FAX

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Sender:	Ken Derickson

Description:

I am forwarding a list of questions received from Lynne Kinney at the Public Scoping Meeting. These will be part of the Public Comments. However, she asked that I indicate which of these questions would be addressed by the EA

I had discussed many of these questions with Ms. Kinney in response to a follow-up phone call I received on July 20th. She asked that I respond formally indicating which of the questions would be covered in the EA. I have finally found the time to wade through these and responded to Ms. Kinney via e-mail last night, with a copy to you.

Ms. Kinney also understands that we will not be answering each of her questions at this time, as requested in the July 11, 2000 submittal.

Sincerely, Ken Derickson

Number of Pages (including cover):	6
Date:	01 August 2000

If there are any problems with this transmission, please call (630) 718-0503 immediately.

July 11, 2000

Dr. Ken Derickson
Zambrana Engineering Inc.

RE: Proposed lease of Camp Daybreak, Coralville Lake, North Liberty, Ia

Dr. Derickson:

Numerous questions have been asked by neighbors of the "Camp Daybreak" area in Johnson County related to the Environmental Assessment and proposed lease of this 106 federal acres.

This area is currently a nature preserve, directly adjacent to a residential area. The proposal being considered by the Corps of Engineers will bring multi-million dollar infrastructure, thousands of people, and related byproducts (traffic, waste, erosion, noise, etc.) to this quiet area. We are very concerned with this level of development, and feel that it is not consistent with the existing adjacent neighborhood, and will have quite an impact on the human and natural environment.

We understand that the Corps of Engineers is required to involve the public during an Environmental Assessment. In order to be informed, we would like specific answers to the following questions. We have attempted to condense the questions for you in order for you to answer efficiently. These are not all of our questions and concerns. We urge you to meet with us to understand how we believe this development will impact our neighborhood.

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

--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?

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

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

--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?

--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?

--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?

--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?

--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?

--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.)

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

--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?

--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.)

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

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

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

--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)?

--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?

--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?

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

--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?

--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.

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

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

--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.?

--How many trees will be removed?

--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.

--How will the lessee control the considerable erosion that will occur in this area?

--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.

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

--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?

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

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

--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:

--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.

--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?

--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.

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

--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.

The above questions were compiled by a group of concerned neighbors. We feel that the level of development currently being proposed by the Corps of Engineers is not consistent with the existing/adjacent neighborhood and natural surroundings. The proposal is certainly not consistent with local planning and zoning. The development will substantially increase traffic and noise, with negative affects for those of us who live so close. We have been characterized as a group who is opposed to all development. We are not. We would like to work on an alternative that would save this beautiful area and leave it accessible to the public.

We appreciate your attention to our concerns.

Submitted by Lynne Kinney, 3530 Cumberland Ridge Rd NE, North Liberty, Ia 52317

CC: Grassley
Leach
Harkin
Corps of Engineers District Engineer
Neighbors