

INSPECTION REPORT
Commercial/Industrial/Resort/Other Business

General Information

Document Number: GLS 3849 or RPS _____ Character of Use Military Purposes
 Inspection Date: 8/16/2023 Inspection Time: 9:30 am Land Agent: Gordon Heit 

TENANT INFORMATION

Name: United States of America (Dept. of Army) Home Phone: _____
 Address: P.O. Box 4607 Business Phone: (808) 969-2407
Hilo, Hawaii 96720-0607 Fax: _____
 Contact Person: Lt. Col. Timothy L. Alvarado Contact Phone: (808) 228-6598 (cell)

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 does not indicate plan approval for any recent building construction.
Improvement Construction Other structures/misc.		X		note deadlines for % completion Tenant contemplating improvements to Cooper Airstrip within the leased area, pending further planning and consultation. 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				
adheres to lease purpose		X		Military Purposes

ITEM	SATISFACTORY?			COMMENTS/NOTES
	N/A	YES	NO	
Other:				<p>The designated use of this lease is for “Military Purposes”.</p> <p>Most of the area has been utilized for military maneuvers, target practice, and firing ranges into the Pohakuloa Impact Area (lands within 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>

Site Inspection, 8/16/2023:

As a result of a court ordered DLNR management plan for the leased lands at Pohakuloa, a site inspection of GL S-3849 was recommended to be conducted annually, accompanied by a formatted inspection report. Requirements for the inspection report include identification of the areas inspected, photographs, and a narrative account of the inspection. Recommendations for the inspection report include identification of areas that should be the target of future inspections and comments on any necessary corrective action. Additional recommended actions associated with the inspections include efforts to conduct inspections in 500-acre increments, participation by up to two representatives designated by the Native Hawaiian Legal Corporation, and inspection of priority areas identified in the management plan.

The 2023 inspection occurred on August 16, 2023, with staff from the Land Division along with a representative from the Attorney General’s office. Also present were members of the military as well as observers representing the plaintiffs from the lawsuit. The inspection occurred between the approximate hours of 9:00 a.m. and 2:00 p.m. The time spent was (roughly) divided equally among the inspection sites described below.

The emphasis of this inspection was a focus on five areas located within General Lease No. S-3849 utilized by the army. The 2023 inspection included five priority sites described in the management plan and identified as priority inspection areas by the Native Hawaiian Legal Corporation. The inspection focused on locating the sites and inspecting the areas leading to and surrounding the site in order to assess compliance with the lease. Each of the inspection areas were observed and visited by foot, and the overall condition of the sites and surrounding area was good. There was very little trash and no evidence of any UXO in the inspection area, although there were a number of spent shell casings on the ground in certain inspection areas. The shell casings looked old and did not appear to be associated with recent training exercises.. The vast majority of the inspection sites appeared to be in a natural condition or at the least, minimally disturbed.

The sites visited were plotted on a map circulated to all participants. A copy of the inspection map is appended to this inspection report.

