



PUBLIC NOTICE

U.S. ARMY CORPS OF ENGINEERS
LOS ANGELES DISTRICT

BUILDING STRONG®

APPLICATION FOR PERMIT English Village, Lake Havasu City, AZ

Public Notice/Application No.: SPL-2011-00530-WHM

Project: English Village Project

Comment Period: May 22, 2013 – June 23, 2013

Project Manager: William Miller; 602-230-6954; William.H.Miller@usace.army.mil

Applicant

Bill Spresser
VRE English Village LLC
1429 N. Scottsdale Rd.
Scottsdale, AZ 85281
(480) 818-3073

Contact

Jill Himes
Himes Consulting LLC
3301 West Genoa Way
Chandler, AZ 85226
(480) 899-5708

Location

VRE English Village LLC proposes to construct the English Village Landing, located on the eastern shore of Lake Havasu in Lake Havasu City, Mohave County, Arizona within portions of the northwest ¼ of Section 15, Township 13N, Range 20W (Figures 1 and 2). The site occurs within Bridgewater Channel, the channel which separates Pittsburg Point from the main body of Lake Havasu, immediately north of the London Bridge.

Activity

The proposed project consists of constructing an approximate 1.75-acre landing basin as shown in Figures 3-10. Excavation would be conducted behind the existing seawall to the same depth as the channel (to approximately 441 ft above msl). A new seawall would be constructed along the perimeter of the landing, with the city river walk continued along the shoreline. The remaining seawall would then be removed. Maintenance dredging would be conducted within the channel along the shallow area adjacent to the existing seawall (where the existing docks are located), to ensure an even depth from the channel into the landing. Dredging is estimated to relocate an estimated 1,333 cubic yards of material to deeper portions of the channel. Four docks would be installed to provide 123 boat slips; 32 of which would be for public use and 91 of which would be for residents of the property. For more information see page 4 of this notice.

Interested parties are hereby notified that an application has been received for a Department of the Army permit for the activity described herein and shown on the attached drawing(s). We invite you to review today's public notice and provide views on the proposed work. By providing substantive, site-specific comments to the Corps Regulatory Division, you provide information that support the Corps' decision-making process. All comments received during the comment period become part of the record and will be considered in the decision. This permit will be issued, issued with special conditions, or denied under Section 404 of the Clean Water Act (22 U.S.C. 1344). Comments should be mailed to:

**U.S. Army Corps of Engineers
ATTENTION: Regulatory Branch (SPL-2011-00530-WHM)
3636 N. Central Ave., Suite 900
Phoenix, Arizona 85012**

Alternatively, comments can be sent electronically to: William.H.Miller@usace.army.mil

The mission of the U.S. Army Corps of Engineers Regulatory Program is to protect the Nation's aquatic resources, while allowing reasonable development through fair, flexible and balanced permit decisions. The Corps evaluates permit applications for essentially all construction activities that occur in the Nation's waters, including wetlands. The Regulatory Program in the Los Angeles District is executed to protect aquatic resources by developing and implementing short- and long-term initiatives to improve regulatory products, processes, program transparency, and customer feedback considering current staffing levels and historical funding trends.

Corps permits are necessary for any work, including construction and dredging, in the Nation's navigable water and their tributary waters. The Corps balances the reasonably foreseeable benefits and detriments of proposed projects, and makes permit decisions that recognize the essential values of the Nation's aquatic ecosystems to the general public, as well as the property rights of private citizens who want to use their land. The Corps strives to make its permit decisions in a timely manner that minimizes impacts to the regulated public.

During the permit process, the Corps considers the views of other Federal, state and local agencies, interest groups, and the general public. The results of this careful public interest review are fair and equitable decisions that allow reasonable use of private property, infrastructure development, and growth of the economy, while offsetting the authorized impacts to the waters of the United States. The permit review process serves to first avoid and then minimize adverse effects of projects on aquatic resources to the maximum practicable extent. Any remaining unavoidable adverse impacts to the aquatic environment are offset by compensatory mitigation requirements, which may include restoration, enhancement, establishment, and/or preservation of aquatic ecosystem system functions and services.

Evaluation Factors

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof. Factors that will be considered include conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people. In addition, if the proposal would discharge dredged or fill material, the evaluation of the activity will include application of the EPA Guidelines (40 CFR Part 230) as required by Section 404 (b)(1) of the Clean Water Act.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Preliminary Review of Selected Factors

EIS Determination- A preliminary determination has been made that an environmental impact statement is not required for the proposed work.

Water Quality- The applicant is required to obtain water quality certification, under Section 401 of the Clean Water Act, from the Arizona State Department of Environmental Quality. Section 401 requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers prior to permit issuance.

Cultural Resources- The project site is located in an area that is entirely paved and previously-disturbed; an archaeological survey was conducted on the proposed project site and no archaeological sites or isolated artifacts were observed. Section 106 consultation with the State Historic Preservation has been completed.

Endangered Species- There are two federally-listed species that may occur within the project area: the razorback sucker (*Xyrauchen texanus*) and the bonytail chub (*Gila elegans*). The proposed project also occurs within designated critical habitat of the bonytail chub. The

Corps has determined the proposed project “may affect but is not likely to adversely affect” the razorback sucker and bonytail chub. Section 7 consultation with the U.S. Fish & Wildlife Service is currently underway.

Public Hearing- Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearing shall state with particularity the reasons for holding a public hearing. A Corps representative was available to the public at the City of Lake Havasu’s Planning & Zoning public hearing for the property on August 3, 2011.

Proposed Activity for Which a Permit is Required

Basic Project Purpose- The basic project purpose comprises the fundamental, essential, or irreducible purpose of the proposed project, and is used by the Corps to determine whether the applicant's project is water dependent (i.e., requires access or proximity to or siting within the special aquatic site to fulfill its basic purpose). Establishment of the basic project purpose is necessary only when the proposed activity would discharge dredged or fill material in to a special aquatic site (e.g., wetlands, pool and riffle complex, mudflats, coral reefs). Because no fills are proposed within special aquatic sites, identification of the basic project purpose is not necessary. The project is not water dependent.

Overall Project Purpose- The overall project purpose serves as the basis for the Corps' 404(b)(1) alternatives analysis and is determined by further defining the basic project purpose in a manner that more specifically describes the applicant's goals for the project, and which allows a reasonable range of alternatives to be analyzed. The overall project purpose is to provide safe boating access and docking for visitors and residents of the English Village.

Project Description

The proposed project consists of constructing an approximate 1.75-acre boat landing as shown in Figures 3-10. Construction begins with removal of the existing three docks on the property. Excavation would be conducted behind the existing seawall to the same depth as the channel (to approximately 440 ft above msl). A new seawall would be constructed along the perimeter of the landing, with the city river walk continued along the shoreline. The remaining seawall would then be removed. Maintenance dredging would be conducted within the channel along the shallow area adjacent to the existing seawall (where the existing docks are located), to ensure an even depth from the channel to the landing. Dredging would be conducted using a drag-line. The drag line is a heavy metal I-beam with two cables or chains bridled to each end of the beam and attached to a boat at a single point. The boat drags the beam along the bottom, moving the sediment along the bottom as it goes to deeper areas. Dredging is estimated to relocate an estimated 1,333 cubic yards of material (450 linear feet x 80 ft wide x 1 ft average depth) to deeper portions of the channel. Finally, four docks would be installed to provide 123 boat slips. Thirty-two of the slips would be for public docking and access and 91 slips would be for docking by English Village residents.

