

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 435202961
Report Date: 03/05/2025
Date Signed: 03/05/2025 03:31:26 PM

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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
FACILITY EVALUATION REPORT	

FACILITY NAME:	ELLORE SENIOR LIVING	FACILITY NUMBER:	435202961
ADMINISTRATOR/AQUINO, JOYCE		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(408) 755-6868
ADDRESS:	2350 CALLE DE LUNA	ZIP CODE:	95054
CITY:	SANTA CLARA	STATE: CA	
CAPACITY: 303		CENSUS: 0	DATE: 03/05/2025
TYPE OF VISIT: Prelicensing		ANNOUNCED	TIME VISIT/INSPECTION
			09:00 AM
MET WITH: Applicants, Terry Ervin & Joyce Aquino			BEGAN: TIME VISIT/INSPECTION
			03:35 PM
			COMPLETED:

NARRATIVE	
1	Licensing Program Analyst (LPA) Simi Rai arrived announced to conduct the facility's pre-licensing visit.
2	LPA met with Applicants, Terry Ervin & Joyce Aquino and stated the purpose of today's visit. There are
3	no residents present on site.
4	
5	The facility has twenty (20) floors - floors four (4) to nineteen (19) consist of assisted living units, and
6	floor three consist of memory care units. The facility has an approved fire clearance for 297 non
7	ambulatory residents and 6 bedridden residents. Two out of two delayed egress doors were alarmed
8	and in working condition.
9	
10	LPA Rai observed a pool outside in the outside patio area on the twentieth (20th) floor. LPA Rai
11	observed two doors leading to the pool outside; one door in the activity room and one door in the
12	hallway next to the gym. LPA Rai observed both doors had locks on them which opened the fob key
13	access. Applicants Terry and Joyce stated the staff are able to restrict the resident's access on the
14	system. LPA Rai discusses California Code of Regulation (CCR) 87307(e)(2)(A) which states the
15	licensee shall ensure that the bodies of water specified above are inaccessible through fencing,
16	covering, or other means when not in active use by residents.
17	
18	LPA toured the facility inside and outside including the apartments, bathrooms, kitchen, dinning room,
19	stairwells and common areas. Resident rooms were equipped with proper furniture and lighting. LPA Rai
20	observed the windows in the resident rooms and each window was restricted with bars on the side, the
21	window opening up only approximately 5 to 6 inches. Facility temperature maintained at 73 degrees
22	Fahrenheit. Bathrooms are equipped with grab bars, nonskid floors, hygiene supplies, and toiletry.
23	
24	
25	Continuation on LIC 809-C, Page 1 of 2.

NAME OF LICENSING PROGRAM MANAGER: Romeo Manzano

NAME OF LICENSING PROGRAM ANALYST: Simranjit Rai
LICENSING PROGRAM ANALYST SIGNATURE:
 **DATE:** 03/05/2025

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

FACILITY REPRESENTATIVE SIGNATURE:
 **DATE:** 03/05/2025

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

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY FACILITY EVALUATION REPORT (Cont)	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CENTRAL COAST CR/RES, 2580 N. FIRST STREET, STE. 350 SAN JOSE, CA 95131
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FACILITY NAME: ELLORE SENIOR LIVING **FACILITY NUMBER:** 435202961
VISIT DATE: 03/05/2025

NARRATIVE

1 Page 2 of 2.
 2
 3 Battery operated flashlights observed on-site. LPA Rai observed evacuation chairs on the 20th exit door
 4 in two of two stairwells. LPA Rai tested the carbon monoxide and smoke detector and it was in working
 5 condition. The fire extinguisher was inspected on 07/29/2024.
 6
 7 LPA observed supplies of perishable and non-perishable supplies. Refrigerator temperature was
 8 maintained at 35 degrees Fahrenheit. Freezer temperature was maintained at 0 degrees Fahrenheit.
 9 The kitchen does not have resident access and is separate from the dining area. LPA Rai observed
 10 emergency food and water supply at the facility. Facility kitchen is equipped with cups, plates, utensils,
 11 and cooking supplies. Hot water temperature was measured between 105.8 to 119.7 degrees
 12 Fahrenheit in the resident bathrooms.
 13
 14 The facility has designated medication rooms with locked medication cabinets. LPA observed first aid kit
 15 with the following supplies: bandages, scissors, tweezers, and thermometer.
 16
 17 The following posters observed to include the emergency telephone numbers, personal rights, RCFE
 18 compliant poster, complaint information, Rights of Resident Councils and Personal Rights of Residents
 19 in All Facilities.
 20
 21
 22 COMP III was reviewed and completed with Applicants, Terry Ervin & Joyce Aquino.
 23
 24 **No issues noted during this pre-licensing inspection.**
 25 **LPA observed the facility is ready to be licensed. However, this report will be submitted to the**
 26 **Central Application Bureau (CAB) and a final review of the application will be conducted. This**
 27 **facility is not yet licensed and is subject to final approval by CAB. Additional requirements may**
 28 **still be required.**
 29
 30 This report was reviewed with Applicants, Terry Ervin & Joyce Aquino and a copy of the report was
 31 provided.
 32

NAME OF LICENSING PROGRAM MANAGER: Romeo Manzano
NAME OF LICENSING PROGRAM ANALYST: Simranjit Rai
LICENSING PROGRAM ANALYST SIGNATURE:
 **DATE:** 03/05/2025

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

FACILITY REPRESENTATIVE SIGNATURE:
 **DATE:** 03/05/2025