

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

This Agreement is made and entered into by and between the County of Lake, hereinafter referred to as “County,” and Vista Pacifica Enterprises, Inc., hereinafter referred to as “Contractor,” collectively referred to as the “parties.”

WHEREAS, the Lake County Behavioral Health Services Department provides mental health services to the residents of Lake County; and

WHEREAS, the Board of Supervisors of County has determined that its mental health program requires a program to provide specialized mental health services for the residents of Lake County; and

WHEREAS, Contractor has appropriate staffing and facilities necessary to provide such specialized mental health services and has completed a Request for Qualifications and Risk Assessment.

NOW, THEREFORE, based on the forgoing recitals, the parties hereto agree as follows:

- 1. SERVICES.** Subject to the terms and conditions set forth in this Agreement, Vista Pacifica Enterprises, Inc. shall provide to County the services described in the “**Scope of Services**” attached hereto and incorporated herein as **Exhibit A** at the time and place and in the manner specified therein. In the event of a conflict in or inconsistency between the terms of this Agreement and **Exhibits A/B/C**, the Agreement shall prevail.
- 2. TERM.** This Agreement shall commence on July 1, 2025, and shall terminate on June 30, 2026, unless earlier terminated as hereinafter provided. In the event County desires to temporarily continue services after the expiration of this Agreement, such continuation shall be deemed on a month-to-month basis, subject to the same terms, covenants, and conditions contained herein.
- 3. COMPENSATION.** Contractor has been selected by County to provide the services described hereunder in **Exhibit A**, titled, “**Scope of Services.**” Compensation to the Contractor shall not exceed Seven Hundred and Fifty Thousand Dollars (\$750,000.00).

The County shall compensate Contractor for services rendered, in accordance with the provisions set forth in **Exhibit B**, titled, “**Fiscal Provisions,**” attached hereto and incorporated herein, provided that Contractor is not in default under any provisions of this Agreement. Compensation to Contractor is contingent upon appropriation of federal, state and county funds.

- 4. TERMINATION.** This Agreement may be terminated by mutual consent of the parties or by County upon 30 days written notice to Contractor.

In the event of non-appropriation of funds for the services provided under this Agreement, County may terminate this Agreement, without termination charge or other liability.

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

Upon termination, Contractor shall be paid a prorated amount for the services provided up to the date of termination.

5. MODIFICATION. This Agreement may only be modified by a written amendment hereto, executed by both parties; however, matters concerning scope of services which do not affect the compensation may be modified by mutual written consent of Contractor and County executed by the Lake County Behavioral Health Services Administrator.

6. NOTICES. All notices that are required to be given by one party to the other under this Agreement shall be in writing and shall be deemed to have been given if delivered personally or enclosed in a properly addressed envelope and deposited with the United States Post Office for delivery by registered or certified mail addressed to the parties at the following addresses, unless such addresses are changed by notice, in writing, to the other party.

County of Lake
Lake County Behavioral Health Services
PO Box 1024
6302 Thirteenth Avenue
Lucerne, CA 95458-1024
Attn: Elise Jones, MA
Deputy Director, Administration

Vista Pacifica Enterprises, Inc.
3674 Pacific Avenue
Riverside, CA 92509

Attn: Cheryl Jumonville
President

7. EXHIBITS. The Agreement Exhibits, as listed below, are incorporated herein by reference:

- Exhibit A - Scope of Services
- Exhibit B - Fiscal Provisions
- Exhibit C - Compliance Provisions

8. TERMS AND CONDITIONS. Contractor warrants and agrees that it shall comply with all terms and conditions of this Agreement including **Exhibit A**, **Exhibit B**, and **Exhibit C**, titled, “**Compliance Provisions**,” attached hereto and incorporated herein, in addition to all other applicable federal, state and local laws, regulations and policies.

9. INTEGRATION. This Agreement, including attachments, constitutes the entire Agreement between the parties regarding its subject matter and supersedes all prior Agreements, related proposals, oral and written, and all negotiations, conversations or discussions heretofore and between the parties.

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County and Contractor have executed this Agreement on the day and year first written above.

COUNTY OF LAKE

VISTA PACIFICA ENTERPRISES, INC.

