

Middle Creek Restoration Project Committee

June 9th 2026 Board of Supervisors Update

Supervisor Crandell, Committee Chair

Supervisor Sabatier, Committee Vice-Chair

Dr. Pawan Upadhyay, Water Resources Director

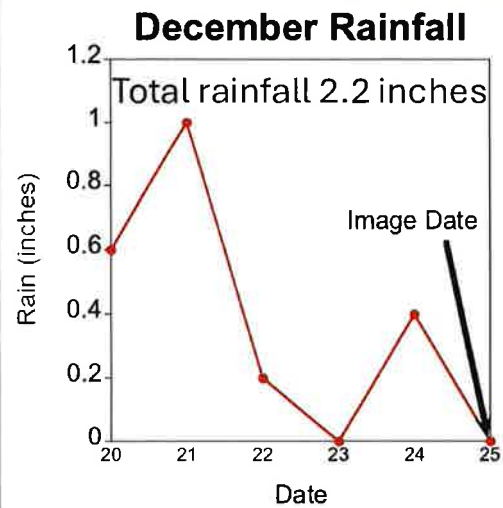
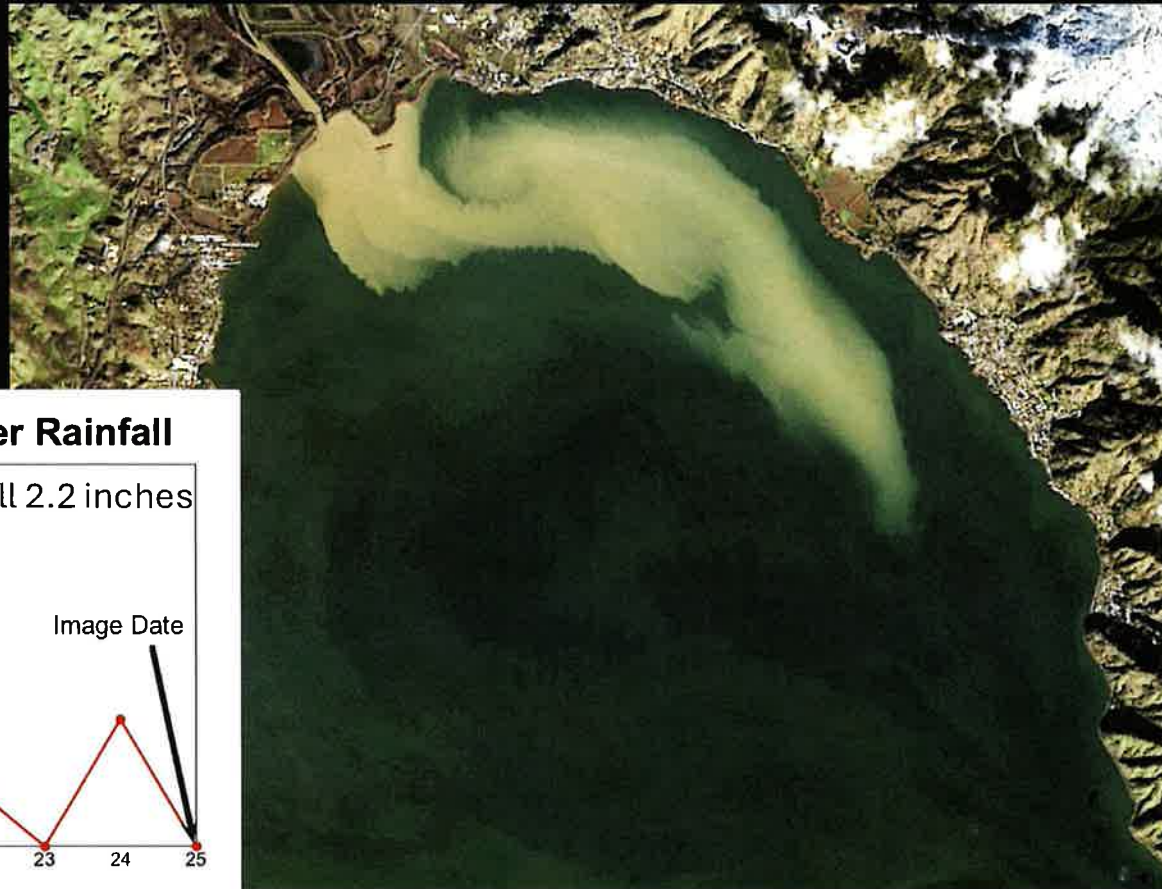
Dr. Harry Lyons, Director, Lake County Resource Conservation District

