

**STAFF REPORT  
C39**

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04/19/18  
PRC 8979.1  
J. Toy

**REVISION OF RENT**

**LESSEE:**

Deniz Tuncer as Trustee, or any Successor Trustee(s), of the Cressman/Tuncer Family Trust, Under Declaration of Trust dated January 25, 2006; and Ayshe Tuncer, as Trustee, or any Successor Trustee(s) of the Tuncer Anderson Revocable Trust, under Declaration of Trust dated May 20, 2011

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

Sovereign land in Lake Tahoe, adjacent to 3170 Edgewater Drive, near Tahoe City, Placer County.

**AUTHORIZED USE:**

Continued use and maintenance of two existing mooring buoys.

**LEASE TERM:**

10 years, beginning March 29, 2012.

**CONSIDERATION:**

This lease provides that the Commission may modify the rent periodically during the lease term. Pursuant to this provision, staff reviewed the rent under this lease and recommends that rent be revised from \$680 per year to \$754 per year, effective March 29, 2018.

**OTHER PERTINENT INFORMATION:**

1. The proposed revision of rent was previously scheduled for Commission consideration at the February 27, 2018 meeting. At that meeting, the Commission considered updates to the Lake Tahoe benchmarks ([Item C90, February 27, 2018](#)). The Commission deferred action on revising the existing Lake Tahoe benchmark and directed staff to identify funding options to conduct a thorough evaluation of the various methodologies available to the Commission to assess rent for piers, buoys and other structures located on state property in Lake Tahoe. The Commission further directed staff to continue applying the 2012 Lake Tahoe benchmarks for the next 5 years. Consequently, this item was removed from the February agenda, revised to reflect the current benchmark rates,

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and rescheduled for the Commission's consideration at the Commission's April meeting.

2. On March 29, 2012, the Commission authorized a General Lease – Recreational Use to Kaya Tuncer and Mary Mills Tuncer, Trustees of The Tuncer Family Trust dated October 2, 2001, for a term of 10 years beginning March 29, 2012 ([Item C37, March 29, 2012](#)). On April 23, 2015, the Commission authorized an assignment of the lease from Kaya Tuncer and Mary Mills Tuncer, Trustees of The Tuncer Family Trust dated October 2, 2001 to Deniz Tuncer as Trustee, or any Successor Trustee(s), of the Cressman/Tuncer Family Trust, Under Declaration of Trust dated January 25, 2006; and Ayshe Tuncer, as Trustee, or any Successor Trustee(s) of the Tuncer Anderson Revocable Trust, under Declaration of Trust dated May 20, 2011 ([Item C05, April 23, 2015](#)). The lease will expire on March 28, 2022.
3. This action is consistent with Strategy 2.2 of the Commission's Strategic Plan to ensure timely receipt of revenues and royalties from the use and development of State lands and minerals.
4. 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:**

