

Department of

SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 306006233

Report Date: 09/26/2023

Date Signed: 09/26/2023 01:22:08 PM

Document Has Been Signed on 09/26/2023 01:22 PM - It Cannot Be Edited

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: IVY PARK OF WELLINGTON	FACILITY NUMBER: 306006233
ADMINISTRATOR: CASTILO, MONICA	FACILITY TYPE: 740
ADDRESS: 24962 CALLE ARAGON	TELEPHONE: (562) 865-9500
CITY: LAGUNA WOODS	STATE: CA
CAPACITY: 220	ZIP CODE: 92637
TYPE OF VISIT: Prelicensing	CENSUS: 161
MET WITH: Monica Castillo	ANNOUNCED
	DATE: 09/26/2023
	TIME BEGAN: 09:15 AM
	TIME COMPLETED: 01:35 PM

NARRATIVE	
1	Licensing Program Analyst (LPA) Sean Haddad conducted this announced inspection for the purpose of
2	conducting a pre-licensing inspection. LPA met with Applicant (AP) Monica Castillo, discussed the
3	purpose of the inspection, and toured the facility. Facility is to operate a Residential Care Facility for the
4	Elderly. Application was submitted to Community Care Licensing on 08/01/2022. This is a change of
5	ownership with persons in care.
6	
7	During the inspection, LPA and AP observed the following: Structure: facility is a large commercial
8	facility. There is one building with four stories. The memory care unit is on the first floor with delayed
9	egress and has its own common areas, dining room, and two outdoor patios. The rest of the building is
10	for assisted living. The assisted living kitchen and dining room are on the second floor. There are two
11	outdoor courtyards for assisted living residents on the first floor. There is a dedicated medication room
12	for the memory care unit and also one for the assisted living section. There are 21 bedrooms in the
13	memory care unit and 155 bedrooms in the assisted living section, with each bedroom having its own
14	bathroom. There are also common bathrooms, activity rooms, and common areas throughout the facility.
15	Facility telephone number is (949) 586-3393. Resident Bedrooms: the resident bedrooms are spacious
16	and will easily accommodate the residents' furnishings. Lights, chairs, linens, and storage for 12 resident
17	bedrooms inspected. Bathrooms: were clean, faucets and toilets were operational. Water temperature:
18	tested between 114 degrees F and 118.9 degrees between the 12 resident bathroom faucets tested.
19	Linens & Hygiene Supplies: new linens and fully stocked linen closets were observed. Emergency
20	Phone Numbers, Exit Plan & Menu: reviewed. Food Service: 2 days perishable and 7 days
21	nonperishable food supply reviewed. Carbon Monoxide, Smoke Detectors, Fire Extinguisher: observed.
22	Appliances: stove burners, microwave, washer, and dryer inspected. Knives: observed locked in the
23	kitchen. Toxins: observed locked in the first floor housekeeping room. Medications are locked in
24	medication carts inside the two medication rooms. First-Aid Kit & Activity Supplies: observed and
25	available.

NAME OF LICENSING PROGRAM MANAGER: Armando J Lucero
NAME OF LICENSING PROGRAM ANALYST: Sean Haddad

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 09/26/2023

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 09/26/2023

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: IVY PARK OF WELLINGTON

FACILITY NUMBER: 306006233

VISIT DATE: 09/26/2023

NARRATIVE

1 Resident & Staff Files: LPA reviewed 5 resident files and 5 staff files. Fire clearance was approved by
 2 Orange County Fire Authority on 07/02/2023. Courtyard exit gates are operational and unlocked.
 3 Courtyards have shaded area for outdoor activities and sufficient seating for residents. Component III
 4 was completed with AP during today's inspection. Facility is currently operating under the liability
 5 insurance of current facility LAS PALMAS (306005349). AP will switch liability insurance to new facility
 6 once the application is approved.
 7
 8 During the inspection, LPA explained the process of this application and about the post licensing
 9 inspection once the facility is licensed. AP was informed today that the facility is ready for licensure and
 10 final approval will be processed by the CAB supervisor in Sacramento. An exit interview was conducted
 11 and a copy of this report was discussed with and provided to AP.
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NAME OF LICENSING PROGRAM MANAGER: Armando J Lucero

NAME OF LICENSING PROGRAM ANALYST: Sean Haddad

LICENSING PROGRAM ANALYST SIGNATURE:

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FACILITY REPRESENTATIVE SIGNATURE:

DATE: 09/26/2023