

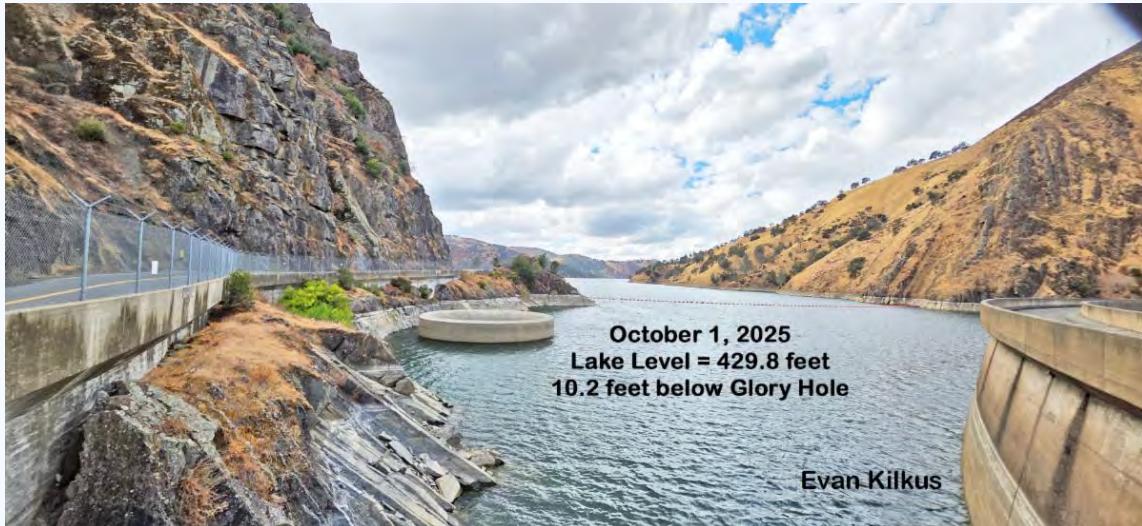
## The Lake Berryessa News

### October 5, 2025

Although summer is over, good times continue at beautiful Lake Berryessa. Rainfall has been minimal so far - only 0.1 inch at Monticello Dam. The lake is dropping about a half-inch per day and is now at 10.4 feet below Glory Hole.

No real news about the progress of Camp Margaritaville Resorts at Steele Canyon Campground. The planning process continues with some contract terms being worked out with the Interior Department - Bureau of Reclamation in Washington, DC.

According to Napa County, Spanish Flat Campground will reopen by first of year at the latest.



#### Lake Berryessa Statistics (10/5/25)

The Lake Berryessa water level is at 429.6 feet, 10.4 feet below Glory Hole.

Lake capacity is at 87.7%

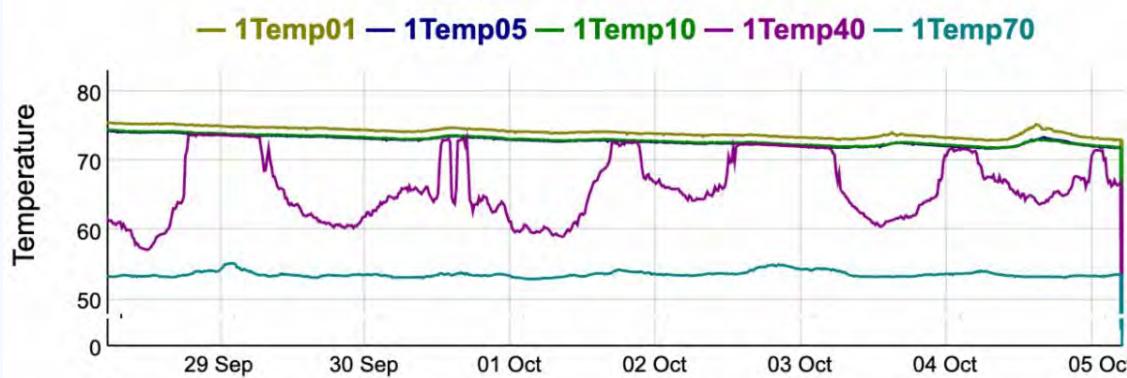
Surface temperature has dropped to 72 degrees from the surface to 10 feet down. The chart shows that mixing has begun. The lake is moving towards "turnover" when cold weather, wind, and rain will mix the lake to the same temperature from top to bottom.

#### As Lake Berryessa Turns!

<https://www.lakeberryessanews.com/resources/Tech-Manual-Chapters/-Lake-Berryessa-Turnover.pdf>

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## Lake Berryessa - Temperature



### Night Firefighting Aircraft Training Again at Lake Berryessa

Saturday evening, CAL FIRE conducted a night aerial firefighting training exercise around Lake Berryessa. Our CAL FIRE Hawk from the Boggs Mountain Helitack Base was joined by our Exclusive Use Type 1 Helitankers as we train together to sharpen skills, enhance safety and ensure a unified response during nighttime fire suppression operations. Training today means being ready to protect our communities tomorrow.

<https://www.facebook.com/CALFIRELNU>



## Berryessa Highlands Rentals

**108 Parkview, 3 bd/2 bath, \$2,600 per month**

**1104 Steele Canyon Road, 4 bd/2 bath, \$2,700 per month**

**1280 Steele Canyon Road, 3 bd/3 bath, \$3,700 per month**

**Water/sewer included - HUGE LAKE VIEWS!**

### Coming Soon - For Sale

**New Lake View Home on 1/2 acre, \$499,000**



**Robin Short, Realtor**

**707-738-3006**

**DRE # 01890377**

**<https://winevalleyhomes.com/>**

**Lake Berryessa  
Property Management and Sales**

### The Sunday Funnies

See some of your favorites at:

**<https://www.usatoday.com/comics/>**

### Pleasure Cove Marina (Suntex) - Lake Berryessa

BIG upgrades coming to Pleasure Cove's docks!

Exciting progress alert at Pleasure Cove Marina! We are moving fast on our new build, which will add 150 brand-new covered slips, ranging from 26 feet up to 80 feet! Don't miss your chance to secure a spot for your boat on stunning Lake Berryessa. Spaces are filling up quickly! Fill out our inquiry form today to reserve your new slip and be one of the first to enjoy this massive upgrade!

Sign up here: **<https://hubs.ly/Q03MbXfm0>**





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

**4101 Berryessa Knoxville Road**  
**\$499,000**

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** 

**WINE VALLEY**  
  
**HOMES**

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**707-738-3006**  
**DRE # 01890377**  
**<https://winevalleyhomes.com/>**

**Lake Berryessa**  
**Property Management and Sales**

Spanish Flat Firewise Council Meeting

Monday, October 13, 5 PM

Berryessa Senior Center

4380 Spanish Flat Loop Rd

District 3 Supervisor Anne Cottrell is scheduled to attend.

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**Nestled in the beautiful Berryessa Pines Community**

**181 Berryessa Drive**

<https://181berryessadr.com/>

**\$410,000**

**Embrace a lifestyle of tranquility and natural beauty.**

**This home offers a serene lakeside living experience,**

**Picturesque lake view. Single-family home with 3 bdms, 2 bath**

**. property sits on a generous lot of about 7,405 square feet.**

**The third bedroom is used as an office or den, providing flexibility.**

**New dual-pane windows, new HVAC system, Access to a spacious deck**

**offering stunning views of Lake Berryessa.**

**Ideal for relaxation and entertaining.**



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[www.amberpayne.net](http://www.amberpayne.net)

<https://1300steelecanyonrd.com/>



### 1300 Steele Canyon Road, Napa

**\$639,000**

4 3 2,443

*corcoran*

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!

