

JOSH GREEN, M.D.  
GOVERNOR  
KE KIA'ĀINA



**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII'**  
**DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU**  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

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IN REPLY REFER TO:

October 9, 2025

Mr. Edwin H. Sniffen, Director  
Department of Transportation  
869 Punchbowl Street  
Honolulu, Hawaii 96813

HAWAII

Request for Authorization to issue one month-to-month Revocable Permit (RP) to California Institute of Technology, for container storage, situated at Pier 1, Kawaihae Harbor, island of Hawaii, Tax Map Key (TMK) No. (3) 6-1-003:023 (Portion), Governor's Executive Order (GEO) Nos. 1862 and 1988.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 171-6, 171-11, 171-13, 171-17, 171-55, and 171-59, as amended.

APPLICANT:

California Institute of Technology (Applicant) is a higher education institute whose mailing address is 1200 East California Boulevard, Pasadena, California, 91125.

CHARACTER OF USE:

For container storage.

LOCATION:

Portion of Government lands at Pier 1, Kawaihae Harbor, island of Hawaii, TMK No. (3) 6-1-003:023 (Portion), as shown on enclosed Exhibit A.

ZONING:

State Land Use Commission:	Urban
County of Hawaii:	MG-1a

AREA: See enclosed Exhibit A

AREA	DESCRIPTION	TYPE	SQ. FT.	RATE	RENTAL	SECURITY DEPOSIT
1	Container Storage	Improved Land – Paved	2,025	\$ 0.40	\$ 810.00	\$ 1,620.00

CONSIDERATION, RP:

Month-to-month rent determined by appraisal as of January 1, 2025, for RPs in Kawaihae Harbor, Hawaii.

LAND TITLE STATUS:

GEO Nos. 1862 and 1988 for receiving or discharging passengers, and for loading and landing merchandise, with warehouse or warehouse space, office or office space, storage for wares and merchandise, and the like, to be under the control and management of the Hawaii Department of Transportation (HDOT).

TRUST LAND STATUS:

Subsection 5(b).

CURRENT USE STATUS:

The Applicant currently occupies portions of Pier 1 of Kawaihae Harbor, island of Hawaii for container storage. The HDOT has been reviewing all month-to-month RPs to ensure compliance with and applicability to HRS, Sections 171-17 and 171-55.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This use is exempt from the Office of Planning and Sustainable Development, and Environmental Review Program requirements pursuant to Hawaii Administrative Rules (HAR), Subchapter 11-200.1, which exempts the following:

“Exemption Type 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.”

The HDOT deems the action as de minimis and exempts it from the preparation of an exemption notice in accordance with HAR, Subchapter 11-200.1-16 (b). The exemption declaration for the action described above, based on the Exemption List for the HDOT, reviewed and concurred to by the Environmental Advisory Council on February 1, 2022, is as follows:

Exemption Type 1, Part 1:

- No. B2. "Temporary storage and staging of equipment and materials on State lands as necessary to support exempted and planned repair or maintenance activities.

Exemption Type 8, Part 1:

- No. 8g. "Creation or extension of leases, RPs or easements involving negligible or minor expansion or change of use beyond that previously existing."

REMARKS:

The Applicant's Submillimeter Observatory (CSO) was located at the summit of Maunakea since its inception in 1985. The CSO operated between 1987 to 2015, studying submillimeter wavelengths of light—those between infrared and radio on the electromagnetic spectrum. A wide range of objects including comets, planet-forming disks around stars, distant galaxies, and more were discovered. In addition to the discoveries, the CSO was instrumental in pioneering new detector technologies that later became integral to both space-based and ground-based observatories. In accordance with the State of Hawaii's 2010 Decommissioning Plan for Maunakea Observatories, the physical decommissioning process began in 2015 and was initiated on-site in 2022. The telescope components are currently packed in shipping containers at Kawaihae Harbor, awaiting transport to Chile, where the CSO will be repurposed as the Leighton Chajnantor Telescope.

Mr. Edwin H. Sniffen, Director  
October 9, 2025  
Page 4

RECOMMENDATION:

Based on this submittal, testimony and facts presented, the HDOT recommends the issuance of a month-to-month RP to the Applicant including its conditions and rent, under the terms and conditions cited above and other terms and conditions as may be prescribed by the Director of Transportation to best serve the interest of the State.

Sincerely,

A handwritten signature in black ink, reading "Dreaalee Kalili". The signature is written in a cursive, flowing style.

DREANALEE K. KALILI  
Deputy Director of Transportation for Harbors

Enclosure

Area 1 – Container Storage



Area 1 – 2,025 square feet of paved, improved land.

AREA	DESCRIPTION	TYPE	DIMENSIONS		SQ. FT.
1	Container Storage	Improved Land - Paved	45'	45'	2,025

