

**CALENDAR ITEM  
C55**

A 9  
S 5

06/28/16  
PRC 5028.1  
D. Tutov

**REVISION OF RENT**

**LESSEE:**

Woodbridge Golf and Country Club

**AREA, LAND TYPE, AND LOCATION:**

0.109 acre, more or less of sovereign land in the Mokelumne River, near the city of Woodbridge, San Joaquin County.

**AUTHORIZED USE:**

The continued use and maintenance of an existing pedestrian bridge serving recreational golfing activities.

**LEASE TERM:**

30 years, beginning August 1, 1990.

**CONSIDERATION:**

This lease provides that Lessor may modify the rent periodically during the lease term. Pursuant to this provision, staff has conducted a review of the rent under this lease, and recommends rent be revised from \$100 to \$450 per year, effective August 1, 2016.

**OTHER PERTINENT INFORMATION:**

1. Lessee owns the upland adjoining the lease premises.
2. On August 22, 1990, the Commission authorized a General Lease – Right-of-Way Use to Woodbridge Golf and Country Club for a term of 30 years beginning August 1, 1990. The lease will expire on July 31, 2020.
3. Staff conducted the rent review called for in the lease, and recommends annual rent be increased to meet the minimum annual rent for a right-of-way facility as provided in the California Code of Regulations, Title 2, section 2003.

CALENDAR ITEM NO. **C55** (CONT'D)

4. This action is consistent with Strategy 2.1 of the Commission's Strategic Plan to optimize returns for the responsible development and use of State lands and resources, both onshore and offshore.
5. Approving the revision of rent is not a project as defined by the California Environmental Quality Act because it is an administrative action that will not result in direct or indirect physical changes in the environment.

Authority: Public Resources Code section 21065 and California Code of Regulations, Title 14, section 15378, subdivision (b)(5).

**EXHIBIT:**

- A. Site and Location Map

**RECOMMENDED ACTION:**

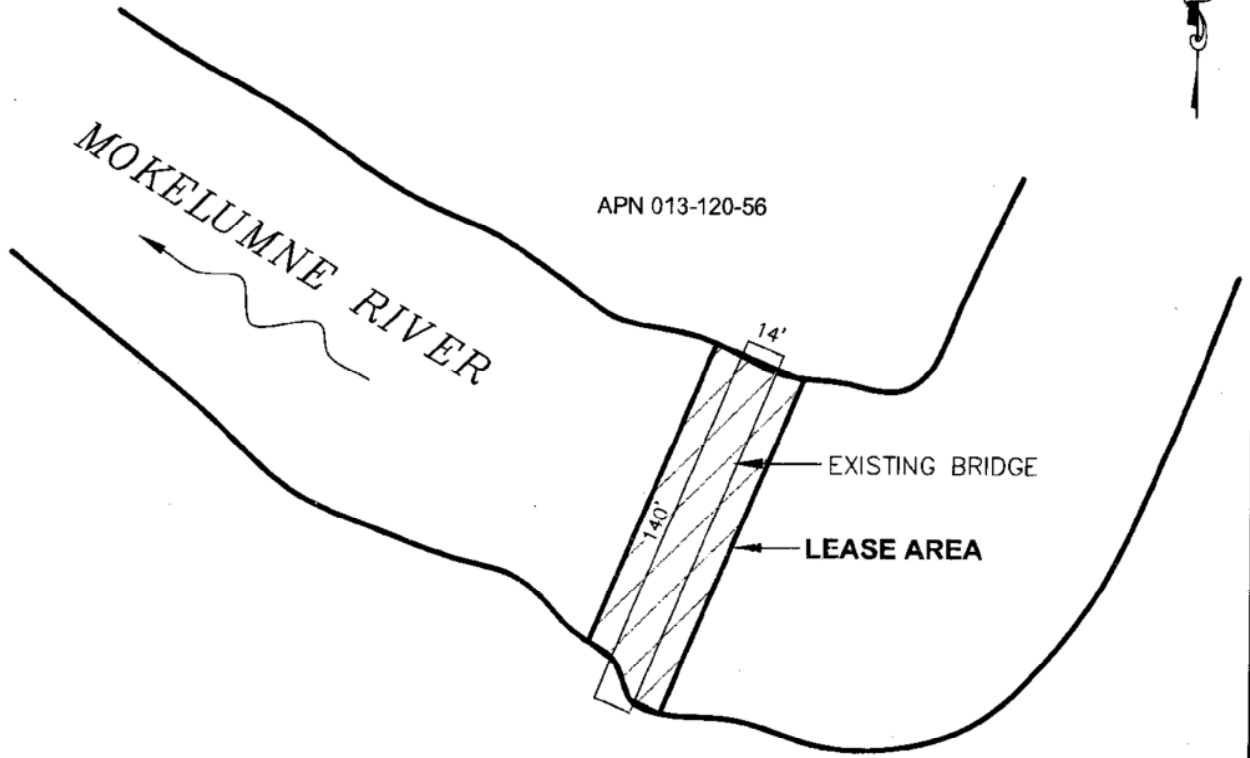
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 5028.1 from \$100 per year to \$450 per year, effective August 1, 2016.

NO SCALE

**SITE**



800 EAST WOODBRIDGE ROAD, WOODBRIDGE

NO SCALE

**LOCATION**



MAP SOURCE: USGS QUAD

**Exhibit A**

PRC 5028.1  
 WOODBRIDGE GOLF &  
 COUNTRY CLUB  
 APN 015-210-18, 013-120-56  
 GENERAL LEASE - RIGHT OF  
 WAY USE  
 SAN JOAQUIN COUNTY



This Exhibit is solely for purposes of generally defining the lease premises, is based on unverified information provided by the Lessee or other parties and is not intended to be, nor shall it be construed as, a waiver or limitation of any State interest in the subject or any other property.