

SLPOA News Update

Royal Gorge divulges water needs and sources.

This is another in our series of irregular SLPOA updates. If you have friends who have not updated their profiles on the SLPOA website, let them know they should. As we move forward this becomes an increasingly important communication tool.

Royal Gorge has recently made public where it plans to get water for their proposed development in Serene Lakes. An outline of their plans appears on the next page followed by some important considerations.

Today (5/24), following the dissemination of their plans to various interested groups, Mike Livak, the Royal Gorge project manager, invited a number of people to separate meetings at Summit Station. Our meeting included SLPOA, DSAA, Sierra Watch, SYRCL (South Yuba River Citizens League), and the North Fork American River Alliance as well as Mike Livak and the Royal Gorge water consultants. Our meeting lasted for more than an hour and a half and consisted of a round table discussion following an initial Royal Gorge summary of what was in the previously disseminated documents.

As you read through the details of the summary you will understand what is being proposed. If you would like to read the Royal Gorge documents in depth, you can go to the SLPOA website [article](#).

The executive summary is this. The water source solution for the proposed Foster/Syme development has not been finalized pending more investigation but after considering a number of water source solutions (Lake Angela, SLCWD wells, and off site storage) the development team has focused on Serene Lakes as their water source.

Under this scenario, Serene Lakes would become the reservoir for the project that has grown from 950 residential units to 1010 units (not counting hotel units and commercial space). Serene Lakes would be at least partly dredged and the water level allowed to fluctuate during the year. Water going over the dam would be captured and impounded at one of the Lake Camp lakes. Then the contents of that lake and the top couple of feet of Serene Lakes would be used to provide water for the Foster/Syme development during the months that water does not flow over the dam. This would mean that the level of Serene Lakes would fluctuate another couple of feet during the year. Dredging would prevent areas from becoming too shallow or the bottom being exposed.

In other news Royal Gorge will present its preliminary plans to Placer County on June 5. Placer County will then develop a checklist made up of items that will need to be addressed in the actual plan application. The preliminary plan, as well as the

County checklist, will be ready the following week. **If you want to be notified** by Placer County of project information; County meetings, workshops, and public hearings; scoping session; and environmental documents (preliminary EIR, final EIR, etc.) send a letter to the Placer County Planning Dept. 3091 County Center Drive Auburn, CA 95603. We will have cards requesting this information at the Lot 1 beach all summer.

All summer long, **informational tables** will be set up on Lot 1 so you can keep up to date.

Sand Fling, opening the Lot 1 beach is June 9. Volunteers actively solicited. This is the beginning of the 2007 Serene Lakes social season.

“Our desire is to work closely...to develop a solid plan to meet Royal Gorge’s water needs while at the same time benefiting existing SLCWD customers and ensuring that the lakes remain the recreational jewel of the Serene Lakes community.”

Letter from Royal Gorge to SLCWD president Wade Freedle 5/17/07

Royal Gorge Development & and Possible Water Sources:

development facts:

total residential units: 1010 (724 condos, 286 houses)

commercial: swimming pools, ice rink, sports complex, wellness center, 11,000 sq ft restaurant,

undefined "placeholder" commercial/lodging/amenity

water

Royal Gorge projected demand	235 acre feet/yr AFY) not including 30 AFY for snowmaking
Serene Lakes current demand	110-120 AFY
Projected July-February demand:	165 AF (when there is no water going over the dam spillway)
Combined projected demand:	355 (no including snow making)

size of Serene Lakes: 85.8 acres

Water Sources considered:

Groundwater: there is none available due to impermeable bedrock layer.

1. Serene Lakes as a Reservoir:

Divert flow during runoff months to the east lake in the Lake Camp development

Use the lakes as storage during other months

Dredge lake perimeter to increase capacity

Present lake storage conditions would meet projected needs for 10 years, then more storage would be needed (figure 3 note in their documents)

New water treatment plant or increased capacity of SLCWD facilities

2. SLCWD Wells:

Purchase water from current SLCWD wells and treat for the excess arsenic and manganese

3. Lake Angela water.

This is a short term solution pending build-out in DSPUD.

4. On site water storage:

build a reservoir west of Serene Lakes (85 AF)

5. Combination of the above.

Analysis/Questions by interested SLPOA parties:

General and Serene Lakes Reservoir solution:

1. Is the projected usage reasonable given the nature of the development: timeshares/commercial/hotels?

2. Will the watershed deliver the additional amount? How much does flow in and over the dam?

3. Do downstream entities have any claim to SLCWD's now unused water rights?

4. Will the public accept the additional two foot ring around the lakes at the lowest level each year?

a. Projected need July-February 165 AF (when there is no dam overflow)

- b. Lakes are 85.8 acres in size
- c. That would be an additional drop of 2 feet regardless of increased storage capacity of the lakes. F/S seems to be suggesting that the main issue w/dredging the lakes for greater capacity is water surface area. There is no mention of the resulting ring of mud around the lakes (they contemplate dredging at a 4:1 slope from the shore.)
- 5. What about drought years?
- 6. Note on their figure 3 says the present lakes' storage would be viable for 10 years after which additional work would need to be done. What does that mean regarding development size and nature in 10 years?
- 7. water quality following dredging and what will be stirred up?
- 8. damage done while dredging from land is done? Dredging method still to be determined.
- 9. water demand for build out at Serene Lakes and for current connections as occupancy increases. This further demand has been calculated to be as much as 350 AFY. Regardless of whether there are the rights for that much water plus the added demands by the Foster/Syme development, is there that much capacity?

Well water solution:

- 1. If well water is used, what will that do to the water table?
- 2. Isn't well water usage the same as lake water usage?

Won't water pulled from the wells either not go to the lakes or draw down the lakes resulting in lower lakes?

Lake Angela Solution:

- 1. Is it possible to get that water? Is it possible to remove it from the Yuba watershed?
- 2. After build-out in DSPUD, what then? Documents note this is a temporary solution.
- 3. This will require increased SLCWD treatment capacity but that is not addressed.

On site storage solution:

- 1. Can new reservoirs just be built? Will developers want to continue that option after people complain about the relatively great draw down and resulting ring pushing future owners/developers to turn even more to Serene Lakes again?

Bill Oudegeest
slpoa@oudegeest.com