

**SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



**ITEM: 3.17  
(ID # 28963)**

**MEETING DATE:**

Tuesday, October 21, 2025

**FROM :** FACILITIES MANAGEMENT AND RUHS

**SUBJECT:** FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adoption of Resolution No. 2025-259, Notice of Intention to Purchase Real Property in the City of Corona, County of Riverside, State of California, Assessor's Parcel Number 113-340-078, by Grant Deed from Corona Medical Arts Plaza, LLC; District 2, [\$28,000,000 - 100% RUHS-FQHC Health Care Clinics Fund 40090] (Clerk of the Board to Give Notice) (4/5 Vote Required)

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. Adopt Resolution No. 2025-259, Notice of Intention to Purchase Real Property in the City of Corona, County of Riverside, State of California, Assessor's Parcel Number 113-340-078;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property, including all improvements, fixtures, furniture, and equipment from Corona Medical Arts Plaza, LLC, a California limited liability company at a price not-to-exceed Twenty-Eight Million Dollars (\$28,000,000);
3. Approve and authorize (FM-RE) to incur typical transactional costs including County administrative staff time, appraisal, environmental review, escrow and title, and other due diligence costs; and
4. Authorize and direct the Clerk of the Board to give notice pursuant to Sections 6063 of the Government Code.

**ACTION: 4/5 Vote Required, Policy, CIP**

*Jennifer Cruikshank*  
Jennifer Cruikshank, Chief Executive Officer - Health System

10/7/2025

*Vincent Yzaguirre*  
Vincent Yzaguirre


10/8/2025

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and is set for public meeting on or after November 18, 2025, at 9:30 a.m. or as soon as possible thereafter.

Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez  
Nays: None  
Absent: None  
Date: October 21, 2025  
xc: FM-RE, RUHS-MC, COB/NS

Kimberly A. Rector  
Clerk of the Board  
By:   
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ 28,000,000	\$ 0	\$ 28,000,000	\$ 0
<b>NET COUNTY COST</b>	\$ 0	\$ 0	\$ 0	\$ 0
<b>SOURCE OF FUNDS:</b> 100% RUHS-FQHC Health Care Clinics Fund 40090			<b>Budget Adjustment:</b> No	
			<b>For Fiscal Year:</b> 2025/26	

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

Pursuant to Government Code section 25350, the County must publish a Notice of Intention to purchase interests in real property, or any interest therein, that contains the description of the property proposed to be purchased, the seller, and a statement of the time that the Riverside County Board of Supervisors will meet to consummate the purchase.

Through this Board action, the County intends to exercise its option (contained within the current lease) to purchase the fee simple interests in certain real property, including all improvements, fixtures, furniture, and equipment, located at 2813 South Main Street in the City of Corona, County of Riverside, State of California. The property consists of an existing Riverside University Health System Community Health Center (RUHS-CHC) of approximately 3.27 acres of land improved with a 45,204 square foot health center and adjacent parking areas, identified by Assessor's Parcel Number 113-340-078 and more particularly depicted in the attached Aerial Map (Property). This RUHS-CHC was constructed in 2017 and currently offers an array of quality healthcare services, and the facility is conveniently located in close proximity to the communities that it serves.

The acquisition price of \$28,000,000 represents a fair market price based upon a recent fair market value appraisal, financial analysis, and negotiation with the current seller and Facilities Management Real Estate (FM-RE) is recommending approval of this negotiated acquisition. This proposed transaction serves to save taxpayer dollars from increasing leasehold costs and ensures full County ownership of a vital facility and resource for our community.

FM-RE expects to return to the Board of Supervisors with its Authorization to Purchase and consideration of a Purchase and Sales Agreement in November 2025, along with defined transactional costs, once it has completed its required public notice and full due diligence.

Resolution No. 2025-259 has been reviewed and approved by County Counsel as to legal form.

