TOM HARKIN
IOWA

(202) 224-3254
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Tom_Harkin@Harkin.Senate.Gov

COMMITTEES:
AGRICULTURE
APPROPRIATIONS
SMALL BUSINESS
LABOR AND HUMAN RESOURCES

United States Senate

WASHINGTON, DC 20510-1502

February 3, 2003

Colonel William Bayles
Army Corps of Engineers,
Rock Island District Engineers
Clock Tower Building, P.O. Box 2004
Rock Island, Ill 61204-2004

Dear Colonel Bayles:

I have been contacted by numerous constituents expressing concern over the purposed Muslin youth camp adjacent to the Coralville Reservoir. For your reference, I have enclosed a copy of the correspondence sent to me regarding this matter.

I appreciate your timely review of the issues raised by these constituents and ask that you forward your response to the attention of Tom Larkin in my Cedar Rapids office listed below.

Thank you for your assistance.

Sincerely,

Tom Harkin
United States Senator

TH/tml

150 FIRST AVENUE, NE
SUITE 370
CEDAR RAPIDS, IA 52407-4884
(319) 365-4504

210 WALNUT ST.
733 FEDERAL BLDG.
DES MOINES, IA 50309
(515) 284-4574

131 E. 4TH ST.
314B FEDERAL BLDG.
DAVENPORT, IA 52801
(319) 322-1338

350 WEST 6TH ST.
315 FEDERAL BLDG.
DUBUQUE, IA 52001
(319) 582-2130

320 6TH ST.
110 FEDERAL BLDG.
SIOUX CITY, IA 51101
(712) 252-1550

December 16, 2002

Dear Senator Harkin,

Please help! The Corps of Engineers is planning to lease 100-plus acres of pristeen land at the Coralville Reservoir to build a Muslim Youth Corps of America convention center. They are planning a huge multi-story hotel to house hundreds of Muslim youth. The facility will be built by asphalting over acres of bulldozed trees. The general public will lose access to this wonderful area of the park.

People are very upset about this proposal. The Corps of Engineers is railroading the proposal through despite huge concerns about environmental impact and loss of access for the general public.

We need your help soon. Thank you.

Sincerely,

Karin A Southard
420 Lexington Ave
Iowa City IA 52246
319-337-6337
319-335-7290

CampDayBreakEA@mvr02.usace.army.mil

December 17, 2002

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

To Whom It May Concern:

I am writing to challenge the draft Finding Of No Significant Impact in regards to the proposed lease by the Muslim Youth Camps of America of the former Camp Daybreak area at Coralville Lake.

There will be significant impact on the environment, the roads, the neighbors, the local governmental agencies and the entire community.

The environment will be impacted in several ways. First, the Muslim Youth Camps of America proposal for the development of this project states that 403 trees will be removed from the site. Many of those trees are over 6" diameter. It is difficult to comprehend that the removal and destruction of 403 large trees bears no significant impact.

While we do not believe that there is any serious overall environmental harm to the reptile and amphibian community of the Coralville Reservoir by the Muslim Youth Camps of America Convention Center, this part of the FONSI document is laughable. Zambrana thinks Timber Rattlesnakes might be one of the species that might potentially be occurring at the site, but does not recognize that the most common species is Brown Snake. There are no Timber Rattlesnakes in Johnson County now nor in the recent past, nor in this part of the state. I suggest that this just points out one more place where this study is seriously flawed.

The site has no location for a waste water treatment and disposal facility which meets the separation distances from inhabitable residences, wells and lakes. This is cause for great concern. A variance would have to be granted by the state of Iowa Department of Natural Resources. The minimum separation distances are determined to provide for negligible impact to surrounding areas. The reduction of these minimum separation distances would cause significant impact to the environment. The document contains apparent errors in mis-measurement and misplacement of wells. Cumberland Ridge I's Well is not located as stated, there is a difference of at least 600'. Cumberland Ridge II's Well is not shown at all. There are other measurement errors, all of which appear to minimize problems for wells or sewage disposal. Setbacks measurements are inaccurate. These are particularly

troubling for waste water obligations. Better measurements would have drawn attention to the problems with the proposed variance. Are the measurements purposefully inaccurate? The proposed convention center, with the anticipated load of participants, will generate an enormous quantity of waste water. This will have potential impact on wells in the community and downstream and on recreation in the reservoir.

The EA states that the existing well is rated at 28,000 gallons per day. The demand for the development is estimated at 8,860 gallons per day. There is no data to support the claim that no draw down of the aquifer will occur outside the site boundary. The depth of this well is similar to three private/semiprivate wells adjacent to the property. Current water usage from the adjacent wells is estimated at 4,000 gpd. The pumping of 8,860 gallons per day of water from the same aquifer could cause significant impact to the existing well users.

It will be interesting to see how much sand will be needed to continually fill the beach every year, without damaging the aquatic and surrounding environment. It seems that after 1993, the Corps' philosophy has been to raise the level of the reservoir rather than to worry about siltation. It will be also interesting to see how the engineers plan on getting sand to the beach. The plans only call for the road on top of the ridge. There is no mention of dump truck access that I can find. This whole project will increase runoff and increase siltation, which goes against the primary purpose for which the reservoir was built.

