

State of Hawaii  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
Division of Boating and Ocean Recreation  
Honolulu, Hawaii 96819

March 9, 2018

Chairperson and Members  
Board of Land and Natural Resources  
State of Hawaii  
Honolulu, Hawaii

Land Board Members:

SUBJECT: APPROVE INSTALLATION OF AN EXISTING MOORING WITHIN REED'S BAY, OUTSIDE OF AN ESTABLISHED OFFSHORE MOORING AREA, AND DECLARE INSTALLATION EXEMPT FROM REQUIREMENTS OF CHAPTER 343, HAWAII REVISED STATUTES, AND TITLE 11, CHAPTER 200, HAWAII ADMINISTRATIVE RULES, HILO, ISLAND OF HAWAII, HAWAII, FOR NICOLE ALBRIGHT

REQUEST

The Division of Boating and Ocean Recreation ("DOBOR") is requesting that the Board of Land and Natural Resources ("Board") approve the installation of an existing offshore mooring within Reed's Bay on the Island of Hawaii, which is not an established offshore mooring area as defined in HAR 13-235. As required by HAR 13-235-9, any applicant requesting to moor a vessel outside of an established offshore mooring area must obtain approval from the Board.

Reed's Bay is a designated offshore mooring area identified in the "Documentation of Facilities for the Boating Program Transfer to the Department of Land and Natural Resources," when the Boating Program was transferred from the Department of Transportation to DLNR. However, Reed's Bay was never established as an offshore mooring area in HAR 13-235. Therefore, as required by HAR 13-235-9, the installation of all moorings within Reed's Bay must obtain approval from Board.

DOBOR is also requesting that the Board declare the installation of the existing offshore mooring exempt from the requirements of Chapter 343, Hawaii Revised Statutes, and Title 11, Chapter 200, Hawaii Administrative Rules, to prepare an Environmental Assessment ("EA"), due to the use of submerged State land.

The applicant, Nicole Albright ("Applicant"), uses an existing offshore mooring installed in Reed's Bay in Hilo on the Island of Hawaii that has been in place for several years. She is requesting that the Board declare the installation of her privately owned and maintained mooring exempt from the requirement to prepare an EA, as required by Chapter 343, HRS, and Chapter 11-200, HAR due to the use of submerged State land. In addition, the Applicant is requesting that the Board approve the mooring installation outside of an established offshore mooring, as required by HAR 13-235-9, due to Reed's Bay not being an established offshore mooring area as defined in HAR 13-235. The Applicant's request is attached as Exhibit A.

## PERMITS AND COMPLIANCE WITH STATE AND FEDERAL LAW

In order to comply with Federal Law (Section 10 of the Rivers and Harbors act of 1899), DOBOR is requiring that all offshore moorings under their jurisdiction obtain a permit from the U.S. Army Corps of Engineers ("ACOE"). In addition, in order to ensure that the mooring system is structurally sound, DOBOR is requiring that all offshore mooring permittees submit an Offshore Mooring Installation Plan, prepared by a licensed structural engineer, for approval.

The Applicant has obtained a Nationwide Permit Verification from the ACOE authorizing the installation and use of the existing mooring. A Mooring Installation Plan, prepared by a licensed structural engineer, has also been submitted to and approved by DOBOR Engineering Branch. The ACOE Permit and approved Mooring Installation Plan are also attached with Exhibit A.

In accordance with HAR 13-235-6, the National Marine Fisheries Service (NMFS) and DLNR, Division of Aquatic Resources (DAR) must determine whether an offshore mooring is detrimental to the habitat or spawning ground of marine life. Through the ACOE permitting process, NMFS has been consulted and determined the offshore mooring has no detrimental effect to the habitat or spawning ground of marine life. DAR has also been consulted and concurred that the offshore mooring has no detrimental effect to the habitat or spawning ground of marine life.

