

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 306002155
Report Date: 02/20/2026
Date Signed: 02/20/2026 11:31:08 AM

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

FACILITY NAME:	BRANDON MANOR	FACILITY NUMBER:	306002155
ADMINISTRATOR/MARY YEPES		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(949) 365-9082
ADDRESS:	28421 BRANDON DR.	ZIP CODE:	92677
CITY:	LAGUNA NIGUEL	STATE: CA	DATE:
CAPACITY: 5		CENSUS: 3	02/20/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCED TIME VISIT/INSPECTION	08:15 AM
MET WITH:	Mary Yepes	BEGAN: TIME VISIT/INSPECTION	11:45 AM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Joseph Alejandro made an unannounced visit to conduct the required annual inspection. LPA was greeted and granted entry by Staff. LPA met with Administrator Mary Yepes and explained the reason for the visit. Facility is licensed for 5 non-ambulatory residents of which 1 can be bedridden and a hospice waiver for 2. The facility is a single story home with 4 bedrooms, 2 bathrooms, living room, dining room, kitchen and a family room with a screened fireplace, laundry room and an attached two care garage. The fireplace is place is empty and the Administrator reported it is not used. The garage is kept locked and used for storage. LPA observed the PUB 475 poster posted in the living room. LPA observed all resident rooms had the required furniture. All of the resident rooms are clean and organized. How water measured 114.0 degrees Fahrenheit in both bathrooms. LPA observed the kitchen is clean and organized. Knives and sharp objects are kept locked under the kitchen sink. The fire extinguisher in the kitchen is fully charged. Medications are kept locked in a kitchen cabinet. LPA observed a 2 day perishable and a 7 day non-perishable food supply on hand in the kitchen. LPA and Administrator toured the backyard. There is a table and chairs in the backyard for sitting outside. The patio is covered and there is a small gazebo. LPA observed a small raised fountain. Both exit gates are operational. No obstacles or hazards observed in the backyard. Smoke detectors and carbon monoxide detectors tested operational. The last fire drill was conducted on February 19, 2026. LPA inspected the First-Aid kit, it has all the required elements. Facility has an internet device (tablet) for dedicated resident use. LPA reviewed 3 staff files, no discrepancies observed. All 3 staff are background cleared and associated to the facility. LPA reviewed 3 resident files and their medications, no discrepancies observed. LPA consulted with the Administrator concerning reporting requirements. No deficiencies observed during the visit. No deficiencies are being cited as result of this visit. An exit interview was conducted and a copy of this report and appeal rights was provided to the Facility Administrator.
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NAME OF LICENSING PROGRAM MANAGER: Sheila Santos
NAME OF LICENSING PROGRAM ANALYST: Joseph Alejandro

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 02/20/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 02/20/2026

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.