Dr. Merry Jo Velasquez, President, Lake County Land Trust Board

Michael Bedar, Middle Creek Project Program Coordinator

December 25th, 2015

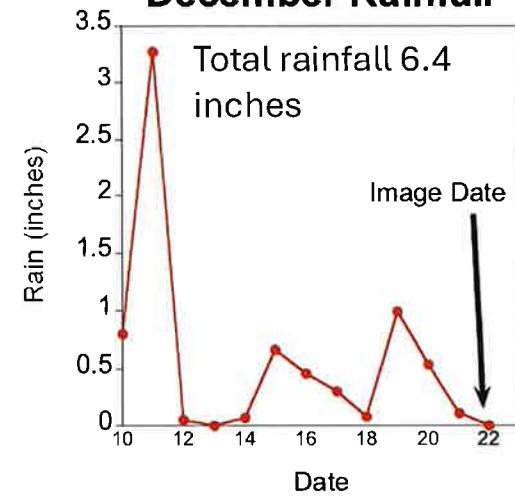
LandSat 8 image



LandSat 8
image

12/22/14

December Rainfall



Clear Lake Watershed and Lake Remediation: Final Report

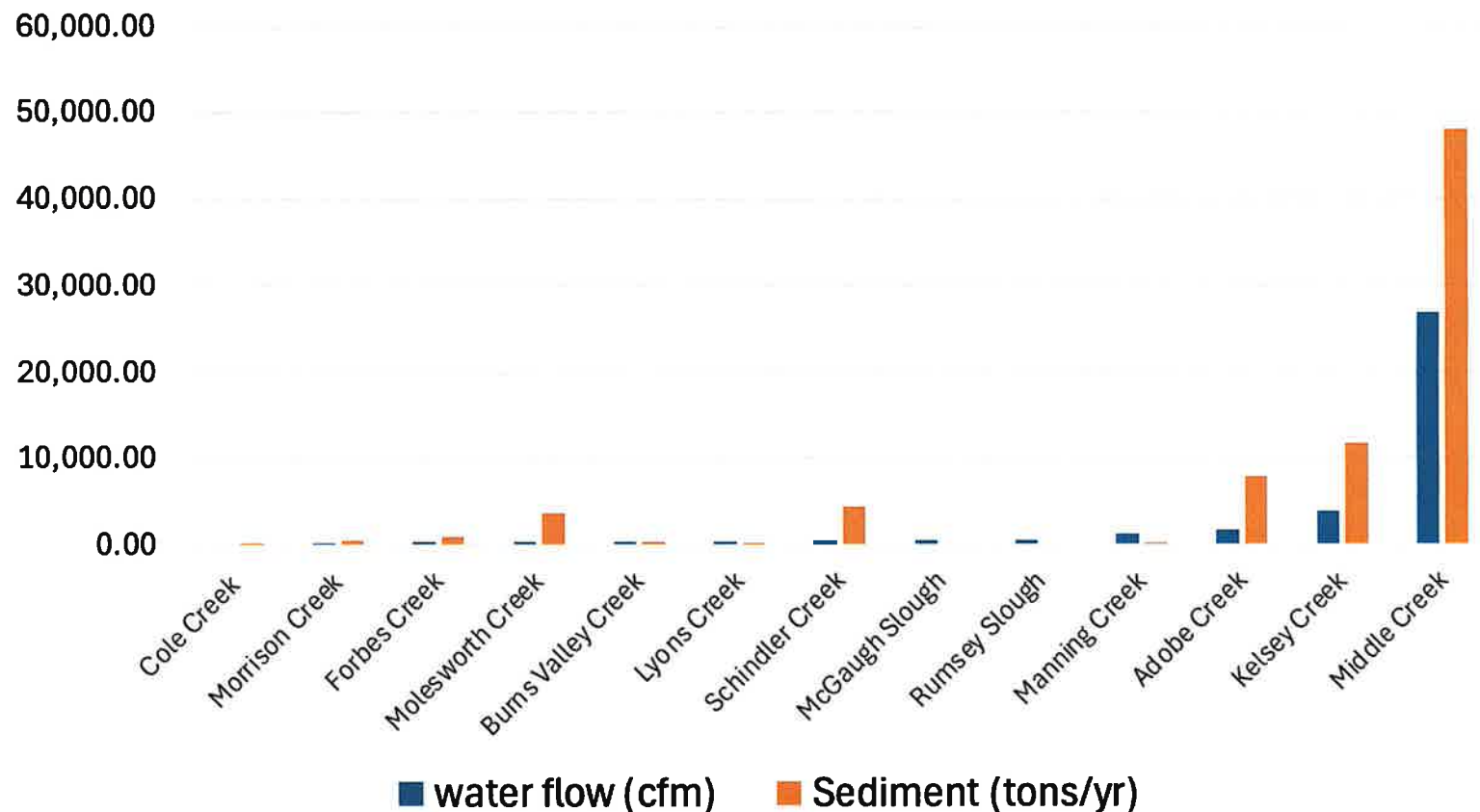
Average annual tributary water and sediment contributions
1981-2023

Prepared for: State
of California Natural
Resources Agency

Prepared by: U.C.
Davis

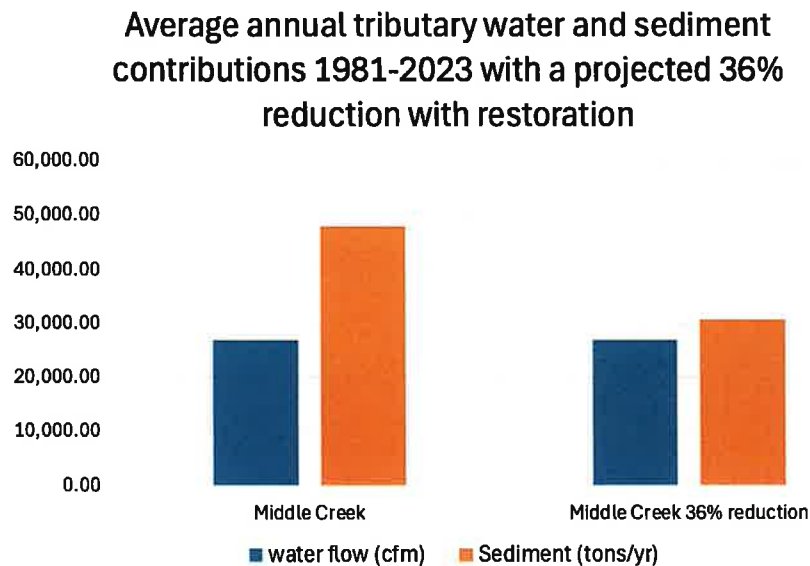
January 2026

6.3 Hydrological
Simulation Program
Authors: Michelle A.
Stern & Charles N.
Alpers, U.S. Geological
Survey



Statement in the Final Report about the Middle Creek Restoration Project: “The Tule Lake restoration has resulted in reducing sediment loads by ~36% from Scotts Creek; a similar restoration below the confluence of Scotts Creek, Middle Creek, and Clover Creek would likely reduce the sediment and nutrient loadings into Clear Lake significantly.”

