

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 331881095
Report Date: 05/26/2026
Date Signed: 05/26/2026 12:04:43 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION RIVERSIDE ASC, 1650 SPRUCE ST STE 200 MS29-27 RIVERSIDE, CA 92507	
FACILITY EVALUATION REPORT			
FACILITY NAME: IVY PARK AT MURRIETA		FACILITY NUMBER:	331881095
ADMINISTRATOR/BORJA, JINA L.		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(951) 477-5678
ADDRESS: 27100 CLINTON KEITH ROAD		ZIP CODE:	92562
CITY: MURRIETA	STATE: CA	DATE:	05/26/2026
CAPACITY: 137	CENSUS: 119	UNANNOUNCED TIME VISIT/	
TYPE OF VISIT: Required - 1 Year		INSPECTION	09:00 AM
		BEGAN:	
MET WITH: Administrator Kristi Quigley		TIME VISIT/	
		INSPECTION	12:10 PM
		COMPLETED:	
NARRATIVE			
1	On 05/26/2026, Licensing Program Analyst (LPA) Janette Romero conducted an unannounced visit to		
2	the facility for a required annual inspection. LPA met with Administrator Kristi Quigley who was informed		
3	of the purpose of the visit. The facility has a fire clearance for 137 non-ambulatory elderly residents, of		
4	which 37 may be bedridden. On 05/04/2026, the facility was granted a hospice waiver increase to house		
5	a total of 35 terminally ill residents at a time. Administrator reported that 30 residents are currently		
6	receiving hospice services at the facility.		
7			
8	LPA toured the facility with Administrator Quigley and observed the facility is made up of a two (2) story		
9	building designated for assisted living and memory care. LPA observed charged fire extinguishers, fire		
10	alarm systems, and carbon monoxide detectors throughout the facility. Indoor and outdoor passageways		
11	were free of obstruction. No bodies of water were observed on the premises. The facility has several		
12	areas with outdoor shaded seating available for resident use. LPA toured the kitchen and observed the		
13	facility has a two-day supply of a perishable foods and seven-day supply of non-perishable foods. LPA		
14	also observed resident dietary information cards identifying each resident's prescribed dietary needs		
15	and restrictions. The facility's sous chef also reported that kitchen staff accommodate all residents'		
16	prescribed dietary needs. There are several activities available for resident leisure at the facility.		
17	Resident bedrooms had the required bedding, furniture, and lighting. Bathrooms had grab bars and pull		
18	alarm cords. Medications are secured in medication carts, only accessible to authorized personnel such		
19	as wellness nurses and medication technicians. Laundry detergents, disinfectants and cleaning		
20	solutions are secured in the locked commercial laundry room and house keeping storage closets. The		
21	Long Term Care Ombudsman's contact information, residents' personal rights, complaint procedures		
22	and facility sketch are visibly posted near the dining room. Administrator Quigley provided the facility's		
23	updated contact information and reported there are no changes in the licensee entity or corporate		
24	structure. Quigley's administrator's certificate expires on 02/14/2028. No issues or concerns were		
25	observed during today's visit. An exit interview was conducted and a copy of this report was reviewed		
	and provided to Administrator Quigley.		
NAME OF LICENSING PROGRAM MANAGER: Carolyn Tuba			

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 05/26/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 05/26/2026

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.