 ring network topology to the northern and southern cantonments. The relocation of Bldg 410341's outside plant (OSP) communications infrastructure (PE18416MR) into Bldg. 4150 will correct deficiencies discovered during a field site survey (FSS) performed by Marine Corps Systems Command - Base Telecommunications Infrastructure (MCSC-BTI). Upon the completion of PE18416MR Bldg. 410341 will no longer be required. IMPACT IF NOT PROVIDED: The facility will continue to deteriorate and will incur maintenance costs to the base. Without this project, the 41 Area and MCB Camp Pendleton will not meet the Infrastructure Reset goals to reduce overall square footage and facility operating costs.

**Scope of Preferred Alternative:** This project will demolish building 410341, a one story concrete masonry, built in 1986 with approximately 459 square feet. Demolition work includes removal and disposal of concrete roof structure, concrete masonry walls, concrete slab and foundations, doors, mechanical, electrical and communications systems. Sitework includes removal and disposal of mechanical equipment enclosures with concrete masonry walls, concrete slab and foundations, generator, direct-drive air-cooled condenser, gas line, removal and disposal of communication duct banks, removal of overhead communication lines, removal and disposal of a utility pole, and installation of chain-link fence to keep building 4150 secured. Site restoration work includes final grading to avoid water ponding and erosion.

**Identify Other Alternatives Considered:**

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

### Preferred and Alternative Sites

**Preferred Site Description:** 41 AREA, BUILDING 410341

**GIS X Coordinate:**

**GIS Y Coordinate:**

**Alternative 1 Site Description:**

**Alternative 1 GIS X Coordinate:**

**Alternative 1 GIS Y Coordinate:**

**Alternative 2 Site Description:**

**Alternative 2 GIS X Coordinate:**

**Alternative 2 GIS Y Coordinate:**

End of Form

Installation Required Information
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**The project or action will:**

- a. potentially affect the human environment, involve unique or unknown risks, or be scientifically controversial?: *No*
- b. set a precedent, have significant future effects?: *No*
- c. result in change to traffic flow patterns on- or off-base?: *No*
- d. increase demand on local or state governments for support services?: *No*
- e. cause an increase or decrease in the on- or off-site base population?: *No*
- f. require construction of government facilities and/or private housing?: *No*

**The project is within 500 feet of:**

- a. wetland area, water body or the 100-year floodplain?: *Yes*
- b. threatened or endangered species?: *No*
- c. habitat of threatened or endangered species?: *No*
- d. an archeological site?: *Unknown*
- e. culturally or historically significant sites/buildings?: *Unknown*

**The project will:**

- a. introduce increased air emissions (e.g. new equipment or increase in operational hours)?: *No*
- b. introduce new, relocated or increased hazardous material use or hazardous waste?: *No*
- c. result in new or increased vehicle fueling or maintenance?: *No*
- d. introduce new or increased aircraft flight operations?: *No*
- e. occur within the 'coastal zone' (within one mile of the coast)?: *Yes*
- f. involve groundwater dewatering operations?: *Unknown*
- g. result in increased vehicle traffic?: *No*

**The project is within:**

- a. 1500 feet of an installation restoration (IR) site?: *No*
- b. 1500 feet of an underground storage tank (UST) site?: *No*
- c. 500 feet of a potable or non-potable well?: *No*
- d. 500 feet of a hazardous waste or material storage site?: *No*

**The project will require:**

- a. digging or grading?: *Yes*
- b. clearing or grubbing of existing vegetation?: *No*



c. use of pesticides, herbicides, fungicides, rodenticide during/to maintain the installation?: No

d. new or enlarged firebreaks (mowed, disked, or graded)?: No

e. laydown area: Yes

f. demolition: Yes

**The project will:**

a. increase water demand?: No

b. introduce new or increased sewage or solid waste?: No

c. result in increased gas demand?: No

d. result in increased electrical demand?: No

**Explanation of 'Yes' responses:** The project is within 500 feet of wetlands area and vernal pool. The project will occur within the 'coastal zone' (within one mile of the coast). The project will require digging and demolition. The project will require a laydown area adjacent to building 410341 & building 4150.

