

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 374603402
Report Date: 06/15/2026
Date Signed: 06/15/2026 04:45:08 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SAN DIEGO RO, 7575 METROPOLITAN DR. #109 SAN DIEGO, CA 92108	
FACILITY EVALUATION REPORT			
FACILITY NAME: FREDERICKA MANOR		FACILITY NUMBER:	374603402
ADMINISTRATOR/BEN GESKE		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	183 THIRD AVENUE	TELEPHONE:	(619) 205-4100
CITY:	CHULA VISTA	STATE: CA	ZIP CODE: 91910
CAPACITY: 560		CENSUS: 295	DATE: 06/15/2026
TYPE OF VISIT:	Case Management - Other	UNANNOUNCED TIME VISIT/ INSPECTION	01:45 PM
		BEGAN:	
MET WITH:	Jolene Hall	TIME VISIT/ INSPECTION	03:32 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Ramon Serrano conducted an unannounced Case Management -
2	Incident visit. LPA was welcomed by, identified himself to, and discussed the purpose of the visit with
3	Executive Assistant Jolene Hall.
4	
5	CCL received a SOC 341 report regarding missing jewelry belonging to Resident 1 (R1). On June 2,
6	2026, Staff 1 (S1) visited R1's cottage to introduce new staff, and R1 reported that several pieces of
7	their jewelry were missing. R1 stated they had been staying at their other home during the week of May
8	18 due to a water shutoff and returned on May 22. On May 23 or 24, R1 noticed their jewelry box felt
9	lighter and discovered multiple items missing. R1 did not report the loss earlier because they believed
10	their former housekeeper was still employed, but the housekeeper had already resigned.
11	
12	The facility began an internal investigation and notified Chula Vista Police Department, which issued
13	incident number 054024. R1 reported several pieces of gold jewelry missing, including rings, bracelets,
14	a bangle, necklaces, pendants, and earrings, with an estimated total value of \$22,223. R1 has insurance
15	coverage for three of the missing items, totaling \$6,933.
16	
17	
18	R1 was off campus and unable to be interviewed at the time of LPA visit. LPA interacted with staff and
19	obtained facility records. No deficiencies were cited or observed on this date.
20	
21	An exit interview was conducted with Jolene Hall, who was provided with a copy of this report and
22	Appeal Rights. Their signature confirms receipt of these documents
23	
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Robyn Clark
NAME OF LICENSING PROGRAM ANALYST: Ramon Serrano

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 06/15/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 06/15/2026

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.