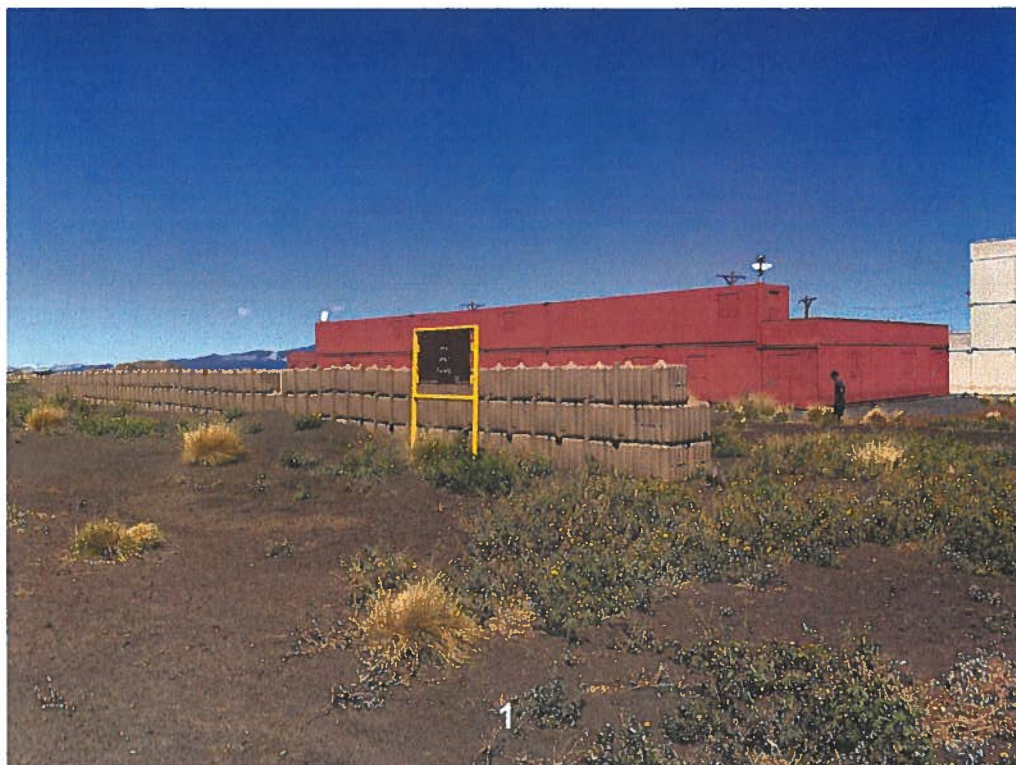
Site 1 - The site is identified as a Former Tank Gunnery site and currently utilized as a MOUT site (Military Operations on Urbanized Terrain). The first location was approximately 100 feet from an access roadway. The site is a mock village used for urban training by the military. It is primarily composed of used shipping containers stacked to resemble housing and other village structures. There were some spent shell casings observed on the ground. It is recommended that the tenant undertake a systematic effort to remove spent shell casings in this area. The recommended time frame for these efforts is within the next one to two inspection cycles, or as soon as available resources permit.

Site 2 - The second location was a burn pan/mortar pit approximately 1,000 feet west of the Lava Road. The area was generally clear of any noticeable debris. There were some spent shell casings observed on the ground. It is recommended that the tenant undertake a systematic effort to remove spent shell casings in this area. The recommended time frame for these efforts is within the next one to two inspection cycles, or as soon as available resources permit.

