

Lake Berryessa News, November, 2023

Breaking News, 11/3/23

Napa County Board of Supervisors to Approve Exclusive Negotiation Agreement for Steele Canyon Resort Area With Camp Margaritaville Resorts

TO: Board of Supervisors

FROM: Steven Lederer, Director of Public Works

REPORT BY: Leigh Sears, Concessions Manager

SUBJECT: Lake Berryessa Concessions - Exclusive Negotiation Agreement for Steele Canyon Resort Area

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign Exclusive Negotiation Agreement No. 8671 with WhiTim Napa LLC (in conjunction with Camp Margaritaville Resorts) to conduct environmental studies, site investigation and due diligence, prepare environmental documents, and enter into negotiations for a long-term agreement for development and operation of resort concessions at the Steele Canyon resort area.

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EXECUTIVE SUMMARY

The County has assumed management of certain concession areas at Lake Berryessa from the United States Bureau of Reclamation (BOR) pursuant to a Managing Agreement executed in March 2020. Pursuant to the Managing Agreement, the County issued Request for Proposals No. CEO112001 for resort concession areas at Lake Berryessa (RFP) for Steele Canyon, Spanish Flat, and Monticello Shores. Based on the proposals received, the County entered into an exclusive negotiation agreement with Sun Communities for all three resort areas on October 19, 2021. Unfortunately, on June 27, 2023, Sun Communities announced it was no longer pursuing a long-term agreement for the resort areas.

After Sun Communities' announcement, the County contacted Camp Margaritaville Resorts, the firm that submitted the second-place proposal for Steele Canyon in response to the RFP. This proposed Agreement will commit the County to negotiating exclusively with WhiTim Napa LLC (a local developer working in conjunction with Camp Margaritaville Resorts) on a long-term concessions agreement for Steele Canyon, while WhiTim Napa conducts due diligence, site investigations, environmental studies, and prepares CEQA and NEPA documents. Normally, the County hires and controls the consultants necessary to prepare environmental documents, and charges project applicants for the services pursuant to Section 104 of Napa County's Local Procedures for Implementing CEQA. Approving the proposed Agreement will allow WhiTim Napa to deviate from this process

so they can better control costs, react quicker to discoveries that may impact their proposed development, and to immediately cease work if their studies and analysis determine their proposed project is not feasible.

BACKGROUND AND DISCUSSION

In March 2020, the BOR and the County entered into Managing Agreement Number 20-LC-20-2623 (Napa County Agreement No. 200285B), for the administration, operation, maintenance and development of public recreation facilities at Lake Berryessa. In November 2020, the County issued Request for Proposals No. CEO112001 for resort concession areas at Lake Berryessa (RFP) for Steele Canyon, Spanish Flat, and Monticello Shores.

County staff and a real estate consultant retained by the County reviewed the proposals and selected Sun Communities as the firm to recommend to the Board of Supervisors for approval to develop resort concessions at all three locations. The County entered into an exclusive negotiation agreement with Sun Communities for all three resort areas on October 19, 2021 (Napa County Agreement No. 8635). Soon after, Sun Communities started its due diligence, examination, and study of the resort areas to determine whether its proposals for the sites were feasible, and to gauge any associated environmental impacts. Unfortunately, on June 27, 2023, Sun Communities announced it was no longer pursuing a long-term agreement for the resort areas.

After Sun Communities' announcement, the County contacted Camp Margaritaville Resorts, the firm that submitted the second-place proposal for Steele Canyon in response to the RFP. Camp Margaritaville Resorts confirmed it is still interested in the Steele Canyon resort area. This proposed Agreement will commit the County to negotiating exclusively with WhiTim Napa LLC (a local developer working in conjunction with Camp Margaritaville Resorts) on a long-term concessions agreement for Steele Canyon, while WhiTim Napa conducts due diligence, site investigations, environmental studies, and prepares CEQA and NEPA documents. WhiTim Napa LLC is managed by Tim Wilkens, a local developer. Mr. Wilkens is the original developer of the Meritage/Vino Bello Resort, California Vacation Club - RiverPointe, and the initial developer who worked on the approvals for Calistoga Ranch.

Normally, the County hires and controls the consultants necessary to prepare environmental documents, and charges project applicants for the services pursuant to Section 104 of Napa County's Local Procedures for Implementing CEQA. Approving the proposed Agreement will allow WhiTim Napa to deviate from this process so they can better control costs, react quicker to discoveries that may impact their proposed development, and to immediately cease work if their studies and analysis determine their proposed project is not feasible. This helps reduce the financial risk to potential developers who will be spending their own funds to investigate federal property in response to a County RFP, without any certainty that their proposals will be feasible. The proposed Agreement requires WhiTim Napa to coordinate their environmental review with County staff, to ensure the final documents are accurate and defensible.

Negotiations on a long-term concessions agreement will focus on when and how to implement the proposal for Camp Margaritaville Resorts at Steele Canyon. The proposal is included as backup information for this agenda item. The Exclusive Negotiation

Agreement does not commit WhiTim Napa or Camp Margaritaville Resorts to implementing the proposal, and they are free to cease pursuing development and operation of Steele Canyon at any time. The County hopes that the private investment associated with a long-term concession agreement will improve recreational opportunities for residents and visitors, provide new employment opportunities, and possibly become an anchor for revitalization of the Lake Berryessa community.

Camp Margaritaville Proposal

<https://www.lakeberryessanews.com/resources/Camp-Margaritaville-Proposal.pdf>

Camp Margaritaville Resort Amenities

- Hotel Style Entrance and Registration Desk
- Large Pads with Quality Outdoor Furniture and Fire Pits
- RV "Suites" with Additional Private Amenities
- Electric and Water Hookups for all RV Types
- Complimentary Wireless Internet and Cable TV
- Clubhouse Meeting Space with Games
- Resort Style Pools & Bathhouses
- Branded F&B Outlets
- Bark-aritaville Dog Park
- Margaritaville Retail Store
- Laundry Facilities
- Fins-Up Fitness Center
- Coconut Telegraph Business Center
- Golf Cart Rentals
- Pickleball Courts / Other Recreation
- Water Activities (where applicable)
- Cabins for Rent (Tiny Homes)
- Glamping / Tent Camping Space
- Parakeets Kids Club

- Family Entertainment Center
- Programmed Entertainment
- Winter Activities (where applicable) - LandShark Tube Ride, Ice Skating

The development will be branded and designed as "Margaritaville Lake Berryessa Napa". The resort will contain the following:

1. 175 one bedroom Park Model cottages that are 399 sq ft with decks 9. Spa treatment rooms

2. 150 one bedroom bungalow cottages with decks and private courtyards

3. 100 two bedroom bungalow cottages with decks and private courtyards

4. Clubhouse

s. Resort style swimming pool with water slide

6. Recessed hot tub

7. Retail store

8. A fishing pier with 50 boat slips, canoes and paddle boards

9. Spa treatment rooms

10. Wedding pavilion

11. Enclosed dog park

12. 80 RV sites

13. 20 deluxe RV suites

14. Kids park

15. Laundry facility

16. Recreational amenities to include

- a. Pickle ball courts
- b. Corn hole
- c. Giant Jenga

- d. Horseshoe pits
 - e. Bocce ball courts
 - f. Volleyball Courts
 - g. 10 fire pits
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- 17. Wine cave with wine tasting

 - 18. Employee housing for 40 employees

 - 19. A security substation for the resort and use by the Napa County Sheriff's office

 - 20. A well-designed fire break and fire prevention station.
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Lake Berryessa Revitalization Process

Lake Interim Contracts Update 11/2/23

Napa County is continuing efforts on several fronts to revitalize Lake Berryessa resorts, four months after its push to find concessionaires for the job suffered a big setback.

Sun Communities in June announced after two years of negotiations that it won't redevelop the Steele Canyon, Monticello Shores and Spanish Flat resorts. It won't build new marinas, restaurants, shops, luxury campgrounds and other attractions.

Steele Canyon and Spanish Flat Campgrounds, Launch Ramps, and Day Use Areas WILL REMAIN OPEN under interim contracts, despite the departure of Sun Companies scheduled for the end of October. Two separate local operators have been approved by Napa County for 12 month terms, likely with options to extend if needed.

Though Sun Communities is gone, Collective Retreats and Margaritaville Hotels & Resorts have recently emerged as potential concessionaires.

"We've pivoted since Sun has walked, and we've got some people interested," Napa County's concessions manager Leigh Sears said recently. "So that's really positive."

Lake Berryessa has seven resort sites. Only Markley Cove and Pleasure Cove operate at full strength with marinas. The U.S. Bureau of Reclamation around 2009 razed Steele Canyon, Spanish Flat, Monticello Shores, Putah Canyon and Berryessa Point so they could be rebuilt from scratch.

The county on Aug. 1 issued a request for proposals to redevelop 149-acre Monticello Shores. It is talking with the one company that responded: Collective Retreats.

