

GP44

December 15, 2002

Ms. Karen Hagerty
Planning, Programs, and Project Management Division
Department of the Army
Rock Island District Corps of Engineers
Clock Tower Building - P O Box 2004
Rock Island, Illinois 61204-2004

**RE: Proposed lease of Camp Daybreak, Coralville Lake, North Liberty, Ia
Official Public Comment in response to Environmental Assessment**

Ms: Hagerty:

The attached is a list of questions that were addressed to the Corps of Engineers/Zambrana Engineering during the scoping portion of the Environmental Assessment (see Attachment 1). This was an accumulation of questions asked by neighbors, which I collected and documented.

I find no answers to the following questions:

#1, 2, 3, 4, 5, 6, 7, 13, 14, 15, 19, 20, 21, **22, 23, 26, 27**, 31, 32, 33, 34, 35, 36, 37, 38.

While the Corps of Engineers may think these questions insignificant and not **worthy** of an answer, those of us who would be affected by **this** development find these issues very significant.

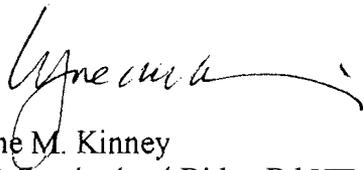
I do not understand how the impact to the neighborhood can be assessed without the answers to these questions.

We were lead to believe that all concerns would be addressed. **MANY SPECIFIC ISSUES OF CONCERN THAT WERE SUBMITTED DURING THE SCOPING MEETING WERE NOT ADDRESSED.**

29-7

I believe the Environmental Assessment to be inadequate in addressing the concerns that I submitted, and believe these issues warrant specific responses. If these issues were not within the scope of the Environmental Assessment, then perhaps we need further action on the part of the **Corps** of Engineers to address them.

Sincerely,



Lynne M. Kinney
3530 Cumberland Ridge Rd **NE**
North Liberty, Ia 52317

**QUESTIONS RELATED TO CORPS OF ENGINEERS
POLICIES/PROCEDURES THAT WE WOULD LIKE ANSWERED AS SOON
AS POSSIBLE:**

- 1)--The U.S. Corps of Engineers Regulatory Program Goals include (as one of three goals): "To provide strong protection of the Nation's aquatic environment, including wetlands". 7-13
How does this proposal further that goal?
- 2)--What is Corp of Engineers philosophy/goals on preserving Open/Green Space for the public? 7-14
- 3)--What is the "Master Plan"? How does the current proposal meet the requirements of that plan. 6-8
- 4)--Does the Corps "Master Plan" consider the changes that occur over years on property adjacent to federal land? Does it make sense to have an intensive-use recreational development within a couple hundred feet of private homes? **If** this is not considered, why not? 6-4
- 5)--Has the Corps established identifiable **ideal** usages for the 106 acres? **If so**, what are they? **How was** this usage determined (methodology, comparative data, etc)? **If the Corps** has not made **this** determination, why not? 6-10
- 6)--Has the Corps established usages **not** considered appropriate for the 106 acres? **If** yes, what are they, and how were they determined? **If not**, why not? 6-11
- 7)--This land was condemned by the federal government because it was needed as part of flood control for the Coralville Reservoir. Why is it now suitable for multi-million dollar developments? 6-12
- 8)--What are the specific processes to be completed for the Environmental Assessment? By whom, and when? How will the community be involved in each step? 32-6
- 9)--What methods of public notification will be used in relation to the EA? (We do not believe that 48 hours notice of the scoping meeting was acceptable.) 29-6
- 10)--What other environmental agencies will be involved in the EA? 32-7
- 11)--Is a finalized, detailed set of plans from the proposed lessee (i.e. blue prints, land usage, locations of buildings/roadways/septic systems/water access/etc.) required prior to undertaking the Environmental Assessment? **If not**, why not? 32-8

12)--Is the local zoning process applicable to the lessee of Corps land? If not, why not.

16-5

(This 106 acres is currently zoned A3-Floodplain by Johnson County.)

13)--If the lessee is exempt from any local ordinances, we would like a specific list of those.

16-6

14)--Specifically what is the lessee required to provide prior to a lease being signed?