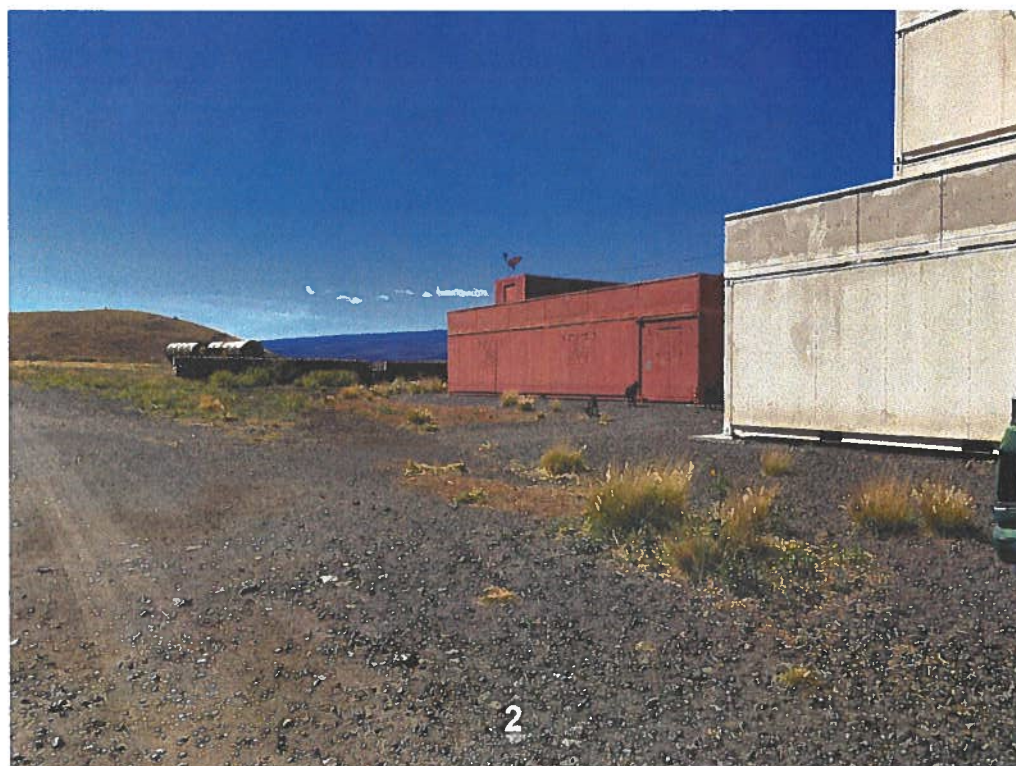
Site 3 - The third location was the former bazooka range adjacent to the junction of Lava Rd. and Kulua Rd. This secured area was previously inspected (12/18/19) and appears to have been well maintained. The elevated area used to view this location had a number of spent shells and a small amount of military debris in the vicinity. It is recommended that the tenant undertake a systematic effort to remove spent shell casings and other military debris in this area. The recommended time frame for these efforts is within the next one to two inspection cycles, or as soon as available resources permit.

Site 4 – The fourth site is at the northwest end of the lease and along the Lightning Trail roadway. This is an open area used as an artillery firing point. The area was clean with no visible ground disturbance. There were some spent shell casings observed on the ground. It is recommended that the tenant undertake a systematic effort to remove spent shell casings in this area. The recommended time frame for these efforts is within the next one to two inspection cycles, or as soon as available resources permit.

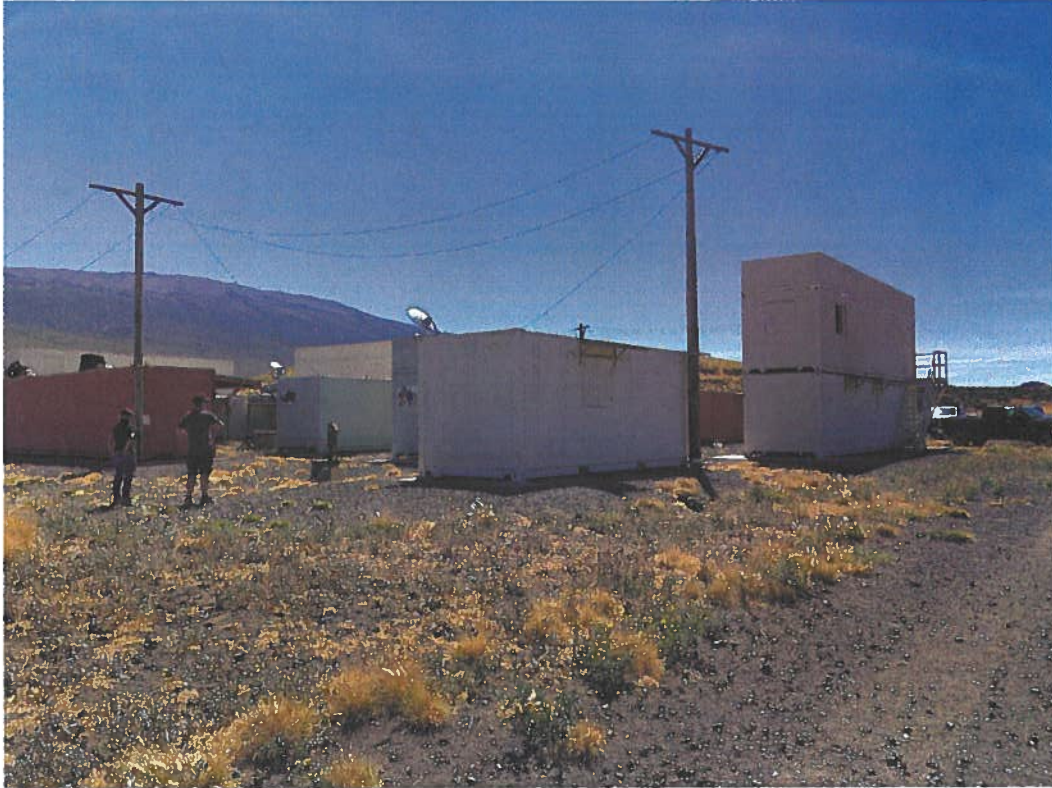
Site 5 - The fifth location is the former landfill site south of the Old Saddle Road and across from the PTA HQ. The landfill site has been decommissioned and capped with several feet of crushed rock material. The perimeter is completely fenced and there is monitoring equipment on site to measure any possible gas emissions. This area was clean and virtually free of trash or military debris.



