



- 1 f. Payments by the County of rent under the Facilities Lease will be used to  
2 pay debt service on the Bonds, but the Bonds will not in any way constitute  
3 an obligation or debt of the County.
- 4 g. The Project is necessary to meet the County’s needs for facilities to provide  
5 behavioral health services to residents of Riverside County.
- 6 h. The County does not wish to undertake directly the governmental burden  
7 associated with the Project and has determined that the proposal by P3 is  
8 the most efficient means for managing the financing and construction of the  
9 Project.
- 10 i. The transaction as proposed constitutes a public leaseback that the County  
11 wishes to approve in accordance with Section 54241 of the California  
12 Government Code.
- 13 j. Environmental review pursuant to the California Environmental Quality  
14 Act (“CEQA”), Public Resources Code Section 21000. Et seq. has been  
15 completed for the Project. The County will adopt a Mitigated Negative  
16 Declaration (MND) and Mitigation Monitoring and Reporting Program  
17 concurrently with approval of this ordinance, finding that there is no  
18 substantial evidence that the Project will have a significant effect on the  
19 environment.

20 Section 2. PURPOSE. The purpose of this ordinance is to authorize a public leaseback  
21 to finance the costs of the Project in the unincorporated Mead Valley area of Riverside County.

22 Section 3. AUTHORITY. This ordinance is adopted pursuant to California  
23 Government Code Section 54241.

24 Section 4. AUTHORIZATION OF PUBLIC LEASEBACK. The public leaseback as  
25 set forth in this ordinance is authorized.

- 26 a. Upon completion of negotiations of the Ground Lease and Facilities Lease,  
27 the County shall consider approving and authorizing execution of the  
28 Ground Lease and the Facilities Lease. The final schedule of base rent  
payments due under the Facilities Lease shall be determined and added as  
an exhibit to the Facilities Lease upon the issuance and sale of the Bonds.
- b. The County hereby requests that P3 lease the Land pursuant to the  
anticipated Ground Lease and undertake the Project, and thereby relieve the

1 County of the governmental burden thereof. The County hereby approves  
2 P3 solely for the purposes of approving the issuance by the Authority of the  
3 Bonds to finance the Project under applicable tax law. The Bonds shall not  
4 be an obligation of the County or any other agency or subdivision of the  
5 State of California, subject to entering into the Ground Lease and Facilities  
6 Lease. The County further agrees to accept title to the Project financed by  
7 the Bonds, including any additions to the Leased Premises, when the Bonds  
8 are discharged. At such time, title to the Project financed by the Bonds will  
be transferred to the County at no additional cost.

9 c. To the extent necessary to meet the conditions of paragraph (d)(2) of United  
10 States Securities and Exchange Commission Rule 15c2-12, as applicable to  
11 a participating underwriter for the Bonds, the County is hereby authorized  
12 to enter into an undertaking in a form acceptable to the participating  
underwriter.

13 d. All appropriate officers of the County are authorized to take any actions and  
14 to execute documents as in their judgment may be necessary or desirable in  
15 order to carry out the terms of, and complete the transactions contemplated  
16 by, this action. All acts taken and all approvals and agreements previously  
17 made pursuant to the authority of this action but prior to the effective date  
18 hereof are hereby ratified and confirmed.

19 e. This ordinance shall be published before the expiration of fifteen (15) days  
20 after its passage and adoption pursuant to California Government Code  
Section 25124.

21 Section 5. SEVERABILITY. If any provision, clause, sentence or paragraph of this  
22 Ordinance or the application thereof to any person or circumstances shall be held invalid, such  
23 invalidity shall not affect the other provisions of this ordinance which can be given effect without  
24 the invalid provision or application, and to this end, the provisions of this ordinance are hereby  
25 declared to be severable.  
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