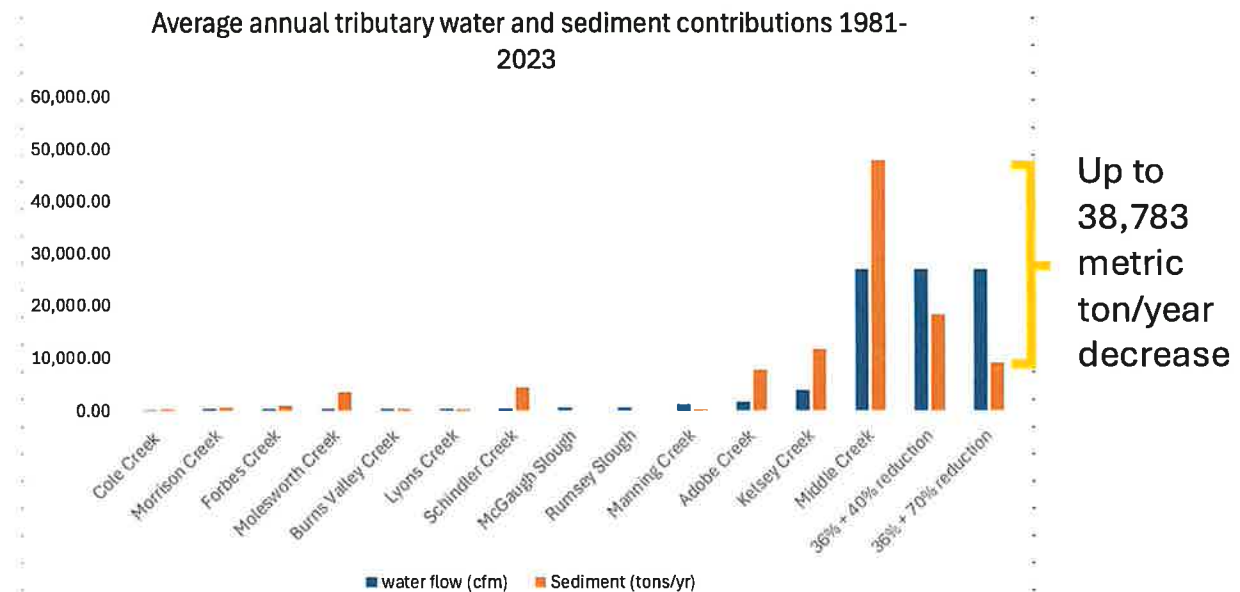
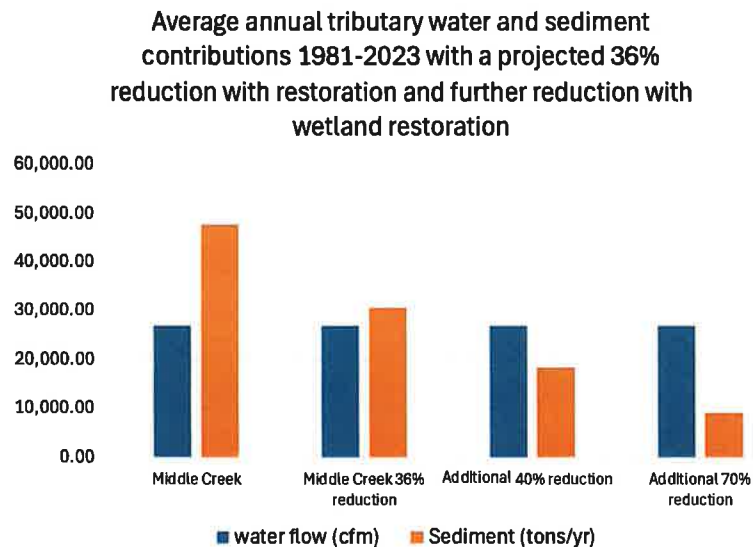
Attempts to put tules in tule lake have failed due to pig predation



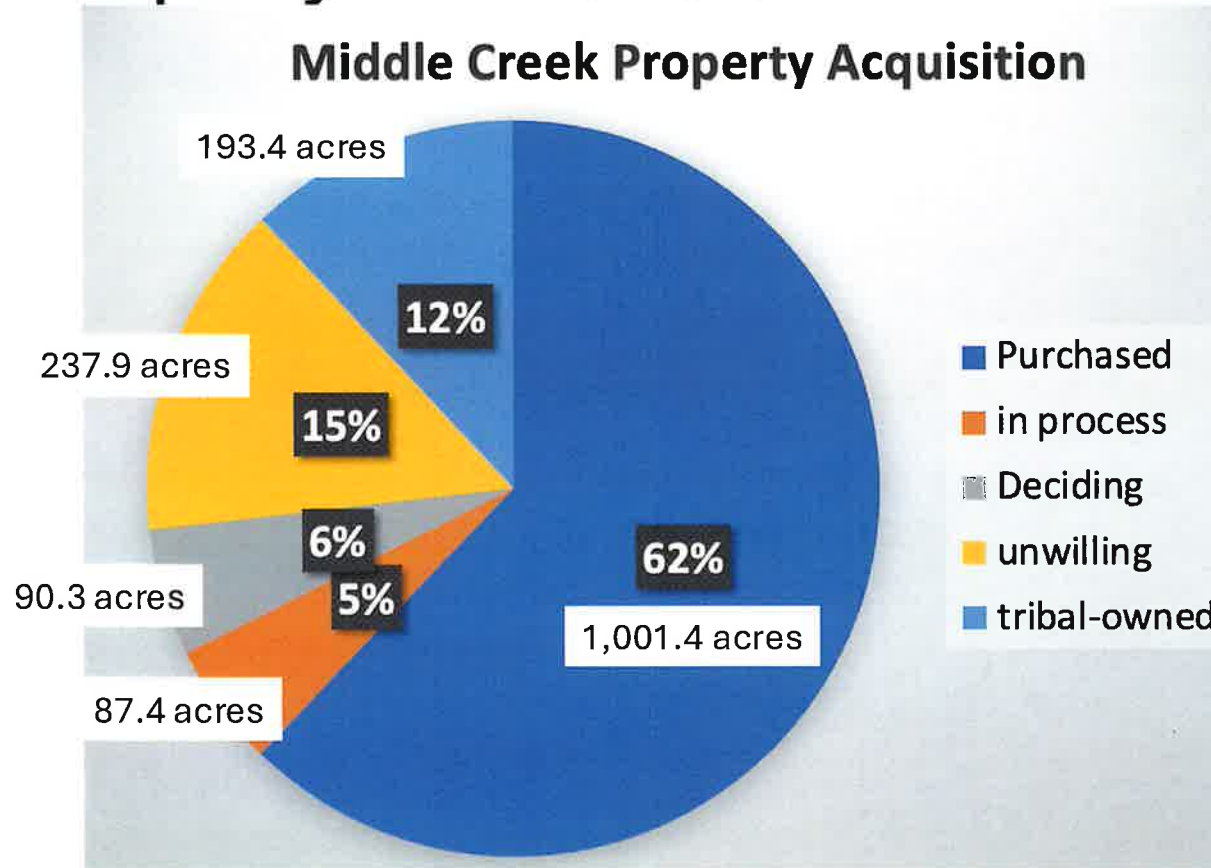
The 36% reduction is from flowing creek water spreading out and slowing down when it enters Tule Lake.

Statement in the Final Report about the Middle Creek Restoration Project: “The proposed and ongoing efforts to restore Rodman Slough/Middle Creek area through wetland restoration, and reducing channelized flow in between levees, are likely to significantly reduce sediment and nutrient loads into Clear Lake.”

USDA Natural Resources Conservation Service data: adding vegetation reduces sediment by 40-70%



Property Purchase Status



in process = waiting for escrow to close (1) or have approved offer and the County is waiting for property owner approval (2)

79% of the property is either purchased, in the process, or are tribal lands.

Of the unwilling, most (79% of unwilling acres or 11% of the total land) belongs to the City of 10,000 Buddhas.

They are unwilling because hunting will take place in the restored wetland.

Using the new 100-year flood map, there are no longer any parcels that need to be split for purchasing. The entire area plus some other areas are within that flood zone on the proposed map.

