

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY-USED SITES
INVENTORY PROJECT REPORT
NIKE SITE No. 1
(DILLINGHAM MILITARY RESERVATION)
MOKULEIA, WAIALUA, OAHU
PROJECT NO. HO9HI039110

FEBRUARY 1990

Prepared for:

U.S. Army Corps of Engineers
Pacific Ocean Division
Fort Shafter, Hawaii 96858-5440

Prepared by:

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PART I - PROJECT DESCRIPTION

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PART I - PROJECT DESCRIPTION

1. INTRODUCTION

The Defense Environmental Restoration Program (Public Law 99-190) requires that formerly-used defense sites be inventoried to determine whether or not hazardous conditions exist, and whether clean-up is required. This study was tasked by Huntsville Division to inventory and document the site designated Nike Site No. 1 (formerly designated and in some records listed as Nike Site No. 8).

The United States Air Force controlled most of the area used for the Nike-Hercules missile battery as Dillingham Air Force Base. Additional properties used for this site were obtained by the United States of America through lease, license, or permit from the State of Hawaii, the Mokuleia Ranch & Land Co., Ltd., and Castle & Cooke, Inc. (Waialua Agriculture Co., Ltd.). Acquisitions were made between 1960 and 1965. Disposal of the site took place from the mid-1960s through the early 1980s. Field inspections of the site were undertaken in September 1988. This report includes the findings of these site inspections, the land use/ownership investigations, and recommendations relative to DERP.

2. DESCRIPTION OF PROJECT

The approximately 135 acres used by the DOD for the Nike-Hercules missile battery designated Nike Site No. 1 in Hawaii consisted of three main areas: an administration area, a control area, and a launcher area. The administration and launcher areas were located near each other on the low-lying coastal plain within the perimeter of Dillingham Air Force Base. The control area for Nike Site No. 1 was located at an elevation of about 2000 feet on the Waianae mountain range inland from the coastal plain. Within the administration area were an administration building, a barracks/messhall building, a parking area, and a vehicle fueling unit. Within the control area were an administration building, a barracks/messhall building, a parking area, a generator building, control vans, a storage shed, and various radar equipment vans and antennae. The launcher area included launch pads, earthen berms, a missile assembly and test building, a missile warheading building, a fuel (ethylene oxide) storage pad, a standby electrical generator building, sentry sta-

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tions, guard tower, waiting shelter, and converter van sheds. Interconnecting the three areas were roadways, water pump stations, pipelines, storage tanks, underground electrical distribution systems and control cables. A motor pool area was located adjacent to the launcher site.

3. DESCRIPTION OF SITE

A. Site Location

Nike site No. 1 is located 28 miles northwest of Honolulu on the north shore of the Island of Oahu, Hawaii. The launcher area and administration area are located on Dillingham Military Reservation at Dillingham Airfield adjacent to Farrington Highway (TMK 6-8-02:18). The control area is reached through Mokuleia Ranch lands off of Farrington Highway just east of Dillingham field in Mokuleia.

B. Public use of the Site

Limited public use of the site occurs. Permission from the present landowners must be obtained prior to access. Communications equipment and antennae serving various County agencies and possibly private interests have been erected with State permission at the control area site. During the 1970s a popular hiking and camping area nearby known as Peacock Flats was generally open to the public by permission of the land owner. More recently, however, new landowners have restricted such public use of the land. No public use is made of the abandoned launcher and administration areas.

C. Public Accessibility of the Site

The control area site is not open for general public access. Permission and keys must be obtained from the State of Hawaii, Department of Land and Natural Resources and/or Mokuleia Ranch in order to gain vehicular access to the control area site. The public may approach the area unauthorized by hiking along the access road, along the summit trail from the south, or through the pasture lands. A cyclone fence surrounds the property. Fences also surround the launcher area and the former administration area. Because the airfield is leased to the State of Hawaii, Department of Transportation for use by gliders, there is general public access to much of Dillingham field.

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D. History of Access

Access to Dillingham Air Force Base was always restricted by the government. Access to the various areas comprising the Nike site was likewise restricted when the site was active.

E. History of Injuries

No record of injuries occurring at Nike Site No. 1 could be found.

F. Professional/Official Safety Reports.

No professional/official safety reports are available. No safety hazards were noted during the inspection of the site.

G. Condition of Structures When Transferred

The condition of some structures and improvements (for example the pump houses and appurtenances transferred to Mokuleia Ranch and Land Co. and the Control Area No. 1 facilities transferred to the State of Hawaii) were inventoried in the transfer documents. The condition at time of transfer of most other structures is not known, however these improvements were mostly on lands which were returned to the U.S. Air Force, Dillingham Air Force Base. During the field investigation it was noted that the structures remaining in the control area have been vandalized since abandonment.

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ATTACHMENT 1 - SITE SURVEY SUMMARY SHEET

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SITE SURVEY SUMMARY SHEET

SITE NAME: Nike Site No. 1.

SITE LOCATION: Dillingham Military Reservation, Mokuleia, Waialua District, City and County of Honolulu, Hawaii. The site is located approximately 28 miles northwest of Honolulu on the north shore of the Island of Oahu. The area is reached via Farrington Highway west of Mokuleia.

DESCRIPTION OF PROBLEM: The various parcels comprising Nike Site No. 1 are now owned by the State of Hawaii, the Waialua Sugar Co., Ltd., the Mokuleia Land and Ranch, Co., Ltd. and the U.S. Government (DOD).

SITE HISTORY: 117.04 acres of the 135.11 acres used for Nike Site No. 1 were acquired by permit from the U.S. Air Force (Dillingham Air Force Base). The remaining acres were obtained from the State of Hawaii (6.78 acres), Castle & Cooke, Inc. (0.34 acre), and Mokuleia Ranch & Land Co. (10.95 acres) through lease, license, or permit between 1960 and 1965. The site was disposed of from the mid-1960s through the 1980s.

AVAILABLE STUDIES AND REPORTS: None.

CATEGORY OF HAZARD: None.

BASIS OF DETERMINATION OF DOD RESPONSIBILITY: The site is not eligible for restoration because the majority of the land remains in U.S. Government (DOD) control. Transfer documents returning various other parcels to private ownership and the State of Hawaii specifically released the government of all responsibility for restoration and have been beneficially used by the owners.

POC/DISTRICT: Helene Takemoto, Installation Support Section, (808) 438-6931, Pacific Ocean Division.

STATUS: The site is owned by the U.S. Government, the State of Hawaii, Mokuleia Ranch & Land, Co., and Waialua Sugar Co.

DESCRIPTION OF PROPOSED REMEDIAL ACTION: No remedial action is proposed.

