

WIDOWS ISLAND

**FOR
SALE**

PRIME MITIGATION, CONSERVATION & HABITAT ACREAGE

SACRAMENTO-SAN JOAQUIN DELTA

SAN JOAQUIN COUNTY

±63.3 ACRES



WIDOWS ISLAND

CONTACT US

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PRICE:

\$500,000

SAN JOAQUIN COUNTY

ASSESSOR PARCEL NUMBER:

129-190-03

GENERAL PLAN LAND USE:

Resource Conservation (OS/RC)

ZONING:

General Agriculture 80 Acre Minimum (AG-80)

THE LOCATION:

Widows Island is located at the southern end of the Sacramento–San Joaquin Delta, just north of the Clifton Court Forebay Reservoir. The property is approximately sixteen miles southwest of Stockton, directly south of Discovery Bay, northwest of Tracy, and north of the small Kings Island community. The scenic waterways in and around Widows Island command beautiful views of Mt. Diablo to the west.

THE HISTORY:

Widow's Island, also known as Widdows Island, is a privately owned "in-channel" South Delta island, historically used for recreational purposes. The property has been owned and enjoyed by the same owners for over a generation. Originally, the families would stay at a small house built on the island; however, several years ago the levee around the perimeter was breached, the island became flooded, and it has remained inundated since.

THE DELTA:

The Sacramento-San Joaquin Delta is arguably the most important ecological region in the State of California. The Delta is where freshwater and sea water meet to form prime tidal marsh wetlands. Additionally, not only is the Delta of critical environmental importance, it also serves as the key to water conveyance throughout the State. The Delta is also renowned for its exceptional recreation, hunting, wildlife viewing, kayaking and boating, all in close proximity to major population centers.



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THE OPPORTUNITY:

The possibilities for Widows Island are more numerous today than ever. One could explore restoring the island to its past glory by rebuilding the levees and the house.

Alternatively, Widows Island's biological importance creates opportunities. Bullet points from an October 29, 2002 South Delta Improvements Program scoping meeting contained the following:

- "Widdows, Eucalyptus, and Kings (aka Bra) Islands and their surrounding waterways comprise over one hundred acres of valuable terrestrial and aquatic habitat."
- "The strands of eucalyptus trees, not only provide rookery for heron and egret species, but together with surrounding ag lands, support several raptor species, both hawk and owl, including the threatened Swainson's hawk."

The same three strand of islands have been designated as "Significant Natural Areas" by the Delta Levees Master Environmental Assessment due to a year-round "A" priority for protection, based on its marsh and riparian habitats and the presence of special species and nesting birds. The California Fish & Wildlife Environmental Sensitive Sites Spill Prevention and Response Report dated October 1, 2014, lists the following "Resources of Primary Concern" for the three islands:

- Freshwater marshes and riparian habitat inside and surrounding island.
- Swainson's hawk (ST), redshoulder redtail hawks, herons, egrets, waterfowl, kingfishers, songbirds.
- River otter
- Winter-run Chinook salmon (SE/FE) are present all year either as migrating adults (winter) or as out-migrating smolts (spring summer), also large mouth bass, delta smelt (SE/FT).
- Rushes, water hyacinth.
- California hibiscus and Mason's Lilaeopsis (SR). Cattails, willows and oaks.

Parties creating environmental impacts elsewhere could potentially offer Widows Island as mitigation, or even for restoration. There is also the possibility that the "island" could complement the State Water Project, of which Clinton Court Forebay serves the central role as the starting point of the California Aqueduct. The protection of tidal wetlands and impacted species, namely the Delta smelt, could also be explored as components of Widow Island's future.