To compensate for the loss of Colorado River water through evaporation from the new surface area, the applicant has purchased 12.7 acre-feet from Arizona Recreational Facilities LLC through the City of Lake Havasu. This amount is based on an evaporation rate of 87 inches per year (ADWR) x 1.75 acres/12 inches per foot, which is 12.7 acre-feet.

Construction The sequence of events for construction of the landing is anticipated to be completed follows:

- Demolish and remove the existing physical features onsite (including buildings, landscape, hardscape, utilities, etc.) and remove existing docks.
- Excavate the landing to the design finish elevation of 441 ft above mean sea level (msl).
- Begin construction of the new bulkhead wall around the perimeter footprint
- Install a temporary retaining structure (such as coffer dam or water-tight sheet piling) for channel waters, on the existing waterway side.
- Pump out and filter any lake water between the temporary dam structure and the existing lake bulkhead and employ sediment control measures; return water to channel.
- Construct tie-in of new bulkhead wall to existing bulkhead at outermost limits to adjacent properties or end of anticipated onsite construction limits.
- Begin demolition of existing bulkhead and completely remove physical appurtenances from new landing area while employing sediment control measures.
- Pump or provide for controlled inlet to release lake water and begin filling new landing.
- Remove temporary retaining structures.

Dock Installation Four docks are proposed for installation as shown in Figures 3 and 4. Dock A dimensions are 178 feet (ft) x 5 ft with 5 double-slip fingers typically 26 ft x 22 ft x 3 ft (wide) and a 6 ft x 20 ft gangway. Dock A is proposed to be located against the seawall on the NW side with a total of 10 slips as shown in Figure 5. Dock B dimensions are 279 ft x 6 ft with 22 double-slip fingers, typically 26-28 ft x 22 ft x 3 ft wide, and a 20 ft x 6 ft gangway for a total of 42 slips (Figure 6). Dock C dimensions are 254 ft x 8 ft with 21 double-slip fingers typically 30 ft x 22 ft x 3 ft for a total of 41 slips, as shown in Figure 7. Dock D dimensions are 244 ft x 6 ft with 15 double-slip fingers typically 28 ft or 32 ft x 24 ft x 3 ft wide and a 20 ft x 6 ft gangway, for a total of 30 slips (Figure 8).

Additional Project Information

The project site is located within and adjacent to a man-made channel within the Colorado River (Lake Havasu), in a previously-developed area. The proposed project site contains an estimated 450 linear feet along waters of the U.S. (Colorado River). There is no remaining native habitat within the project site. Vegetation communities in the project vicinity are Lower Colorado River Subdivision of the Sonoran Desert (Brown 1994). Ms. Jill Himes conducted a site visit of the project site on March 31, 2011 to observe existing habitat

conditions. Adjacent habitat upstream along the bank includes quailbush (*Atriplex polycarpa*), arrow weed (*Pluchea sericea*), and creosotebush (*Larrea tridentata*). Land use downstream consists of the London Bridge Resort marina. Substrate along the channel consists of silt, sand, gravel, and rock. Land use across the channel is also developed and includes beaches, docks, restaurants, shops, and condominiums. Wildlife observed in the project vicinity includes American coot (*Fulica americana*) and mallards (*Anas platyrhynchos*).

The Lake Havasu fish community is composed predominately of nonnative fishes. Arizona Game and Fish Department (AGFD) fish surveys conducted in November 2009 documented the presence of largemouth bass (*Micropterus salmoides*), bluegill (*Lepomis macrochirus*), common carp (*Cyprinus carpio*), green sunfish (*Lepomis cyanellus*), channel catfish (*Ictalurus punctatus*), redear sunfish (*Lepomis microlophus*), yellow bullhead (*Ameiurus natalis*), gold fish (*Carassius auratus*), striped bass (*Morone saxatilis*), smallmouth bass (*Micropterus dolomieu*), threadfin shad (*Dorosoma petenense*), flathead catfish (*Pylodictis olivaris*), black crappie (*Pomoxis nigromaculatus*), and green sunfish (*Lepomis cyanellus*) (Brown and Jacobson 2009).

The proposed project would temporarily impact approximately 0.83 acres of permanent water (Lake Havasu) from maintenance dredging, and permanently impact 450 linear feet of seawall (Lake Havasu, which are jurisdictional under Section 404 of the Clean Water Act. The project would create an additional 1.75 acres of permanent water (Lake Havasu) through excavation of the basin. The applicant proposes to contribute to an in-lieu fee mitigation fund. The WUS in the project area consists of the Colorado River (Lake Havasu), which is a navigable water of the U.S. as defined by 33 CFR 329.

Proposed Special Conditions

No special conditions have been proposed at this time.

For additional information please call William Miller of my staff at 602-230-6954 or via e-mail at William.H.Miller@usace.army.mil . This public notice is issued by the Chief, Regulatory Division.