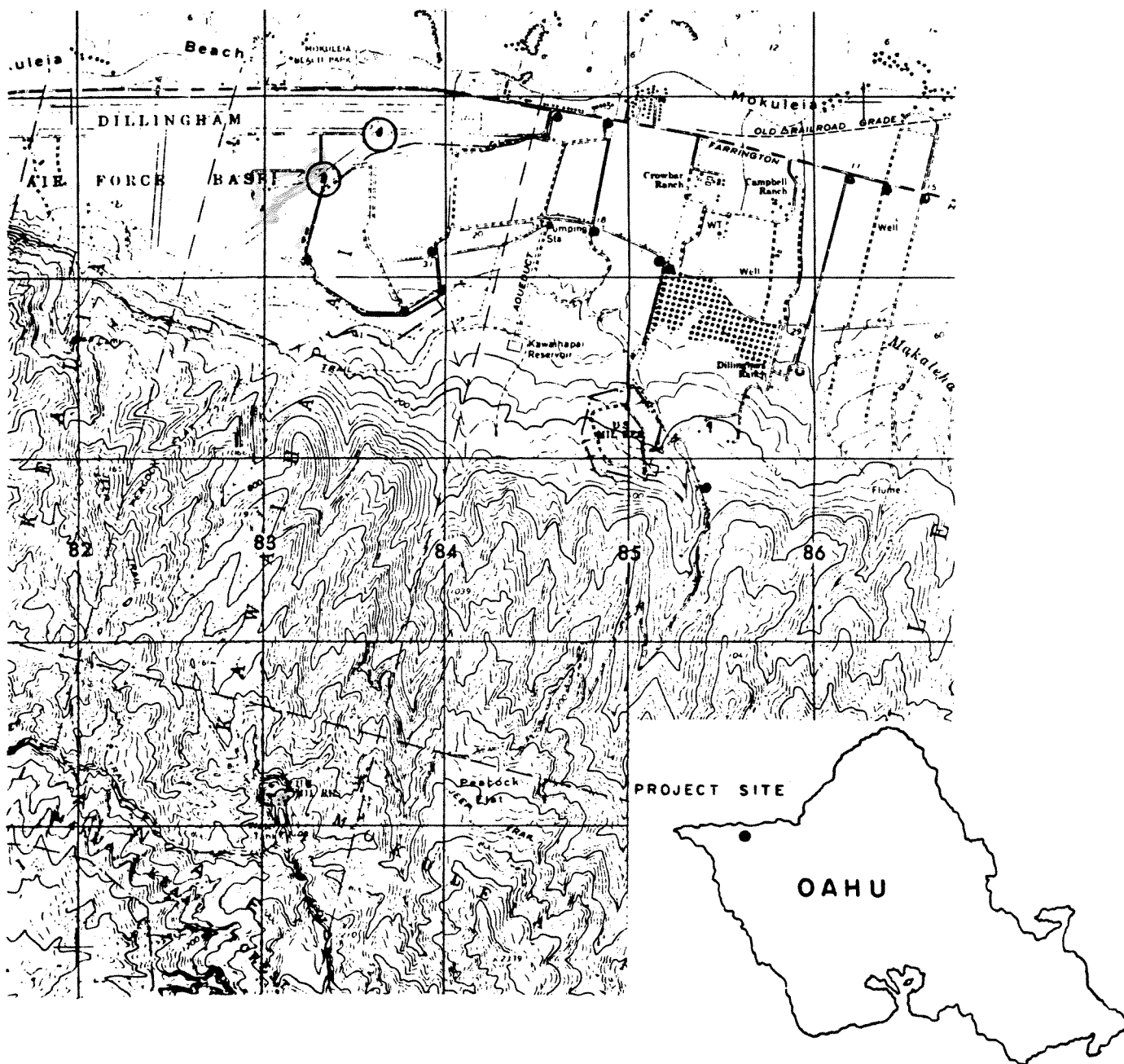
ESTIMATED COST: None.

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ATTACHMENT 2 - SITE MAPS AND PHOTOGRAPHS
(INCLUDING AERIAL PHOTOGRAPHS)

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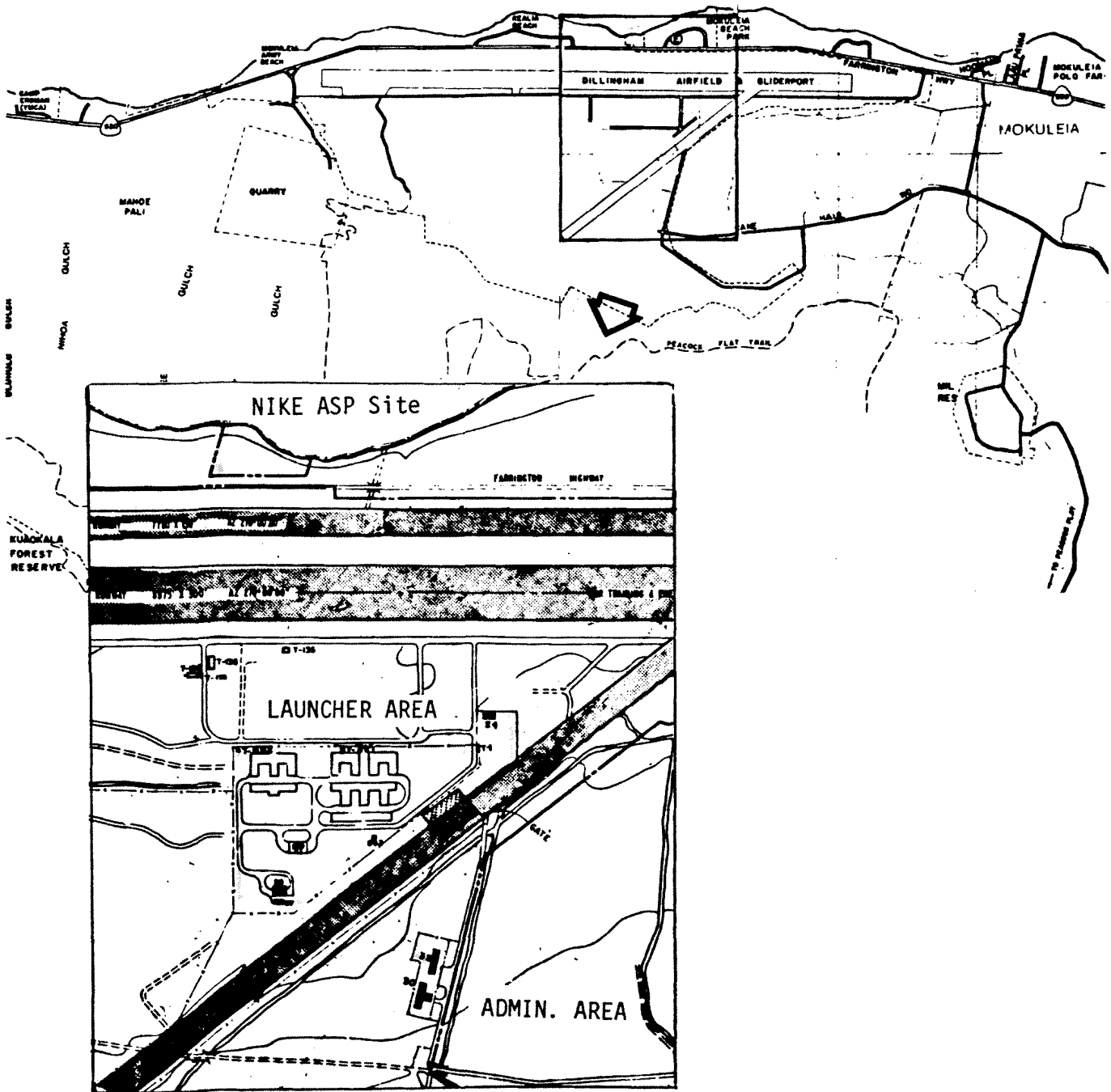
SITE MAPS AND PHOTOGRAPHS