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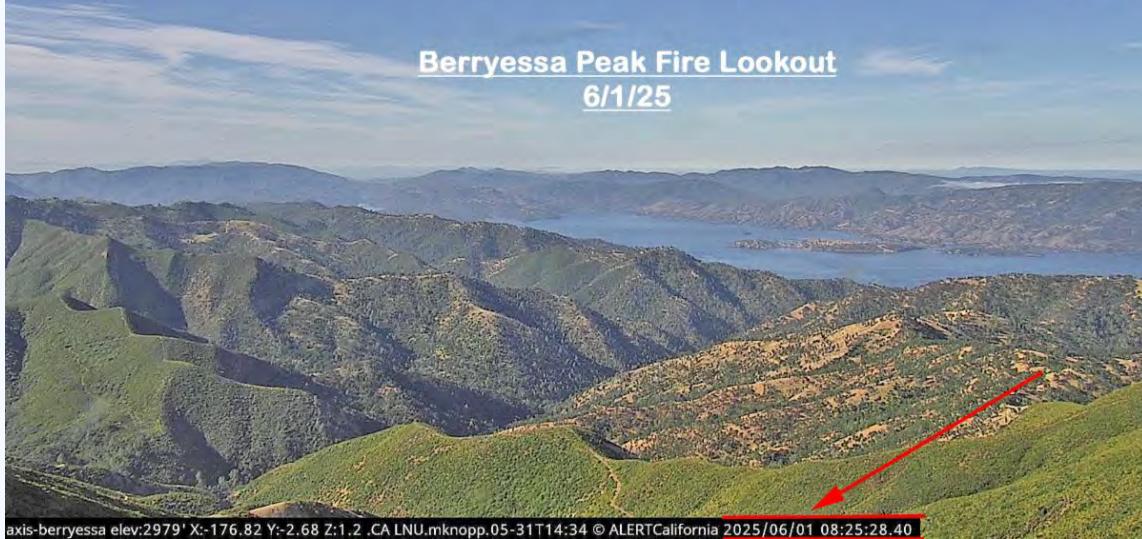


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**Berryessa Peak Fire Lookout**6/1/25

axis-berryessa elev:2979' X:-176.82 Y:-2.68 Z:1.2 .CA LNU.mknopp.05-31T14:34 © ALERTCalifornia 2025/06/01 08:25:28.40



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<https://campsteelecanyon.com/>



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Take advantage of our low off-season rates through May 17<sup>th</sup>

## 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)

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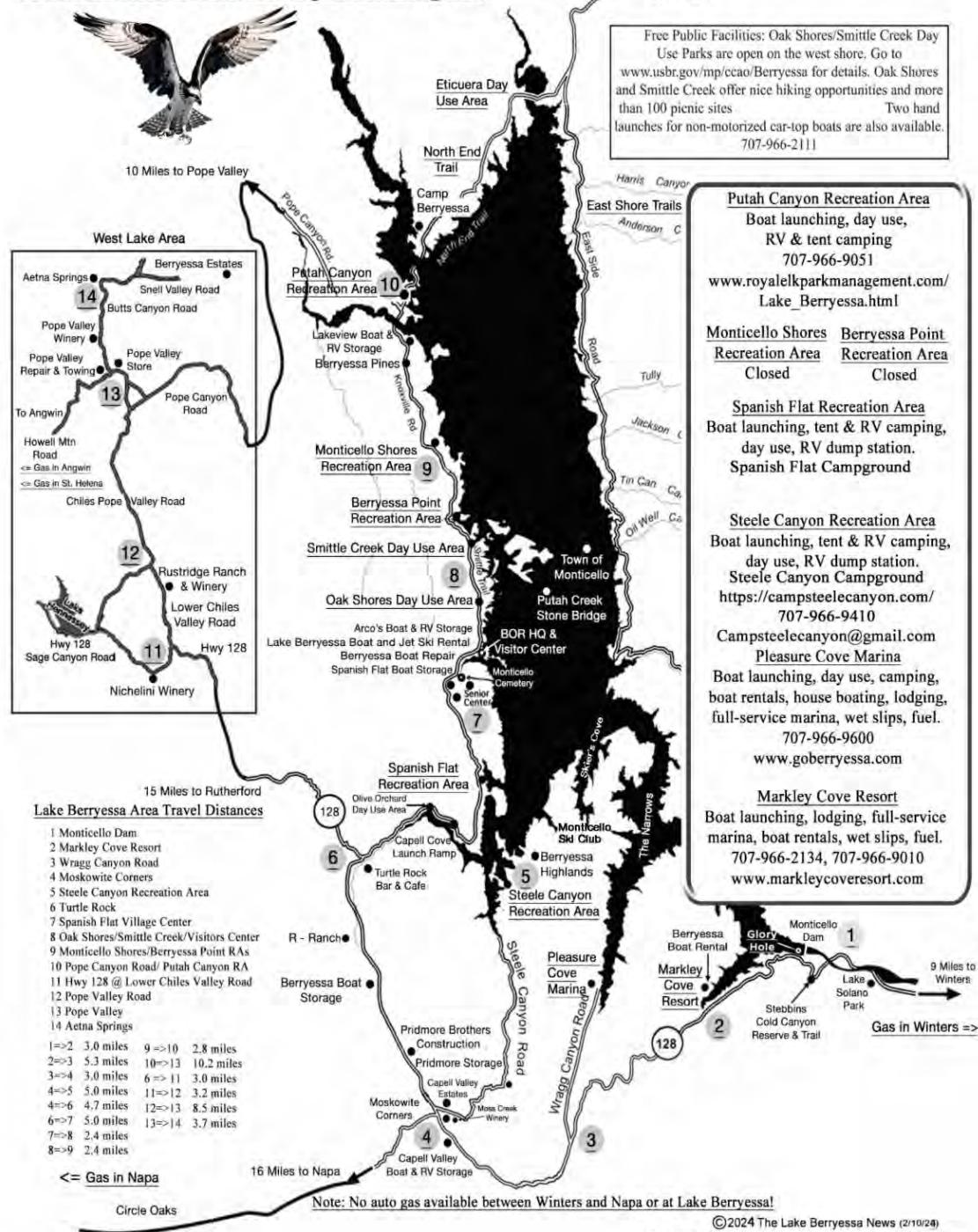
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**FOR STORAGE, DETAIL, & CONSIGNMENT**

**707-480-3157**

Updated Lake Berryessa Map (1/28/24)

# The Greater Lake Berryessa Region



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

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**The Lake Berryessa News**  
**October 19, 2025**

The lake had been dropping about a half-inch per day, but stopped for a couple of days after the last 2.14 inches of rain on 10/14 and 10/15. It has started dropping again and is now at 429.25 feet, 10.75 feet below Glory Hole.

The warm sunny weather predicted for next week will dry out the land. It will take several more inches of rain to produce any significant runoff.

Glory Hole Watch 2026 will start after the lake begins rising again. Unfortunately, some weather prediction services are forecasting a lower than normal rainfall year. Stay tuned.

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**Lake Berryessa Statistics (10/19/25)**

The Lake Berryessa water level is at 429.25 feet, 10.75 feet below Glory Hole.

