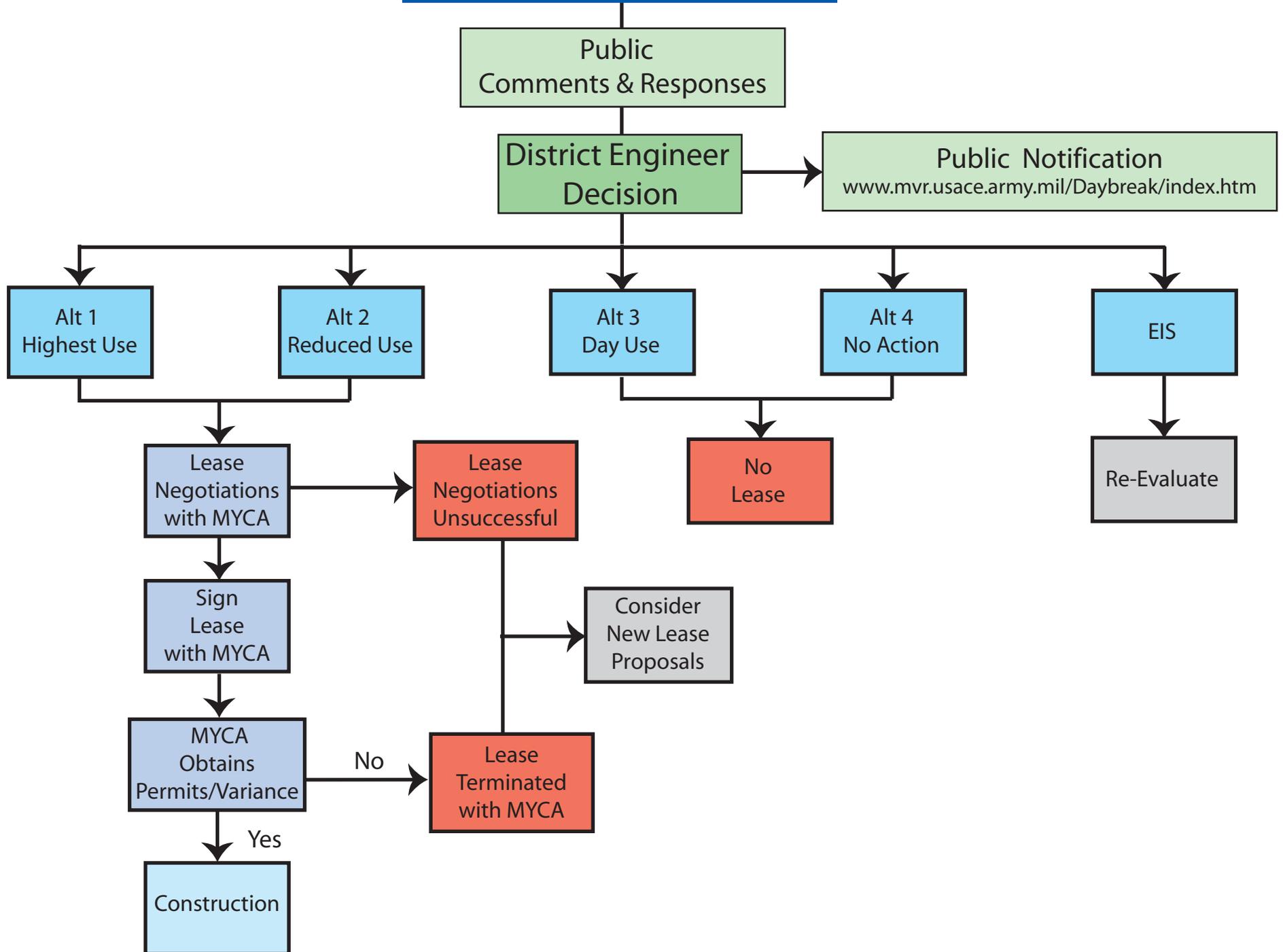


Environmental Assessment for Proposed Lease at Coralville Lake



**ENVIRONMENTAL ASSESSMENT FOR PROPOSED LEASE
AT CORALVILLE LAKE, JOHNSON COUNTY, IOWA**

WHAT HAPPENS NEXT?