Eddie Crandell
Eddie Crandell (Nov 3, 2025 09:33:02 PST)

CHAIR, Board of Supervisors
Date: 10/29/2025

Cheryl Jumonville
Cheryl Jumonville (Oct 2, 2025 10:15:18 PDT)

Cheryl Jumonville, President
Date: 10/02/2025

APPROVED AS TO FORM:
LLOYD GUINTIVANO

County Counsel
Signed for by: Jackson Benmen
[Signature]
9-30 25

ATTEST:
SUSAN PARKER
Clerk to the Board of Supervisors
By: Johanna DeLong
Johanna DeLong (Oct 29, 2025 15:17:02 PDT)
Date: 10/29/2025



**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

EXHIBIT A – SCOPE OF SERVICES

1. CONTRACTOR’S RESPONSIBILITIES. Contractor agrees to comply with all applicable Medi-Cal laws, regulations, including 1915(b) Waiver and any Special Terms and Conditions.

1.1 Contractor shall comply with California Code of Regulations (CCR), Title 9, Section 1810.435, in the selection of providers and shall review for continued compliance with standards at least every three (3) years.”

1.2 The Contractor shall maintain written policies and procedures on advance directive in compliance with the requirements of 42, Code of Federal Regulations (CFR), Section 422.128 and 438.6. Any written materials prepared by the Contractor for beneficiaries shall be updated to reflect changes in state laws governing advance directives as soon as possible, but not later than 90 days after the effective date of the change. For purposes of this contract, advance directives means a written instruction, such as a living will or durable power of attorney for health care, recognized under State law, relating to the provision of health care when the individual is incapacitated as defined in 42 C.F.R 489.100.

1.3 Contractor will observe and comply with all applicable Federal, State and local laws, ordinances and codes which relate to the services to be provided pursuant to this Agreement, including but not limited to the Deficit Reduction Act (DRA) of 2005, the Federal and State False Claims Acts, and the Health Insurance Portability and Accountability Act (HIPAA) of 1996 and the Health Information Technology for Economic and Clinical Health Act, found in Title XIII of the American Recovery and Reinvestment Act of 2009, Public Law 111-005 (HITECH Act); and the HIPAA Omnibus Final Rule.

1.4 Contractor will ensure that each client has adequate information about the Contractor’s problem resolution processes by including information describing the grievance, appeal, and expedited appeal processes in the Contractor’s beneficiary booklet and providing the beneficiary booklet to beneficiaries. Contractor will post notices explaining grievance, appeal, and expedited appeal process procedures in locations at all Contractor provider sites. Notices shall be sufficient to ensure that the information is readily available to both clients and provider staff. The posted notice shall explain the availability of fair hearings after the exhaustion of an appeal or expedited appeal process, including information that a fair hearing may be requested whether or not the beneficiary has received a notice of action pursuant to CCR, Title 9, and Section 1850.210. A Contractor provider site means any office or facility owned or operated by the Contractor at which clients may obtain specialty mental health services.

1.5 Client’s rights shall be assured pursuant to California law and regulation, including but not limited to Welfare and Institutions Code 5325, Title 9, CCR, Sections 860 through 868 and Title 42, CFR, Section 438.100(b)(1) and, (b)(2). Included in these rights is the right of beneficiaries to participate in decisions regarding his or her health care, including the right to refuse potential treatment services.

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

1.6 Contractor agrees to extend to County or its designee, the right to review and monitor all records, programs or procedures, at any time in regard to clients, as well as the overall operation of Contractor's programs in order to ensure compliance with the terms and conditions of this Agreement.

1.7 All expenses of copying records and other documents shall be borne by the party seeking to review those records and/or documents and charged at the rate of \$0.25 cents per page.

1.8 Upon discovery of a reportable breach by Contractor, the Contractor must notify County within five (5) working days of the breach by submitting an incident report to the Behavioral Health Compliance Officer/Privacy Officer, and fulfill the mandated reporting requirements. Contractor will make his/her best efforts to preserve data integrity and the confidentiality of protected health information.

1.9 Upon termination of the Agreement all Protected Health Information provided by Lake County Behavioral Health Services to Contractor, or created or received by Contractor on behalf of County, is destroyed or returned to County, or if it is infeasible to return or destroy Protected Health Information, protections are extended to such information, in accordance with the termination provisions in this Section.

1.10 Contractor shall comply with the provision of the County's Cultural Competency Plan by maintaining 100% compliance with National Culturally and Linguistically Appropriate Services (CLAS) standards. Contractor shall provide proof, no less than annually or upon County's request, evidence of compliance including but not limited to attendance and training agendas, or other such documentation which reasonably evidences compliance.