GENERAL SITE LOCATION MAPS

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SITE MAPS AND PHOTOGRAPHS



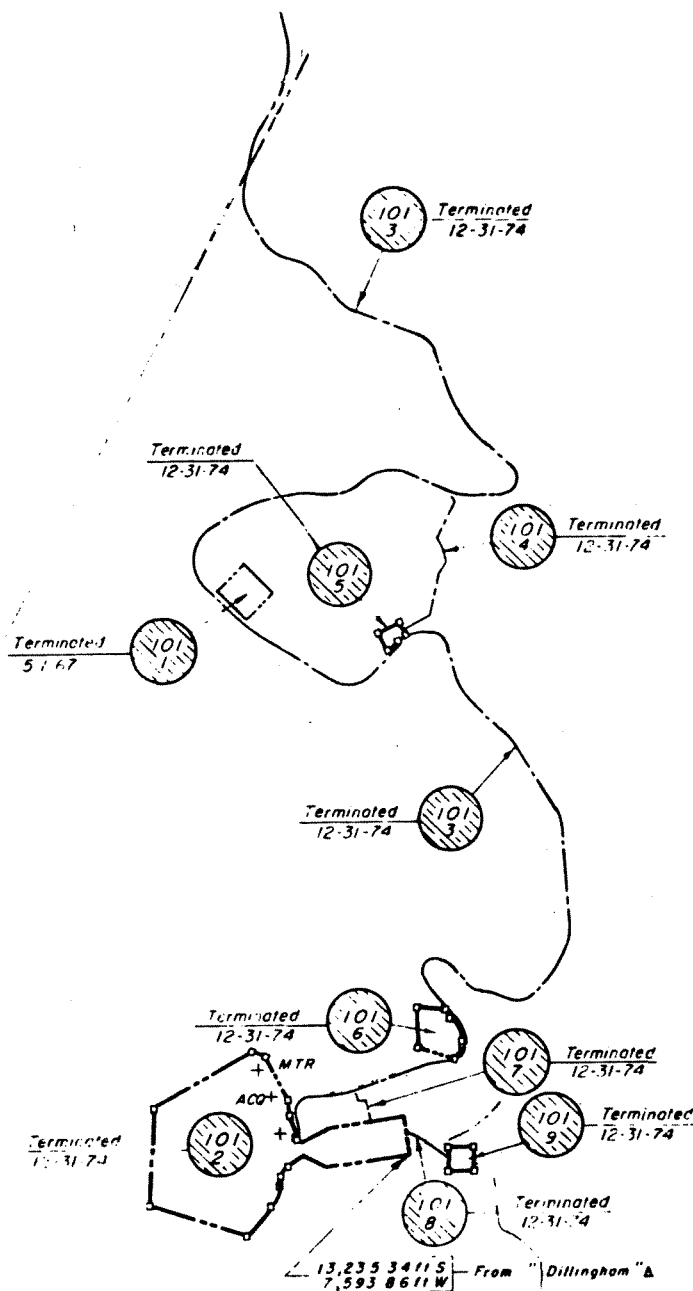
PORTION OF DILLINGHAM MILITARY RESERVATION SHOWING
 NIKE SITE No. 1, LAUNCH AND ADMINISTRATION AREAS

