

# Department of SOCIAL SERVICES

*Community Care Licensing*

## *FACILITY EVALUATION REPORT*

**Facility Number:** 100400544

**Report Date:** 02/25/2026

**Date Signed:** 02/25/2026 03:42:12 PM

**Document Has Been Signed on** 02/25/2026 03:42 PM - **It Cannot Be Edited**

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION FRESNO RO, 1314 E SHAW AVE FRESNO, CA 93710
<b>FACILITY EVALUATION REPORT</b>	

FACILITY NAME:	TERRACES AT SAN JOAQUIN GARDENS, THE	FACILITY NUMBER:	100400544
ADMINISTRATOR/CASE, DIRECTOR:	ALEXIS	FACILITY TYPE:	741
ADDRESS:	5555 NORTH FRESNO STREET	TELEPHONE:	(559) 439-4770
CITY:	FRESNO	STATE: CA	ZIP CODE: 93710
CAPACITY:	652	CENSUS: 373	DATE: 02/25/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCED TIME VISIT/INSPECTION BEGAN:	09:30 AM
MET WITH:	Valerie Epps	TIME VISIT/INSPECTION COMPLETED:	04:00 PM

### NARRATIVE

1 On 02/25/2026, Licensing Program Analyst (LPAs) Daiquiri Boyd and Sarah Hurt arrived unannounced  
2 to conduct a required annual inspection. LPA met with Director, Valerie Epps and announced the  
3 purpose of the visit.  
4

5 LPAs toured lodges: Antonella, Tivoli, Tulipano, Piazza, Tuscany and Grove inside and out. LPAs walked  
6 through Independent Living residences, Assisted Living residences, and Memory Care residences. LPAs  
7 checked water temperatures; in a sample of bathroom or kitchen temperature readings, lowest 113  
8 degrees F and highest 118 degrees F. In most units on the grounds, they have installed tank-less water  
9 heaters. Kitchen toured and food stored properly for perishable and nonperishable in each kitchen for  
10 each lodge. Medication is locked and stored in a medication cart in each lodge. All seven resident rooms  
11 observed during this annual inspection were properly furnished, had adequate lighting, and storage  
12 space. Smoke detectors and carbon monoxide were checked and found to be operational. Wet pipe fire  
13 sprinkler system is inspected annually February though a site wide inspection with local service provider.  
14 All fire extinguishers examined throughout the tour, in all buildings, were serviced February 2026.  
15 Quarterly disaster and fire drills were recorded in a binder, noting each type of drill performed, time and  
16 focus of the type of drill and who attended.  
17

18 A review of staff and resident files was completed. Plan of Operation was complete. Infection Control  
19 Plan was complete.  
20

21 No deficiencies and citations were issued at this time.  
22  
23

24 Exit interview was conducted with Director, Valerie Epps and Administrator Alexis Case.  
25

**NAME OF LICENSING PROGRAM MANAGER:** Sergiy Pidgirny

**NAME OF LICENSING PROGRAM ANALYST:** Daiquiri Boyd

**LICENSING PROGRAM ANALYST SIGNATURE:**

DATE: 02/25/2026

**I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.****FACILITY REPRESENTATIVE SIGNATURE:**

DATE: 02/25/2026

**This report must be available at Child Care and Group Home facilities for public review for 3 years.**

**FACILITY EVALUATION REPORT** California law requires a public report of each licensing visit/inspection. This report is a record for the facility and the licensing agency. This report is available for public review; therefore, care is taken not to disclose personal or confidential information. Inquiries concerning the location, maintenance, and contents of these reports may be directed to the Licensing Program Analyst or Regional Office whose address and telephone number are listed on the front of this form.

**DEFICIENCIES** A deficiency is an instance of noncompliance with licensing requirements, including applicable statutes, regulations, interim licensing standards, operating standards, and written directives. Applicants/ licensees must be notified in writing of all licensing deficiencies. Deficiencies are listed on the left side of this form, and the applicable licensing requirement upon which the deficiency is identified. There are two types of deficiencies:

- Type A deficiencies are violations of licensing requirements that, if not corrected, have a direct and immediate risk to the health, safety, or personal rights of persons in care.
- Type B deficiencies are violations of licensing requirements that, without correction, could become a risk to the health, safety, or personal rights of persons in care, a recordkeeping violation that could impact the care of said persons and/or protection of their resources, or a violation that could impact those services required to meet the needs of persons in care.

**PLANS OF CORRECTION (POCs)** The licensing agency is required to establish a reasonable length of time to correct a deficiency. In order to set the time, the licensing agency must take into consideration the seriousness of the violation, the number of persons in care involved, and the availability of equipment and personnel necessary to correct the violation. Applicants/licensees are requested to provide a specific plan for each violation on the right side of the form across from each deficiency. The more specific the plan, the less chance exists for any misunderstanding in setting time limits and reviewing corrections. The applicant/licensee who encounters problems beyond their control in completing the corrections within the specified time frame may request and may be granted an extension of the correction due date by the licensing agency.

**CORRECTION NOTIFICATION** The applicant/licensee is responsible for completing all corrections and promptly notifying the licensing agency of corrections. Applicants/licensees are advised to keep a dated copy of any correspondence sent to the licensing agency concerning corrections, or if corrections are telephoned to the licensing agency, the date, person contacted, and information given.

**CIVIL PENALTIES** The licensing agency is required by law to issue a Penalty Notice, when applicable, to all facilities holding a license issued by the licensing agency, or subject to licensure, except Certified Family Homes, Resource Families, and Foster Family Homes, or any governmental entity.

**PENALTY NOTICE GIVEN** The statement concerning civil penalties serves as a penalty notice on this Licensing Report and failure to correct cited licensing deficiencies will result in civil penalties. Applicants/ licensees are required to pay civil penalties when administrative appeals have been exhausted and in accordance with any payment arrangements made with the licensing agency.

**APPEAL RIGHTS** The applicant/licensee has a right without prejudice to discuss any disagreement in this report with the licensing agency concerning the proper application of licensing requirements. The applicant/ licensee may request a formal review by the licensing agency to amend or dismiss the notice of deficiency and/ or civil penalty. Requests for review shall be made in writing within 15 business days of receipt of a deficiency notification or civil penalty assessment. Licensing deficiencies may be appealed pursuant to the procedures in the LIC 9058 Applicant/Licensee Rights.

**AGENCY REVIEW** The licensing agency review of an appeal may be conducted based upon information provided in writing by the applicant/licensee. The applicant/licensee may request an office meeting to provide additional information. The applicant/licensee will be notified in writing of the results of the agency review within 60 business days of the date when all necessary information has been provided to the licensing agency.

**EMAIL REQUIREMENT** Adult Community Care Facilities, Residential Care Facilities for the Chronically Ill, and Residential Care Facilities for the Elderly are required to provide and maintain an active email address of record with the licensing agency.