According to the EA the intended use of the land is consistent with previous use of the site. This is simply not true. The Girl Scouts use of the site was limited to summer use, with only very limited winter use. There was one enclosed building approximately 30'x50', with a small bathroom with flush toilets, and the remainder was a big open bunk room. There was an open air pavilion without windows. The site was not used for any off season activities by outside groups. The proposed use by the Muslim Youth Camps of America calls for the construction of permanent facilities consisting of a main lodge, caretaker's house and 10 or more cabins, 66 permanent parking spaces, 5,000 ft^2 beach, canoe house, floating boat dock in the water and an international village. This in no way compares to the use by Camp Daybreak.

With respect to the roads and parking, it is stated that certain special events at the site (not camping/recreational) such as weddings, conferences and meetings could generate in excess of 100 vehicles per day. An increase of 100 cars per day on the gravel access road will have a significant impact on the neighboring areas and on traffic flow on Scales Bend Road. To say nothing of where these cars will park on a lot that will be designed to hold fewer than 100 cars. Zambrana Engineering was given up-to-date traffic counts for Scales Bend Road, yet attempts to judge the impact the of the daily and yearly traffic caused by the proposed the Muslim Youth Camps of America on the basis of a few days worth of data. This is poor engineering and poor science. This is another example of the use of poor data to support the Finding Of No Significant Impact.

We point out again all the various groups that have opposed this project. The Johnson County Board of Supervisors, City of North Liberty, Penn Township Trustees, and Cumberland Ridge Homeowners have all opposed this project due to the magnitude and the vast difference from any previous usage of the area. The lack of compatibility with the surrounding area is apparent. Environmental damages by the removal of hundreds of trees and lack of adequate spacing for water and sewer systems will cause significant impact to the area. The scope and scale of the proposal by Muslim Youth Camps of America is vastly different from the previous use by the Girl Scouts. The use of the area for conferences, weddings, receptions, and retreats is commercial and does not comply with any land use plan of either the Corps or the County.

We encourage you to reevaluate this project. There will be significant impact if the Muslim Youth Camps of America is allowed to develop this Commercial Project on Corps land.

To sum it up in a few words, the major objection of most everyone concerned is one of Magnitude ---This is far, far larger than Camp Daybreak ever was --- All you have to is walk around the ruins of Camp Day Break with the architect's sketches for Muslim Youth Camps of America lodge to see the difference. This difference in scale will affect everything else: greater effect on the environment, greater traffic on the road [more wear and tear on our roads and more accidents], greater effect on our wells, greater demands for our emergency services, etc. Daybreak was a Community Resource, not a Commercial Project. Daybreak, because of its small size made limited demands on our community's services.

Respectively Submitted,

Richard J. Hollis

Janet L. Hollis

3524 Cumberland Ridge Rd. NE
North Liberty, IA 52317
319-665-3141
rjhollis@earthlink.net

Cc: Johnson County Board of Supervisors, City of North Liberty, Penn Township Trustees, Congressman James Leach, US Senator Charles Grassley, US Senator Tom Harkin, State Senator Bob Dvorsky

December 24, 2002

Department of the Army
Rock Island District
Corps of Engineers
Clock Tower Building
P O Box 2004
Rock Island, IL 61204-2004
Attn: Planning, Programs and Project Management Division (Karen Hagerty)

We are writing in response to the findings of the Environmental Assessment (EA) findings for the land at the former Camp Daybreak site on the Coralville Reservoir. This assessment was done for the proposed lease of the land to the Muslim Youth Camps of America (MYCA) and had findings were no significant impact. We are questioning those findings.

The findings of this assessment state that there will be no significant impact on the roads, neighbors, environment and community as a whole. We have to question this.

The proposed development of this land by MYCA calls for 403 trees of various sizes to be removed. How can this not impact the environment? The loss of this many trees would have impact on many different animals which have made this area their home.

In addition what about the wastewater and disposal facility? As it stands now a variance would have to be granted by the Iowa DNR as the distance for this facility from residences and wells does not meet the minimum requirements. Reducing these requirements it would impact the neighborhood as a whole.

Road usage is another concern. Only 52 parking spaces are being provided in this proposal. When weddings & conferences are held in the main lodge where are the all the attendees going to park? On the neighborhood roads? These roads are not suitable for parking. Increased traffic is another concern. The assessment states traffic would only increase by approx 50 cars per day. While the assessment makes this number seem small, it is not. Fifty additional cars traveling on 200th St NE (a gravel road) would have great impact on this road. It is a gravel road and will not withstand this traffic. In addition the assessment states the cars going into the camp would not be traveling by the homes in the neighborhood with the exception of one home on 200th St. We are that one home on 200th St and it will have a great impact on us.

We are asking you to reevaluate this project and find that there will be a significant impact on the environment if this lease is allowed.