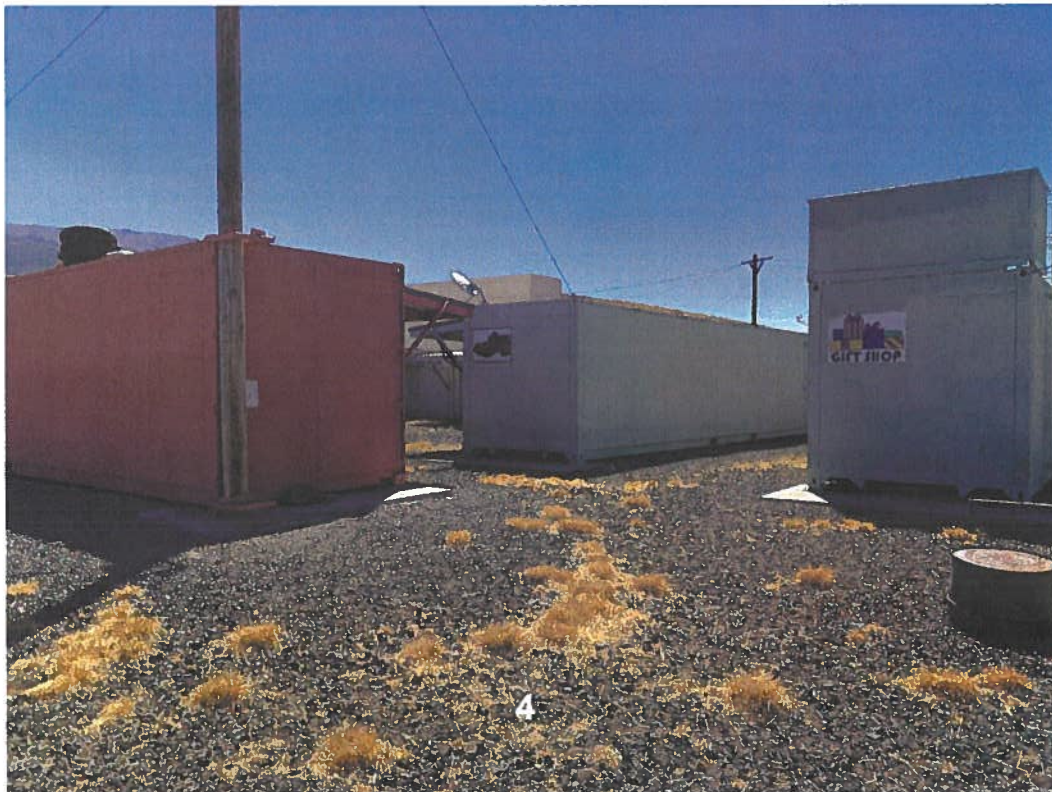
Site #1 - Former Tank Gunnery/ MOUT site



