

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



**ITEM: 3.18
(ID # 28964)**

MEETING DATE:

Tuesday, October 21, 2025

FROM : FACILITIES MANAGEMENT AND RUHS

SUBJECT: FACILITIES MANAGEMENT-REAL ESTATE (FM-RE): Adoption of Resolution No. 2025-258, Notice of Intention to Purchase Real Property in the Incorporated City of Jurupa Valley, County of Riverside, State of California, Assessor's Parcel Number 169-172-076, by Grant Deed from Jurupa Valley Medical Partners, LLC; District 2, 100% [\$25,000,000 - 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. 2025-258, Notice of Intention to Purchase Real Property in the incorporated City of Jurupa Valley, County of Riverside, State of California, Assessor's Parcel Number 169-172-076;
2. Authorize Facilities Management-Real Estate (FM-RE) to negotiate the purchase of the subject property, including all improvements, fixtures, furniture, and equipment, from Jurupa Valley Medical Partners, LLC, a California limited liability company, at a price not-to-exceed Twenty-Five Million Dollars (\$25,000,000);
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

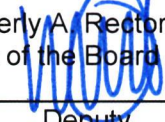
Vincent Yzaguirre
Vincent Yzaguirre

10/8/2025

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**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ 25,000,000	\$ 0	\$ 25,000,000	\$ 0
NET COUNTY COST	\$ 0	\$ 0	\$ 0	\$ 0
SOURCE OF FUNDS: 100% RUHS-FQHC Health Care Clinics Fund 40090			Budget Adjustment: No	
			For Fiscal Year: 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 8876 Mission Boulevard in the City of Jurupa Valley, County of Riverside, State of California. The property consists of an existing Riverside University Health System Community Health Center (RUHS-CHC) of approximately 3.89 acres of land improved with a 40,000 square foot health center and adjacent parking areas, identified by Assessor’s Parcel Number 169-172-076 and more particularly depicted in the attached Aerial Map (Property). This RUHS-CHC was constructed in 2018 and currently offers an array of healthcare services, and this facility is conveniently located in close proximity to the community that it serves.

The acquisition price of \$25,000,000 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) is recommending approval of this negotiated acquisition. This proposed acquisition serves to save taxpayer dollars from increasing leasehold costs but also ensures complete 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 with all of the associated transactional costs, once it has completed its required public notice and due diligence.

Resolution No. 2025-258 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 and will be detailed in the upcoming Authorization to Purchase.

ATTACHMENTS:

- Aerial Image
- Resolution No. 2025-258


Evangelina Gregorio EO, Principal Mgmt Analyst 10/11/2025


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

1 Board of Supervisors

County of Riverside

2
3 Resolution No. 2025-258

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

6 Assessor's Parcel Number: 169-172-076
7

8 WHEREAS, Jurupa Valley Medical Partners, LLC, a California limited
9 liability company, ("Seller"), is the owner of certain real property located in the City
10 of Jurupa Valley, County of Riverside, State of California, consisting of approximately
11 3.89 acres of land improved with an approximate 40,000 square foot build-to-
12 suit clinic and adjacent parking areas, commonly known as 8876 Mission
13 Blvd, Jurupa Valley, identified by Assessor's Parcel Number 169-172-076
14 ("Property");

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

18 NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by
19 the Board of Supervisors of the County of Riverside in regular session assembled
20 on October 21, 2025, and NOTICE IS HEREBY GIVEN, pursuant to Section 25350 of
21 the Government Code, that this Board, at its public meeting on or after
22 November 18, 2025, at 9:30 a.m. or soon thereafter, in the meeting room of the
23 Board of Supervisors located on the 1st floor of the County Administrative
24 Center, 4080 Lemon Street, Riverside, California, intends to authorize the
25 purchase of the Property located in the City of Jurupa Valley, County of Riverside,
26 State of California, identified as Assessor's Parcel Number 169-172-076 and
27 consisting of approximately 3.89 acres of land improved with an approximate
28 40,000 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-Five Million Dollars (\$25,000,000),

FORM APPROVED COUNTY COUNSEL
BY [Signature] DATE 10/8/25
RYAND YABKO

1 pursuant to terms and conditions in an Agreement of Purchase and Sale to be
2 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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3 RESOLUTION NO. 2025-258

4 NOTICE OF INTENTION TO PURCHASE REAL PROPERTY IN THE
5 CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
6 ASSESSOR'S PARCEL NUMBER: 169-172-076

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.