Collective Retreats has resorts on Governors Island, New York and in Wolcott, Colorado and Wimberley, Texas, and lists Sonoma among its "coming soon" resort locations. It advertises such features as king-sized beds and chandeliers in tents, and gourmet dining

under the stars.

Also, Sears said, the county is talking with Margaritaville about redeveloping Steele Canyon resort. Margaritaville bid for the resort in 2021, coming in behind Sun Communities.

Margaritaville has resorts in such places as South Padre Island, Texas; the Bahamas; New York City and Pigeon Forge, Tennessee. It advertises the "island escapism" lifestyle of Jimmy Buffett, the singer known for the 1977 song "Margaritaville" who died Sept. 1.

The next step, should things advance that far, would be for Collective Retreats and Margaritaville to enter into exclusive negotiating agreements with Napa County, as Sun Communities previously did. Sears said such agreements would be brought before the county Board of Supervisors.

An exclusive negotiating agreement has the two parties working on a long-term contract to redevelop and run a resort. The potential concessionaire does such things as due diligence, environmental studies and site investigations.

Sears said Sun Communities gave Napa County some of its studies on Monticello Shores and Steele Canyon. That puts next potential concessionaire a little further ahead.

Meanwhile, the county continues to work with Suntex Marinas, which already manages Pleasure Cove Marina, on possibly redeveloping the Berryessa Point resort. The parties entered into an exclusive negotiating agreement in July 2022. A county report earlier this year said construction could begin in fall 2024.

Napa County has not announced any prospective concessionaires to redevelop Spanish Flat. There will need to be a new bid prospectus released to the recreation development community and an evaluation of any bids received.

Those resorts have operated under interim concession contracts with Sun Communities for two years. Supervisors approved new contracts with the same operators that Sun used, with the county to receive 3% of the gross revenues.

The Spanish Flat contract is with Spanish Flat Campground LLC managed by local resident Tiffany Jones. The Steele Canyon contract is with Steele Canyon Campground Inc. managed by Berryessa Highlands resident Joseph Costanzo, a county report said.

The contracts are from Nov. 1 through Oct. 31, 2024, with the option to extend for another year.

TO: Board of Supervisors
FROM: Steven Lederer, Director of Public Works
REPORT BY: Leigh Sears, Concessions Manager
SUBJECT: Approval of Lake Berryessa Interim Concession Contracts

RECOMMENDATION

Director of Public Works requests approval of and authorization for the Chair to sign the following Agreements for the term November 1, 2023 through October 31, 2024 with an option to extend for one additional year, in return for 3% of gross revenue from operating the resort areas at Lake Berryessa:

1. Agreement No. 240192B for the Steele Canyon resort area with Steele Canyon Campground, Inc.; and
2. Agreement No. 240193B for the Spanish Flat resort area with Spanish Flat Campground, LLC.

EXECUTIVE SUMMARY

The Spanish Flat and Steele Canyon resort areas at Lake Berryessa are currently operated under interim concession contracts with Sun Lake Berryessa LLC (Sun Communities). Sun Communities assumed operation of these resort areas while it investigated the feasibility of developing and operating both sites long-term. On June 27, 2023, Sun Communities announced it was no longer pursuing a long-term agreement for the resort areas, and that it would cease operating the sites on October 31, 2023.

The new interim concession contracts are with the same operators Sun Communities hired to run the Steele Canyon and Spanish Flat resort areas. They formed new corporate entities to assume operations because they will no longer be working for Sun Communities. They will operate the resort areas under substantially the same terms and conditions as the existing interim contracts, in return for paying the County 3% of the gross revenue realized from operating the sites.

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is categorically exempt from the California Environmental Quality Act under CEQA Guidelines section 15301, as the operation of existing public facilities involving negligible or no expansion of existing or former use.

BACKGROUND AND DISCUSSION

The United States Bureau of Reclamation and the 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 at Lake Berryessa. Since January 1, 2021, the Spanish Flat and Steele Canyon recreation areas have been operating under interim concession contracts approved by the Board. The Spanish Flat and Steele Canyon resort areas at Lake Berryessa are currently operated under interim concession contracts (Napa County Agreement Nos. 220197B and 220198B) with Sun Lake Berryessa LLC (Sun Communities). Sun Communities assumed operation of these resort areas while it investigated the feasibility of developing and operating both sites long-term. On June 27, 2023, Sun Communities announced it was no longer pursuing a long-term agreement for the resort areas, and that it would cease operating the sites on October 31, 2023.

The new interim concession contracts are with the same operators Sun Communities hired to run the Steele Canyon and Spanish Flat resort areas. They formed new corporate entities to assume operations because they will no longer be working for Sun

Communities. Spanish Flat Campground LLC is managed by Tiffany Jones, a local resident who has been operating the Spanish Flat resort area under Sun Communities for the last 2 years.

Steele Canyon Campground Inc. is managed by Joseph (Rocky) Costanzo, a resident of Berryessa Highlands who has been operating the Steele Canyon resort area under Sun Communities for the last 2 years. Rocky is a long-time resident of the Lake Berryessa area and is very familiar with the lake.

Both concessionaires will operate the resort areas under substantially the same terms and conditions as the existing interim contracts, in return for paying the County 3% of the gross revenue realized from operating the sites. During the terms of the interim concession contracts, the County will continue pursuing opportunities for long-term development and operating agreements for the resort areas.

1. Rates for Services

Rates charged by concessionaires for all facilities, services, and merchandise will be based on charges for comparable facilities, services, and merchandise provided by the private sector in similar situations. Rate approvals shall be requested in advance by the Concession Contractor in writing to County.

a. The initial rates as shown in Exhibit D shall remain in effect for all goods and services for the 2024 recreation season. Thereafter, if this Interim Concession Contract is extended, rate modification requests shall be submitted by the Concession Contractor annually by October 1 for the following calendar year.

b. Requests for rate modification shall reflect the comparable rates for like goods and services provided by the private sector operating in a competitive environment under similar operating conditions.

c. County will make reasonable efforts to respond within 15 days of receipt of annual rate modification requests.

d. County shall approve or deny such rate modification requests based upon the findings of a comparability review of like goods and services from similar concession operations or businesses, as described in Reclamation's Concession Management Guidelines, Chapter 7.

e. Should County not approve a rate request for any of the Concession Contractor's goods or services, the Concession Contractor is required to continue using the rates approved by County.

f. The Concession Contractor shall prominently post all County approved rates and charges for goods and services provided to the visiting public.

RATES

Rates for all goods and services shall be reasonable and appropriate for the type and

quality of the goods and services provided and must be approved by County. The rates listed below are the rates for Required and Authorized Services identified in this contract. Rate change requests should reflect changes in rates for comparable goods and services provided by the private sector operating in a competitive environment under similar operating conditions. County may choose to accept the Concession Contractor's proposed rates; however, if County does not accept the Concession Contractor's proposed rates, County's decision is final and non-challengeable.

RV Campsite (Maximum 2 vehicles) - \$55 (2 people). Additional person \$5, with maximum 8 people per site.

Tent Only Campsite (Maximum 1 vehicle) - \$45 (2 people). Additional person \$5, with maximum 4 people per site.

Extra Vehicle/Parking - \$10 per vehicle, per night of camping. Pet Fee - \$5 per pet, per day or night of camping.

Day Use - \$20 per vehicle up to 4 persons with additional person \$5 each and/or \$14 per vehicle up to 2 persons with additional persons \$5 each.

Extra Person (day use) - \$5 per person, walk in.

Boat Launch - Not a registered camper \$30 (Steele Canyon only). Boat Launch - Registered camper \$10

Annual Boat Launch Pass - \$350 Annual Day Use Pass - \$250

Country living at Lake Berryessa!

The Lake Berryessa News tomato garden seems to never stop producing due to Evan Kilkus' biochar and love. Evan's estimate of production this summer so far is 200 pounds! George Moskowitz replied: Just now picking my last few tomatoes. If it doesn't freeze, I may have another 40 pounds!





It Is Cheaper To Go Family Camping At Lake Berryessa's Steele Canyon Recreation Area (With The Family Dog) Than It Is To Take The Family To A Movie In Napa or Fairfield (Without The Family Dog!)

Note from the Lake Berryessa News to social media trolls on the Lake Berryessa News Facebook page (<https://www.facebook.com/profile.php?id=100064928340101>).

The purpose of the Lake Berryessa News Facebook page (and this newsletter) is to provide timely, accurate information about the Lake Revitalization Program which is clearly not going well at this time. It is not really meant to be an opinion-gasm for people who wish to post pointless negative comments. Although your opinion may be your own that doesn't make it automatically true or factual.

Real people, your neighbors and friends, live here at the lake and many of their lives are being seriously negatively affected. Your selfish desire for a "quiet lake" is irrelevant to them.