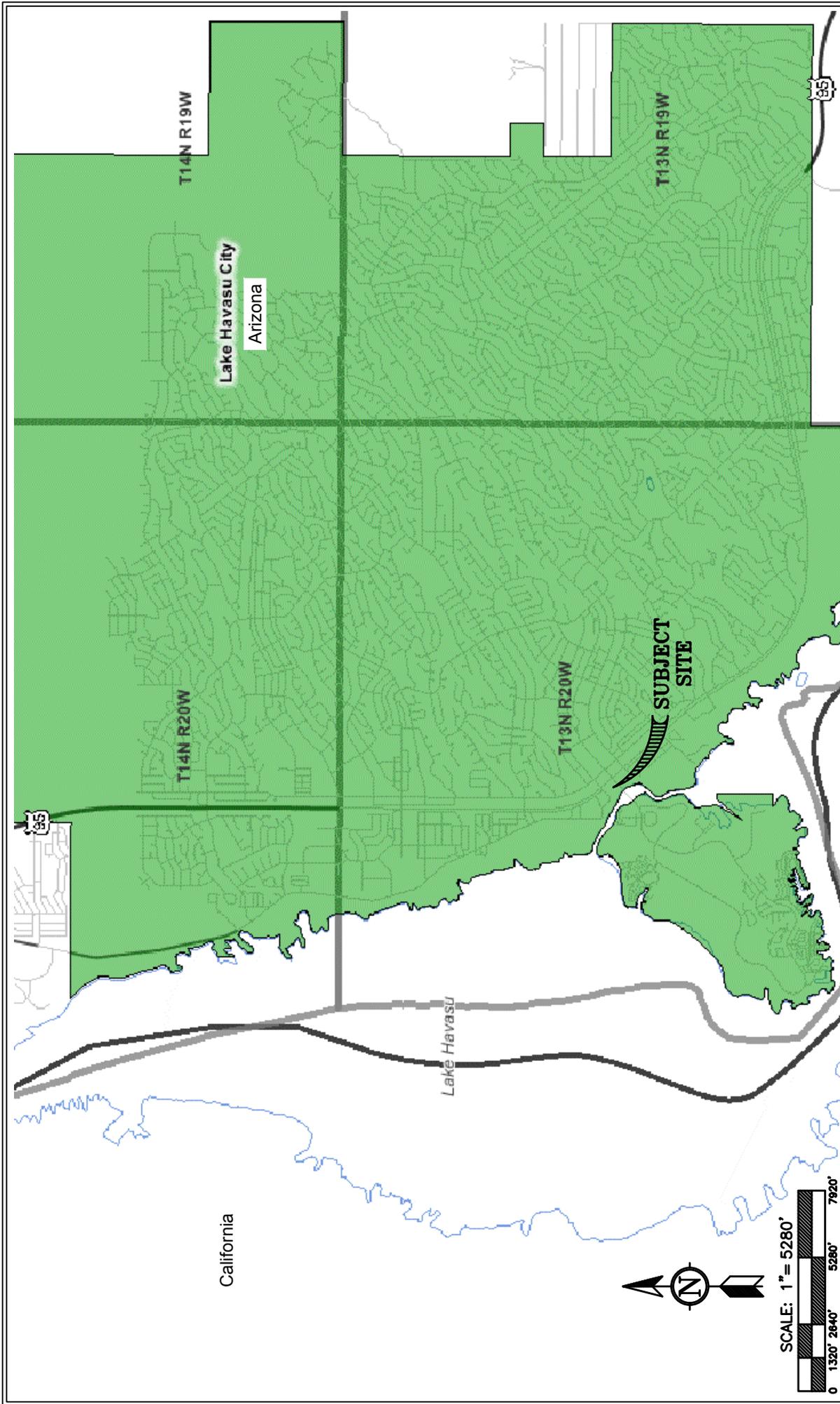


Regulatory Program Goals:

- To provide strong protection of the nation's aquatic environment, including wetlands.
- To ensure the Corps provides the regulated public with fair and reasonable decisions.
- To enhance the efficiency of the Corps' administration of its regulatory program.

U.S. ARMY CORPS OF ENGINEERS – LOS ANGELES DISTRICT

WWW.SPL.USACE.ARMY.MIL



California

Lake Havasu

T14N R19W

T13N R19W

T14N R20W

T13N R20W

Lake Havasu City
Arizona

**SUBJECT
SITE**



SCALE: 1" = 5280'

APP: VRE ENGLISH VILLAGE, LLC
 AGENT: HIMES CONSULTING, LLC
 LOCATION: LAKE HAVASU / COLORADO RIVER
 PURPOSE: CONSTRUCT A NEW BOAT LANDING
 WITH PUBLIC AND PRIVATE SLIPS

EXHIBIT

01

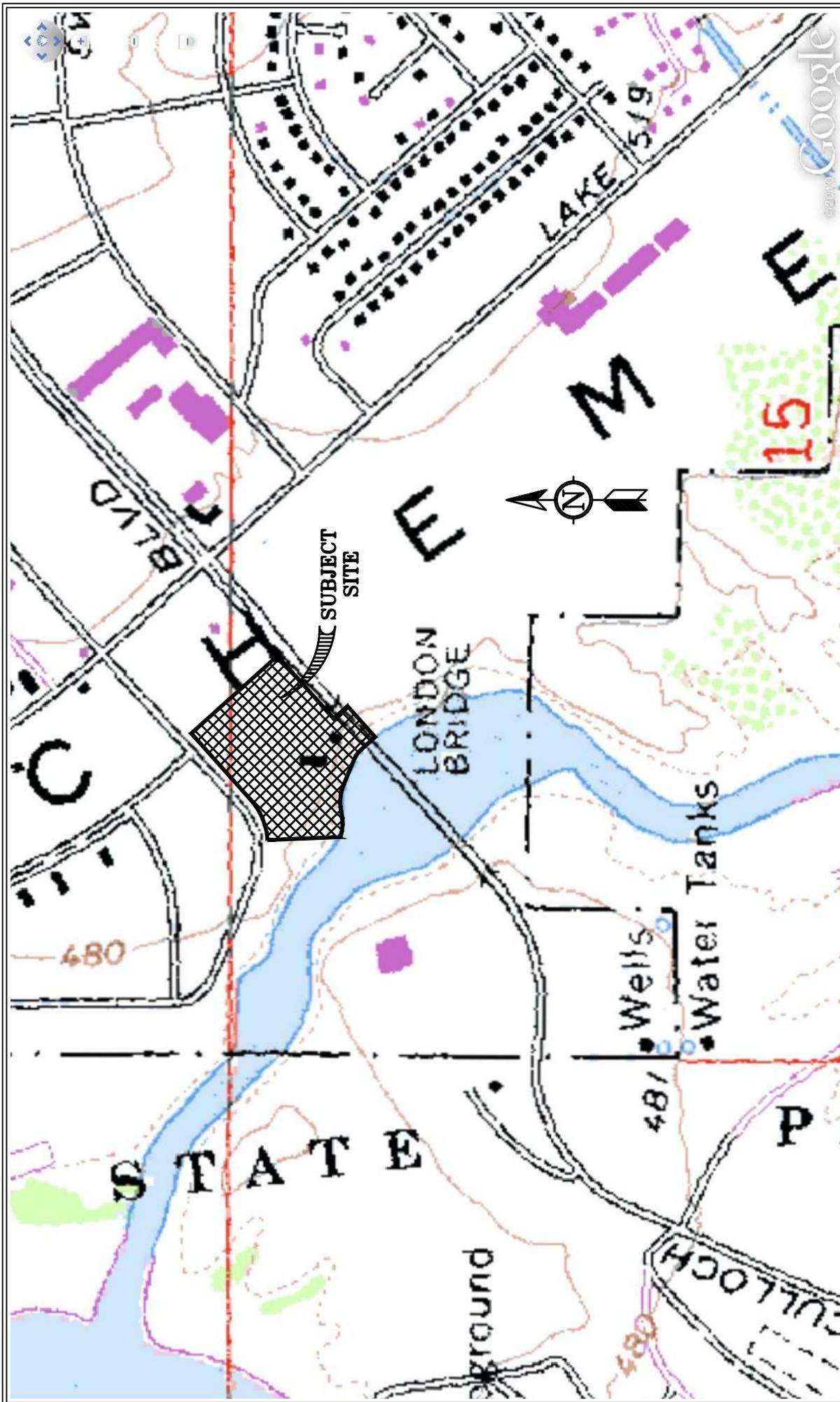
1 of 10

SITE VICINITY MAP - (T13N, R20W)
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

