


INSPECTION REPORT
Commercial/Industrial/Resort/Other Business

General Information

Document Number: GLS 3849 or RPS _____ Character of Use Military Purposes
Inspection Date: 12/23/14 Inspection Time: 10:00 am Land Agent: Gordon Heit 

TENANT INFORMATION

Name: United States of America (Dept. of Army) Home Phone: _____
Address: P.O. Box 4607 Business Phone: _____
Hilo, Hawaii 96720-0607 Fax: _____
Contact Person: Lt. Col. Jacob Peterson Contact Phone: 969-2407

SITE INFORMATION

TMK: (3) 4-4-015:008, 4-4-016:005, 7-1-004:007 Area: 22,971 acres, more or less
Site Address: Pohakuloa Training Area
Hamakua, North Kona, Island of Hawaii

FISCAL INFORMATION

ITEM	N/A	CURRENT= COMPLIANCE	DEFAULT = NON-COMPLIANCE	COMMENTS
Rent	X			
Liability Insurance	X			
Fire Insurance	X			
Bond	X			

FIELD INSPECTION RESULTS (refer to Field Inspection Worksheet)

ITEM	N/A	COMPLIANCE	NONCOMPLIANCE	COMMENTS
Subleases	X			
Improvements	X			
Premises		X		
Character of Use		X		For Military Purposes

Field Inspection Worksheet
Commercial/Industrial/Resort/Other Business

File Review

LICENSES/PERMITS/CONSENTS

ITEM	DLNR Approval Docs in File			COMMENTS/NOTES/LISTS
	N/A	YES	NO	
Subletting	X			attach copy of list or map if applicable
Improvement Construction Buildings			X	note deadlines for % completion Some structures (i.e. Quonset huts) were built prior to The current lease. Review of files do not indicate plan approval for any recent building construction .
Improvement Construction Other structures/misc.		X		note deadlines for % completion plans submitted and approved by Chairperson for the installation of electrical substations within the lease area.

Field Inspection

ITEM	SATISFACTORY?			COMMENTS/NOTES
	N/A	YES	NO	
SUBLEASES				
Consents approved	X			
Use adheres to lease purpose	X			
IMPROVEMENTS				
<u>Buildings/Residences:</u> roof		X		
paint		X		
exterior		X		
interior		X		
<u>Structures:</u> roads		X		
walkways		X		
fencelines		X		
others				
PREMISES				
clean, sanitary, orderly		X		
appropriate storage/use of hazardous materials		X		
CHARACTER OF USE		X		Military Purposes
adheres to lease purpose				

ITEM	SATISFACTORY?			COMMENTS/NOTES
	N/A	YES	NO	
Other:				<p>The designate use of this lease is for “Military Purposes”.</p> <p>Most of the area has been utilized for military maneuvers and for target practice and firing ranges into the Pohakuloa Impact Area (lands within the Presidential Executive Order 11167).</p> <p>Paragraph 9 of the lease states: In recognition of public use of the demised premises, the Government shall make every reasonable effort to stockpile supplies and equipment in an orderly fashion and away from established roads and trails and to remove or deactivate all live or blank ammunition upon completion of a training exercise or prior to entry by said public.</p> <p>Paragraph 14 of the lease states: In recognition of the limited amount of land available for public use, of the importance of forest reserves and watersheds in Hawaii, and of the necessity for preventing or controlling erosion, the Government hereby agrees that, commensurate with training activities, it will take reasonable action during its use of the premises herein demised to prevent unnecessary damage to or destruction of vegetation, wildlife and forest cover, geological features and related natural resources and improvements constructed by the Lessor, help preserve the natural beauty of the premises, avoid pollution or contamination of all ground and surface waters and remove or bury all trash, garbage and other waste materials resulting from Government use of said premises.</p>

Training maneuvers and live fire target practice: In response to concerns from the public about the use of State lands by the United States military for the purpose of training its combat personnel, staff from Land Division conducted a site inspection of certain identified locations where discharged ordnance had been used. Personnel from the U. S. Army accompanied staff and identified the areas of concern. The initial area of concern is in a location adjacent to the newly realigned Saddle Road (formally known as the Daniel K. Inouye Highway). It was difficult to determine when the discharged ordnance was fired, but it is believed to have been well before the realignment of the highway and therefore away from the old saddle road alignment. Army personnel explained that areas used for combat training are regularly inspected and cleaned up after the exercise is complete. It was speculated that this area may have been used for night training and the material found may have been overlooked and will be remediated.

Army personnel also brought to staff’s attention other areas where live firing had previously occurred within the State lease land. The first location was a former bazooka target range. It was explained by army personnel that the use of this area may predate the lease. The statement was based on evidence of the spent shell casings found at the target site. It was explained that these type of ordnance had not been used since the 1950’s. The debris area was extensive and the army indicated it will take several months to properly restore the area to a condition acceptable to DLNR.