1.11 Contractor shall provide secure access to teleconferencing resources and services utilizing a County pre-approved web-based software/service for clients requiring evaluation or assessment by County-contracted professionals. Contractor will observe and comply with all State and Federal regulations in regard to provision of this service. County agrees to work with Contractor to determine reasonable notice of the need to accommodate client with this service.

2. REPORTING REQUIREMENTS. Contractor agrees to provide County with any reports which may be required by State or Federal agencies for compliance with this Agreement.

3. RECORDS RETENTION.

3.1 Contractor shall prepare, maintain and/or make available to County upon request, all records and documentation pertaining to this Agreement, including financial, statistical, property, recipient and service records and supporting documentation for a period of five (5) years from the date of final payment of this Agreement. If at the end of the retention period, there is ongoing litigation or an outstanding audit involving the records, Contractor shall retain the records until resolution of litigation or audit. After the retention period has expired, Contractor assures that confidential records shall be shredded and disposed of appropriately.

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

3.2 Clinical records of each client served at the Facility shall be the property of County and shall be kept at least ten (10) years following discharge. Clinical records of un-emancipated minors shall be kept at least one (1) year after such minor has reached the age of eighteen (18) years or ten (10) years past the last date of treatment, whichever is longer. Records of minors who have been treated by a licensed psychologist must be retained until minor has reached age 25. All information and records obtained in the course of providing services under this Agreement shall be confidential and Contractor shall comply with State and Federal requirements regarding confidentiality of patient information (including but not limited to section 5328 of the Welfare and Institutions Code (W&I), and Title 45, and CFR, section 205.50 for Medi-Cal-eligible patients). All applicable regulations and statutes relating to patients' rights shall be adhered to. This provision shall survive the termination, expiration, or cancellation of this Agreement. Clinical records shall contain sufficient detail to make possible an evaluation by County's Behavioral Health Administrator or designee, or DHCS and shall be kept in accordance with the rules and regulations of the Community Mental Health Services Act of 1967 (MHSA), as amended.

4. DESCRIPTION OF SERVICES. Contractor shall provide Institution for Mental Disease (IMD) services at its licensed Skilled Nursing Facility/Special Treatment Program(s) for adult residents placed by County. Services shall include psychiatric evaluation, medication management, nursing services, and therapeutic programming consistent with Title 9, CCR requirements and applicable licensing standards.

4.1 Contractor shall provide specialty mental health services to clients referred by County. These services shall be provided pursuant to the laws and regulations of the State of California governing such programs. These services shall be provided at Contractor's multiple facilities, hereinafter called "**Facilities**" known as "**Vista Pacifica Center located at 3674 Pacific Avenue, Riverside, CA 92509**" and "**Vista Pacifica Convalescent located at 3662 Pacific Avenue, Riverside, CA 92509**".

4.2 Contractor shall provide staffing at the Facilities twenty-four (24) hours per day, seven (7) days per week, and staffing will include all legally required care for clients, all in accordance with laws and regulations outlined in California Code of Regulations (CCR), Title 22, Divisions 2, and 6.

4.3 Contractor shall admit only those clients who require Residential Support Services, as defined by appropriate law and regulations. All clients admitted to the facility, if applicable, must (either personally or on their behalf by an authorized representative) enter into an "Admission Agreement" and must have a completed "Physician's Report for Community Care Facilities."

4.4 Residents will be discharged or transferred from this facility when: 1) the resident has successfully completed a treatment plan and no longer needs residential or rehabilitation services, 2) the resident requests a transfer or discharge, or 3) the resident needs a higher level of medical or psychiatric care.

4.5 VISTA PACIFICA CONVALESCENT SCOPE OF SERVICES

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

1. Contractor shall provide rehabilitative services to County clients with a primary psychiatric illness, who, as a result of their level of functioning, require placement in a secure mental health setting.
2. Contractor shall ensure that County clients receive continuous supervision and rehabilitation services designed to improve or sustain self-help skills, behavioral adjustment, interpersonal relationships, and alternative placement planning.
3. Services shall include ancillary, but not be limited to, medical, nursing, nutrition, social, pharmaceutical, laboratory, and psychiatric services.
4. Contractor's personnel shall work closely and collaboratively with County Case Managers.
5. Contractor shall submit doctor's declarations to the public guardian's office within three weeks of notification by the public guardian's office, but no later than 45 days prior to the date of the termination of the conservatorship. These services are included in the daily rates described in Section 5, Billing and Payment, Item 5.3.

