

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 366425024
Report Date: 08/31/2026
Date Signed: 08/31/2026 01:07:22 PM

COMPREHENSIVE INSPECTION

Document Has Been Signed on 08/31/2026 01:07 PM - It Cannot Be Edited

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SAN BERNARDINO, 1650 SPRUCE ST STE 200 MS29-27 RIVERSIDE, CA 92507
FACILITY EVALUATION REPORT	

FACILITY NAME:	CHINO HILLS SENIOR LIVING	FACILITY NUMBER:	366425024
ADMINISTRATOR/DIRECTOR:	JULIE (OLMEDO) DION	FACILITY TYPE:	740
ADDRESS:	6500 BUTTERFIELD RANCH RD	TELEPHONE:	(909) 606-2553
CITY:	CHINO HILLS	STATE:	CA
CAPACITY:	94	ZIP CODE:	91709
TYPE OF VISIT:	Annual/Random	CENSUS:	72
		DATE:	08/31/2026
		UNANNOUNCED TIME VISIT/INSPECTION BEGAN:	09:45 AM
MET WITH:	Tamara Pitch	TIME VISIT/INSPECTION COMPLETED:	12:50 PM

NARRATIVE	
1	Licensing Program Analyst (LPA) Paola Guerrero made an unannounced visit to the facility. The purpose of the visit was to conduct a required comprehensive annual inspection. LPA met with Facility Administrator Tamara Pitch and was granted entry to the facility. The facility is a Residential Care Facility for Elderly (RCFE) Licensed capacity is (94) current census (72). LPA was accompanied by Facility Administrator, to conduct a general overall inspection, which included, but was not limited to, the following:
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8	<u>Physical Plant:</u> The facility is operating in the capacity approved by Community Care Licensing (CCL). There are no obstructions to indoor and outdoor passageways. The facility is maintained at a comfortable temperature. LPA inspected resident's bedrooms; they are equipped with required furniture such as: mattresses, nightstands, storage space, and sufficient lighting; bathrooms were clean, and appliances were operating appropriately. LPA observed sufficient furniture and lighting throughout the facility. The facility is equipped with operating smoke detectors and carbon monoxide alarms. Posters such as personal rights, the CCL complaint poster, and the disaster plan were posted in a common area. Cleaning supplies, toxins, sharps, and other dangerous items were kept inaccessible to residents in care. There was a designated storage space for resident/staff files. Medications are kept inside Med-Room office inaccessible to residents in care. During the walk through LPA observed ceiling in second floor to be in disrepair, In addition, while inspecting residents bedrooms LPA observed walls to be in disrepair. Throughout the walk-through LPA observed Exit signs that need to be repaired. LPA will be issuing deficiency for maintenance and operation.
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24	<u>Food Service:</u> Non-perishable and perishable food supply is sufficient for number of residents in care.
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	<u>Care & Supervision:</u> Facility has sufficient care staff for coverage 24 hours a day, 7 days a week. All staff members working in the facility have criminal record clearance through the department.



DATE: 08/31/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 08/31/2026

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

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.

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
FACILITY EVALUATION REPORT (Cont)	COMMUNITY CARE LICENSING DIVISION
	SAN BERNARDINO, 1650 SPRUCE ST STE 200
	MS29-27
	RIVERSIDE, CA 92507

FACILITY NAME: CHINO HILLS SENIOR LIVING

FACILITY NUMBER: 366425024

VISIT DATE: 08/31/2026

NARRATIVE	
1	<u>Record Review:</u> LPA reviewed six (6) resident files for admission agreements, updated physician reports, and needs and services plans. LPA also reviewed six (6) staff files for First Aid/CPR certification, criminal record clearance, training, and health screenings. Medications were audited at random and appeared to be dispensed appropriately by staff members.
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NAME OF LICENSING PROGRAM MANAGER: Efren Malagon	
NAME OF LICENSING PROGRAM ANALYST: Paola Guerrero	
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 08/31/2026
I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	DATE: 08/31/2026

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FACILITY EVALUATION REPORT (Cont)	

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DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 08/31/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 09/11/2026 Section Cited CCR 87303(a)	187303 Maintenance and Operation 2(a) The facility shall be clean, safe, 3sanitary and in good repair at all times. 4Maintenance shall include provision of 5maintenance services and procedures 6for the safety and well-being of 7residents, employees and visitors. 8This requirement is not met as 9evidence by:	1The Licensee has agreed to read 2regulation: 87303(a) and provide 3training for all staff. The licensee will 4conduct repairs in the rooms and areas 5where LPA found to be in poor 6condition. The licensee will provide LPA 7with proof of training and photos, 8invoices or the repairs completed by 9POC date 9/11/2026.
	8Based on observation, interviews, the 9licensee did not adhere to regulation 10listed above by not ensuring that the 11facility is maintained in good repair, 12which poses a potential health, safety, 13or personal rights risk to residents in 14care.	

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

NAME OF LICENSING PROGRAM MANAGER:	Efren Malagon
NAME OF LICENSING PROGRAM ANALYST:	Paola Guerrero
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 08/31/2026
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