

# PUBLIC NOTICE

## US Army Corps of Engineers®

## APPLICATION FOR PERMIT

**Public Notice/Application No. SPL-2011-00530-WHM**  
**Comment Period: 15 September 2011 – 15 October 2011**

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### **Applicant**

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

### **Agent**

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 3-11. 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. Five docks would be installed to provide 141 boat slips; 38 of which would be for public use and 103 of which would be for residents of the property. For more information, see page 3 of this notice and attached figures.

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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). Interested parties are invited to provide their views on the proposed work, which will become a part of the record and will be considered in the decision. This permit application will be issued or denied under Section 404 of the Clean Water Act (33 U.S.C. 1344). Comments can be e-mailed to [William.H.Miller@usace.army.mil](mailto:William.H.Miller@usace.army.mil) or mailed to:

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

## **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 that 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, floodplain 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, the evaluation of the activity will include application of the Environmental Protection Agency (EPA) Guidelines (40 CFR 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 (EIS) 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 Department of Environmental Quality. Section 401 of the Clean Water Act requires that any applicant for an individual Section 404 permit provide proof of water quality certification to the Corps of Engineers.

**Cultural Resources** – The project site is located in an area that is entirely paved and previously-disturbed; a Class I records review is underway for Section 106 consultation with the State Historic Preservation.

**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**

The proposed project consists of constructing an approximate 1.75-acre boat landing as shown in Figures 3-11. 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, five docks would be installed to provide 141 boat slips. Thirty-eight of the slips would be for public docking and access and 103 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 proposes to purchase 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. Five docks are proposed for installation as shown in Figures 3 and 4. Dock A dimensions are 185.66 feet (ft) x 5 ft with 7 slip fingers typically 24 ft x 3 ft and a 6 ft x 16 ft gangway. Dock A is proposed to be located against the seawall on the NW side with a total of 14 slips as shown in Figure 5. Dock B dimensions are 257.5 ft x 6 ft with 23 slip fingers, typically 24 ft x 3 ft, and a 50 ft x 6 ft gangway for a total of 42 slips (Figure 6). Dock C dimensions are 244 ft x 8 ft with 21 slip fingers typically 23 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 19 slip fingers typically 24 x 3 ft and a 16 ft x 6 ft gangway, for a total of 38 slips (Figure 8). Dock E, 110.37 ft x 5 ft (width varies), is proposed along the eastern seawall with 3 slip fingers (24 ft x 3 ft) and one end finger (53.79 ft x 3 ft) for a total of 6 slips with a 6 ft x 20 ft gangway (Figure 9).

The gangways/ramps and docks will be commercial quality and utilize 12 inch shop-welded galvanized aluminum frames to be set upon encapsulated foam floatation attached by 3/8 inch stainless steel bolts. The ramps will include safety handrails on all sides (Figure 10).

### **Additional Project Information**

The basic project purpose for the proposed project is to provide safe onsite boat docking for the English Village visitors and residents, which is a water-dependent activity.

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*).

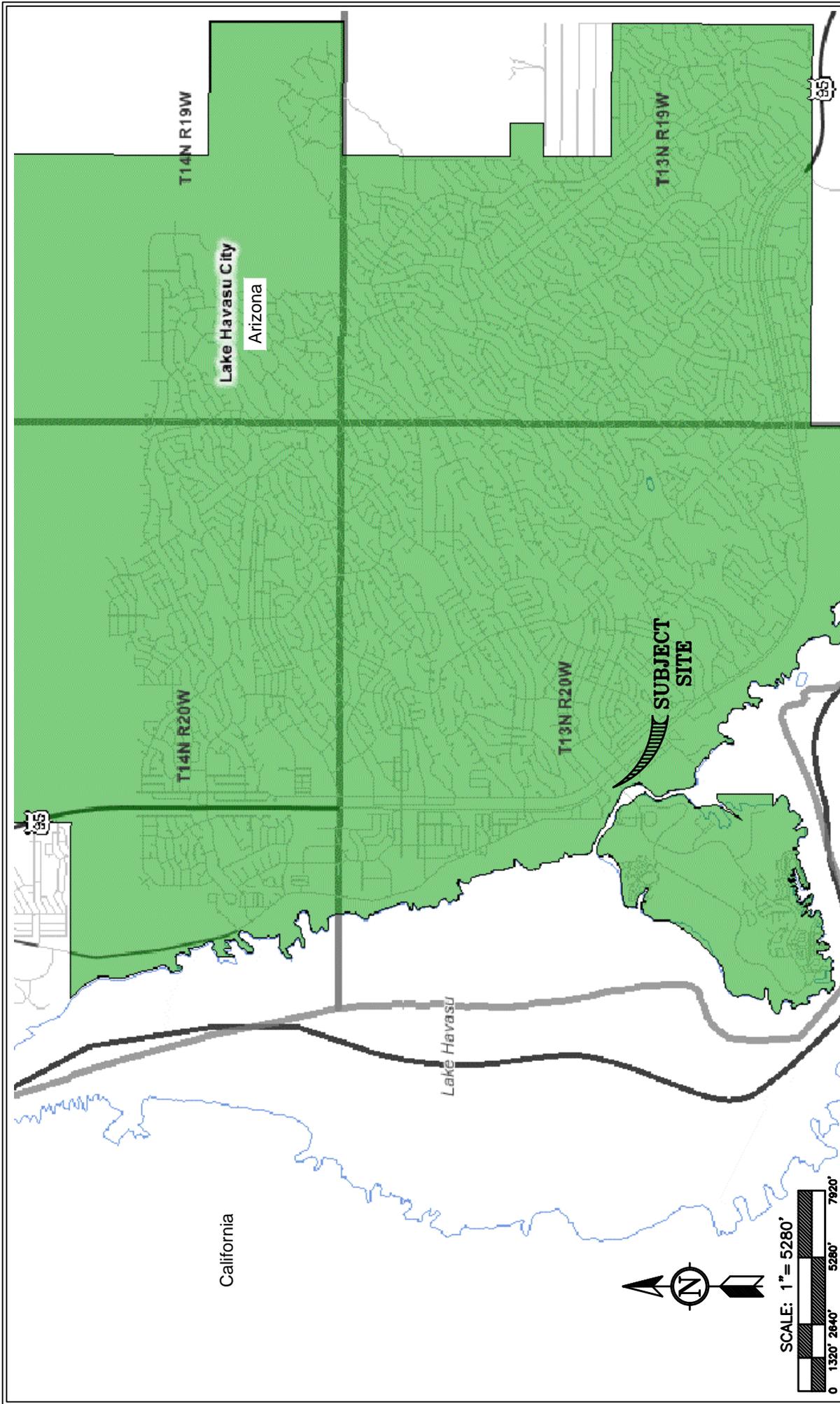
The Lake Havasu fish community is composed predominately of nonnative fishes. Arizona Game and Fish Department (AGFD) fish surveys conducted in November 2009 documented the presence of largemouth bass (*Micropterus salmoides*), bluegill (*Lepomis macrochirus*), common carp (*Cyprinus carpio*), green 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**

None at this time.

