

INSPECTION REPORT
Commercial/Industrial/Resort/Other Business

General Information

Document Number: GLS 3849 or RPS _____ Character of Use Military Purposes
Inspection Date: 12/4/15 Inspection Time: 10:00 am Land Agent: Gordon Heit/Russell Tsuji

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	See comments below
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>

Follow-up Inspection, 12/4/15: This purpose of this report is a follow-up from a previous inspection conducted on 12/23/14. It was during that initial inspection that certain areas of the GL S-3849 were in need of cleaning up and the Army informed staff that remediation efforts were being initiated.

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.

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. Clean-up of this site was undertaken in late summer of 2015. The inspection revealed most, if not all the spent shells have been removed from the land. Army staff reported that all material was removed manually. There are still remnants of a rail track used to move the large targets utilized in the firing range. Army staff has indicated that these tracks will be removed soon.

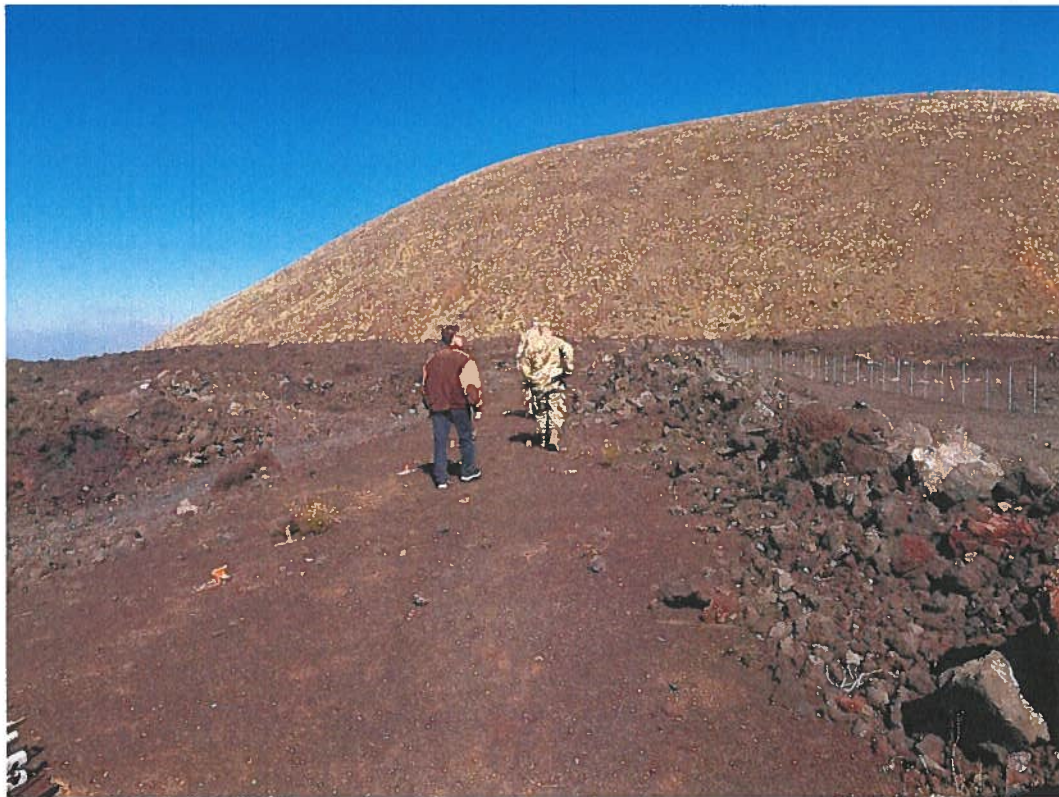
The second location brought to staff's attention was a shooting range where many derelict vehicles were brought in for live fire targets. This area was cleared of all vehicles by September of this year.

A third location brought to staff's attention was an area used for the dumping of spent artillery shells. This area was also cleared of all material dumped on the ground. There was no evidence of any residual artillery shells or other debris.

GL S-3849 SITE INSPECTION



ENTRANCE TO FORMER BAZOOKA RANGE



PARTIALLY CLEARED TARGET TRACK WITHIN BAZOOKA RAANGE

GL S-3849 SITE INSPECTION



REMNANT TARGET TRACK



CLEARED BAZOOKA SHELL AREA

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CLEARED BAZOOKA SHELL AREA



BAZOOKA RANGE PERIMETER FENCING

GL S-3849 SITE INSPECTION



CLEARED BAZOOKA SHELL AREA



CLEARED BAZOOKA SHELL AREA

GL S-3849 SITE INSPECTION



AREA PREVIOUSLY USED TO STORE VEHICLES FOR TARGET PRACTICE



AREA PREVIOUSLY USED TO STORE VEHICLES FOR TARGET PRACTICE

12/4/15

GL S-3849 SITE INSPECTION



AREA CLEARED OF USED ARTILLERY SHELLS



AREA CLEARED OF USED ARTILLERY SHELLS