DATE: 03/27/13 | PROJ. NO: 10014 | SCALE: shown | CAD FILE: 10014_USACE-01-VIC | DRAWN: CAP



Vesecky Engineering & Surveying
 8502 E. Via De Ventura, Suite 101
 Scottsdale, AZ 85258
 Ph: (480) 393-3640
 Fx: (480) 393-3639



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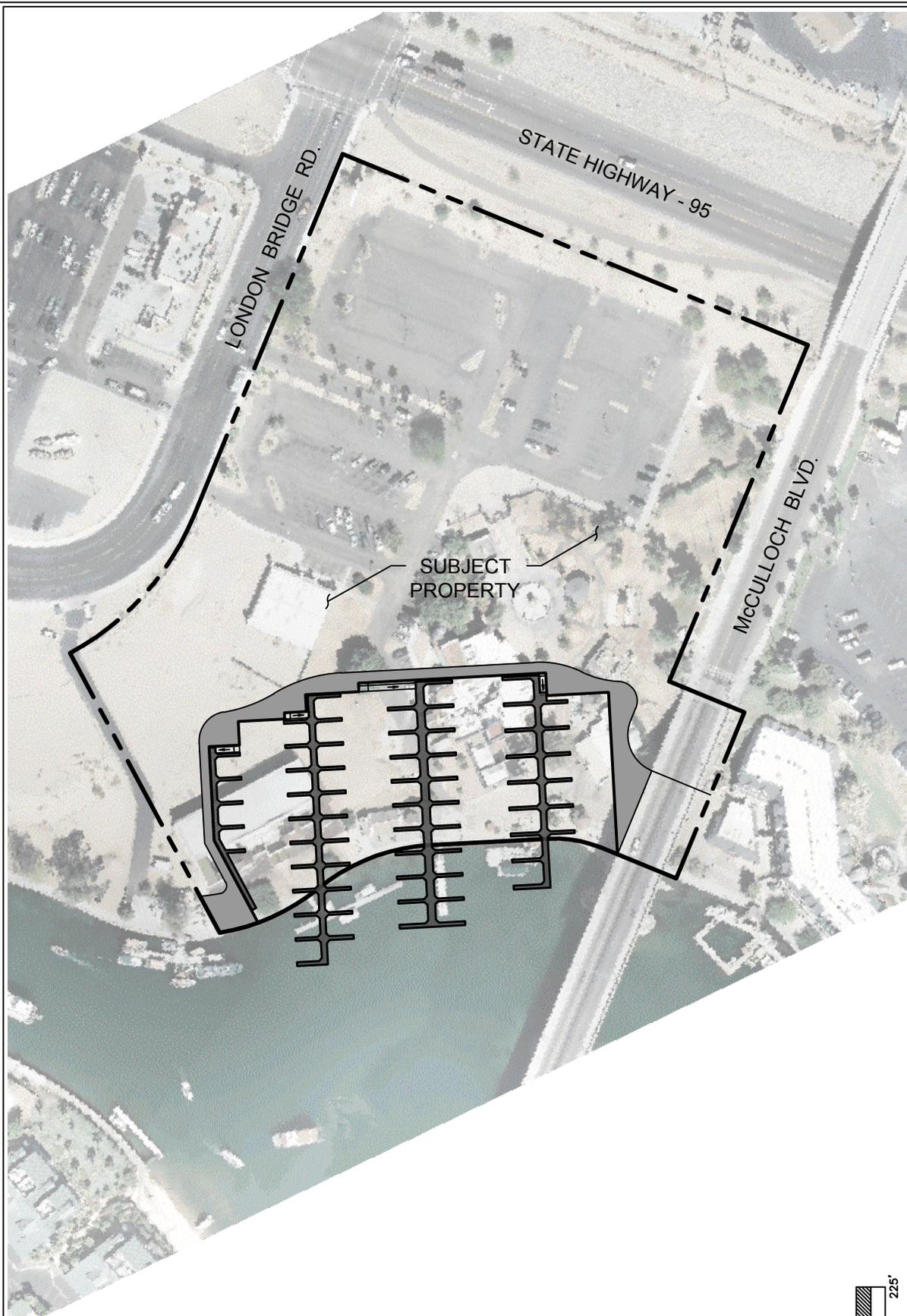
SITE LOCATION MAP - USGS REFERENCE
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

DATE: 03/27/13 | PROJ. NO.: 10014 | SCALE: 1"=600' | CAD FILE: 10014_USACE-02-US... | DRAWN: CAP

APP: VRE ENGLISH VILLAGE, LLC
 AGENT: HIMES CONSULTING, LLC
 LOCATION: LAKE HAVASU / COLORADO RIVER
 PURPOSE: CONSTRUCT A NEW BOAT LANDING
 WITH PUBLIC AND PRIVATE SLIPS

EXHIBIT

02



Vesecky Engineering & Surveying
 8502 E. Via De Ventura, Suite 101
 Scottsdale, AZ 85258
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 Fx: (480) 393-3639



OVERALL SITE LAYOUT (AERIAL)
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

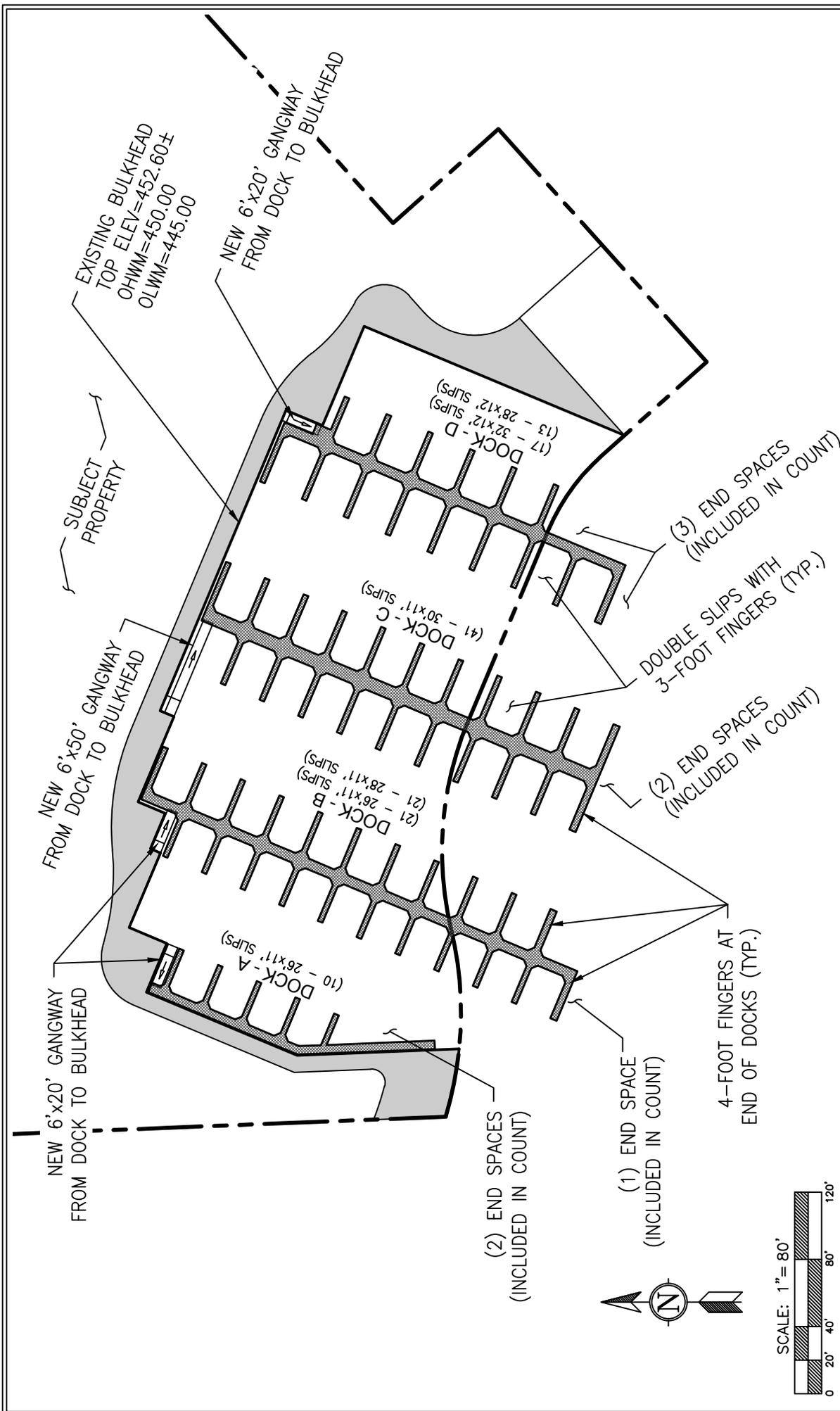
APP: VRE ENGLISH VILLAGE, LLC
 AGENT: HIMES CONSULTING, LLC
 LOCATION: LAKE HAVASU / COLORADO RIVER
 PURPOSE: CONSTRUCT A NEW BOAT LANDING
 WITH PUBLIC AND PRIVATE SLIPS