For additional information please call William Miller at (602) 230-6954. This public notice is issued by the Chief, Regulatory Division.



Vesecky Engineering & Surveying  
 8125 E. Indian Bend Road, Suite 105  
 Scottsdale, AZ 85250  
 Ph: (480) 393-3640  
 Fx: (480) 393-3639

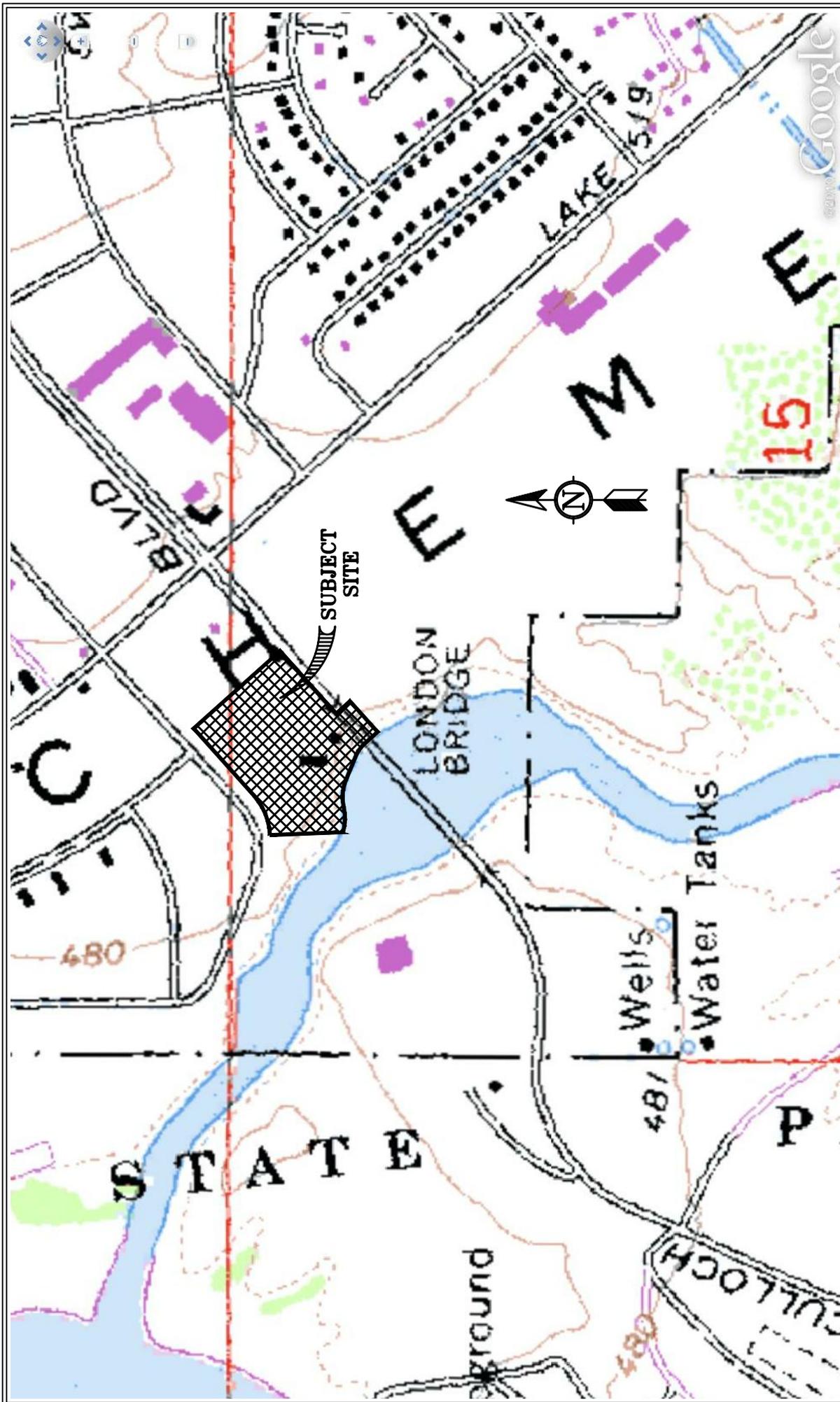


**SITE VICINITY MAP - ( T13N, R20W )**  
**PROPOSED ENGLISH VILLAGE LANDING**  
**LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA**

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**  
**01**  
 1 of 11

DATE: 05/26/11 | PROJ. NO: 10014 | SCALE: shown | CAD FILE: 10014\_USACE-01-VIC | DRAWN: CAP



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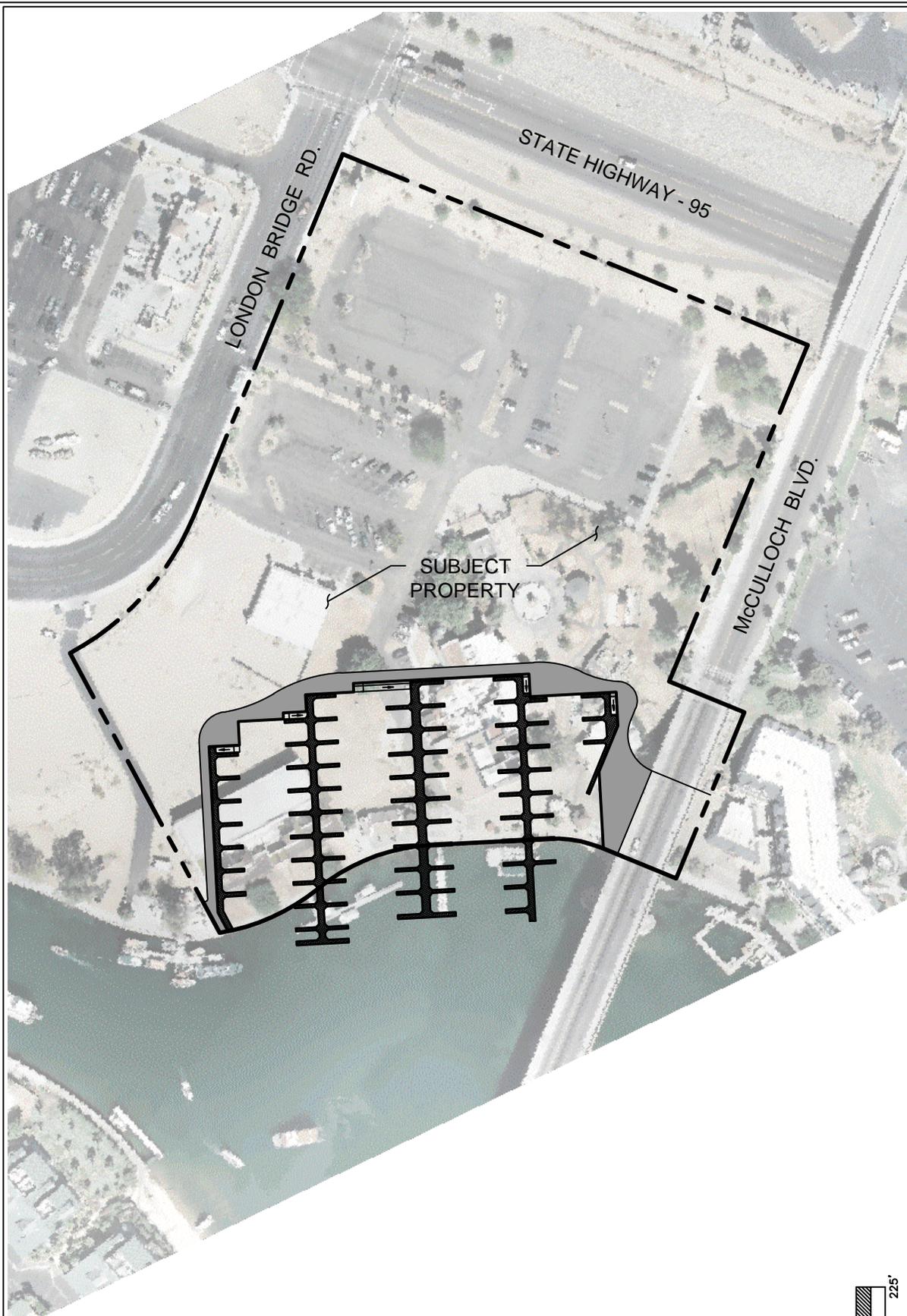


