
The Lake Berryessa News
November 2, 2025

Welcome to the first day of "Fall Back" Daylight Saving Time!

Most people dislike daylight saving time's twice-a-year clock change, with many favoring a switch to permanent standard time or permanent daylight saving time instead. The most cited reasons for dislike are the disruption to sleep and daily routines, with many experiencing fatigue, irritability, and difficulty adjusting for a week or more after the change. Sounds a bit silly on its surface. Are there that many people who can't deal with a one hour time change? It's not like the jet lag of a 3 hour change flying from San Francisco to New York or 15 hours from San Francisco to Hong Kong.

My preference is to split the difference and "fall back a half-hour" in winter and leave it there permanently. Although I like the extra daylight, but as a morning person it's a bit disconcerting to me when it's still light out after 9:30 PM at Lake Berryessa in August.

Today I didn't get an extra hour of sleep - I got the same amount of sleep I get any night. What I actually got was an extra hour to live my waking life!

The longest day of the year is the summer solstice, which occurs around June 20 or 21 in the Northern Hemisphere, and the shortest is the winter solstice, around December 21 or 22. The dates are reversed for the Southern Hemisphere. These solstices are the result of the Earth's axial tilt as it orbits the Sun.

The difference in daylight hours between these two days is significant, with the longest day being about 4.5 to 5 hours longer than the shortest day, and this difference increases with latitude, as seen by comparing a northern city like Redding to a southern city like San Diego.

Common complaints include sleep disruption, reduced mood and mental health, and a lack of energy savings (one of the original proposed benefits). Some people worry about their children having to go to school in the dark. Tell that to people in the Nordic countries. Norway's daylight hours vary dramatically with the seasons and latitude, from approximately 20 hours in southern Norway during summer to just a few hours in winter!



Lake Berryessa Statistics (11/2/25)

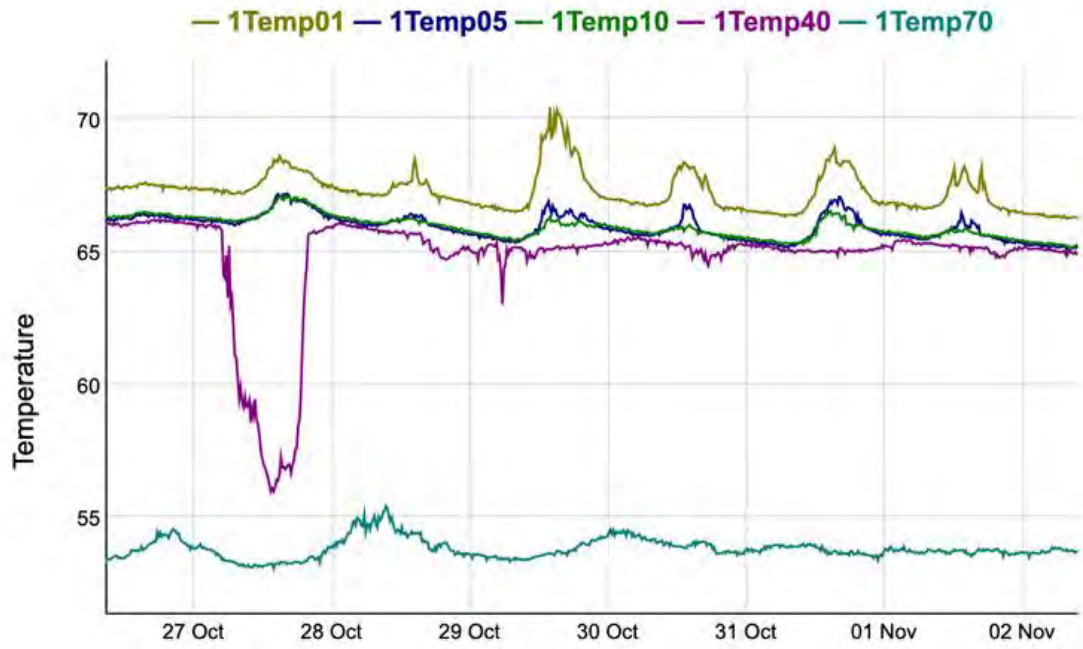
For the last three days the Lake Berryessa water level has hovered at 428.95 feet, 11.05 feet below Glory Hole.

The lake output has dropped from 185 cfs (cubic feet per second) to 85 cfs. The minimum output allowed by law and contract is 45 cfs to serve the population of Solano County and preserve the downstream fishery. Find the conversion from cfs to acre-feet or gallons per minute at:

<https://waterrights.utah.gov/automm/cfs2af.asp>

Surface temperature has dropped to 66 degrees from the surface to 40 feet down.

Lake Berryessa - Temperature



Berryessa Highlands Rentals

**1104 Steele Canyon Road, 4 bd/2 bath
\$2,600 per month**

**1280 Steele Canyon Road, 3 bd/3 bath
\$3,000 per month
Water/sewer included - HUGE LAKE VIEWS!**

Lake Berryessa Property Management and Sales



Robin Short, Realtor

707-738-3006

DRE # 01890377

<https://winevalleyhomes.com/>

Welcome to your own 3 bedroom, 2 bath, private half-acre with
a new home overlooking beautiful Lake Berryessa!

4101 Berryessa Knoxville Road
\$449,000

Here is your chance at an affordable home and land ownership in Napa County
at its most amazing and overlooked treasure - Lake Berryessa.
Zoning allows a secondary dwelling should all county requirements be met.

Stunning Lake and Mountain Views


Sparkling New Interior




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I am working on a comprehensive report titled:
Morning Glory Spillways (Glory Holes) Around the World.

Here are some examples of Morning Glory spillways around the world:

Monticello Dam (Lake Berryessa), California, USA: This is perhaps the most famous example, with a 72-foot diameter opening and a 200-foot drop into a narrowing shaft.

Hungry Horse Dam, Montana, USA: This dam has the highest morning glory spillway in the world, controlled by a 64-by-12-foot ring gate.

Geehi Dam, New South Wales, Australia: This dam features the largest bell-mouth spillway in the world, measuring 105 feet in diameter at the lake's surface.

Whiskeytown Lake, California

Harriman Dam, Vermont, USA

Ladybower Dam, Derbyshire, England

Gibson Dam, Montana, USA

San Roque Dam, Cordoba, Argentina

Shing Mun Reservoir, Hong Kong

Nekogahora Pond, Japan

Owyhee Dam, Oregon, USA

Garrison Dam, North Dakota, USA

Pontsticill Reservoir, South Wales, United Kingdom

Wildwood Lake, Pennsylvania

There are numerous other small "glory holes" in lakes around the world.

Some Glory Hole examples are shown below:

1. Harriman Dam - Vermont

2. England

3. Whiskeytown Lake, California

4. Ladybower, Derbyshire, England (Note the 2 Glory Holes.)







A Uniquely "unique" Opportunity in the Berryessa Highlands

1061 Rimrock Drive, Napa

\$250,000



Under Construction - Buyer to Finish Opportunity knocks with this corner-lot property featuring lake views and approved plans for a 4BR/3BA home plus loft. Framing and foundation are in place; buyer to complete construction. The property includes a pool (condition unknown) and offers stunning views of Lake Berryessa.

Napa County is removing the red tag.

This property will no longer be red tagged! Ready for a new buyer!

<https://www.corcoran.com/listing/for-sale/1061-rimrock-drive-napa-ca-94558/100947206/regionId/100>



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Welcome to this charming A-frame style home in the Berryessa Highlands!

Filtered lake views and relaxed Napa Valley living come together!