4.6 VISTA PACIFICA CENTER SCOPE OF SERVICES.

Facilities shall have the capability of providing all of the following services. However, services provided to individual patients will be dependent upon the patient's specific needs.

1. Self Help Skills Training - This shall include but not be limited to:
 - a. Personal care and use of medications
 - b. Money management
 - c. Use of public transportation
 - d. Use of community resources
 - e. Behavior control and impulse control
 - f. Frustration tolerance
 - g. Mental Health education
 - h. Physical fitness
2. Behavior Intervention Training - This shall include but not be limited to:
 - a. Behavior modification modalities
 - b. Re-motivation therapy
 - c. Patient government activities
 - d. Group counseling
 - e. Individual counseling
3. Interpersonal Relationships - This shall include but not be limited to:
 - a. Social counseling
 - b. Educational and recreational therapy
 - c. Social activities such as outings, dances, etc.
4. Pre-Vocational Preparation Services - This shall include but not be limited to:
 - a. Homemaking

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

- b. Work activity
- c. Vocational counseling
- 5. Pre-Release Planning
 - a. Out-of-home placement
- 6. Contractor shall provide a minimum average of 27 hours per week of direct group or individual program services for each patient. Contractor, through the Administrator or designee, shall reassess each County patient at least every four (4) months to determine current level of functioning and individual program needs, and shall make documentation of such reassessments available to County for review and monitoring.
- 7. Bi-Annual Outcome statistics related to changes in patient status including:
 - a. Brief Psychiatric Rating Scale or other agreed upon instrument
 - b. Health status
 - c. Medication usage
 - d. Patient satisfaction
- 8. Bi-monthly Reports will include:
 - a. Data available at the time of report for all included patients.
- 9. Augmented Services Descriptions
 - a. Patch Level A: Residents on this patch level require increased supervision and resources from staff. Examples of behavioral/medical needs that meet this requirement are:
 - i. AWOL Risk patients
 - ii. Extremely verbally aggressive/threatening
 - iii. Allegations of abuse towards staff and peers
 - b. Patch Level B: Residents on this patch level require frequent supervision and resources from multiple departments. Examples of behavioral/medical needs that meet this requirement are:
 - i. Periodic physical aggression towards staff or peers
 - ii. Property destruction
 - iii. Suicidal risk
 - iv. Maladaptive behaviors that require frequent counseling and attention from direct care staff
 - v. Severe psychosis which requires frequent redirection/counseling/behavior modification from unit staff
 - c. Patch Level C: Residents on this patch level require near constant supervision and resources from the facility because their behaviors make them a danger to themselves or others. Examples of behavioral/medical needs that meet this requirement are:
 - i. Physically aggressive behavior that requires the use of 1:1 or LOS (Line of Sight) staff to keep others safe.
 - ii. Suicidal behavior that requires the use of 1:1 or LOS staff to keep the resident safe.
 - d. Patch Level D: An Intensive Program to restore residents to Competency

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

to Stand Trial. Directed at those with misdemeanor charges with the goal of restoring them to Competency as quickly as possible. They receive daily classes on legal and competency issues including mock court role play. Daily classes are led by Masters level counselors and/or a licensed psychologist.

5. AUTHORIZATIONS.

5.1 Contractor, in a competent and professional manner, promises to provide specialized services to Lake County clients certified by licensed staff at Lake County Behavioral Health Services, as requiring specialized services and who meet the criteria established in accordance with the Lake County Mental Health Plan.

5.2 Lake County clients accepted into Contractor's program by Contractor without prior authorization by Lake County Behavioral Health Services may be declared ineligible for funding pursuant to this Agreement. All services must be preauthorized by Lake County Behavioral Health Services. **There are NO EXCEPTIONS to this preauthorization requirement.**

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**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

EXHIBIT B – FISCAL PROVISIONS

1. CONTRACTOR’S FINANCIAL RECORDS. Contractor shall keep financial records for funds received hereunder, separate from any other funds administered by Contractor, and maintained in accordance with Generally Accepted Accounting Principles and Procedures and the Office of Management and Budget’s Cost Principles.

2. INVOICES.

2.1 Contractor’s invoices shall be submitted in arrears on a monthly basis, or such other time that is mutually agreed upon in writing and shall be itemized and formatted to the satisfaction of the County.