SITE MAPS AND PHOTOGRAPHS

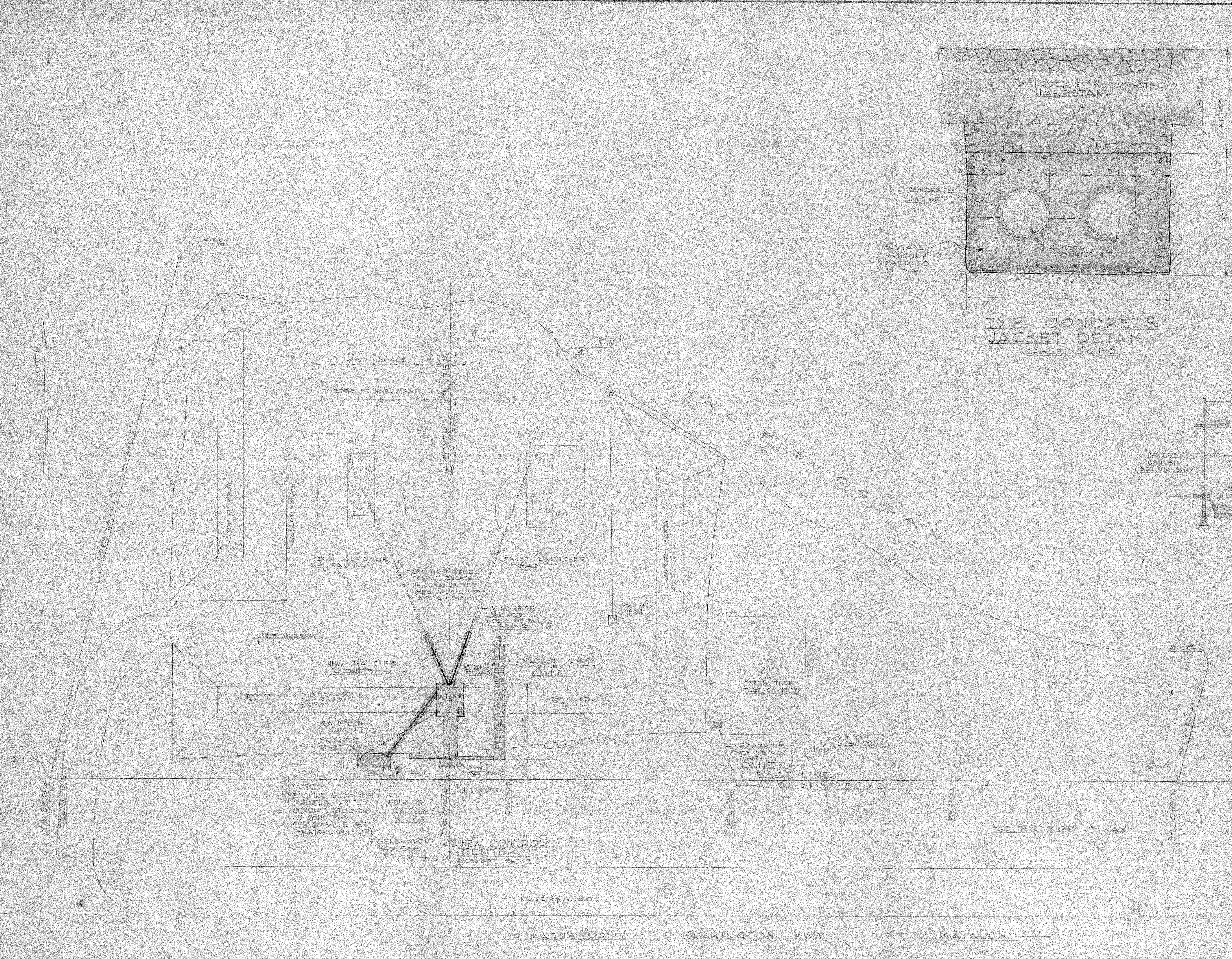


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SITE MAPS AND PHOTOGRAPHS



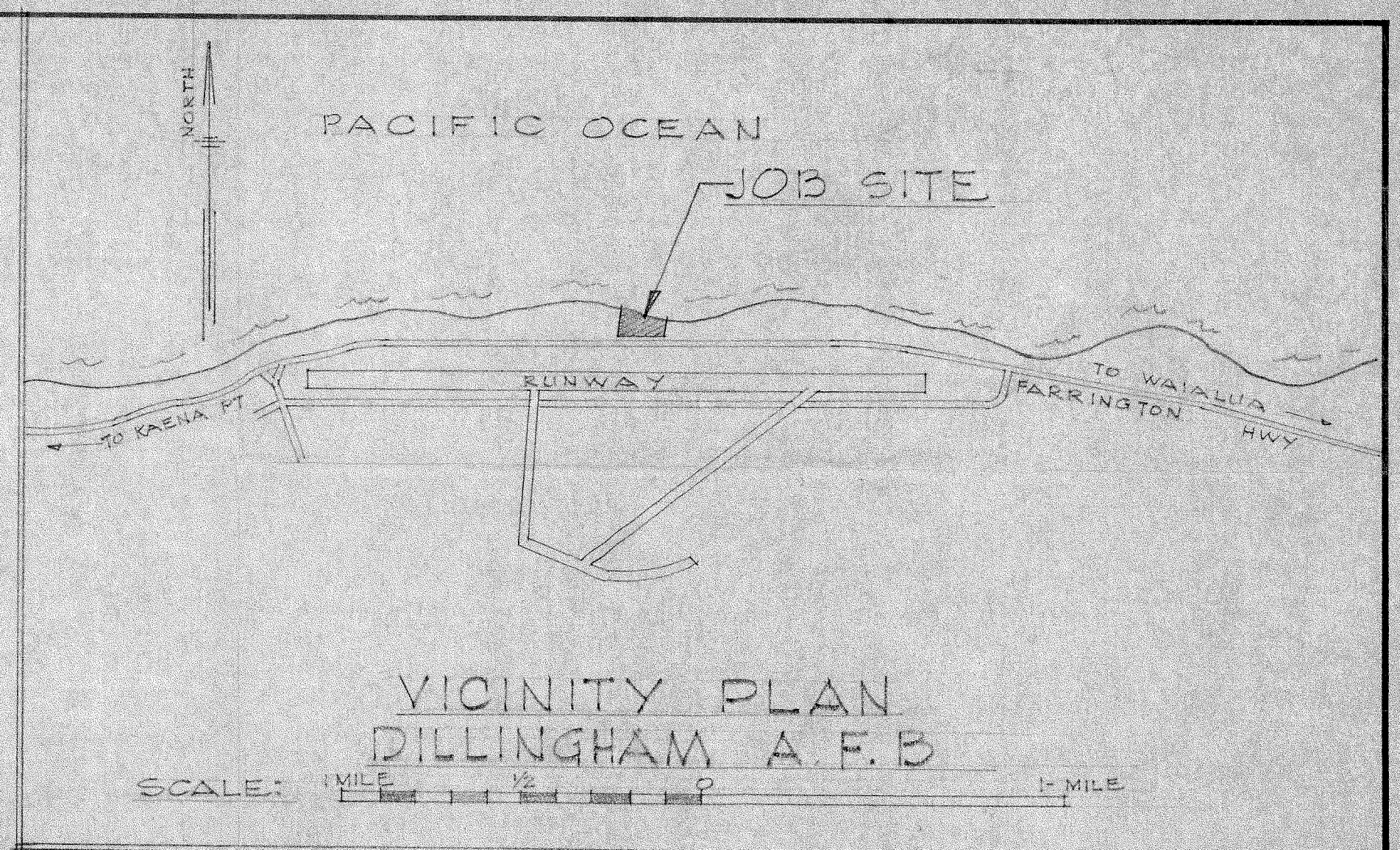
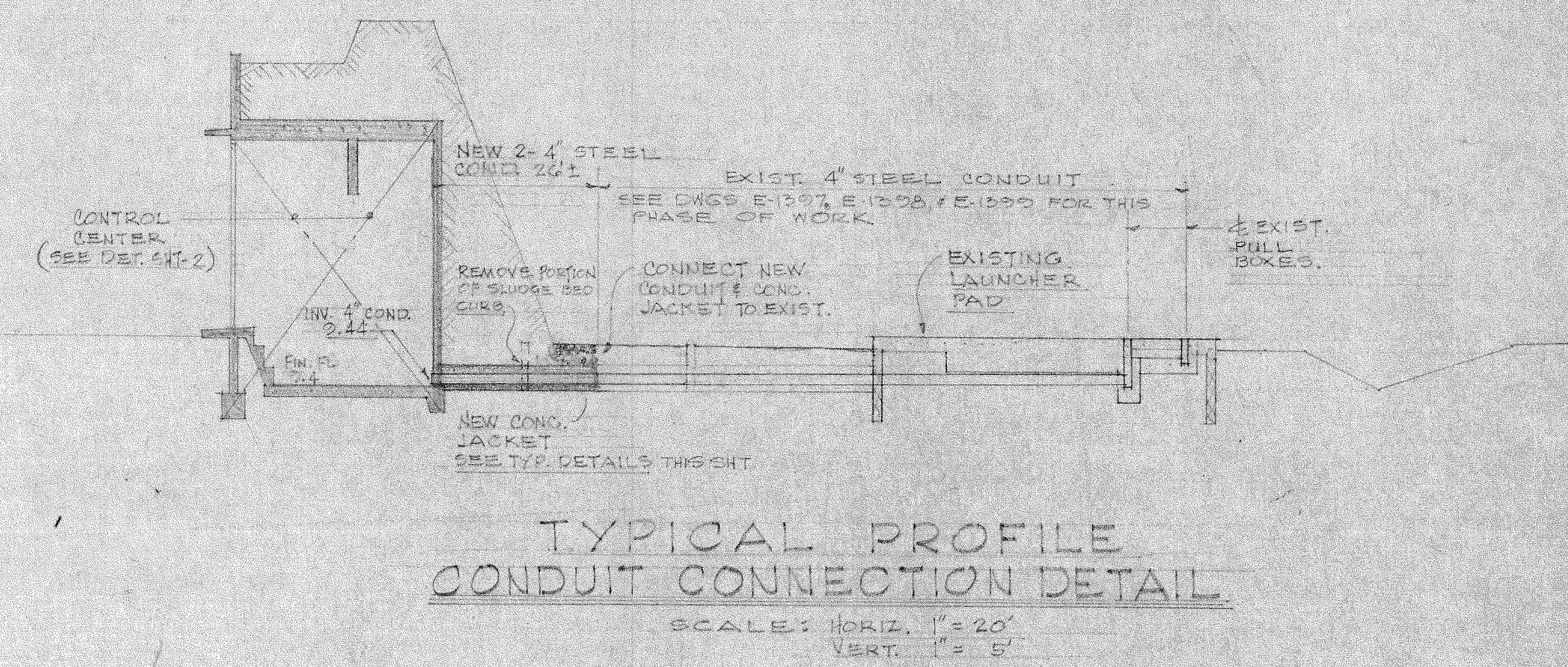
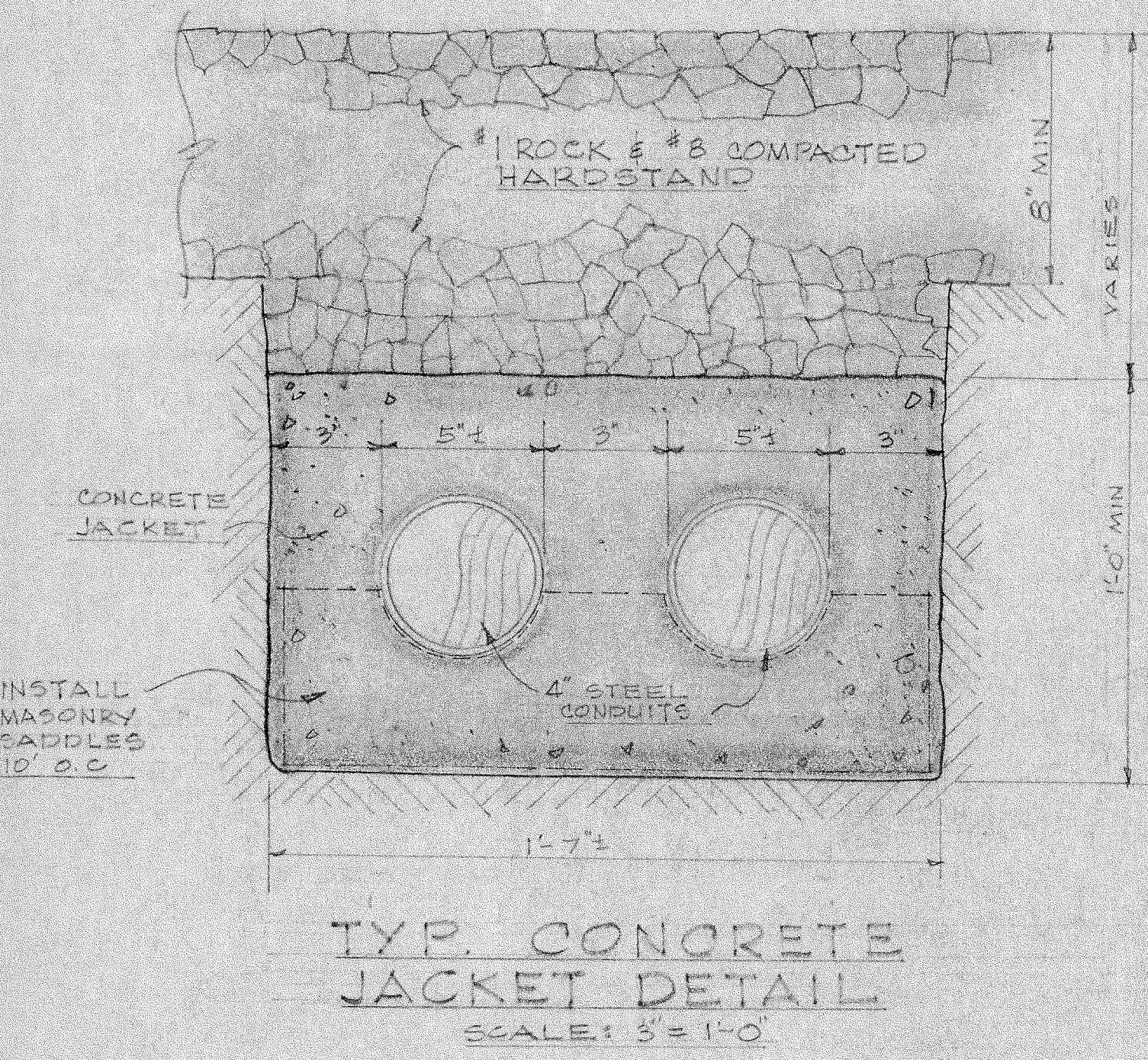
PORTIONS OF U.S. ARMY REAL ESTATE MAPS
 CONTROL AREA No. 1 AND ACCESS