Just minutes to the lake's best recreation, this home offers the perfect balance of character, functionality, and relaxed lake living.



Set on a flat gated corner lot with a covered carport, covered patio with hot tub hookups, and plenty of yard space (complete with a whimsical wishing well!), this 3-bedroom, 2-bath home blends comfort, charm, and potential. Inside, vaulted ceilings and natural light create an open, airy feel, complemented by a cozy wood stove for those cool evenings.



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<https://1300steelecanyonrd.com/>



1300 Steele Canyon Road, Napa

\$639,000

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🏠 4 🚗 3 📏 2,443

ICON PROPERTIES

Sunsets, Space & Style This Lakeview Property Has It All! Perched on a corner lot with stunning lake and sunset views, this one-of-a-kind custom home blends charm, flexibility, and function. The main house offers 3 bedrooms, 2 baths, soaring ceilings, Brazilian cherrywood floors, and a beautifully updated kitchen with quartz counters, soft-close cabinetry, and a large island open to the family room with fireplace. The luxurious primary suite features a jetted tub, heated floors, and French doors leading to a covered porch with lake views. Need more space? Use the home as a 4BR/3BA or enjoy a detached ADU above the garage with its own bedroom, full bath, and kitchenette perfect for guests, rental, or multi-gen living. Outside, the professionally landscaped lot features custom brick patios, terraced gardens, RV/boat parking with electrical hookup, and even a generator & SOLAR. Whether you're entertaining under the stars or unwinding in total privacy, this home has everything you need and then some!

Redevelopment Opportunity | Spanish Flat – Lake Berryessa

<https://spanishflatctr.com/>

Unlock the visionary potential of Spanish Flat—an exciting and strategic redevelopment opportunity in Napa County's scenic Lake Berryessa corridor. This rare offering spans approximately 18.38 acres across two adjacent parcels with a County zoning overlay to allow for commercial and housing uses, including an affordable aspect. Whether you're a developer, investor, or planner with a creative vision, this property is primed for transformation.

\$895,000



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A phoenix is a mythological bird that has become a symbol of rebirth and immortality, rising again from the ashes as a new being.

Every property tells a story. This story of a Phoenix begins with sweeping views of Napa's hillsides, a private gated entry, and nearly 42 acres that back up to the serenity of a land trust.

A single-story home and large detached garage once stood proudly here before the 2020 LNU Fire. What remains is the dream for a new chapter: a paved driveway, septic, well, and propane tank already on site (buyer to verify condition). The former homesite and barn/garage site are perfectly perched to maximize the incredible views, making it easy to imagine your dream home rising here once again.

Whether you envision a contemporary retreat, a rustic estate, or a peaceful getaway, the setting is already in place. With its natural elevation, mature surroundings, and unmatched privacy, this property offers a rare blend of seclusion and possibility.





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Build Your Dream Lake House

Summary of Lots Available

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Lake Berryessa Fire Watch Cameras

This site covers the whole Lake Berryessa Region.

<http://www.rntl.net/lake-berryessa-cams/>

Berryessa Peak Fire Lookout 6/1/25



Steele Canyon Campground Inc.

1605 Steele Canyon Rd, Napa, CA 94558

Office: (707) 966-9410

Camp, Boat, Picnic, Hike or Bike...

Enjoy the great outdoors and beauty of Lake Berryessa.

<https://campsteelecanyon.com/>



Lake Berryessa Boat & Jet Ski Rentals

Take advantage of our low off-season rates through May 17th

Wakeboard/Ski Boats, Pontoon Boats

Jet Skis, Fishing Boats, Kayaks & Paddleboards

We include the gas in all our rentals. Which will save you \$\$!

All boats are launched from Spanish Flat.



4420 Knoxville Rd. (.9 mile north of Spanish Flat Campground)

707-966-4204 or 707-966-4205 www.lakeberryessaboats.com

Call or go online to book now



707-966-9954
4420 KNOXVILLE RD. NAPA, CA 94558
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LAKEBERRYESSABOATREPAIR@GMAIL.COM

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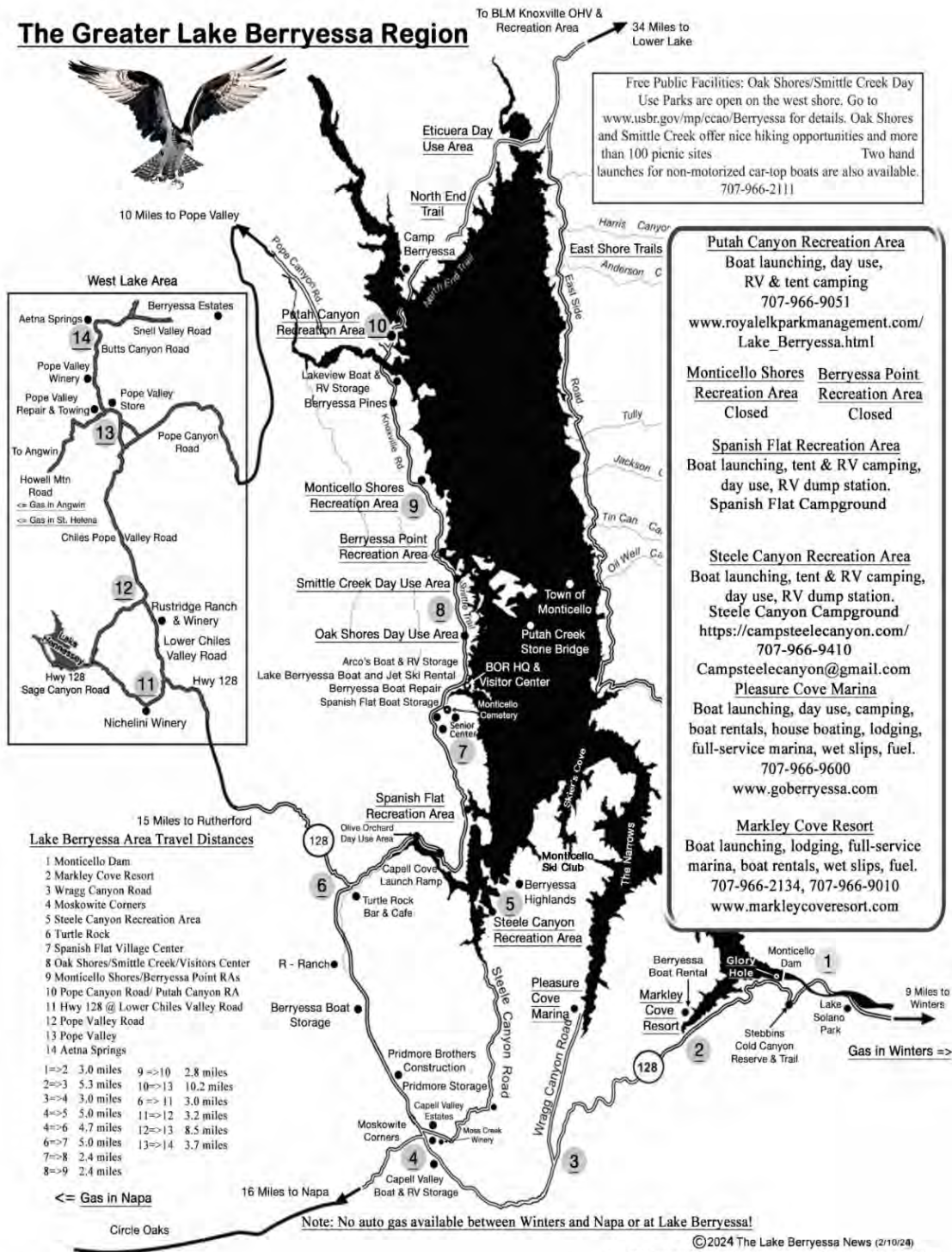


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Updated Lake Berryessa Map (1/28/24)

The Greater Lake Berryessa Region



Peter Kilkus | 1515 Headlands Drive, Napa, CA 94558 | 415-307-6906 |

pkilkus@gmail.com | <https://www.lakeberryessanews.com/>



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The Lake Berryessa News | 1515 Headlands Drive | Napa, CA 94558 US



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The Lake Berryessa News
November 16, 2025

Happy Thanksgiving from The Lake Berryessa News!