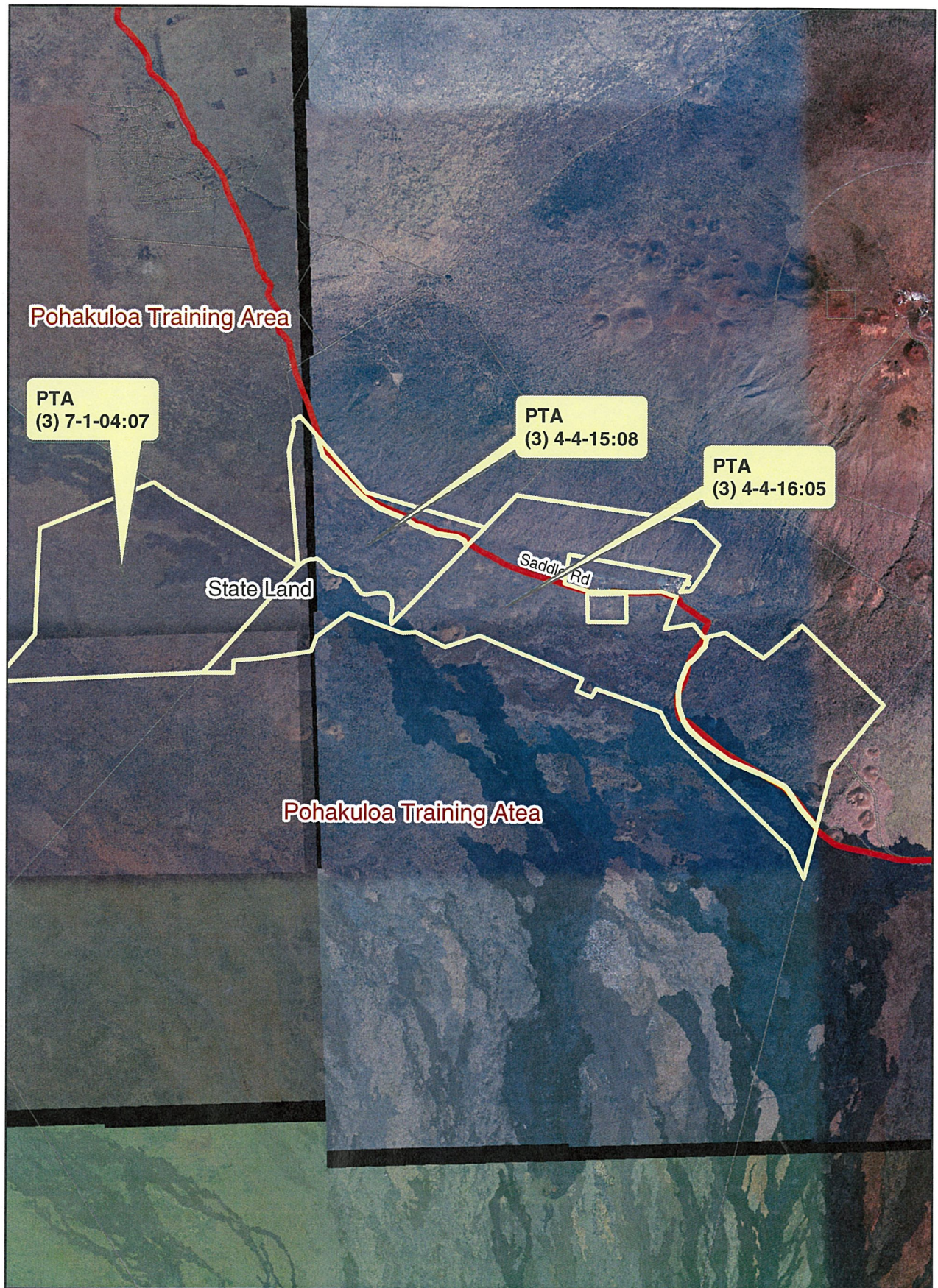
Another location brought to staff’s attention was a shooting range where many derelict vehicles were brought in for live fire targets. Staff was told this area will also be cleaned up with the removal and proper disposal of the vehicles. Staff questioned army personnel about the condition of the vehicles prior to their being brought in to the site. It was explained that all the

vehicles had their fluids removed before being brought in. these included motor oil, transmission oils, brake fluids and coolant. Staff has asked that this area be cleaned and checked for any residual automotive fluids.

A third location brought to staff's attention was an area used for the dumping of spent artillery shells. This area will also be cleared of all ordnance debris and miscellaneous material.

Staff has requested a detailed description of the clean-up procedures, including a timetable, for the remediation of all waste materials including spent ordnance, derelict vehicles, trash, garbage and anything else resulting from Government use of the leased premises.

General Lease No. S-3849



0 4,3508,700 17,400 26,100 34,800
Feet



GENERAL LEASE NO. S-3849



LOCATION OF USED SHELL CASINGS OFF OF RE-ALIGNED SADDLE RD.



SAMPLE OF USED SHELL CASINGS



ENTRANCE TO FORMER BAZOOKA TARGET RANGE



SHELL DEBRIS FROM BAZOOKA TARGET RANGE



SHELL DEBRIS FROM BAZOOKA TARGET RANGE



REMNANT OF BAZOOKA TARGET RAIL TRACKS



DERELICT VEHICLES USED FOR TARGET PRACTICE



DERELICT VEHICLES USED FOR TARGET PRACTICE



ARTILLERY SHELL DUMP GROUND



USED ARTILLERY SHELLS