PLOT PLAN
SCALE: 1" = 20'

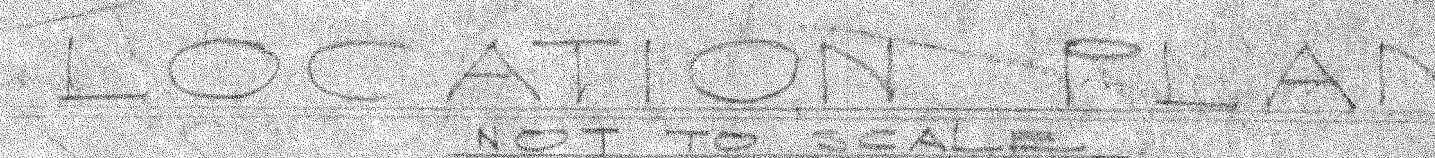
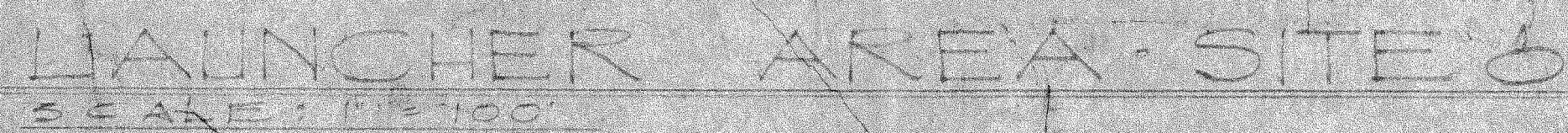
LEGEND


[Hatched Box]	EXISTING WORK TO REMAIN
[Solid Box]	NEW WORK

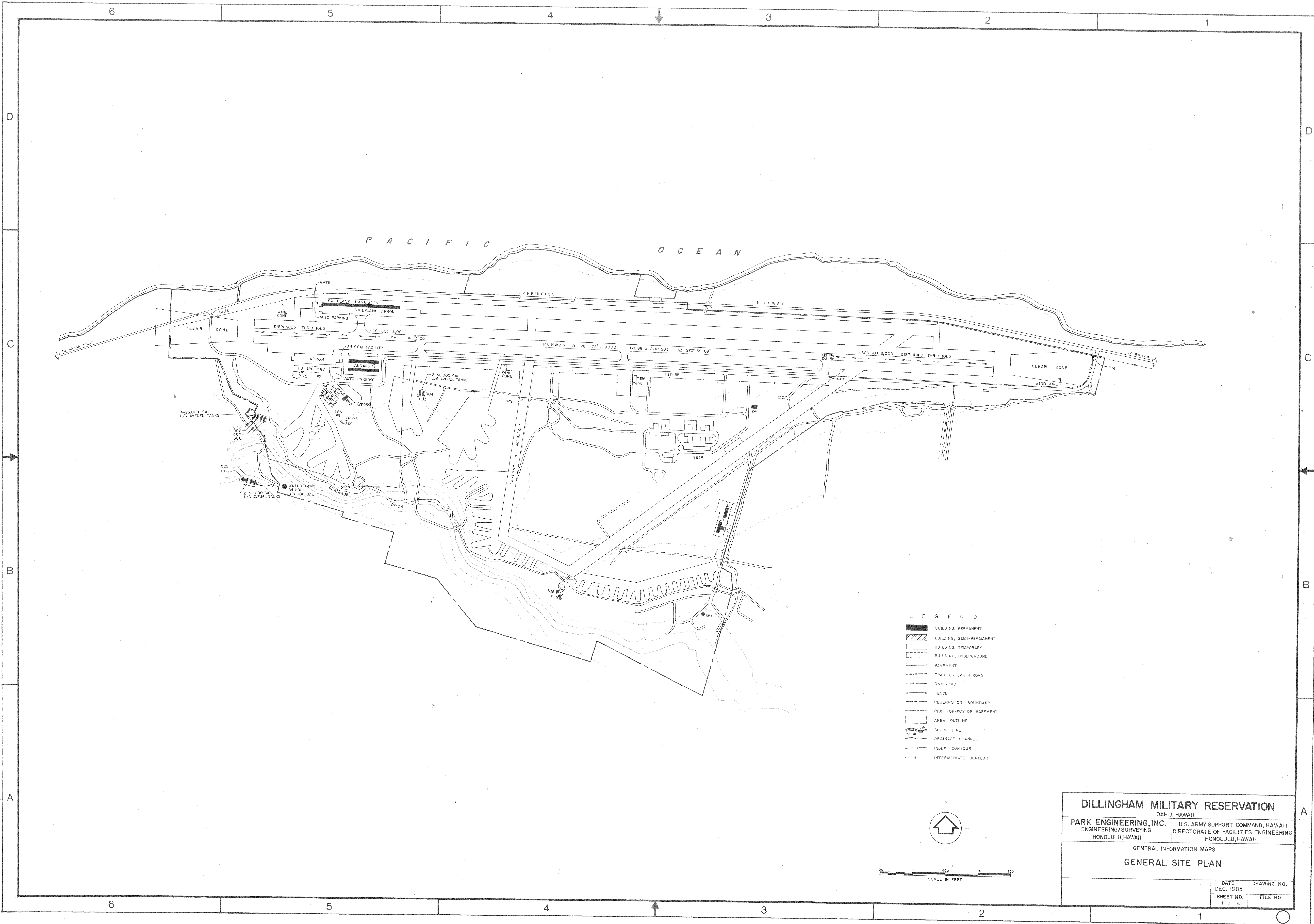


REVIEWED & APPROVED BY
[Signature]
 V.R. ROTTSTEDT, LT COL, CHIEF AIR DEF DIV, G-3 OFFICE, USAF HAWAII
 DATE: 16 Aug 61

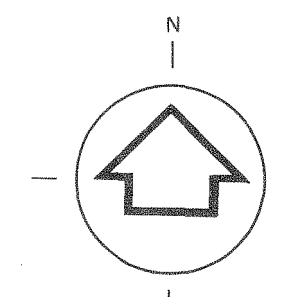
REVISIONS					DESIGNED	OFFICE OF THE ENGINEER		CHECKED
NO.	DATE	DESCRIPTION	BY	CHK'D		HQS U.S. ARMY, HAWAII		
						APO 957		
					DRAWN	CONSTRUCTION OF NIKE A.S.P. SITE CONTROL CENTER PLAN AND DETAILS MOKULEIA, OAHU, HAWAII		SCALE AS SHOWN
					TRACED			SMT. 1
					DATE			OF 5 SHTS
								FILE NO
					SUBMITTED BY	APPROVED BY		E-1400
						ENGINEER		LT COL C.E. ENGINEER