## ENVIRONMENTAL ASSESSMENT EXEMPTION

In accordance with Hawaii Administrative Rule (HAR) Section 11-200-8(A) and the Exemption List for the Department of Land and Natural Resources (DLNR), approved by the Environmental Council, on June 5, 2015, it has been determined that the installation of the existing mooring is exempt from the preparation of an EA pursuant to the following exemptions:

Item No. 13 of Exemption Class 6: "Placement or construction of accessory structures such as utility sheds, storage or maintenance sheds, office trailers, trash enclosures, comfort stations or sanitation facilities and related individual wastewater disposal systems, bus shelters, pavilions or picnic shelters, parking and fee collection facilities, checking stations, interpretive kiosks and displays, dock boxes, mooring cleats, bumpers, and mooring buoys, blocks, and piles, and other similar structures accessory to existing facilities on state land and waters."

Consultations with the U.S. Army Corps of Engineers for this EA Exemption have been conducted as required by HAR 11-200-8.

## RECOMMENDATION

Approve the installation of the existing offshore mooring within Reed's Bay, located outside of an established offshore mooring zone, and declare that, after considering the potential effects of the installed mooring as provided by Chapter 343, HRS, and Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environmental assessment.

Respectfully Submitted,



EDWARD R. UNDERWOOD, Administrator  
Division of Boating & Ocean Recreation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE, Chairperson  
Board of Land and Natural Resources

Attachment:

- A. Applicant's request for approval of mooring, approved Mooring Installation Plan, Nationwide Permit Verification Letter from Army Corps of Engineers

## EXHIBIT A

Nicole Albright  
200 Kanoelehua Ave. #305  
Hilo, HI 96720  
Email: [rwa96720@yahoo.com](mailto:rwa96720@yahoo.com)  
PH: 808-333-7144

February 6, 2018

Submitted to: Board of Land and Natural Resources, State of Hawaii, Department of Land and Natural Resources (DLNR), Division of Boating and Ocean Recreation, 4 Sand Island Access Road, Honolulu, HI 96819

Email: [finn.d.mccall@hawaii.gov](mailto:finn.d.mccall@hawaii.gov)  
PH: 808-587-3520

Request for Exemption from Requirement for Preparation of Environmental Assessment for Installation of an Existing Offshore Mooring in Reeds Bay Offshore Mooring Area, Hilo, Island of Hawaii.

Submitted in Compliance with Chapter 343, Hawaii Revised Statutes, and HAR Sections 11-200-8; 11-200(b)

### Request:

Nicole Albright (hereinafter referred to as "Petitioner") requests approval for an existing offshore mooring (that does not require modification) in the Reeds Bay Mooring area and exemption from requirement for environmental assessment report associated with the mooring installation; as the mooring will have little or no environmental impact, as discussed herein below;

1. The reason for the Environmental Assessment is due to the use of State submerged lands.
2. Petitioner request exemption from requirement for environmental assessment report associated with the proposed (existing) mooring installation, as the proposed installation will have little or no impact on the environment in the proposed location.
3. The current exemption list for the Department of Land and Natural Resources dated June 5, 2015 provides as follows under Exemption Class 6:  
"13. Placement or construction of accessory structures such as ...mooring, cleats bumpers, and mooring buoys, blocks and piles, and other similar structures accessory to existing facilities on state land and waters."

### Project Description:

Installation (existing) of a private offshore mooring in Reeds Bay Hilo, Hawaii, Offshore Mooring Area.

### Technical Description of Proposed Installation:

A non-commercial existing bow Mooring (DA Compliant-NWP-10-POH-2017-00095-Albright Reeds Bay Mooring 4) is located in the Reeds Bay Offshore mooring area in approximately 8-15 foot depth. The buoy is anchored by two 26' long galvanized chains attached to an approximately 4,000 lb. iron weight. The mooring features 3 nylon rode pennant lines and one chain pennant to secure the vessel at bow.

### Location of Proposed Installation:

The proposed (existing) mooring will be used by the Petitioner solely for the purpose of mooring a vessel for non-commercial purposes.

Impact on Coastal Ecosystems:

NEGLIGIBLE. The proposed site is not within the Special Management Area or Shoreline Setback Area, nor is the site within a State Conservation District. This site does not provide habitat for any known endangered species of plants, birds, or mammals. The site is not within, and does not border any national Area Reserve, Marine Conservation District, or estuary. The site is not on or close to any reef or coral colonies. No material will be placed or discharged in the project area. No dredge or fill activities will be involved in the installation of the mooring. The mooring will be placed within an existing designated DLNR "Offshore" mooring area.