And if you haven't read my book,

https://www.amazon.com/Policy-Politics-Betray-People-Berryessa/dp/B08MSFDMRG/ref=sr_1_1?crid=KZLQBPV6S8PO&keywords=peter+kilkus&qid=1698948089&srefix=peter+kilkus%2Caps%2C154&sr=8-1

you probably don't understand the real issues that brought us to the present state.

For those of you who simply want to complain about the past or your negative view of the present, remember the dirty little secret of social media - just because you want to see your name up on a Facebook screen, no one actually cares what you think or say. If you want to pointlessly complain, start your own Facebook page. I'm sure the title "I Hate Lake Berryessa 2024" is still available.

For those of you who say you'll never come back to Lake Berryessa - yada, yada, yada - that just makes more room for the rest of us. And prices will never come down.

As a reality check on recreation costs, the Lake Berryessa News did a price comparison in July 2022 between taking a family of four to a movie in Napa or Fairfield and camping at Lake Berryessa. Even the most expensive camping or day use trip to the lake is cheaper than taking a family to the movies (and you can't take your dog to the movies).

It Is Cheaper To Go Family Camping At Lake Berryessa's Steele Canyon Recreation Area (With The Family Dog) Than It Is To Take The Family To A Movie In Napa or Fairfield (Without The Family Dog!)

Movie Theater Cost

Adult \$12, Child \$8.50, Senior \$8.50

Small popcorn \$6, Medium Popcorn \$7, Large popcorn \$8, Candy \$4

Small drink \$5, Medium drink \$5.50, Large drink \$6

2 adults & 2 children - tickets: $\$12 + \$12 + \$8.50 + \$8.50 = \$41$

2 sm popcorn (\$12) + 2 med popcorn (\$14) + 4 med drinks (\$22) + 2 candy (\$8) = \$56

2- 3 hour family movie trip (4 people) = \$96!

No pets

Lake Berryessa (Steele Canyon) Camping Cost: Fee per Day

RV Campsite (Max 2 vehicles) (2 guests) \$55

(each add'l guest – max 8 guests) \$5

Total – 4 people \$65

Total – 6 people \$75

Total - with boat launch \$85

Standard Campsite (Max 2 vehicles) (2 guests) \$50

(each add'l guest – max 8 guests) \$5

Total – 4 people \$60

Total – 6 people \$70

Total - with boat launch \$80

Tent Only Campsite (Max 1 vehicle) (2 guests) \$45

(each add'l guest – max 4 guests) \$5

Total - 1 vehicle – 4 people total \$55

Total - 1 vehicle – 6 people total \$65

Total - with boat launch \$75

Day Use

Per vehicle up to 4 guests \$20

(each add'l guest) \$5

Pet \$5

Total - 1 vehicle – 6 people, one pet \$35

Total - with boat launch \$60

Boat launch - registered camper \$10

Boat launch - general public \$30

Pet Fee per pet, per day or night of camping \$5

Final Comparison

Family Movie Trip

Tickets: Adult - \$12, Child - \$8.50

Small popcorn - \$6, Medium popcorn - \$7, Large popcorn - \$8, Candy - \$4

Small drink - \$5, Medium drink - \$5.50, Large drink - \$6

Cost: 2 adults & 2 children - tickets: $\$12 + \$12 + \$8.50 + \$8.50 = \$41$.

2 small popcorns (\$12) + 2 medium popcorns (\$14) + 4 medium drinks (\$22) + 2 candy (\$8) = \$56

Two to three hour family movie trip (4 people) = \$97! (and no pets allowed)

Family Camping Trip (Steele Canyon)

RV Campsite (2 vehicles, 2 guests): \$55

(each add'l guest – max 8 guests): \$5

Total – 4 people: \$65

Total - with boat launch: \$75

Tent Campsite (1 vehicle, 2 guests): \$45

(each add'l guest – max 4 guests): \$5

Total - 1 vehicle – 4 people total: \$55

Total - with boat launch: \$65

Day Use

Per vehicle up to 4 guests: \$20

(each add'l guest): \$5

Pet: \$5

Total - 1 vehicle – 4 people, one pet: \$25

Total - with boat launch: \$55

Boat launch - registered camper: \$10

Boat launch - general public \$30

Glory Hole - Will It Overflow in 2024?

Lake Berryessa Statistics: November 3, 2023

Rainfall of 0.7 inches last Sunday brought season total at Monticello Dam to .94", although a nice first rain, not enough to have any impact on lake levels. Remember that it takes at least 2" - 3" of rain on our dry watershed before any substantial runoff would begin.

The lake level is down now to 421.8' - 18.2' below Glory Hole.

Last year at this time the lake was at 394.6', 45.4' below Glory Hole and we were all worried about the future rainfall.

The dam output has dropped to its minimum level required by law and contract to 45 cfs (89 AF/day).

The Gamble Gauge has dropped to 1,226,236 Acre-Feet or 78.9% capacity.

Lake water temperature dropped to about 65 degrees at the surface to 40 feet down with some slight mixing to 70 feet but no sign of "turnover" until much windier conditions begin to mix the lake water.

	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"	15.36"	18.73"
26	22-23	9/19/22 - .51"	11.92"	41.9"

The Science, Engineering, History, and Humor of a Major Unnatural Resource
Almost everything you ever wanted to know about Lake Berryessa will now be available at
your fingertips.

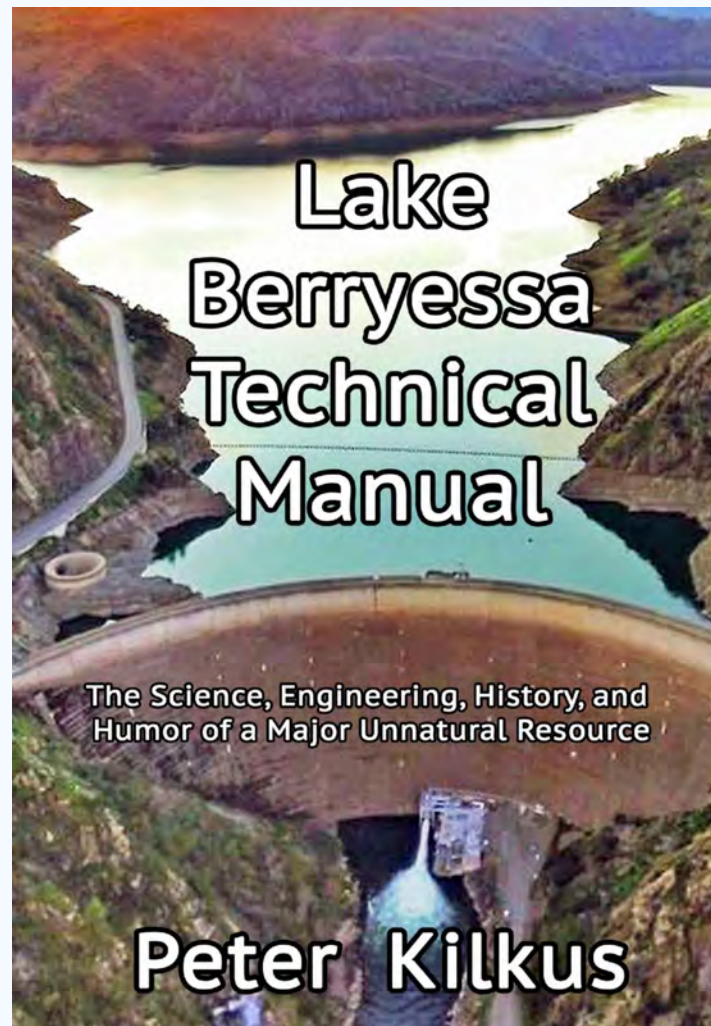
The Kindle version:

https://www.amazon.com/Lake-Berryessa-Technical-Manual-Engineering-ebook/dp/B0C21DZ9M9/ref=sr_1_3?

Paperback version:

https://www.amazon.com/dp/B0C2RTBSJB?ref=pe_3052080_397514860

This technical manual is designed to answer questions people might have about the design and operation of the lake and its facilities. I constantly answer questions from readers about the lake. During the last twenty-five years that I've been at Lake Berryessa, I've had many questions myself. Hopefully, you will enjoy learning about the science and engineering details of Lake Berryessa in this manual, as well as some history and humor.



Lake Berryessa News, November 12, 2023

Do you feel cringey, cranky, or cheerful today?

It will be another great day at Lake Berryessa with significant rain predicted next week.

But it has been an odd week in Napa County news and politics.

Lake Berryessa Revitalization Process

Camp Margaritaville Resorts Negotiating Agreement
Approved by the Napa Supervisors!

