

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



**ITEM: 3.42
(ID # 29584)**

MEETING DATE:
Tuesday, December 16, 2025

FROM : (RUHS) RIVERSIDE UNIVERSITY HEALTH SYSTEM

SUBJECT: RIVERSIDE UNIVERSITY HEALTH SYSTEM - Medical Center: Amend, Execute and Record the Covenants, Conditions & Restrictions and Grant of Easements (CC&R) related to APNs 486-280-025, 026, 057; District 5. [Total Cost \$0]

RECOMMENDED MOTION: That the Board of Supervisors:

1. Approve the capital amendment to the Covenants, Conditions & Restrictions and Grant of Easements (CC&Rs) for APNs 486-280-025, 026, 057 to delete portions of Article III and authorize Chair to execute the amendment; and
2. Direct the Clerk of the Board to record the amendment to the CC&Rs within 10 days of this execution.

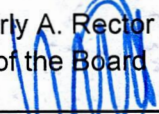
ACTION:Policy


Jennifer Cruikshank, Chief Executive Officer – Health System 12/10/2025

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Spiegel, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Spiegel, Washington, Perez, and Gutierrez
Nays: None
Absent: Medina
Date: December 16, 2025
xc: RUHS-MC, Recorder

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	\$ 0	\$ 0	\$0	\$0
NET COUNTY COST	\$ 0	\$ 0	\$0	\$0
SOURCE OF FUNDS: N/A			Budget Adjustment: No	
			For Fiscal Year: 25/26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The County-owned property, utilized for the Riverside University Health System Medical Center Expansion project, located in Moreno Valley as a Covenants, Conditions & Restrictions and Grant of Easements (CC&Rs). The current title report obtained for the project identified the 1998 CC&Rs, which includes certain restrictions and requirements for development of portions of the property that are obsolete and no longer relevant. Article III of these CC&Rs includes the formation of an architectural committee consisting of certain departments that have since dissolved. In addition, Article IV includes an amendment to the appointed Manager of the property to align the use of the property with the correct County department. Due to the outdated verbiage of these requirements and the timeline set forth for the recently awarded Prop 1 BHCIP grant funding supporting a portion of the project, RUHS recommends the to amend these provisions in the CC&R. In addition, the amendment will include that the proposed projects planned for this property are BHCIP permitted uses.

The CC&Rs expressly state that the County of Riverside can make amendments to the CC&Rs that must be executed by the County of Riverside and recorded in official records, as recommended in this action.

ATTACHMENTS:

- Attachment A. CC&R Amendment
- Attachment B. CC&R Original

Jacqueline Ruiz
 Jacqueline Ruiz, Principal Analyst 12/11/2025

2025-0395229

12/22/2025 09:13 AM Fee: \$ 0.00

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Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



RECORDING REQUESTED BY:

Riverside University Health System – Behavioral Health
4095 County Circle Drive
Riverside, CA 92503

408

WHEN RECORDED, RETURN TO:

Riverside University Health System – Behavioral Health
c/o Melissa Noone
4095 County Circle Drive
Riverside, CA 92503

No Recording Fee Required
Pursuant to Government
Code Section 6103

**MEMORANDUM REGARDING THE FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND GRANT OF EASEMENTS**

This Memorandum is recorded to preserve the public record and amend the Declaration of Covenants, Conditions and Restrictions and Grant of Easements (Instrument No. 444754) regarding certain real property owned by the County of Riverside identified as Assessor Parcel Numbers **486-280-025, 026, and 057**.

1. On or about **October 14, 1998**, the County of Riverside entered into a certain Declaration Covenants, Conditions and Restrictions and Grant of Easements (Instrument No. 444754). The parcels are identified as in Riverside County Assessor’s Parcel Numbers **486-280-025, 026, and 057** and were to be used for medical services.
2. On **December 16, 2025**, the County approved the First Amendment to the Declaration of Covenants, Conditions and Restrictions and Grant of Easements
3. A true and correct copy of said First Amendment to the Declaration Covenants, Conditions and Restrictions and Grant of Easements, is attached hereto as **Exhibit A** and incorporated herein by reference.
4. This Memorandum is submitted pursuant to California Government Code Section 27280 for the purpose of providing public notice and clarifying the Declaration of Covenants, Conditions and Restrictions and Grant of Easements.

IN WITNESS WHEREOF, the County has caused this Memorandum Regarding First Amendment to the Declaration Covenants, Conditions and Restrictions and Grant of Easements to be executed in its name by its duly authorized officer as of the date hereof.

COUNTY OF RIVERSIDE, a political
subdivision of the State of California

By: *V. M. Perez*

V. MANUEL PEREZ, Chair
Board of Supervisors

Exhibit A – First Amendment to the Declaration of Covenants, Conditions and Restrictions and
Grant of Easements

FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND GRANT OF EASEMENTS

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS (“Amendment”) is made this 11th day of December, 2025, by the COUNTY OF RIVERSIDE (“Declarant”) and is made with reference to the following facts:

RECITALS

A. Declarant entered into that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements, dated October 14, 1998 (“Declaration”), to, among other things, establish a plan for the protection and benefit of that certain 40 acres of real property on the larger 80-acre property that contains the current Riverside University Health System - Medical Center, or RUHS-MC, property (“Property”), as further described in Exhibit “B” to the Declaration.

