

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 300600816
Report Date: 08/11/2021
Date Signed: 08/16/2021 11:19:09 AM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 770 THE CITY DR., SUITE 7100 ORANGE, CA 92868
FACILITY EVALUATION REPORT	

FACILITY NAME: ROWNTREE GARDENS	FACILITY NUMBER: 300600816
ADMINISTRATOR: CLAUDIA LUSCA-BORCSA	FACILITY TYPE: 741
ADDRESS: 12151 DALE STREET	TELEPHONE: (714) 530-9100
CITY: STANTON	STATE: CA
CAPACITY: 280	ZIP CODE: 90680
TYPE OF VISIT: Office	CENSUS: 175
MET WITH: Licensee	ANNOUNCED
	DATE: 08/11/2021
	TIME BEGAN: 02:30 PM
	TIME COMPLETED: 04:00 PM

NARRATIVE	
1	At this informal conference present were Randy Brown, Executive Director; Michael Beeman, Chief
2	Financial Officer; Pam Kaufmann, attorney; Mark Damon, Certified Public Accountant; Jim Stearman,
3	attorney; Don Allen, Licensee Board Member; Ann Hablitzel, Licensee Board Member; Jeff Davis,
4	Licensee Board Member; Stan Leach, Licensee Board Member, Bill Hendrickson, CDSS Financial
5	Consultant, William Young, Financial Analyst; Paramjit Judge, Financial Analyst; Marina Stanic,
6	Licensing Program Manager; Allison Nakatomi, Manager; and Katie Anderson, Assistant Branch Chief.
7	The informal conference process was explained to the Licensee.
8	
9	During the meeting the following was discussed with Licensee:
10	- unsound financial condition
11	- board accountability (Title 22, Division 6, Chapter 8, Article 4. Operating Requirements, 87205 (a)(b)
12	Accountability of Licensee Governing Body
13	- short-term plan to ensure financial obligations are met
14	- assistance from Foundation
15	- bridge funding
16	- sale of the J1 and J2 houses; expect gross proceeds of approximately \$1.6 million
17	- duration of compliance plan monitoring
18	- agreement to cease offering Type A contracts
19	- financial goals to break even or show 12 months positive results from operations prior to selling Type A
20	or Type B continuing care contracts
21	- restrictions put in place until short-term plan is met
22	- possibility of updating Corrective Action Plan
23	
24	
25	Continued on LIC 809C

NAME OF LICENSING PROGRAM MANAGER: Robert Gomez
NAME OF LICENSING PROGRAM ANALYST: Marina Stanic

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 08/13/2021

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 08/13/2021

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

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING DIVISION
CCLD Regional Office, 770 THE CITY DR., SUITE 7100
ORANGE, CA 92868

FACILITY EVALUATION REPORT (Cont)

FACILITY NAME: ROWNTREE GARDENS

FACILITY NUMBER: 300600816

VISIT DATE: 08/11/2021

NARRATIVE

- 1 The following was agreed upon:
- 2 - By August 13, 2021 the Licensee will inform the CCLD of the date CFH will receive report from their
- 3 consultant, Crown Research and the date any updates to the Corrective Action Plan will be submitted.
- 4 - Board Meeting scheduled for August 24, 2021 will authorize the sales of J1 and J2 Houses
- 5 - Board Meeting Minutes will be forwarded to CCLD by COB September 3, 2021.
- 6 - Draft compliance plan agreement will be submitted by the Department to the Licensee by August 20,
- 7 2021 and the parties will meet by August 27, 2021 to finalize the compliance plan.
- 8 - The meeting with Licensee to review and discuss financial data is tentatively scheduled for August 20,
- 9 2021.
- 10 - The repairs to the J1 house will be complete and the house will be ready to be listed for sale by August
- 11 31, 2021. The Licensee will inform the Department by COB August 25, 2021 of the date when J2 house
- 12 repairs will be completed and the house ready to be listed for sale.
- 13 - In the event that the facility runs out of cash prior to the sale of the home, the Licensee will have bridge
- 14 financing pre-approved to meet immediate cash needs.
- 15
- 16 The following items are going to be addressed at the meeting with the Licensee scheduled for August
- 17 20, 2021:
- 18 - Projections for the 12-month period must also include Balance Sheet and Statement of Cash Flows
- 19 projections.
- 20 - Benchmarks and measurements of the compliance plan
- 21 - Other Strategies in CAP not addressed in Amendment to Corrective Action Plan:
- 22 - Peer Consulting
- 23 - Added Board Expertise
- 24 - Management Consultant and Attorneys' cost
- 25
- 26 An exit interview was conducted and a copy of this report issued to the Licensee.
- 27
- 28
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NAME OF LICENSING PROGRAM MANAGER: Robert Gomez

NAME OF LICENSING PROGRAM ANALYST: Marina Stanic

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 08/13/2021

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