

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 306005946
Report Date: 05/27/2021
Date Signed: 05/27/2021 05:16:15 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
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FACILITY NAME: SERRA SOL	FACILITY NUMBER: 306005946
ADMINISTRATOR: LOPEZ, JANELLE	FACILITY TYPE: 740
ADDRESS: 31451 AVENIDA LOS CERRITOS	TELEPHONE: (510) 548-6600
CITY: SAN JUAN CAPISTRANO STATE: CA	ZIP CODE: 92675
CAPACITY: 70	CENSUS: 0 DATE: 05/27/2021
TYPE OF VISIT: Prelicensing	UNANNOUNCED TIME BEGAN: 01:00 PM
MET WITH: Rebecca Langdon, Susan Peterson, Scott Gardner	TIME COMPLETED: 05:31 PM

NARRATIVE	
1	Licensing Program Analyst (LPA) Joseph Alejandro made this announced visit for the purposes of
2	conducting a Pre-licensing inspection. LPA met with Rebecca Langdon, Susan Peterson and Scott
3	Gardner. Facility is to operate a Residential Care Facility for the elderly. Facility is for residents with
4	Dementia. Capacity is for 70 non-ambulatory residents. Application was submitted to CCL on
5	12/11/2020. Structure: Facility is a two story building with a central courtyard and surrounding parking
6	lot. No bodies of water observed. LPA inspected all 58 resident rooms, kitchen, dining rooms, laundry
7	room, medication room and theater room. LPA observed that only the two model rooms had furnishings.
8	LPA observed no obstacles or hazards in the facility. Call system is operational. LPA observed a wired
9	smoke/carbon monoxide detector in each room. System tested during Fire inspection. All bathrooms
10	were clean and operational and grab bars were secure. Hot water temperature measured between
11	114.6 degrees Fahrenheit and 120.0 degrees Fahrenheit. LPA toured the courtyard and outside parking
12	lot, no obstacles or hazards observed. All fire extinguishers were fully charged. LPA observed the
13	emergency chair lift mounted next to the stairway. Facility telephone number is 949-485-2022.
14	Bathrooms , were clean, faucets and toilets were operational. LPA observed that the kitchen was clean
15	and knives are kept secured. First-Aid Kit & Activity Supplies. observed and available. Resident & Staff
16	Files facility has no residents at this time, no files reviewed. Delayed Egress exit doors are operational.
17	Fire clearance was approved by Orange County Fire Authority Inspector Michael Longobard on
18	05/4/2021 . LPA informed applicants that the facility is required to provide furniture to include, bed,
19	nightstand, lamp and chair, in good working order for residents who require it. Applicants stated they
20	understood. Facility meets Title 22 Division 6 of the California Code of Regulations. Facility is ready for
21	licensure. LPA explained the process of this application and also about post licensing visit once the
22	facility is licensed. Applicant was informed today that the final approval will be processed by the CAU
23	supervisor in Sacramento. Component III was completed with applicant. An exit interview was
24	conducted and a copy of this report, LIC809 was explained and provided to Susan Peterson.
25	

NAME OF LICENSING PROGRAM MANAGER: Luz Adams
NAME OF LICENSING PROGRAM ANALYST: Joseph Alejandro

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 05/27/2021

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 05/27/2021

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