B. Declarant desires to amend the Declaration to eliminate certain obsolete procedural requirements required pursuant to the Declaration and other matters

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration and of the mutual agreements hereinafter set forth, the Declaration is amended as follows:

1. Sections 1.1, 1.8, 2.6(e), 3.2, 3.3, 3.4, 3.5, and 7.2(a) of the Declaration is hereby deleted.

2. Section 7.1 is hereby deleted and replaced with the following:

“7.1 Appointment of Manager. The Manager shall be appointed from time to time by the Declarant. The Manager may be an individual employed by or affiliated with Declarant or the County or may be an individual or entity in the business of providing property management

services. The Manager appointed by Declarant hereunder is the RUHS Chief Executive Officer, or his or her designee, whose address is noted in Section 8.2(a) below. Declarant will notify the Owners in writing of any change in the individual or entity designated as Manager hereunder.”

- 3, Section 8.2(a) is hereby deleted and replaced with the following:

“(a) Notice to the Manager shall be deemed to have been properly delivered when delivered personally or sent by certified mail, postage prepaid, return receipt requested to the Manager at the following address:

County of Riverside
RUHS
Attention: CEO
5256 Mission Blvd.
Riverside, CA 92509

or as changed by notice properly delivered in accordance with this section.”

3. Exhibit C-3 is hereby amended to include the following:

“20. Inpatient services for behavioral health patients and associated amenities and accessory uses.”

4. Definitions. All capitalized terms used in this Amendment shall have the meanings ascribed thereto in the Declaration, unless otherwise defined herein.

5. Counterpart Copies. This Amendment may be executed in two (2) or more counterpart copies, all of which counterparts shall have the same force and effect as if all parties hereto had executed a single copy of this Amendment.

6. Ratification. Except as expressly amended by this Amendment, all other terms, conditions and provisions of the Amendment are hereby ratified and confirmed and shall continue in full force and effect.

7. Miscellaneous. This Amendment (a) shall be binding upon and inure to the benefit of the parties hereto and their respective representatives, transferees, successors and

assigns and (b) shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, Declarant has executed this Amendment on the date first hereinabove written.


DECLARANT:

COUNTY OF RIVERSIDE, a political subdivision of the State of California, by and through its Riverside University Health System-Behavioral Health

By: 

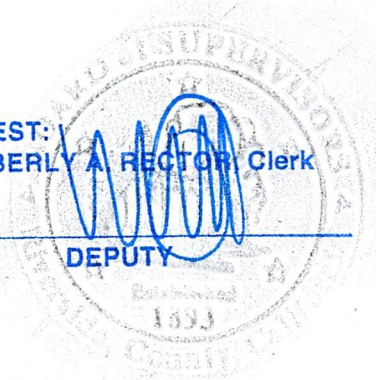
APPROVED AS TO FORM:

Minh Tran
County Counsel

By: 
Kristine Bell-Valdez,
Supervising Deputy County Counsel

ATTEST:
KIMBERLY A. RECTOR, Clerk

By: 
DEPUTY



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

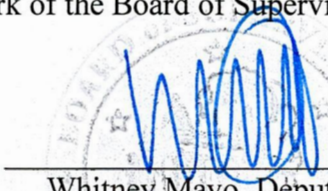
STATE OF CALIFORNIA }
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COUNTY OF RIVERSIDE }

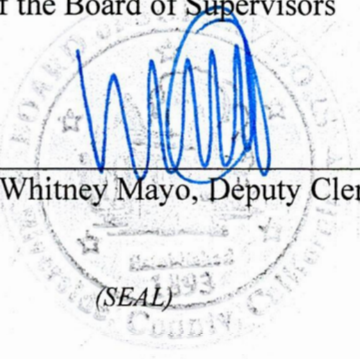
On December 16, 2025, before me, Whitney Mayo, a COB Assistant, personally appeared V. Manuel Perez, Chair of the Board of Supervisors, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument; and that a copy of this paper, document or instrument has been delivered to the chairperson.

I certify under the penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Kimberly A. Rector
Clerk of the Board of Supervisors

By: 
Whitney Mayo, Deputy Clerk



**PETER ALDANA
COUNTY OF RIVERSIDE
ASSESSOR-COUNTY CLERK-RECORDER**

Recorder
P.O. Box 751
Riverside, CA 92502-0751
(951) 486-7000

www.riversideacr.com

CERTIFICATION

Pursuant to the provisions of Government Code 27361.7, I certify under the penalty of perjury that the following is a true copy of illegible wording found in the attached document:

(Print or type the page number(s) and wording below):

CLARIFICATION FOR SEAL for the Riverside County Board of Supervisors
(EMBOSSSED ON DOCUMENT)



Date: 12/16/2025

Signature: _____

Print Name: Whitney Mayo, Clerk of the Board Assistant