**Action Sponsor:** Jose Escarsega

**Rank:** CIV

**Title:** Engineer Tech

## Enclosure 2: Site Map

New File



New File



## New File



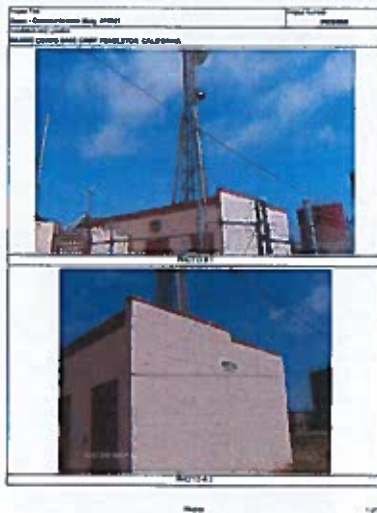
## New File



## New File



## New File





## New File



Page

Page

## Resource Map



**Resource Map**  
NEPA No 29200004  
Project Title:  
**DEMOLISH**  
**BUILDING 418341**

- Project Footprint
- Cultural Sensitive Areas
- Env/Roma Site Area



### Enclosure 3: Applicable Conditions

#### SITE APPROVAL

1. This project may require Base Site Approval from Public Works. If not already submitted, the action proponent, sponsor or designated representative shall request Site Approval via MAXIMO or FMD Customer Service at (760) 725-4683 upon Decision Memorandum (DM) issuance.

#### SITE ACCESS/RESTRICTIONS

2. The project work areas are limited to the sites specified in enclosure (1) and enclosure (2). Parking, driving, and project staging of equipment and vehicles (i.e., lay down) are limited to previously compacted and developed areas.

3. Access to the project site shall utilize existing Base roads.

4. All equipment and/or vehicles shall be power-washed before entering Camp Pendleton property and the project site. This is to control the spread of invasive (non-native) weeds. These measures are in support of Marine Corps Order P5090.2A, 11200.7, which requires installations to restrict the introduction of exotic species into natural ecosystems.

5. Obtain utility clearance for any digging, excavation, or other ground disturbance activity, prior to initiation of work. A service request to Facilities Maintenance Division (FMD) Customer Service and notification to Dig Alert is required prior to any ground disturbing activities.

#### AIR QUALITY

6. Marine Corps Base (MCB) Camp Pendleton is required by law to comply with all rules and regulations under the federal Clean Air Act (CAA); ensure that the project adheres to all federal, state, and local air quality regulations to include the San Diego Air Pollution Control District (SDAPCD). SDAPCD rules can be found at [http://www.sdapcd.org/content/sdc/apcd/en/Rule\\_Development/Rules\\_and\\_Regulations.html](http://www.sdapcd.org/content/sdc/apcd/en/Rule_Development/Rules_and_Regulations.html).

#### 7. Equipment Usage and Permitting Requirements

All equipment use and activities proposed as part of this action shall comply with all federal, state, and local air quality regulations. This includes, but is not limited to: San Diego Air Pollution Control District (SDAPCD) permitting requirements; airborne toxic control measures (ATCM) requirements for fleet equipment; painting/coating, rock crushing/grinding, and paving/asphalt operation requirements; and anti-idling requirements for diesel vehicles.

#### 8. Temporary Power Supply Equipment

The project proponent, construction oversight authority, or duly designated contractor shall provide power generation equipment (i.e., generators) for supplemental or back-up power requirements. Base-owned, permitted generators shall not be utilized to provide supplemental/back-up power for the proposed project.

#### 9. Scheduled Outages

Should this project require a scheduled, foreseeable power outage, the project proponent, construction oversight authority, or duly designated contractor shall schedule the outage with the Facilities Maintenance Department (FMD) and notify the Environmental Security Air Quality Section (760-725-9756) at least two weeks in advance. This is to ensure that the scheduled power outage will not cause nearby emergency generators, not associated with this project, to be used in excess of what is authorized by San Diego Air Pollution Control District (SDAPCD) permit requirements and to determine which appropriate power supply options are available.

