

maintenance equipment operates, the staff accommodations at Halepōhaku, the VIS, and other activities.

2.3.3 MANAGEMENT ACTIVITIES: ALTERNATIVE 2

If a new master lease is issued as requested, UH will continue to implement and enforce the CMP and any BLNR-approved amendments throughout the term of the lease. The Mauna Kea Access Road would continue to be maintained at roughly the same level it is today. Public access to the UH Management Area would continue as it is today and commercial tours would continue to operate under the permit program. Other facilities and services, such as the VIS and ranger program, would continue to operate similar to the way they do today.

Further, UH will continue to observe and comply with Act 132, which calls for any fees collected on the UH Management Area to be deposited into the Maunakea lands management special fund and used only for the management of the “Mauna Kea lands.” CMP compliance assures any new or renegotiated sublease will also require the sublessee to comply with the conditions of the CMP, including decommissioning requirements for funding the decommissioning process and site restoration. This will provide greater certainty that UH will not bear site restoration costs disproportionately. Following the example of the Thirty Meter Telescope sublease, all new and renegotiated subleases shall pay rent into the Maunakea lands management special fund. Those funds plus funds from the tour operator fees and any other sources would ensure the continued implementation of the CMP. However, similar to the No Action Alternative, management actions may taper off toward the end of the new lease term if funds available from the subleases and other sources diminish.

As described in Section 2.2.4, Act 132 (SLH 2009) authorizes UH to adopt administrative rules pursuant to HRS Chapter 91 to regulate public and commercial activities in the UH Management Area, and it is presently moving through the rule-making process. It presently anticipates that the rules will be approved sometime in late 2015 or early 2016.

2.4 ALTERNATIVE 3: NEW MASTER LEASE FOR A REDUCED LEASE AREA

Under Alternative 3 the BLNR would terminate the existing master leases per UH’s request and simultaneously award 65-year master leases to UH for the following areas:

- An area that includes the 525-acre Astronomy Precinct with approximately 353-acres of adjacent land plus the 2-acre VLBA sublease area. This area is a portion of the existing MKSR (TMK 4-4-015:009) and all together is 880 acres, or 7.8 percent of the current ~11,288 acre MKSR. The land adjacent to the existing Astronomy Precinct provides a 250-foot or greater buffer around the Astronomy Precinct, includes the switchback road up to the observatories, and captures the existing batch plant staging area. The approximate boundary of the area is shown in Figure 2.1 below.
- The 19.261-acre Halepōhaku mid-level facility as described in Alternative 2 (Figure 1.1).

Alternative 3 also provides for continued use of the Mauna Kea Access Road as described in Alternative 2 with the easement expanded to capture the entire roadway between the lease areas described above, including the road off the Mauna Kea Access Road to the VLBA site.