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16
17 KIMBERLY A. RECTOR, Clerk of said Board

18
19 By:  _____

20 Deputy

21
22 10/21/2025 Item 3.18

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EXHIBIT "A"
Legal Description

FOR APN/PARCEL ID(S): 169-172-076

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

BEING ALL OF PARCELS 1 AND 2 OF PARCEL MAP 21336, IN THE CITY OF JURUPA VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 151, PAGES 47 THROUGH 48 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SECTION 11, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.B.M., MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:




BEGINNING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 AND PARCEL 2, NORTH 89° 58' 48" EAST 494.93 FEET TO AN ANGLE POINT IN THE NORTHERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID NORTHERLY LINE, SOUTH 45° 00' 31" EAST 32.53 FEET TO THE EASTERLY LINE OF SAID PARCEL 2; THENCE ALONG SAID EASTERLY LINE, SOUTH 00° 00' 09" WEST 304.83 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 2; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 2 AND PARCEL 1, SOUTH 89° 57' 49" WEST 518.23 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 1; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 1, NORTH 00° 03' 12" EAST 327.99 FEET TO THE POINT OF BEGINNING. CONTAINING 3.894 ACRES, MORE OR LESS

City of Jurupa Valley

8876 Mission Blvd, Jurupa Valley, CA 92509



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.

0 259 517 Feet

REPORT PRINTED ON... 9/9/2025 1:15:54 PM

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Notes

APN: 169-172-076
District 2
Premises shaded in blue

THE PRESS-ENTERPRISE

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pe.com

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>	0011761669
<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>	\$2921.66
<i>Payment Amount:</i>	\$0.00
<i>Amount Due:</i>	\$2921.66
<i>Notice ID:</i>	3wpIGfGWSLnk96QAaIGT
<i>Invoice Text:</i>	Board of Supervisors County of Riverside Resolution No. 2025-258 Notice of Intention to Purchase Real Property in the City of Jurupa Valley, County of Riverside, State of California Assessor's Parcel Number: 169-172-076 WHEREAS, Jurupa Valley Medical Partners, LLC, a California limited liability company, ("Seller"), is the owner of certain real property located in the City of Jurupa Valley, County of Riverside, State of California, consisting of approximately 3.89 acres of land improved with an approximate 40,000 square foot build-to-suit clinic and adjacent parking areas, commonly known as 8876 Mission Blvd, Jurupa Valley, identified by Assessor's Parcel Number 169-172-076 ("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 Jurupa Valley, County of Riverside, State of California, identified as Assessor's Parcel Number 169-172-076 and consisting of approximately 3.89 acres of land improved with an approximate 40,000 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

THE PRESS-ENTERPRISE

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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: 0011761669

FILE NO. 0011761669

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. 2025-258
Notice of Intention to Purchase Real Property In
the
City of Jurupa Valley, County of Riverside, State of
California
Assessor's Parcel Number: 169-172-076

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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 Jurupa Valley, County of Riverside, State of California, identified as Assessor's Parcel Number 169-172-076 and consisting of approximately 3.89 acres of land improved with an approximate 40,000 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-Five Million Dollars (\$25,000,000), pursuant to terms and conditions in an Agreement of Purchase and Sale to be negotiated between the County and Seller.

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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Legal Description**

FOR APN/PARCEL ID(S): 169-172-076
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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: Naomi 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: Naomi Sicra, Clerk of the Board Assistant
The Press-Enterprise
Published: 10/27, 11/3, 11/10/25