Owned by Special Districts
145.2 acres

10.3 acres: Owner: LAKE COUNTY MOSQUITO ABATEMENT DISTRICT, PO BOX 310, LAKEPORT, CA 95453
APN: 004-014-15

76.2 acres: Owner: SACRAMENTO & SAN JOAQUIN DRAINAGE DISTRICT, in care of Peter D. Rabbon, PE, 715 P STREET, 4TH FLOOR, SACRAMENTO, CA 95814
APN: 004-014-12
APN: 004-014-14
APN: 004-019-19
APN: 004-019-20

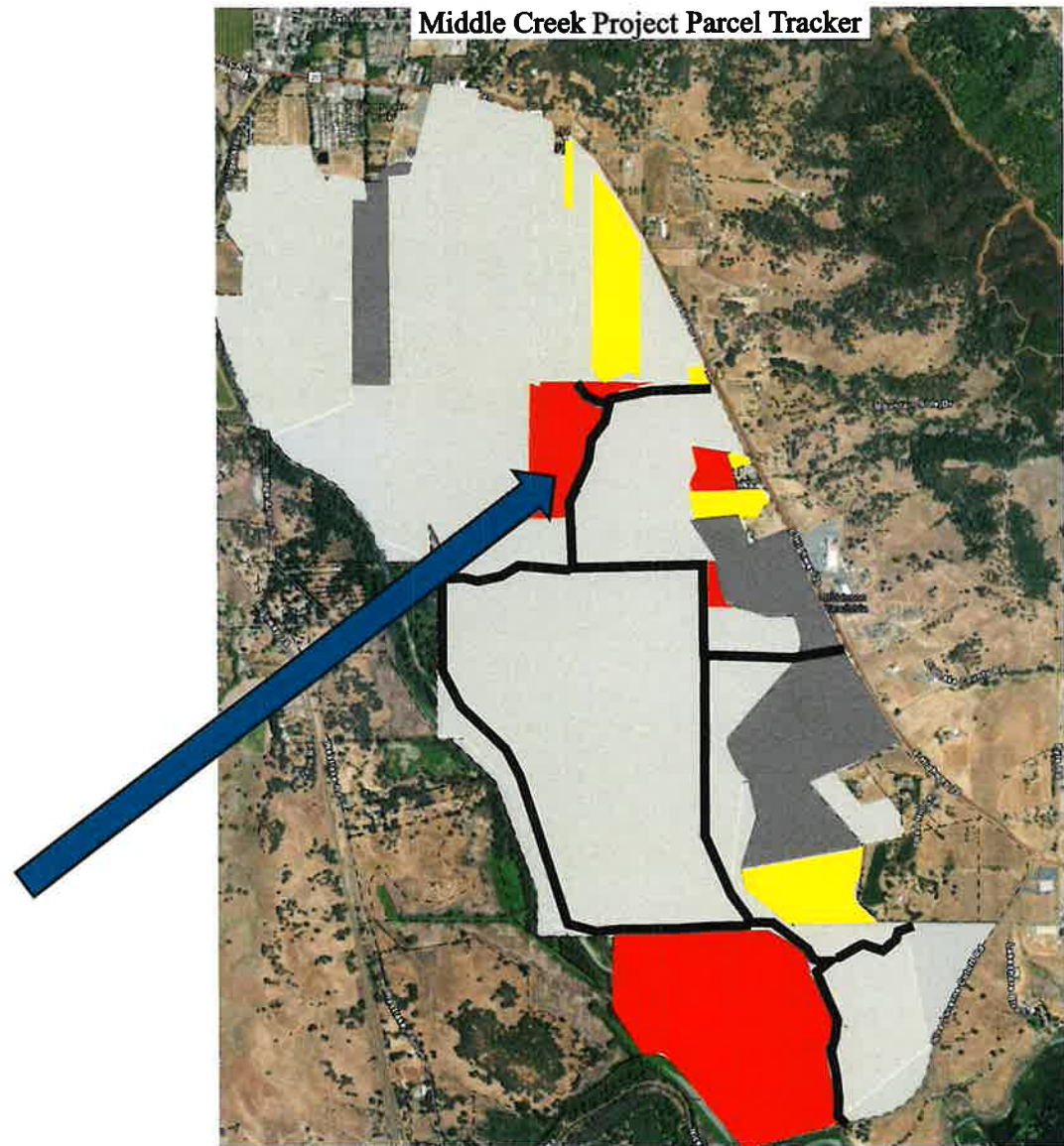
34.5 acres: Owner: RECLAMATION DIST 2070, in care of Sylvia McCarthy, 1350 RECLAMATION CUTOFF, UPPER LAKE, CA 95485
APN: 004-022-07
APN: 004-022-21
APN: 004-020-10
APN: 004-020-05
APN: 004-020-04

24.2 acres: Owner: EDMANDS RECLAMATION DISTRICT, in care of Sylvia McCarthy, Secretary, 1350 RECLAMATION CUTOFF, UPPER LAKE, CA 95485
APN: 004-014-04
APN: 004-014-05
APN: 004-019-02

Map View

-  Publicly owned or sellers have offer
-  Tribal owned
-  Unwilling sellers
-  Undecided

Bo don nop po ti (Bloody Island)



Bo don nop po ti (Bloody Island)

- Owner died and two heirs own the large parcel (the small parcel just closed escrow)
- It was for sale for \$1,800,000
- One owner would not let an appraiser on unless we agreed to the asking price, which was at least double what the going rate was back then
- Listing was removed November, 2024
- Recent DWR- and BOS- approved price per acre is \$35,179
- **IF** that holds true for this property, which is set up as a working ranch according to the listing, the appraisal might come in at \$1,400,000

Bo don nop po ti (Bloody Island) Ad Hoc Committee

- Supervisor Crandell

Financial status

- Approved appraisals either waiting for closing or considering the offers: \$3,075,000
- Property Acquisition funds remaining in Task 3: \$2,175,073.05
- Funds in the Contingency Funds: \$1,183,255.03; \$975,000 would go to acquisition and \$208,000 to maintenance
 - A request has been sent to move the Contingency Funds into Property Acquisition/maintenance – expect by the end of June
 - New property acquisition total: \$3,121,677.05