Please enjoy family and friends, your real turkey, real food, vegetarian food, vegan food (there is a stark difference), tofurkey, gluten-free food (this is no joke to my friends who suffer from gluten allergy), and all the trimmings!



"If You Don't Like the News, Go Out and Make Some of Your Own!"

Those of us of a certain age will remember Scoop Nisker and his famous tagline above. He was a Bay Area radio journalist of the Hunter Thompson-type during the sixties reporting on hippies, the anti-war movement, People's Park, Timothy Leary, and Eastern philosophy. My 25 years of experience in fighting the folks who helped destroy the Lake Berryessa recreational and residential communities reminds me of a slight modification to that quote which more accurately describes their actions and now even modern political discourse as:

If You Don't Like the News, Go Out and Make *UP* Some of Your Own!

We've all used the cliché, "I've got good news and bad news, which would rather hear first?" But what about "sort of good news, ok news, sort of bad news, and no new news." This is the situation at Lake Berryessa today.

The "sort of good news" is that a local development company, Napa Valley Land Company, LLC, has signed an "Exclusive Negotiation Agreement" with Napa County to develop a plan to rebuild the Monticello Shores Recreation Area (previously Rancho Monticello Resort) as a glamping destination called El Campo del Sol. The group managing this process is Panoramic Advisors (<https://www.panoramicadvisors.com/who-we-are>). They state that "Our vision is to create a glamping resort as an upscale, comfort-camping experience at Lake Berryessa at a reasonable and approachable cost level." Among El Campo del Sol's proposed features – 50 to 100 cabins, up to 150 safari tents and yurts, a lodge, a rope course and zip line, a restaurant and bar, an amphitheater, a pool and a marina. (See the illustration below.)

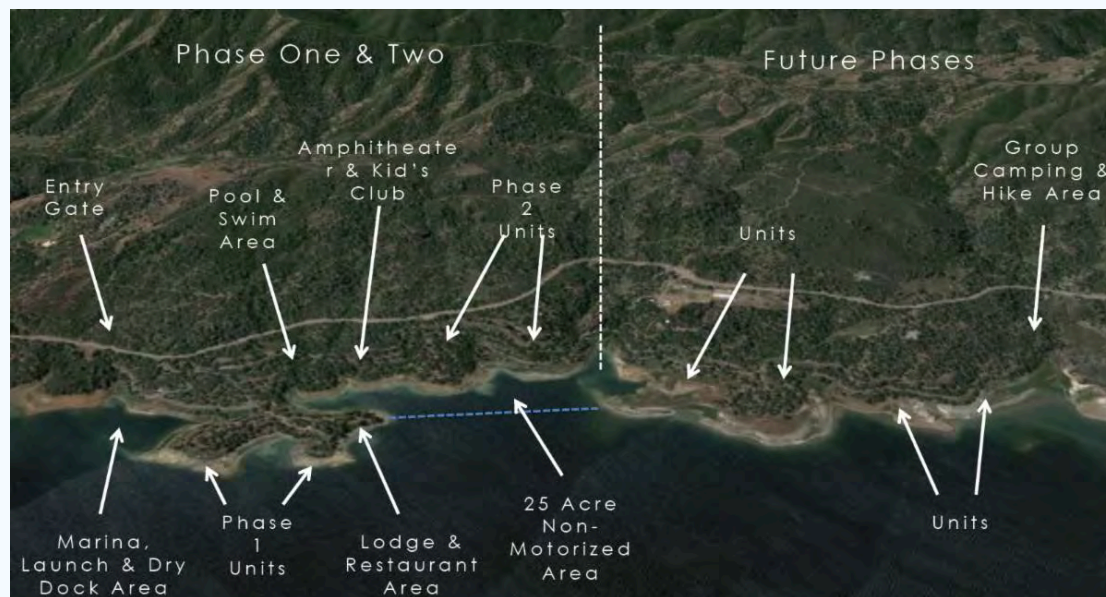
The "ok news" is that the present manager of Steele Canyon Campground, Rocky Costanzo, will be taking over management of Spanish Flat Campground under an interim concession contract with Napa County effective on January 1, 2026, which will expire on October 31, 2027. The Spanish Flat Campground has been closed for a few months. This

contract implies that it will open again on January 1st. Per Napa County, "Rocky has done such a good job managing the Steele Canyon Campground that he was an easy choice to manage Spanish Flat as an interim concessionaire."

In the "sort of bad news" category, all development work on the Camp Margaritaville project for the revitalization of Steele Canyon Recreation Area (Steele Canyon Campground) has been paused by Camp Margaritaville Resorts. The group is seeking a longer term contract from the Bureau of Reclamation for financial planning reasons. Camp Margaritaville representatives are back in Washington, D.C. this week. They have a top lobbyist working to get this done, but they say it will take 2-3 months to complete the process.

In the "no new news" category, Putah Canyon is open with camping and day launching. Markley Cove and Pleasure Cove are open with marinas. Berryessa Point is closed.

El Campo del Sol Plan Below (Monticello Shores).



Lake Berryessa Statistics (11/16/25)

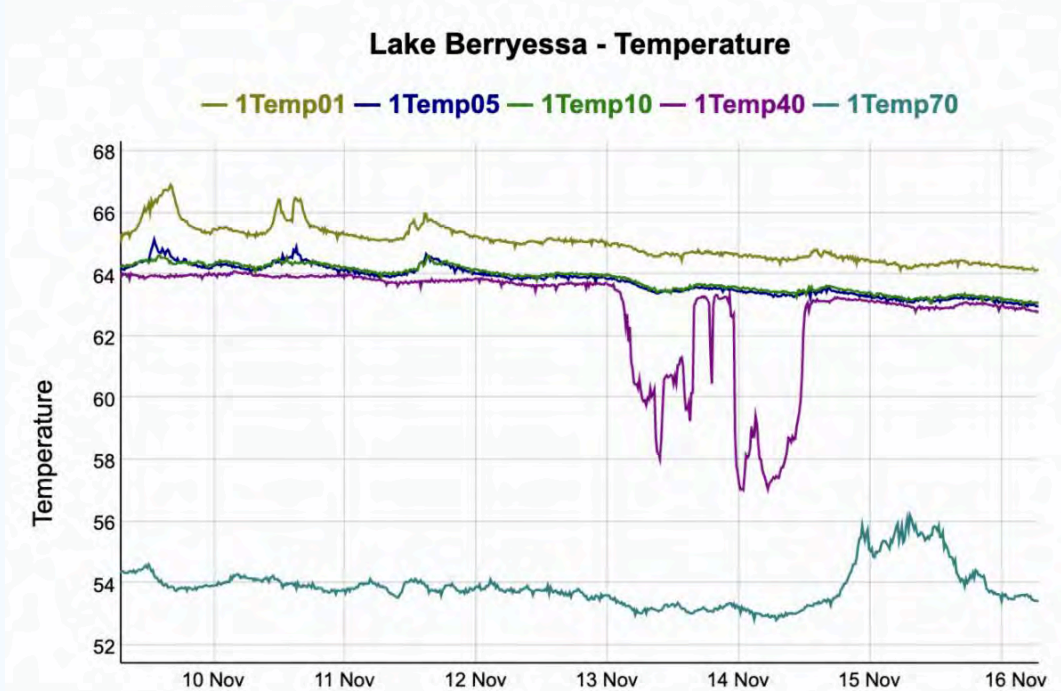
Modest rainfall of 1.6 inches so far during the last few days has brought the season total at Monticello Dam to 5.01 inches.