Respectively,

Karen L. Housel

Karen R. Housel

Robert J. Housel

Robert J Housel

Robert and Karen Housel
3418 200th St NE
North Liberty, IA 52317
319-626-6419

cc: Congressman James Leach, Senator Charles Grassley, Senator Tom Harkin

-----Original Message-----
From: PandNHanson@aol.com [mailto:PandNHanson@aol.com]
Sent: Sunday, December 29, 2002 6:25 PM
To: Grassley, Chuck (Grassley); Harkin, Tom (Harkin); talk2jim@mail.house.gov
Subject: Proposed Youth Camp/Convention Center MYCA - North Liberty

I am writing in concern to the proposed lease of 106 acres of Army Corp of Engineer land located near North Liberty for a Muslim Youth Camp/Convention center.

My family & I live near this proposed development - about a mile down Scales Bend Road. In fact, my 8 year old son & I explored the former Girl Scout Camp, Camp DayBreak, this very afternoon. I can tell you that the proposed MYCA youth camp/convention center is in no way similar to the Girl Scouts use of this land as Camp DayBreak.

I feel that local & county residents have many legitimate concerns about this proposal. Congressmen Grassley & Harkin & Representative Leach I urge you to visit Camp DayBreak and see for yourselves why this area should not be the location of this proposed youth camp/convention center.

Many legitimate concerns involve the issues of enviromental impact, clearing of acres of trees, sewage & waste management, traffic concerns on an already dangerous road, safely concerns including fire, police & emergency coverage, parking issues, cost to the public and close proximity to private residences.

The Johnson County Board of Super. have drafted an 11-page report outlining their opposition to this project. The City of North Liberty also opposes this project. We all feel that this is not the proper location for this camp/convention center. The Johnson County Board of Super. has even offererd to assist the MYCA in finding a more appropriate location for this endeaver.

I am upset that anyone in oppostion to this project has been labled racist. I feel that this is a cop out. I would compare it to political opponents who sling mud at each other rather then focusing on their political platforms. The local, city & county residents have legitimate concerns about this project. I would like these concerns to be investigated & addressed before any leasing of government land takes place.

Congressmen Grassley & Harkin and Representative Leach, I urge you to visit the proposed site of the

MYCA proposed camp/convention center. Also review the plans that they have for this land. I and many local residents would be happy to give you a tour of this area.

Nancy & Patrick Hanson
3427 Elm Dr NE
North Liberty, IA 52317
(319) 626-2244

December 30, 2002

Rock Island District Corps of Engineers
Clock Tower Bldg. P.O. Box 2004
Rock Island, Ill. 61204-2004

ATTN: Planning, Programs & Project Management Division

RE: EA of Proposed Lease at Corallville Lake, Johnson County, IA

The Recommendation of approval of the Draft Finding of no Significant Impact presented by Zambrana Engineering, Inc. should be declined for the following reasons:

1. The assessment is replete with errors rendering the impact of the MYCA 1st alternative much less significant than what it reasonably will be. The EA has failed to correctly define such basic information as the private property lines existing bordering the Corps property in question. Zambrana's Figure 4-2 completely excludes the housing development of Cumberland Ridge II as well as the residential properties along Scales Bend Road. This misrepresentation presents a mistaken view of the area in question as being surrounded by upland forest property as opposed to private residential properties. The impact of the camp proposal is significantly greater located in a residential area as opposed to unoccupied park or forest area. Along with the misrepresentation deleting residential properties from consideration, Zambrana has failed to identify wells and to properly locate those wells that they did identify. These considerations are fundamental to the location of waste systems proposed in the MYCA plan.

2. Zambrana has significantly underestimated the dangers presented by additional vehicle traffic as presented by the EA. They have failed to analyze the impact of additional traffic at the intersection of 200th St. and Scales Bend road. The analysis disclaimed any impact of geometry where recognition of the unique geometry is essential to an understanding of the effects of the increase in traffic, particularly the proposed bus traffic, to this intersection. 200th St. enters Scales Bend on a tight curve where there is limited visibility. It does not enter at a 90 degree angle like an urban street. Scales Bend falls away from 200th St as one enters onto it from 200th St. resulting in numerous cars ending up in the ditch on slippery days. It is a difficult turn to make under ideal circumstances. This intersection is already considered to be dangerous to the extent that the Iowa City School district does not send school buses down 200th St. The MYCA proposal traffic numbers hinge on the use of shuttle buses that would clearly be at risk making the turn.

3. The EA relies primarily on traffic numbers provided in the MYCA proposal. Those numbers do not reasonably reflect the amount of activity planned in the proposal. The impact on the area has been based on unrealistic predictions of traffic and unspecified plans for off-site parking areas. The expected increase in traffic impacts every environmental aspect of the proposal from tree removal, water run off, noise pollution, light pollution, road wear and traffic accidents. At a minimum the public has a right to an accurate and specific traffic analysis statement and a description on how the project will be bound to the numbers and the Corps involvement in supervising the numbers provided that serve as a basis for the conclusions that the EA has reached.

4. The EA has concluded that the Master Plan has designated this property as a 'zoned' recreation-intensive use. THIS IS A FALSE STATEMENT. The 1977 Master Plan does not designate this property as recreation-intensive use. The management zones have differentiated this property from the recreation-intensive use designation along with the other 'out grant' areas. The Lakeshore Management Plan has designated this property as 'protected lakeshore' area and again differentiated this area from the public recreation areas.