**SITE LOCATION MAP - USGS REFERENCE**  
**PROPOSED ENGLISH VILLAGE LANDING**  
**LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA**

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EXHIBIT  
 02  
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DATE: 05/26/11 | PROJ. NO.: 10014 | SCALE: 1"=600' | CAD FILE: 10014\_USACE-02-US... | DRAWN: CAP



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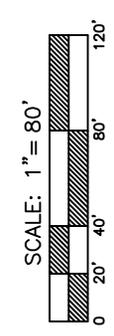
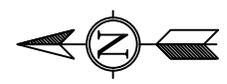
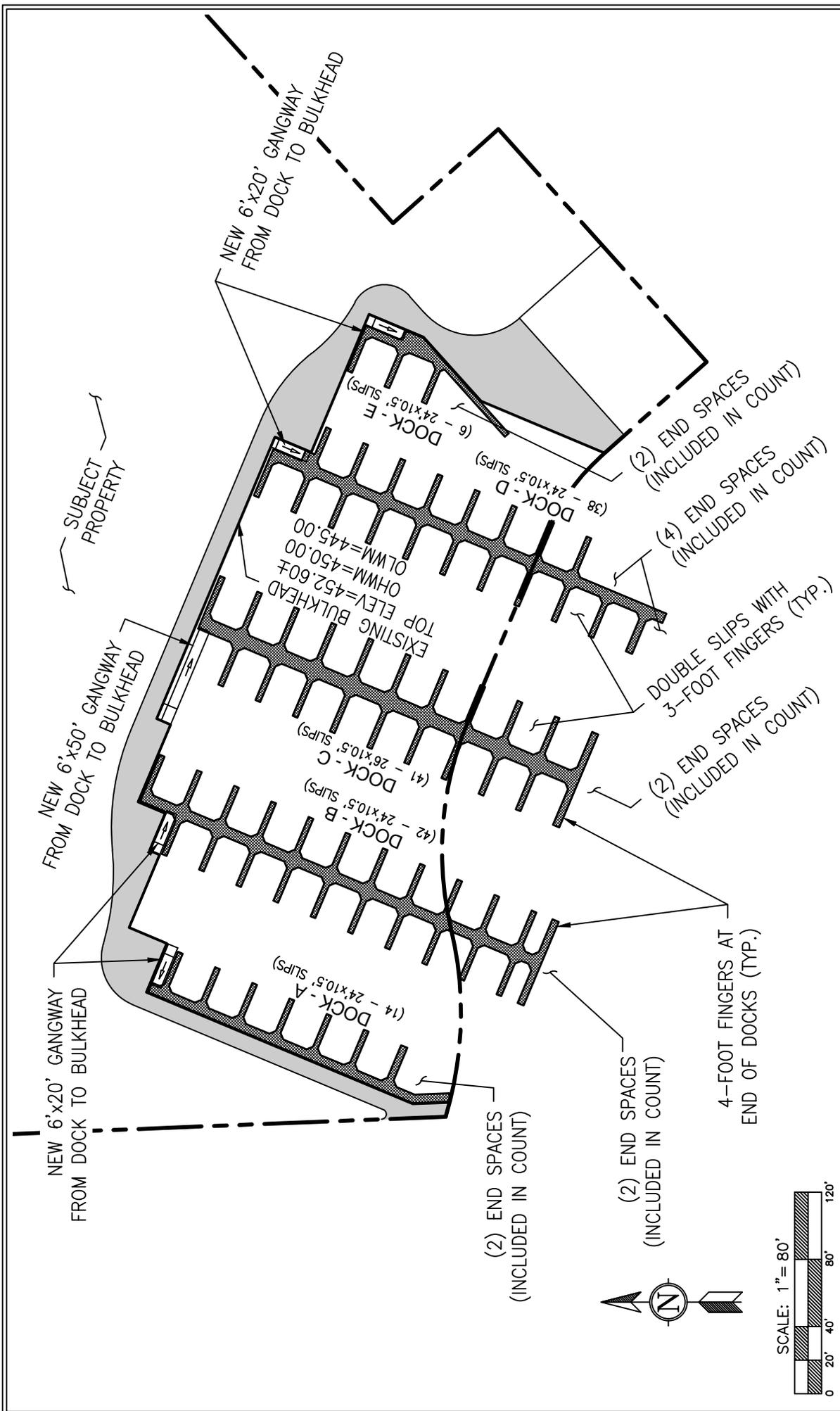


**OVERALL SITE LAYOUT (AERIAL)**  
**PROPOSED ENGLISH VILLAGE LANDING**  
**LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA**

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**EXHIBIT**  
**03**  
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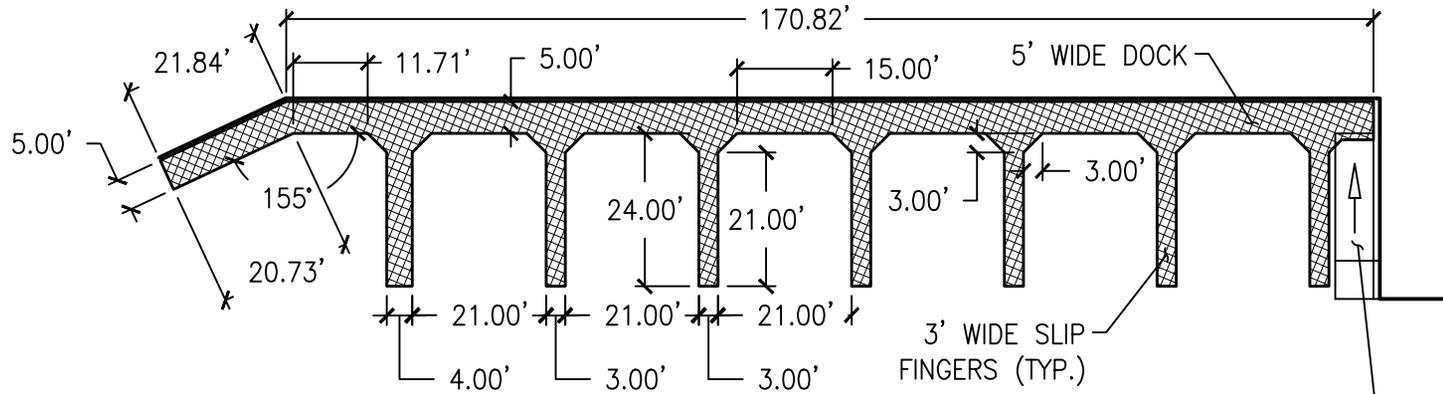
**CONCEPT DOCK LAYOUT**  
**PROPOSED ENGLISH VILLAGE LANDING**  
**LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA**