Impact on Marine Resources:

NONE. The proposed (existing) mooring does not involve or affect the use or development of any marine or coastal resources.

Impact on Historic Resources:

NONE. The project site is not within a designated historic or cultural district and has not been listed or nominated for the Hawaii or National Register of Historic Places. The proposed project site contains no known historic or archaeological resources and is not within or adjacent to any Hawaiian fishpond or historic settlement area.

Impact on Scenic and Open Space Resources:

NEGLIGIBLE. A vessel will be located at the proposed mooring location and will be visible.

Respectfully submitted by:

Nicole Albright

  
\_\_\_\_\_  
Signature of Permittee

EXHIBIT A



**DEPARTMENT OF THE ARMY**  
**ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS**  
**REGULATORY DIVISION**  
**44669 STERLING HIGHWAY, SUITE B**  
**SOLDOTNA, AK 99669**

December 20, 2017

**SUBJECT:** Nationwide Permit Verification for Albright Reeds Bay Mooring 4, Reeds Bay, Hilo Bay, Hilo, Hawaii, Department of the Army File No. POH-2017-00095

Nicole Albright  
200 Kanoelehua Ave., #305  
Hilo, HI 96720

Dear Ms. Albright:

The Alaska District, U.S. Army Corps of Engineers (Corps), in support of Honolulu District, U.S. Army Corps of Engineers, Regulatory Branch has completed review of your Pre-Construction Notification (PCN) dated May 25, 2017 requesting authorization for the proposed Offshore Mooring for Albright Reeds Bay Mooring buoy 4, Hilo Bay, Hilo, Hawaii. Based upon a review of the information you submitted to the Honolulu office, we have verified that your proposed activity complies with the terms and conditions of Nationwide Permit (NWP) #10, (Mooring Buoys) issued on March 19, 2017 (82 FR 1860, January 6, 2017). Please reference Department of the Army (DA) file number POH-2017-00095 in any future correspondence related to this permit.

We have determined your proposed work involves work in or affecting navigable waters and requires prior authorization from the Corps in accordance with Section 10 of the Rivers & Harbors Act of 1899 (Section 10). This letter verifies your use of this NWP pursuant to Section 10, authorizing the following work as described below and as depicted on the enclosed drawings (Enclosure 1):

an after-the-fact verification of an existing mooring buoy deployed in approximately 8 feet of water, approximately 1500 feet from the shoreline in Reeds Bay. The bottom substrate in this area consists of flat lava rock, covered in 1"-3" of silt with a few small rocks. Water quality is poor, consisting of a mixture of brackish and salt water with low visibility.

In order for this NWP authorization to be valid, you must ensure that the work is performed in accordance with the *Nationwide Permit General Conditions* and the *Honolulu District Regional Conditions* (Enclosures 2 & 3), and the following project-specific Special Conditions:

1. Essential Fish Habitat. You must comply with the following conditions to avoid and/or minimize adverse impacts to EFH resources:
  1. Chains and downlines should be supported with mid-water floats that prevent contact with the bottom if the surface float is compromised.
  2. The anchors should be properly weighted to support the moored vessel in all conditions that are likely to occur without dragging along the bottom.