Site #1- Southwest view



Site #1 - Mock Village Setting



Site #1 - Mock Village Setting



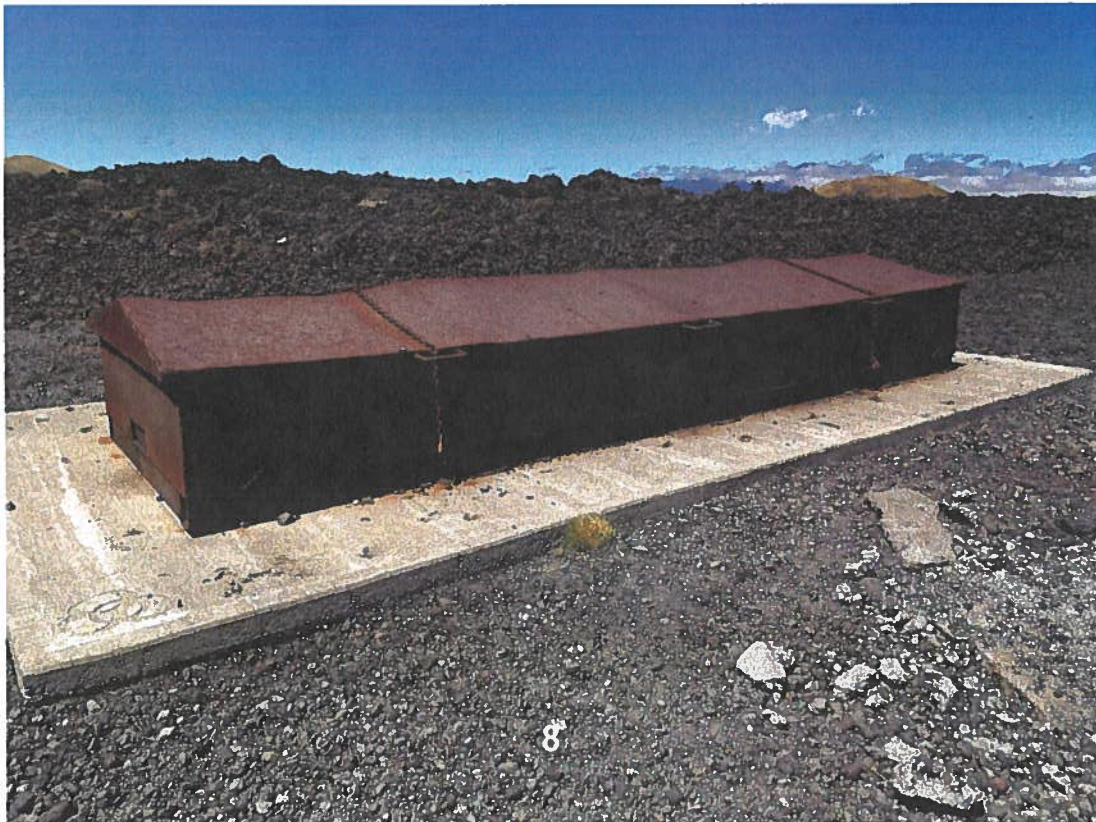
Site #2 Burn Pan / Mortar Pit



Site #2 Burn Pan (1)