#### 10. Visible Emissions and Nuisance

Do not discharge into the atmosphere from any single source of emissions whatsoever any air contaminant for a period aggregating more than three minutes in any period of 60 consecutive minutes which is darker in shade than Number 1 on the Ringelmann Chart (i.e., dark smoke) and shall not discharge any quantity of air contaminant that may cause injury, detriment, or nuisance pursuant to the San Diego Air Pollution Control District (SDAPCD) Rules 50 and Rule 51.

#### 11. Fugitive Dust

Ensure that fugitive dust emissions do not extend beyond the property line

for more than 3-minutes in any 60 minute period and shall mitigate fugitive dust to minimize track out/carry out emissions during demolition, construction, and transport in accordance with the San Diego Air Pollution Control District (SDAPCD) Rule 55.

12. Stockpiles shall be covered with tarps during proposed action to minimize fugitive dust emissions from crossing project site boundary and shall be removed upon completion.

13. Asbestos

An asbestos survey was completed for the proposed demolition and/or renovation activities. Ensure that asbestos survey results are coordinated with the project manager and with the Camp Pendleton Office of Asbestos & Lead Program Manager (APM/LPM) at (760) 763-5324 prior to the initiation of construction, renovation and demolition activities, regardless of the presence of asbestos.

14. A Notice of Intention is required for all demolition and renovation activities aboard MCB Camp Pendleton regardless if asbestos containing material is present or not. A copy of the required regulatory notification must be submitted to Environmental Security Air Quality Section at (760) 725-9756 at least 10 working days prior to submitting the notification to the SDAPCD. Additional information on asbestos renovations and demolition operations, including the Notice of Intent form and fee information can be found at the SDAPCD website:

[http://www.sdapcd.org/content/sdc/apcd/en/compliance-programs/asbestos\\_program.html](http://www.sdapcd.org/content/sdc/apcd/en/compliance-programs/asbestos_program.html)

15. An Asbestos/Lead Pre-Work Submittal Package must be submitted to the MCB Camp Pendleton Office of Asbestos & Lead Program Manager (APM/LPM), (760) 763-5324, 10 working days prior to the initiating abatement field activities.

16. The following documents must be kept at the project site at all times: a copy of the regulatory agency notification (and any revisions), the asbestos survey, and applicable training certificates.



17. All workers directly involved in the abatement process must be registered asbestos abatement contractors and wear full personnel protective equipment to prevent exposure. A properly designed exclusion zone shall be set up and maintained during all abatement activities.

18. All abated material shall be manifested through ES Hazardous Waste Section, (760) 725-4375/9742/1963, for off-site disposal at properly permitted facilities.

19. For projects by CPEN Public Works and Facility Support Contract, coordinate asbestos survey with Greg Bergado at (760-763-7858) of CPEN Public Works.

20. For projects by Facilities Engineering Acquisition Division (FEAD), ensure asbestos survey is coordinated with the assigned FEAD Construction Manager and associated asbestos contractor for respective project.

21. For Marine Corp Community Services (MCCS) projects, coordinate asbestos survey with Bryan Aguilar at (760-763-2474) or Ramon Mendoza (760-725-5048).

22. Portable Equipment

Portable equipment rated at 50 bhp or greater shall be registered in the state Portable Equipment Registration Program (PERP), or have a current San Diego Air Pollution Control District (SDAPCD) air permit. Portable equipment includes generators, compressors, drill rigs, pile drivers, pumps, and welders. In addition, portable equipment shall not remain in use at any location for more than 12 consecutive months. Equipment registered in the PERP program should have a visible registration placard mounted on the equipment.

23. Off-road diesel-powered equipment rated at 25 bhp or greater shall have a valid registration through the California Air Resources Board (CARB) Diesel Off-road Online Reporting System (DOORS), and have the Equipment Identification Numbers (EIN) visible on the side of the equipment as required under the In-Use Off-Road Diesel Fueled Fleets Regulation.