Those of you who follow the news about Lake Berryessa may have noticed a few articles this last week popping up in local media. The subject was the Napa County supervisors' approval of a negotiating agreement with Camp Margaritaville Resorts in its bid for the revitalization of the Steele Canyon Recreation area. The item was originally on the "consent agenda" which means it was deemed generally unobjectionable and not in need of a public hearing. This was the same process that was used two weeks ago to approve the interim contracts for Steele Canyon and Spanish Flat, and was one reason neither I, nor any other supporters of the Lake Berryessa Revitalization Process, attended the meeting.

But at the last minute the item was unexpectedly removed from the consent agenda and opened for discussion and public comment. This was followed by a concerted attack on the proposal from a small clique of environmental exclusionists led by the main perpetrator of the destruction of our Lake Berryessa community.

Their comments were little more than empty ad hominem arguments against the word "Margaritaville". They appeared to be crafting a new "The Little Lie" to replace "The Big Lie" I documented in my book: *Policy and Politics Betray the People: The Lake Berryessa Saga: 1958 - 2020*, "The Lake Berryessa resorts, especially the mobile homes in the resorts, discouraged the general public from accessing the lake, prevented the public from using the best parts of the shoreline, and also polluted the lake."

Their "Little Lie" is that "Margaritaville" means an exceptionally large resort with wild and crazy Cabo Wabo type activities that will be inappropriate for our community. None of their comments were valid. They simply wanted to frighten people with the image, despite the substance of the actual proposal. The real name of the bidder is Camp Margaritaville Resorts which focuses on family camping and lodging, especially RV camping. I stayed at a Margaritaville Resort in the Cayman Islands three years ago. It was one of the less expensive resorts on the beach, with simple but elegant facilities, great beach, nice restaurants, bars, shops, and pools.

What concerned me most about Tuesday was that this appears to have been a

coordinated, pre-planned stealth attack on the Lake Berryessa Revitalization Project which blindsided the County itself and the majority of the Lake Berryessa region residents, especially those in the Berryessa Highlands, who were not able to make comments of support at the meeting.

Having watched the meeting video more than once, I can affirm that Mr. Lederer, Ms. Sears, and the Camp Margaritaville representative Mr. Wilkens, did excellent jobs in answering all questions in detail, refuting every negative comment before they were made by the speakers later.

The totality of the meeting was positive in its presentation of the facts. It would have been even better with some Lake Berryessa community supporters there to add their positives comments. As I told the supervisors, "If you actually wish to hear what the real people think about the Lake Berryessa Revitalization Project, please provide a date and time at which I can have dozens of Lake Berryessa supporters lined up to speak in support of the Camp Margaritaville Resorts proposal or any other reasonable plan for our lake community." I have since spoken with both Supervisor Pedroza and Supervisor Cottrell who agreed that there should be a community meeting with Camp Margarita when the planning is a bit farther along.

See a sample of recent comments by real people at the end of this article.

I've made the Supervisors' meeting video available on You Tube at:

<https://www.youtube.com/watch?v=hWRUTrofFZs>

The video is an hour long but answers every relevant question in detail.

I also excerpted a statement by Supervisor Pedroza completely contradicting the negative misinformation being spread by the naysayers at the meeting. Supervisor Pedroza has consistently supported the Lake Berryessa community since he was first elected. I am hopeful that new Supervisor Cottrell will also be similarly supportive.

Pedroza statement:

<https://youtu.be/TbbDDbWzMdE?si=xJ-zec0wBOB2dOVb>

This meeting resulted, probably as planned, in a spate of articles in local news outlets focusing only on the opponents' misrepresentation of the facts. Interestingly, Tuesday's little coordinated group of cranky naysayers has never raised its head before in opposition to any of the other proposals over the last few years. Perhaps Sun Outdoors, Suntex Marinas, or even Collective Retreats just sounds better to them than "Margaritaville".

Hopefully the Board of Supervisors will live up to its agenda statement that:

"The County hopes that the private investment associated with a long-term concession agreement will improve recreational opportunities for residents and visitors, provide new employment opportunities, and possibly become an anchor for revitalization of the Lake Berryessa community."

On a personal note, although I publish, write, and edit The Lake Berryessa News and am the president of the Lake Berryessa Chamber of Commerce, I am essentially a community advocate dedicated for the last 24 years to the success of the Lake Berryessa community. I care about my neighbors and the fact that we've lost more than a decade of family recreation at the lake. My focus now is on the Lake Berryessa Revitalization Process, for which I ask the Lake Berryessa community's continued support.

Recent comments:

RoseAnn DeMoro, Berryessa Highlands

Margaritaville looks so right for here! Very accessible for everyone, no high rises, lots of activities. It's sad that we did not know that this was going to be a public comment event at the Board of Supervisors meeting or the people throughout the county could have spoken on behalf of the proposal. Thank you, Peter, ever vigilant. And thank Supervisor Pedroza for eloquently defending the overwhelming opinion of the people from the neighborhood. We are going to have a resort here, and this looks like they best of all for Steel Park.

Pamela Daniel, Berryessa Highlands

Let me know when the next meeting is and I will attend along with others. We want the resort back!

Jim Casten, Berryessa Highlands

Thanks, Peter, for posting this and the link of the BOS meeting. People should please watch it in its entirety. I would also like to attend the next community meeting as I used to work at Sugar Loaf corral and used to visit all the docks hoping somebody needed the services of a young scuba diver who worked "cheap" lol. There was some good information exchanged at the meeting, so watch the video...

Dana Baumgardner, Berryessa Highlands

Thank you for posting. How did the public comments end up so one sided?... I don't know that they understand living here.

Dana, They were one-sided because none of us supporters knew about it. No one told us the item would be taken off the consent agenda. It was a sneaky setup by someone. Won't happen again. And, yes, these people, as environmental exclusionists, don't understand the real world.

Russ and Kae Cunningham, Berryessa Highlands

Count us in at any other meetings. We are both really excited about having the resorts back. Russ' family camped here every year at Spanish Flats and when we met 25 years ago, he brought me here and I too fell in love with the Lake .

Dee Eva,

Thank you , Peter for posting the message. Our family has had a home in Berryessa Pines since 1960 and we look forward to having resorts with boat docks, gas docks and restaurants. We feel like we're the only boat on the lake and while it's nice to have the lake to ourselves, we feel it's a crime that more people cannot use the lake. We're all for revitalization and will try to attend any meetings with Napa County and the Margaritaville

group. Please keep us posted.

Jason Pellegrini, Let's go Margaritaville that would be very cool.

I Feel Cringey!

Where do news headlines come from?

As I mentioned in my article above about the recent Supervisors meeting, "This meeting resulted, probably as planned, in a spate of articles in local news outlets focusing only on the opponents' misrepresentation of the facts." But the oddest thing was that the news people ended up focusing on the little used word "cringey". This was annoying lazy journalism - picking one irrelevant word out of a detailed one hour analysis of serious issues.

So where did it come from?

A Chronicle article included the comment, "'The very idea of something called Margaritaville in Napa County is kind of cringey,'" said Angwin resident Kellie Anderson.

An SFGate article said, "Bay Area county considers new resort that some residents find 'cringey'. During the supervisor's meeting on Nov. 7, some community members were concerned about the project, even calling the brand "cringey".

This was super-sloppy reporting since only one opponent used the word. Clearly the news folks thought this was a cute idea - a word no one ever uses as a "hook" to an otherwise boring article.

The following video shows the aforementioned Kellie Anderson in action. There are two elements to this short video. First, as a so-called environmental advocate, she doesn't even know that there is no such entity as the Berryessa Snow Mountain National Conservation Area, though she emphasizes it twice. We have the Berryessa Snow Mountain National Monument established back in 2015. The other item to note is that Lake Berryessa itself IS NOT PART of the BSMNM.

The second thing to note is her comment, "The very idea of something called Margaritaville in Napa County(...hesitation, shrugged shoulder...) is kind of cringey."

I would call her few seconds of fame a cringeworthy performance. In trying to decide what music to use as the soundtrack to her acting debut I thought of the West Side Story song, "I Feel Pretty (I Feel Cringey)" or Jimi Hendrix's "Foxy Lady (Cringey Lady)".

But in reality, these folks are really simply cranky - a Cranky Club that simply doesn't like to see other people to having fun.



Quantum Politics: Lake Berryessa and the Napa County General Plan

An odd question at the latest supervisors' meeting described above had to do with the Napa County General Plan and its relevance to the development of the Steele Canyon Recreation Area by Camp Margarita Resorts. The question reminded me of the quantum mechanics paradox of Schroedinger's cat.

For those of you who don't remember this item from your high school physics class, Schrödinger's Cat is a thought experiment proposed by Austrian physicist Erwin Schrödinger in 1935 to illustrate a problem with the Copenhagen interpretation of quantum mechanics. In demonstrating its paradox, Schrödinger devised a scenario in which a **cat** is both alive and dead while inside a closed box containing radioactive material and a volatile substance. Since gaining prominence through the academic community, Schrödinger's thought experiment has also become part of the popular culture lexicon.