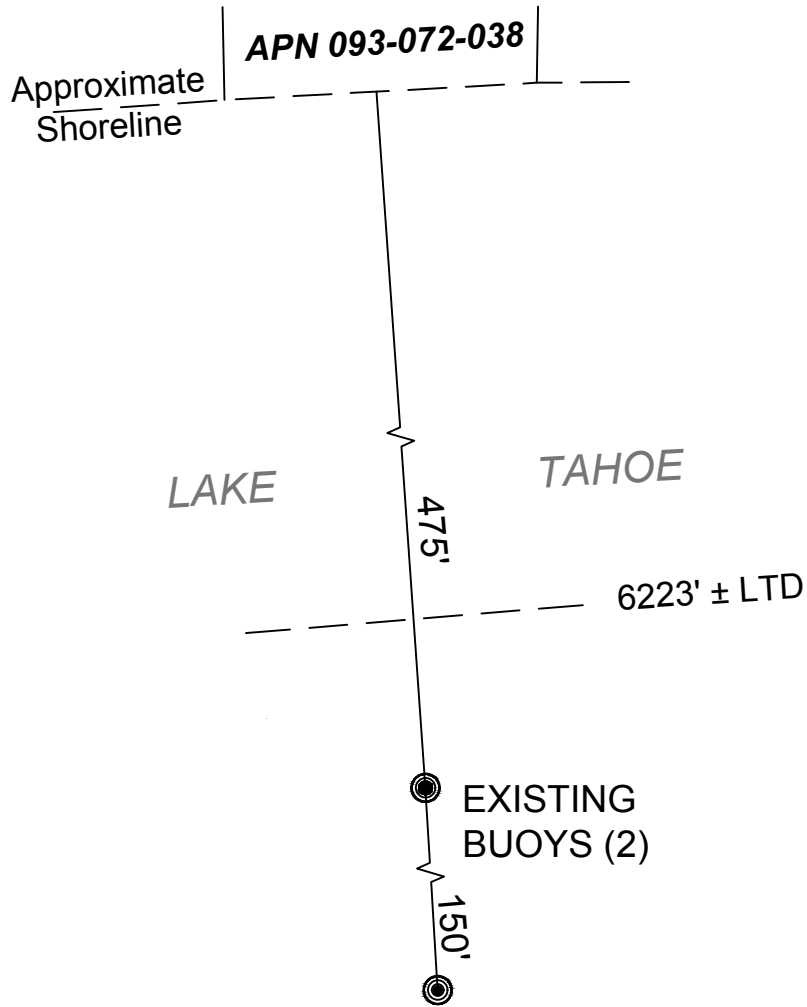
It is recommended that the Commission:

**AUTHORIZATION:**

Approve the revision of rent for Lease No. PRC 8979.1 from \$680 per year to \$754 per year, effective March 29, 2018.

NO SCALE

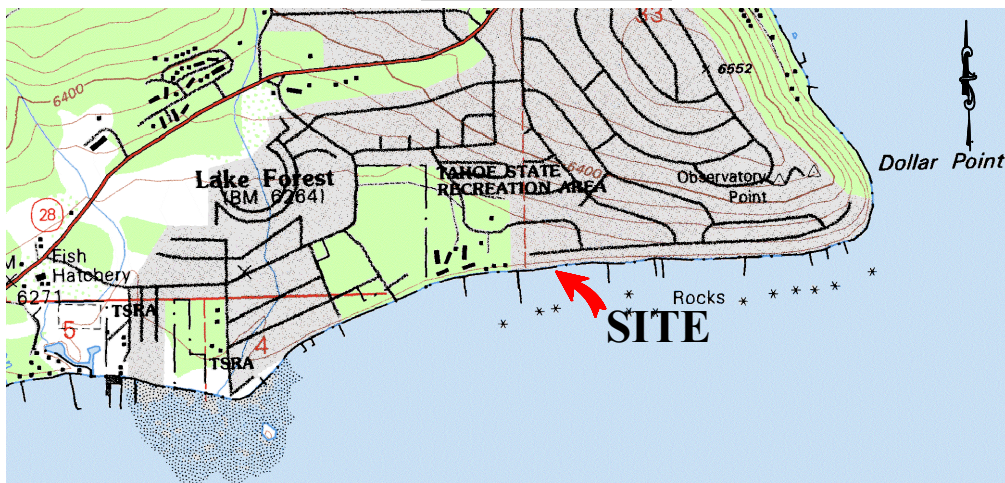
# SITE



3170 EDGEWATER DRIVE, NEAR TAHOE CITY

NO SCALE

# LOCATION

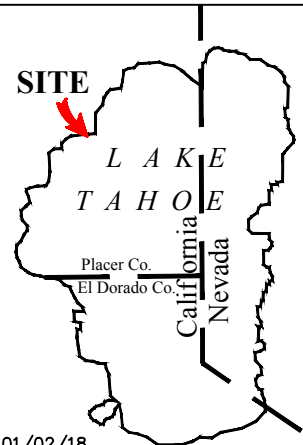


MAP SOURCE: USGS QUAD

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.

# Exhibit A

PRC 8979.1  
 TUNCER TRUST, ET. AL.  
 APN 093-072-038  
 GENERAL LEASE -  
 RECREATIONAL USE  
 PLACER COUNTY



TS 01/02/18