DATE: 03/27/13 | PROJ. NO: 10014 | SCALE: 1"=150' | CAD FILE: 10014_USACE-03-OV... | DRAWN: CAP

EXHIBIT

03

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Vesceky Engineering & Surveying
 8502 E. Via De Ventura, Suite 101
 Scottsdale, AZ 85258
 Ph: (480) 393-3640
 Fx: (480) 393-3639

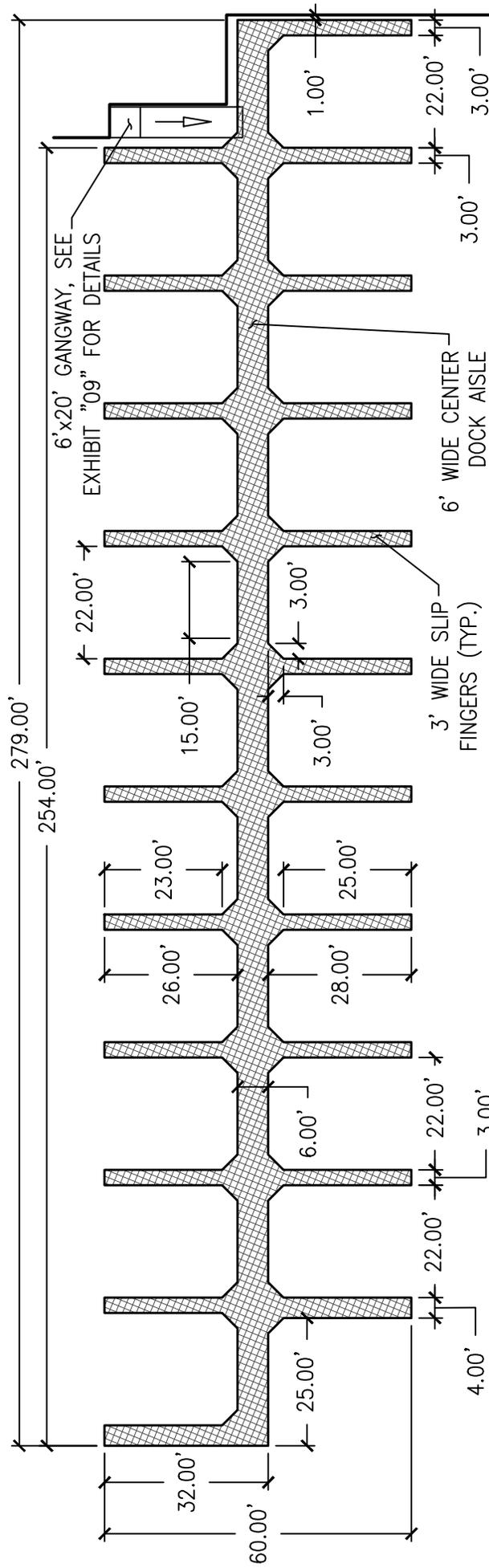


CONCEPT DOCK LAYOUT
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

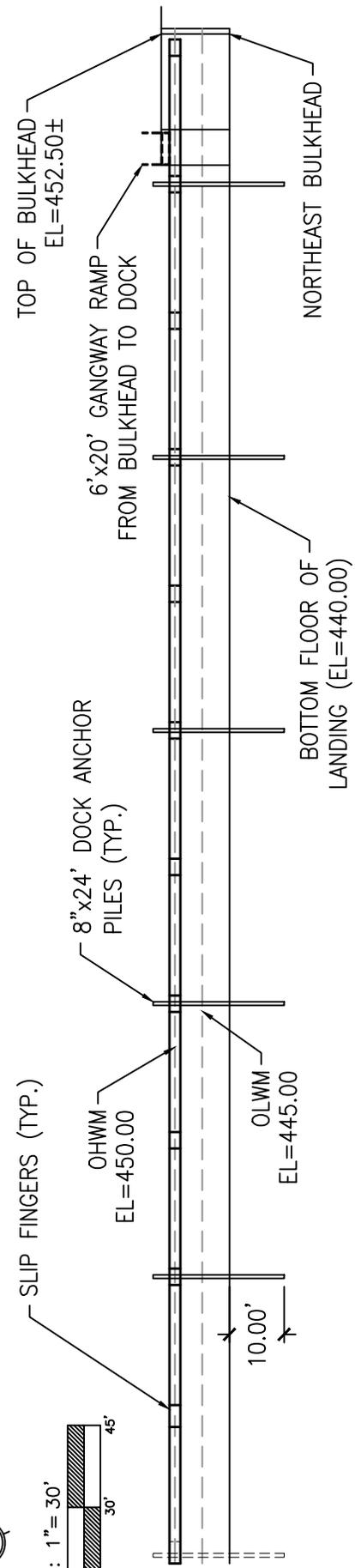
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APP: VRE ENGLISH VILLAGE, LLC
 AGENT: HIMES CONSULTING, LLC
 LOCATION: LAKE HAVASU / COLORADO RIVER
 PURPOSE: CONSTRUCT A NEW BOAT LANDING WITH PUBLIC AND PRIVATE SLIPS