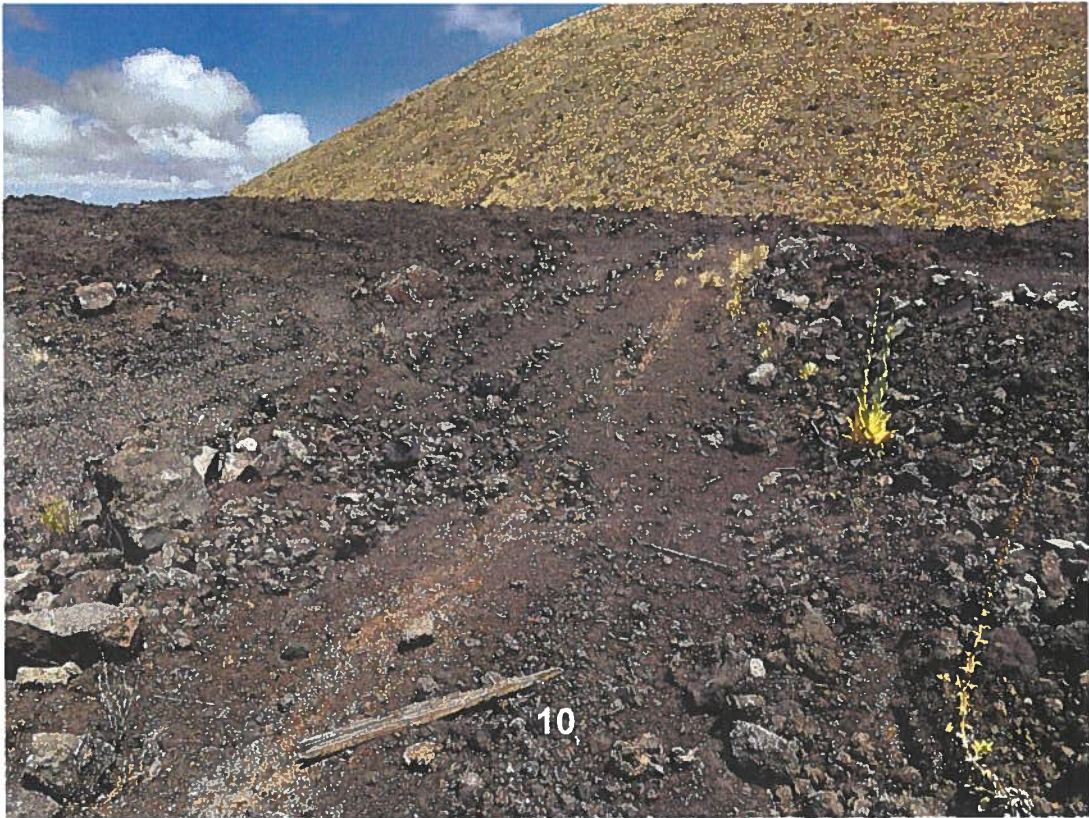
Site #2 Burn Pan (2) / Mortar Pit



Site #2 Burn Pan (2)