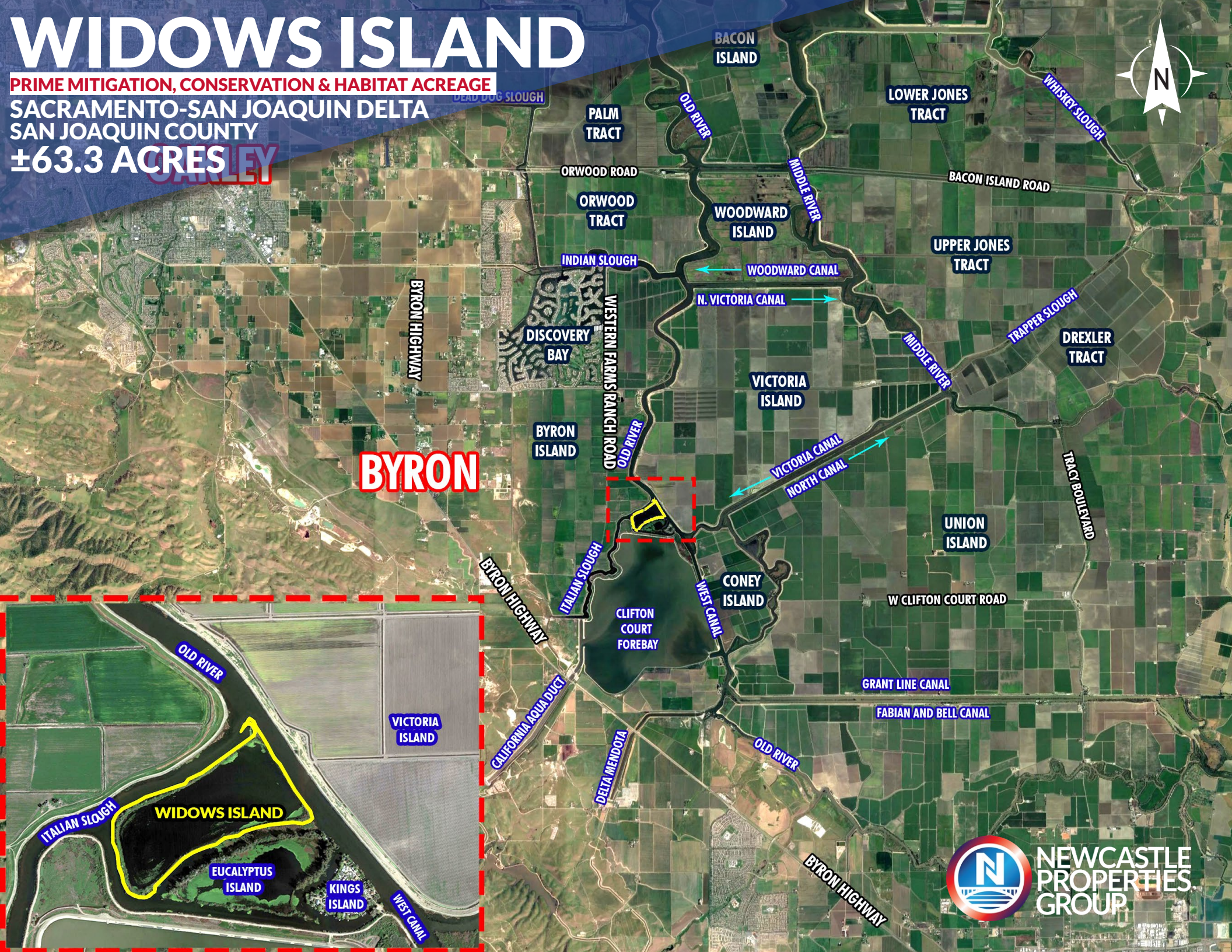
Note: Neither the owner or broker can guarantee that any of the above items will ultimately be approved by regulating parties.