2.2 Contractor’s invoices shall be submitted electronically by email to LCBHS_Fiscal@Lakecountyca.gov.

2.3 Contractor shall bill County on or before the fifteenth (15th) working day of the month following the month in which specialty services were provided.

2.4 All billing forms, including supporting documentation, shall clearly reflect client names, number of client days, types of services, and corresponding rates, as well as the NPI numbers of staff who provided the service. All supporting documentation must accompany the approved billing form or service(s) may be denied. Supporting documentation will include all progress notes, treatment/client plans and assessments.

2.5 County shall make payment within thirty (30) business days of an undisputed invoice for the compensation stipulated herein for supplies delivered and accepted or services rendered and accepted, less potential deductions, if any, as herein provided. Payment on partial deliverables may be made whenever amounts due so warrant or when requested by the Contractor and approved by the Assistant Purchasing Agent.

2.6 County shall not be obligated to pay Contractor for services provided which are the subject of any bill if Contractor submits such bill to County more than thirty days (30) after the date Contractor provides the services, or more than thirty (30) days after this Agreement terminates, whichever is earlier.

2.7 Contractor will be obligated to reimburse County for any claims subsequently denied for payment by the State of California due to violations of applicable rules and regulations.

2.8 Monthly payment may vary based on actual services billed.

2.9 County shall not provide reimbursement for date of discharge from any facilities including hospitals, skilled nursing facilities, mental health rehabilitation centers, and residential facilities.

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

2.10 County clients who are able to pay for services from other public or private resources are not billable under this Agreement.

2.11 Contractor and County shall each appoint one responsible representative for the purpose of resolving any billing questions or disputes which may arise during the term of this Agreement. Should such issues arise, County shall still be obligated to pay Contractor on a timely basis for those amounts and/or services which are not in dispute or with respect to which there are no questions. Questioned amounts, once adjusted (if necessary) as agreed by the two representatives, shall be paid to Contractor immediately after the Agreement is reached by the two representatives.

3. AUDIT REQUIREMENTS AND AUDIT EXCEPTIONS.

3.1 Contractor warrants that it shall comply with all audit requirements established by County and will provide a copy of Contractor's Annual Independent Audit Report, if applicable.

3.2 County may conduct periodic audits of Contractor's financial records, notifying Contractor no less than 48 hours prior to scheduled audit. Said notice shall include a detailed listing of the records required for review. Contractor shall allow County, or other appropriate entities designated by County, access to all financial records pertinent to this Agreement.

3.3 If DHCS, CMS, or HHH Inspector General determines that there is a reasonable possibility of fraud or similar risk, CHCS, CMS or HHS Inspector General may inspect, evaluate and audit the Contractor or subcontractor at any time per 42 CFR 438.230(c)(3)(iv).

3.4 DHCS, CMS, HHS Inspector General, Comptroller General or their designees have the right to audit, evaluate and inspect any books, records, contracts, computer or other electronic systems of the contractor or subcontractor that pertain to any aspects of services and activities performed on Medi-Cal beneficiaries per 42 CFR 438.230(c)(3)(i).

3.5 Contractor shall reimburse County for audit exceptions within 30 days of written demand or shall make other repayment arrangements subject to the approval of County.

3.6 The contracting parties shall be subject to the examination and audit of the Department of Health Care Services (DHCS) or Auditor General for any contract in excess of \$10,000 which utilizes state funds for a period of ten (10) years from the final date of the contract period or from the date of completion of any audit, whichever is later per 42 CFR 438.230(c)(3)(iii).

3.7 SmartCare Access Provision

County shall provide Contractor with up to three (3) user licenses for access to the County's Electronic Health Record system (SmartCare) at no cost. If Contractor requires access for additional staff beyond the three provided licenses, the County will charge a rate of sixty-two dollars and twelve cents (\$62.12) per user, per month. The contractor shall be responsible for payment of these additional access costs, which will be invoiced by the County.

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

4. PAYMENT TERMS. County shall pay Contractor for clients approved for residential support services per the rates listed below for Vista Pacifica Center and Vista Pacifica Convalescent.

