



MEMORANDUM

March 4, 2025

TO: Maunakea Management Board

FROM: Greg Chun, Executive Director, CMS

SUBJECT: Request for OCCL Concurrence, CMS VIS Warehouse Power

- Proposal rec'd: 1/30/2025
- Type **A** / B / C
- CMS MIP #355
- ED review: 1/31/2025
- EC: 2/13/2025
- KKM: 2/13/2015
- MKMB: 3/4/2025
- MKSOA: 3/13/2025

I. Project Description

CMS requests to restore electrical power to the VIS Warehouse via a conduit trench between existing electrical infrastructure and the Warehouse. The warehouse building was originally approved and powered under Conservation District Use Permit (CDUP) HA 1819, until the VIS Ingress Egress project (CDUP HA 3812) removed the electrical cables to make way for paving the new parking lot. CMS does not have a record why cables were not re-installed. Staff have since relied on a portable solar battery pack which only allows for some lighting and is inadequate for work needs. Restoring Warehouse power will enable staff to work efficiently and safely with improved interior lighting and indoor security cameras. As a result of this project, staff will also enjoy enhanced WiFi access with an antenna mounted to or under an existing eave.

The approximately 75' long conduit trench would occur on land previously disturbed in the creation of the VIS paved parking lot and also continuously used since the 1920s, with the first built improvements for hunting and recreational use by the Civilian Conservation Corp. Staff will rewire the Warehouse using an existing electrical panel, pullbox and breaker box.

The project presumes the following land use under HAR §13-5-22, P-8, Structures and Land Uses, Existing, (A-1) *Minor repair, maintenance, and operation to an existing structure, facility, use, land, and equipment, whether it is nonconforming or permitted, that involves mostly cosmetic work or like-to-like replacement of component parts, and that results in negligible change to or impact to land, or a natural and cultural resource...* CMS finds the request to be part of normal operation of an existing, permitted structure and involves cosmetic work with negligible impact to any natural or cultural resources.



The project involves no heavy machinery and the following exemptions are also considered to apply:

- HAR §11-200.1-15 (c)(1) *Operations, repairs, or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing; and*
- HAR §11-200-8(a), Exemption Class #1, *Operation, repair or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.* (1) Operation, repair or maintenance of: (b) Workshops and warehouses.

The proposal is being presented to the Maunakea committees including the Environment Committee, Maunakea Management Board (MKMB), and the Mauna Kea Stewardship and Oversight Authority (MKSOA) prior to submittal of a concurrence request to the Office of Conservation and Coastal Lands (OCCL).

II. Historical and Cultural Resources Identified

The project site is within the Mauna a Wākea Traditional Cultural Property, designated in 2023. The nearest identified historic properties include:

- Two State Inventory of Historic Places sites over 200 feet southwest of the project site, #50-10-23-10313¹ and #50-10-23-10315 (*ibid.*), identified as shrines with uprights stones, possibly used as part of octopus sinker manufacturing ritual and/or other ritual;
- Site 16244, the Pu'u Kalepeamoia Site, a multifunctional site complex that crosses the UH-managed lands and Mauna Kea Forest Reserve to the west. This site consists of two shrines and numerous lithic scatters². Both shrines are over 500 feet south of the proposed conduit line. Lithic scatters are at least 200 feet from the proposed conduit line;
- An ahu-lele within the DLNR-managed silversword enclosure, at a slight elevation from and over 400 feet to the northeast of the project site.

¹ McCoy, Patrick C. et al. 2009. A Cultural Resources Management Plan for the University of Hawaii Management Areas on Mauna Kea, Ka'ohē Ahupua'u, Hāmākua District, Hawai'i Island, State of Hawaii. TMK: (3)4-4-015:09, 12. A Sub-Plan for the Mauna Kea Comprehensive Management Plan, Appendix C, "List of Historic Properties Located in the Hale Pohaku Area."

² Sustainable Resources Group International, Inc. 2017. Final Environmental Assessment: Infrastructure Improvements at Maunakea Visitor Information Station, TMK: (3)4-4-015:12, District of Hāmākua, Island of Hawai'i, State of Hawaii. pg. 41



III. Impacts Identified

The project occurs within previously-disturbed land continuously used since at least the 1920s. CMS does not anticipate any impact on cultural resources including any viewplanes, nor impacts to any historical, hydrological, geological, or recreational resources. The relocation and pruning of the three māmane saplings, performed in accordance with prior US Fish and Wildlife Service guidance, may have negligible impact that are minimized with successful relocation and careful pruning of the subject plants. The project will not extend or enlarge the Warehouse footprint and does not change the permitted use of the facility, but will help to maintain the function of the midlevel facilities by enabling greater worker efficiency.

IV. Recommended Mitigation

CMS recommends Best Management Practices and other project conditions be adhered to in carrying out this work. The project will not proceed unless and until the Office of Conservation and Coastal Lands (OCCL) issues a determination of concurrence. CMS will comply with any and all concurrence guidelines issued by OCCL.

V. Center for Maunakea Stewardship (CMS) Recommendation

CMS recommends the project proceed to seek OCCL concurrence with the following recommended conditions of approval:

- Best Management Practices will be employed.
- The work area will be clearly delineated to warn the public of any hazards during project activity.
- All project participants must attend a Maunakea Orientation prior to work.
- Allow Maunakea Rangers to visit and monitor activities.
- Ensure that loose tools or equipment are not left unattended and are properly stored at the end of each day.
- In preparation for high winds, protocols must include measures to ensure debris and equipment are not blown from the job site.
- All improvements shall be designed and installed to withstand severe weather conditions.
- Proper removal and disposal of all waste material. All perishable items including food, food wrappers and containers, etc. shall be removed from the site at the end of each day and properly disposed.



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- Employ invasive species prevention best practices, including inspections of materials by a DLNR-approved biologist, as identified in the *Maunakea Invasive Species Management Plan* prior to entering UH managed lands. Inspections shall not occur on UH managed lands on Maunakea, at State or County parks, along public roadsides, or on Department of Hawaiian Home Lands.
- Nēnē (*Branta sandvicensis*) may be present. If a nēnē appears within 100 feet (30.5 meters) of ongoing work, all activity shall be temporarily suspended until the animal leaves the area of its own accord. Feeding of nēnē is prohibited.
- The project approval/permit may not be transferred or assigned without prior approval.
- No use of mechanized equipment except as provided for in DLNR concurrence or approval.
- Identify and comply with other permit requirements, such as County of Hawaii building permits or Department of Land & Natural Resources (see both any applicable DLNR permit and HAR §13-5-42 Standard conditions).
- The project must be completed within the time frame specified in the proposal and (when applicable) as provided for in DLNR concurrence or approval.