This applies to the question asked - "Does the Napa County General Plan give the County any oversight responsibility over the Camp Margaritaville development of Steele Canyon?. Simply put, can something be relevant and irrelevant at the same time?

The answer in Quantum Politics terms is a straightforward Yes and No!

No, because Lake Berryessa is on federal land and the County General Plan has no legal standing. But Yes, because Napa County is the development partner under the Managing Partner Agreement with the Bureau of Reclamation and obviously will be closely involved in overseeing any development at the site and implementing all environmental standards and building requirements.

The annoying thing about the Cranky Club's phony objections to the project was their misuse of the term "nature-based recreation" which they define as "fewer people (my kind of people only) and no internal combustion engines allowed". I've written several papers on nature-based recreation especially as applied to Lake Berryessa. Lake Berryessa is a perfect destination to implement many types of nature-based recreation options. The best report ever written about Lake Berryessa's future potential, the Ragatz Report, emphasized the value of nature-based recreation as a primary goal of any lake redevelopment.

Here's a link to that report, which is quite long and thorough, but can be scanned relatively quickly if you are really interested in the facts.

<https://www.lakeberryessanews.com/resources/References-PDFs/2017-Ragatz-Report-Full.pdf>

"The challenge and opportunity are to redevelop the five concession areas into resorts that more appropriately reflect the lifestyle of today's participants in outdoor recreation – higher quality, more variety, greater convenience, more nature-based (but not forgetting the ever-popularity of motor boats and RVs), more family-oriented, etc. If more care is given to these important trends, Lake Berryessa has the opportunity to: (1) become a significant year-round destination for the almost 10 million people in the region; (2) significantly impact the economy of Napa County; (3) be profitable to appropriately selected concessionaires; and (4) do so while maintaining and enhancing the natural environment."



Glory Hole - Will It Overflow in 2024?

Lake Berryessa Statistics: November 12, 2023

Recent rainfall has brought season total at Monticello Dam to 1.07" but still not enough to have any impact on lake levels. Remember that it takes at least 2" - 3" of rain on our dry watershed before any substantial runoff would begin.

The lake level is down now to 421.7' - 18.3' below Glory Hole.

Last year at this time the lake was at 394.4', 45.6' below Glory Hole and we were all worried about the future rainfall.

The dam output has dropped to its minimum level required by law and contract to 45 cfs (89 AF/day).

The Gamble Gauge has dropped to 1,221,907 Acre-Feet or 78.8% capacity.

Lake water temperature dropped to about 62 degrees at the surface to 40 feet down with more significant mixing to 70 feet and getting closer to full "turnover".



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Lake Berryessa News, November 26, 2023

Lake Berryessa Statistics: November 26, 2023

Recent rainfall has brought season total at Monticello Dam to 2.27". Remember that it takes at least 2" - 3" of rain on our dry watershed before any substantial runoff would begin.

The lake level had stabilized at 421.6' - 18.4' below Glory Hole but just blipped up to 421.7' today due to the rain and the fact that the dam output has dropped to its minimum level required by law and contract - 45 cfs (89 AF/day).

Last year at this time the lake was at 394.4', 45.6' below Glory Hole and we were all worried about the future rainfall.

The Gamble Gauge took a slight uptick in the last two days from 1,222,670 Acre-feet to 1,220,735 Acre-Feet or 78.8% capacity.

Lake water temperature has also stopped dropping and is about 62 degrees from the surface to 40 feet down with more significant mixing to 52 degrees at 70 feet and below. The lake appears to have almost hit "turnover".

If you wish to see hourly numbers on lake level, water temperature, and how much water is in the lake, you can go directly to:

<https://www.scwamonitoring.com/LakeBerryessa/>

Opinions Based on Beliefs and Misinformation vs Conclusions Based on Facts and Data

by Peter Kilkus

A common response (actual quote) to criticism is, "Meantime, could you manage to discuss this proposal without engaging in personal attacks? There is no need to demonize people whose opinions differ from your own."

Although this may seem true on its surface, it is also a deflection from the importance of the issues being discussed. The Lake Berryessa Revitalization Program debate is not about "opinions" - it is about facts, data, research, and truth. "Opinions" themselves really bear no weight in this discussion

Back to basics - the Oxford dictionary definition: o·pin·ion (/əˈpɪnɪ(ə)n/): noun: a view or judgment formed about something, not necessarily based on fact or knowledge. Some common synonyms of opinion are belief, conviction, persuasion, sentiment, and view. While all these words mean "a judgment one holds as true," opinion implies a conclusion

open to dispute.

There's a difference between the truth of a credible persuasive argument and the "truthiness" of an implausible but appealing "opinion". Popularized several years ago on the Colbert Report, "truthiness" refers to the quality of preferring concepts or facts one wishes to be true, rather than concepts or facts known to be true. Many people actually seem to prefer truthiness to veracity, prevaricating while pontificating.

A simple thought experiment: Is the color red lighter than the color blue?

Say you are in a closed room, and someone brings in two balloons - one red and one blue. You have not studied any science nor had any experience with balloons - unlikely unless you are an indigenous person from the Amazon basin. Remember this is a hypothetical thought experiment! You hold the balloons in front of you and drop them both at the same time. The red balloon rise to the ceiling, but the blue balloon floats to the floor. Your first uninformed thought might be that the color red makes the balloon lighter than the color blue. Say they make you, an intelligent aborigine, do the test several times with the same result. Would it be reasonable, absent any other information or experiment, for you to develop an opinion that red things are lighter than blue things?

I know it's a silly example, but somehow it seem as if there are many folks who develop their "opinions" this way.



"Honey, come look! I've found some information all the world's top scientists and doctors missed."

If people wish to participate in a discussion of the future of Lake Berryessa and its political

and natural history, they need to read. Many people ask me about the history of the process that led to the present situation at Lake Berryessa. When I explain what happened most become incredulous and can't believe the government could have done something so stupid. "How could they have gotten away with that?" they exclaim. A good question! When I start to explain they stop me and say, "Can you give me the 5-minute version?" The answer is no! If you care, you must read. If you wish to participate in discussions on Facebook or Nextdoor, you must read. If you wish to make informed public statements at a Napa supervisors meeting, you must read! Sorry.

You should read these books. This is not an advertisement; it is a recommendation. (I make very little royalty on book sales.) If you read these books, you will become an expert on most Lake Berryessa issues.

https://www.amazon.com/Policy-Politics-Betray-People-Berryessa-ebook/dp/B08MFSQDBR/ref=sr_1_1?dchild=1&keywords=peter+kilkus&qid=1604774826&sr=8-1

https://www.amazon.com/Lake-Berryessa-Technical-Manual-Engineering-ebook/dp/B0C21DZ9M9/ref=sr_1_3?

Lake Berryessa Revitalization and the Napa County General Plan

by Peter Kilkus

Some people have raised the issue of the Napa County General Plan and its applicability to the Lake Berryessa Revitalization Program (Renaissance Lake Berryessa). Legally the General Plan has no jurisdiction over Lake Berryessa development since federal government owns the land on which the target resort redevelopment is occurring. But since the county signed a Managing Partner Agreement with the Bureau of Reclamation to take over management of the resorts at the lake and is now in charge of the future redevelopment of those resorts, the Napa General Plan should, and will, inform the planning for the new resorts. So, what does it actually say?

My conclusion is the general plan does not conflict with nor contradict the Lake Berryessa Revitalization Program. It actually supports the resort planning goals.

The plan is available online at: <https://www.countyofnapa.org/1760/General-Plan>

I scanned the whole plan for references to Lake Berryessa, the region around it, and the term nature-based recreation. The following report summarizes my findings.

Napa County General Plan

The County's General Plan serves as a broad framework for planning the future of Napa County. This General Plan is the official policy statement of the County Board of Supervisors to guide the private and public development of the County.

- Directs housing and commercial enterprises to the incorporated jurisdictions and designated urbanized areas through the use of maps and policies.

- Protects agriculture and agricultural, watershed and open space lands by maintaining 40- and 160-acre minimum parcel sizes, limiting uses allowed in agricultural areas, and designating agriculture as our primary land use.
- Provides for the additional workforce and affordable housing by identifying necessary sites and programs and by continued collaborations with municipalities.
- Contains policies aimed at preserving the County's irreplaceable biodiversity, protecting significant natural resources and water resources, and improving the ecological health of the Napa River.
- Includes provisions focused on identifying and preserving the County's cultural and historical resources.
- Provides transportation policies aimed at addressing congestion, safety, and accessibility, emphasizing alternatives to the private automobile and limited road improvements.
- Describes a network of bike routes and recreational trails connecting residents to parks and an increasing amount of permanently protected public open space.
- Includes policies aimed at reducing local contributions to global climate change and encouraging sustainable building practices, sustainable vineyard practices, and ecological stewardship.
- Recognizes that protecting the economic viability of agriculture is critical to the County's future and that tourism and supporting industries that are compatible with agriculture also contribute to its viability.