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APP: VRE ENGLISH VILLAGE, LLC  
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PURPOSE: CONSTRUCT A NEW BOAT LANDING WITH PUBLIC AND PRIVATE SLIPS

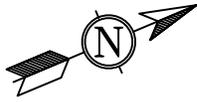
**EXHIBIT**  
**04**

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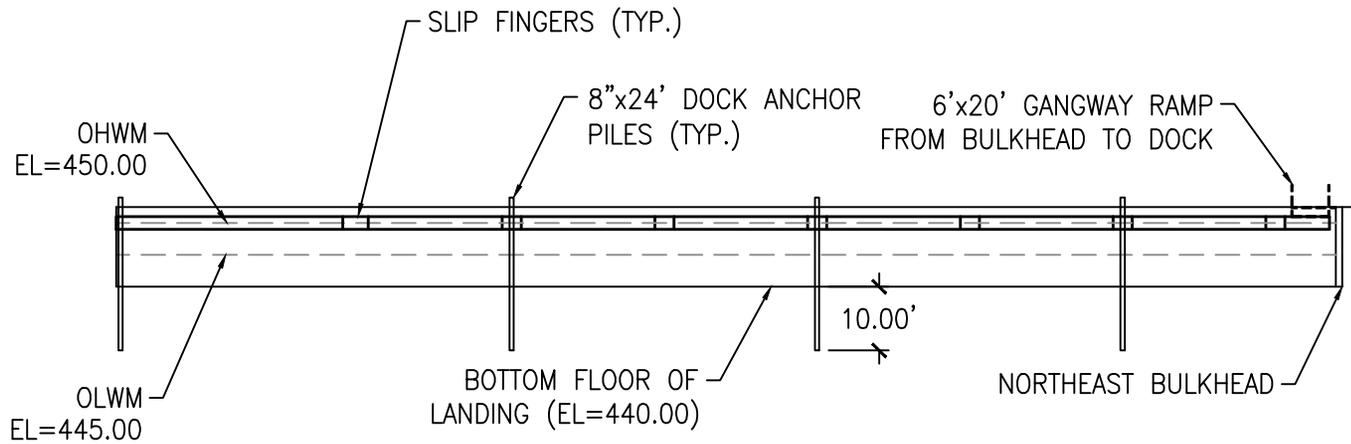


DOCK "A" - PLAN VIEW

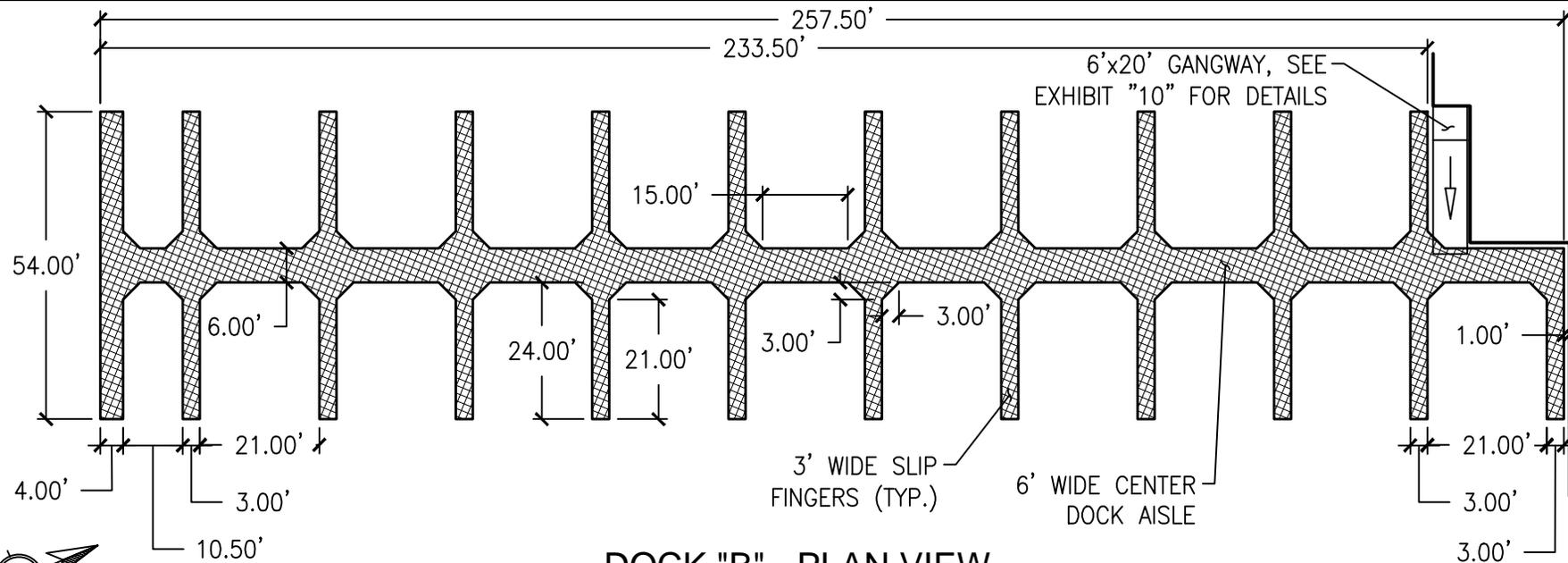
6'x20' GANGWAY, SEE EXHIBIT "10" FOR DETAILS