The Lake Berryessa water level has been hovering at 428.90 feet, 11.1 feet below Glory Hole for the last few days - up a quarter inch from 428.80 feet on 11/12/25.

The lake output has dropped to 105 cfs (cubic feet per second). The minimum output allowed by law and contract is 45 cfs to serve the population of Solano County and preserve the downstream fishery. Find the conversion from cfs to acre-feet or gallons per minute at:

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Surface temperature has dropped to 63 degrees from the surface to 40 feet down.



NBRID Community Meeting on November 18, 2025 at the Capell Valley Fire House

The County is planning a Community Meeting to discuss Measure A. The meeting is scheduled for Tuesday, November 18, 2025, 6 pm @ Capell Valley Fire Station, 1193 Capell Valley Rd.

More information will be sent out via mailers and other media. Please try to attend and bring questions. This ballot measure has been approved by the Board of Supervisors, and it was put together with the help of a couple dozen community members.

This is an opportunity for our community to qualify for up to \$20M in grants for necessary improvements to our water system. This may be a once in our lifetime chance to make our water system more resilient for the decades to come. Some of the changes these grants afford us will likely be mandated by the State of California soon and ALL of it may be coming out of our pockets without these grant funds. Please participate in the process and most importantly, educate yourself. Joe Sponseller

Lake Berryessa Senior Center Holiday Party



**Join us for a delightful holiday
celebration filled with joy!**

December 6, 2025
5:00 PM Social Hour
6:00 PM Dinner
4380 Spanish Flat Loop
Rd.

**Please bring an
appetizer or
dessert to share**

RSVP by November 30th
to Lisa (707) 815-0330

**If you would like to volunteer or have any questions please reach out to Lisa.
We look forward to celebrating with you.**

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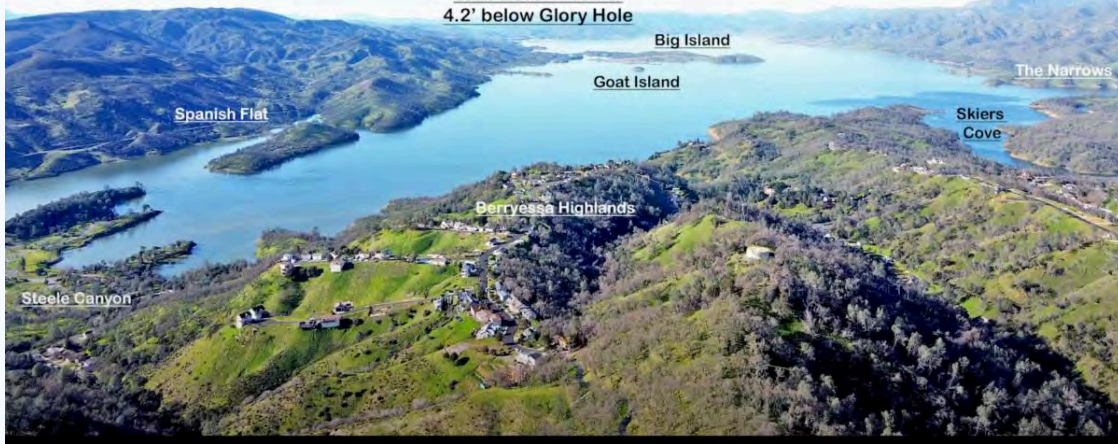
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**Lake Berryessa
Property Management and Sales**

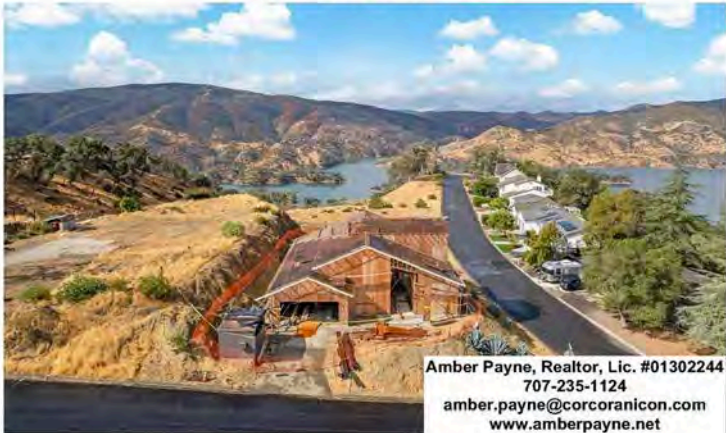
2/24/24
Lake Level = 435.8'
4.2' below Glory Hole

Berryessa Peak



Price Reduced

<https://www.corcoran.com/listing/for-sale/1061-rimrock-drive-napa-ca-94558/100947206/regionId/100>



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1061 Rimrock Drive, Napa

\$199,000

Under Construction - Buyer to Finish Opportunity knocks with this corner-lot property featuring lake views and approved plans for a 4BR/3BA home plus loft. Framing and foundation are in place; buyer to complete construction. The property includes a pool (condition unknown) and offers stunning views of Lake Berryessa. Property is NO LONGER red-tagged buyer will need to renew/coordinate with Napa County to proceed. Prior home burnt in the 2020 LNU fires. Perfect project for an investor, builder, or buyer ready to bring this home to completion.

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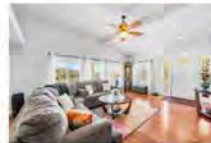


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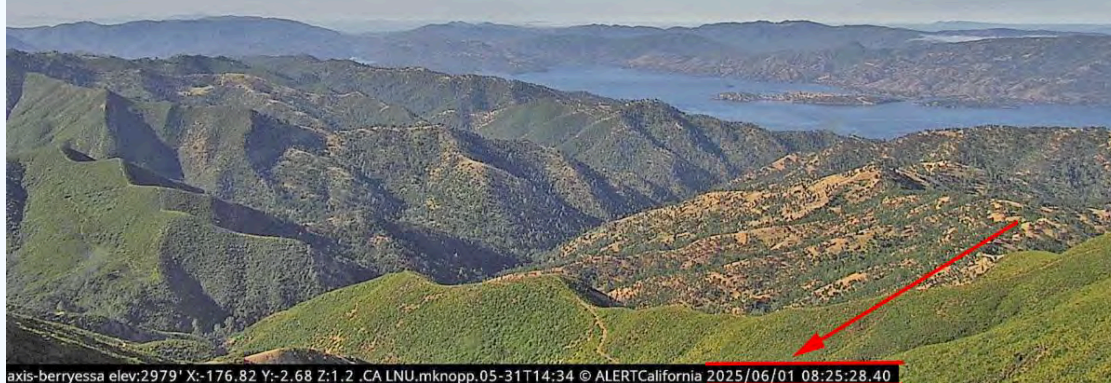
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Lake Berryessa Fire Watch Cameras