4.1 IMD RATES

Services 18-64 Years Old	FY 2025-2026
Facility Rate - Daily	\$ 255.00
Room Reserve Rate	\$ 255.00
Extended BED HOLD (Leave of absence)	\$ 255.00
Private Rate	\$ 280.00
Augmented Services Rates	
Level A (per diem rate in addition to daily rate)	\$70.00 per day
Level B (per diem rate in addition to daily rate)	\$140.00 per day
Level C (per diem rate in addition to daily rate)	\$180.00 per day
Level D (per diem rate in addition to daily rate)	\$160.00 per day

Services 65+Years Old	FY 2025-2026
Room Reserve Rate	\$ 255.00
Extended BED HOLD (Leave of absence)	\$ 255.00
Private Rate	\$ 260.00
Augmented Services Rates	
Patch A (per diem rate in addition to daily rate)	\$100.00 per day
Patch B (per diem rate in addition to daily rate)	\$170.00 per day
Patch C (per diem rate in addition to daily rate)	\$210.00 per day
Patch D (per diem rate in addition to daily rate)	\$190.00 per day

4.2 CONVALESCENT RATES

Services	
Facility Rate - Daily Room Reserve Rate	\$297.00
Extended Bedhold Rate	\$297.00
Private Rate- Semi	\$338.00
Private Rate - Single	\$348.00
Augmented Services Rates	

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

Patch A (per diem rate in addition to daily rate)	\$90.00 per day
Patch B (per diem rate in addition to daily rate)	\$160.00 per day
Patch C (per diem rate in addition to daily rate)	\$200.00 per day
Extended Bed Hold Rate - Client out at Hospital past 7 days	
Room Reserve Rate - Holding bed for Client prior to Admission	

DHCS Website for SNF Rates AB1629

<https://www.dhcs.ca.gov/services/medi-cal/Pages/AB1629/LTCAB1629.aspx>

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

EXHIBIT C – COMPLIANCE PROVISIONS

1. **INFORMATION INTEGRITY AND SECURITY.** Contractor shall immediately notify County of any known or suspected breach of personal, sensitive and confidential information related to Contractor’s work under this Agreement.

2. **NON-DISCRIMINATION.** Contractor shall not unlawfully discriminate against any qualified worker or recipient of services because of race, religious creed, color, sex, sexual orientation, national origin, ancestry, physical disability, mental disability, medical condition, marital status or age.

3. **DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS.**
 - 3.1 The Contractor certifies to the best of its knowledge and belief, that it and its subcontractors:
 - A. Are not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by any federal department or agency;

 - B. Have not, within a three-year period preceding this Agreement, been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction; violation of federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

 - C. Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity with commission of any of the offenses enumerated in the preceding paragraph; and

 - D. Have not, within a three-year period preceding this Agreement, had one or more public transactions terminated for cause or default.

 - 3.2 Contractor shall report immediately to County, in writing, any incidents of alleged fraud and/or abuse by either Contractor or Contractor’s subcontractor. Contractor shall maintain any records, documents, or other evidence of fraud and abuse until otherwise notified by County.

4. **AGREEMENTS IN EXCESS OF \$100,000.** Contractor shall comply with all applicable orders or requirements issued under the following laws:
 - 4.1 Clean Air Act, as amended (42 USC 1857).
 - 4.2 Clean Water Act, as amended (33 USC 1368).
 - 4.3 Federal Water Pollution Control Act, as amended (33 USC 1251, et seq.)
 - 4.4 Environmental Protection Agency Regulations (40 CFR, LCC, and Executive Order 11738).

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

5. **INDEMNIFICATION AND HOLD HARMLESS.** Each party shall indemnify and hold the other harmless against all actions, claims, demands and liabilities and against all losses, damage, cost, expense and attorney's fees, arising directly or indirectly out of an actual or alleged injury to a person or to property in the same proportion that his/her/its own acts or omission is attributed to said claim, demand, liability, loss, damage, cost, expense and/or attorney fees. This provision shall not extend to any claim, demand, liability, loss, damage, cost, expenses, and/or attorney's fees covered by the insurance of either party.

Contractor's obligations under this Section shall survive the termination of the Agreement.

6. **STANDARD OF CARE.** Contractor represents that it is specially trained, licensed, experienced and competent to perform all the services, responsibilities and duties specified herein and that such services, responsibilities and duties shall be performed, whether by Contractor or designated subcontractors, in a manner according to generally accepted practices.

7. **INTEREST OF CONTRACTOR.** Contractor assures that neither it nor its employees has any interest, and that it shall not acquire any interest in the future, direct or indirect, which would conflict in any manner or degree with the performance of services hereunder.