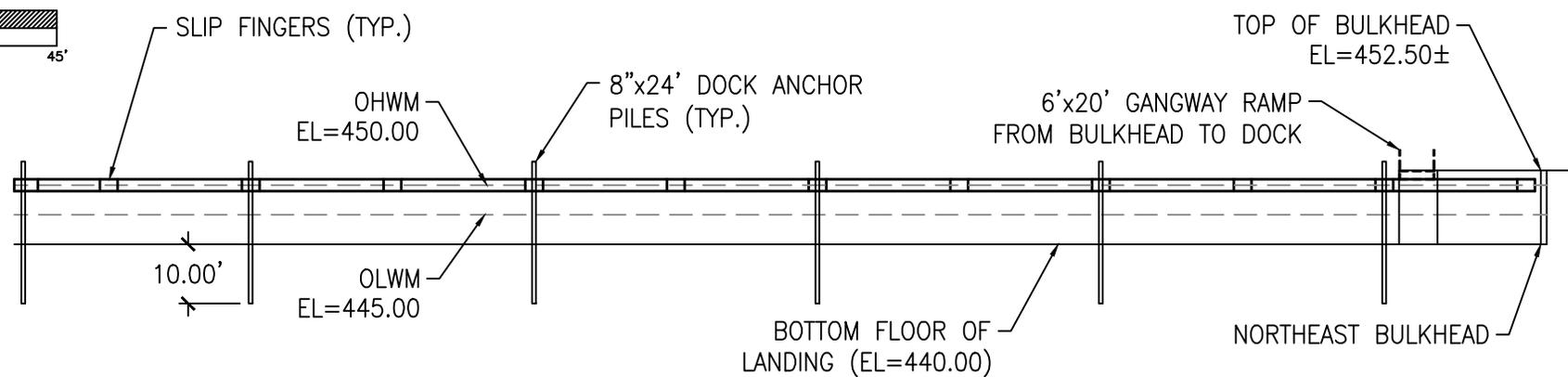
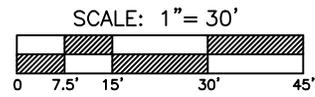
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DOCK "A" - ELEVATION



DOCK "B" - PLAN VIEW



DOCK "B" - ELEVATION

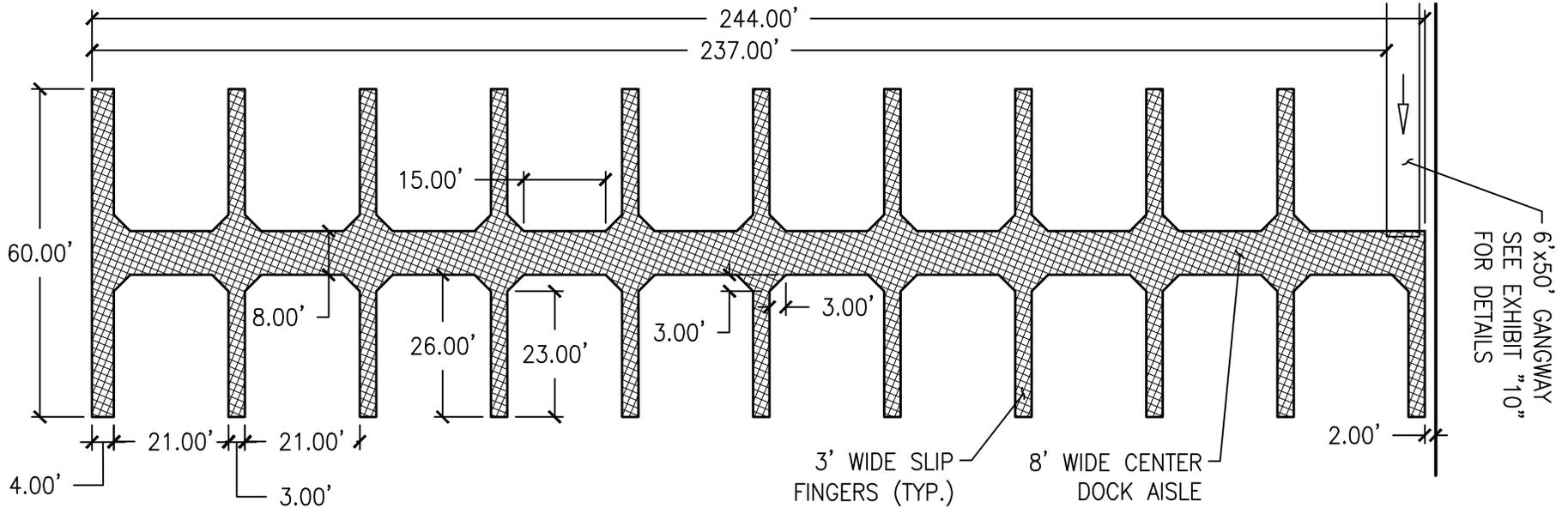
APP: VRE ENGLISH VILLAGE, LLC  
 AGENT: HIMES CONSULTING, LLC  
 LOCATION: LAKE HAVASU / COLORADO RIVER  
 PURPOSE: CONSTRUCT A NEW BOAT LANDING  
 WITH PUBLIC AND PRIVATE SLIPS

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

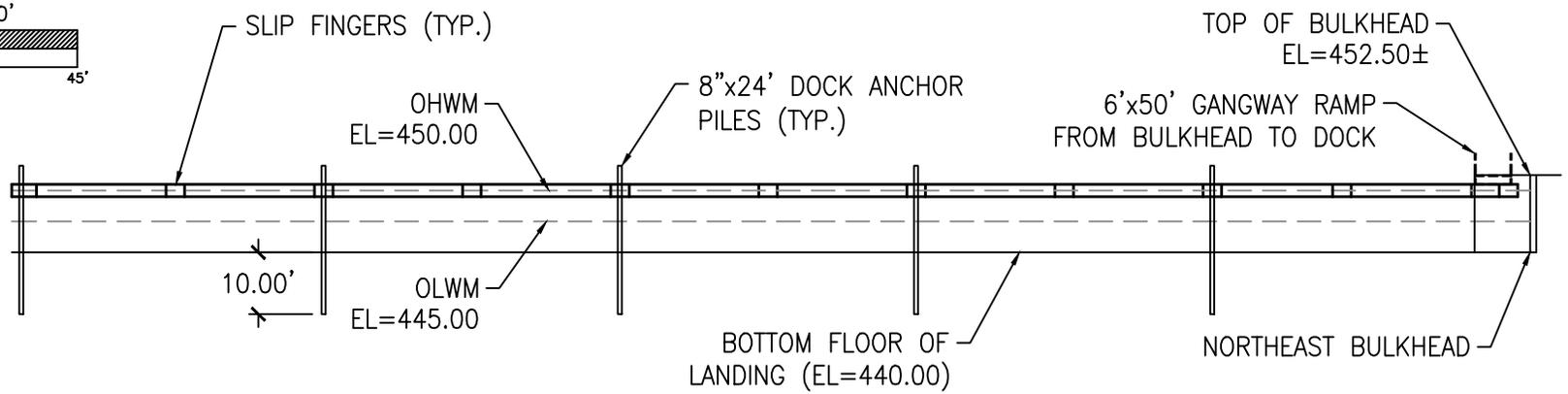
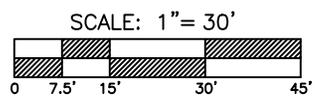
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 Ph: (480) 393-3640  
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DOCK "C" - PLAN VIEW