5. The Master Plan is severely out-dated and the EA has apparently relied on the out-dated information rather than seeking current information on traffic and property designations in the area. It is incumbent upon the Corps of Engineers to manage this federally owned property in a responsible manner and to update the Master Plan that serves as a guideline for property use. This area has experienced considerable residential development since the original planning conducted by the Corps. The Master Plan does not provide reasonable notice to the public and to those who have purchased real estate in the area regarding uses that the EA now claims are within the purposes being claimed.

6. A more thorough EA was provided in the 1980's when a proposal was analyzed for the building of a bathhouse on a previously designated campground. The current EA fails to provide a hard analysis as required by the NEPA. Little mention is made in the current EA of the impact of construction operations not only on the property itself, but also on the access roads and residential properties. No description has been analyzed regarding the size and types of vehicles used in construction and the duration of disruption anticipated.

7. This project is of such size and nature to be a commercial venture contrary to any projects ever allowed on the Coralville Reservoir. To meet the obvious parking requirements and to provide fire protection and safety, it is likely that the actual destruction of upland forest property will be significantly greater than what is projected by the MYCA proposal, and adopted as fact, in the EA.

Therefore, the Corps of Engineers should proceed with a complete EIS regarding this project and conduct a full update of the Master plan before engaging in an

operation, which will result in extensive costs to the people of Johnson County and the adjacent neighborhoods.

Sincerely,

Sylvia A. Lewis
3564 Cumberland Ridge Rd. NE
North Liberty, IA 52317

December 31, 2001

Ms. Karen Hagerty
USACE, Rock Island District
Clock Tower Building
P.O. Box 2004
Rock Island, IL 61204-2004

Dear Ms. Hagerty,

This letter is in response to the Environmental Assessment prepared by Zambrana Engineering and approved by Colonel William J. Bayles, District Engineer. It is my opinion that the Finding of No Significant Impact by Zambrana Engineering and accepted by the Corps of Engineering (COE) is incorrect. I request that a complete Environmental Impact Study (EIS) be done regarding this proposal. However, I have one request of the COE which might eliminate the need for an EIS altogether.

The next to last paragraph on page 45 of the Environmental Assessment reads, in part, as follows:

"By applying the above separation distances from inhabited residences (1,000 feet), wells (400 feet) and lakes/public impoundments (400 feet) to the proposed site, **no areas exist within the present boundaries for the installation of a waste water disposal system under existing criteria** for either Alternatives 1 (MYCA Lease) or 2 (Reduced Use) (Figure 5-1). The Iowa Department of Natural Resources' regulations provide for application for a variance. If a variance is applied for and granted, a facility may be located on-site. Areas potentially available for an on-site treatment facility are indicated on Figure 5-1, should a 400-foot residential setback be granted by the IDNR."

Though there are, in my opinion, numerous reasons why this proposal, and the subsequent Environmental Assessment, are outrageous and should be abandoned, it is my belief that no wastewater treatment and disposal facility variance would likely be granted under any circumstances.

Therefore it is my request that the COE require MYCA pay for the design of a wastewater treatment and disposal facility and submit their plan with an application for a variance from the Iowa Department of Natural Resources (IDNR). I would also ask that the COE suspend any decision regarding public comments, final acceptance or rejection of the preliminary Environmental Assessment by Zambrana Engineering, and any potential preparation of a Lease until such time as the IDNR has granted or rejected the request by MYCA for a variance.

It appears to me that the Environmental Assessment has been, at best, a nasty waste of taxpayer dollars to this point. I will not go into the many errors made by Zambrana Engineering as I believe the COE has already received numerous complaints in that regard. However, in my opinion, both the Corps of Engineers and the public deserve to know whether any wastewater treatment plan, and subsequent variance, would ever be approved by the Iowa Department of Natural Resources before we all move toward further confrontation.

To this point MYCA has not been required by the COE to provide any working drawings of the improvements for review. There are no bona-fide blueprints, only proposals and conceptualizations. However, in my opinion, based upon the assumptions made by the COE and Zambrana Engineering for water usage and wastewater produced, as found in the EA, MYCA should be able to have a system designed and submitted to the IDNR for a variance. There might be minor changes at a later date if approved, but the basic wastewater plan could be reviewed and approved or rejected by the IDNR. Should no variance be approved then the COE saves its real employers, the taxpayers, literally thousands of dollars which would most certainly be wasted on the many unnecessary steps which we are inexorably moving toward taking in the months before us.

I am sending this letter to our two Iowa Senators and Congressman Jim Leach for their review. Please consider this idea as a means to save us all a lot of time and, more importantly, misspent taxpayer dollars.

Sincerely,

Alfred H. Carr
3564 Cumberland Ridge Rd NE
North Liberty, IA 52317

2020 Scales Bend Road N.E.
North Liberty, IA 52317
January 2, 2003

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

To Whom It May Concern:

We are writing to document our serious concerns with the draft Finding Of No Significant Impact for the proposed lease by the Muslim Youth Camps of America of the former Camp Daybreak.