Table of Contents:

- Napa County General Plan - Complete Document (PDF)
- Amending Resolutions (PDF)
- Signature Page (PDF)
- Introduction (PDF)
- Summary and Vision (PDF)
- Agricultural Preservation and Land Use Element (PDF)
- Circulation Element (PDF)
- Community Character Element (PDF)
- Conservation Element (PDF)
- Economic Development Element (PDF)
- Housing Element (2014) (PDF)
- Recreation and Open Space Element (PDF)
- Safety Element (PDF)
- Implementation Plan (PDF)
- Glossary (PDF)

The remainder of this report is simply the actual General Plan contents copied below.

Nearly 90 percent of Napa County is "open space" of some type (see the definitions of various open space types on page 216 of this Element). About 450,000 acres of a total of approximately 507,000 acres in the county fall into this category. About three-fourths of these open space lands are privately owned. Private open space lands are used for farming (approximately 50,000 acres) and grazing (approximately 54,000 acres), with the remainder relatively natural watershed lands that accommodate a variety of low intensity

uses including rural residences, hunting, fishing, and other privately sponsored recreational activities. Approximately 14,400 acres of these private lands have their open space values permanently protected through conservation easements.

In terms of user numbers, the biggest recreation provider by far is the Bureau of Reclamation; more than a million people a year visit **Lake Berryessa**. The Bureau provides two public day use areas for picnicking, fishing, and hiking, as well as one public boat launch. Tent and RV camping, houseboat and other boat rentals, trailer parks and related rentals, and retail activities have been for many years provided through seven long-term concession contracts. The nature and scope of these concession-provided facilities and services is currently undergoing major changes, with an increased emphasis on short-term overnight accommodations, in part in response to strong demand for overnight accommodations in natural settings. Unlike most recreational uses, campgrounds and houseboat, park model, and cabin rentals have the potential to generate sufficient user fee revenues to cover both capital and operating expenses and modest profits, when they are provided by the private sector through concession contracts.

As with facilities at **Lake Berryessa**, overnight visitors generate the bulk of the operating revenues of these parks. Boating, both motorized and non-motorized, is another popular activity. However, boating access in Napa County is limited; the primary locations are Lake Berryessa which provides all types of boating. However, boating access in Napa County is limited; the primary locations are Lake Berryessa which provides all types of boating.

In general, therefore, while there is a strong demand for outdoor recreational opportunities, the ability to maintain and expand facilities and services in Napa County will require a flexible blend of techniques, including (a) partnerships between public agencies which own open space lands and private and non-profit entities able to manage public access using fee revenues and volunteer community resources, (b) providing multi-use facilities where management and operating costs can be spread across a diverse mix of recreational activities, and (c) public financing for popular activities for which user fees are impractical or undesirable

Policy AG/LU-27: For the purposes of this General Plan, the terms “urbanized” or “urbanizing” shall include the subdivision, use, or development of any parcel of land for non-agricultural purposes. Engaging in nature-based recreation or agriculturally compatible uses that are permitted in the applicable zoning district without the issuance of a use permit, such as development of one single-family house and/or second unit on an existing legal lot, shall not be considered urbanizing.

Collectively, the maps, goals, policies, and action items contained within the Recreation and Open Space Element ensure that Napa County’s wealth of natural open spaces are increasingly protected and made accessible to residents and visitors, with scenic trails and bikeways connecting population centers to nature based parks, environmental education facilities, and regional trails.

Napa County defines Nature-Based Recreation as recreation which takes place in and around, and is significantly focused on, the natural environment, including but not limited to

walking, hiking, equestrian and mountain bicycle riding, camping in tents, recreational vehicles, and rustic cabins, wildlife viewing, fishing, hunting, picnicking, swimming in lakes and rivers, and paddling.

The federal plan for the lake focuses on improved public access, new visitor-serving accommodations, and diversification of the recreational activities from boating and fishing to hiking, biking, and paddling, with more emphasis on nature interpretation. Critical to the economic future of the **Lake Berryessa** are the quality of the new federal concessions to be opened within the next two years, developing facilities to support a new focus on nature-based recreation, improving public access to the thousands of acres of public land in the area, and protecting the natural resources that attract visitors, including the scenic views of the hills and ridges.

Goal E-4: Promote the Lake District (**Lake Berryessa** and Lake Hennessey) to residents and visitors as a destination for both water- and nature based recreation while protecting the lake and the natural resources, including the scenic views, as valuable economic assets along with local agriculture.

Policy E-20: Tourism at **Lake Berryessa** provides an opportunity to serve visitors to the lake and provide commercial opportunities that will benefit local residents and the county as a whole. The County encourages the expansion of visitor-serving uses at the lake in the locations shown on the Land Use Map and as described in the area-specific policies for Lake Berryessa in the Agricultural Preservation and Land Use Element.

Policy E-22: The County endorses the importance of visitor-serving, nature-based, public recreational facilities in appropriate locations, particularly those that improve access to public land and are consistent with protection of local natural resources and agriculture.

Policy ROS-15: Support the improvement and operation of **Lake Berryessa** as a year-round recreation area providing a balanced and hospitable environment for nature-based recreation and motorized boating.

Policy ROS-30: Other than at **Lake Berryessa**, recreational facilities should be designed and scaled to serve the needs of county residents, recognizing that facilities that serve local residents will also serve visitors, that visitors can help pay for the construction and operation of recreational facilities beneficial to residents, and that the provision of additional nature-based recreational opportunities is an important tool for achieving economic development goals while also reducing potential adverse impacts of tourism. In the case of Lake Berryessa, recreational facilities are understood to serve a broad regional market, but should nonetheless be designed to also serve the desire of Napa County residents for water- and nature-based recreation.

Policy AG/LU-35: The following standards shall apply to lands designated as Rural

Residential on the Land Use Map of this General Plan.

General Uses: Single-family dwellings, day care centers, large residential care homes, existing major medical care facilities (facilities licensed with a minimum of 100 beds), private schools, agriculture, stables (and others under specified conditions). In Capell Valley and **Lake Berryessa** Areas, tourist-serving commercial uses and mixed uses will also be allowed.

Policy AG/LU-43: Lands along the west bank of the Napa River south of the City of Napa and specific urban areas within four miles of the high water mark of **Lake Berryessa** are appropriate areas for marine commercial zoning and development.

Action Item AG/LU 43.1: Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the areas currently zoned for commercial use in the Spanish Flat, Moskowitz Corners, and southern Pope Creek areas in order to complement recreation activities at **Lake Berryessa**.

LAKE BERRYESSA: MOSKOWITE CORNERS, POPE CREEK, AND SPANISH FLAT

Lake Berryessa is a 19,000-acre man-made lake dating from the 1950s. Together with the Blue Ridge Mountains to the east, the lake defines the character of much of eastern Napa County and provides its emphasis on recreation, rather than wine. The lake and a narrow shoreline band (28,000 acres total) are under the jurisdiction of the federal Bureau of Reclamation (BOR), while private properties in upland areas are within Napa County jurisdiction. Water from the lake primarily serves Solano County, but the lake's scenic and recreational values accrue to Napa County.

Mixed-Use Communities. Mixed-use communities west of the lake include Pope Creek, Spanish Flat, and Moskowitz Corners. All are rural in character and even the closest to the City of Napa, Moskowitz Corners, is remote by urban standards—at least a 30-minute drive from most services.

Pope Creek consists of a residential subdivision known as Berryessa Pines south of the Pope Creek bridge. Marine storage is the only commercial use in the area. The

Rancho Monticello Resort—along the shoreline nearby—is a concession area under BOR jurisdiction.

Spanish Flat consists of a residential subdivision, a mobile home park, and a small commercial enclave. Commercial services include two restaurants, self-storage, laundry, small gift shop, and boat storage facility. The Spanish Flat Resort—along the shoreline nearby—is a concession area under BOR jurisdiction. The Monticello Cemetery is also nearby. Moskowitz Corners is located at the intersection of Highway 128 and Highway 121 (Monticello Road) some distance from the lake, but anyone accessing the southern end of the lake

Berryessa Highlands is a large residential subdivision dating from the 1970s and has been only partially developed. A variety of housing styles pepper the hillside above the lake in an area that goes from rolling hills to steep slopes. The zoning is a combination of

Planned Development (PD) and Residential Country (RC). Water and sewer services are provided by the Napa Berryessa Resort Improvement District.

Policy AG/LU-69: Recognize the character of this community and the quality of the environment in the review of future development projects in the Berryessa Highlands area. All new subdivisions, use permits, and other discretionary actions shall conform to the General Plan Land Use Map and be reviewed to determine impacts and mitigations related to water quality, water availability, slope stability, habitat protection, and other environmental issues.

Policy AG/LU-70: The importance of views to residents shall be considered in the review and approval of new development. Hillside homes typical of Berryessa Highlands have views of Lake Berryessa. Where possible, existing views— particularly of Lake Berryessa—should be preserved.