EXHIBIT
04
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DOCK "B" - PLAN VIEW



DOCK "B" - ELEVATION

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Fx: (480) 393-3639



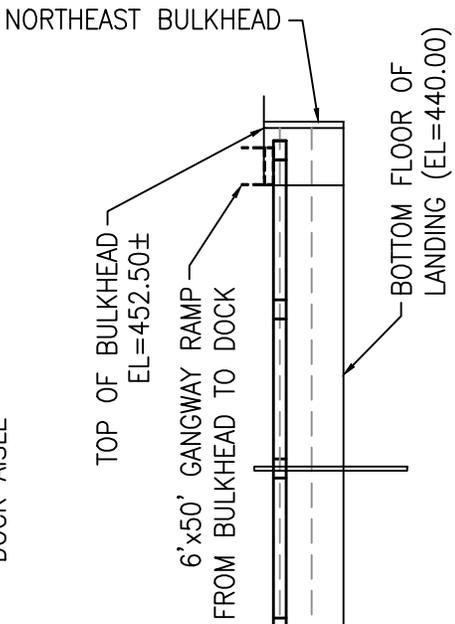
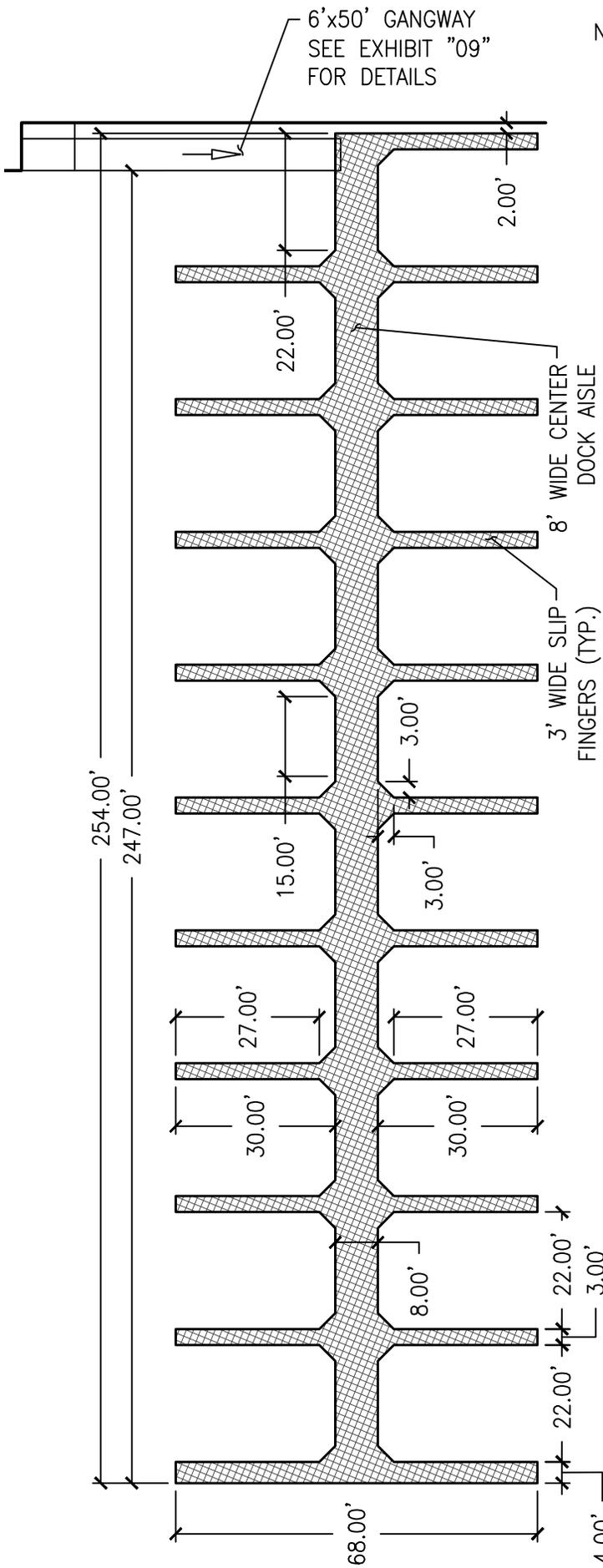
DOCK - B CONCEPT LAYOUT
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

DATE: 03/27/13 | PROJ. NO: 10014 | SCALE: 1"=30' | CAD FILE: 10014_USACE-06-Do... | DRAWN: CAP

APP: VRE ENGLISH VILLAGE, LLC
 AGENT: HIMES CONSULTING, LLC
 LOCATION: LAKE HAVASU / COLORADO RIVER
 PURPOSE: CONSTRUCT A NEW BOAT LANDING
 WITH PUBLIC AND PRIVATE SLIPS

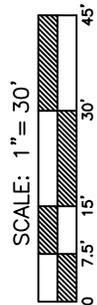
EXHIBIT

06



DOCK "C" - PLAN VIEW

DOCK "C" - ELEVATION



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DOCK - C CONCEPT LAYOUT
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

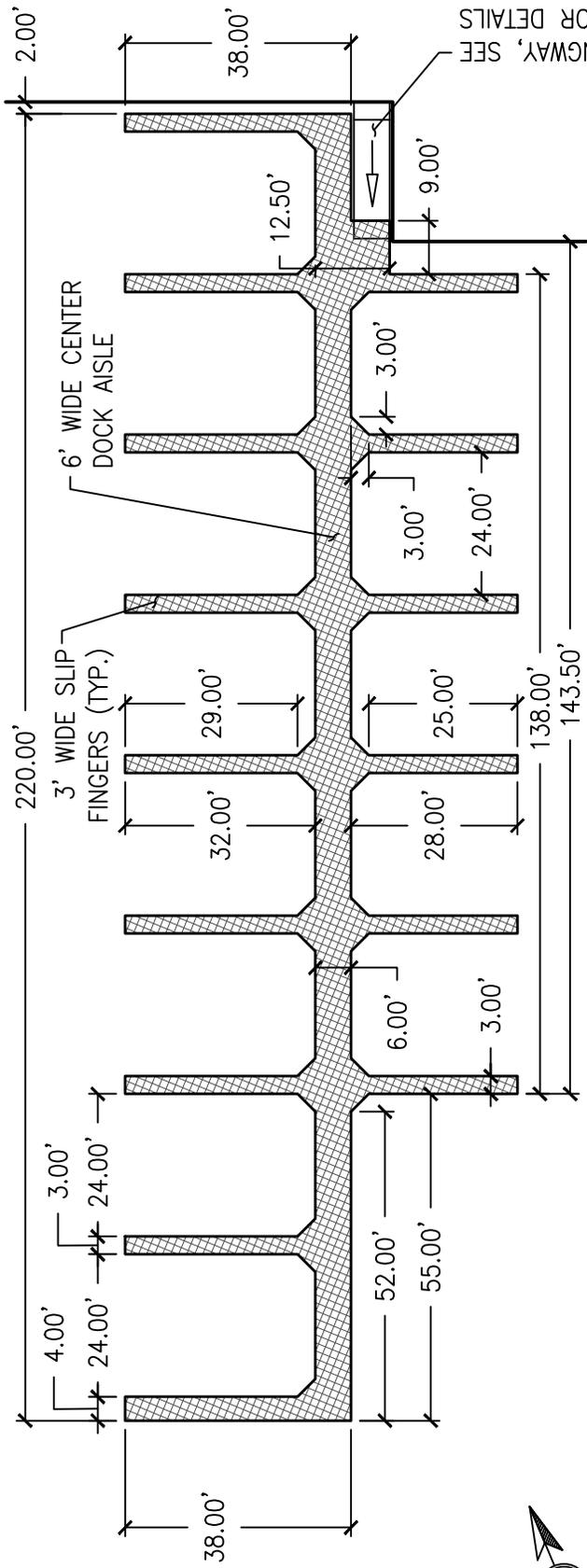
APP: VRE ENGLISH VILLAGE, LLC
AGENT: HIMES CONSULTING, LLC
LOCATION: LAKE HAVASU / COLORADO RIVER
PURPOSE: CONSTRUCT A NEW BOAT LANDING
WITH PUBLIC AND PRIVATE SLIPS