Specifically, we are concerned with information in Section 5.1.2 Terrestrial Ecology of the Environmental Assessment of Proposed Lease At Coralville Lake, Johnson County, Iowa. This section states that 403 trees will be removed from the site, including 103 hickory, 46 honey locust, 49 oak, and 59 elm from the site. According to the 1999 study, the trees to be removed included 12 oaks and 15 others larger than 16 inches DBH (diameter at breast height). Now, more of the 403 trees planned for removal would be in this large tree size.

When we purchased our land in 1978 and built our home in 1981, we wanted to maintain the natural wooded environment that is distinctive to the area. We placed the house in an existing clearing and removed only dead trees. Our contractor was instructed -- kill a tree and you replace it. The majority of our property is untouched and serves as habitat for varied wildlife. Our appreciation of the natural environment continues to grow as we observe this on a daily basis.

Sometime ago, we and other neighbors were warned by the Corps not to mow or clear brush from adjoining Corps property. The Corps then noted it was wildlife refuge and encouraged to promote wildlife habitat. Now the Corps finds no impact from permanent, mass habitat destruction--removing trees, wildlife, and recreational use from the same area.

We are also concerned about:

- the lessee's responsible management of the large amount of waste water that will be produced;
- the lessees's purposes -- conferences, business retreats, and wedding receptions – appear to be commercial uses rather than those fitting to this wildlife area;
- increasing traffic and safety problems which Johnson County and the City of North Liberty must address.

How will the Corps manage this lease to insure the environmental impact is no greater than that outlined in the environmental assessment? After the lease expires, who maintains the property? Who is responsible to demolish abandoned buildings and restore the area?

The removal of more than 400 trees is only one indicator of the inappropriateness of this project to the natural environment. If the Corps allows this habitat to be destroyed, it can never be restored. This 20-year lease is restricted for exclusive purposes. The consequences of improper environmental management are permanent for all.

Elizabeth L.L. Hyde

Thomas E. Hyde
2020 Scales Bend Road N.E.
North Liberty, IA 52317
319-626-6694

cc. Congressman James Leach, Senator Charles Grassley, Senator Tom Harkin

January 2, 2002

Honorable Tom Harkin
150 1st Avenue NE, Suite 370
Cedar Rapids, Ia 52407

Dear Senator Harkin:

I am asking your help with a common sense problem. The Corps of Engineers continues to push for a large development on the Coralville Reservoir.

This is called a "camp", but over 75% of the usage will come from conference, retreat and wedding activities.

The project is opposed by the Johnson County Board of Supervisors, because it does not comply with local zoning and sensitive areas ordinances. The project is of concern to the City of North Liberty, because of safety concerns, mainly fire fighting issues.

The Corps of Engineers says construction of the 17,500 square foot convention center (which is 2 ½ times the length of the Old Capitol Building in downtown Iowa City, and sited on the the shoreline) will have no impact on the environment.

I have attached copies of our official comments to the Corps in response to their Environmental Assessment. I would appreciate your help in getting answers to the following:

Why is this federal agency allowed to stomp over the local ordinances for a non-necessary facility? Why should my tax dollars be used to buy new firefighting equipment and pay for wear-and-tear for road use, when the county would not approve the development in the first place?

Sincerely,

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

December 15, 2002

The Honorable Tom Harkin
P O Box 74884
Cedar Rapids, Ia 52407

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

Dear Senator Grassley:

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) related to the above federal lease. 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.

I believe the Environmental Assessment to be inadequate in addressing the concerns that I submitted, and believe these issues warrant specific responses. Can you help us?

I anticipate that the Corps of Engineers will state that the answers to these questions "were not within the scope" of the Environmental Assessment. Is this how the federal government gets around being accountable to the public?

Sincerely,

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

Attachment 1

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".
How does this proposal further that goal?

2)--What is Corp of Engineers philosphy/goals on preserving Open/Green Space for the public?

3)--What is the "Master Plan"? How does the current proposal meet the requirements of that plan.

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?

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)--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?

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?

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?

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.)

10)--What other environmental agencies will be involved in the EA?

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?

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

(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.

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

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

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

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?

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?

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

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?

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.

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

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

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.?

25)--How many trees will be removed?

26)--Is sand allowed to be "barged in". Is this then a public beach? If not, why not? Currrently, 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?

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.

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

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?

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

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

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?

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.

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?

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.

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

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.

December 17, 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

Dear Karen:

I have read the Environmental Assessment cover to cover a couple times now. I have found so many items that require a comment, that I do not want to try to put it all into one document. So, you will be receiving a series of letters from me, not necessarily in any particular order.

TOPIC: INTENDED USE OF PREMISES

We have been assured numerous times that only group recreational use of the leased premises would be allowed under the non-profit type of lease being considered under alternative #1 of the EA.

We received correspondence dated 7/8/99 from Karen J. Grizzle, Acting Chief, Real Estate Division in your office stating "Commercial use would not be permitted. This has been discussed with Muslim Youth Camps of America, Inc. representatives."

