

Department of

# SOCIAL SERVICES

Community Care Licensing

## FACILITY EVALUATION REPORT

Facility Number: 486800368

Report Date: 07/11/2025

Date Signed: 07/11/2025 11:16:02 AM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SANTA ROSA RO, 1450 NEOTOMAS AVENUE, STE. 100 SANTA ROSA, CA 95405
<b>FACILITY EVALUATION REPORT</b>	

FACILITY NAME: PARADISE VALLEY ESTATES	FACILITY NUMBER: 486800368
ADMINISTRATOR/YEE, KELLY	FACILITY TYPE: 741
DIRECTOR:	
ADDRESS: 2600 ESTATES DRIVE	TELEPHONE: (707) 432-1100
CITY: FAIRFIELD	STATE: CA
CAPACITY: 743	ZIP CODE: 94533
TYPE OF VISIT: Case Management - Incident	CENSUS: 525
	DATE: 07/11/2025
	UNANNOUNCED TIME VISIT/INSPECTION
	BEGAN: 09:50 AM
MET WITH: Health Care Administrator - Kevin Hogan, Clinical Services Director Sonja Duerst	TIME VISIT/INSPECTION
	COMPLETED: 11:30 AM

NARRATIVE	
1	At approximately 10:00 AM, Licensing Program Analyst (LPA) Star Stevenson arrived unannounced and
2	met with Health Care Administrator - Kevin Hogan and Clinical Services Director (RN) Sonja Duerst to
3	conduct a case management visit regarding an SOC341, Report of Suspected Dependent Adult/Elder
4	Abuse, submitted to Community Care Licensing (CCL) on 07/07/2025.
5	The purpose of SOC341 was to report possible financial abuse with a resident (R1). On 7/7/2025 at
6	approximately 2pm, R1 who resides in the independent living area reported to the facility their concern
7	of financial abuse by an individual(I1) after finding unapproved charges to R1's credit card for
8	approximately \$352 for wig/hair extensions made on 7/5/2025 on the website www.nadyula.com.
9	Unapproved charges of approximately \$352 to R1's credit card were confirmed by R1's Fiduciary (F1).
10	
11	R1 also reported other items missing from their apartment including cookies, Pepsi, candy and Tide
12	Pods, but was not aware of any loss of cash. Per R1, they had three personal caregivers, one personal
13	caregiver (I2) does handle credit card purchases for R1 to buy groceries. R1's credit card was cancelled
14	to prevent further unauthorized charges. R1 reported to the facility that they have attempted to call the
15	staffing agency to cancel I1 from coming back to assist them in the community. Facility made the proper
16	notifications and SOC341 was completed and forwarded to the correct parties per regulation.
17	During today's visit, LPA reviewed R1's physician report and evidence of use of a financial fiduciary was
18	obtained, which indicates that R1 has the capacity and ability to make their own financial decisions
19	without facility assistance. The facility has conducted their internal investigations and LPA obtained
20	pertinent documentation to review and determine if any further actions are needed.
21	
22	On 07/08/2025 LPA was informed that law enforcement began an investigation with case number
23	2507070163 assigned.
24	
25	<b>No citations issued during today's visit.</b>

<b>NAME OF LICENSING PROGRAM MANAGER:</b> Bethany Moellers <b>NAME OF LICENSING PROGRAM ANALYST:</b> Star Stevenson <b>LICENSING PROGRAM ANALYST SIGNATURE:</b> 	<b>DATE:</b> 07/08/2025
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**I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.**

<b>FACILITY REPRESENTATIVE SIGNATURE:</b> 	<b>DATE:</b> 07/08/2025
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**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.