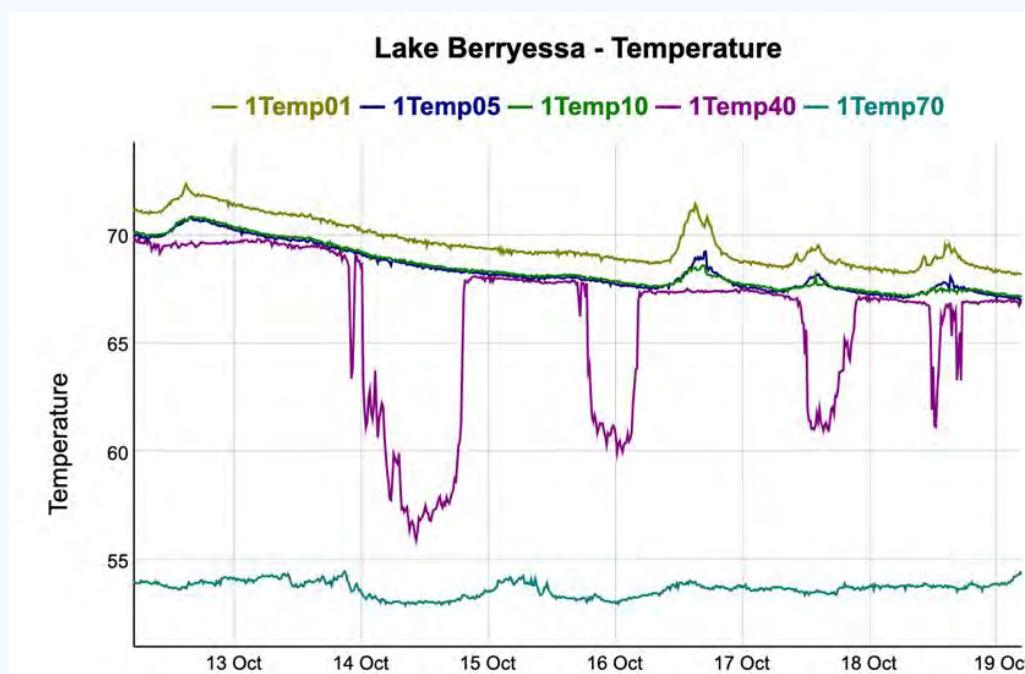
Lake capacity is at 87.3%

Surface temperature has dropped to 68 degrees from the surface to 10 feet down. The chart shows that mixing has begun. The lake is moving towards "turnover" when cold weather, wind, and rain will mix the lake to the same temperature from top to bottom.

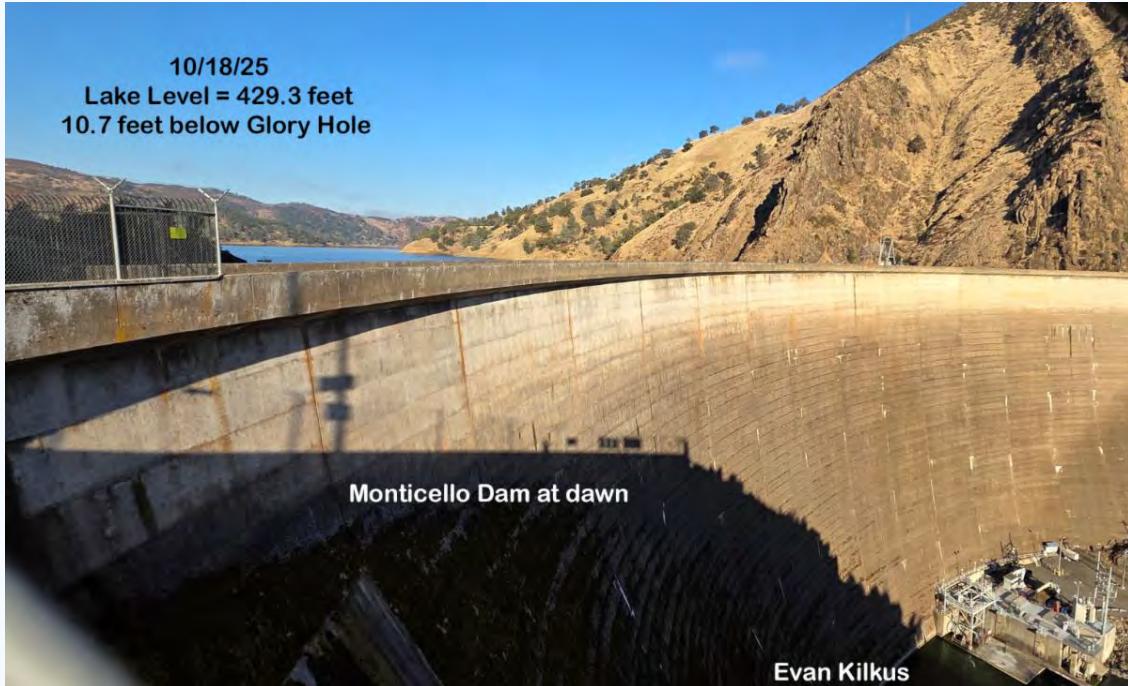
**As Lake Berryessa Turns!**

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\*\*\*\*\*



10/18/25  
Lake Level = 429.3 feet  
10.7 feet below Glory Hole



Monticello Dam at dawn

Evan Kilkus



10/18/25  
Lake Level = 429.3 feet  
10.7 feet below Glory Hole

Evan Kilkus



10/18/25  
Output at 180 cubic feet per second

Evan Kilkus



Foxy's Fall Century Ride on Saturday October 18th, 2025, is the Davis Bike Club's popular late-season cycling event. Often described as the ideal first century ride, it offers challenges, distances, and scenery for riders of all levels. Coincidentally, Lake Berryessa News associate editor, Evan Kilkus, caught a photo of a couple of Foxy riders at Monticello Dam. The weather was perfect! See the map below and imagine doing this ride!

I actually first heard of Lake Berryessa when my son, Chris, was a professional bicycle racer. He and friends would do a century by riding their bikes from Marin County to Lake Berryessa, camp out for the night, and finish their 100-mile trek by riding home the next day.

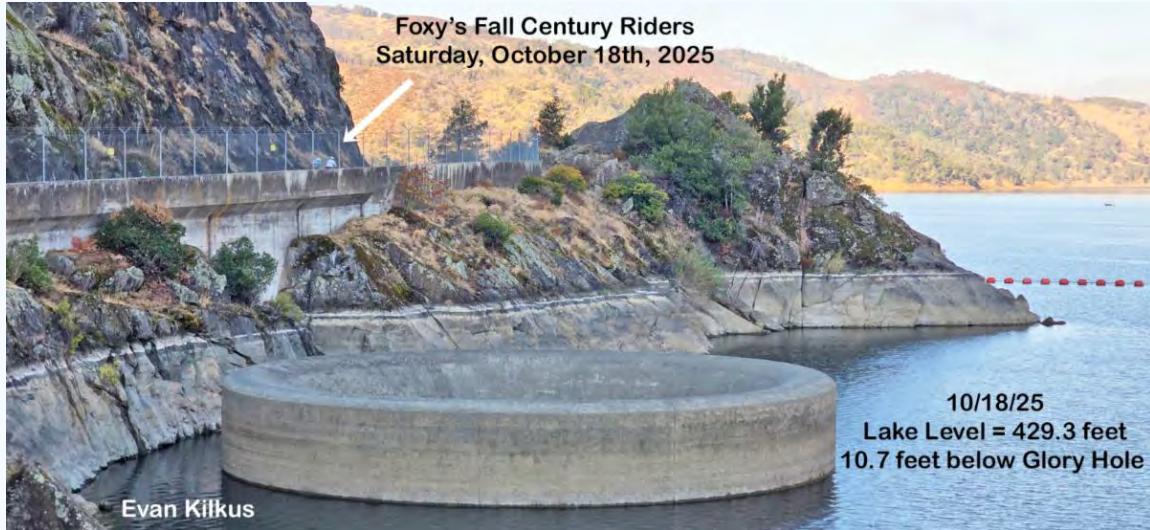
### **100 mile Century**

With approximately 3,100 feet of climbing through Yolo, Solano, and Napa counties, this "moderately challenging" route climbs along Highway 128 westbound as riders approach Lake Berryessa. Most of the climbing occurs before the descent into Wooden Valley and lunch stop at the Gordon Valley fire station, on a lightly traveled back road on the edge of Napa County. Return to Lake Solano via Pleasants Valley and Putah Creek Roads, then back to Davis.