We received correspondence dated 9/9/99 through Senator Harkins office from Torkild P. Brunso, Lieutenant Colonel, U.S.Army, Acting District Engineer, which states "Compliance with the terms of the lease will be monitored by our Real Estate Division staff, with the assistance of Coralvill Lake Project staff. The lease condition, which requires that the premises be used for organized group recreational use only, has been clarified with the applicant. There is no need for MYCA to change the application."

On page 4 of the EA, under "3.1.2 Users served", it says "Family retreats on six to eight weekends are projected to generate another 180 to 450 users. Additionally, 1,000 users are projected to be generated by 10 weddings". Reference to weddings and family retreats is found in several places in the EA.

Weddings and family reunions are not organized group recreational use. Weddings are certainly commercial use. I would consider family reunions either personal or commercial use.

I believe there would also be some personal inurement issues related to the applicant's tax-exempt status if directors, officers, or key employees were using the premises for personal weddings and family reunions.

Clearly, the applicant intends to use the property for purposes outside the stated lease condition.

Sincerely,

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

CC: Grassley, Harkin, Leach

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 that 1,000 feet from the higher activity areas represented in Alternatives 1 and 2". 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.

-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.

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.

--5.4.8 Public Facilties and Services
The EA states "Access to or use of public facilties 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.

--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.

One of our main concerns related to traffic was the amount of traffic on 200th 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.

--5.4.11 Aethetics
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.

--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.

Sincerely,

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

CC: Grassley, Harkin, Leach

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: ESTIMATED USERS/ALTERNATIVE#1 MYCA

Dear Karen:

I would like to contest the number of users estimated by Myca/Zambrana/Corps of Engineers for Alternative#1/MYCA lease.

The EA projects the number of users at 13,500 annually (136 daily users x 7 days per week x 10 weeks = 9500 user days in summer, plus 4,000 non-summer users).

The 136 daily users is defined as 120 campers and 16 staff.

The 4,000 non-summer count is based on "18 weekends per year would experience some conference/retreat activity. With approximately 45 to 100 attendees per weekend, these activities would generate 800 to 1800 users. Family retreats on six to eight weekends are projected to generate another 180 to 450 users. Additionally, 1,000 users are projected to be generated by 10 weddings." This is 34-36 events per year.

The 17,500 square foot central lodge is designed to accommodate 150-200 persons (page 4 of EA). If we recalculate the above 36 events using 150 to 200 persons per event, we get 5,400 to 7,200 non-summer users, for a total of 14,900 to 16,700 (assuming all non-summer events are one day events).

The EA states that MYCA's plan is to "actively market" use of the retreat/conference center. The EA also states that "between 1-3 conferences could occur during the week" in addition to the weekend usage (see page 7 EA). If we add one weekday event each week for 40 weeks, using 50 persons, we get an additional 2,000 users.

This results in counts of 16,900 to 18,700 annually (assuming all non-summer events are one day events). This is 25-38% more usage than the estimate in the EA.

There are many possibilities that could result in even more users. Will the non-summer events ever be multiple-day events (the EA states "though the site would only be able to house up to 80 people per night in permanent lodging structures during the non-camping

season, additional lodging and dining is available locally within a 5-10 minute drive". Will there ever be conference/retreat activity in the summer while the camp is in session? Will the families of campers ever be asked to events during the summer, thus resulting in many more users than the estimated 136? Will the computer training center ever be used daily for day or night classes? Have employees/service personnel been included in any counts?

The estimates used in the EA seriously underestimate the possible number of users under Alternative#1. A responsible study would look at the maximum numbers allowable by the design, not a guesstimate provided by the proposed lessee.

The estimated numbers used obviously affect conclusions drawn in the Environmental Assessment, most significantly traffic, parking, water usage, and wastewater treatment. I believe that using the maximum numbers allowed by the design would have a significant impact on the conclusions drawn. I believe the numbers used in the EA clearly underestimate potential use, result in inaccurate conclusions, and should not be used to support a Finding of No Significant Impact.

Sincerely,

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

CC: Grassley, Harkin, Leach

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: Previous use of Camp Daybreak

Dear Karen:

The Corps of Engineers continually states that the proposal under consideration for the Daybreak area is the "same" as previous use by the Girl Scouts. This argument seems to one of your major justifications for the current proposal. In a recent newspaper article, you are quoted as saying that up to 1200 Girl Scouts used the camp in one year.

Karen, I would like to see documentation proving that level of usage. What year was it?

I have not spoken to anyone associated with the Girl Scouts who believe the use was ever that high. In the early years (60's –70's) the Girl Scouts operated Camp Cardinal in Iowa City which was the main venue for camping. In the 80's, I was associated with Girl Scouts and the annual one-week day camp at Daybreak, and I assure you there were nowhere near 1200 users then.

To compare the Girl Scout lodge and it's use to the proposed 17, 500 square foot conference center and it's proposed use, and find any similaries, is absurd.

Sincerely,

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

CC: Grassley, Harkin, Leach

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: Permitting

Dear Karen:

The EA states that the lessee will be required to obtain a Section 401 permit, a Section 404 permit, and a variance from the IDNR for wastewater treatment facility.