Status of funding for all tasks with contingency moved

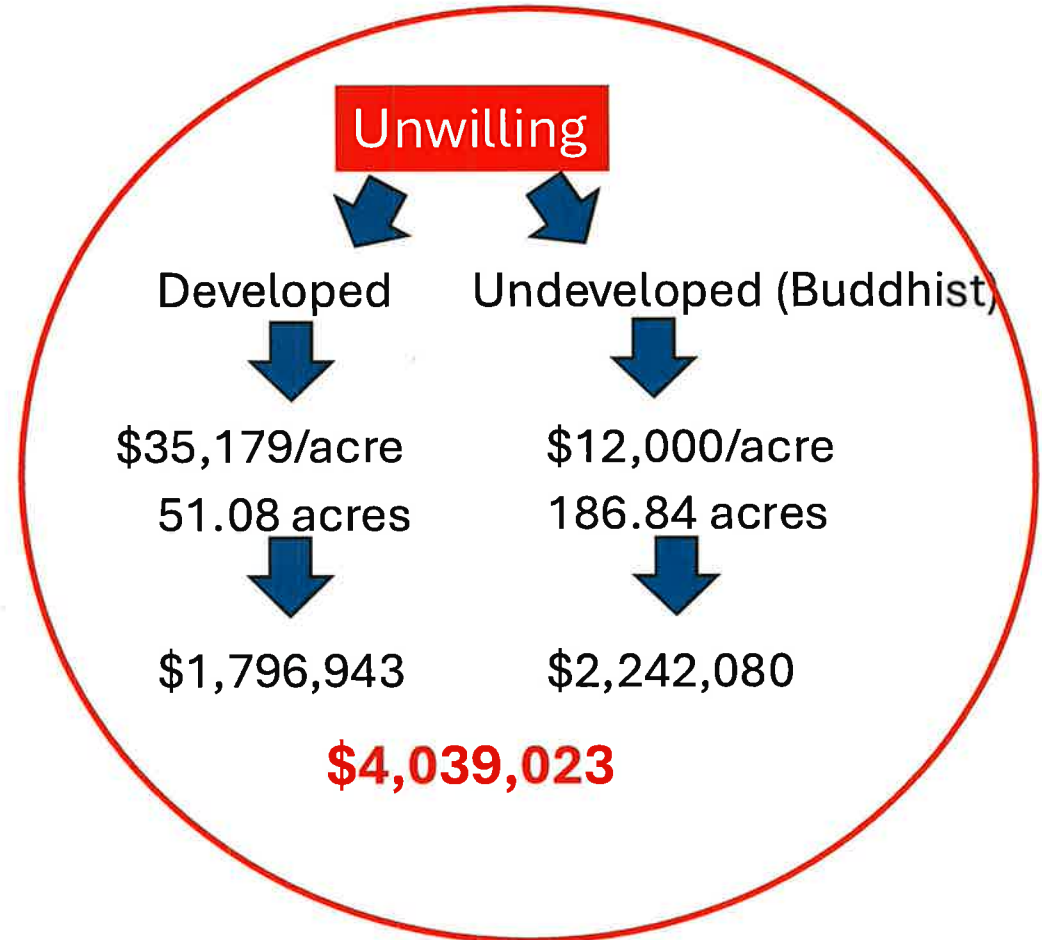
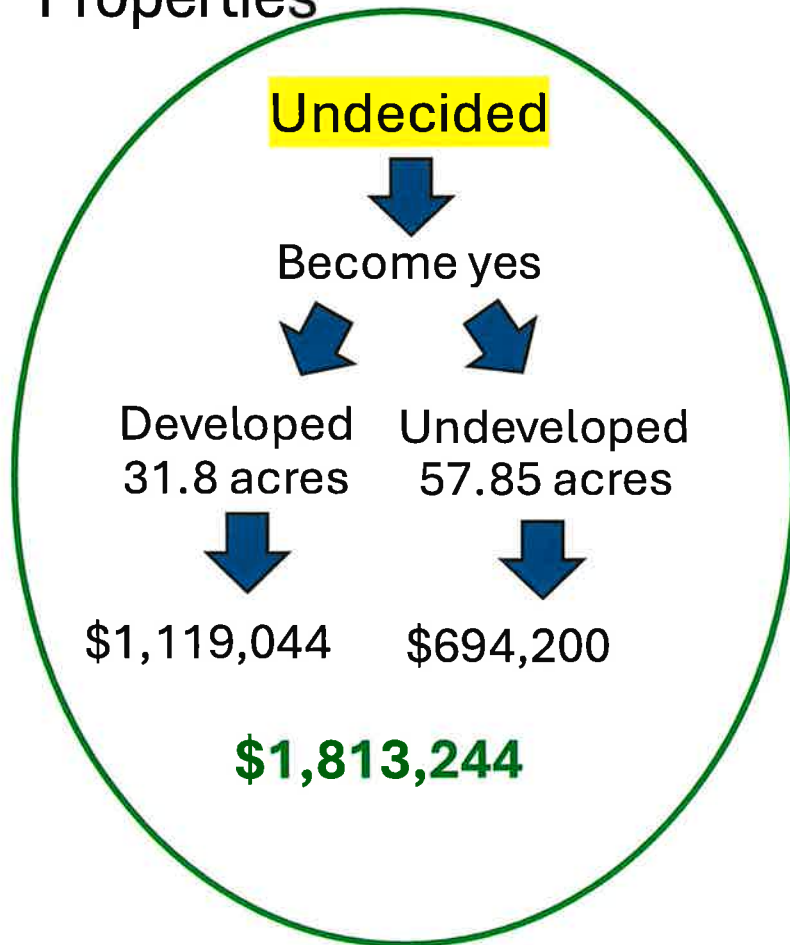
Task #	Task	Apporoved Budget	closed escrows	transferred to County	County spent	remaining already at County	remaining to transfer to County when properties are purchased
1	Administration	\$ 978,546.51		\$ 739,466.46	\$ 469,360.84	\$ 270,105.62	\$ 239,080.05
2	Ground Work	\$ 1,536,698.46		\$ 1,161,249.83	\$ 25,309.00	\$ 1,135,940.83	\$ 375,448.63
3	Acquisition	\$ 8,902,500.00	\$ 6,727,426.95				
4	Mitigation	\$ 618,500.00		\$ 467,389.09	\$ -	\$ 467,389.09	\$ 151,110.91
5	Property Maintenance	\$ 1,780,500.00		\$ 1,345,485.39	\$ 135,007.80	\$ 1,210,477.59	\$ 435,014.61
	Contingency	\$ 1,181,255.03					
	Total	\$ 14,998,000.00					

As property is acquired, a portion of the funds for tasks associated with property acquisition and property work (tasks 1, 2, 4, & 5) are transferred to the County

These funds can be utilized as needed during or after the grant funding period (ends June 2028)