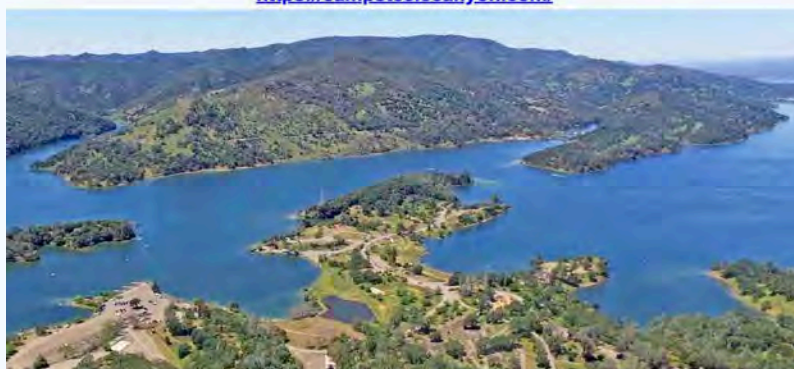
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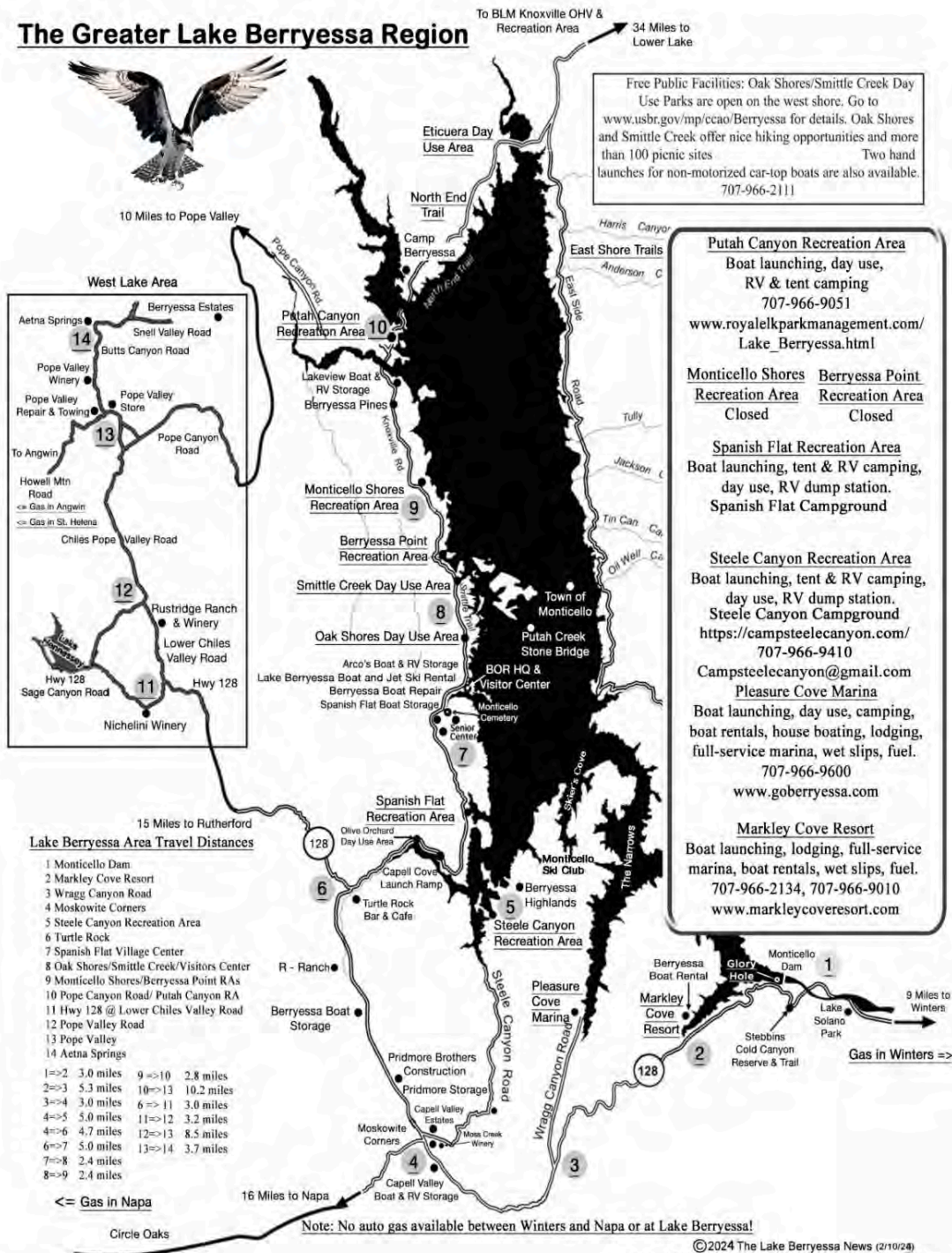
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Updated Lake Berryessa Map (1/28/24)

The Greater Lake Berryessa Region



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The Lake Berryessa News
November 30, 2025

The Christmas Season is in Full Swing!

Now that the Thanksgiving holidays are over, it's time to decorate that Christmas tree and put up those Christmas lights again. Best wishes to those who will be celebrating other December holidays such as Hannukah, Kwanzaa, Boxing Day, Bodhi Day, Las Posadas, St. Lucia Day, Yule, St. Nicholas Day, Immaculate Conception Day, Zarathosht Diso, New Year's Eve, Feast Day of Our Lady Guadalupe, and other December religious and cultural holidays around the world.

The Christmas holidays are also a time for reflection and enjoying past memories. Below is an illustration I made for Christmas 2005 - twenty years ago! Where are they all now?



Lake Berryessa Statistics (11/30/25)

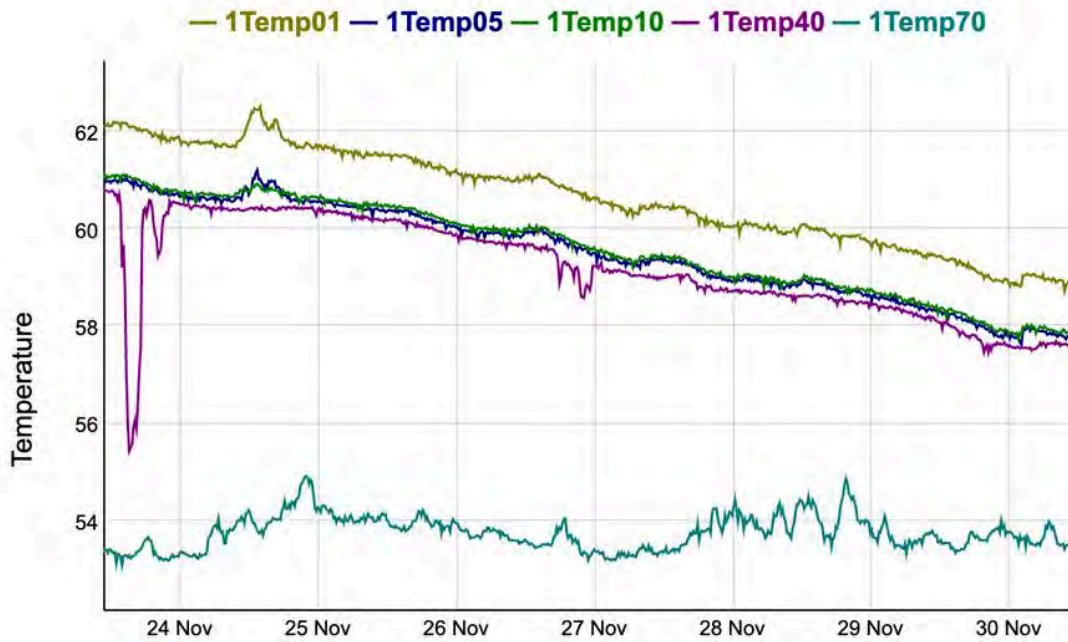
Modest rainfall so far to date has brought the season total at Monticello Dam to 6.14 inches. The table below shows that Lake Berryessa total annual rainfall has only been above 40 inches 5 times in the last 29 years.

