

August 9, 2000

Sally Stutsman  
Chairperson  
Johnson County Board of Supervisors  
913 South Dubuque Street, Suite 201  
Iowa City, IA 52240-4207

Dear Ms. Stutsman:

Thank you for your letter of July 31, 2000 which articulates Johnson County's concerns and recommendations with respect to usage of the former Camp Daybreak site on Coralville Lake. We have reviewed your letter and will be addressing many of the County's concerns in our Environmental Assessment.

In reviewing the County's concerns, we noted that there were some misconceptions about alternative #1 (MYCA lease), and misunderstandings about the Environmental Assessment (EA) process and the Scope of Work (SOW). The misconceptions with regard to the MYCA lease are apparently the result of the County not being aware of the supplemental information to the initial MYCA proposal. I called Dan Swartzendruber of the Planning and Zoning Department and directed him to the appropriate link of the Rock Island District's web site for this information. This supplement contains more details on site usage, a site plan, facilities plans, and parking arrangements. This supplemental information will indicate:

- That the number of people that would overnight would be significantly less than 384, since the lodge has no sleeping facilities and only the cabins would be used for sleeping facilities during the non-camping season.
- That the proposed lodge, cabins, tent platforms, storage buildings, etc. will all be located at elevations above the 1993 flood level (716 feet).
- That the lessee is committed to purchasing land in the area to establish a bus shuttle service to reduce onsite parking requirements and to reduce traffic impacts to Scales Bend Road and 200<sup>th</sup> Street NE.
- The type, number, and size of trees that would be affected by construction activities.
- The number of people that will use the site during the camping and non-camping seasons.

In light of the concerns about a lack of rigorous analysis of how alternative #1 will impact the County's road infrastructure, please understand that the purpose of the EA is to analyze a variety of impacts including infrastructure. We have coordinated with Johnson County and other agencies and conducted a Public Scoping Meeting prior to any analysis of the stated alternatives in order to appropriately factor in local concerns and issues. The County will have another opportunity to review the results of our analysis,

Sally Stutsman  
August 7, 2000  
Page Two

and the resultant recommendation regarding the most appropriate alternative, when the Draft EA is provided to the public for review and comment.

There also appears to be some misunderstanding by the County regarding the SOW and the purpose of the EA. The SOW is a contracting document produced by the Rock Island District Army Corps of Engineers (Corps) to define the work to be performed by the consultant (Zambrana Engineering, Inc.). It was not submitted by MYCA or by Zambrana as indicated in the County's coordination letter. Also, the SOW limits our EA to alternative uses of the former Camp Daybreak site. The former lease at this site has expired. The Corps is conducting an EA in response to a new recreational leasing request for this site. Therefore, the alternative site recommendation does not address the issue of the Corps making productive use of the site in question.

We appreciate the considerable time the County has taken in preparing and clearly laying out its concerns. This information will be most helpful to our assessment of alternative uses of the site, which is currently underway. We trust that this letter will provide a better understanding of the details of the MYCA alternative and the purpose of the SOW and EA.

Sincerely,



W. Kenneth Derickson, Ph.D.  
Senior Project Manager

✓ Cc: Karen H. Hagerty, Rock Island District, ACOE