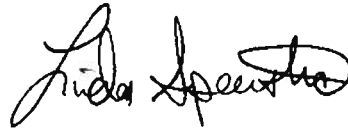
3. The applicant should have a long term maintenance plan for each mooring and buoy to ensure its integrity. Once it is no longer needed, the applicant is responsible for removing all components of the mooring buoy to ensure that it does not become marine debris. This will avoid impacts to nearby resources from broken and derelict buoys and vessels.
  4. The applicant should have plans in place to avoid the discharge of any potential pollutants from mooring installation vessel, installation activities, and the moored vessel. This will avoid a contribution to reduced water quality of the water column EFH in the area.
2. Endangered Species. You must comply with the following conditions to avoid and/or minimize adverse impacts to threatened and endangered species, including designated critical habitat:
- a) Incidents where any individuals of Green Sea Turtle (*Chelonia mydas*), Hawksbill Turtle (*Eretmochelys imbricata*), Loggerhead Sea Turtle (*Caretta caretta*), Hawaiian Monk Seal, (*Monachus schauinslandi*) listed by NOAA Fisheries under the Endangered Species Act appear to be injured or killed as a result of discharges of dredged or fill material into waters of the U.S. or structures or work in navigable waters of the U.S. authorized by this NWP shall be reported to NOAA Fisheries, Office of Protected Resources at (301) 713-1401 and the Regulatory Branch of the Honolulu District, U.S. Army Corps of Engineers at (808) 835-4303. The finder should leave the animal alone, make note of any circumstances likely causing the death or injury, note the location and number of individuals involved and, if possible take photographs. Adult animals should not be disturbed unless circumstances arise where they are obviously injured or killed discharge exposure or some unnatural cause. The finder may be asked to carry out instructions provided by NOAA Fisheries, Office of Protected Resources, to collect specimens or take other measurements to ensure that evidence intrinsic to the specimen is preserved.
  - b) You must comply with the attached Standard Local Operating Procedures for Endangered Species in the Central and Western Pacific Region (Pac-SLOPES) general conditions and best management practices (BMPs) (Enclosure 4).
3. Coastal Zone Management Consistency Determination.  
You must implement and abide by the conditions of the Coastal Zone Management Consistency Concurrence issued for this NWP on 22 February 2017 by the State of Hawaii Department of Health, Clean Water Branch. Expiration of your CZM Consistency Concurrence invalidates this authorization.

The State of Hawaii, Department of Health, Clean Water Branch, has waived the individual water quality certification requirement for your project.

Verification of your project under this NWP is valid until **March 19, 2022** unless this NWP is modified, reissued, or revoked prior to that date. It is incumbent upon you to remain informed of changes to the NWPs. If the Corps modifies, reissues, or revokes any NWP at an earlier date, we will issue a public notice announcing the changes. Failure to comply with all terms and conditions of this NWP verification invalidates this authorization and could result in a violation of Rivers and Harbors Act and result in subsequent enforcement action. This authorization does not relieve you of the responsibility to obtain any other federal, state, and/or local authorizations required by law.

Thank you for your cooperation with the Honolulu District Regulatory Program. Should you have any questions related to this determination, please contact the Honolulu District office at 808-835-4303. You are encouraged to provide comments on your experience with the Honolulu District Regulatory Office by accessing their web-based customer survey form at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=136:4:0](http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0).

Sincerely,



Linda Speerstra  
Chief, Southeast Section

Enclosures

cc:

USCG (John Bannon, Jason Olney)	<a href="mailto:John.E.Bannon@uscg.mil">John.E.Bannon@uscg.mil</a> <a href="mailto:Jason.R.Olney@uscg.mil">Jason.R.Olney@uscg.mil</a>
State of Hawaii Department of Health, Clean Water Branch (DOH-CWB) (Darryl Lum)	<a href="mailto:Darryl.lum@doh.hawaii.gov">Darryl.lum@doh.hawaii.gov</a>
State of Hawaii Office of Planning, Coastal Zone Management Program (Hawaii CZM Program)	<a href="mailto:john.d.nakagawa@hawaii.gov">john.d.nakagawa@hawaii.gov</a>