The Lake Berryessa water level has been hovering at 429 feet, 11 feet below Glory Hole for the last 30 days. The lake output running at an average of 100 cfs (cubic feet per second) during that same 30 day period.

Surface temperature has dropped to 58 degrees from the surface to 40 feet down an 54 degrees from 70 feet to the bottom.

	Rain Year (7/1 - 6/31)	First Rain	Total By 1/1 (At Dam)	Season Total (At Dam)
1	97-98		10.77"	46.26"
2	98-99	11/10/98	7.18"	23.46"
3	99-00	10/30/99	6.5"	26"
4	00-01	10/20/00	4.54"	24.7"
5	01-02	10/29/01	15.73"	23.38"
6	02-03	11/7/02	19.34"	31.6"
7	03-04	10/31/03	12.01"	25.64"
8	04-05	10/19/04	15.55"	36.36"
9	05-06	9/26/05	17.4"	40.56"
10	06-07	10/3/06 .22"	5.36"	12.7"
11	07-08	9/19/07 - .1"	4.48"	25.32"
12	08-09	10/3/08 - .2"	6.6"	23.96"
13	09-10	9/14/09 - .24"	6.5"	26.41"
14	10-11	10/18/10 - .21"	12.62"	37.92"
15	11-12	10/4/11 - .2"	3.04"	19.56"
16	12-13	10/22/12 - .73"	17.97"	20.65"
17	13-14	9/22/13 - .43"	1.88"	13.69"
18	14-15	9/19/14 - .11"	13.34"	19.56"
19	15-16	10/2/15 - .68"	6.23"	24.57
20	16-17	10/4/16 - .04"	8.8"	47.55"
21	17-18	10/20/17 - .21"	3.41"	14.89"
22	18-19	10/2/18 - .51"	7.28"	40.53"
23	19-20	11/27/19 - .73"	7.14"	10.93"
24	20-21	11/15/20-.09"	1.92"	9.21"
25	21-22	9/10/21 - .05"	15.84"	18.73"
26	22-23	9/10/22 - .42"	19.13"	41.86
27	23-24	9/22/23 - .24"	"7.66"	28.14"
28	24-25	10/13/24 - .03"	12.07"	22.97"
29	25-26	9/11/25 - ".07"	6.14" (12/1/25))	

Lake Berryessa - Temperature



2025's Words of the Year

As 2025 draws to a close, the lexicographers and linguists at the world's most used and well-known dictionaries have begun their sometimes polarizing annual ritual of trying to capture the year's zeitgeist through a single word. Different dictionary publishers have had different rationales and methodologies for picking their so-called "word of the year." Some perform textual analyses of billions of words; others assess what people have searched for. Here are some of the words of 2025 so far:

Cambridge Dictionary: parasocial

The Cambridge Dictionary looked at a sustained trend of increased searches before making its latest choice—"parasocial," which it defines as "involving or relating to a connection that someone feels between themselves and a famous person they do not know, a character in a book, film, TV series, etc., or an artificial intelligence."

Collins Dictionary: vibe coding

Collins English Dictionary embraced the tech industry in its choice of the word of 2025. It picked "vibe coding," a slang term which it defines as "the use of artificial intelligence prompted by natural language to assist with the writing of computer code." As a blog post further describes it: "Basically, telling a machine what you want rather than painstakingly coding it yourself."

Dictionary.com: 6,7

Dictionary.com made an unusual choice for 2025, picking a number rather than a word. The online dictionary said it selected 6,7 (pronounced "six-seven," not "sixty-seven"). It said in its October announcement that the search for 6,7 "experienced a dramatic rise beginning in the summer," increasing more than six times since June. But the "word" of the year's exact meaning is elusive. Some youngsters, sensing an opportunity to reliably frustrate their elders, will use it to stand in for a reply to just about any question. "Perhaps the most defining feature of 6,7 is that it's impossible to define," Dictionary.com added. "It's

meaningless, ubiquitous, and nonsensical. In other words, it has all the hallmarks of brain rot.”



Amusingly Ironic (amusironic?) vs Ironically Amusing (ironamusing?)

Irony is when the opposite of what is expected to happen occurs. It creates a contrast between how things appear and how they actually are, often with humorous or striking results.

Amusingly ironic describes a situation or remark that is inherently funny because of its ironic nature. The irony is the primary source of the amusement. In contrast, ironically amusing describes a situation that is amusing for another reason, but is also notable for its ironic, unexpected, or coincidental twist. The irony is a secondary layer to the overall amusement.

Amusingly Ironic

Example: The chef at a restaurant known for its exquisite desserts is allergic to sugar. This is amusingly ironic because the contradiction between his profession and his allergy is the very thing that is funny.

Example: "The film was amusingly ironic, showcasing the absurdity of the situation with clever humor". The audience laughs at the absurdity of the ironic circumstances themselves, not just the coincidence.

Ironically amusing

Example: After you spent weeks complaining about a boring new co-worker, he turns out to be a brilliant and hilarious stand-up comedian on the weekends. His hidden talent is genuinely amusing, and it's ironically amusing because it completely subverts your earlier complaints.

Example: "It was ironically amusing that the fire station burned down while the firefighters were out on a call." The humor comes from the ironic, contradictory situation.

Everyday scenarios

These are often small, relatable moments where the reality of the situation is unexpectedly contrary to what was expected.

The traffic safety expert who never learned to drive. William Eno, the "Father of Traffic Safety," invented the stop sign, crosswalk, and traffic circle, yet he never got his driver's license.

The author of a book on how to survive bull runs who is killed by a bull. Bill Hillman wrote a detailed guide on how to avoid being gored in the Running of the Bulls. Three weeks after the book was released, a bull killed him.

The inventor of white-out is fired for failing to white-out a mistake. Bette Nesmith Graham was a secretary who invented Liquid Paper, but her boss later fired her for not using it to correct an error.

The fire station catches on fire. The expectation that a fire station is immune to fire is what makes the actual event so amusingly ironic.

The "closed" sign next to a neon sign that reads "Always Open." This juxtaposition highlights the paradox of a business that claims to be continuously available but clearly isn't.

Events with a historical or cosmic twist

These situations often have a dramatic, larger-than-life quality, sometimes referred to as "cosmic irony" or the "irony of fate".

Julius Caesar's murder site becomes a cat sanctuary. The location where the famous Roman leader was assassinated is now a no-kill shelter for homeless cats, a vastly different purpose than its violent history would suggest.

The tree planted for George Harrison is killed by beetles. A tree was planted in a park to commemorate the Beatles guitarist George Harrison, but it later died after being infested with beetles—a playful and tragic nod to his band's name.

The man who survived going over Niagara Falls dies from slipping on a fruit peel. Bobby Leach survived the daredevil feat of going over the falls in a barrel. Years later, he slipped on an orange peel, and the resulting injury led to his death.

Business and media

The humor in these examples comes from the contradictions within an organization or message.

The anti-cult network is bought by a prominent "cult." The Cult Awareness Network, a group known for its stance against the Church of Scientology, went bankrupt and was purchased by its public rival.

A "pro-technology" company holds a conference with major technical glitches. This is amusingly ironic because it's precisely the opposite of what is expected from a tech company and its supposedly smooth-running products.