3-1'

15)--Is a **DNR** approved water treatment system required before a lease is signed?

3-14

16)--At what water level is the 106 acres measured? Are the proposed facilities located in the 100-year or 500-year floodplain? As a federal agency, why is the Corps of Engineers not avoiding development that occurs in or affects the floodplain (i.e. Executive Order 11988)?

14-3

17)--How does the Corps of Engineers justify alteration, bordering on elimination, of 106 acres of environmentally protected land for use as an 9 month adult conference center which would better fit in an urban location to accommodate parking, restrooms facilities, water needs, etc?

6-13

18)--Who will be responsible for: Road maintenance/improvement of 200th Street and Scales Bend Road? Fire protection? Emergency Services? Parking? Is the Corps informing the Johnson County Sheriff, the City of North Liberty, and Johnson County Board of Supervisors of the increased needs resulting from this action? Are these increased services covered in the Environmental Assessment? If not, why not?

20-2

20-4

19)--Will the lessee be required to do an Economic Analysis of the proposal to include costs to the Corps and Johnson County?

24-

20)--Has the Fringe Area Policy Agreement between Johnson County and the City of North Liberty been taken into account in planning this proposal? If not, why not?

16-7

21)--Is there a "conflict of interest" between church and state that will be considered when evaluating the MYCA proposal? If not, please explain. The building proposed by **MYCA** shows definite religious intentions.

7-16

22)--MYCA has NO experience at running a camp. Why was this not considered in the selection process.

3-16

23)--How will the EA measure the sound of 150-200 children utilizing the property and its affect on adjacent landowners.

25-7

24)--Exactly how many acres of wildlife habitat will be removed for infrastructure, including roads, sewers, utilities, play areas, buildings, parking lots, walkways, yards, play areas, campsites, beach area, etc.? 4-6

25)--How many trees **will** be removed? 9-14

26)--Is **sand** allowed to be "barged in". **Is** this then a public beach? **If** not, why not? 4-7
Currently, **all of** the shoreline of Coralville Lake is open to the public.

27)--How **will** the lessee control the considerable erosion that will occur in this area? 8-11

28)--What will be the effect on eagles, herons, **owls**, deer, foxes, hawks, wild turkey, orioles, woodpeckers, songbirds, etc.? This **is** a breeding and feeding area **for** the above, and many more species. 9-15

29)--What will be the effect on the weeping trillium and any other rare species found in the area? 9-16

30)--There are considerable numbers **of** stories/artifacts about Native American homes, **burial** sites, and campsites in this area, **known to locals as** "Indian Cove". What actions **has** the Corps take to research **this** information? Has the Corps acted upon information already forwarded in this regard? 26-5

31)--**How** will the **EA** take change **of** seasons into account? The fauna/flora **of** the area changes drastically dependent **on** the season. 9-17

32)--What **effect** will this development **have on** the Raptor Center programs? **Has** the Raptor Center been contacted? **If** not, when? 9-11

33)--If this area **is** to be deforested for recreation, why did the Corps do a **TSI** (Timberstand Improvement) project about ten years ago? What effect will this proposal have on that expense and project? 7-11

IF THE CURRENT LEASE PROPOSAL IS APPROVED, WE HAVE CONCERNS SUCH AS THE FOLLOWING WHICH MUST BE ADDRESSED:

34)--We would like a specific procedure for adjacent landowners to follow should we have problems. Specifically, we would like names/phone numbers (including off-hours) and an assurance **of** timeliness **of** response. 3-12

35)--Johnson County taxpayers will be assessed for road improvements on 200th Street and Scales Bend Road. Considering the number **of** vehicles associated with MYCA, **will** MYCA be assessed for road usage/improvements? **If** not, why not? 22-15

36)--How does the **Corps** of Engineers expect landowners to protect their property from the intrusion of 4,000-5,000 persons per year, including high-risk youth? Provide a specific course of action. We ask this question because of the proximity of the development to our homes. 5-3

37)--How will the property lines be defined in the woods? 33-26

38)--Who is legally responsible for damage done **on** private property? What recourse will adjacent property owners have (the **Corps** currently fines homeowners if they mow a path **on** federal property) when there is damage done, or when trespassing is a problem. 7-9

