

# Department of SOCIAL SERVICES

Community Care Licensing

## FACILITY EVALUATION REPORT

Facility Number: 374603753  
Report Date: 01/13/2026  
Date Signed: 01/13/2026 03:21:12 PM

Document Has Been Signed on 01/13/2026 03:21 PM - It Cannot Be Edited

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
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FACILITY NAME: SPLENDOR VALLEY, LLC		FACILITY NUMBER: 374603753
ADMINISTRATOR/LU, MARISA L DIRECTOR:		FACILITY TYPE: 740
ADDRESS: 930 ROCKWELL SPRINGS COURT	TELEPHONE: (760) 294-6399	
CITY: ESCONDIDO	STATE: CA	ZIP CODE: 92025
CAPACITY: 6	CENSUS: 6	DATE: 01/13/2026
TYPE OF VISIT: Required - 1 Year	UNANNOUNCED TIME VISIT/INSPECTION	01:00 PM
MET WITH: Administrator Marissa Lu	BEGAN: TIME VISIT/INSPECTION	03:30 PM
	COMPLETED:	

NARRATIVE	
1	On 1/13/2026, Licensing Program Analyst (LPA) Valerie Flores conducted an unannounced 1-year
2	required visit. LPA was greeted by Administrator Marisa Lu and explained to Marisa the purpose of the
3	visit. LPA was granted entry into the facility and conducted a tour alongside Marisa. During the visit, LPA
4	observed the following:
5	The facility is a single-story structure which consisted of (6) six resident bedrooms, (4.5) four and a half
6	bathrooms, office, living room, dining room, kitchen, garage, laundry room, courtyard, and additional
7	back home designated for staff. Resident bedrooms met the required bedding, furniture, seating, and
8	functional lighting. The bathrooms were clean and appliances were operating appropriately currently at
9	the time of this visit. Shower area were equipped with grab bars and slip resistant material. Kitchen area
10	was observed to be clean and free of litter. Food supply met the required (2) two-day perishable and (7)
11	seven-day non-perishables. LPA observed a locked cabinet which stored knives and other sharp
12	instruments. LPA observed an additional locked cabinet which stores cleaning solutions. Indoor/outdoor
13	passageways were free from obstruction. LPA observed a fully furnished courtyard area with a covering.
14	Per Administrator, there are no firearms and/or ammunition on the premises.
15	LPA reviewed (6) six out of (6) six resident records. Records included but not limited to identification and
16	emergency information, admission agreement, medical assessment, and TB test results, needs and
17	service plans, placement, functional assessments, and personal rights notification. LPA reviewed (2) two
18	out of (2) two staff records. Records included but not limited to first aid certification, criminal record
19	clearance or an exemption, health screening and TB test results, employee rights, training verification,
20	and current administrative organization. Administrator Mark's certificate expiration date was 04/22/2026
21	and Marisa Lu's is 08/08/2027. LPA observed postings of the facility license, administrator certification,
22	see something say something, and LTCO poster. LPA did not observe any health and safety concerns.
23	
24	An exit interview was conducted and a copy of this report was provided to the Administrator.
25	

<b>NAME OF LICENSING PROGRAM MANAGER:</b> Anthony Perez
<b>NAME OF LICENSING PROGRAM ANALYST:</b> Valerie Flores

**LICENSING PROGRAM ANALYST SIGNATURE:**


DATE: 01/13/2026

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

**FACILITY REPRESENTATIVE SIGNATURE:**


DATE: 01/13/2026

**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.