A health website run by a fast-food chain warns against eating fast food. Before it was taken down, the McDonald's employee health page ironically advised against consuming McDonald's burgers and fries.

Berryessa Highlands Rentals

1104 Steele Canyon Road, 4 bd/2 bath
\$2,600 per month

1280 Steele Canyon Road, 3 bd/3 bath
\$3,000 per month
Water/sewer included - HUGE LAKE VIEWS!

Lake Berryessa Property Management and Sales



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Welcome to your own 3 bedroom, 2 bath, private half-acre with a new home overlooking beautiful Lake Berryessa!

4101 Berryessa Knoxville Road
\$449,000

Here is your chance at an affordable home and land ownership in Napa County at its most amazing and overlooked treasure - Lake Berryessa. Zoning allows a secondary dwelling should all county requirements be met.

Stunning Lake and Mountain Views
Lake View



Sparkling New Interior



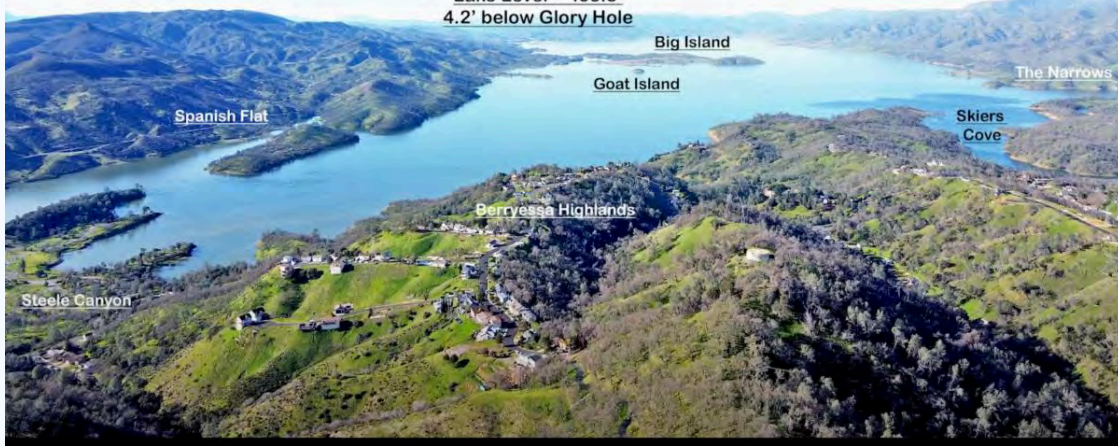


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Lake Berryessa
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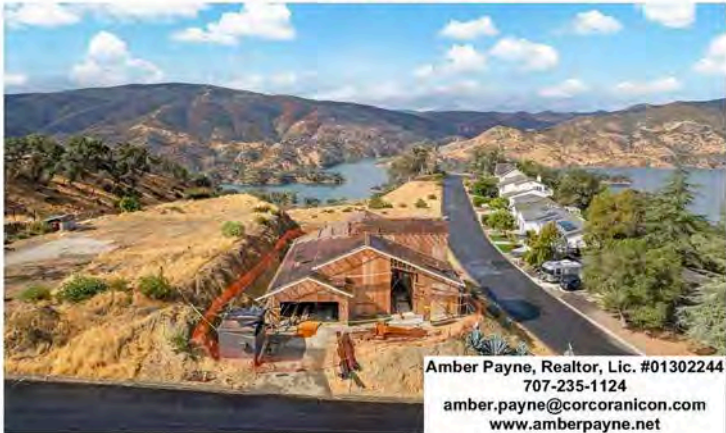
2/24/24
Lake Level = 435.8'
4.2' below Glory Hole

Berryessa Peak



Price Reduced

<https://www.corcoran.com/listing/for-sale/1061-rimrock-drive-napa-ca-94558/100947206/regionId/100>



Amber Payne, Realtor, Lic. #01302244
707-235-1124
amber.payne@corcoranicon.com
www.amberpayne.net

1061 Rimrock Drive, Napa

\$199,000

Under Construction - Buyer to Finish Opportunity knocks with this corner-lot property featuring lake views and approved plans for a 4BR/3BA home plus loft. Framing and foundation are in place; buyer to complete construction. The property includes a pool (condition unknown) and offers stunning views of Lake Berryessa. Property is NO LONGER red-tagged buyer will need to renew/coordinate with Napa County to proceed. Prior home burnt in the 2020 LNU fires. Perfect project for an investor, builder, or buyer ready to bring this home to completion.

Your A-Frame Retreat Awaits!

<https://www.1017theadlandsdr.com/>

\$505,000

Welcome to this charming A-frame style home in the Berryessa Highlands!

Filtered lake views and relaxed Napa Valley living come together!

Just minutes to the lake's best recreation, this home offers the perfect balance of character, functionality, and relaxed lake living.

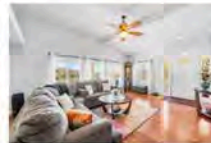


Set on a flat gated corner lot with a covered carport, covered patio with hot tub hookups, and plenty of yard space (complete with a whimsical wishing well!), this 3-bedroom, 2-bath home blends comfort, charm, and potential. Inside, vaulted ceilings and natural light create an open, airy feel, complemented by a cozy wood stove for those cool evenings.



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<https://1300steelecanyonrd.com/>



1300 Steele Canyon Road, Napa

\$634,000

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ICON PROPERTIES

Sunsets, Space & Style This Lakeview Property Has It All! Perched on a corner lot with stunning lake and sunset views, this one-of-a-kind custom home blends charm, flexibility, and function. The main house offers 3 bedrooms, 2 baths, soaring ceilings, Brazilian cherrywood floors, and a beautifully updated kitchen with quartz counters, soft-close cabinetry, and a large island open to the family room with fireplace. The luxurious primary suite features a jetted tub, heated floors, and French doors leading to a covered porch with lake views. Need more space? Use the home as a 4BR/3BA or enjoy a detached ADU above the garage with its own bedroom, full bath, and kitchenette perfect for guests, rental, or multi-gen living. Outside, the professionally landscaped lot features custom brick patios, terraced gardens, RV/boat parking with electrical hookup, and even a generator & SOLAR. Whether you're entertaining under the stars or unwinding in total privacy, this home has everything you need and then some!

Redevelopment Opportunity | Spanish Flat – Lake Berryessa

<https://spanishflatctr.com/>

Unlock the visionary potential of Spanish Flat—an exciting and strategic redevelopment opportunity in Napa County's scenic Lake Berryessa corridor. This rare offering spans approximately 18.38 acres across two adjacent parcels with a County zoning overlay to allow for commercial and housing uses, including an affordable aspect. Whether you're a developer, investor, or planner with a creative vision, this property is primed for transformation.

\$895,000



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A Lake Berryessa Phoenix Rising!

9419 Steele Canyon Road

<https://9419steelecanyonrd.com/>

\$475,000

A phoenix is a mythological bird that has become a symbol of rebirth and immortality, rising again from the ashes as a new being.

Every property tells a story. This story of a Phoenix begins with sweeping views of Napa's hillsides, a private gated entry, and nearly 42 acres that back up to the serenity of a land trust.

A single-story home and large detached garage once stood proudly here before the 2020 LNU Fire. What remains is the dream for a new chapter: a paved driveway, septic, well, and propane tank already on site (buyer to verify condition). The former homesite and barn/garage site are perfectly perched to maximize the incredible views, making it easy to imagine your dream home rising here once again.

Whether you envision a contemporary retreat, a rustic estate, or a peaceful getaway, the setting is already in place. With its natural elevation, mature surroundings, and unmatched privacy, this property offers a rare blend of seclusion and possibility.