## STORMWATER

24. Temporary Storm Water Best Management Practices (BMPs) shall be implemented during construction where applicable to reduce or prevent sediment, oil, grease, fuel, trash and other pollutants from entering the storm drain system or surface waters, including seasonally dry water bodies.

(1) Silt fencing shall be installed around the site perimeter. Slopes will be protected with straw wattles or geotextile fabric. Whenever possible, grading will be phased to limit soil exposure. Finished areas will be re-vegetated or hydro-seeded as soon as possible. The soil shall be tilled and temporary irrigation provided to ensure vegetation establishment. Sediment basins shall be constructed where appropriate and shall include gravel bags, straw wattles, filter fabric, etc. to filter stormwater discharges where necessary. Drain inlets shall be protected using gravel bags or straw wattles. Check dams will be used to reduce runoff velocities where necessary.

(2) Stockpiles shall be covered with plastic or geotextile fabric and/or surrounded with straw wattles or gravel bags. Scrap metal, containers of liquids, fertilizer and/or cement bags and other materials that impact storm water runoff shall be stored in lockers, on pallets, inside rubber berms, indoors, or under a cover. Material storage areas shall be located away from existing storm drains and surface waters.

(3) Fueling and minor equipment maintenance shall take place within existing paved areas or identified laydown areas, and occur at least 100 feet away from drainage. Cleaning of vehicles and equipment will take place off-site. Rinsing of vehicle tires and undercarriage for the purpose of dust control shall be performed within designated bermed areas. Washing with soap is prohibited.

(4) Construction entrances and laydown areas shall be stabilized with aggregate. Steel ribbed plates may be used in addition to aggregate.

(5) BMPs shall be inspected before, during, and after rain events. Appropriate action shall be taken when BMPs are found to be inadequate or ineffective. Damaged or worn silt fences, wattles, gravel bags, etc.

shall be replaced. Some project sites may require additional control measures or redirection of runoff.

#### WATER QUALITY

25. The project must employ proper procedures to minimize and contain spills and erosion, and prevent any discharges to surface water. Any releases of contaminated liquids to surface water during construction activities should be reported immediately to the ES Water Quality Section at 760-725-0141. Please refer to the ES Stormwater Section for specific stormwater control and erosion prevention requirements.

#### HAZARDOUS WASTE

26. Any hazardous waste generated must be stored in compliance with Base, local, state and federal regulations. Hazardous waste must be removed from Marine Corps Base (MCB) Camp Pendleton within 60 days of initial generation. All hazardous waste manifests must be approved and signed by Environmental Security (ES) Hazardous Waste Section personnel prior to the waste leaving MCB Camp Pendleton. Contact the ES Hazardous Waste Section at (760) 725-4375/9742/1963/0213 or email at [PNDL\\_ENV-Hazardous-Waste@usmc.mil](mailto:PNDL_ENV-Hazardous-Waste@usmc.mil) for manifest instructions.

27. Treated Wood Waste. Any treated wood waste (e.g., railroad ties, power poles, etc.) removed by this project, that are not recycled, require the California Waste Extraction Test (WET) or are assumed as hazardous; wastes failing the WET procedure or assumed hazardous shall be managed as a regulated hazardous waste per the California Health and Safety Code Section 25150.7 and 25143.1.5.

28. Prior to demolition or remodeling projects, the project manager shall ensure structures are surveyed for asbestos containing materials, lead-based paint, polychlorinated biphenyls (PCBs), lighting ballasts with beryllium, and treated wood. Hazardous waste and demolition waste shall be contained, tested, handled and disposed/recycled in accordance with Base, local, state and federal laws and requirements. As necessary, contact Base Hazardous Waste Section for additional guidance pertaining to asbestos containing materials.