DOCK "C" - ELEVATION

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07  
EXHIBIT

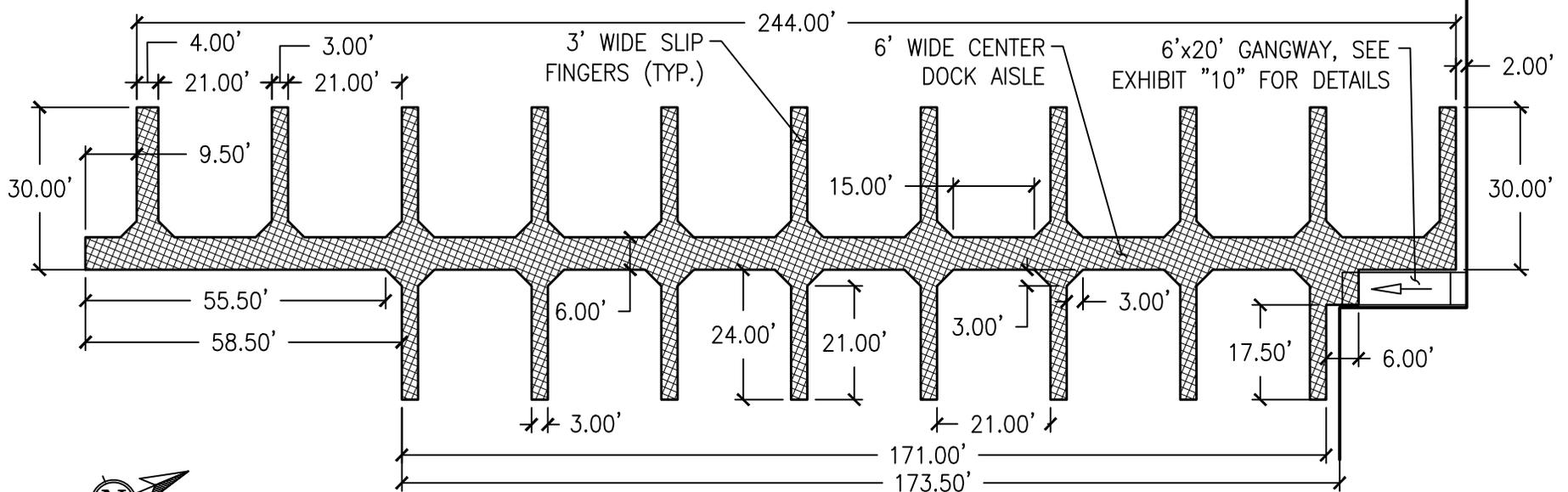
APP: VRE ENGLISH VILLAGE, LLC  
AGENT: HIMES CONSULTING, LLC  
LOCATION: LAKE HAVASU / COLORADO RIVER  
PURPOSE: CONSTRUCT A NEW BOAT LANDING WITH PUBLIC AND PRIVATE SLIPS

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

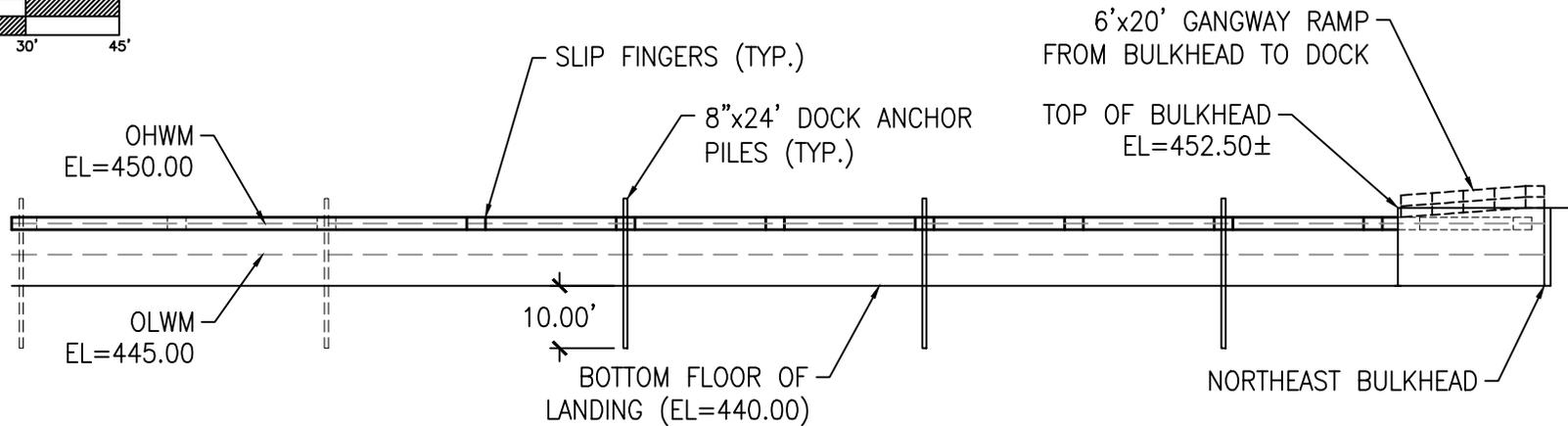
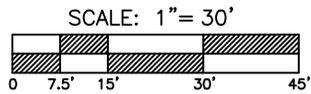
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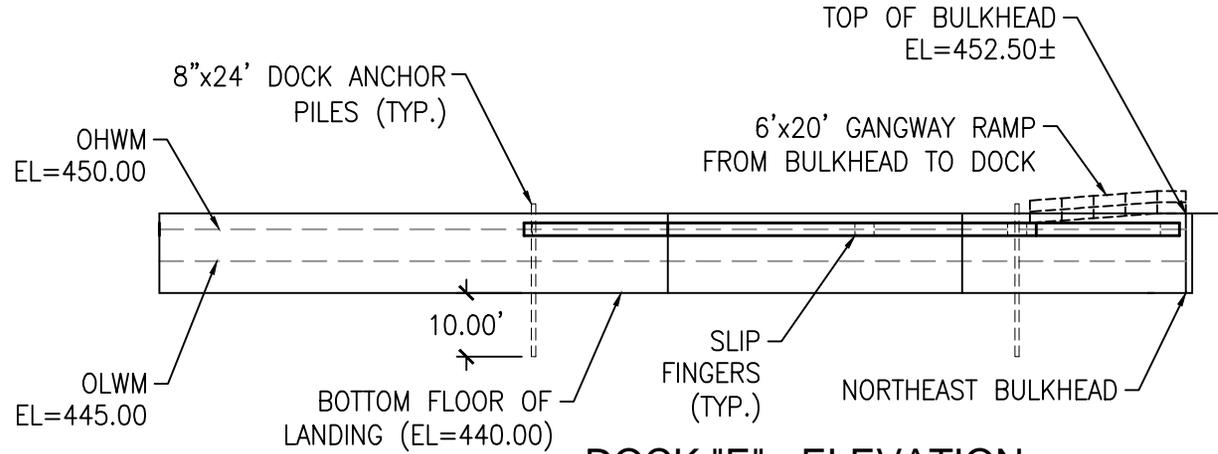
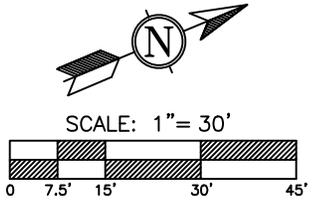
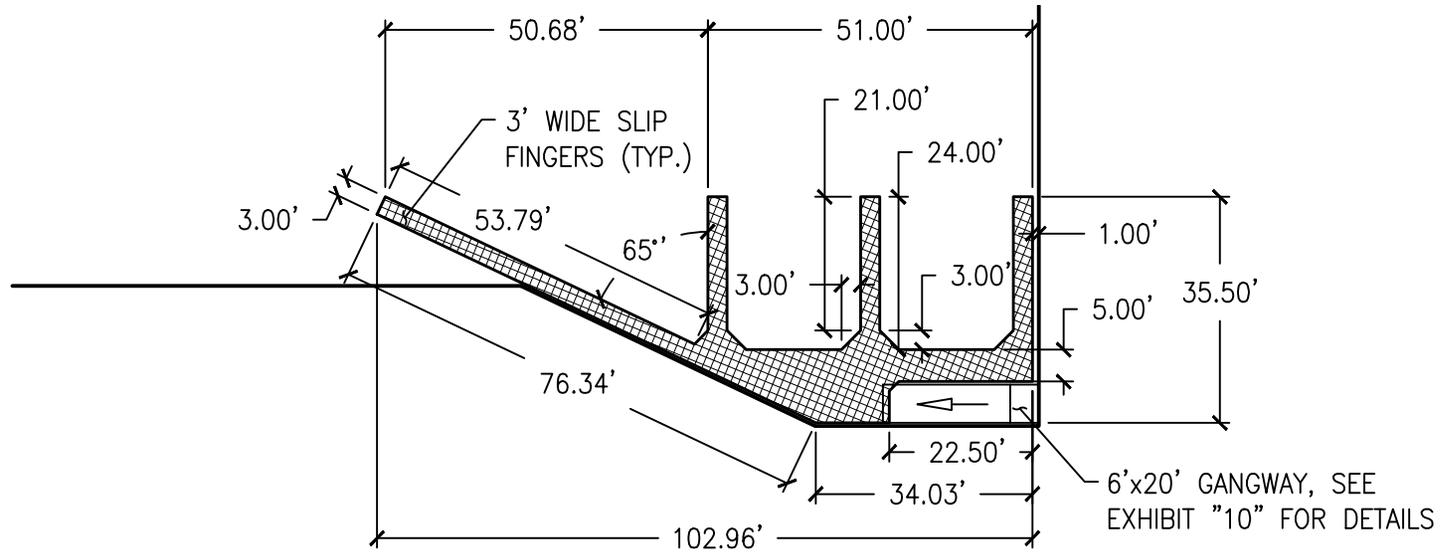
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DOCK "D" - PLAN VIEW



