

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 306006451
Report Date: 07/08/2026
Date Signed: 07/08/2026 03:48:48 PM

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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:	IVY PARK AT LA PALMA	FACILITY NUMBER:	306006451
ADMINISTRATOR/MUNOZ, JENNIFER		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	5321 LA PALMA AVENUE	TELEPHONE:	(724) 739-8111
CITY:	LA PALMA	STATE: CA	ZIP CODE: 90623
CAPACITY: 80		CENSUS: 70	DATE: 07/08/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCED TIME VISIT/ INSPECTION	07:45 AM
		BEGAN:	
MET WITH:	Jennifer Munoz	TIME VISIT/ INSPECTION	04:00 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Jerome Haley conducted an unannounced visit for the purpose of conducting a required one-year annual inspection. LPA was greeted, granted entry by staff and explained the reason for the visit. Structure: The facility has two level structure and licensed for 80 non-ambulatory residents and has a hospice waiver for 15. The facility currently has 72 residents and 70 residents were present during the visit. The facility consist of Assisted Living and Memory Care. Bedrooms: Seven random resident bedrooms/restrooms were inspected and all had the required furnishings: bed, lamp, chair, and storage space. Bathroom(s): Bathrooms are equipped with a working toilet, wash basin, and shower. Hot water measured in between 115.1 – 118 degrees F. Kitchen/Food Service: A food supply that meets regulation requirements was observed. The facility receives four shipments from two different carriers a week. Food temperature logs were observed, and Freezer/Refrigerator logs were observed. Temperature logs are updated daily. Food temperature logs are recorded during each meal. Client & Staff Files: Resident and staff files are located on the first floor in the business office and the Executive Directors office. File Review: Seven resident files and seven staff files were reviewed during the inspection. Medications/First-Aid Kit: Resident medications are stored in the medication carts and stored on the second floor in the wellness room. A first aid kit with all the required elements was observed mounted on the wall in the wellness room near the medication carts.
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NAME OF LICENSING PROGRAM MANAGER: Kevin Saborit-Guasch**NAME OF LICENSING PROGRAM ANALYST:** Jerome Haley**LICENSING PROGRAM ANALYST SIGNATURE:****DATE:** 07/08/2026**I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.****FACILITY REPRESENTATIVE SIGNATURE:****DATE:** 07/08/2026**This report must be available at Child Care and Group Home facilities for public review for 3 years.****LIC809 (FAS) - (06/04)**

California Health & Human Services Agency

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California Department of Social Services

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.

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FACILITY EVALUATION REPORT (Cont)	

FACILITY NAME: IVY PARK AT LA PALMA

FACILITY NUMBER: 306006451
VISIT DATE: 07/08/2026

NARRATIVE	
1	Medication Review: Seven resident medications were reviewed during the visit. No discrepancies were
2	observed. Medication is being administered as prescribed.
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4	Backyard/Exterior: The exterior portion of the facility is clean and organized. Walkways are free of
5	obstruction. Tables and chairs were observed and there was plenty of shade in the outside portion of the
6	facility.
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8	Bodies of Water: None
9	Smoke/Carbon Monoxide Detectors: Smoke and sprinkler systems are serviced annually by Telgian.
10	The last inspection was conducted June 4, 2026.
11	Fire Extinguisher: Fire extinguisher were observed mounted on wall throughout the facility.
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13	An emergency evacuation drill: Was conducted June 16, 2026. Evacuation drills are conducted
14	monthly.
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16	Emergency Phone Numbers, House Rules, Exit Plan & Menu:
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20	Several facility postings are posted and available for review on the main postings board near the
21	elevator.
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23	Additional Comments: Licensing fees are current. Contact information was reviewed and and updated.
24	Seven staff were interview and three residents were interviewed during the inspection.
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26	No deficiencies are being cited as a result of today's inspection.
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28	An exit interview conducted, and a copy of the report was provided.
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NAME OF LICENSING PROGRAM MANAGER: Kevin Saborit-Guasch	
NAME OF LICENSING PROGRAM ANALYST: Jerome Haley	
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 07/08/2026

I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	DATE: 07/08/2026