Site #3 Bazooka Range Entry Gate



Site #3 Bazooka Range Site



Site #4 400 Series Firing Points - Northeast view



Site #4 400 Series Firing Points - Southwest view



Site #5 Former Landfill – Gated Entrance



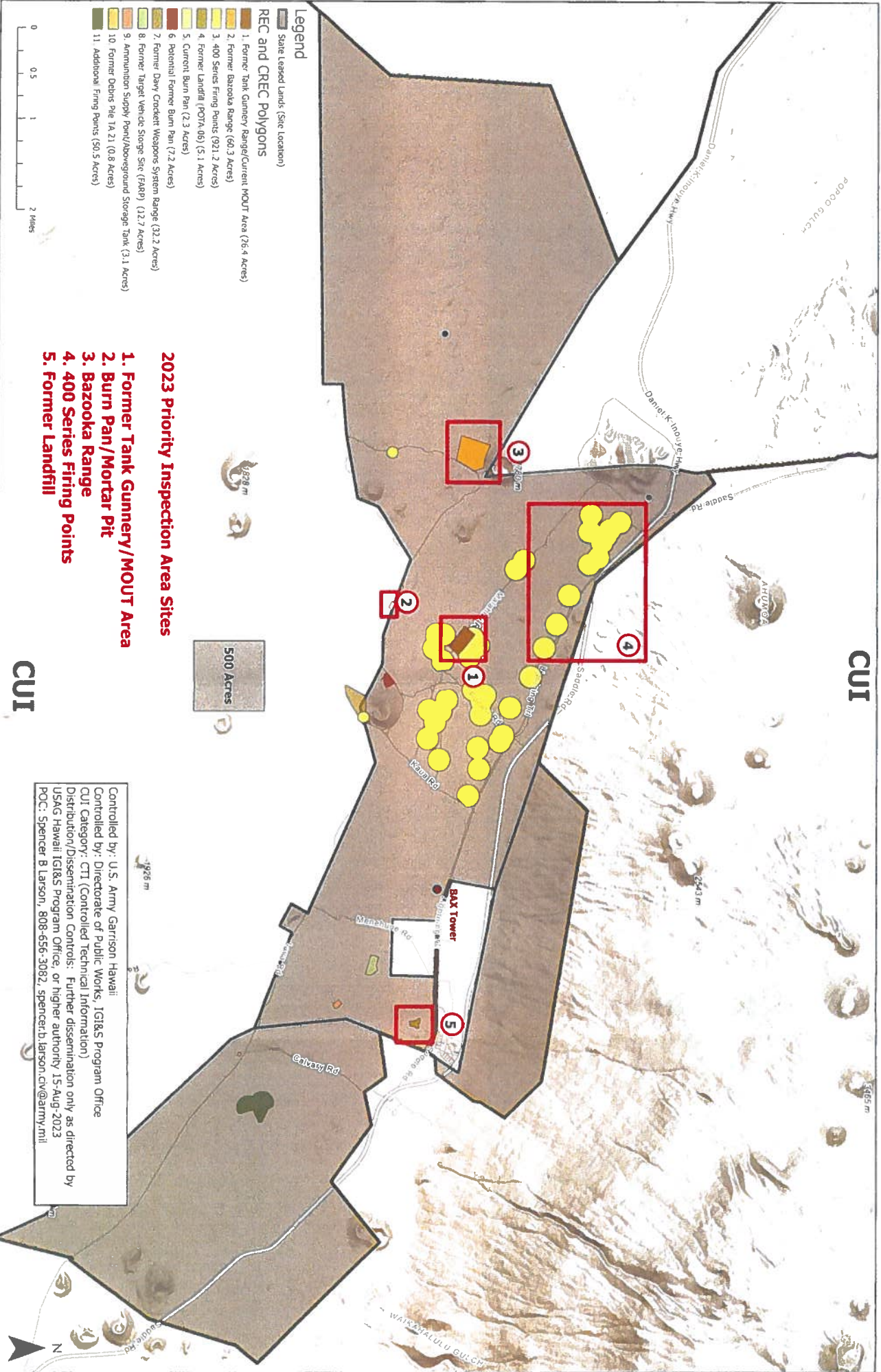
Site #5 Former Landfill – Interior View



Site #5 Former Landfill – Compressed Surface



Site #5 Former Landfill – Northeast View



Legend

- State Leased Lands (Site Location)
- REC and CREC Polygons**
 - 1. Former Tank Gunnery Range/Current MOUT Area (76.4 Acres)
 - 2. Former Bazooka Range (60.3 Acres)
 - 3. 400 Series Firing Points (921.2 Acres)
 - 4. Former Landfill (POTR-06) (5.1 Acres)
 - 5. Current Burn Pan (2.3 Acres)
 - 6. Potential Former Burn Pan (7.2 Acres)
 - 7. Former Davy Crockett Weapons System Range (32.2 Acres)
 - 8. Former Target Vehicle Storage Site (FARP) (12.7 Acres)
 - 9. Ammunition Supply Pond/Background Storage Tank (3.1 Acres)
 - 10. Former Debris Pile 1A 21 (0.8 Acres)
 - 11. Additional Firing Points (50.5 Acres)



2023 Priority Inspection Area Sites

- 1. Former Tank Gunnery/MOUT Area**
- 2. Burn Pan/Mortar Pit**
- 3. Bazooka Range**
- 4. 400 Series Firing Points**
- 5. Former Landfill**



CUI

CUI

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