

C2

REPLY TO:

- 136 HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510-1501
(202) 224-3744
TTY: (202) 224-4479
e-mail: chuck_grassley@grassley.senate.gov
- 721 FEDERAL BUILDING
210 WALNUT STREET
DES MOINES, IA 50309-2140
(515) 284-4880
- 208 FEDERAL BUILDING
101 1ST STREET SE.
CEDAR RAPIDS, IA 52401-1227
(319) 363-6632

United States Senate

CHARLES E. GRASSLEY
WASHINGTON, DC 20510-1501

REPLY TO:

- 103 FEDERAL COURTHOUSE BUILDING
320 6TH STREET
SIOUX CITY, IA 51101-1244
(712) 233-1860
- 210 WATERLOO BUILDING
531 COMMERCIAL STREET
WATERLOO, IA 50701-6497
(319) 232-8867
- 116 FEDERAL BUILDING
131 E. 4TH STREET
DAVENPORT, IA 52801-1513
(563) 322-4331
- 307 FEDERAL BUILDING
8 SOUTH 6TH STREET
COUNCIL BLUFFS, IA 61601-4204
(712) 322-7103

December 19, 2002

*congressional
during comment
period
w/ MVR response*

Colonel William J. Bayles, District **Engineer**
U.S. Army Corps of Engineers
Clock **Tower** Building
P.O. **Box** 2004
Rock Island, Illinois 61204-2004

Re: Coralville Lake
Proposed Lease - Muslim Youth Camps **of** **America**

Dear Colonel Bayles:

Earlier, on December 12, I contacted your office regarding a request for an extension of the comment period for the Environmental Assessment for the proposed lease at Coralville Lake, and concerns about the Assessment. Enclosed is additional information from Mark Ogden and Richard and Janet Harris, North Liberty, and Karin Southard, Iowa City, expressing similar concerns.

I would appreciate your inclusion of these concerns with my earlier inquiry, and look forward to your response in this matter. Please direct your response to my Cedar Rapids office.

Thank you for your attention to my request.

Sincerely,



Charles E. Grassley
United States Senator

CEG/mld

RANKING,
FINANCE

Committee Assignments:
BUDGET
JUDICIARY

Co-CHAIRMAN,
INTERNATIONAL NARCOTICS
CONTROL CAUCUS

Senator Charles Grassley,

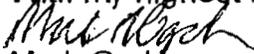
comment period for the Camp Daybreak Environmental Assessment.

This request seems reasonable based on the fact that the 45 day period covers three major holidays during the busiest time of the year for us and those we must contact to make this EA meaningful for all.

29 \ A reasonable extension time should be based on their original plan to have it to us in 230 days when it actually took them 898 days. That 390% increase for their convenience should now be applied to the 35 days (originally scheduled for us) for our convenience.

I personally am out of town for over 1/3 of the comment period, excluding the holiday's and it is challenging at best to do an adequate review and develop appropriate comment to the COE.

With my highest regards,


Mark Ogden

December 16, 2002

Dear Senator Grassley,

33-28
9-3
7-10-
[Please help! The Corps of Engineers is planning to lease 100-plus acres of pristine 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 asphaltting over acres of bulldozed trees.] [The general public will lose access to this wonderful area of the park.]

32-4
7-10
People are very upset about this proposal. The Corps of Engineers is ramrodding 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

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**. 30-1

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. 9-1

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. 9-27

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 13-24 13'6

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. 13-2

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. 13-11

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. 10-2 13-16

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 ft² beach, canoe house, floating boat dock in the water and an international village. This in no way compares to the use by Camp Daybreak. 6-9

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 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. 22-11 22-6

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.

30-10

16-1
6-7

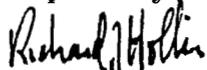
We encourage you to reevaluate this project. There will be significant impact if the Muslim Youth Camps of America is allowed to develop this Commercial Project on Corps land.

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.

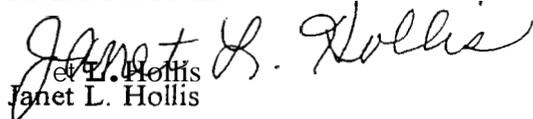
2-7

2-11

Respectively Submitted,



Richard J. Hollis



Janet L. Hollis

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



REPLY TO
ATTENTION OF

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

January 2, 2003

Planning, Programs, and
Project Management Division

Honorable Charles E. Grassley
United States Senator
206 Federal Building
101 - 1st Street SE.
Cedar Rapids, Iowa 52401-1227

Dear Senator Grassley:

I am writing in response to your letter of December 19, 2002, and the accompanying letters you received from Mark Ogden, Richard and Janet Hollis of North Liberty, Iowa, and Karin Southard of Iowa City, Iowa. The letters concerned the Environmental Assessment (EA) for the proposed lease at Coralville Lake.

Many of the issues raised by these individuals were also mentioned in your December 12, 2002, letter to me and answered in my response dated December 20, 2002. No new issues were raised in this latest inquiry. The letter from Richard and Janet Hollis was also sent to Ms. Karen Hagerty, team leader for this project, as their public review comments on the EA. All such comments will be compiled and analyzed, and then all concerns raised during the public review period will be addressed. Ms. Southard is not correct in some of her assertions. The facts of the proposal are clearly explained in the EA. 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 Charles E. Grassley
United States Senate
135 Hart Senate Office Building
Washington, DC 20510-1501