Foxy's Fall Century Ride  
Saturday, October 18th, 2025



Foxy's Fall Century Riders  
Saturday, October 18th, 2025





Track the real-time Lake Berryessa weather at:

Berryessa Highlands (Somewhere in the Berryessa Highlands)

Berryessa Highlands - KCANAPA20

<https://www.wunderground.com/dashboard/pws/KCANAPA20>

Skiers Cove (Below the Berryessa Highlands)

Skier Cove - KCANAPA228

<https://www.wunderground.com/dashboard/pws/KCANAPA228>

East Side Road (Across from Big Island)

East Side Road, Lake Berryessa - KCALAKEB2

<https://www.wunderground.com/dashboard/pws/KCALAKEB2>

Spanish Flat (Near the Spanish Flat Recreation Area)

Roger - KCASPAWI1

<https://www.wunderground.com/dashboard/pws/KCASPAWI1>

Berryessa Pines

KCANAPA461

<https://www.wunderground.com/dashboard/pws/KCANAPA461>



#### California prepares for extreme weather swings as new water year begins

California's water year runs from October 1 to September 30. The Solano County Water Agency's water year runs from July 1 to June 30.

The new State water year began with a clear message from the state's top water official. "There is no such thing as a normal water year in California," said Karla Nemeth, director of the state Department of Water Resources. "Just in the past two winters, deceptively average rain and snowfall totals statewide masked the extremely dry conditions in Southern California that contributed to devastating fires as well as flood events across the state from powerful atmospheric river events. California must be ready to respond to emergencies from droughts to floods to fires," Nemeth added.

DWR reported that Lake Oroville, the State Water Project's largest reservoir, is currently 109% of average for this date. Lake Berryessa, the Solano County Water Agency reported Tuesday afternoon, was at just shy of 430 feet. It spills at 440 feet.

County officials also are still working to make the Sacramento-San Joaquin Delta Plan a little more Solano friendly, massaging a proposal that would leave more of Lake Berryessa water for local uses rather than for the state's Delta and river habitat goals. "However, there is uncertainty about conditions this winter," the state agency said in a statement.

"The latest outlook from the National Oceanic and Atmospheric Administration's Climate Prediction Center shows a 71% chance of La Niña conditions this fall, decreasing to a 54% chance in December through February," the statement said. "La Niña events have historically resulted in more dry than wet years, but research also suggests that even as the climate grows hotter and drier overall, the precipitation that California does receive will arrive in stronger storms, increasing the risk from flooding."

The agency noted that last winter there were extremely dry fall conditions in Southern California, which helped fuel the destructive Eaton and Palisades fires just weeks before the typical peak of atmospheric river storm activity in California. The timing meant a multi-agency effort working to protect downstream communities and watersheds as part of the state's largest watershed protection mission to keep hazardous material from contaminating local water supplies and waterways.

Extreme flooding, the agency said, will remain a critical concern moving into this water year as a warmer atmosphere drives more moisture through more powerful storms. DWR has more than 4.3 million sandbags and 191 flood fight materials containers pre-positioned for quick deployment across the state if needed.

"The past decade has clearly demonstrated the need to prepare for extremes," state Climatologist Michael Anderson said in the statement. "A dramatic flood year in 2023 was followed by two years with large spatial disparities. While our water supplies are in a good position heading into the new water year, we will be watching closely for dry and wet extreme conditions that can pose hazards statewide."

"California also starts this water year with more groundwater data than ever before, helping groundwater sustainability agencies and communities monitor conditions in their region to promote long-term sustainability and protect drinking water supplies against the impacts of climate change. Over the course of 2024, the state received average precipitation, helping sustain natural and managed recharge efforts after the exceptionally wet 2023. These last three years (2023, 2024 and 2025) have seen continued increases in groundwater storage," the statement said.

---

#### **Steele Canyon Campground signs a one-year contract extension with Napa County**

##### **AMENDMENT NO. 1 TO NAPA COUNTY AGREEMENT NO. 240192B**

WHEREAS, the United States Bureau of Reclamation ("BOR") and County entered into Managing Agreement Number 20-LC-20-2623 (Napa County Agreement No. 200285B), dated March 9, 2020, for the administration, operation, maintenance and development of public recreation facilities, protection of natural and cultural resources, and provision of public health and safety at Lake Berryessa.

WHEREAS, County and Concessionaire entered into Agreement No. 240192B ("Agreement") effective November 1, 2023, for Concessionaire to operate the Steele Canyon Resort Area at Lake Berryessa ("Property") while the County pursues a long term agreement for development and operation of resort concessions at the site; and

WHEREAS, the Agreement expires on October 31, 2025, and the parties would like to extend the Agreement for one year, with an option to extend the Agreement again for another year;

NOW, THEREFORE, for good and valuable consideration, the sufficiency of which is acknowledged, the parties amend the Agreement as follows:

1. Section 1, Paragraph A.1 of the Agreement is amended to read in full as follows:

1. Period of Performance

This Agreement, herein and hereafter referred to as the "Interim Concession Contract" shall be effective on November 1, 2023, and shall expire on October 31, 2026, unless terminated earlier in accordance with this Interim Concession Contract. County may extend the term of the Interim Concession Contract one additional year, in its sole discretion, on the same terms and conditions by providing written notice to Concession Contractor at least sixty (60) days prior to the expiration date.

2. County and Concession Contractor agree that while employee housing is allowed at the Property pursuant to Exhibit D, Paragraph D.3.d.xxv of this Agreement, federal law only allows employees to live on concession property while concessions are being operated for public use pursuant to federal regulations found at 43 C.F.R. § 429.4(b)(6). Otherwise, residing on BOR land is prohibited pursuant to federal regulations found at 43 C.F.R. § 429.31(b). Contractor shall ensure that none of its employees are residing at the Property beyond 10 days after this Agreement is terminated or expires.

3. This Amendment No. 1 represents all the changes to the Agreement agreed to by the parties. No enforceable oral representations or other agreements have been made by the parties except as specifically stated herein. All other provisions of the Agreement not addressed in this Amendment No. 1 shall remain in full force and effect.

---

Steele Canyon Campground on Instagram: "We're happy to announce that wood-burning fires and charcoal are now allowed again in the campground in designated areas! Due to the recent rain, we have contacted CalFire LNU Headquarters, and got the okay! Please remember to follow all fire safety guidelines and never leave fires unattended. Let's enjoy the warmth responsibly!"