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA**

**Impact on Residents and Businesses**

The acquisition of the Property will continue to benefit the health and wellness of the community and provide a positive economic impact for both residents and businesses who utilize this valuable RUHS-CHC.

**SUPPLEMENTAL:**

**Additional Fiscal Information**

All costs associated with the acquisition of the Property by FM-RE will be fully reimbursed by RUHS fund allocation in FY 25/26.

**ATTACHMENTS:**

- Aerial Image
- Resolution No. 2025-259

  
Evangelina Gregorio EO, Principal Mgmt Analyst 10/10/2025

  
Aaron Gettis, Chief of Deputy County Counsel 10/8/2025

1 Board of Supervisors

County of Riverside

2  
3 Resolution No. 2025-259

4 Notice of Intention to Purchase Real Property in the  
5 City of Corona, County of Riverside, State of California

6 Assessor's Parcel Number: 113-340-078  
7

8 WHEREAS, Corona Medical Arts Plaza, LLC, a California limited liability  
9 company ("Seller"), is the owner of certain real property located in the City of Corona,  
10 County of Riverside, State of California, consisting of approximately 3.27 acres of land  
11 improved with a 45,204 square foot build-to-suit clinic and adjacent parking areas,  
12 commonly known as 2813 South Main Street, Corona, identified by Assessor's Parcel  
13 Number 113-340-078 ("Property");

14 WHEREAS, the County of Riverside ("County"), a political subdivision of the  
15 state of California, desires to purchase the Property from the Seller and Seller desires  
16 to sell the Property to County;

17 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by  
18 the Board of Supervisors of the County of Riverside in regular session assembled on  
19 October 21, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the  
20 Government Code, that this Board, at its public meeting on or after November 18, 2025  
21 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors  
22 located on the 1<sup>st</sup> floor of the County Administrative Center, 4080 Lemon Street,  
23 Riverside, California, intends to authorize the purchase of the Property located in the  
24 City of Corona, County of Riverside, State of California, identified as Assessor's Parcel  
25 Number 113-340-078 and consisting of approximately 3.27 acres of land improved with  
26 a 45,204 square foot build-to-suit clinic and adjacent parking areas, more particularly  
27 described in Exhibit "A" Legal Description, attached hereto, in the amount not to  
28

FORM APPROVED COUNTY COUNSEL  
BY  DATE  
RYAND YABKO

OCT 21 2025

3.17

1 exceed Twenty-Eight Million Dollars (\$28,000,000), pursuant to terms and conditions in  
2 an Agreement of Purchase and Sale to be negotiated between the County and Seller.

3 BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of  
4 the Board of Supervisors is directed to give notice hereof as provided in Section 6063  
5 of the Government Code.

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2  
3 RESOLUTION NO. 2025-259

4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY IN THE  
5 CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
6 ASSESSOR'S PARCEL NUMBER: 113-340-078

7 ROLL CALL:

8 Ayes: Medina, Spiegel, Washington, Perez, and Gutierrez

9 Nays: None

10 Absent: None

11 Abstain: None

12  
13 The foregoing is certified to be a true copy of a resolution duly adopted by said Board of  
14 Supervisors on the date therein set forth.

15  
16 KIMBERLY A. RECTOR, Clerk of said Board

17  
18 By:  \_\_\_\_\_

19 Deputy

**EXHIBIT "A"**  
**Legal Description**

For APN/Parcel ID(s): 113-340-078

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 1 OF PARCEL MAP 36736, IN THE CITY OF CORONA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 241 OF PARCEL MAPS, PAGES 50 THROUGH 53, INCLUSIVE, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PARCEL B:

AN EASEMENT FOR INGRESS, EGRESS, PARKING AND UTILITIES AS SHOWN BY DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR CORONA MEDICAL OFFICE PLAZA" RECORDED NOVEMBER 14, 2016 AS INSTRUMENT NO. 2016-507582 OF OFFICIAL RECORDS AND MORE FULLY DESCRIBED THEREIN