DOCK "D" - ELEVATION



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09

EXHIBIT

APP: VRE ENGLISH VILLAGE, LLC  
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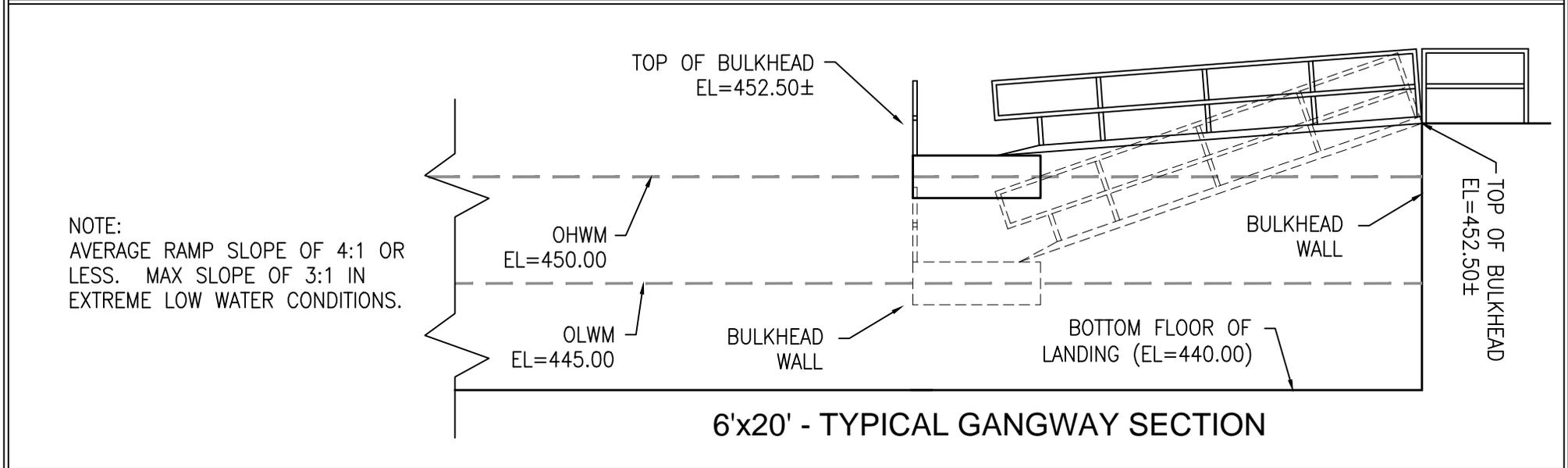
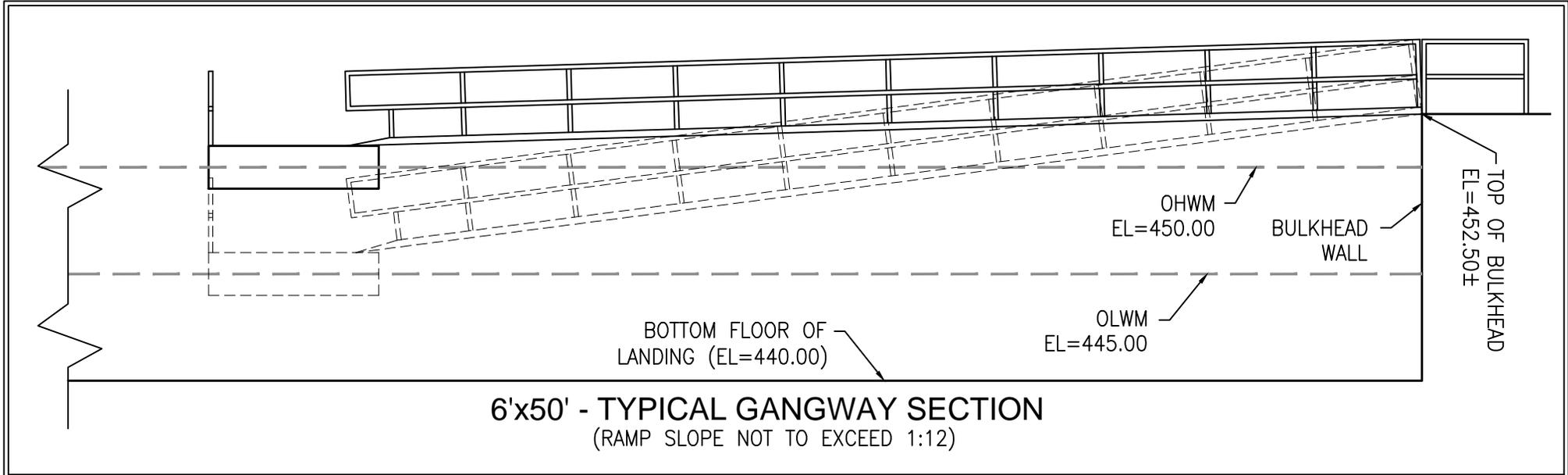
LOCATION: LAKE HAVASU / COLORADO RIVER  
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**DOCK - E CONCEPT LAYOUT**  
**PROPOSED ENGLISH VILLAGE LANDING**  
**LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA**

