

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 306001157
Report Date: 05/31/2022
Date Signed: 05/31/2022 12:38:25 PM

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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 | |

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|---------------------------------------|----------------------------------|
| FACILITY NAME: PARK TERRACE | FACILITY NUMBER: 306001157 |
| ADMINISTRATOR: KOEHLER, EUGENE (GENO) | FACILITY TYPE: 740 |
| ADDRESS: 21952 BUENA SUERTE | TELEPHONE: (949) 888-2250 |
| CITY: RANCHO SANTA MARGARI STATE: CA | ZIP CODE: 92688 |
| CAPACITY: 230 | CENSUS: 167 DATE: 05/31/2022 |
| TYPE OF VISIT: Required - 1 Year | UNANNOUNCED TIME BEGAN: 09:03 AM |
| MET WITH: Geno Koehler | TIME COMPLETED: 12:50 PM |

| NARRATIVE | |
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| 1 | Licensing Program Analysts (LPAs) Jessica Cho and Edward Tapia conducted an unannounced |
| 2 | required annual inspection in this facility focusing primarily on the Infection Control. LPAs were greeted |
| 3 | and granted entry by Executive Director/Administrator (Admin) Geno Koehler after completing the |
| 4 | Coronavirus 2019 (COVID-19) screening procedure. Facility screens and documents temperature for all |
| 5 | staff and visitors electronically. The PUB475 See Something, Say Something poster was observed in the |
| 6 | size of 11"x14" by the front desk. LPAs did not observe the required Department postings as they were |
| 7 | currently being replaced. The Administrator's Certificate for Geno Koehler expires on 7/22/2022. |
| 8 | |
| 9 | Around 9:38 am, LPAs toured the interior and exterior portions of the facility with Admin Koehler. The |
| 10 | facility is a two level structure and licensed for two hundred thirty non-ambulatory residents; approved |
| 11 | for secured perimeter and delayed egress; and has a hospice waiver for twenty residents. Currently, |
| 12 | there are one hundred and sixty seven residents and fourteen out of the one hundred sixty seven are in |
| 13 | hospice care as of today. Facility appeared clean and sanitary in all areas observed. LPAs inspected |
| 14 | sixteen randomly selected rooms total- eight on each floor and observed the following: all sixteen rooms |
| 15 | were provided with furniture in good repair, clean linens, adequate storage space, and kept free of |
| 16 | tripping hazards. Smoke, carbon monoxide, and auditory exit alarms tested operational. The bathrooms |
| 17 | were observed to be in good repair except in Apartments #141, #145, and #259 as a single light bulb in |
| 18 | each of the bathrooms needed to be replaced. All bathrooms were provided with grab bars and non-skid |
| 19 | floor mats, and hot water measured between the ranges of 109.5 to 116.6 degrees Fahrenheit. LPAs |
| 20 | observed hand washing signs in the community bathrooms but none in the resident's bathrooms. Facility |
| 21 | had hand sanitizers mounted on the wall throughout the facility and in the common areas. Facility met |
| 22 | the minimum two day perishable and seven day non-perishable food stock requirements. Medications, |
| 23 | cleaning supplies, and sharp items were inaccessible to the residents in care. Fire extinguishers were |
| 24 | mounted and charged. For the exterior portion, LPAs observed patio furniture under a gazebo in the |
| 25 | courtyard, and the grounds were free of tripping hazards. |

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| NAME OF LICENSING PROGRAM MANAGER: Sheila Santos |
| NAME OF LICENSING PROGRAM ANALYST: Jessica Cho |

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 05/31/2022

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 05/31/2022

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: PARK TERRACE

FACILITY NUMBER: 306001157

VISIT DATE: 05/31/2022

NARRATIVE

1 LPAs observed the emergency disaster and evacuation plans. Facility had back-up emergency food and
2 water supply. The First Aid Kits had all the required components, and the facility had sufficient PPEs and
3 incontinence supplies. Facility has a plan for COVID-19 testing residents and staff as well as a plan for
4 isolation as needed.

5
6 LPAs consulted the following: to post COVID-19 precautionary signs by the front
7 entrance, to enlarge the PUB475 See Something, Say Something poster in the size
8 of 20"26," to repair the broken light bulbs in Apts #141, #145, and #259, to repair the
9 grab bar in the elevator, and to post hand washing signs in all resident's bathrooms.

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12 LPA discussed Assembly Bill 665 that requires a licensee of any adult or senior care residential facility
13 that has internet service to provide at least one internet access device, such as a computer, smart
14 phone, tablet or other device, that can support real-time interactive applications; is equipped with video
15 conferencing technology, including microphone and camera functions; and is dedicated for client or
16 resident use. Residents have access to seven tablets provided by the facility.

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20 LPA reviewed the COVID-19 mitigation plan of the facility. No deficiency cited in this review as per Title
21 22 Division 6 of the California Code of Regulations. An Advisory Note (LIC9102) was issued during the
22 visit, and the Administrator will follow-up with the corrections. An exit interview was conducted with
23 Administrator Geno Koehler, and a copy of this report was provided.
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NAME OF LICENSING PROGRAM MANAGER: Sheila Santos

NAME OF LICENSING PROGRAM ANALYST: Jessica Cho

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 05/31/2022

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 05/31/2022