Remaining Properties

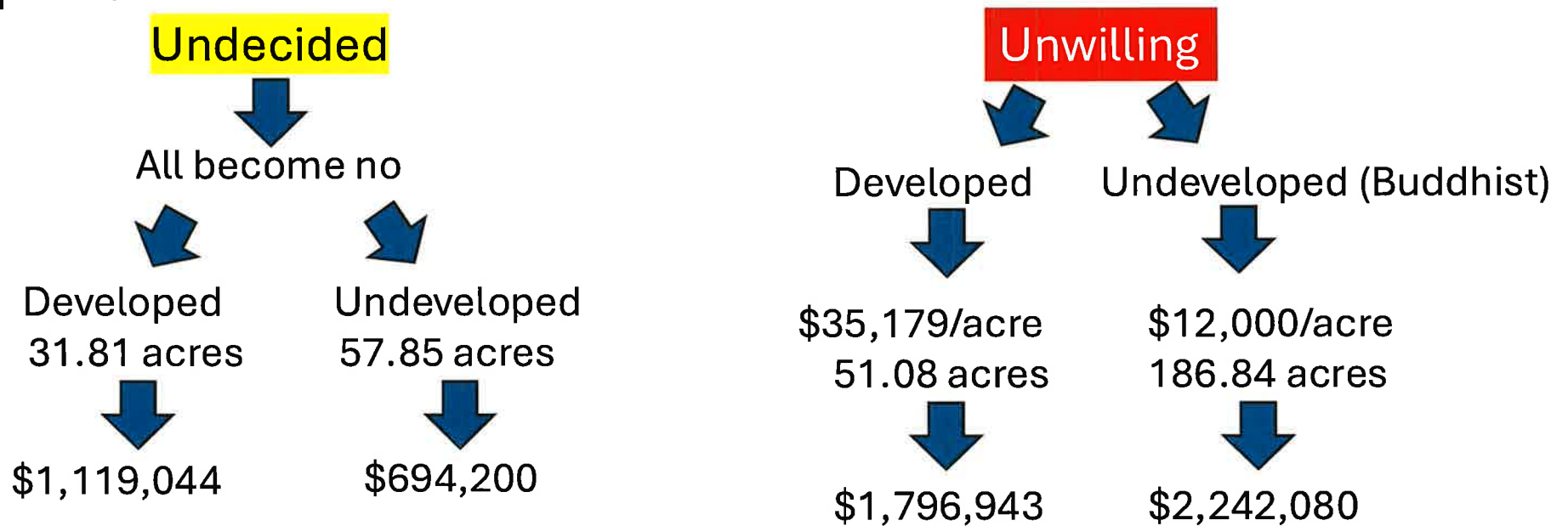
Middle Creek recent average developed land appraisal is \$35,179/acre
April 2026: Land Trust appraisal of wetland on Rodman Slough was \$12,000/acre



Remaining Properties

Middle Creek recent average developed land appraisal is \$35,179/acre

April 2026: Land Trust appraisal of wetland on Rodman Slough was \$12,000/acre



\$5,852,267

Discussion with County Counsel: unwilling sellers

- Three options:

1. Continue to ask sellers if they want to sell
2. Explore the option used with the Mountanos property

Start a conversation that the County will use State funds up to the appraised value and add other County funds (within a specified %) to augment the purchase price

Older notes: one unwilling wanted more \$

3. Eminent Domain

Unwilling Sellers Eminent Domain Option

Monument is equipped to assist with Eminent Domain

This is essential to obtain a realistic appraised value

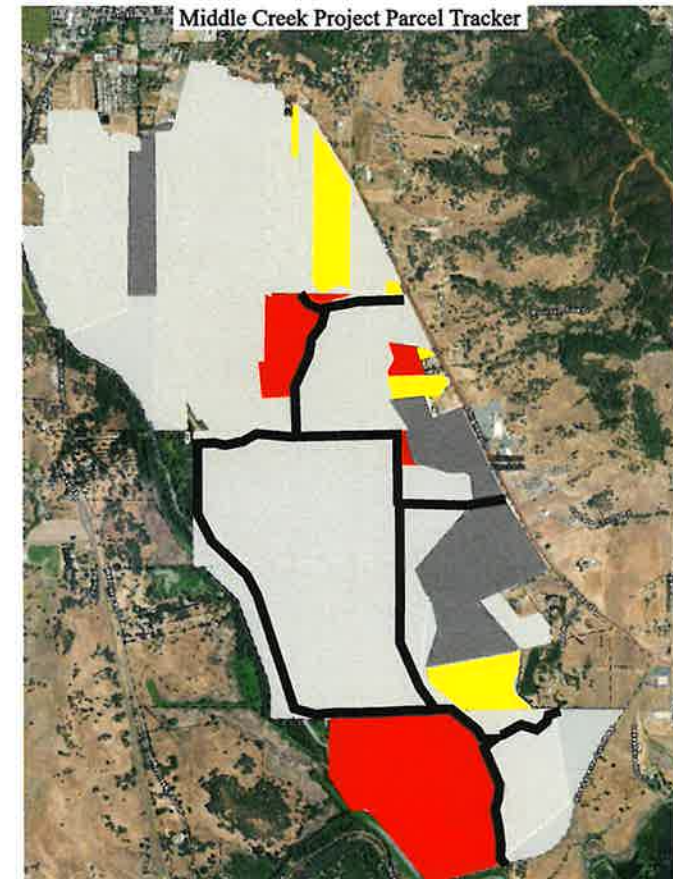
The estimate is that Eminent Domain adds an additional \$100,000 per property owner (Monument fee plus legal fees)

Process:

Middle Creek Restoration Committee sends a letter of support to the BOS

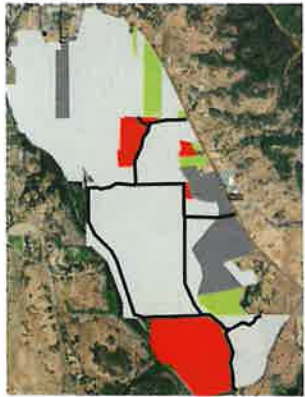
A draft letter has been prepared

The BOS generates a Notice of Necessity Resolution if they agree

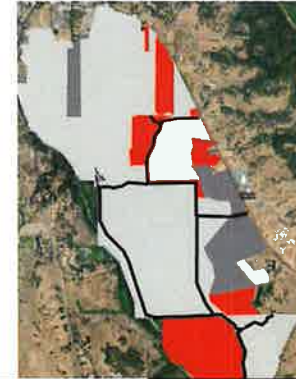


59% of current funding is for acquisition

Used this fact to estimate the total needed funds for remaining acquisitions



	All undecided say yes: Willing
Acquisition; Administration; Ground Work; Mitigation; Maintenance	\$ 3,073,294.92
	Unwilling
Acquisition; Administration; Ground Work; Mitigation; Maintenance	\$ 6,845,801.69
Unwilling property owners	4
# owners x \$100,000	\$ 400,000.00
Expected needed funds for unwilling	\$ 7,245,801.69



