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Department of
# SOCIAL SERVICES

*Community Care Licensing*

# *FACILITY EVALUATION REPORT*

**Facility Number:** 198320418
**Report Date:** 09/03/2026
**Date Signed:** 09/03/2026 12:00:29 PM

**Document Has Been Signed on** 09/03/2026 12:00 PM **- It Cannot Be Edited**

| STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY<br>**FACILITY EVALUATION REPORT** | CALIFORNIA DEPARTMENT OF SOCIAL SERVICES<br>COMMUNITY CARE LICENSING DIVISION<br>EL SEGUNDO ASC, 400 CONTINENTAL BLVD, STE 340<br>EL SEGUNDO, CA 90245 |
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| FACILITY NAME: | PINE HOUSE VILLA | | FACILITY NUMBER: | 198320418 |
| ADMINISTRATOR/ DIRECTOR: | SYDNEY PRESLEY | | FACILITY TYPE: | 740 |
| ADDRESS: | 1218 E PINE ST | | TELEPHONE: | (310) 740-3290 |
| CITY: | COMPTON | STATE: CA | ZIP CODE: | 90221 |
| CAPACITY: 6 | | CENSUS: 0 | DATE: | 09/03/2026 |
| TYPE OF VISIT: | Case Management - Annual Continuation | UNANNOUNCED | TIME VISIT/ INSPECTION BEGAN: | 10:44 AM |
| MET WITH: | Sydney Presley | | TIME VISIT/ INSPECTION COMPLETED: | 12:00 PM |

**NARRATIVE**

On September 3, 2026 Licensing Program Analyst (LPA) Deborah Lee conduct unannounced visit to conduct the required annual inspection, Due to technical difficulties, LPA Lee was unable to generate an electronic inspection tool and instead used a printable/PDF version. LPA Lee was met by Syndey Presleyand the purpose today's visit was explained. The facility is licensed to serve 6 ambulatory residents ages 60 and over on the 2nd floor only. Currently, there are no residents in placement.

The facility is a two-story home that consist of the following: A tour of the kitchen, dining Room, Activity/lounge area, living Room, laundry area, (3) Bedrooms all located on the 2nd floor, (2) bathrooms, storage shed for all supplies, and an outdoor shaded seating area. All bedrooms were checked, mattresses and box springs were in good condition, adequate lighting, plenty of dresser and closet space was observed. Bathroom toilets and water faucets worked properly, shower was free of mold/mildew, and there are sufficient toiletries accessible to potential residents. The water temperature properly measured between 105-120 F.. A supply of perishable and non-perishable food was observed. First aid kit was checked and fully stocked. 2 fire extinguishers fully charged, carbon monoxide detectors and smoke detectors are operational, a land line and internet service were observed. Toxins and knifes were stored and inaccessible to potential residents. There are no fire arms nor bodies of water on the premises, exits and walkways are free of debris/hazards.

LPA conducted a records review of 2 staff record, 0 resident records. There is a locked centralized storage area for resident medications.

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| | Exit interview conducted, there were deficiencies cited during today's visit. Copy of report provided. |

Eva M Alvarez
Deborah Lee



**DATE:** 09/03/2026

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

**FACILITY REPRESENTATIVE SIGNATURE:**



**DATE:** 09/03/2026

**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.