

GP 27

**Hagerty, Karen H MVR**

**From:** Paul A Golke [campiodiseca@juno.com]  
**Sent:** Wednesday, January 01, 2003 4:18 PM  
**To:** Hagerty, Karen H  
**Subject:** Environmental Assessment Study Questions



Daybreak  
Questions.doc

January 1, 2003

To:

Karen Hagerty

From:

Paul Golke  
3271 Sandy Beach Rd NE  
Solon, IA 52333

Please accept my attached list of questions concerning the Environmental Assessment at Coralville Lake.

I look forward to hearing your response.

Sincerely  
Paul Golke

January , 2003

To: Karen Haggerty (Karen.h.hagerty@usace.army.mil)  
From: Paul Golke, 3271 Sandy Beach Road NE, Solon IA 52333  
Re: Questions on Environmental Assessment Study at Coralville Lake

Noise:  
Noise is a two way street when it comes to operating camp programs in a residential area. Cars, boats, airplanes and neighbors can greatly distract from camp programs. 100+ campers singing or playing at the same time can echo across water and ravines at an amazing rate. I found it interesting that the EA identifies such camper noise at around 67 decibels (page 56) yet they think that will not add significantly to the current base levels of receptors 3, 4 and 5 which will receive the bulk of that camp noise. Since these receptors are within 100 yards of the main camp facilities, trees and other factors will make little impact. 25-2

There are several existing facilities in the area where actual noise levels could have been taken and then applied. Noise levels from area camps and campgrounds, on and off the lake, could prove valuable to neighbors and camp developers. 25-3

Why weren't existing facilities in the area considered in the noise evaluation?

Funding and cost of study:  
What is the cost of study, and who is paying for it? 33-6

Flood Levels:  
It has become evident in the last decade that sediment and erosion are making an impact in flooding frequency and level of the lake. With the proximity of the tent pads and main lodge so close to recent flood levels, I would think the Corp would have more to say about such development in potential flood areas. Why does this not raise more of a concern with the Corp.? 14-1

Future Development:  
If this project goes through as proposed, what plans do you have in place to deal with the other leased land along Coralville Lake that may want to develop there lake fronts in a similar manner? I find this to be in conflict with other Corp. goals of maintaining a natural look and limiting development solely for lake views. 7-5

North Point Option:  
The EA indicated that this option was eliminated due to lack of adequate forest coverage. If trees are a renewable resource, why does this single criterion eliminate this option? Even if they build at Camp Daybreak, reforestation is going to be necessary. 2-4

Sewage  
If variances are approved for this site, what seepage controls will be put in place from possible lake contamination? 13-4

Traffic:  
It was noted in the EA report that it used a IDOT VPD Count from the fall of 1998. It indicated that road loads were near capacity. Why wasn't a summer VPD done which would also include vehicle loads from Jolly Roger Campground? 22-1

Erosion Control  
With the extent of modification planned to the site, what plans will be made for erosion control? With Jolly Roger Campground and the U of Field Campus, you have several prime examples of what can happen with lake development. Who would be responsible for minimizing erosion from parking lot, roof and village runoff? 8-11  
8-2

Master Plan Questions:

Maintenance and Recreational facilities:

There appears to be a lack of maintenance and recreational areas in the master Plan of MYCA. Facilities for support and maintenance equipment will be needed for so many camp structures. Campers need space to run and recreate in. Both of these topics require space and attention. What plans does MYCA have to address these needs? If they are not part of the original plan, how are they incorporated at later times? 4-1

Budget Estimates:

On May 8 of 2000, the Cedar Rapids Gazette shared an article from MYCA. One paragraph shared: "The model shows the proposed \$4 million Camp Heritage as a beach house (16,000 square feet) along Coralville Lake with a pier and a few walking trails. Jani said the nearly three-story structure is designed to blend in with its surroundings. Trees will make up the remainder of the 106-acre rural North Liberty site..." 4-2

More recent articles now share an expanded lodge of 17,000 square feet, along with 10 cabins, 10 tent pads and residents house, with a price tag of \$2 million. How are they justifying the price drop over the last two years?

Just the main lodge will cost well over \$2 million. It would appear that they are trying to down play the impact to the site by reducing the overall costs of its creation.

Non-Profit Status:

I notice that MYCA filed under the Non-profit status of 504A rather than the usual 501c3 status. What are the differences? 33-7

Other Lease Considerations:

What opportunities are there to submit other Lease opportunities on either the Daybreak site or other sites that were identified in the study? 2-3