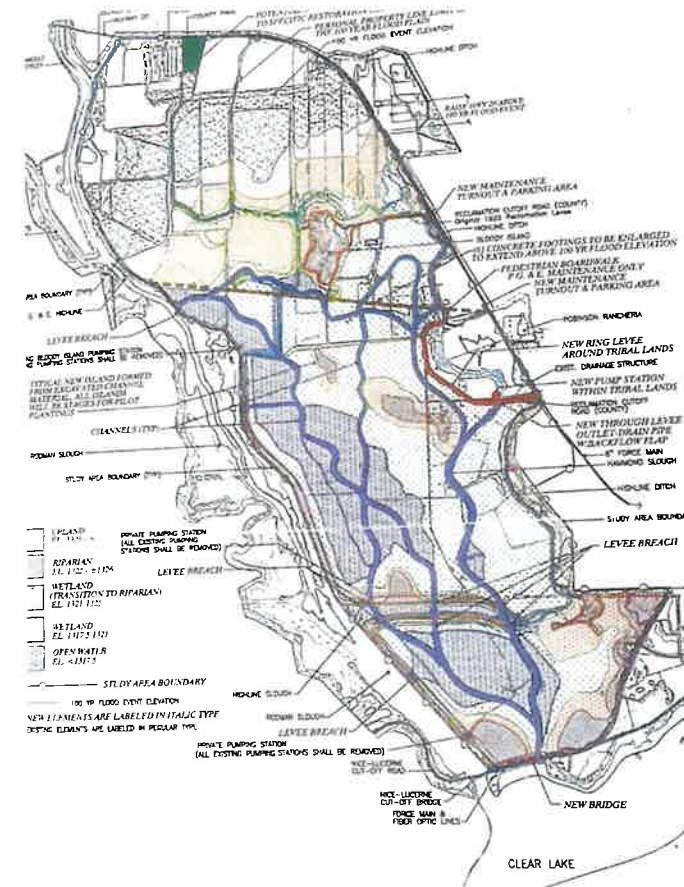
	Unwilling
Acquisition; Administration; Ground Work; Mitigation; Maintenance	\$ 9,919,096.61
Unwilling property owners	9
# owners x \$100,000	\$ 900,000.00
Expected needed funds for unwilling	\$ 10,819,096.61

U.S. Army Corps of Engineers

- In a meeting several months ago with Fernando Gonzalez, there was a long list of what was needed and what was done too long ago to be relevant and therefore needed updating
- December 1, 2025 meeting: new rules:
 - Need 35% design to do the evaluation study
 - To proceed with this, the project must be do-able within 3 years AND cost less than \$3M.
 - Getting to 35% design exceeds both
 - The plans are:
 - Use the remaining earmark funds to complete the programmatic agreement with California State Office of Historic Preservation (for Section 106 NHPA compliance)
 - Complete the report of the status of the project
 - Update the draft Record of Decision

U.S. Army Corps of Engineers

- April 6th meeting
 - Moved to a new project manager: Art Kolodziejski
 - Sarah Rose Arrouzet proposed that the County can do some tasks to get to 35% design
 - CalTrans Highway 20 design
 - PG&E design
 - Land acquisition
 - Bridge design



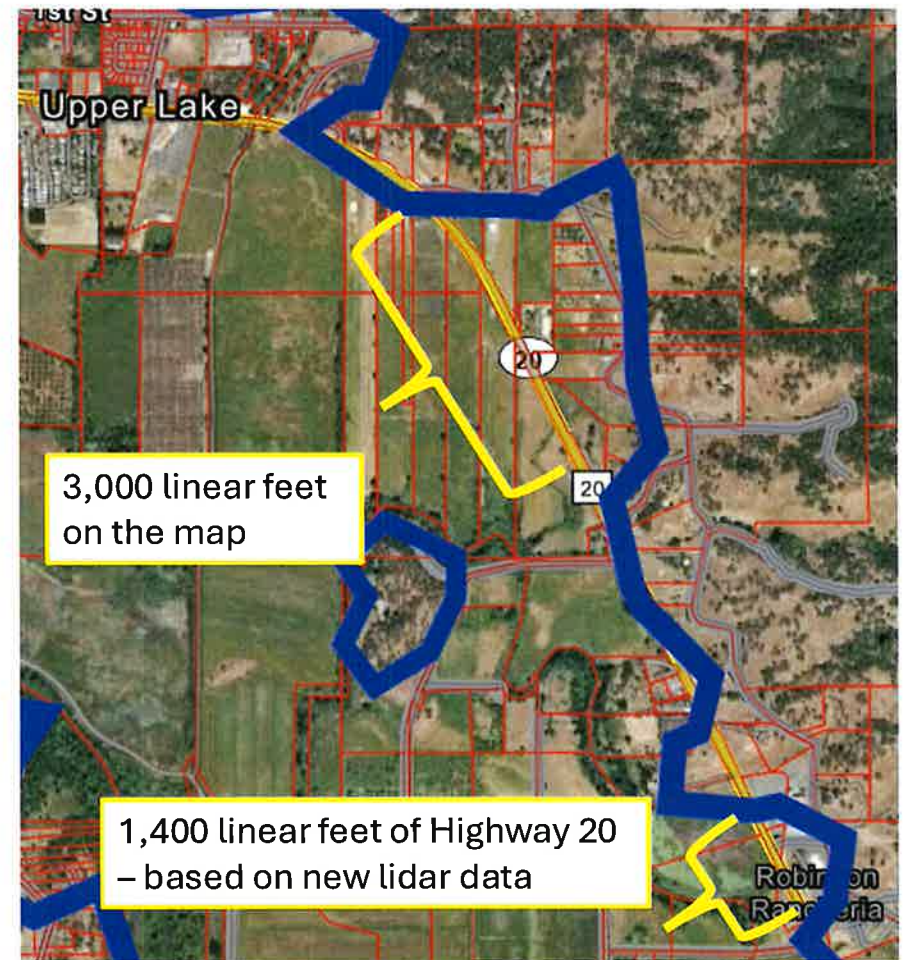
U.S. Army Corps of Engineers

- Engineer at the meeting (Tyler Miller): Substantial engineering needed to get to 35% and there are insufficient funds to do these tasks:
 - Lidar survey
 - Supervisor Sabatier informed them that the County just did that
 - Hydrologic basis of design
 - Geotechnical basis of design – more boring for samples to analyze
- New “RAPID Planning” program is being developed that will help move us toward 35%.
 - Published February 23rd 2026:
 - Today Assistant Secretary of the Army for Civil Works Announced a major initiative, “Building Infrastructure, Not Paperwork”
 - “The Corps of Engineers’ initiative includes a “R.A.P.I.D.” planning framework that will efficiently yield high quality authorizable projects.”
 - **R**isk-informed, **A**ligned, **P**roportional, **I**terative, and **D**ecisive
 - The County can provide information to the Corps that will “count toward reaching the 35%” (i.e. what is buried along Highway 20).