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Build Your Dream Lake House

Summary of Lots Available

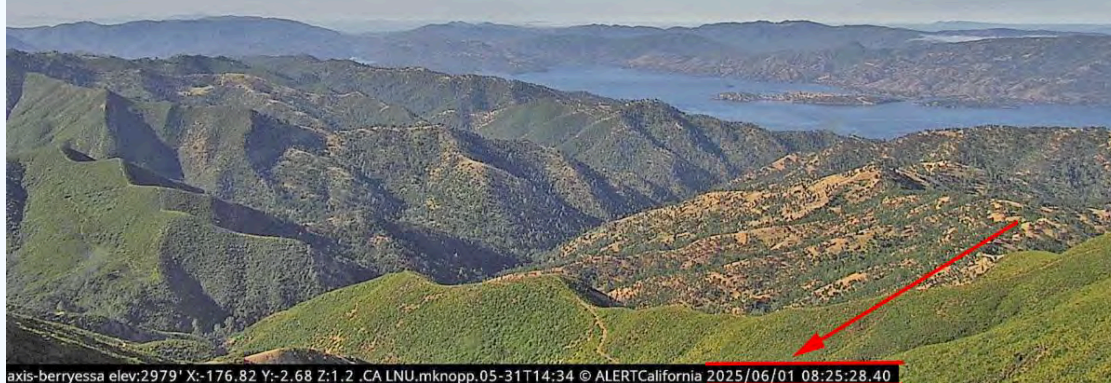
259 Sugarloaf Drive APN# 019-322-004 - .37+- Acre Lot Offered at \$65,000 Spanish Flat Woodlands	1121 Steele Canyon Road APN# 019-442-004 - .31+- Acre Lot Offered at \$15,000 Flat then downslope	1026 Arroyo Lindo Court APN# 019-441-014-000 .27+- Acre Lot Offered at \$43,000 Flat Then Upslope Lot
1268 Steele Canyon Road APN# 019- 432-001 - .21+- Acre Lot Offered at \$47,000 Flat Space with a hill at the back of the lot	201 Mulford Drive APN# 019-322-008-000 .52+- Acre Lot Offered at \$29,000 Corner Lot	817 Bahia Vista Court APN# 019-451-012 .28+- Acre Lot Offered at \$29,500 Flat Then Downslope
814 Bahia Vista Court APN# 019-452-004 .32+- Acre Lot Offered at \$29,500 Mostly Flat Then Downslope	1100 Headlands Drive APN# 019-504-006-000 .24+- Acre Lot Offered at \$125,000 Flat Improved Lot	422 Woodhaven Court APN# 019-504-013-000 .33 +- Acre Lot Offered at \$85,000 Flat then Downslope Lake View Lot
1053 Headlands Drive APN# 019-482-011 .27+- Acre Lot Offered at \$55,000 Mostly Flat Then Upslope	1103 & 1099 Westridge Drive APN# 019-491-011 & 010 - 0 .29+- Acre Each Offered at \$45,000 & \$39,000 Two Lots to be Sold Together	1045 Arroyo Grande Drive APN# 019-462-027-000 .51 +- Acre Lot Offered at \$65,000 Flat then Upslope Lot
1078 Headlands Drive APN# 019-432-010-000 .23 +- Acre Lot Offered at \$50,000 Flat Then Upslope Lot	https://lakeberryessaland.com/	
		9419 Steele Canyon Road APN# 032-110-045-000 41.73 +- Acres Offered at \$475,000 Improved Acreage

Lake Berryessa Fire Watch Cameras

This site covers the whole Lake Berryessa Region.

<http://www.rntl.net/lake-berryessa-cams/>

Berryessa Peak Fire Lookout 6/1/25



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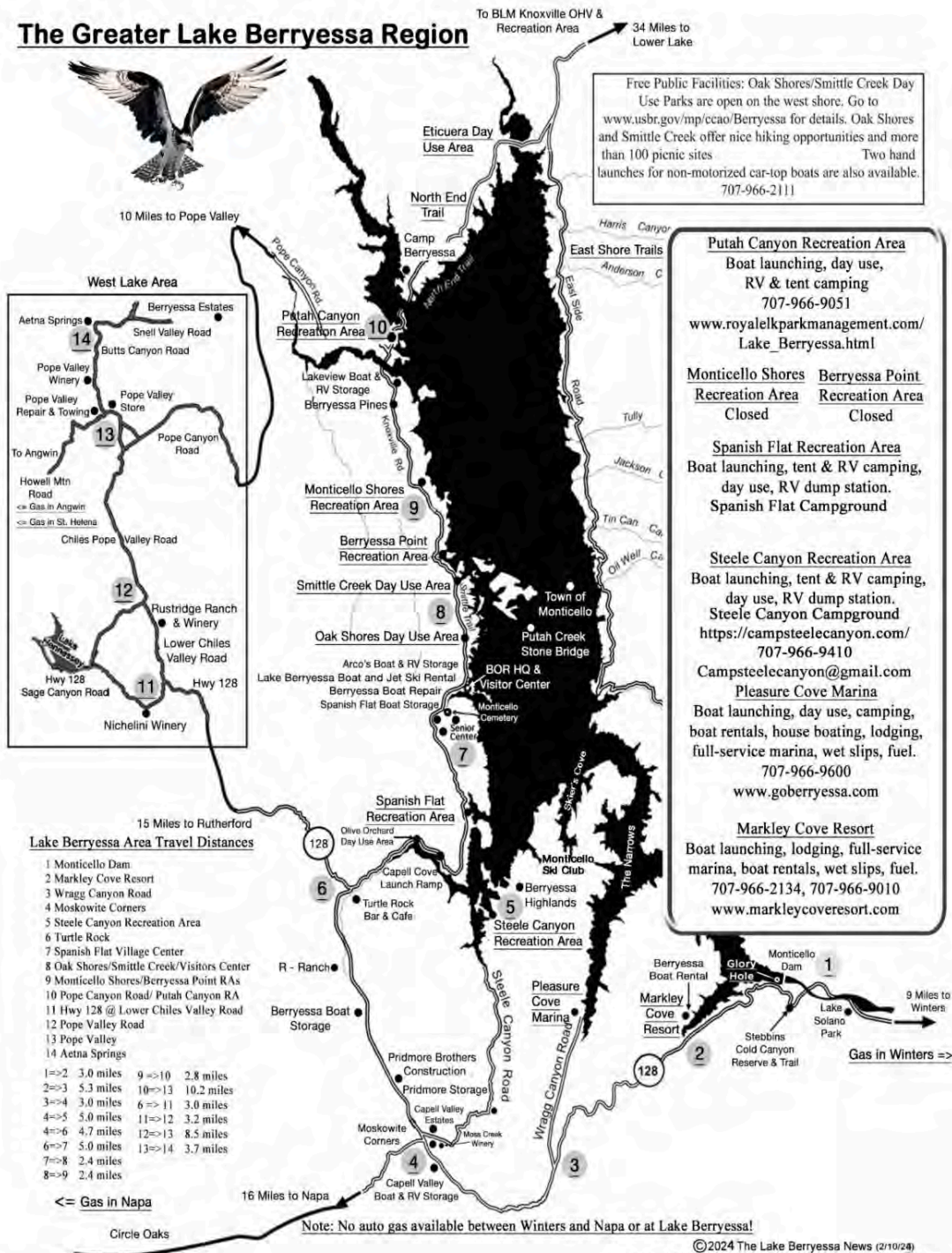


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