DATE: 05/26/11    PROJ. NO: 10014    SCALE: 1"=30'    CAD FILE: 10014\_USACE-09-Do...    DRAWN: CAP



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**10**  
EXHIBIT

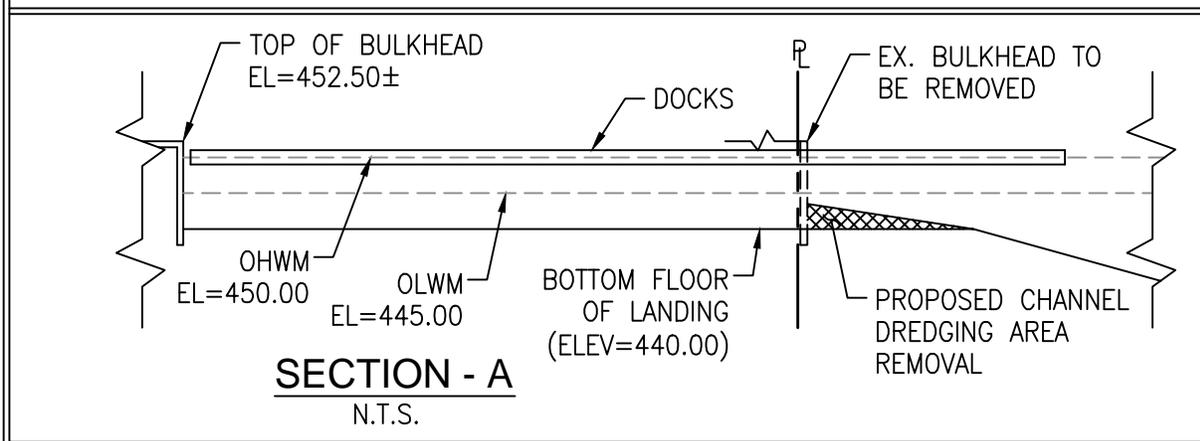
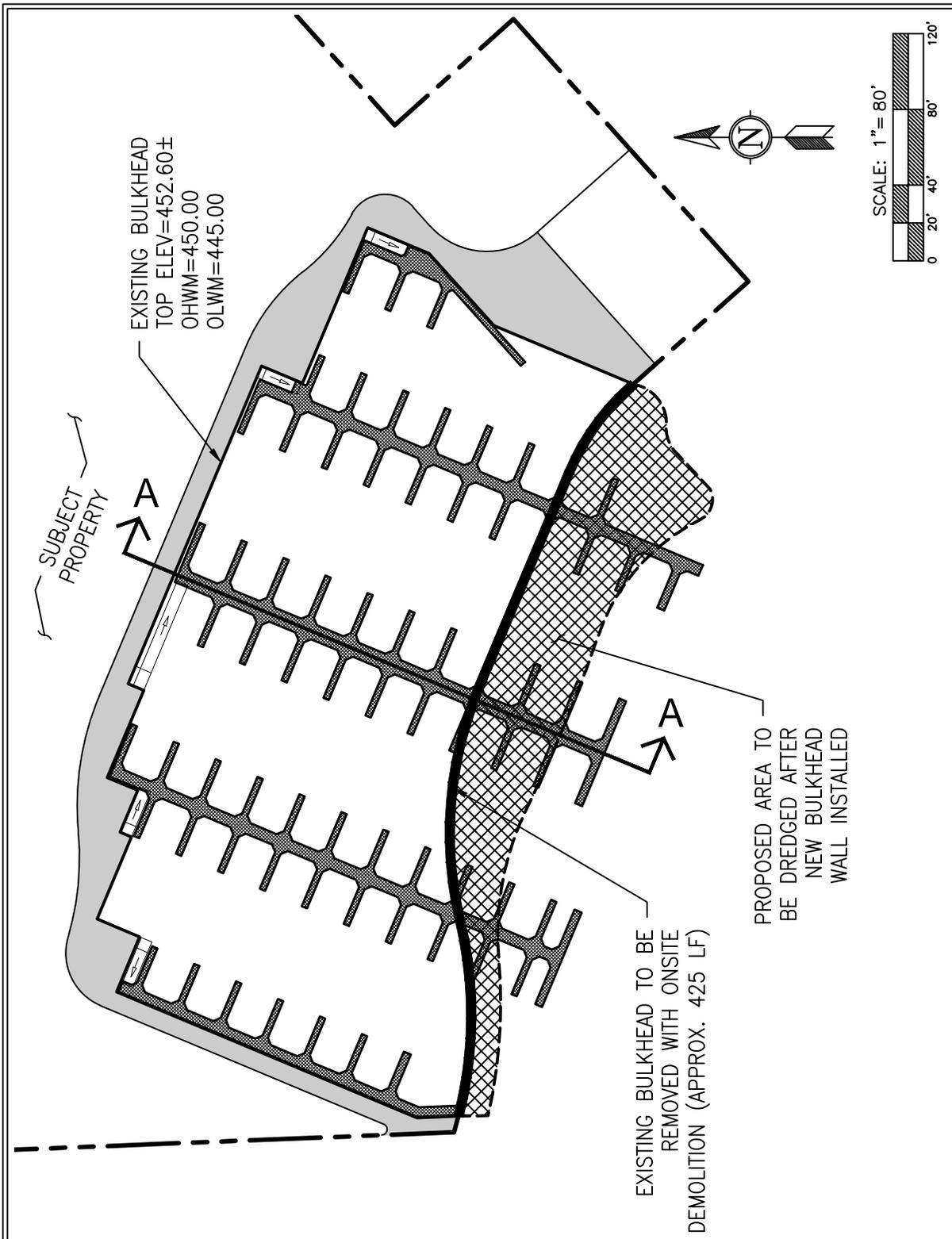
APP: VRE ENGLISH VILLAGE, LLC  
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**CONCEPT GANGWAY SECTIONS**  
**PROPOSED ENGLISH VILLAGE LANDING**  
**LAKE HAVASU CITY - MOHAVE COUNTY, ARIZONA**

DATE: 05/26/11    PROJ. NO: 10014    SCALE: N.T.S.    CAD FILE: 10014\_USACE-10-Ga...    DRAWN: CAP



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Scottsdale, AZ 85250  
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Fx: (480) 393-3639



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 8125 E. Indian Bend Road, Suite 105  
 Scottsdale, AZ 85250  
 Ph: (480) 393-3640  
 Fx: (480) 393-3639



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

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