

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 347001970

Report Date: 05/07/2025

Date Signed: 05/07/2025 03:16:58 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SACRAMENTO SOUTH ASC, 9835 GOETHE ROAD, SUITE 100 SACRAMENTO, CA 95827
FACILITY EVALUATION REPORT	

FACILITY NAME:	WATERLEAF AT LAND PARK, THE	FACILITY NUMBER:	347001970
ADMINISTRATOR/COREEN TIGLEY DIRECTOR:		FACILITY TYPE:	740
ADDRESS:	966 43RD AVENUE	TELEPHONE:	(916) 394-9400
CITY:	SACRAMENTO	STATE: CA	ZIP CODE: 95831
CAPACITY:	78	CENSUS: 48	DATE: 05/07/2025
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCED TIME VISIT/ INSPECTION	BEGAN: 12:40 PM
MET WITH:		TIME VISIT/ INSPECTION	COMPLETED: 03:45 PM

NARRATIVE

1 On 5/7/225 at 12:40pm Licensing Program Analyst (LPA) Kevin Gould arrived at The Waterleaf at Land
2 Park RCFE for the purpose of conducting a required 1 year annual inspection. LPA met with
3 Administrator, Coreen Tigley and together conducted a tour of the facility.
4
5 LPA and Administrator evaluated the physical plant to ensure the health and safety of the residents in
6 care. Areas inspected are including but not limited to the kitchen, resident bedrooms; resident
7 bathrooms, living and dining room and outdoor areas. LPA observed the facility to be free of odor, clean
8 and in good repair. LPA observed that all rooms are equipped with the required furniture and sufficient
9 lighting throughout the facility.
10
11 LPA measured the water temperature, temperature measured at 119, 106 and 111 degrees F at various
12 locations in the facility, which meets the 105-120 degree Fahrenheit regulation. LPA observed sufficient
13 seven day non-perishable and two day perishable food supplies. Fire extinguishers and smoke
14 detectors are current and in compliance with fire safety. LPA notes the facility had the required carbon
15 monoxide detectors. First aid kit was checked and is complete. LPA advised facility that the cleaning
16 supplies in laundry room should be made inaccessible as there is resident access via external doors
17 that a resident may have access to.
18
19 Per California Code of Regulations, Title 22 there were no deficiencies cited during today's inspection.
20 An exit interview was conducted, and a copy of this report was left at the facility.
21
22
23
24
25

NAME OF LICENSING PROGRAM MANAGER: Czarrina A Camilon-Lee

NAME OF LICENSING PROGRAM ANALYST: Kevin Gould

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 05/07/2025

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

DATE: 05/07/2025

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 III, and Residential Care Facilities for the Elderly are required to provide and maintain an active email address of record with the licensing agency.