

EXHIBIT “I”

JOCKEY HOLLOW & TUB RUN ENVIRONMENTAL PLANNING ANALYSIS

1. Background: Preliminary environmental analysis was recently conducted in support of proposed plans to outgrant management of the recreational facilities at Youghioghney Lake to private interests, and to project potential impacts from expansion of existing activities or land use changes. The existing useage, described in the master plan, was used as a baseline and a study of varying uses at other recreational areas in the region was used to project potential future expansion. The Pennsylvania Natural Diversity Inventory (PNDI) tool was used to identify possible environmental issues from the U.S Fish & Wildlife Service, the PA Natural Resources Conservation Service, the PA Game Commission, and the PA Fish & Boat Commission.
2. Jockey Hollow: Current land use is for a visitors’ center with limited parking and picnicking areas. Anticipated future use included the addition of a restaurant or eatery, a convenience retailer, expanded parking, and improved walking trails to the picnic area. The PNDI search did not identify any impacts to natural resources within the footprint of the study area.
3. Tub Run: This area links to properties – one undeveloped, the other with camp sites. There are also a number of boat slips in this area. Anticipated future development included the expansion of the campground to include more cabins or possibly a lodge or resort akin to SWJ Lake, and additional boat slips. Access roads and parking would be added or improved. The PNDI search did not identify any impacts to natural resources within the footprint of the study area.
4. Conclusion: Due to prior earth disturbance, the possible evolution of recreational activities at Youghioghney Lake should not have any significant adverse environmental impacts. It is anticipated that an Environmental Assessment would be the appropriate level of NEPA documentation for the aforementioned potential changes at Jockey Hollow and Tub Run; however, any prospective developer would have to provide specific project information in advance.