---

## Berryessa Highlands Rentals

**108 Parkview, 3 bd/2 bath, \$2,600 per month**

**1104 Steele Canyon Road, 4 bd/2 bath, \$2,700 per month**

**1280 Steele Canyon Road, 3 bd/3 bath, \$3,700 per month**

**Water/sewer included - HUGE LAKE VIEWS!**

### Coming Soon - For Sale

**New Lake View Home on 1/2 acre, \$499,000**



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### New Special Tax Proposed for Berryessa Highlands Property Owners

Napa County Board of Supervisors Meeting - 10/21/2025 9:00 AM

See the full agenda and attachments here...

**Agenda**

Adopt a Resolution calling a Special Election on January 20, 2026 enabling voters to approve or reject Napa Berryessa Resort Improvement District Measure "A" establishing an annual Special Tax of \$1,560 on all parcels in the District with existing infrastructure available to connect to the water and sewer systems, and approving and submitting an argument in favor of Measure "A".

#### Argument In Favor Of Measure A

The Napa Berryessa Resort Improvement District (NBRID) has experienced significant budget volatility and shortfalls exceeding \$400,000 the past five fiscal years due to aging water and sewer infrastructure, unplanned maintenance expenses and loss of over 90 customers due to the devastating 2020 LNU wildfire. NBRID has previously relied on discretionary loans from Napa County to bridge these significant budget shortfalls.

NBRID's sewer and water systems are in urgent need of capital improvements, including expansion of wastewater treatment plant capacity, rehabilitation of sewer lift stations, and rehabilitation of the water distribution tank. Without these improvements, the systems could fail. NBRID needs additional revenue to complete these essential capital improvement projects, fund increasing operating costs, and establish a balanced budget with sufficient reserves.

A 2024 Median Household Income (MHI) Survey report designated NBRID a Disadvantaged Community (DAC) - meaning the certified MHI of those who participated in the survey was below 80% of the statewide MHI.

Measure A would impose a special tax of \$1,560 on all parcels in the District with a sewer or water service lateral stubbed to the street beginning in fiscal year 2026-27. The tax revenue would be used to fund sewer and water operations, capital improvements and emergency reserves. The tax would restore financial stability to NBRID and in conjunction with the DAC designation would make it eligible to apply for State and Federal Program CIP grants. These grants could be used to replace aged facilities, address treatment capacity deficiencies, and increase fire protection storage.

The tax would expire after ten years. However, the Governing Board could reduce the amount of the tax or terminate it prior to the end of the ten-year term if NBRID achieves its revenue and reserve balance goals early through acquisition of new customers.

---

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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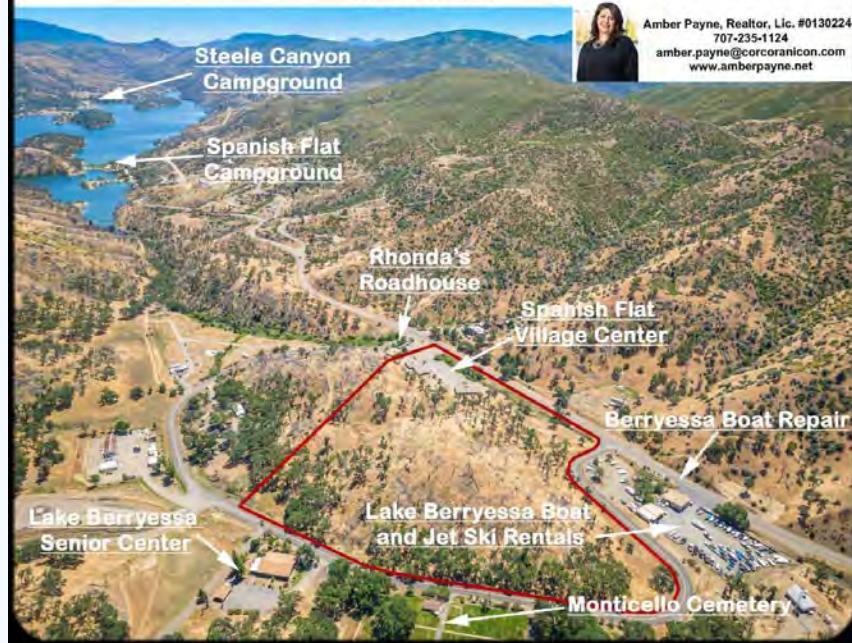
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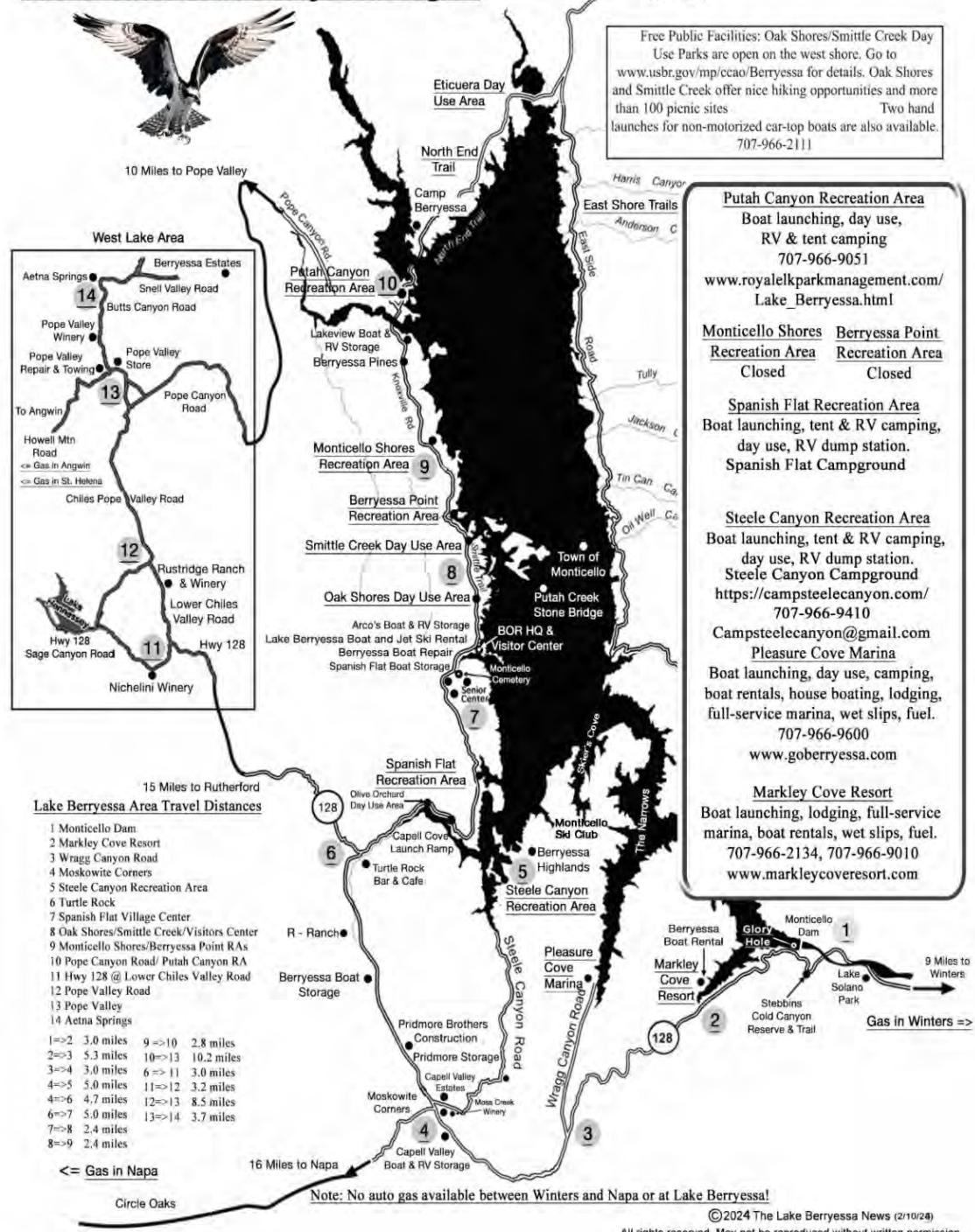
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Updated Lake Berryessa Map (1/28/24)

