

## FINDING OF NO SIGNIFICANT IMPACT

### Environmental Assessment of Proposed Lease At Coralville Reservoir, Johnson County, Iowa

This Environmental Assessment, prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, evaluated four alternative levels of use and development, and assessed the potential impacts of these alternatives. The purpose of the Environmental Assessment was not to evaluate a specific lease applicant. Having reviewed the information contained in this Environmental Assessment (EA), I find that none of the alternatives evaluated in the EA would have significant impacts on the quality of the human environment.

Alternatives evaluated in this EA include:

1. Leasing the former Camp Daybreak area for group recreational use and development by a non-profit organization, at a level of use and development as proposed in the Muslim Youth Camps of America (MYCA) application;
2. Leasing the former Camp Daybreak area for group recreational use and development by a non-profit organization at a reduced level of development and use;
3. Low density recreational day use of the former Camp Daybreak area under administration by the Corps; and
4. No action-no current plans for development or lease.

Factors that were considered in making this determination that an Environmental Impact Statement (EIS) is not required were:

- |   |                                   |
|---|-----------------------------------|
| ➤ Natural Resources                     | ➤ Recreation                      |
| ➤ Wetlands                              | ➤ Property Values                 |
| ➤ Sensitive Species and Unique Habitats | ➤ Life, Health, and Safety        |
| ➤ Water Quality                         | ➤ Regional and Local Employment   |
| ➤ Regulatory Floodplains                | ➤ Regional and Local Incomes      |
| ➤ Prime and Unique Farmlands            | ➤ Environmental Justice           |
| ➤ Soils and Geology                     | ➤ Local Infrastructure Resources  |
| ➤ Demographics                          | ➤ Cultural and Historic Resources |
| ➤ Community Cohesion                    | ➤ Aesthetics and Visual Impacts   |
| ➤ Local Tax Base                        | ➤ Noise                           |
| ➤ Land Use                              | ➤ Hazardous and Toxic Wastes      |
| ➤ Secondary and Cumulative Impacts      |                                   |

The analysis of all impact criteria indicated that there would be no significant environmental impacts as a result of the implementation of any of the four alternatives. While not viewed to be significant, there is a recognizable difference in the magnitude of impacts between each alternative. The magnitude of impacts is successively reduced from Alternative 1 to Alternative 4. Alternatives 1 and 2 are consistent with the Master Plan's designation of the use of the site as Recreation/Intensive Use. Alternative 2 would provide a lower level of recreational benefit compared to Alternative 1. In contrast, Alternatives 3 and 4 provide some recreational use of portions of the site.

***Environmentally Acceptable Alternatives***

All alternatives evaluated were found to cause no significant impacts to the quality of the human environment and considered to be environmentally acceptable. Alternatives evaluated in this EA include:

1. Leasing the former Camp Daybreak area for group recreational use and development by a non-profit organization, at a level of use and development as proposed in the Muslim Youth Camps of America (MYCA) application. No significant impacts would result by implementing Alternative 1.
2. Leasing the former Camp Daybreak area for group recreational use and development by a non-profit organization at a reduced level of development and use. No significant impacts would result by implementing Alternative 2.
3. Low density recreational day use of the former Camp Daybreak area under administration by the Corps. No significant impacts would result by implementing Alternative 3.
4. No action-no current plans for development or lease. No significant impacts would result by implementing Alternative 4.

The Preferred Alternative for this Environmental Assessment is set forth in the Statement of Findings for the Environmental Assessment of the Proposed Lease at Coralville Lake, Johnson County, Iowa, incorporated by reference as if fully stated herein.

30 June 2003  
Date

  
William J. Bayles  
Colonel, U.S. Army  
District Engineer