Lake Berryessa Policies:

Policy AG/LU-78: Moskowitz Corners lies at a critical crossroads and should be viewed as a staging area for the Lake Berryessa recreational area, with affordable housing for those who work in the area and services for residents and travelers. Moskowitz Corners, with its winery and vineyards, should also be viewed as a link between Lake Berryessa communities and the viticultural economy of Napa Valley.

Policy AG/LU-79: Pope Creek should remain a mostly natural area, with lake view residences and limited commercial uses.

Policy AG/LU-80: Spanish Flat lies at the heart of the **Lake Berryessa** recreational area and should be viewed as its primary resort community, with affordable housing for those who work in the area and an attractive “village center” providing commercial services to locals and visitors.

Policy AG/LU-82: Targeted Re-Investments. If the County is successful at recouping the cost of services provided to concessionaires at **Lake Berryessa**, either through collection of transient occupancy taxes or in-lieu fees, a percentage of those funds should be invested in infrastructure and services benefiting communities within County jurisdiction at the lake.

Policy AG/LU-83: Removing Barriers. The County will seek to identify current barriers to economic development in the mixed-use communities near **Lake Berryessa** and identify ways to remove those barriers and encourage revitalization.

Policy AG/LU-84: Signs and Streetscape Improvements. Signs directing visitors to **Lake Berryessa** communities, signs announcing arrival in those communities, and streetscape improvements within the village centers of Spanish Flat and Moskowitz Corners are all important to the identity and success of these communities.

Policy AG/LU-85: Infrastructure Needs. The County acknowledges that well maintained roads, modern energy transmission, and telecommunications infrastructure are critical ways to connect **lake communities** to the rest of Napa County.

Policy AG/LU-86: Trails. Hiking trails linking the communities of **Lake Berryessa** to the lake and to other visitor services shall be considered integral area amenities and be located appropriately to avoid impacts to residential areas.

Policy AG/LU-87: Small Business Assistance and Workforce Housing Development Assistance. County programs related to small business assistance, workforce development, and affordable housing development should be reviewed periodically to ensure they are effectively targeted to **lake** communities.

Policy AG/LU-88: Marketing. The County shall work with the **Lake Berryessa** Chamber of Commerce and others to ensure that the lake, its recreational amenities, and visitor services are included in marketing materials developed for the County as a whole.

In addition to agriculture, the other potential economic opportunity lies in the local federally owned lake and the scenic natural resources and the visitors they attract. This region, sometimes referred to as Napa's Lake District roughly includes some 155,000 acres of land. The focal point of the Lake District is the **Lake Berryessa** Recreation Area, a 19,000-acre lake formed by the development of Monticello Dam in 1957, including 9,000 acres of land around the lakeshore. Lake Berryessa draws some 1.4 million visitors per year⁷ who come to enjoy the lake, the scenery, and the recreational opportunities.

Policy E-9: The County recognizes the needs of residents in remote and outlying areas such as Angwin, Pope Valley, and **Lake Berryessa**, and encourages efforts to retain and attract local commercial services in these areas, in appropriate locations.

Policy E-20: Tourism at **Lake Berryessa** provides an opportunity to serve visitors to the lake and provide commercial opportunities that will benefit local residents and the county as a whole. The County encourages the expansion of visitor-serving uses at the lake in the locations shown on the Land Use Map and as described in the area-specific policies for **Lake Berryessa** in the Agricultural Preservation and Land Use Element.

goal in any resort redevelopment. All the bids received over the years, including recent ones from Sun Outdoors, Suntex Marinas (Pleasure Cove Marina), Camp Margaritaville Resorts, and Collective Retreats include strong commitments to environmental management and nature-based recreation.

Lake Berryessa has always been a perfect destination for nature-based recreation and has been known as such for many years. When I restarted the Lake Berryessa Chamber of Commerce in 2005, we promoted nature-based recreation as a main reason to visit the lake. Bekow is our 2007 brochure which was distributed widely in the Sacramento-Bay Area region.

The Bureau of Reclamation has promoted nature-based recreation at Lake Berryessa for many years. It has an excellent series of informative brochures available for download at: <https://www.usbr.gov/mp/cca0/berryessa/media-library.html> which includes:

Photo Albums: Recreation, Scenery, Wildlife, Wild Flowers

Brochures: Bird Checklist, Fishing, Guide Snakes, Watchable Wildlife, Junior Ranger Activity Book

The best report ever written about Lake Berryessa's recreation potential, including nature-based recreation, is the Ragatz Report written in 2017 and available for download at the link below.

Lake Berryessa: An Untapped Resort Development Opportunity

<https://www.lakeberryessanews.com/resources/References-PDFs/2017-Ragatz-Report-Full.pdf>

Lake Berryessa itself, the five concession areas and the surrounding environs offer many unique and outstanding attributes, as discussed in the previous section – accessibility, size, extensive shoreline and surface area, beautiful scenery in a very natural setting, some of the best fishing in the state, large enough to offer both nature-based and motor-based activities without interference, and a wide array of family-oriented outdoor recreation opportunities.

The challenge and opportunity are to redevelop the five concession areas into resorts that more appropriately reflect the lifestyle of today's participants in outdoor recreation – higher quality, more variety, greater convenience, more nature-based (but not forgetting the ever-popularity of motor boats and RVs), more family-oriented, etc. If more care is given to these important trends, Lake Berryessa has the opportunity to: (1) become a significant year-round destination for the almost 10 million people in the PMA (Primary Market Area); (2) significantly impact the economy of Napa County; (3) be profitable to appropriately selected concessionaires; and (4) do so while maintaining and enhancing the natural environment.

WATER, WILDLIFE AND WINE

NESTLED BETWEEN BLUE RIDGE AND CEDAR Roughts, just 16 miles northeast of the city of Napa, Lake Berryessa and the surrounding area—the *Backroads of Napa*—offer year-round fun and recreation for all ages.

- Spectacular vistas
- Great fishing
- Award-winning wineries
- Miles of nature trails
- Quiet coves for kayaks and picnics
- Food and fun
- Warm summer water for swimming, boating, jet and water skiing

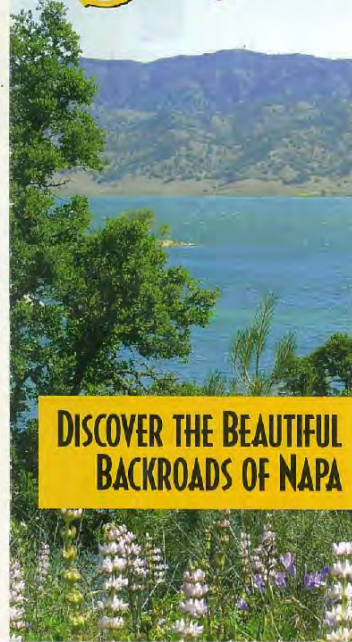
Lake Berryessa is one of the largest bodies of fresh water in California. It's approximately 26 miles long, 3 miles wide, with 165 miles of shoreline (that's more shoreline than Lake Tahoe!) Come and enjoy the waters of Lake Berryessa for boating, fishing, and swimming. Spend the day exploring the beauty of the area. Stay for a while at a lake front resort. Rent a houseboat. Taste award-winning wines. Enjoy dining at one of the local haunts.



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Lake Berryessa



DISCOVER THE BEAUTIFUL BACKROADS OF NAPA

ADVENTURES AWAIT YOU AT LAKE BERRYESSA AND THE SURROUNDING VALLEYS

COME FOR THE DAY AND ENJOY A SCENIC DRIVE with a stop for food and wine. Or spend a day on the water swimming and boating. Better yet, plan to stay for a while at one of the lakeside resorts or at the bed and breakfast within a vineyard and ranch. There is something to entertain everyone.

WATER SPORTS, BOATING & FISHING

The best way to appreciate the lake is from the water. Launch your own boat, or rent from one of the lakeside resorts. The water is 75° warm in the summer, and the scenery is spectacular all year. You'll find many quiet coves to enjoy swimming and relaxation. Or take to the open water for tubing and skiing.



Bring your kayak or canoe and cruise along the shore or around one of several islands. There are a dozen different points around the lake with public access from the road for paddle launch.

The fishing at Lake Berryessa is rated as some of the best in the state. Anglers enjoy fishing for both cold and warm water species including bass, catfish, bluegill, rainbow trout, kokanee and crappie. Knowledgeable fishing guides are available year round. Contact the resorts for more information, or launch your boat at Capell Cove.

WILDLIFE & HIKING

Hike one of the trails around the lake and go bird watching to see osprey and bald eagles as they catch "the one that got away" from the angler in the boat. Look for nesting eagles in the fall and



winter months, along with geese, ducks, pelicans, loons, hawks and numerous other species throughout the year. You might also see fox, bobcat, mountain lion, or snakes. Information and maps are available at trailheads or the Bureau of Reclamation Visitors Center.