	OFFICE OF ENGINEER HEADQUARTERS U.S. ARMY HAWAII APO 96357			
	1 NIKE SITE 108			
DESIGNED				
DRAWN				
TRACED				
CHECKED				
UNIT				
PROJECT NO.	MORSEBIA OAHU HAWAII			
DATE	SCALE	INT.	OR.	SHT.
FILE NO.	FILE NUMBER			
APPROVED	E			



- LEGEND
- BUILDING, PERMANENT
 - BUILDING, SEMI-PERMANENT
 - BUILDING, TEMPORARY
 - BUILDING, UNDERGROUND
 - PAVEMENT
 - TRAIL OR EARTH ROAD
 - RAILROAD
 - FENCE
 - RESERVATION BOUNDARY
 - RIGHT-OF-WAY OR EASEMENT
 - AREA OUTLINE
 - SHORE LINE
 - DRAINAGE CHANNEL
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR

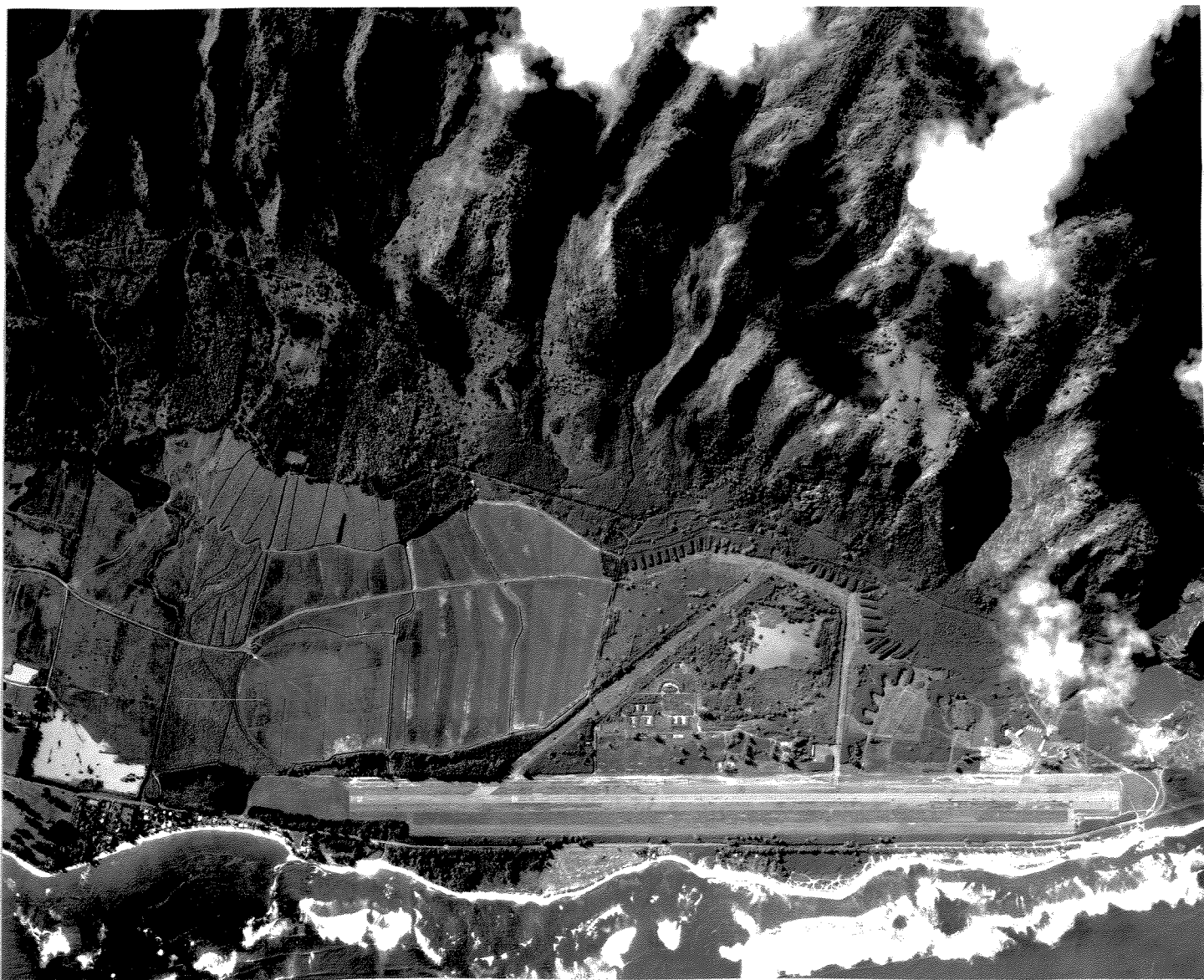


SCALE IN FEET

DILLINGHAM MILITARY RESERVATION OAHU, HAWAII	
PARK ENGINEERING, INC. ENGINEERING/SURVEYING HONOLULU, HAWAII	U.S. ARMY SUPPORT COMMAND, HAWAII DIRECTORATE OF FACILITIES ENGINEERING HONOLULU, HAWAII
GENERAL INFORMATION MAPS GENERAL SITE PLAN	
DATE DEC. 1985	DRAWING NO.
SHEET NO. 1 OF 2	FILE NO.

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SITE MAPS AND PHOTOGRAPHS



AERIAL PHOTOGRAPH OF DILLINGHAM AIRFIELD
AND NIKE SITE No. 1

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ATTACHMENT 3 - DETAILED SITE HISTORY

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DETAILED SITE HISTORY

Nike Site No. 1 (135.11 acres) was acquired over the period between 1960 and 1965. Prior to ownership or control by the U.S. Army, the land was Dillingham Air Force Base or in private ownership and used as pasture and conservation land. Dillingham Air Force Base was transferred from the U.S. Air Force to the U.S. Army (becoming Dillingham Military Reservation) on 27 February 1975, after the Nike site was deactivated. The following references to tracts follow the U.S. Army real estate records for Nike Site No. 1.

U.S. Air Force Property

Tract A is a 104.57-acre parcel (TMK 6-8-02: por. 18) portion of Dillingham Air Force Base transferred by permit dated 14 October 1964 from the United States Air Force to the United States Army. Tract A was used for the launcher site and support facilities (missile assembly and testing). The permit gave the U.S. Army exclusive use over 20.75 acres (launcher pad area) and non-exclusive use over 83.82 acres (surrounding safety area). The permit encompassing the launcher area was terminated by mutual agreement of both parties on 10 April 1970.

Tract B is a 6.12-acre (TMK 6-8-02: por. 18) portion of Dillingham Air Force Base transferred by the U.S. Air Force to the U.S. Army in a Memorandum of Transfer dated 10 December 1963. Tract B encompassed road systems as well as certain cable and utility corridors obtained as easements in fee from the various private land holders surrounding Dillingham Air Force Base by the Air Force in Civil Action 539 (30 September 1946). Control and jurisdiction of the rights-of-way between the control area and the launcher area were given to the Army in 1963. These easements were transferred back to Dillingham Military Reservation as stated in a letter dated 27 December 1979 from Col. Peter Stearns, Director of Engineering and Housing to the Division Engineer, Pacific Ocean Division.

