

Department of

**SOCIAL SERVICES**

*Community Care Licensing*

***FACILITY EVALUATION REPORT***

**Facility Number:** 435200996

**Report Date:** 02/19/2026

**Date Signed:** 02/19/2026 03:48:21 PM

**Document Has Been Signed on** 02/19/2026 03:48 PM - **It Cannot Be Edited**

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CENTRAL COAST CR/RES, 2580 N. FIRST STREET, STE. 350 SAN JOSE, CA 95131
<b>FACILITY EVALUATION REPORT</b>	

FACILITY NAME:	PRINCESS LODGE	FACILITY NUMBER:	435200996
ADMINISTRATOR/JUDITH PEREZ MORALES DIRECTOR:		FACILITY TYPE:	740
ADDRESS:	552 WEST HACIENDA AVENUE	TELEPHONE:	(408) 379-9331
CITY:	CAMPBELL	STATE: CA	ZIP CODE: 95008
CAPACITY:	30	CENSUS: 18	DATE: 02/19/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCED TIME VISIT/INSPECTION	01:15 PM
MET WITH:	Administrator (ADM) Rica Uy	BEGAN: TIME VISIT/INSPECTION	04:00 PM
		COMPLETED:	

**NARRATIVE**

1 Licensing Program Analyst (LPA) Marcella Tarin conducted an unannounced annual inspection and met  
2 with Administrator (ADM) Rica Uy. LPA stated the purpose of the visit.  
3  
4 LPA toured the interior and exterior of the facility with ADM to include the kitchen, resident rooms, dining  
5 room, bathrooms, back and front of the facility. All exit and passageways were free and clear of  
6 obstruction. The facility was observed to be clean, safe, sanitary and in good repair.  
7  
8 LPA toured the kitchen area and observed a perishable food supply of at least two days and a non-  
9 perishable food supply of at least seven days. LPA observed refrigerator temperature at 40 F and  
10 Freezer at 0 F. LPA observed the medication storage area, knives storage area, and cleaning product  
11 storage area as locked and inaccessible to residents in care.  
12  
13 Fire extinguishers were last inspected on 2/3/2026. The facility smoke detector and sprinkler system  
14 were inspected on 4/7/2025 by a third party vendor and passed inspection The facility emergency drill  
15 log was reviewed. The facility's last drill was on 11/20/2025.  
16  
17  
18 LPA toured 10 resident bedrooms. All 10 resident rooms have a bed, functioning lights, dresser/table,  
19 bedding and space for personal belongings. LPA toured 6 bathrooms. All 6 bathrooms had hand soap,  
20 paper towels, functioning lights, and covered trash bins. LPA measured water temperature with a range  
21 of 105 F to 112.7 F.  
22  
23 Page 1 of 2  
24  
25

**NAME OF LICENSING PROGRAM MANAGER:** Christine Kabariti  
**NAME OF LICENSING PROGRAM ANALYST:** Marcella Tarin

**LICENSING PROGRAM ANALYST SIGNATURE:**

DATE: 02/19/2026

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

DATE: 02/19/2026

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

<p>STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY</p> <p><b>FACILITY EVALUATION REPORT (Cont)</b></p>	<p>CALIFORNIA DEPARTMENT OF SOCIAL SERVICES  COMMUNITY CARE LICENSING DIVISION  CENTRAL COAST CR/RES, 2580 N. FIRST STREET, STE. 350  SAN JOSE, CA 95131</p>
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**FACILITY NAME:** PRINCESS LODGE

**FACILITY NUMBER:** 435200996

**VISIT DATE:** 02/19/2026

<b>NARRATIVE</b>	
<p>1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32</p>	<p>During inspection of Resident Room #6, LPA observed a heater that did not have a protective cover/mechanism. LPA was able to touch the heater and felt heat radiating. LPA advised ADM to ensure heating devices shall have protective mechanisms or other measures to prevent access to the device. LPA reviewed Title 22 Regulation 87307 Personal Accommodations and Services with ADM. ADM stated understanding of the regulation. During visit, ADM removed the heater from the resident room.</p> <p>LPA reviewed 3 resident records. Resident records included emergency contact information, physician's report, needs and service plans, and personal rights.</p> <p>LPA reviewed 3 resident's Centrally Stored Medication and Destruction Records (CSMDR's).</p> <p>LPA reviewed 3 staff records. Staff records included fingerprint background clearance, medical assessment with TB result, personnel record, and staff training.</p> <p>No deficiencies were cited during today's visit per California Code of Regulations Title 22. An exit interview was conducted with Administrator (ADM) Rica Uy and a signed copy of this report was provided.</p> <p>Page 2 of 2</p> <p>END OF REPORT</p>

<p><b>NAME OF LICENSING PROGRAM MANAGER:</b> Christine Kabariti  <b>NAME OF LICENSING PROGRAM ANALYST:</b> Marcella Tarin  <b>LICENSING PROGRAM ANALYST SIGNATURE:</b> _____  <b>DATE:</b> 02/19/2026</p>
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**I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.**

<p><b>FACILITY REPRESENTATIVE SIGNATURE:</b> _____  <b>DATE:</b> 02/19/2026</p>
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