8. **DUE PERFORMANCE – DEFAULT.** Each party agrees to fully perform all aspects of this Agreement. If a default to this Agreement occurs then the party in default shall be given written notice of said default by the other party. If the party in default does not fully correct (cure) the default within 30 days of the date of that notice (i.e. the time to cure) then such party shall be in default. The time period for corrective action of the party in default may be extended in writing executed by both parties, which must include the reason(s) for the extension and the date the extension expires.

Notice given under this provision shall specify the alleged default and the applicable Agreement provision and shall demand that the party in default perform the provisions of this Agreement within the applicable time period. No such notice shall be deemed a termination of this Agreement, unless the party giving notice so elects in that notice, or so elects in a subsequent written notice after the time to cure has expired.

9. **INSURANCE.**

9.1 Contractor shall procure and maintain Workers' Compensation Insurance for all of its employees.

9.2 Contractor shall procure and maintain Comprehensive Public Liability Insurance, both bodily injury and property damage, in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence, including but not limited to endorsements for the following coverage: personal injury, premise operations, products and completed operations, blanket contractual, and independent contractor's liability.

9.3 Contractor shall procure and maintain Comprehensive Automobile Liability Insurance, both bodily injury and property damage, on owned, hired, leased and non-owned vehicles used in

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

connection with Contractor's business in an amount of not less than one million dollars (\$1,000,000) combined single limit coverage per occurrence.

9.4 Contractor shall procure and maintain Professional Liability Insurance for the protection against claims arising out of the performance of services under this Agreement caused by errors, omissions or other acts for which Contractor is liable. Said insurance shall be written with limits of not less than one million dollars (\$1,000,000).

9.5 Contractor shall not commence work under this Agreement until it has obtained all the insurance required hereinabove and submitted to County certificates of insurance naming the County of Lake as additional insured. Contractor shall provide County certificates of insurance within 30 days after the date of execution of this Agreement. Contractor agrees to provide to County, at least 30 days prior to expiration date, a new certificate of insurance.

9.6 In case of any subcontract, Contractor shall require each subcontractor to provide all of the same coverage as detailed hereinabove. Subcontractors shall provide certificates of insurance naming the County of Lake as additional insured and shall submit new certificates of insurance at least 30 days prior to expiration date. Contractor shall not allow any subcontractor to commence work until the required insurances have been obtained.

9.7 For any claims related to the work performed under this Agreement, the Contractor's insurance coverage shall be primary insurance as to the County, its officers, officials, employees, agents and volunteers. Any insurance or self-insurance maintained by County, its officers, officials, employees, agents or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.

9.8 The Commercial General Liability and Automobile Liability Insurance must each contain, or be endorsed to contain, the following provision:

The County, its officers, officials, employees, agents, and volunteers are to be covered as additional insureds and shall be added in the form of an endorsement to Contractor's insurance on Form CG 20 10 11 85. Contractor shall not commence work under this Agreement until Contractor has had delivered to County the Additional Insured Endorsements required herein. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of California Civil Code Section 2782.

9.9 Insurance coverage required of Contractor under this Agreement shall be placed with insurers with a current A.M. Best rating of no less than A: VII.

Insurance coverage in the minimum amounts set forth herein shall not be construed to relieve the Contractor for liability in excess of such coverage, nor shall it preclude County from taking other action as is available to it under any other provision of this Agreement or applicable law. Failure of County to enforce in a timely manner any of the provisions of this section shall not act as a waiver to enforcement of any of these provisions at a later date.

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

9.10 Any failure of Contractor to maintain the insurance required by this section, or to comply with any of the requirements of this section, shall constitute a material breach of the entire Agreement.

10. ATTORNEY'S FEES AND COSTS. If any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, costs, and necessary disbursements in addition to any other relief to which such part may be entitled.

11. ASSIGNMENT. Contractor shall not assign any interest in this Agreement and shall not transfer any interest in the same without the prior written consent of County except that claims for money due or to become due Contractor from County under this Agreement may be assigned by Contractor to a bank, trust company, or other financial institution without such approval. Written notice of any such transfer shall be furnished promptly to County. Any attempt at assignment of rights under this Agreement except for those specifically consented to by both parties or as stated above shall be void.

12. PAYROLL TAXES AND DEDUCTIONS. Contractor shall promptly forward payroll taxes, insurances, and contributions to designated governmental agencies.

