



**LICENSE AGREEMENT WITH STAFFORD LLC
FOR USE OF A PORTION OF CITY-OWNED LAND KNOWN
AS THE RIVERSIDE WATER COMPANY CANAL FOR A
TWENTY-YEAR TERM WITH THREE FIVE-YEAR OPTIONS TO
EXTEND – TOTAL REVENUE OF \$213,490.78**

**Community & Economic Development
Department**

CITY COUNCIL
November 19, 2024

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1

BACKGROUND

1. On May 23, 1961, a Final Order of Condemnation was hereby ordered, adjudged and decreed in favor of the City for the Riverside Water Company. This included Assessor's Parcel Number 225-350-070.
2. August 1, 2013, City entered into a license agreement with Cole LA Riverside, LP, which allowed the Licensee to cross over the canal to access their parking.



2

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2

DISCUSSION

1. The Canal was formerly used for conducting, supplying, and distributing irrigation water to and for the use of the city.
2. The canal is currently used for the operation and maintenance of an underground irrigation pipeline.
3. Cole LA Riverside, LP sold their property to Stafford, LLC which automatically terminated their License Agreement with the conclusion of the sale.



3

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3

DISCUSSION

4. The new agreement with Stafford, LLC covers the portion of the Canal that is shared with Tava Center for parking.
5. The term for the Agreement is 20 years with three 5-year options to extend.
6. Based on the approved canal rate of \$0.66/sf, consideration will begin at \$8,786.58 with annual increases at 2%.



4

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4

LICENSED AREA

1. Approximately 13,313 square feet (highlighted in yellow).
2. Directly adjacent to 3437 Arlington Avenue owned by Stafford, LLC (outlined in red).



5

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5

STRATEGIC PLAN ALIGNMENT

Strategic Priority 5 – High Performing Government

Goal 5.4 - Achieving and maintaining financial health by addressing gaps between revenues and expenditures and aligning resources with strategic priorities to yield the greatest impact.

Cross-Cutting Threads



Community Trust



Equity



Fiscal Responsibility



Innovation



Sustainability & Resiliency



6

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6

RECOMMENDATIONS

That the City Council:

1. Approve the License Agreement with Stafford, LLC for use of a portion of the Riverside Water Company Canal, also known as Assessor's Parcel Number 225-350-070, for a twenty-year term with three (3) five-year options to extend – estimated total revenue of \$213,490.78; and
2. Authorize the City Manager, or his designee, to execute the License Agreement, including making minor and non-substantive changes, and to sign all documents necessary to complete the transaction.



7

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