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BYRON

WIDOWS ISLAND

EUCALYPTUS ISLAND

KINGS ISLAND



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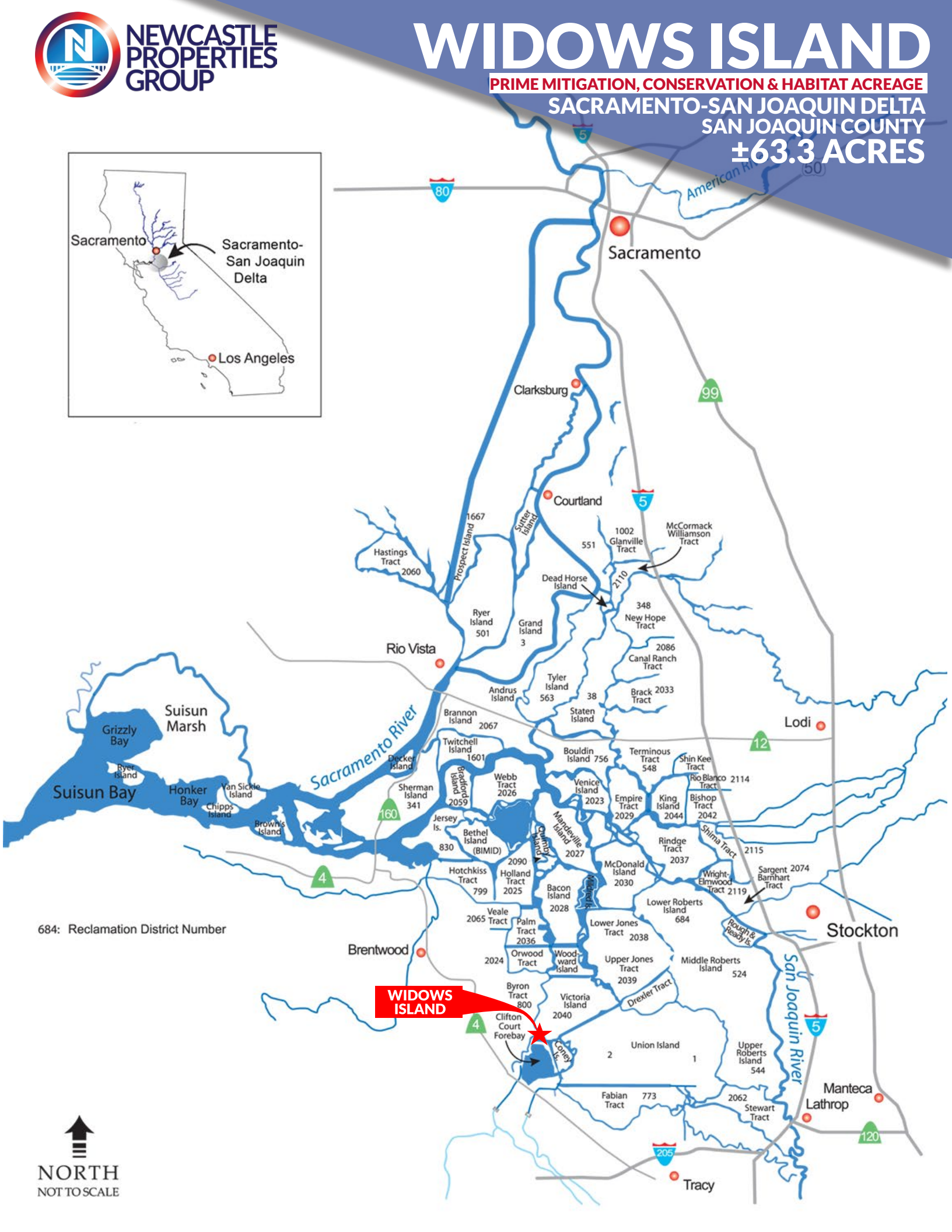
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684: Reclamation District Number

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WESTERN FARMS RANCH ROAD



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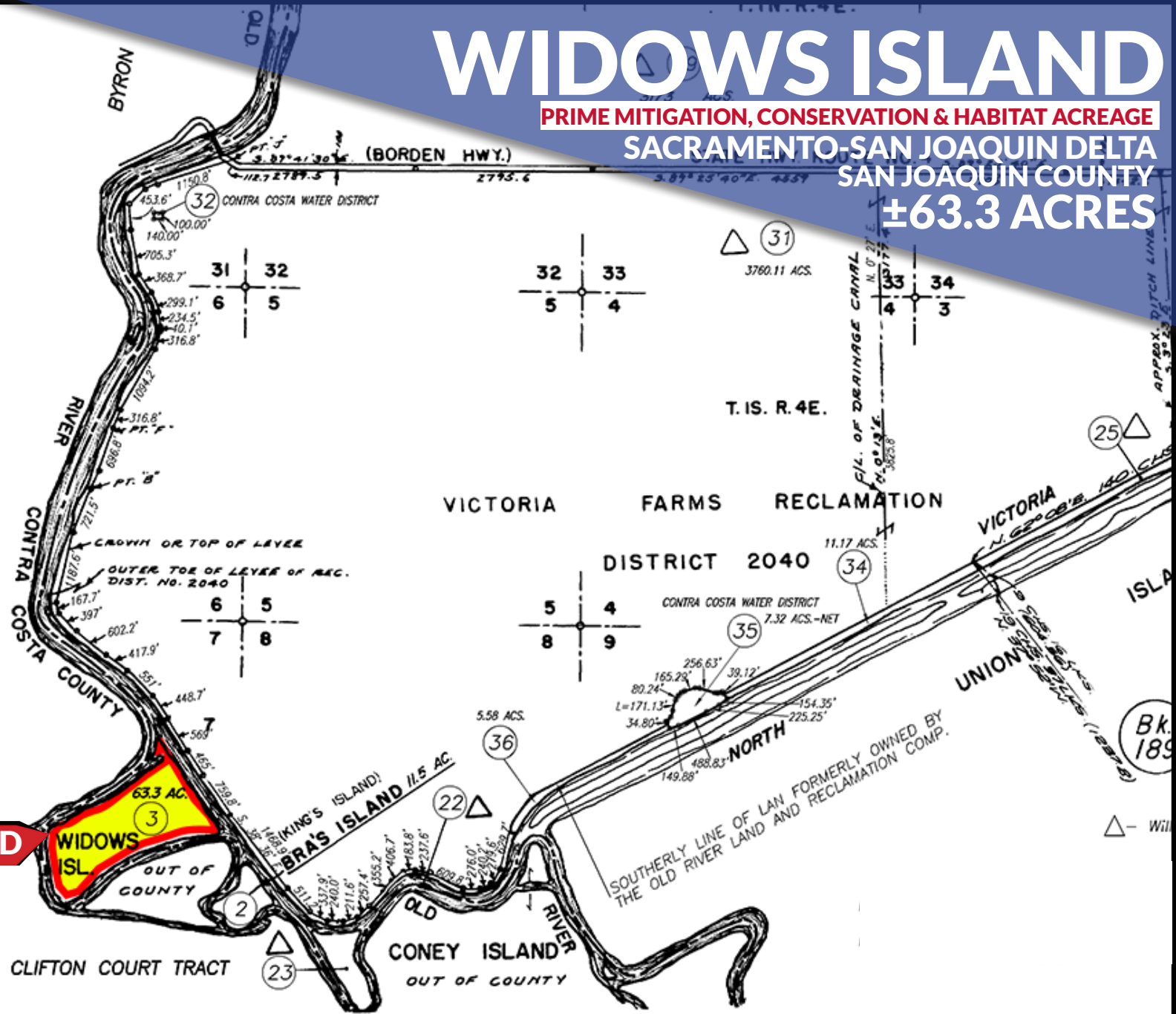
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WIDOWS ISLAND