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The Lake Berryessa News  
October 26, 2025

**Alien Space Lasers Disrupt Glory Hole Watch 2026!**

The lizard people on the Moon are apparently using their weather control lasers to play games with our Lake Berryessa environment. If you are skeptical, get the facts at:

[https://en.wikipedia.org/wiki/Reptilian\\_conspiracy\\_theory](https://en.wikipedia.org/wiki/Reptilian_conspiracy_theory)



*(Note: Yes, it is a slow news day!)*

After a meager 2 inches of rain a couple of weeks ago, we are being teased today with a heavy mist. Only .03 inches fell at Monticello Dam yesterday bringing total rainfall at the dam to 2.7 inches. It will take several more inches of rain to produce any runoff.

The Solano Irrigation District dam keepers have kept the dam output at an average of 150 cubic feet per second during the last week (100 million gallons per day or 300 acre-feet per day), down from 230 cfs last week. The photo of the dam output below barely shows any ripple from a flow of 180 cfs because the large main output flow is from large pipes well below the surface.

The lake level has only dropped 1.8 inches during that week. Evaporation accounted for less than .1 inches per day of that.

As reported previously, Glory Hole Watch 2026 will start after the lake begins rising again.

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**Lake Berryessa Statistics (10/26/25)**

The Lake Berryessa water level is at 429.1 feet, 10.9 feet below Glory Hole.

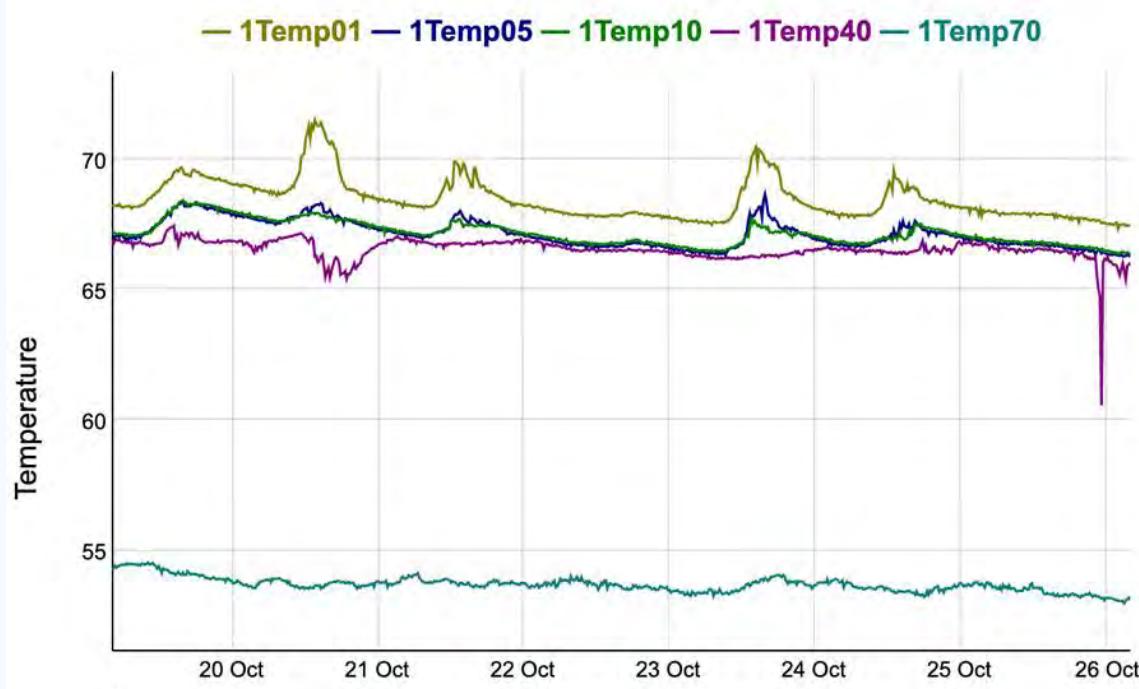
Lake capacity is at 87.1% (1,351,651 acre-feet). When full, the lake holds 1,551,292 acre feet.

Surface temperature has dropped to 67 degrees from the surface to 40 feet down.

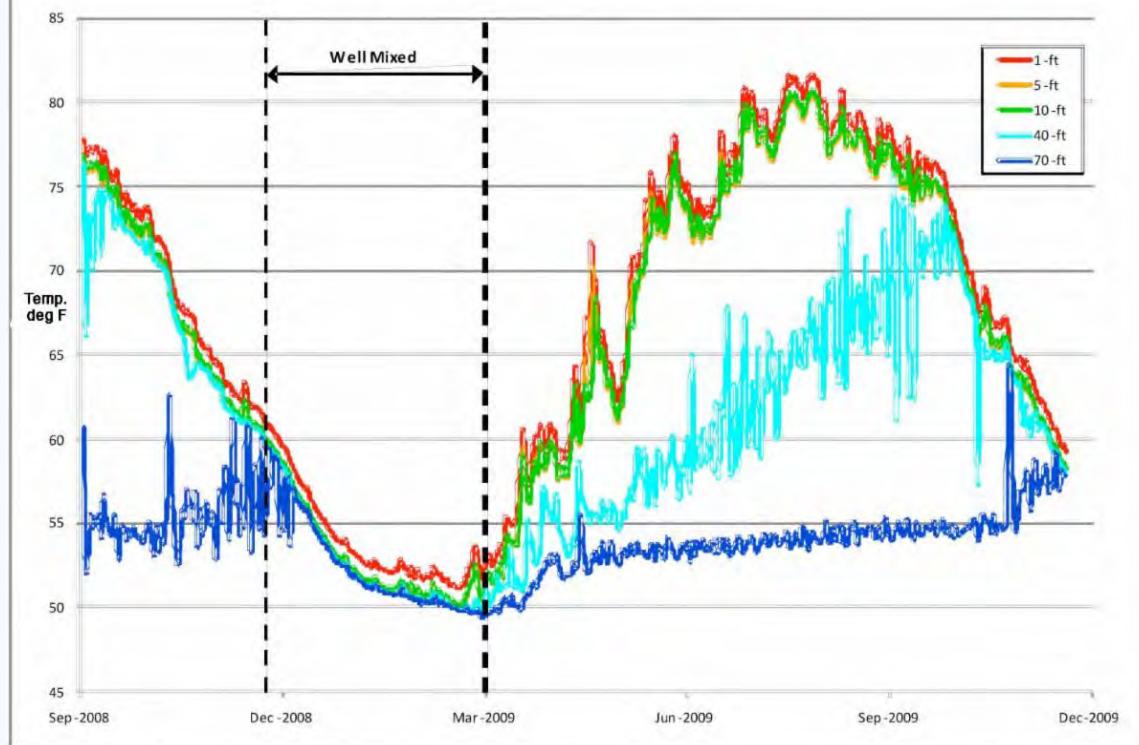
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## Lake Berryessa - Temperature



## Lake Berryessa Temperature Profile



Track the real-time Lake Berryessa weather at:

