

GP 47

December 26, 2002

**Ms** Karen Hagerty, Planning, Programs, and Project Mgmt 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**

**TOPIC:** *Inaccurate findings*

Dear Karen:

There are several conclusions drawn in the Environmental Assessment that are simply incorrect, or lack data to back up the finding.

--5.1.2 Terrestrial Ecology

**My** understanding is that the osprey nesting site has been active, and it is clearly not "more than 1,000 feet from the higher activity areas represented in Alternatives 1 and 2". *9-7 -*  
**This** is simply not true.

The **EA** states that "most of the construction and day-to-day activities at the site would be in areas that have been previously disturbed". Disturbance to the extent required for alternative #1 **has** NEVER occurred at this site. *30-11 ✓*

-5.4.4 Community Cohesion

The EA states that because the alternatives would "occur away from the neighborhood and would not physically divide or disrupt the adjacent neighborhood or cause the relocation of residents, it was determined that there would be no impact to community cohesion".

Perhaps Zambrana and the Corps of Engineers do not realize that the MYCA proposal puts the retreat/conference center about 400 feet from my front door. **This** will not be "away from" the neighborhood, it will be IN the neighborhood. *17-2 -*

This conclusion seems based on someone's opinion. It is my strong opinion that this large development WILL disrupt this neighborhood. I would like some data to support your finding.

--5.4.7 Property Values

The EA states the planned development would have no significant impact on property values in the neighborhood. Once again, this seems to be someone's opinion. I would like your data to back up this claim. I strongly disagree. *19-3 -*

--5.4.8 Public Facilities and Services

The **EA** states "Access to or use of public facilities and services would not be affected by Alternative 1". In the same paragraph, it says "however, the lessee **will** have authority and responsibility to manage the premises and provide safety and security to the facility users". I read this to **say** that the lessee **CAN** prohibit public use of the land and beach if they feel they need to. The public currently has access to this land, and to the water by way of this land. I asked you, Karen, to directly answer the question - will the public have access? **You would** answer only by repeating the above. **This is** double talk on the **part** of the **Corps**. The statement that public access would not be affected by Alternative 1 is a false statement. 3-10

--5.4.10 Traffic and Parking

The counts used for traffic and parking are seriously flawed. See Dr. David Elliot's evaluation of the traffic counts in letter to **COE** dated **12/23/02**. Also, please refer to my letter of **12/26/02** related to the overall usage counts. 22-16 -

One of four main concerns related to traffic was the amount of traffic on 200<sup>th</sup> street, on which our children walk to and **from** the school bus each day. There are no sidewalks. **This** concern was totally omitted **from** consideration in the EA. 22-17

--5.4.11 Aesthetics

The EA downplays the impact of the change in the visual impact that the **retreat/conference** center will have on the landscape. I have been in the middle of the reservoir at that bend **in** the river. **THERE IS NO DEVELOPMENT VISIBLE AT ALL FROM THAT PART OF THE RESERVOIR, IN ANY DIRECTION.** This huge building will have a significant impact. **No** great amount of large **trees** are going to be growing on the beach in front of it to hide it. **Once** again, opinion **on** the part **of** the authors. 23-1 -

--5.5 Noise

I reported to the Corps of Engineers prior to and during the scoping period that we can clearly hear people's voices from boats in the area of the proposed beach area. I am very concerned about the sounds of 120+ campers/staff all summer on that ridge across the street from my house. I do not know what method you used to come to the conclusion that there will be no significant impact, but I know you did not put **120** screaming children there. Until you do so, you don't know what the impact is. I would like a real study done. 25-7

Sincerely,



Lynne M. Kinney  
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CC: Grassley, Harkin, Leach