EXHIBIT

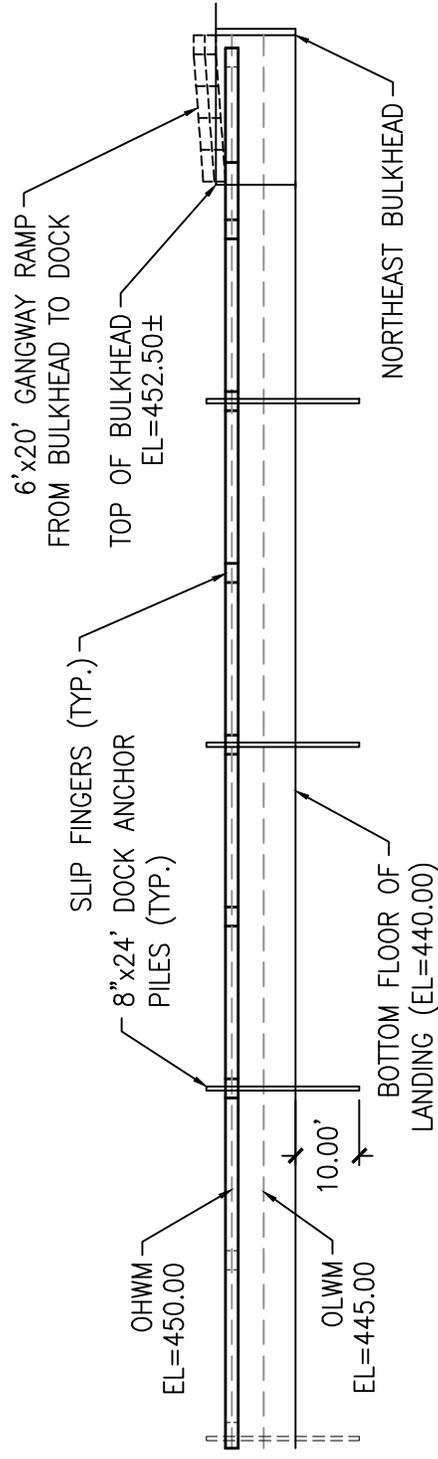
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7 of 10

DATE: 03/27/13 | PROJ. NO: 10014 | SCALE: 1"=30' | CAD FILE: 10014_USACE-07-Do... | DRAWN: CAP



DOCK "D" - PLAN VIEW



DOCK "D" - ELEVATION

6'x20' GANGWAY, SEE EXHIBIT "09" FOR DETAILS

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 Fx: (480) 393-3639



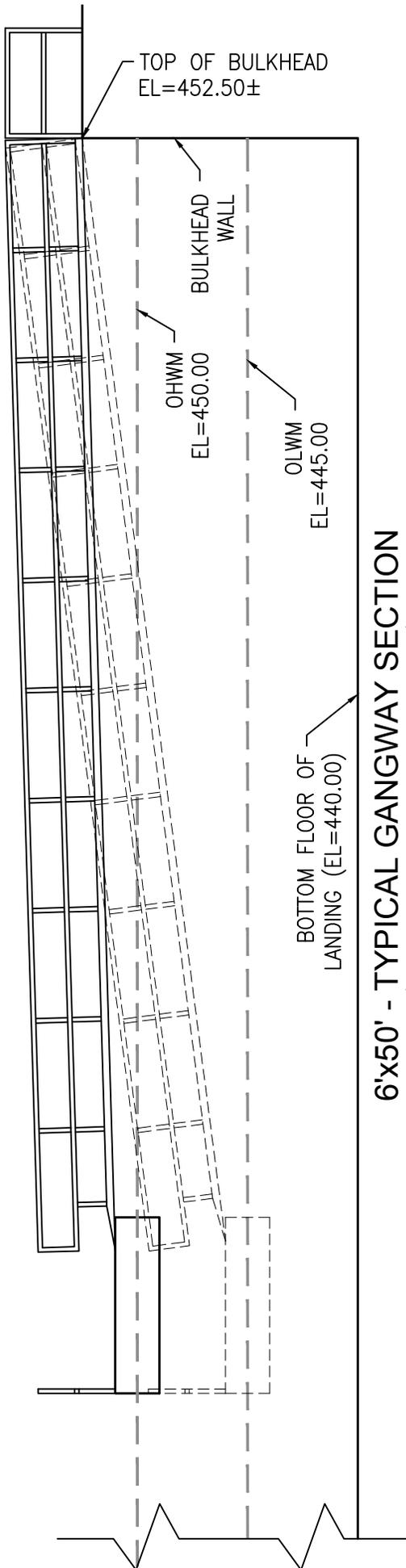
DOCK - D CONCEPT LAYOUT
 PROPOSED ENGLISH VILLAGE LANDING
 LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