29. This project may generate soils contaminated with petroleum and/or other regulated products. Any such soils must be characterized by the project manager/contractor for hazardous waste criteria and evaluated for proper disposition. Provide no less than three days' notice to Base Hazardous Waste Section ((760) 725-4375/9742/1963/0213 or email at PNDL\_ENV-Hazardous-Waste@usmc.mil) for reviewing lab data and waste profiles. The project manager/contractor is responsible for signing the waste profile and ensuring the planned disposal facility will accept waste generated from the site.

30. Contractors working on MCB Camp Pendleton longer than 30 days must inventory their hazardous materials and verify said materials are approved for use on the Camp Pendleton Authorized Use List (AUL). Contact G-4 Logistics at (760) 763-7953 for the current AUL.

#### INSTALLATION RESTORATION/REMEDATION

31. During construction if soil contamination (discolored and or odorous) is discovered contact the Environmental Security (ES) Installation Restoration / Remediation Section at (760) 725-9744/9774 for necessary remedial requirements.

#### SPILL PREVENTION

32. Spill Controls and Counter Measures. The project must comply with the Base Spill Control and Countermeasures Plan, which is available by contacting the Environmental Security (ES) Spill Prevention and Planning Section at (760) 725-9743/9768. The action proponent will be responsible for their own hazardous material accidents in accordance with Base, local, state, and federal laws and regulations including clean up, and associated costs. All spills must be reported to the ES Spill Prevention and Planning Section immediately. This Section will make the appropriate regulatory reporting notifications for the spill.

#### CULTURAL RESOURCES

33. Archaeological site CA-SDI-13321 is in the project footprint as



presently planned. This site was evaluated for NRHP listing in 2010 (York). This site is ineligible for NRHP listing (USMC100209B). Building 410341 was constructed in 1984. This project falls under the Programmatic Agreement signed in December 2014 (Stipulation III.D (1)); APE has previously been surveyed (York 2010, Whitaker 2013, Tennesen 2014); there are no known historic properties within the APE. This project undertaking will be included in the PA's Annual Report to SHPO. Archaeological site known to be in footprint. In the event that archaeological materials (e.g. shell, wood, bone, or stone artifacts) are found or suspected during project operations or the project footprint is altered, work must be halted in the area of discovery and the Assistant Chief of Staff, Environmental Security, Cultural Resources Management Section notified at 725-9738, as soon as practicable, but no longer than 24 hours after the discovery. Project work at the discovery site shall not proceed until the Base Archaeologist has the opportunity to evaluate the find and gives permission to resume construction activities.

#### WILDLIFE MANAGEMENT

34. Work Site Conditions. The project site will be kept clean. Any debris and trash will not be discarded or abandoned on-site. All debris and trash will be collected, stored, and transported in sealed containers to be disposed of at an authorized site. Following project completion, all equipment, fencing, remnant materials and waste will be removed from the site.

35. Small Animal Protection Measures. All excavations, trenches, vaults or other below-grade features created or existing, as well as open pipe or conduit, within the project boundary will be kept covered with plywood or boards with edges or ends fully sealed with sandbags, bricks, or boards to prevent accidental entrapment of wildlife until filled in and/or removed from the site when all project work is completed.

#### LAND MANAGEMENT

36. Fire Prevention. Wildfires will be prevented by exercising care when driving and by not parking vehicles in grass where catalytic converters can ignite it. In times of high fire hazard, trucks will need

to carry water and shovels or fire extinguishers in the field. No smoking or disposal of cigarette butts will take place within vegetated areas.

37. Clean Water Act. No debris or fill, including vegetation, shall be placed in/near any Clean Water Act (CWA) Section 404 Water of the U.S. except as authorized by a permit from the U.S. Army Corps of Engineers (USACE) in support of the CWA (33) U.S.C. §§ 1251 - 1387 section 404, the Soil and Water Conservation Act (16) U.S.C. §§ 2001 - 2009, and MCO P5090.2A, 11201.3.

38. Soil layers excavated from the site should be returned in the same order they were removed (i.e., the topsoil is to be returned to the topmost level).