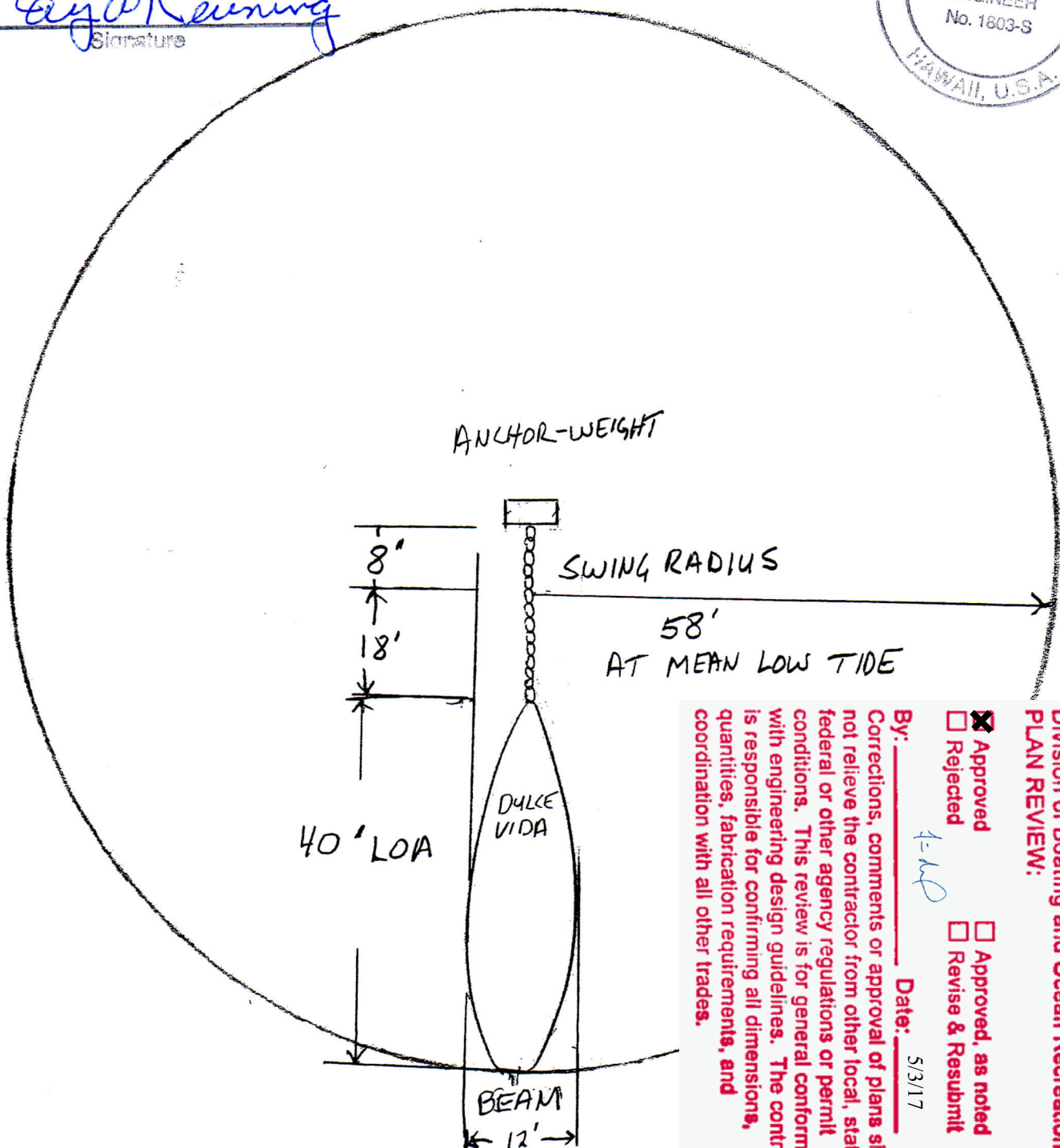


SITE PLAN FOR: NICOLE ALBRIGHT, BOAT NAME: DULCE VIDA HA 80676

REEDS BAY, HILO HAWAII, HILO HARBOR ANCHOR-WEIGHT LOCATION: N 19° 43. 586  
W 155° 03. 680

THIS WORK WAS PREPARED BY  
ME OR UNDER MY SUPERVISION.  
CONSTRUCTION OF THIS PROJECT  
WILL BE UNDER MY OBSERVATION.

*Ray W. Keuning*  
Signature



Department of Land and Natural Resources  
Division of Boating and Ocean Recreation  
**PLAN REVIEW:**

<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Approved, as noted
<input type="checkbox"/> Rejected	<input type="checkbox"/> Revise & Resubmit