13. INDEPENDENT CONTRACTOR. It is specifically understood and agreed that, in the making and performance of this Agreement, Contractor is an independent contractor and is not an employee, agent or servant of County. Contractor is not entitled to any employee benefits. County agrees that Contractor shall have the right to control the manner and means of accomplishing the result agreed for herein.

Contractor is solely responsible for the payment of all federal, state and local taxes, charges, fees, or contributions required with respect to Contractor and Contractor's officers, employees, and agents who are engaged in the performance of this Agreement (including without limitation, unemployment insurance, social security and payroll tax withholding.)

14. OWNERSHIP OF DOCUMENTS. All non-proprietary reports, drawings, renderings, or other documents or materials prepared by Contractor hereunder are the property of County.

15. SEVERABILITY. If any provision of this Agreement is held to be unenforceable, the remainder of this Agreement shall be severable and not affected thereby.

16. ADHERENCE TO APPLICABLE DISABILITY LAW. Contractor shall be responsible for knowing and adhering to the requirements of Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act, (42 U.S.C. Sections 12101, et seq.). California Government Code Sections 12920 et seq., and all related state and local laws.

17. HIPAA COMPLIANCE. Contractor will adhere to Titles 9 and 22 and all other applicable Federal and State statutes and regulations, including the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and will make his best efforts to preserve data integrity and the confidentiality of protected health information.

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

- 18. SAFETY RESPONSIBILITIES.** Contractor will adhere to all applicable CalOSHA requirements in performing work pursuant to this Agreement. Contractor agrees that in the performance of work under this Agreement, Contractor will provide for the safety needs of its employees and will be responsible for maintaining the standards necessary to minimize health and safety hazards.
- 19. JURISDICTION AND VENUE.** This Agreement shall be construed in accordance with the laws of the State of California and the parties hereto agree that venue of any action or proceeding regarding this Agreement or performance thereof shall be in Lake County, California. Contractor waives any right of removal it might have under California Code of Civil Procedure Section 394.
- 20. RESIDENCY.** All independent contractors providing services to County for compensation must file a State of California Form 590, certifying California residency or, in the case of a corporation, certifying that they have a permanent place of business in California.
- 21. NO THIRD-PARTY BENEFICIARIES.** Nothing contained in this Agreement shall be construed to create, and the parties do not intend to create, any rights in or for the benefit of third parties.
- 22. UNUSUAL OCCURRENCE REPORTING.** Contractor is required to have procedures for reporting unusual occurrences relating to health and safety issues. Contractor shall report to County any unusual events, accidents, or injuries requiring medical treatment for clients, staff, or members of the community. An unusual occurrence shall be reported to the County in writing (or electronic mail) as soon as possible but no later than three (3) working days of the Contractor's knowledge of the event. An unusual occurrence is subject to investigation by Lake County Behavioral Health Services; and upon a request, a copy of the County's investigation shall be made available to the State Department of Behavioral Health, which may subsequently conduct its own investigation.
- 23. OVERSIGHT.** Lake County Behavioral Health Services shall conduct monitoring and oversight of Contractor's compliance with the terms of this Agreement, and with applicable federal and state law and regulations, including but not limited to Welfare & Institutions Code §14712(c)(3) and California Code of Regulations, Title 9, §§1810.380 and 1810.385. Remedies available to the County under this Agreement include withholding payment, corrective action requirements, or termination for cause. Remedies in instances where the State Department of Health Care Services or the County Mental Health Plan determine the subcontractor has not performed satisfactorily, and the right to audit, will exist through 10 years from the final date of the contract period or from the date of completion of any audit, whichever is later.
- 24. PUBLIC RECORDS ACT.** Contractor is aware that this Agreement and any documents provided to the County may be subject to the California Public Records Act and may be disclosed to members of the public upon request. It is the responsibility of the Contractor to clearly identify information in those documents that s/he considers to be confidential under the California Public Records Act. To the extent that the County agrees with that designation, such

**AGREEMENT BETWEEN THE COUNTY OF LAKE AND VISTA PACIFICA
ENTERPRISES, INC. FOR ADULT RESIDENTIAL SUPPORT SERVICES AND
SPECIALTY MENTAL HEALTH SERVICES FOR FISCAL YEAR 2025-26**

information will be held in confidence whenever possible. All other information will be considered public.







25.26.33 Vista Pacifica FY 2025-26 Revised 2025.10.02

Final Audit Report

2025-10-02

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By:	Sarah Miller (sarah.miller@lakecountyca.gov)
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