1. **Public Comments and Responses.** The Public Review Period for the Environmental Assessment (EA) for the Proposed Lease at Coralville Lake, Johnson County, Iowa, closed January 2, 2003. One hundred eight (108) comment letters were received by the Corps of Engineers; ten (10) from governmental or other organizations, and ninety eight (98) from private citizens. In addition, two (2) letters were received from Senator Grassley, forwarding letters from his constituents. One petition opposing the proposed lease was received from Lynne Kinney. The Corps and their contractor for the EA, Zambrana Engineering, Inc. (ZEI), will review the comments received and prepare responses to all of the questions and concerns raised during the public comment period. The estimated completion date for this effort is Summer 2003.
2. **District Engineer Decision.** The District Engineer will choose one of the following courses of action:
 - a) Sign the Finding of No Significant Impact (FONSI) for Alternative 1 (highest use), proceed to lease negotiations, **or**
 - b) Sign a FONSI for Alternative 2 (reduced use), proceed to lease, **or**
 - c) Sign a FONSI for Alternative 3 (Corps day use), no lease, **or**
 - d) Sign a FONSI for Alternative 4 (no action), no lease, **or**
 - e) Make a determination that significant impacts may result from the preferred alternative **and** recommend that an Environmental Impact Statement (EIS) be prepared.
3. **Public Notification.** When the District Engineer's decision is finalized; the decision documentation, and all comment letters and responses will be made public. All parties from the original distribution list plus any other individuals who submitted public comments will be notified of the availability of the decision documentation, comment letters and responses, and locations for viewing this package. This package will be posted on the Corps' web site (<http://www.mvr.usace.army.mil/Daybreak/index.htm>). Hard copies will also be available at area libraries, post offices, and at the Coralville Lake project office.
4. **Pathway towards Lease (Alt 1 or 2).** If the District Engineer chooses Alternative 1 or 2, the Corps would complete lease negotiations with the Muslim Youth Camps of America (MYCA), to include the following:
 - a. Updated financial plan for development and operation of the area,
 - b. Finalize development and management plan, including any special requirements,
 - c. Develop any special lease conditions needed for site-specific environmental, cultural or operational requirements,
 - d. Present 25-year lease to MYCA for acceptance.

5. **Sign Lease.** If the lease negotiations are successfully completed, the lease would be signed by MYCA and the Corps of Engineers, Rock Island District, Real Estate Division.
6. **Prior to Construction.** After the lease is signed, MYCA must submit plans for all proposed development and landscaping for approval by the Corps and obtain all required permits prior to construction, including, but not limited to:
 - a. Wastewater treatment plan that meets Iowa Department of Natural Resources (DNR) requirements (possible variance),
 - b. Johnson County building permit,
 - c. National Pollution Discharge Elimination System (NPDES), if area of disturbance is greater than 5 acres, and
 - d. Department of Army permit from the Corps for beach and boat dock development, prior to construction of this feature.
7. **Permits Unobtainable.** If MYCA is unable to obtain the required permits or wastewater treatment variance from the DNR, they will need to pursue other options that may be available to satisfy these requirements. If MYCA is unable to obtain necessary variances and/or permits that prevent use and development of the area for the purposes intended in the lease, the lease may be terminated.
8. **Unsuccessful Negotiations or Lease Terminated.** If lease negotiations are unsuccessful and no lease is signed with MYCA, or the lease is terminated, the Corps could consider new lease proposals from nonprofit organizations. These proposals should fall within the scope of the existing Environmental Assessment.
9. **Environmental Impact Statement (EIS).** If significant adverse impacts were identified, an EIS would be the recommended course of action. The Corps could then re-evaluate whether or not to proceed.
10. **No Lease (Alternative 3 or 4).** If the District Engineer chooses Alternatives 3 or 4, no lease would be pursued. Alternative 3, Corps Day Use, requires a cost-share sponsor for development. No sponsor has been identified to date. Alternative 4, No Action, would leave use of the site undecided (no change from existing use).