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26 May 1981

From: Marine Corps Exchange Officer
To: Commanding General, Marine Corps Base, Camp Lejeune, North
Carolina 28542 (Attn: Assistant Chief of Staff, Facilities)

Subj: Preliminary Environmental Assessment of site location for proposed
Exchange Mall

Ref: (a) B011000.1A

Encl: (1) Preliminary Environmental Assessment
(2) Site Location Map

1. In accordance with reference (a) a preliminary environmental assessment is submitted as enclosure (1).
2. Enclosure (2) is a map of the proposed site location.

E. M. GLASS

Blind copy to:
Public Works
P&M Director



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EXCHANGE MALL PRELIMINARY ENVIRONMENTAL ASSESSMENT (BO 11000.1A)

A. Action/Project Description

1. Project Description: The proposed project is a support facilities complex in which a wide range of functions will be incorporated into a centralized shopping mall. To provide new and additional services to over 78,500 Exchange patrons.

2. Effects to Exchange's Mission if Action Not Implemented. The service and parking problems created by separate structures coupled with limited expansion possibilities of existing facilities clearly indicate a tremendous need for a new shopping center. If action is not implemented the following modifications will be required:

- a. Construct new Military Clothing Retail Sales facility
- b. Major building modifications to existing activities
- c. Enlarge parking areas for existing activities

3. Permanent Facilities Required: Access road to be built with provisions for crossing Beaver Creek, culverts to provide adequate drainage, asphalt parking area and a covered Mall type building. (See Enclosure 2).

4. Site Requirements: The existing environment of the proposed site consists of timber land with a mixture of pine and hardwood vegetation.

It will be necessary to:

- a. Clear area of existing trees and vegetation
- b. Grade and fill existing craters to provide roadway and construction site
- c. Build access road with provisions to cross Beaver Creek
- d. Install culverts to provide adequate drainage
- e. Construct asphalt parking area
- f. Construct covered Mall type building

B. Consideration of Alternatives and Site Selection

1. This site was selected due to the favorable location, near heavily traveled Holcomb Boulevard; the relative close proximity to electrical power, water, sewer and steam service; and size of area, it is estimated that (20) twenty acres of land will be required for this project, not including roadway.

2. Alternative sites would not meet the necessary requirements and the only other alternative is to not build the new shopping center. This would mean that the Exchange would continue to operate in widely scattered, inadequate, dysfunctional facilities.

Enclosure (1)

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C. Compliance with Federal, State and Local Environmental Regulations and Guidelines

1. Endangered Species Act: Existing wildlife on the site consists of squirrels, rabbits, songbirds, deer and rodents. These animals will relocate to adjacent forest areas and many will return to the site after proper landscaping, or continue to reside in the buffer areas which will be preserved. No impact on endangered or threatened animal or plant species is known.

2. Clean Water Act: The percolations of storm water into the soil would be reduced due to the loss of tree growth and the increase in pavement, however this storm water will be emptied into Beaver Creek. Facilities to control hazardous waste to be part of A&E design. No new or additional hazardous wastes will be generated by this project. Materials will be contained and cleaned up in accordance with B011090.1A.

3. Clean Air Act: No significant additional discharge of air pollutants. Heat will be provided by Central Steam Plant.

4. Coastal Zone Management Act (CAMA): Adequate measures will be provided to control erosion and sedimentation on areas protected by local CAMA landuse plans. A Coastal Zone Management Act Consistency Statement will be provided.

5. Archaeological and Historic Preservation Act: There is no evidence that the site is covered by this act.

6. North Carolina Erosion and Sedimentation Regulation: An erosion control plan will be developed in accordance with applicable regulations and all means and measures required to prevent erosion and control sediment pollution will be included in A&E plans and specifications.

7. Hazardous Material and Hazardous Waste Disposal: No additional hazardous material residues is expected from this project. Adequate protection will be provided for those wastes normally generated, which includes but is not limited to: garbage, foodstuff waste, human excrement, pesticides, herbicides and other toxic chemicals.

8. Protection of Wetlands, Executive Order 11990: The only wetland which the proposed action has the potential for impacting is Beaver Creek area. A buffer zone to be designated by A&E will be provided along the margin of the watercourse to mitigate damage to the surrounding area in addition to erosion and sediment control measures in paragraph C-6 above.

9. Sanitary Waste and Refuse Disposal: Non-hazardous waste which includes, but is not limited to paper, plastics and rubbish will be handled and disposed of in a manner as to prevent contamination of the site and any other area in accordance with B011350.2. All sanitary wastes will be disposed of into Base Sanitary Sewer.

10. Discuss Other Regulations Applicable: The proposed action does not involve environmental regulations other than those discussed above.

The first part of the document discusses the importance of maintaining accurate records and the role of the auditor in this process.

It is noted that the auditor's primary responsibility is to provide an independent opinion on the financial statements prepared by management.

The document further explains that the auditor must adhere to a strict code of ethics and maintain objectivity throughout the audit process.

It is emphasized that the auditor's work is essential for ensuring the integrity and reliability of the financial information provided to stakeholders.

The document also highlights the need for the auditor to exercise professional judgment and maintain a high level of skepticism during the audit.

Finally, it is stated that the auditor's findings and conclusions are crucial for management to identify areas for improvement and address any deficiencies.

The document concludes by reiterating the significance of the auditor's role in the overall financial reporting process and the trust placed in them by the public.

In summary, the auditor's role is to provide an independent and objective assessment of the financial statements, ensuring they are free from material misstatements.

11. Permit Requirements: Applications for dredge and fill permits under Section 404 Clean Water Act will be prepared and submitted to U.S. Army Corps Engineers in conjunction with project design.

12. Site Map: See Enclosure (2)

4. How Does the Proposed Action Impact on Other Base Functions and Missions:
None

Enclosure (1)

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