CalTrans

- Daniel Gjerde, CalTrans Planning Division, attended the April and June committee meetings and will be attending all future meetings
- 6/2/2026 email from Daniel: “Caltrans will provide Lake County and the US Army Corps with full Hwy 20 mitigation cost information, including escalators for future year costs of 3, 5 and 10 years into the future. I anticipate Caltrans can provide comprehensive cost estimates by the end of June”
- The mitigation will require some guardrails along with raising the road in places

— Proposed new 100-year flood level



CalTrans

In April, a levee to protect the road and the Robinson Casino parking lot was asked about.

Daniel is unaware that CalTrans has ever approved a levee that is higher than the protected roadbed.

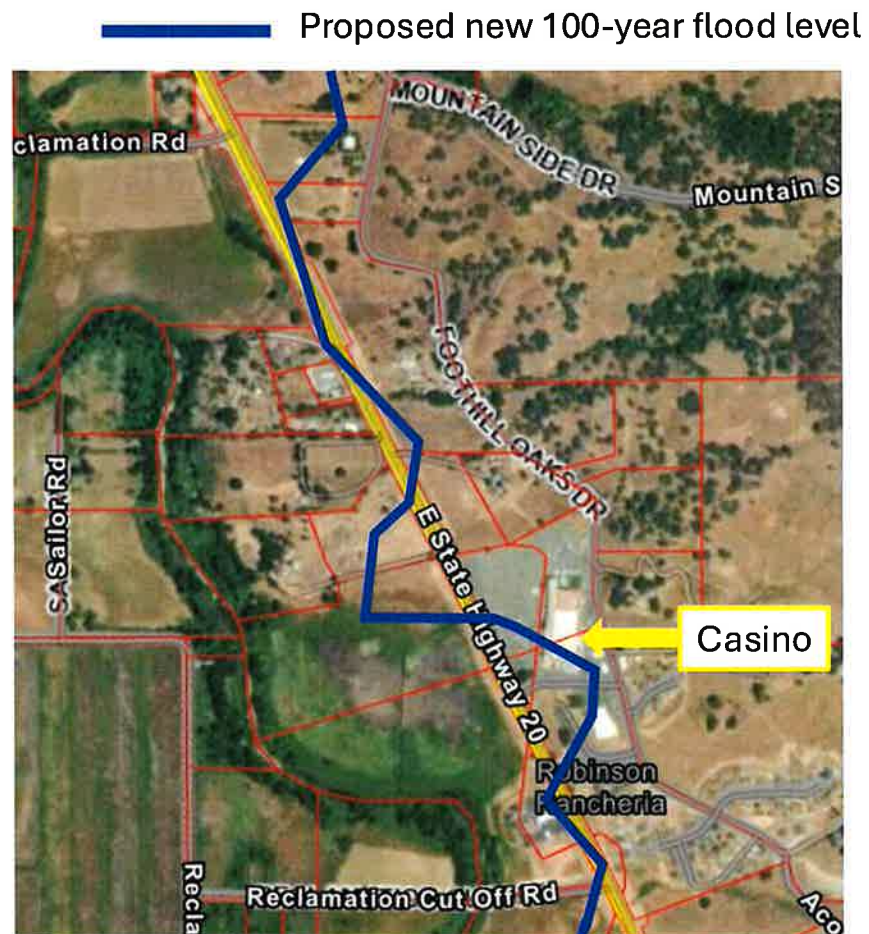
Highway 20 will need to be raised.

What has been approved in other projects



CalTrans

Supervisor Crandell will work at connecting Daniel with Robinson Rancheria to coordinate preventing flooding of the parking lot.



PG&E

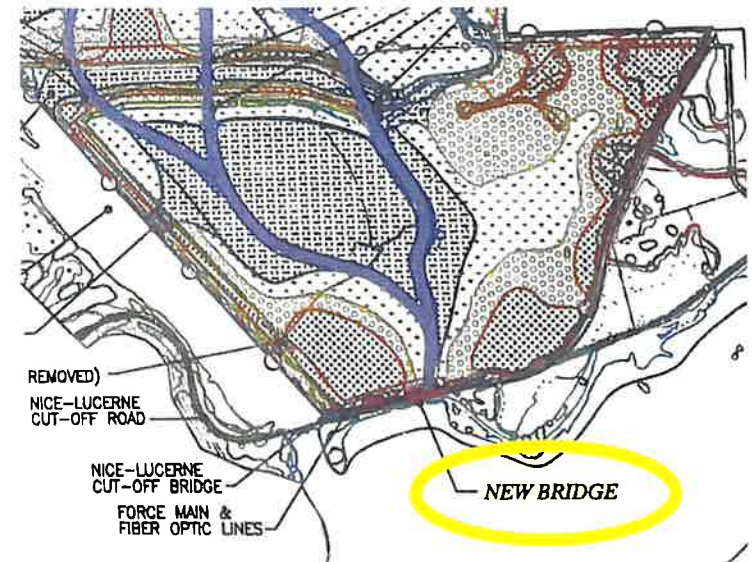
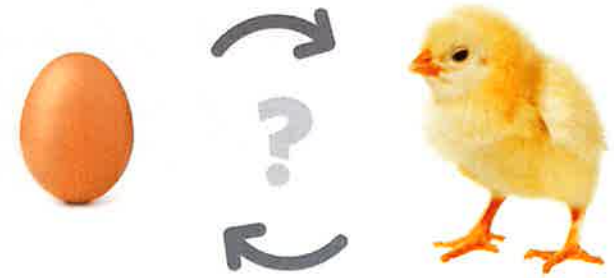
- Two potential plans:
 - Berms
 - Raised bases
- Two types of lines with expected costs:
 - Transmission line poles \$5M-\$7M
 - 6 transmission line poles
 - Distribution line poles \$2M
 - Most go to homes being removed, so the poles will be removed
 - Some distribute power to Upper Lake, so need to remain and be protected
- County has set aside \$200,000 for design
- Current applications are active

The Chicken & Egg Problem

The Army Corps proposed that the County can do some tasks to get to 35% design:

- Bridge design
- CalTrans Highway 20 design
- PG&E design

Designing these requires that we have the Validation Study done so we are not designing for something that will not fit into the Army Corps plans



How can a bridge be designed before we know exactly where and how big it will need to be built?