WINERIES

Leave the congested Napa Valley and visit our award-winning and historic local wineries. You'll discover why they have achieved cult status among discerning wine lovers. Stop by and you'll often get to speak directly with the wine makers and learn more about the local vintage and viticulture. Plus, be sure to take in the beauty of the surrounding oak-studded hills and acres of Napa's most spectacular agricultural land and open space.



LODGING & CAMPING

Overnight accommodations are available at most of the privately-managed resorts around Lake Berryessa. Each is unique in what is offered, but you'll find cabins, camping for RV's and tents, boat and jet ski rentals, bait and fishing licenses, marina services and gasoline, plus scenic views all around. If you prefer, there's a bed and breakfast tucked in the hills.

FOOD & DINING

Many of the resorts offer food service and convenience stores, but be sure to stop by one of the local restaurants for good food and fine wines of the area. Or pick up snacks and picnic supplies at one of the local stores. Then continue to enjoy the beauty and fun of the area.

OTHER POINTS OF INTEREST

No matter how you access Lake Berryessa, you'll come through beautiful valleys. At the north is Pope Valley where you'll find the historic buildings of Aetna Springs, and Litto's Hubcap Ranch, California State Landmark No. 939. From the west you'll pass through Chiles Valley or Capell Valley. And from the southeast a must see destination is the Monticello Dam.

PUBLIC DAY USE FACILITIES

Lake Berryessa and the nearly 10,000 acres surrounding it are administered by the Bureau of Reclamation, U.S. Department of the Interior. The BOR maintains three, free public day use facilities: Smittle Creek Park, Oak Shores Park, and Capell Cove Boat Ramp. The parks include picnic sites with BBQ grills, water fountains, restrooms, and miles of shoreline for swimming, fishing and observing nature.



To learn more about the area and for contact information visit the Lake Berryessa Chamber of Commerce website:
www.lakeberrysachamber.com

Environmental Management at Lake Berryessa

by Peter Kilkus

Environmental Management has been a core requirement of every plan and bid prospectus for Lake Berryessa since the 1990s and before that in every plan proposed by the Bureau of Reclamation. I've been a strong (but rational) environmental quality proponent since I first read Rachel Carlson's 1962 classic book, *Silent Spring*. I was VP of Manufacturing and Quality Assurance at two cutting-edge digital communications companies in Novato and Petaluma. I led the successful registration of two of these

companies to the ISO 9000 international standards on quality management and quality assurance. As Mayor of San Anselmo I created our Quality of life Commission dedicated to improving the sustainability of all town activities.

Since I retired in 1998 I've focused my efforts on protecting and improving Lake Berryessa as a family recreation destination. When I restarted the Lake Berryessa Chamber of Commerce in 2005, we promoted nature-based recreation as a main reason to visit the lake. I wrote the Environmental Management Program responses for three of the resorts during the several Bureau of Reclamation bid processes. I also led the successful registration of Rancho Monticello Resort to the international ISO 14000 standard, which specify requirements for establishing an environmental management policy, determining environmental impacts of products or services, planning environmental objectives, implementing programs to meet objectives, and conducting corrective action and management review. This standard can be applied to outdoor recreation companies as well.

There are a lot of "I"s in the above paragraphs. I apologize.

The reason I wrote it is to guarantee that people understand my commitment to environmental requirements, quality assurance, and customer service. I am seriously annoyed by the local environmental exclusionists who seem to think they are the only ones who are experts in this field and use scare tactics and misinformation to try to undermine the Lake Berryessa Revitalization Program so important to the future of the Lake Berryessa community.

Below is a small part of the Environmental Management programs I wrote for Steele Park and Rancho Monticello.

If people wish to participate in a discussion of the future of Lake Berryessa and its political and natural history, they need to read. Many people ask me about the history of the process that led to the present situation at Lake Berryessa. When I explain what happened most become incredulous and can't believe the government could have done something so stupid. "How could they have gotten away with that?" they exclaim. A good question! When I start to explain they stop me and say, "Can you give me the 5-minute version?" The answer is no! If you care, you must read. If you wish to participate in discussions on Facebook or Nextdoor, you must read. If you wish to make informed public statements at a Napa supervisors meeting, you must read! Sorry.

You should read these books. This is not an advertisement; it is a recommendation. I make very little royalty on book sales. I wrote them to educate the public and guarantee no one forgets the facts of what happened out here. If you read these books, you will become an expert on most Lake Berryessa issues.

https://www.amazon.com/Policy-Politics-Betray-People-Berryessa-ebook/dp/B08MFSQDBR/ref=sr_1_1?dchild=1&keywords=peter+kilkus&qid=1604774826&sr=8-1

https://www.amazon.com/Lake-Berryessa-Technical-Manual-Engineering-ebook/dp/B0C21DZ9M9/ref=sr_1_3?

The best must-read report about Lake Berryessa's recreation potential (including "nature-based") is still the Ragatz Report:

<https://www.lakeberryessanews.com/resources/References-PDFs/2017-Ragatz-Report-Full.pdf>

The basic core documents are available for download at:

<https://www.lakeberryessanews.com/styled-3/>

Environmental Policy, SP-002

Steele Park Resort's Environmental Policy is to be a responsible corporate citizen in protecting the environment in which we operate. Our core purpose is to create innovative and enriching recreational experiences for the general public in a sustainable environment.

We are committed to reducing the environmental impact of our activities upon the land and water resources of Lake Berryessa under our stewardship. To that end, Steele Park Resort is in the process of implementing an Environmental Management System (EMS) that meets the requirements of ISO 14001, the recognized international standard for environmental management systems.

Our business decisions balance economic viability with ecological responsibility by making a corporate commitment to continual improvement of our Environmental Management System and to the prevention of pollution. We reduce and recycle waste, conserve energy and water, educate our guests and employees on environmental stewardship, and promote the environmental education programs of local government agencies and environmental groups.

We also commit to comply with applicable legal requirements and with other requirements appropriate to the environmental aspects of our operations. Our corporate goal is to meet or exceed those requirements where practicable using a formal process of continual improvement.

Our Environmental Policy provides the framework for setting and reviewing environmental objectives and targets which are developed through a documented analysis of our environmental aspects and impacts. Environmental objectives, targets, and supporting programs will be managed as the primary method for implementing the continual improvement of our EMS and will incorporate the input of our various stakeholders.

Our EMS is documented, implemented and maintained through policies and procedures defined in our corporate EMS Manual. This EMS Manual and its contents will be communicated to all persons working for or on behalf of Steele Park Resort, and will be available to the public. Senior management is committed to promoting and reviewing the

Steele Park Resort Environmental Management System on a regular basis through program and process audit results reporting, with a formal Senior Management Review on an annual basis.

**Rancho Monticello Resort Announces Compliance with the
ISO 14000 International Environmental Standard**

Rancho Monticello, the largest family-owned and operated resort at Lake Berryessa, has implemented an Environmental Management System meeting the requirements of ISO 14001, the internationally recognized environmental management standard being used by leading companies around the world.

Although Rancho Monticello has long been dedicated to protecting the Lake Berryessa environment and has received several letters of appreciation from the Bureau of Reclamation and the Napa County Sheriff for its lake clean-up efforts, meeting a stringent international environmental standard has additional benefits.

Butch White, President of Rancho Monticello Resort, stated, "Lake Berryessa is one of the cleanest lakes in Northern California. Implementing ISO 14001 is not only consistent with our internal business plan, it provides assurance to our customers and to the local community that we will continue to be leaders in the future development of environmentally-sustainable recreational opportunities at the lake.

Rancho Monticello's ISO 14001 compliance is the result of an intensive six month process in which every environmental impact of resort operations was analyzed in detail and a full operational audit performed. The resort was assisted in this process by Berryessa Environmental Management Systems, a local Lake Berryessa consulting firm owned by Peter Kilkus.

Procedures were updated, environmental objectives determined, and management programs developed or extended, including an Energy Efficiency Program, Environmentally Preferable Purchasing Policy, Resort Recycling Program, California Clean Marinas Program, and Guidelines for Environmentally Sustainable Design and Construction and Road Maintenance.

Bob White, Chief Financial Officer, is proud of both Rancho Monticello's commitment to the environment and its commitment to family recreation. "It is appropriate that we announce our compliance to ISO 14001 as part of Earth Day 2007 on April 22. We are not only an environmentally-friendly resort, we are the premiere family-friendly resort at the lake. From our decision to not use styrofoam cups to our implementation of wireless internet access on our Café deck, we are dedicated to meeting the evolving recreation desires of contemporary families."

Lake Berryessa Revitalization Process Letters of Support

Every message you send should be copied to all the other supervisors too. Lake Berryessa is too important to the whole of Napa County. See the informational web pages for each supervisor at the links published below.