Berryessa Highlands (Somewhere in the Berryessa Highlands)

Berryessa Highlands - KCANAPA20

<https://www.wunderground.com/dashboard/pws/KCANAPA20>

Skiers Cove (Below the Berryessa Highlands)

Skier Cove - KCANAPA228

<https://www.wunderground.com/dashboard/pws/KCANAPA228>

East Side Road (Across from Big Island)

East Side Road, Lake Berryessa - KCALAKEB2

<https://www.wunderground.com/dashboard/pws/KCALAKEB2>

Spanish Flat (Near the Spanish Flat Recreation Area)

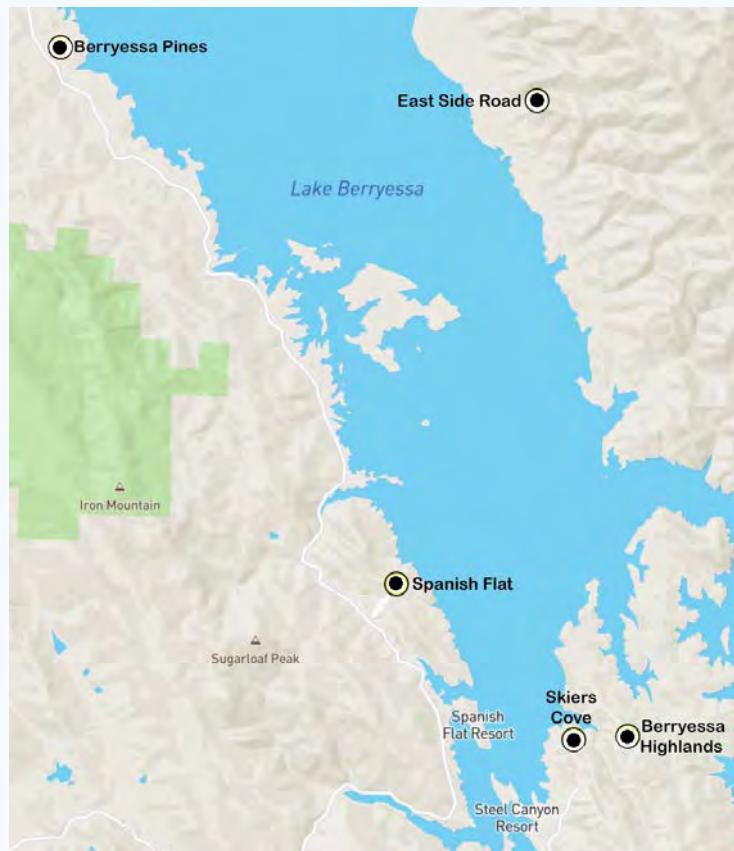
Roger - KCASPANI1

<https://www.wunderground.com/dashboard/pws/KCASPANI1>

Berryessa Pines

KCANAPA461

<https://www.wunderground.com/dashboard/pws/KCANAPA461>



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#### Meteorological Quick Study from the Lake Berryessa News

Before the term "atmospheric river" came into vogue a few years ago, we used to call the phenomenon a "pineapple express" because it usually originated near the Hawaiian Islands. Since I love pineapple, especially while sipping a pina colada on a beach on Maui, I will continue to call that type of atmospheric river a pineapple express.



Here is a breakdown of some common weather terms and their definitions, based on material from the National Weather Service. Luckily, most of these don't affect Lake Berryessa.

**Atmospheric river (Pineapple Express):** Long and wide plumes of moisture that form over an ocean and flow through the sky over land,

**Blizzard:** Wind speeds of 35 mph or more and considerable falling and/or blowing of snow with visibility of less than one-quarter mile for three or more hours.

**Cyclone:** A storm with strong winds rotating around a moving center of low atmospheric pressure. The word is sometimes used in the United States to mean tornado and in the Indian Ocean area to mean a tropical cyclone, like a hurricane.

**Derecho:** A widespread and usually fast-moving straight-line windstorm. It is usually more than hundreds of miles long and more than 100 miles across.

**El Nino, La Nina:** El Nino is a naturally occurring climate phenomenon that starts with unusually warm water in the central and eastern equatorial Pacific and then changes weather worldwide. The flip side of El Nino is La Nina, which is an occasional but natural cooling of the equatorial Pacific that also changes weather worldwide.

**Heat index:** What the temperature feels like to the human body when relative humidity is combined with the air temperature.

**Hurricane or typhoon:** A warm core tropical cyclone in which the minimum sustained surface wind is 74 mph or more. Hurricanes are spawned in the North Atlantic and central and eastern North Pacific oceans. Typhoons develop in the northwest Pacific. They are known as cyclones in the Indian Ocean and the South Pacific.

**Microburst:** Occurs when a mass of cooled air rushes downward out of a thunderstorm,

hits the ground and rushes outward in all directions.

Polar vortex: Usually refers to the gigantic circular upper air weather pattern in the Arctic region, enveloping the North Pole (but it can apply to the South Pole, too). It is a normal pattern that is stronger in the winter and keeps some of the coldest weather bottled up near the North Pole. The jet stream usually pens the polar vortex in and keeps it north. But at times some of the vortex can break off or move south, bringing unusually cold weather south and allowing warmer weather to creep north.

Snow squall: An intense but short-lived period of moderate to heavy snowfall, with strong winds and possible lightning.

Storm surge: An abnormal increase in water depth above the normal tide, generated by a storm.

Tornado: A violent rotating column of air forming a pendant, usually from a cumulonimbus cloud, and touching the ground. On a local scale, it is the most destructive of all atmospheric phenomena. Tornadoes can appear from any direction, but in the U.S. most move from southwest to northeast. Measured on an EF-scale from EF0 to EF5, which considers 28 types of damage to structures and trees. An EF2 or higher is considered a significant tornado.

Tropical depression: A tropical cyclone in which the maximum sustained surface wind is 38 mph or less.

Tropical storm: A warm-core tropical cyclone in which the maximum sustained surface winds range from 39 to 73 mph.

Tsunami: A great sea wave or seismic sea wave caused by an underwater disturbance such as an earthquake, landslide or volcano.

Nor'easter: The term used by the National Weather Service for storms that either exit or move north along the East Coast, producing winds blowing from the northeast.

Waterspout: A tornado over water.

Wind chill factor: A calculation that describes the combined effect of the wind and cold temperatures on exposed skin.

Wind shear: A sudden shift in wind direction and/or speed.

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## Berryessa Highlands Rentals

**108 Parkview, 3 bd/2 bath, \$2,600 per month**

**1104 Steele Canyon Road, 4 bd/2 bath, \$2,700 per month**

**1280 Steele Canyon Road, 3 bd/3 bath, \$3,700 per month**

**Water/sewer included - HUGE LAKE VIEWS!**

### Coming Soon - For Sale

**New Lake View Home on 1/2 acre, \$499,000**



**Robin Short, Realtor**

**707-738-3006**

**DRE # 01890377**

**<https://winevalleyhomes.com/>**

**Lake Berryessa  
Property Management and Sales**

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

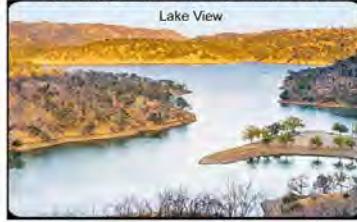
**4101 Berryessa Knoxville Road**

**\$499,000**

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**



**Robin Short, Realtor**

**707-738-3006**

**DRE # 01890377**

**<https://winevalleyhomes.com/>**

**Lake Berryessa  
Property Management and Sales**

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>



**Amber Payne, Realtor, Lic. #01302244**  
707-235-1124  
[amber.payne@corcoranicon.com](mailto:amber.payne@corcoranicon.com)  
[www.amberpayne.net](http://www.amberpayne.net)

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**Nestled in the beautiful Berryessa Pines Community**

**181 Berryessa Drive**

<https://181berryessadr.com/>

**\$410,000**

Embrace a lifestyle of tranquility and natural beauty.