My copies of previous correspondence with EPA representatives indicate that Section 402 of the Clean Water Act requires a stormwater permit from the IA DNR if more than 5 acres of land are disturbed. I realize that the EA states that 4.8 acres will be disturbed, but we cannot imagine that the disturbance will not exceed 5 acres with road widening, construction for buildings, wastewater treatment plant, beach, etc.

Would you please respond? Thanks.

Sincerely,

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

CC: Grassley, Harkin, Leach

December 28, 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: BIAS

Dear Karen:

Thank you for forwarding John Castle's "selection criteria" forms comparing the MYCA and IO-DIS-E-CA applications originally considered by the Corps of Engineers back in 1999. We had received copies of the selection criteria forms completed by Staebell, Clevenstine, and Johanson with our Freedom of Information Act request back in May of 1999, but the Castle form was missing from the group. You mailed that form to me 12/13/02.

I have looked at all four sets of forms. I am not a statistician, but under no scenario can I see where the MYCA proposal would have been rated higher than the IO-DIS-E-CA proposal based on these forms.

There were 18 questions on the criteria sheet. If you tally the responses, IO-DIS-E-CA comes out ahead in 11 of the 18 questions. MYCA comes out ahead on 5 of the questions. One question is a tie. One question is either a tie or MYCA comes out ahead; Castle circled two answers.

Since each criteria sheet has a total marked on it, I assume that you rated the sheets based on total points. When I add the total points, IO-DIS-E-CA gets 157 points, MYCA 153 or 154. John Castle's form appears to be totalled incorrectly. His form says 35 for the MYCA proposal. I get 38 or 39, which is reflected in the 153/154 number.

For the record, I would like to have an explanation (including copies of documents) showing how MYCA was selected over IO-DIS-E-CA.

My reason for compiling this information is my feeling that the commitment by the Corps of Engineers to <u>make this proposal work</u> was made in 1999 or before. Actions and comments made by some COE employees and representatives of MYCA since 1999 indicate this is a "done deal".

Errors and omissions in the EA (noted in letters to you in response to the EA) slant the findings in favor of a finding of "no significant impact" and toward a decision in favor of Alternative #1. These inaccuracies include misplacement of existing wells on maps, misstatement of the distance from the osprey nesting site to the main lodge, and disregard for the protected shoreline designation that exists in the 1977 Master Plan. In addition, all impacts noted in the EA are based on counts that are clearly not the maximums possible based on the design. Finally, the assumption that the daybreak area is designated "Recreation-Intensive Use" is in question; I certainly cannot find that in the 1977 Master Plan.

Unfortunately, the Environmental Assessment was done to justify a proposal already on the table. It was not an objective study. We all could have avoided so much grief if the Corps of Engineers had worked with local governments to come up with some alternatives that fit with the existing environment and complied with local zoning regulations PRIOR to making a commitment.

Sincerely,

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

CC: Grassley, Harkin, Leach

December 31, 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: EA Inadequacies/FONSI

Dear Karen:

Many people have written to you about errors/omissions/and inaccuracies in the EA provided by Zambrana Engineering to the Corps of Engineers regarding the proposed lease at Coralville Lake.

I have reviewed other EA's prepared by governmental agencies, including the Corps of Engineers, and I find items that are routinely covered in detail in other EA documents that are for the most part ignored or very lightly treated in your EA.

These relate to two major areas: construction impacts and impacts occurring outside the project area.

Mitigation measures for construction related activities to lessen the potential for adverse impacts are routinely covered in Environmental Assessments. You do not cover any of the following:

- Staging area for construction office (where located)
- Methods for returning staging area to pre-construction conditions
- Methods for controlling dust during construction
- Methods for controlling noise during construction
- Instructions for construction vehicle idling to reduce noise and air quality impacts
- Fencing to define construction area and confine activity to minimum area required for construction
- Protection measures to be clearly defined to workers to avoid conducting activities beyond the construction zone
- A revegetation plan
- Plans for prevention of the spread of exotic vegetation
- Tree pruning guidelines for construction workers
- Plan for daily construction clean-up
- Plan for preventing water contamination by vehicle fuel leakage. A spill plan.

- Plan for handling previously unknown archeological resources discovered during construction.
- Plan for minimizing soil erosion
- Plan for excavated material
- Plan for restoring soils compacted during construction
- Variations on construction timing to minimize impacts of noise from construction activities to neighbors and the area's natural quiet
- Traffic plans for construction vehicles to minimize disruption to neighbors
- Emergency plan for construction accidents

The EA's where I found these mitigation plans are for projects smaller than what you have proposed in Alternative #1. The construction impacts noted in your EA significantly underestimate the construction impacts both within the project area and outside the project area. You have no mitigation plans in the EA for construction related adverse effects, although you state that the construction will last over a two year period.