DATE: 03/27/13 | PROJ. NO: 10014 | SCALE: 1"=30' | CAD FILE: 10014_USACE-08-Do... | DRAWN: CAP

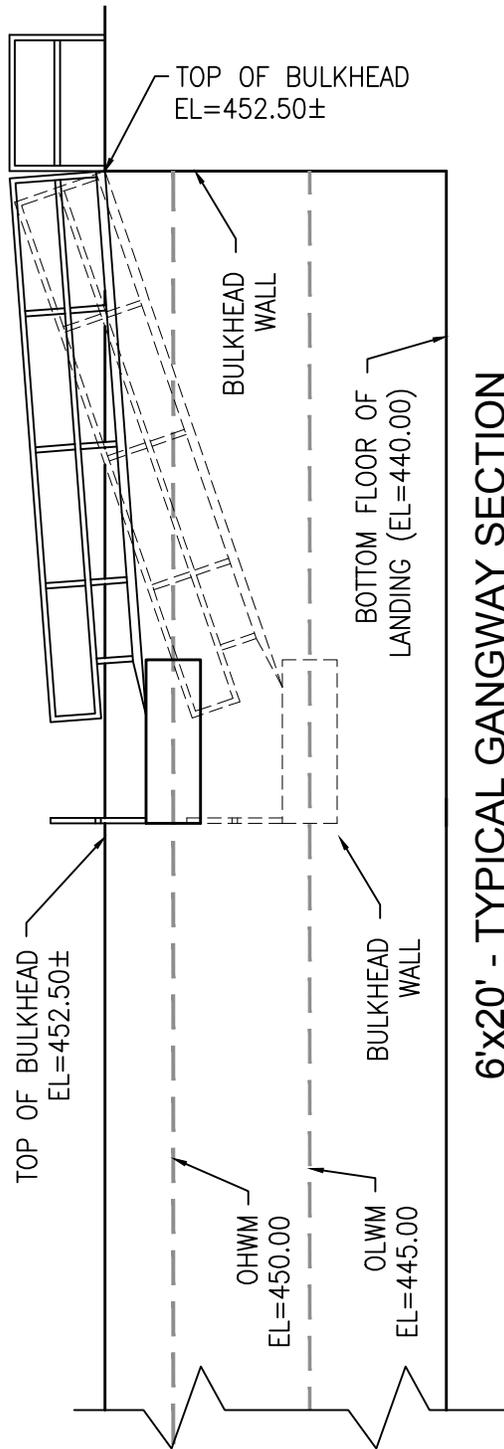
APP: VRE ENGLISH VILLAGE, LLC
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EXHIBIT

08



6'x50' - TYPICAL GANGWAY SECTION
 (RAMP SLOPE NOT TO EXCEED 1:12)



6'x20' - TYPICAL GANGWAY SECTION

NOTE:
 AVERAGE RAMP SLOPE OF 4:1 OR
 LESS. MAX SLOPE OF 3:1 IN
 EXTREME LOW WATER CONDITIONS.

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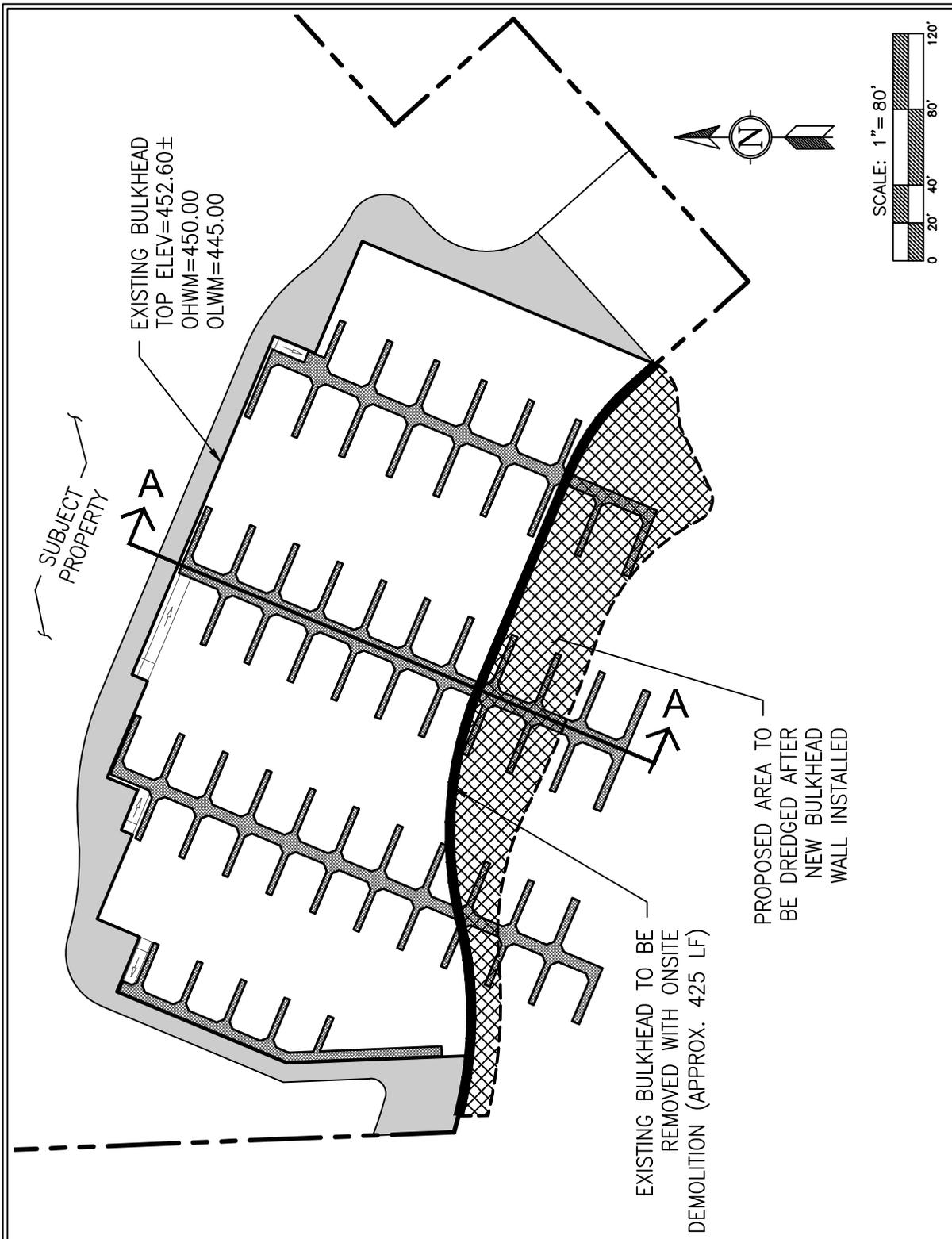
CONCEPT GANGWAY SECTIONS
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

DATE: 03/27/13 | PROJ. NO: 10014 | SCALE: N.T.S. | CAD FILE: 10014_USACE-10-Ga... | DRAWN: CAP

APP: VRE ENGLISH VILLAGE, LLC
 AGENT: HIMES CONSULTING, LLC
 LOCATION: LAKE HAVASU / COLORADO RIVER
 PURPOSE: CONSTRUCT A NEW BOAT LANDING
 WITH PUBLIC AND PRIVATE SLIPS

EXHIBIT

09



Vesecky Engineering & Surveying
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 Fx: (480) 393-3639



CONCEPT DREDGING PLAN LAYOUT
PROPOSED ENGLISH VILLAGE LANDING
LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA

APP: VRE ENGLISH VILLAGE, LLC
 AGENT: HIMES CONSULTING, LLC
 LOCATION: LAKE HAVASU / COLORADO RIVER
 PURPOSE: CONSTRUCT A NEW BOAT LANDING WITH PUBLIC AND PRIVATE SLIPS

DATE: 03/27/13 | PROJ. NO.: 10014 | SCALE: 1"=80' | CAD FILE: 10014_USACE-11-Dr... | DRAWN: CAP

