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Hagerty, Karen H MVR

From: lorie leo [lleo@ia.net]
Sent: Thursday, January 02, 2003 1:16 AM
To: CampDayBreakEA@mvr02.usace.army.mil
Subject: EA/MYCA

December 16, 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 wish to file my concerns regarding the environmental assessment completed in preparation for leasing the Camp Daybreak tract to the Muslim Youth Camp of America (MYCA). I do not feel the studies conclusion of "no significant impact to environment" is accurate for the following reasons:

- 16-3
6-1 • Zoning – One of the main purposes of zoning regulations is to protect the local community environment by controlling land use and allowing only compatible use of land within certain areas. The land surrounding the proposed lease site is zoned Suburban District, low-density residential. The Corp's Mater Plan designates this proposed area as "Recreation/Low Density". Given these facts, it is not hard to conclude that the creation of a 200 bed conference/convention center on this site would have an environmental impact.
- 21-6 • Safety – According to Dave Hubler, North Liberty Fire Chief, current available resources are not adequate to provide fire and safety projection for the proposed development. If a fire did occur at the convention center, all available resources could easily be needed to fight that fire. This creates a scenario that leaves no reserves to fight other fires that may occur simultaneously. Given that no additional tax dollars will be generated by this project to purchase additional equipment, one can easily conclude that the proposed development would have a substantial environmental impact.
- 22-5
16-8 • An additional safety concern relates to the increase traffic that the proposed development would create. According the Johnson County's Road Performance Standards, no further development should/would be allowed on any parcel accessed by the Scales Bend Road. This fact also appears to refute the conclusion of "no environmental impact".
- 13-5 • Health – The last and probably the most significant concern relates to the treatment of wastewater. It is almost incomprehensible how Zambrana Engineering could conclude "no environmental impact" when they also acknowledge that a variance from existing Iowa Department of Natural

13-23

Resources' (IDNR) regulations would be required in order to handle wastewater. This implies that existing **IDNR** regulations are not necessary for environmental protection and that they can and should be disregarded. I can not understand the logic behind this reasoning.

2/1-17

If the purpose of this report was indeed to assess the environmental impact of the proposed development, I think it failed. In addition to the significant breaches of logic that I have mentioned, there are numerous errors in the report that include important facts such as the locations of existing residences and wells, traffic counts, and site elevations. Given these issues, it is not difficult to question the validity of the report and I feel the Corp should require Zambrana to redo the study so that you would have accurate information in order to consider this leasing proposal.

Sincerely,

Ken Leo, Penn Township Trustee

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Cc: Johnson County Board of Supervisors

City of North Liberty

Congressman James Leach

Senator Charles Grassley