

# Department of SOCIAL SERVICES

*Community Care Licensing*

## *FACILITY EVALUATION REPORT*

**Facility Number:** 306006463  
**Report Date:** 12/11/2025  
**Date Signed:** 12/11/2025 12:30:41 PM

**Document Has Been Signed on** 12/11/2025 12:30 PM - **It Cannot Be Edited**

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
<b>FACILITY EVALUATION REPORT</b>	

FACILITY NAME:	IVY PARK AT FULLERTON	FACILITY NUMBER:	306006463
ADMINISTRATOR/HALE, CHRISTINA DIRECTOR:		FACILITY TYPE:	740
ADDRESS:	2226 NORTH EUCLID STREET	TELEPHONE:	(714) 738-3656
CITY:	FULLERTON	STATE: CA	ZIP CODE: 92835
CAPACITY:	85	CENSUS: 74	DATE: 12/11/2025
TYPE OF VISIT:	Case Management - Deficiencies	UNANNOUNCED TIME VISIT/INSPECTION	11:30 AM
MET WITH:	Interim Executive Director- Samuel De Guzman	BEGAN: TIME VISIT/INSPECTION	12:45 PM
		COMPLETED:	

### NARRATIVE

1 On December 11, 2025, Licensing Program Analyst (LPA) Edward Kim conducted a case management  
2 deficiency visit unrelated to an allegation of complaint # 22-AS-20251210151854.  
3

4 LPA Kim conducted a health and safety check. LPA observed on the facility records the annual licensing  
5 fee was not paid as of December 11, 2025. The annual licensing fee was due on November 26, 2025.  
6

7 A deficiency was cited during the visit per Title 22 Division 6 Chapter 8 of the California Code of  
8 Regulations. The annual licensing fee was due on November 26, 2025, and was not paid as of  
9 December 11, 2025.  
10

11 An exit interview was conducted, and a copy of this report and appeal rights were provided to Interim  
12 Executive Director Samuel De Guzman.  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

**NAME OF LICENSING PROGRAM MANAGER:** Lourdes Montoya  
**NAME OF LICENSING PROGRAM ANALYST:** Edward Kim

**LICENSING PROGRAM ANALYST SIGNATURE:**


DATE: 12/11/2025

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

**FACILITY REPRESENTATIVE SIGNATURE:**


DATE: 12/11/2025

**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.

**Document Has Been Signed on 12/11/2025 12:30 PM - It Cannot Be Edited**

**Created By: Edward Kim On 12/11/2025 at 11:31 AM**  
**Link to Parent Document Below:**

<p>STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY</p> <p><b>FACILITY EVALUATION REPORT (Cont)</b></p>	<p>CALIFORNIA DEPARTMENT OF SOCIAL SERVICES          COMMUNITY CARE LICENSING DIVISION          , 770 THE CITY DR., SUITE 7100          ORANGE, CA 92868</p>
---	--

**FACILITY NAME:** IVY PARK AT FULLERTON

**FACILITY NUMBER:** 306006463

**DEFICIENCY INFORMATION FOR THIS PAGE:**

**VISIT DATE:** 12/11/2025

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 12/26/2025 <b>Section Cited</b> CCR 87156(a)	1 87156(a) An applicant or licensee shall 2 be charged fees as specified in Health 3 and Safety Code section 1569.185. 4 5 This requirement is not met as 6 evidenced by: 7	1 Licensee states they will pay the annual 2 licensing fees and send proof to CCLD 3 via email to edward.kim@dss.ca.gov by 4 POC due date December 26, 2025. 5 6 7
	8 Based on observation, interviews, and 9 record review, the licensee did not 10 comply with the section cited above. As 11 of 12/11/2025, LPA Kim observed the 12 licensing fees due on 11/26/2025, were 13 not paid. This poses a potential health, 14 safety or personal rights risk to persons in care.	
	1 2 3 4 5 6 7	1 2 3 4 5 6 7
	1 2 3 4 5 6 7	1 2 3 4 5 6 7

**Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.**

<b>NAME OF LICENSING PROGRAM MANAGER:</b>	Lourdes Montoya
<b>NAME OF LICENSING PROGRAM ANALYST:</b>	Edward Kim

**LICENSING PROGRAM ANALYST SIGNATURE:**



**DATE:** 12/11/2025

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

**FACILITY REPRESENTATIVE SIGNATURE:**



**DATE:** 12/11/2025