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Hagerty, Karen H MVR

From: Pete Bachman [info@homesolutionsic.com]
Sent: Tuesday, December 31, 2002 5:22 AM
To: CampDayBreakEA@mvr02.usace.army.mil
CC: chuckgrassley@grassley.senate.gov; tomharkin@harkin.senate.gov;
talk2jim@mail.house.gov
Subject: CAMP DAYBREAK

Dear Colonel Bayles,

The following are my personal reactions to the Environmental Assessment of the land known as the former Camp Daybreak site:

- 12-21. Having lived in the immediate area for 27 years, I am quite familiar with this land. I was directly impacted by the former Girl Scout Camp, and found that on the few occasions when the camp was used to capacity, there was high traffic, loud noise I could hear at my house in the adjoining subdivision, (Cumberland Ridge) and on two occasions, the Girl Scouts were found by their supervisors in our Subdivision. With the proposed lease, with a much greater capacity, I believe that all three of these problems would resurface, and most likely increase.
- 2-7
12-15 2. The size of the proposed project is just too large. It will need a variance from the State to treat wastewater, among many other issues.
- 22-3 3. The county roads will need much work to handle the additional traffic. (Also, FYI, the intersection of 200th Street and Scales Bend Road is quite dangerous for anyone turning south to go back into town, because of a blind curve).
- 22-4
6-1 4. According to the EA, the proposed lease is in compliance with the Corps Master Plan, which calls for "recreation-intensive use" of this land. I have a copy of the Master Plan map and it clearly shows this land as designated "recreation-low density use". Additionally another map designates all this land as having "Protected Lakeshore Areas", disallowing any development of the shoreline, which is included in the proposed lease. I will gladly provide you with these maps upon your request.
- 6-1
7-8 5. I also have a concern about how the land has been leased. In the 27 years I have lived in the Coralville Lake Area, whenever the Corps has land to be leased, they have advertized in the local newspapers and leased the lands in a competitive bidding process, which would maximize income to the Federal Treasury. Has this procedure been followed in the proposed lease of the Daybreak land?

Thank you for your time. As I'm sure you can tell, I feel the EA left out significant relevant facts, and I am against the development of this land to the size of the proposed project. A low density project such as the former camp just seems more suitable for this land.

Respectfully,

Peter Bachman
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