CLIFTON COURT FOREBAY

CLIFTON COURT FOREBAY AND BANKS PUMPING PLANT:

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The Clifton Court Forebay is a key part of the State Water Project (SWP) and serves as ground zero for the starting point of the California Aqueduct (which delivers water to Southern California). Clifton Court also recharges water in the San Joaquin Valley via the Delta-Mendota Canal.

Project water flows through Sacramento-San Joaquin Delta channels until it reaches the Harvey O. Banks Pumping Plant at Clifton Court Forebay just south of Stockton, California. Here, 11 giant pumps lift the water 244 feet from the Delta into the 444-mile long California Aqueduct.

Constructed between 1963 and 1969, the Banks Pumping Plant can pump up to 10,300 cfs (a measurement of water flow equivalent to one cubic foot of water passing a given point for an entire second) though operation at that level has only occurred for limited periods of time.

Because of the amount of energy needed to pump such water, the SWP is the single largest user of electricity in California.

SOURCE: <https://www.watereducation.org/aquapedia/clifton-court-forebay-and-banks-pumping-plant>

Clifton Court Forebay Predation Alternatives - Fish Relocation Study

Our Fish Relocation Study is a two-year effort that is an important part of our compliance with the requirements of the 2009 National Marine Fisheries Services Biological Opinion to reduce the predation of endangered fish species. The study sets a goal removing and relocating predatory fish such as Striped Bass, Black Bass, Channel Catfish, and White Catfish from Clifton Court Forebay to Bethany Reservoir. By relocating the predatory fish the chances of survival of endangered fish species is improved and by relocating the predatory fish to Bethany Reservoir opportunities for recreational fishing are enhanced.

SOURCE: <https://water.ca.gov/Programs/Bay-Delta/Bay-Delta-Environmental-Compliance/Clifton-Court-Forebay-Predatory-Fish-Relocation-Study>



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CLIFTON COURT FOREBAY



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About San Joaquin County, CA

San Joaquin offers tremendous opportunities to the residents and businesses that call it home. San Joaquin's eight communities of Mountain House, Tracy, Lathrop, Manteca, Ripon, Escalon, Stockton, and Lodi provide quality affordable housing along with numerous recreational opportunities and state-of-the-art K-12 schools and higher education institutions. We also boast a sophisticated transportation network comprised of an international deep water port, major interstate highways, air and rail services as well as our delta recreation and waterways, farm fresh food and most important, our highly skilled and diverse workforce. San Joaquin is a place where families and businesses can grow, prosper, and realize their dreams.

Greatness grows here.

SOURCE: <https://www.sjgov.org/>



SOURCE: <https://siteselection.com/issues/2011/mar/san-joaquin-investment-profile.cfm#gsc.tab=0>



SOURCE: <https://www.sjgov.org/>

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