# City of Corona

2813 South Main Street, Corona, CA 92882



## Legend

- County Boundary
- City Boundaries
- County Centerline Names



**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

## Notes

APN: 113-340-078  
District 2  
Premises shaded in blue

0 259 517 Feet

REPORT PRINTED ON... 9/9/2025 12:56:53 PM

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3512 14 Street  
Riverside, California 92501  
(951) 368-9229  
cgonzales@scng.com

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

<i>Account Number:</i>	5209148
<i>Ad Order Number:</i>	0011761694
<i>Customer's Reference/PO Number:</i>	
<i>Publication:</i>	The Press-Enterprise
<i>Publication Dates:</i>	10/27/2025, 11/03/2025 and 11/10/2025
<i>Total Amount:</i>	\$2587.88
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$2587.88
<i>Notice ID:</i>	n0NZZiQhYNNCoNVQDFjh
<i>Invoice Text:</i>	Board of Supervisors County of Riverside Resolution No. 2025-259 Notice of Intention to Purchase Real Property in the City of Corona, County of Riverside, State of California Assessor's Parcel Number: 113-340-078 WHEREAS, Corona Medical Arts Plaza, LLC, a California limited liability company ("Seller"), is the owner of certain real property located in the City of Corona, County of Riverside, State of California, consisting of approximately 3.27 acres of land improved with a 45,204 square foot build-to-suit clinic and adjacent parking areas, commonly known as 2813 South Main Street, Corona, identified by Assessor's Parcel Number 113-340-078 ("Property"); WHEREAS, the County of Riverside ("County"), a political subdivision of the state of California, desires to purchase the Property from the Seller and Seller desires to sell the Property to County; NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Board of Supervisors of the County of Riverside in regular session assembled on October 21, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of the Government Code, that this Board, at its public meeting on or after November 18, 2025 at 9:30 a.m. or soon thereafter, in the meeting room of the Board of Supervisors located on the 1st floor of the County Administrative Center, 4080 Lemon Street, Riverside, California, intends to authorize the purchase of the Property located in the City of Corona, County of Riverside, State of California, identified as Assessor's Parcel Number 113-340-078 and consisting of approximately 3.27 acres of land improved with a 45,204 square foot build-to-suit clinic and adjacent parking areas, more particularly described in Exhibit "A" Legal Description, attached hereto, in the amount not to exceed Twenty-Eight Million Dollars (\$28,000,000),

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The Press-Enterprise  
3512 14 Street  
Riverside, California 92501  
(951) 368-9229

County of Riverside - Clerk of the Board  
PO Box 1147  
Riverside, California 92502

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: 0011761694

**FILE NO. 0011761694**

**PROOF OF PUBLICATION**

I am a citizen of the United States. I am over the age of eighteen years and not party to or interested in the above-entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

**10/27/2025, 11/03/2025, 11/10/2025**

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

Date: November 10, 2025.

At: Riverside, California

Signature

**Board of Supervisors**

**County of Riverside**

Resolution No. 2025-259  
Notice of Intention to Purchase Real Property In  
the  
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California  
Assessor's Parcel Number: 113-340-078

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BE IT FURTHER RESOLVED, DETERMINED AND ORDERED that the Clerk of the Board of Supervisors is directed to give notice hereof as provided in Section 6063 of the Government Code.

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For APN/Parcel ID(s) : 113-340-078  
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ROLL CALL:

Ayes: Medina, Splegel, Washington, Perez and Gutierrez  
Nays: None  
Absent: None

The foregoing is certified to be a true copy of a resolution duly adopted by said Board of Supervisors on **October 21, 2025**.

KIMBERLY A. RECTOR, Clerk of said Board

By: Naomy Sicra, Clerk of the Board Assistant

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Dated: October 22, 2025  
Kimberly A. Rector, Clerk of the Board  
By: Naomy Sicra, Clerk of the Board Assistant  
**The Press-Enterprise**  
Published: 10/27, 11/3, 11/10/25