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Department of

SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 107208918
Report Date: 05/28/2026
Date Signed: 05/29/2026 08:22:44 AM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY **FACILITY EVALUATION REPORT**	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SIERRA CASCADE AC/SC, 1314 E SHAW AVE FRESNO, CA 93710

FACILITY NAME:	HARVEST AT FOWLER, THE		FACILITY NUMBER:	107208918
ADMINISTRATOR/DIRECTOR:	ZANIN, ALEX		FACILITY TYPE:	740
ADDRESS:	1400 E SUMNER AVE		TELEPHONE:	(559) 834-5692
CITY:	FOWLER	STATE: CA	ZIP CODE:	93625
CAPACITY: 36		CENSUS: 22	DATE:	05/28/2026
TYPE OF VISIT:	Case Management - Deficiencies	UNANNOUNCED	TIME VISIT/ INSPECTION BEGAN:	01:32 PM
MET WITH:	Administrator, Alex Zanin		TIME VISIT/ INSPECTION COMPLETED:	02:58 PM

NARRATIVE

On 5/28/2026 Licensing Program Analyst (LPA) M. Garza arrived at the facility for an unannounced case management visit. LPA met with Resident Care Coordinator, Irma Banks, explained reason for visit and was permitted entry into the facility. Administrator, Alex Zanin was contacted and arrived some time later. LPA completed a tour of the facility. A health and safety check was completed on residents in care.

This case management visit is being conducted for deficiencies found during complaint investigation for complaint #24-AS-20260526083452. During investigation LPA requested and reviewed documentation and completed interviews. During interviews it was disclosed that there was an verbal altercation in the main living room area of the facility on 05/21/26 with S1 and S2. The altercation was became loud between the 2 staff and other staff had to step in to de-escalate it. Video surveillance shows there were residents in the surrounding area of where the altercation occurred.

interviews disclosed both staff have been talked to previously about other incidents. Review of the Departments e-fax file for the facility shows that there have not been any special incident reports provided by the facility regarding previous incidents. Review of personnel records for S1 and S2 do not show any written disciplinary actions. A SOC 341 was not cross reported to other agencies as required by regulations. Deficiencies cited per California Code of Regulations, Title 22 on 809D.

Exit interview completed with Administrator, Alex. A plan of correction was provided by Alex and reviewed by LPA. A copy of this report, deficiencies and appeal rights provided.

NAME OF LICENSING PROGRAM MANAGER: See Moua
NAME OF LICENSING PROGRAM ANALYST: Mary Garza

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 05/28/2026

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 05/28/2026

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.

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Created By: Mary Garza On 05/28/2026 at 01:45 PM
Link to Parent Document Below:

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY **FACILITY EVALUATION REPORT (Cont)**	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION , 1314 E SHAW AVE FRESNO, CA 93710

FACILITY NAME: HARVEST AT FOWLER, THE **FACILITY NUMBER:** 107208918

DEFICIENCY INFORMATION FOR THIS PAGE: **VISIT DATE:** 05/28/2026

Deficiency Type POC Due Date / Section Number		DEFICIENCIES		PLAN OF CORRECTIONS(POCs)
Type B 06/12/2026 **Section Cited** CCR 87468.2(a)(8)	1 2 3 4 5 6 7	87468.2 Additional Personal Rights of Residents in Privately Operated Facilities (a) In addition to the rights listed in Section 87468.1, Personal Rights of Residents in All Facilities, residents in privately operated residential care facilities for the elderly shall have all of the following personal rights: (8) To be free from neglect, financial exploitation, involuntary seclusion, punishment, humiliation, intimidation, and verbal, mental, physical, or sexual abuse.	1 2 3 4 5 6 7	Administator stated they will hold an all staff training. In -service sign in sheet and training material will be provided to CCL by POC date. Administrator stated that an internal investigation is still ongoing pending the disciplinary action for S1 and S2's.
	8 9 10 11 12 13 14	This requirement was not met as evience by: interviews conducted, video surveillance and records reviewed. The licensee did not comply with the section cited above in that S1 and S2 had a loud verbal altercation in the main living room of the facility with residents in the surrounding vacinity. This poses a potential health safety and or personal rights risk to residents in care.	8 9 10 11 12 13 14	
Type B 06/12/2026 **Section Cited** CCR87211(a)(1)(D)	1 2 3 4 5 6 7	87211 Reporting Requirements (a) Each licensee shall furnish to the licensing agency such reports as the Department may require, including, but not limited to, the following: (1) A written report...(D) Any incident which threatens the welfare, safety or health of any resident, such as psychological abuse of a resident by staff or other residents, or unexplained absence of any resident.	1 2 3 4 5 6 7	Administator stated they will hold an all staff training. In -service sign in sheet and training material will be provided to CCL by POC date.
	8 9 10 11	This requirement was not met as evidence by: Records review and interviews conducted. The licensee did not comply with the section cited above	8 9 10 11	

	12 13 14	in that a report of an incident involving S1 and S2 occurring on 05/21/26 was not reported to the Department. This poses a potential health safety and or personal rights risk to residents in care.	12 13 14	

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

NAME OF LICENSING PROGRAM MANAGER: See Moua

NAME OF LICENSING PROGRAM ANALYST: Mary Garza

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 05/28/2026

I acknowledge receipt of this form and understand my appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 05/28/2026