Your EA, in general, gives short shrift to impacts occurring outside the parameters of the project compared to other EA's I have reviewed. These include:

- Dust from increased traffic on 200th Street, both from construction and post-construction traffic (no mitigation plan)
- Wear and tear on county roads from both construction and post-construction traffic.
- Noise from both construction and post-construction activities (no mitigation plan)
- Light effects from both construction and post-construction activities (no mitigation plan)
- Plans for potential safety hazards – school children walking to school bus stop on 200th Street
- Plans for potential safety hazards – risks associated with increased traffic, including buses turning onto and off of 200th Street at Scales Bend Rd
- Costs to county taxpayers due to need for increased services (such as road improvements and additional fire-fighting equipment)
- Visual changes to the natural aesthetics of the area

These impacts occurring outside the parameters of the project area are especially significant in light of the fact that residences are located within several hundred feet of the proposed main conference center building; and thus within several hundred feet of the majority of the construction activity and the staging area for future events at the proposed facility.

The following information is quoted from the "NEPA Call-In" website. It is from a GSA guide to implementing NEPA policies.

7.4 Actions that normally require an EIS

The following actions are considered to be major Federal actions significantly affecting the quality of the human environment, and therefore must be the subject of EIS's, as must any other action that an EA indicates may have significant environmental effects:

- *Master plans for Federally owned major buildings, building complexes, and sites (Note: EIS should be designed so that subsequent EISs and EAs can be tiered off it).*
- *Acquisition of space by Federal construction or lease construction, or expansion or improvement of an existing facility, where one or more of the following applies:*
- *The structure and/or proposed use are not substantially consistent with local planning and zoning or any applicable State or Federal requirements (see NEPA-Related Legal Requirements and Their Implications, Appendix 3);*
- *The proposed use will substantially increase the number of motor vehicles at the facility*
- *The site and scale of construction are not consistent with those of existing adjacent or nearby buildings; or*
- *There is evidence of current or potential community controversy about environmental justice or other environmental issues.*
- *Space acquisition programs projected for a substantial geographical area (e.g., a metropolitan area) for a 3-to-5-year period or greater (Note: a PEIS is often appropriate here, off which subsequent EISs and EAs can be tiered).*

While I realize that GSA is not the Corps of Engineers, my understanding is that NEPA and CEQ requirements apply to all federal agencies. I would appreciate your reaction to the above. I can give you the website address if you would like it.

Based on the errors/omissions/inaccuracies in the EA, the failure of the EA to address mitigation plans for construction impacts and impacts occurring outside the project area, and due to the fact that the proposal 1) is not consistent with local planning and zoning ordinances, 2) substantially increases the number of motor vehicles at the facility, 3) site and scale is not consistent with existing nearby buildings, and 4) there is community controversy, a finding of no significant impact is not appropriate, and a Environmental Impact Statement should be prepared if this proposal is to be considered for further review.

Sincerely,

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

CC: Grassley, Harkin, Leach, Johnson County Board of Supervisors, N Liberty City Council

DEPARTMENT OF THE ARMY
ROCK ISLAND DISTRICT, CORPS OF ENGINEERS
CLOCK TOWER BUILDING - P.O. BOX 2004
ROCK ISLAND, ILLINOIS 61204-2004

REPLY TO
ATTENTION OF:

February 10, 2003

Planning, Programs, and
Project Management Division

Honorable Tom Harkin
United States Senator
150 First Avenue, NE., Suite 370
Cedar Rapids, Iowa 52401-4884

Dear Senator Harkin:

I am writing in response to your inquiry of February 3, 2003, with the accompanying letters from Ms. Karin Southard of Iowa City, Iowa, Mr. Richard and Mrs. Janet Hollis, Mr. Robert and Mrs. Karen Housel, Mr. Patrick and Mrs. Nancy Hanson, Ms. Sylvia Lewis, Mr. Alfred Carr, Mr. Thomas and Mrs. Elizabeth Hyde, and Ms. Lynne Kinney, all of North Liberty, Iowa. The letters concern the Environmental Assessment (EA) for the proposed lease at Coralville Lake.

The letters from Mr. and Mrs. Hollis, Mr. and Mrs. Housel, Ms. Lewis, Mr. Carr, Mr. and Mrs. Hyde, and Ms. Kinney have been submitted to the Rock Island District as their public review comment letters on the EA for the Proposed Lease at Coralville Lake. The letters from Mr. and Mrs. Hanson and Ms. Southard raise similar concerns, but no new issues. Ms. Southard is not correct in some of her assertions. The facts of the proposal are explained in the EA and on our web site at the following address: http://www.mvr.usace.army.mil/Daybreak/index.htm.

All of these questions and concerns will be addressed in the Corps of Engineers responses to the public comments on the EA. This final document, which will include my final decision on the EA and the preferred alternative, will be made available to the public and your office upon completion. We currently estimate that this document will be completed in June of this year.

The Rock Island District is very aware of the concerns raised by this proposed project and is working diligently to ensure public and environmental concerns will be addressed to the fullest extent possible.

I hope that this information satisfactorily addresses the concerns expressed in the letters you have received. If you have further questions regarding this matter, your staff may call Ms. Karen Hagerty in our Economic and Environmental Analysis Branch, telephone 309/794-5286.

Sincerely,

ORIGINAL SIGNED BY

William J. Bayles
Colonel, U.S. Army
District Engineer

Copy Furnished:

Honorable Tom Harkin
United States Senate
135 Hart Senate Office Building
Washington, DC 20515