

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 275294324
Report Date: 04/14/2026
Date Signed: 04/14/2026 09:24:20 PM

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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	
FACILITY EVALUATION REPORT			
FACILITY NAME: FLANDERS COURT OF CARMEL, LLC		FACILITY NUMBER:	275294324
ADMINISTRATOR/HAGERTY, MICHAEL		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	25661 MORSE DRIVE	TELEPHONE:	(831) 626-0824
CITY:	CARMEL	STATE: CA	ZIP CODE: 93923
CAPACITY: 6		CENSUS: 6	DATE: 04/14/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCED	TIME VISIT/INSPECTION
			01:30 PM
			BEGAN:
			TIME VISIT/INSPECTION
			04:30 PM
			COMPLETED:
MET WITH:	Administrator Michael Hagerty		

NARRATIVE	
1	On 04/14/2026, Licensing Program Analyst (LPA) V. Gorban arrived unannounced at the above facility to conduct
2	an Annual Inspection. LPA introduced self, stated the purpose of the visit, and was granted entry to the facility.
3	LPA toured the facility with facility Administrator Michael Hagerty, certification number 7002185740 and
4	expiration date 09/03/2027.
5	The facility was observed to be at a comfortable temperature, of 76 degrees F. Facility is free of debris, in good
6	repair, and no passageway obstructions or fire hazards were observed. Common areas were properly furnished and
7	well-lit throughout. LPA observed some residents in common area after lunch watching television, others in their
8	rooms resting. Department phone number and infection prevention information signs were posted thought the
9	facility.
10	Inspecting kitchen LPA observed the required 7-day supply of non-perishable food and 2- day supply of
11	fresh perishables to be properly stored. An emergency disaster supply was observed. Dishwasher
12	observed Non operational. Refrigerator observed with cooling temperature recorded at
13	
14	
15	A fire extinguisher was observed in compliance with service date 3/30/2025 Last fire drill recorded on 03/17/2026
16	Private residents' bedroom observed to be at comfortable temperatures. The bathroom's water temperature was
17	tested and recorded reading of 113 degrees F.
18	
19	Medications records storage observed to be locked in a cabinet in the common area. Cleaning supplies
20	were observed to be in a locked cabinet in the storage it the laundry room. An outdoor seating area was
21	observed operational for residents in care.
22	LPA reviewed facility files. Deficiencies were observed and cited during this visit.
23	Exit interview conducted. Copy of this report with appeal rights provided for facility records.
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Alexandria Walton
NAME OF LICENSING PROGRAM ANALYST: Vadim Gorban

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 04/14/2026

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

DATE: 04/14/2026

This report must be available at Child Care and Group Home facilities for public review for 3 years.LIC809 (FAS) - (06/04)
California Health & Human Services AgencyPage: 1 of 4
California Department of Social Services

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 III, 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: Vadim Gorban On 04/14/2026 at 03:06 PM
Link to Parent Document Below:

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FACILITY EVALUATION REPORT (Cont)	

FACILITY NAME: FLANDERS COURT OF CARMEL, LLC

FACILITY NUMBER: 275294324

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 04/14/2026

DEFICIENCIES & PLANS OF CORRECTION (POCs)

	Type B	Section Cited	CCR	87202(a)	
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Fire Clearance

(a) All facilities shall maintain a fire clearance approved by the city, county, or city and county fire department or district providing fire protection services, or the State Fire Marshal. Prior to accepting or retaining any of the following types of persons, the applicant or licensee shall notify the licensing agency and obtain an appropriate fire clearance approved by the city, county, or city and county fire department or district providing fire protection services, or the State Fire Marshal:

This requirement is not met as evidenced by:

	Deficient Practice Statement
1 2 3 4	Based on observation and interview, the licensee did not comply with the section cited above. The facility both extinguishers are out of compliance wit expired tags which poses/posed a potential health, safety or personal rights risk to persons in care.
	POC Due Date: 04/17/2026
	Plan of Correction
1 2 3 4	Licensee will provide plan of correction by POC due date to LPA by email

	Type B	Section Cited	CCR	87303(a)	
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Maintenance and Operation

(a) The facility shall be clean, safe, sanitary and in good repair at all times. Maintenance shall include provision of maintenance services and procedures for the safety and well-being of residents, employees and visitors.

This requirement is not met as evidenced by:

	Deficient Practice Statement
1 2 3 4	Based on observation and interview, the licensee did not comply with the section cited above. Dishwasher located in the kitchen does not work which poses/posed a potential health, safety or personal rights risk to persons in care.
	POC Due Date: 04/17/2026
	Plan of Correction
1 2	Licensee will provide plan of correction by POC due date to LPA by email

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:	Alexandria Walton
NAME OF LICENSING PROGRAM ANALYST:	Vadim Gorban
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 04/14/2026
I acknowledge receipt of this form and understand my appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	
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DEFICIENCIES & PLANS OF CORRECTION (POCs)

	Type B	Section Cited	CCR	87463(a)	
Reappraisals					
(a) The pre-admission appraisal, as specified in Section 87457, Pre-Admission Appraisal, shall be updated, in writing as frequently as necessary or once every 12 months, whichever occurs first, to note significant changes in condition, as defined in Section 87101, Definitions, and to keep the appraisal accurate. For the purposes of this section, the updated pre-admission appraisal shall be referred to as the reappraisal.					
This requirement is not met as evidenced by:					
	Deficient Practice Statement				
1 2 3 4	Based on observation, interview, and record review, the licensee did not comply with the section cited above. Records reviews revealed that files reviewed missing updated annual reassessment evaluations which poses/posed a potential health, safety or personal rights risk to persons in care.				
	POC Due Date: 04/17/2026				
	Plan of Correction				
1 2 3 4	Licensee will provide plan of correction by POC due date to LPA by email				
	Type B	Section Cited	CCR	87463(h)	

Reappraisals

(h) The licensee shall request that all residents receive an annual routine visit with a licensed medical professional once every twelve months, either in person or by video appointment.					
This requirement is not met as evidenced by:					
	Deficient Practice Statement				

1	Based on observation, interview, and record review, the licensee did not comply with the section cited above. Records reviews revealed that R1 file missing updated medical evaluation which poses/posed a potential health, safety or personal rights risk to persons in care.
2	
3	
4	
	POC Due Date: 04/17/2026
	Plan of Correction
1	Licensee will provide plan of correction by POC due date to LPA by email
2	
3	
4	

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

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