Tract C consists of a road sign and had no acreage entailed. This tract, a portion of Dillingham Air Force Base, was assigned by permit dated 24 January 1962 from the U.S. Air Force to the U.S. Army. The permit was effectively canceled when the Base was transferred to the U.S. Army in 1975.

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Tract D also references a road sign without acreage. This tract, a portion of Dillingham Air Force Base, was assigned by permit dated 22 March 1962 from the U.S. Air Force to the U.S. Army. As with Tract C, this permit ceased to be valid and was canceled effective 27 February 1975.

Tract E includes three parcels that were part of Dillingham Air Force Base. A 2.0-acre parcel (TMK 6-9-01: por. 16) and a 2.30-acre (TMK 6-8-08: 11) parcel are located along the shoreline across Farrington Highway from Dillingham Air Force Base. Available records indicate that these areas were obtained 1 October 1963 from the U.S. Air Force by permit contract DA-94-626-ENG-56 dated 26 November 1963 for the "establishment of NIKE ASP sites" for a period to end 31 May 1964. However, reference is made in a U.S. Air Force memorandum dated 11 July 1963 regarding termination of "Permit, Control No. 132-32" and the need for the U.S. Army (USARHAW) to demolish a practice firing launcher pad on the 2-acre parcel. Army Headquarters responded by stating a need for use of the site for a planned ASP firing scheduled in May 1964. It is not clear from these documents which of the two coastal parcels is referenced. Construction plans provided by the U.S. Army Corps (and dated 16 August 1961) clearly show that a launcher pad ("Nike A.S.P. Site") was built on the 2.30-acre coastal parcel located opposite the middle of Dillingham Field. The parcel located off the west end of the Field is now known as Mokuleia Army Beach where the Army maintains a recreational facility.

Another 2-acre parcel (TMK 6-8-02: por. 18) designated as part of Tract E (and later incorporated into Tract A) is located adjacent to the Nike Site No. 1 launcher area and included Building 24 situated on the parcel to be used for vehicle parts storage and/or a motor pool. Use of this area was granted by the U.S. Air Force for 5 years and later extended for another 5-year period to terminate on 30 September 1973. However the permit was terminated by mutual agreement on 10 April 1970.

Tract F (0.05 acre; TMK 6-8-02: por. 18) references a joint use agreement dated 15 September 1965 between the U.S. Army and the U.S. Air Force. The agreement was terminated effective 31 May 1970. Involved was a concrete structure known as Building No. 651 to be used as an evacuation point for the Nike-Hercules personnel in the event of a tidal wave alert.

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State of Hawaii Property

Tracts 101-1 through 101-9 consist of a total of 6.78 acres located in the mountains above the launcher site and used as the Control Area for Nike Site No. 1. Construction of the control area facilities was started under a right-of-entry granted by the (then) Territory of Hawaii in 1960. These lands were only later covered by a lease dated 1 January 1965 (Contract No. DA-94-626-ENG-90) from the State of Hawaii. Tract 101-1 (0.43 acre) was used for a helicopter pad. Tract 101-2 (5.69 acres) was used for the control area buildings and radar equipment. Tract 101-5 was the site of a water system pump house. Tract 101-6 was used for the boresight tower. Tract 101-9 was used for a water tank site. The other tracts (101-3, 101-4, 101-7, and 101-8) were used for water lines and cable lines. The lease for tract 101-1 ("helioport") was terminated by Supplemental Agreement No. 1 dated 17 April 1968. Tracts 101-2 through 101-9 were terminated by Supplemental Agreement No. 2 dated 1 January 1975. Upon termination, these areas reverted back to the State of Hawaii.

Private Landholders

Tracts 100 E-1 (0.05 acre), 201 E-1 (0.01 acre), and 201 E-2 (0.05 acre) are easements obtained for the sum of \$50.00 by deed dated 16 November 1962 from Castle and Cooke, Inc. These easements were used for cable lines and were transferred to Dillingham Military Reservation by letter dated 6 March 1980 from Col. Peter Stearns, Director of Engineering and Housing to the Division Engineer, Pacific Ocean Division.

Tracts 102 E-1 is 0.12 acre and was used as a line-of-sight easement. Tract 202 L-1 is 3.20 acres and was used for an access road. Tracts 202 L-2 through 202 L-13 (formerly Tracts 202 E-1 through 12) are 7.63 acres in total and were used for cable lines, water lines, a roadway, and a pump house. These parcels were obtained from Mokuleia Ranch and Land Company, Ltd. by a right-of-entry permit dated 17 February 1960. Tracts 102 E-1 and 202 L-1 were terminated 16 February 1962 under the terms of the right-of-entry agreement. Right-of-entry Tracts 202 L-2, and 202 L-6 through 202 L-13 (totaling 7.51 acres) were terminated by agreement between the United States of America and Mokuleia Ranch and Land Company on 14 August 1975. This agreement released the government from any and all manner of actions, liability, and claims that might be made against it arising from government use of the premises under the right-of-entry dated 17 February 1960.

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Tracts 202 L-3 through L-5 appear to have remained with the Government as part of Dillingham Military Reservation.

Tracts 103 L-1 through 103 L-4, 204 L-1 through 204 L-3, 205 L-1 and 207 L-1 consist of no acreage but were obtained for road signs by letter dated 20 March 1962 between the U.S. Army and Castle & Cooke, Inc. (Waialua Agricultural Co.). These tracts were terminated by signed acknowledgment of a letter from the U.S. Army to Waialua Agricultural Co. dated 8 November 1974.

Tracts 206 L-1 through 206 L-3 consist of no acreage and were obtained for road signs by letter dated 6 January 1962 between the U.S. Army and Mokuleia Land and Ranch Company. These tracts are shown as terminated on the U.S. Army real estate maps for Nike Site No. 1, although no date or letter of termination was found in available records. However, they appear on the real estate record for Dillingham Military Reservation (as Tracts EL-1, EL-2, and EL-3) shown therein as terminated 8 April 1980.

Tract 200 E-1 (0.13 acre), an easement for cable lines, was obtained from Addison Gulick (Waialua Agricultural Co.) for the sum of \$50.00 by deed dated 7 December 1963. Tract 203 L-1 (0.10 acre), used for cable lines, was obtained from Francis Gulick Trust (Waialua Agricultural Co.) for the sum of \$1.00 by a license agreement dated 1 December 1962. Both Tracts 200 E-1 and 203 L-1 were transferred to Dillingham Military Reservation.

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FIELD REPORT

A site investigation was undertaken on June 22, 1989. Jacqueline Mello and Michelle Medeiros from AECOS, Inc. and Dave Lindsey from the Army Corps of Engineers participated in this site visit.

Investigations were made at the sites of the water tanks along the road up to the control area site. The sites were overgrown with grasses and weeds. Attempts were made to knock down the grass and search the surrounding area. No evidence of toxic/hazardous waste was found at these sites. It is noted, however, that the government description of the three pump houses made at the time of transfer of the property to Mokuleia Ranch stated that each had a "corrugated cement asbestos roof." A boresight mast situated in a deep ravine was viewed from the side of the road.

The control area site consisted of abandoned buildings and towers. These buildings have been severely damaged by vandalism. Insulation from the air conditioning system has been ripped out, floor and wall tiles damaged, toilets broken, and debris (including beer bottles and garbage) scattered about the interior areas. One building is being used by the Department of Land and Natural Resources. This building was locked. A functional natural gas tank (1985) was half full. This tank was not installed by the Department of Defense.

An attempt was made to locate the two beach parcels used by the Nike battery, but available maps and photographs could not be matched with the Army real estate maps. Further tax map office investigations helped to locate the parcels. A second site visit was made on July 17 by Jacqueline Mello. One of the parcels (TMK 6-8-8:9) was completely overgrown with Christmas berry, beach naupaka, various grasses, and koa-haole trees. No evidence of the practice launch facility constructed here could be found. The other parcel is a part of what is now called Mokuleia Army Beach and is the site of an Army recreational facility.