By: *AK* Date: 5/3/17

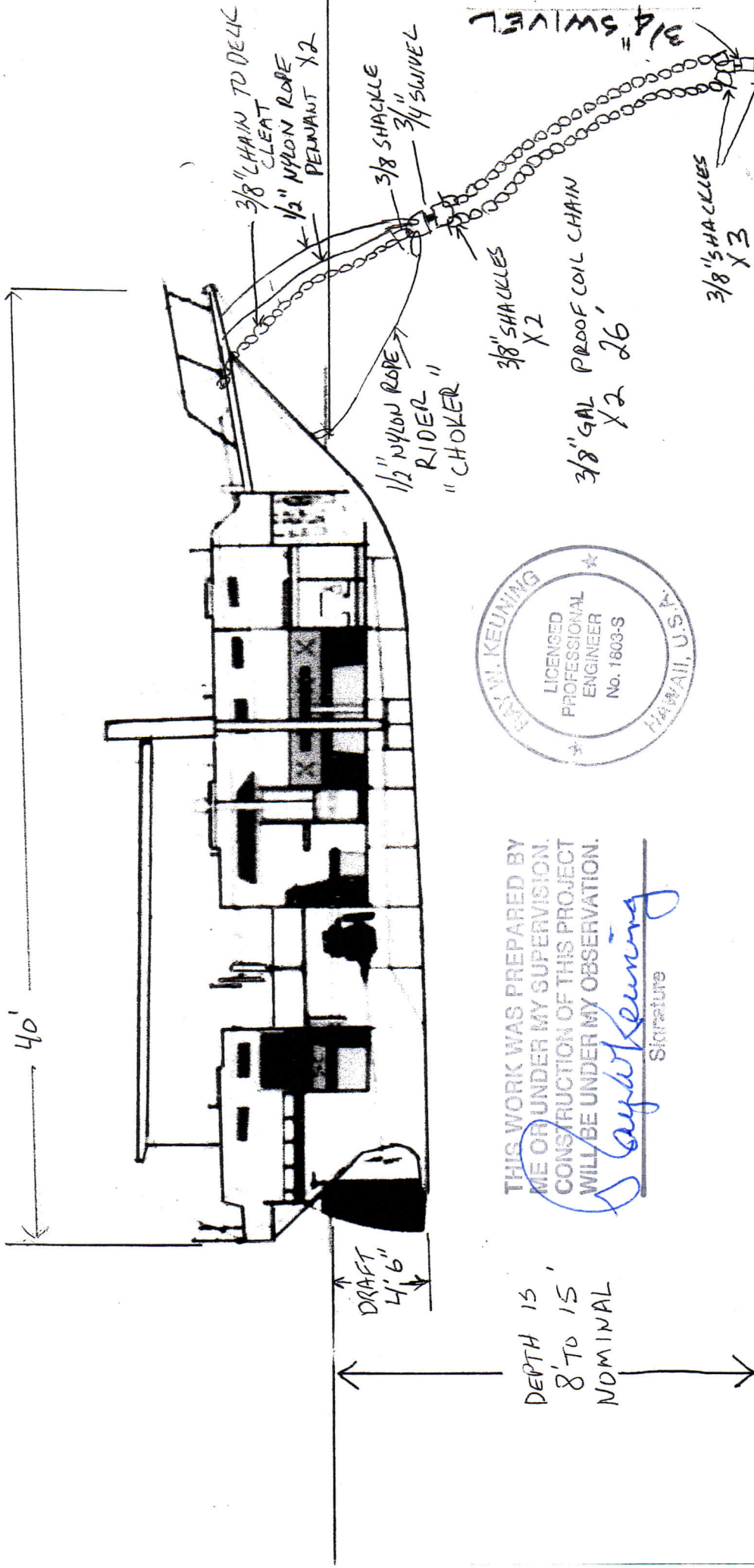
Corrections, comments or approval of plans shall not relieve the contractor from other local, state, federal or other agency regulations or permit conditions. This review is for general conformance with engineering design guidelines. The contractor is responsible for confirming all dimensions, quantities, fabrication requirements, and coordination with all other trades.

MAXIMUM LENGTH OF CHAIN INCLUDING SHACKLES & SWIVELS = 26'  
WATER LEVEL AT MEAN LOW TIDE = 8' 18' IS THE DIFFERENCE BETWEEN CHAIN LENGTH AND WATER LEVEL

SECTION VIEW FOR NICOLE ALBRIGHT, REEDS BAY, HILO HAWAII, HILO HARBOR

BOAT NAME: DULCE VIDA HA# 8067G MAKE OR DESIGN: BRUCE ROBERTS SEASPRAY 36A IN META

ANCHOR-WEIGHT LOCATION: N19°43.586 W155°03.680 LOA 39'7" BEAM 12" DISPLACEMENT 22000 LBS BALLAST 8400LBS



SILT LAYER 2'-3" THICK 'VARIES'

APPROX 4000 LBS →

FLAT ROCK BOTTOM

CAST IRON WT FROM FRONT LOADER 4'x3'x9" HITCHES