This home offers a serene lakeside living experience, Picturesque lake view. Single-family home with 3 bedrooms, 2 baths. The property sits on a generous lot of about 7,405 square feet. The third bedroom is used as an office or den, providing flexibility. New dual-pane windows, new HVAC system, Access to a spacious deck offering stunning views of Lake Berryessa. Ideal for relaxation and entertaining.



**Amber Payne, Realtor, Lic. #01302244**  
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[amber.payne@corcoranicon.com](mailto:amber.payne@corcoranicon.com)  
[www.amberpayne.net](http://www.amberpayne.net)

<https://1300steelecanyonrd.com/>



### 1300 Steele Canyon Road, Napa

**\$639,000**

4 3 2,443

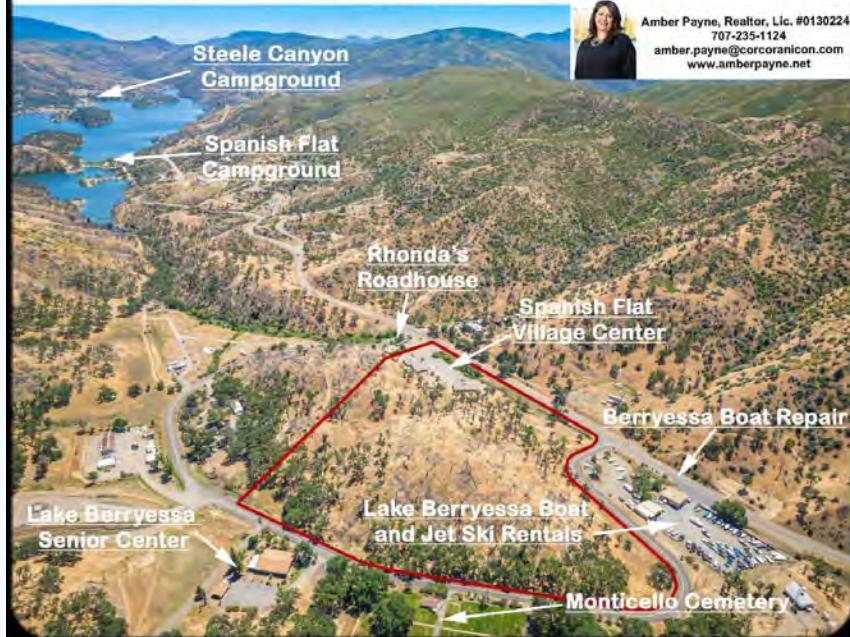
*corcoran*

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!

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**



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

#### 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 17<sup>th</sup>

## 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](http://www.lakeberryessaboats.com)

Call or go online to book now

**BERRYESSA BOAT REPAIR**

**MERCURY**

**707-966-9954**

4420 KNOXVILLE RD. NAPA, CA 94558

WWW.BERRYESSABOATREPAIR.COM

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Authorized Dealer  
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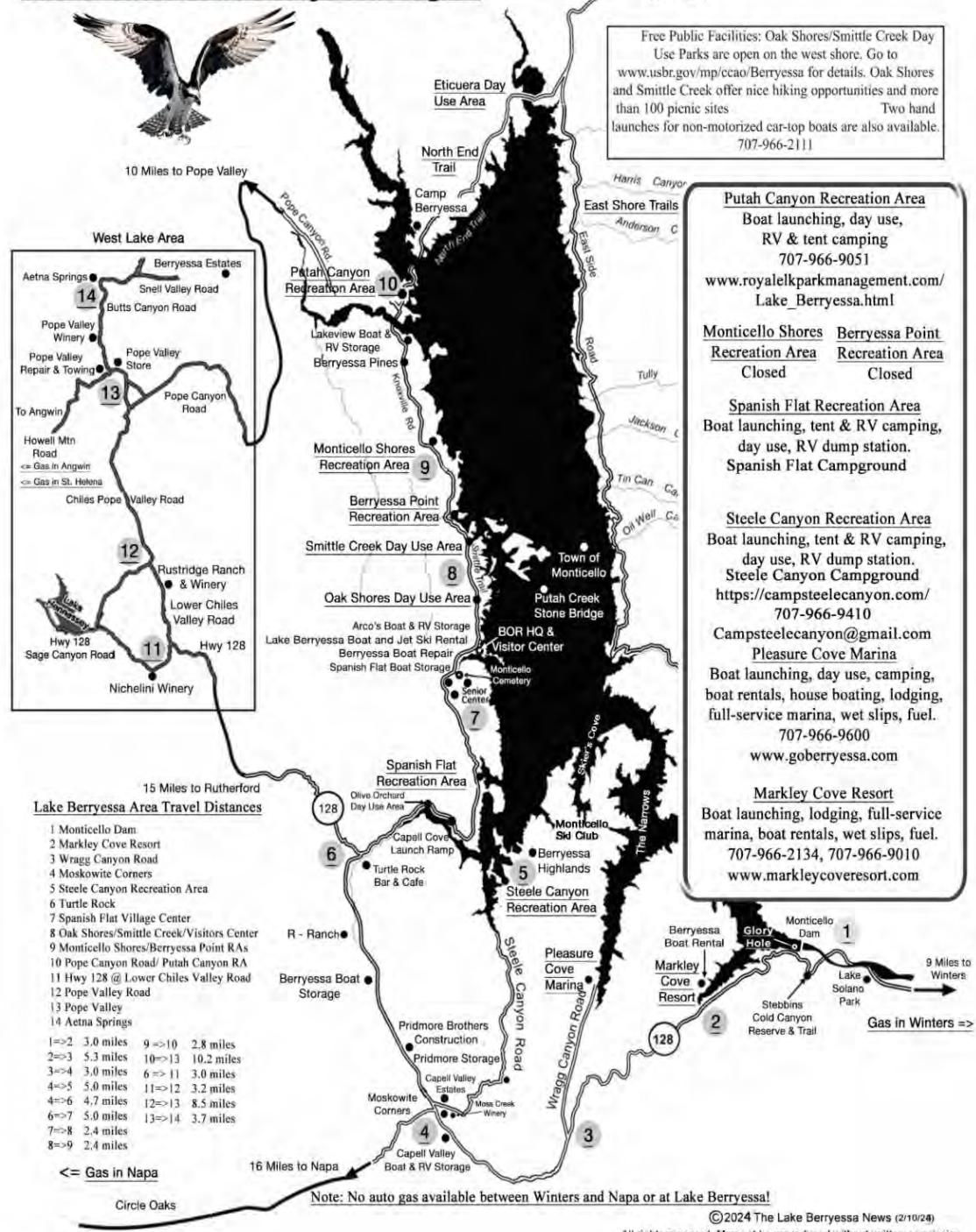
**TOHATSU**

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FOR STORAGE, DETAIL, & CONSIGNMENT  
707-480-3157

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](mailto:pkilkus@gmail.com) | [https://www.lakeberryessanews.com/](http://www.lakeberryessanews.com/)**



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