Jacqueline Mello
Jacqueline Mello

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DISPOSITION OF NIKE SITE No. 1

Tracts A, B, C, D, E, and F comprising a total of 117.04 acres of Dillingham Air Force Base acquired from the Air Force by permit were transferred back to the U.S. Air Force between April 1968 and February 1975. These areas had been used as the launcher and administration areas for Nike Site No. 1 and included various road, sign, and cable rights-of-way. Dillingham Air Force Base was transferred to the U.S. Army (becoming Dillingham Military Reservation) on 27 February 1975. Any permits acquired for Nike Site No. 1 that were still active within the boundaries of the military reservation were in effect canceled by this action. Portions of the airfield are presently leased to the State of Hawaii, Department of Transportation.

Lands used for the Control Area No. 1 that were acquired under right-of-entry permits from the Territory of Hawaii and later leased from the State of Hawaii totaled 6.78 acres. These lands were returned to the State by Supplemental Agreements to the lease in April 1968 (heliport only) and January 1975 (all remaining parcels).

The remainder of the lands utilized for Nike Site No. 1 encompassed roadway, sign, water system, cable, line-of-site, and electrical easements as needed to service the Control Area. Use of these areas was by right-of-entry agreements with private landholders. A total of 3.32 acres terminated in February 1962 under the terms of the right-of-entry agreement with Mokuleia Land and Ranch Co. Another 7.51 acres were terminated by agreement between the United States Government and Mokuleia Ranch and Land Co. in August 1975. This agreement released the government from all claims and the ranch accepted the government improvements to the land. A signed acknowledgment of a letter terminated rights-of-entry agreements with the Waialua Sugar Co. for erection of signs (no acreage) in November 1974. A total of 0.11 acre in easements acquired from Castle & Cooke, Inc. and 0.23 acre in easements and licenses from Addison Gulick (Waialua Agriculture Co.) all used for cable lines were transferred to the Dillingham Military Reservation in March 1980.

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
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PROJECT NO. H09HI039110

Disposition of the lands used for Nike Site No. 1 can be summarized as follows:

Re-Transferred to DOD (to the	
U.S. Air Force until February	
1975, then to U.S. Army as part of	
Dillingham Military Reservation)	- 117.38 ac
Re-transferred to State of Hawaii	- 6.78 ac
Returned to private entities	- 10.95 ac

	135.11 ac

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY-USED SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY
NIKE SITE No. 1
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PART II - FINDINGS AND DETERMINATION OF ELIGIBILITY

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY-USED SITES
FINDINGS AND DETERMINATION OF ELIGIBILITY
NIKE SITE No. 1
(DILLINGHAM MILITARY RESERVATION)
MOKULEIA, WAIALUA, OAHU
PROJECT NO. HO9HI039110

FINDINGS AND DETERMINATION OF ELIGIBILITY

1. Nike Site No. 1 at Mokuleia, Waialua District, City and County of Honolulu, Island of Oahu, Hawaii is a formerly-used Department of Defense site. A majority of the site is active DOD property (Dillingham Military Reservation).
2. The site encompassed 135.11 acres and was acquired over the period from 1960 to 1965. Of the total area, 117.04 acres were obtained by permit from the U.S. Air Force, being at the time portions of Dillingham Air Force Base. An area of 6.78 of lands belonging to the Territory of Hawaii were used under a right-of-entry permit and later leased from the State of Hawaii. Private interests holding lands surrounding Dillingham Air Force Base provided rights-of-entry and/or easements for roadway, water line, water tank, electrical or cable line, and signage as follows: 10.95 acres from Mokuleia Land and Ranch Co., Ltd. and 0.34 acres from Castle & Cooke, Inc. (Waialua Agricultural Co.).
3. Nike Site No. 1 was used by the U.S. Army as a coastal defense Nike-Hercules missile battery. Launch pads, missile assembly and warheading areas, fuel storage area, barracks, motor pool, vehicle fueling equipment, and administrative offices were constructed on parcels within Dillingham Air Force Base. A Control Area including helipad, barracks/messhall, generator building and radar sets were constructed on State land on the high ground inland of the Base. Roads, signs, water lines, water pump stations and buried cable systems were constructed on lands held by private parties. A practice launcher was built on a coastal parcel owned by the DOD.
4. All of the acreage pertaining to Nike Site No. 1 has been disposed of. The majority was returned to the U.S. Air Force in 1970. In 1975, Dillingham Air Force Base was transferred to the U.S. Army forming the Dillingham Military Reservation. The total acreage of Nike Site No. 1 which eventually was transferred into Dillingham Military Reservation was 117.38 acres. The lease from the State of Hawaii for 6.78 acres was terminated, returning the former Control Area site to the State. A total of 10.95 acres in easements and other agreements with private parties were terminated.
5. A majority of the land and facilities used for Nike Site No. 1 was returned to the U.S. Air Force and remains in DOD control (as Dillingham Military Reservation). The agreements that were made

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and later terminated with other land holders were done so by letter, agreement, or acknowledgment that release the Government from future claims against it. Beneficial use of the Government improvements in these areas has been made by the land owners. No evidence of hazardous/toxic waste or debris was found during a field inspection of the areas off Dillingham Military Reservation.

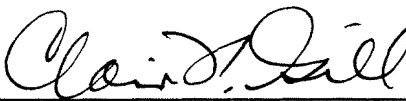
DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
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DETERMINATION

Based upon the foregoing findings of fact, the site as described above has been determined to be formerly-used DOD property. However, the majority of the site including the former launcher pads, missile assembly areas, motor pool, vehicle fuel unit, and administration area was transferred to the U.S. Air Force. Later, these land and improvements were transferred to the U.S. Army as part of the Dillingham Military Reservation. Lands and facilities outside of the military reservation were returned to the previous owners including the State of Hawaii, (Control Area No. 1) which accepted the improvements and released the government from future claims. For the most part, Government improvements have been used beneficially by the land owners. Therefore, it is determined that an environmental restoration project is not an appropriate undertaking within the purview of the Defense Environmental Restoration Program, established under 10 U.S.C. 2701 et seq., for the reasons stated above.

11 April 1990
Date



CLAIR F. GILL
Colonel, EN
Commanding

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY-USED SITES
POLICY CONSIDERATIONS
NIKE SITE No. 1
(DILLINGHAM MILITARY RESERVATION)
MOKULEIA, WAIALUA, OAHU
PROJECT NO. HO9HI039110

PART III - POLICY CONSIDERATIONS

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY-USED SITES
POLICY CONSIDERATIONS
NIKE SITE No. 1
(DILLINGHAM MILITARY RESERVATION)
MOKULEIA, WAIALUA, OAHU
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POLICY CONSIDERATIONS

Current Department of Defense policy considerations do not affect the determination of project eligibility for hazardous/toxic waste contamination evaluation under the DERA program. According to the Department of the Army's notice regarding DERP --Execution policy -- Criteria for Unsafe Hazards/Conditions ". . . any lease, permit, deed or other title transfer document contains a provision specifically absolving the government from site restoration, the site will not qualify for restoration."

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
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PROJECT RECOMMENDATIONS
NIKE SITE No. 1
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PART IV - PROJECT RECOMMENDATIONS

DEFENSE ENVIRONMENTAL RESTORATION PROGRAM
FOR FORMERLY-USED SITES
PROJECT RECOMMENDATIONS
NIKE SITE No. 1
(DILLINGHAM MILITARY RESERVATION)
MOKULEIA, WAIALUA, OAHU
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PROJECT RECOMMENDATIONS

Nike Site No. 1 at Mokuleia, Oahu, Hawaii has not been an active U.S. Army installation since prior to 1970. It is recommended that no environmental restoration activities be undertaken at this site.