

## Community Care Licensing

# FACILITY EVALUATION REPORT

**Facility Number:** 374604454

**Report Date:** 05/19/2021

**Date Signed:** 05/19/2021 03:02:14 PM

**Document Has Been Signed on** 05/19/2021 03:02 PM - **It Cannot Be Edited**

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 7575 METROPOLITAN DR. #109 SAN DIEGO, CA 92108
<b>FACILITY EVALUATION REPORT</b>	

FACILITY NAME:	HUNTINGTON MANOR	FACILITY NUMBER:	374604454
ADMINISTRATOR:	DERAFERA, TESS	FACILITY TYPE:	740
ADDRESS:	14755 BUDWIN LN	TELEPHONE:	(619) 625-6886
CITY:	POWAY	STATE: CA	ZIP CODE: 92064
CAPACITY:	21	CENSUS: 17	DATE: 05/19/2021
TYPE OF VISIT:	Prelicensing	UNANNOUNCED TIME BEGAN:	10:25 AM
MET WITH:	Zayden Chen, Owner	TIME	11:55 AM
		COMPLETED:	

<b>NARRATIVE</b>	
1	Licensing Program Analyst (LPA) Tiffany Holmes conducted a Pre-Licensing Virtual Visit, LPA was
2	greeted at the front door by Zayden Chen, Owner. LPA was granted entry after identifying herself and
3	disclosing the purpose of their visit. The LPA and owner toured the physical plant, and LPA observed the
4	following: resident accommodations, including furnishings, linens, and personal hygiene items; resident
5	bathrooms were equipped with non-skid mats, and water temperature measured at 108.8 degrees
6	Fahrenheit in bathroom designated for use by residents; resident and staff records will be located in a
7	locked cabinet in the administrators office; food service, including dishes, utensils, refrigerators,
8	freezers, and adequate food storage and preparation space are present; cleaning and potentially toxic
9	substances are stored in a locked cabinet in the laundry room; the storage of medications are in a med
10	cart in the administrators office also; first aid kit is stored in a locked closet; sufficient space in which to
11	conduct activities is present; a fire extinguisher is present and mounted in the facility kitchen; smoke and
12	carbon monoxide detectors are present, and determined to be operable; required facility postings are
13	present and visible in a common area of the facility. According to the administrator, there are and will be
14	no guns, weapons, or ammunition stored on the facility property. No swimming pool on site and there is
15	an open body of water that was observed on the facility property with a Koi pond that is gated and far
16	away from the facility building. The administrator's certification for Ma Teresa Derafera, Administrator
17	expires on 11/13/2022.
18	Component III was conducted and completed following the pre-licensing physical inspection. Items
19	reviewed during the visit are in compliance with Title 22, Division 6, Chapter 8, of California Code of
20	Regulations. The licensee was advised that the application is pending management final review and
21	approval. A copy of this report and Applicant Rights (LIC 9058) were provided to Zayden Chen, Owner.
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**NAME OF LICENSING PROGRAM MANAGER:** Simon Jacob

**NAME OF LICENSING PROGRAM ANALYST:** Tiffany Holmes

**LICENSING PROGRAM ANALYST SIGNATURE:****DATE:** 05/19/2021

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

**FACILITY REPRESENTATIVE SIGNATURE:****DATE:** 05/19/2021

**This report must be available at Child Care and Group Home facilities for public review for 3 years.**