

## Community Care Licensing

# FACILITY EVALUATION REPORT

**Facility Number:** 486800368

**Report Date:** 09/17/2021

**Date Signed:** 09/17/2021 12:38:19 PM

**Document Has Been Signed on 09/17/2021 12:38 PM - It Cannot Be Edited**

|  |  |
|--|--|
| STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY | CALIFORNIA DEPARTMENT OF SOCIAL SERVICES<br>COMMUNITY CARE LICENSING DIVISION<br>CCLD Regional Office, 101 GOLF COURSE DR.<br>STE. A-230<br>ROHNERT PARK, CA 94928 |
| <b>FACILITY EVALUATION REPORT</b>                      |  |

|                |  |                  |                     |
|----------------|--|------------------|---------------------|
| FACILITY NAME: | PARADISE VALLEY ESTATES                                      | FACILITY NUMBER: | 486800368           |
| ADMINISTRATOR: | PEGGY HUSTON   | FACILITY TYPE:   | 741                 |
| ADDRESS:       | 2600 ESTATES DRIVE   | TELEPHONE:       | (707) 432-1100      |
| CITY:          | FAIRFIELD  | STATE:           | CA                  |
| CAPACITY:      | 603  | CENSUS:          | 491                 |
| TYPE OF VISIT: | Case Management - Other                                      | ANNOUNCED        | DATE: 09/17/2021    |
| MET WITH:      | Peggy Huston, Chief Operating Officer and RCFE Administrator | TIME BEGAN:      | 08:30 AM            |
|                |  | TIME             | COMPLETED: 12:30 PM |

| <b>NARRATIVE</b> |  |  |
|------------------|--|--|
| 1                | Licensing Program Analyst (LPA) Karina Canela arrived at Paradise Valley Estates on 09/17/2021 for<br>2 the purpose of an on-site case management inspection regarding a request of an increase in capacity<br>3 submitted to Community Care Licensing. LPA was screened for COVID-19 prior to entering the facility.<br>4 LPA met with Peggy Huston, Chief Operating Officer and RCFE Administrator; Terry Tumpane, Vice<br>5 President of Healthcare Operations; and Roger Breeding, Capital Construction Director of The Ridge. All<br>6 staff wore masks during today's inspection. The facility has requested an increase of their total capacity<br>7 from 603 to 743 through the new development of The Ridge. On 09/14/2021, The Fairfield Fire<br>8 Department granted a fire clearance approval of 223 non-ambulatory, for a total capacity of 743. Facility<br>9 sketch has been updated to reflect the additional space for residents.<br>10 The Ridge (10 acres) of 78 units in total includes: 70 independent living units (20 cottages and 50 villa<br>11 apartments) and 3 community buildings (Oak room, Creekside Café, and Classroom Center).<br>12 LPA toured and inspected the Oak room (the main dining), Creekside Café (includes the U.S. mail room,<br>13 game room, resident store, and wellness art studio), Classroom Center (available TV and projector<br>14 screens). All exits were observed free from obstruction. A sample amount of cottages and villa<br>15 apartments were toured and inspected. LPA observed evacuation chairs in stairwells, emergency pull<br>16 switches in resident bedrooms and bathrooms, fire-proof ceilings in apartment garages, fire<br>17 extinguishers in hallways, and hardwired combination smoke and carbon monoxide detectors. LPA<br>18 tested hot water temperatures, which were between regulation of 105°F to 120°F.<br>19 LPA observed bulldozers, construction trucks, and construction crew who were finishing landscaping<br>20 and final touches. The facility agrees to ensure the area is supervised and closed off to residents until<br>21 landscaping/construction trucks exit the premises. LPA observed signs posted for resident notification<br>22 and safety of the closed off entrance to the Ridge. Peggy Huston stated all staff cleaning of grounds and<br>23 buildings will be completed on 09/21/2021. Residents are expected to begin move-in on 09/28/2021.<br>24 Community Care Licensing has approved the increase in capacity effective 09/17/2021.<br>25 <b>No deficiencies cited during today's inspection.</b><br>Exit interview conducted with Peggy Huston, Chief Operating Officer and RCFE Administrator, whose<br>signature on this report confirms receipt. |  |

**NAME OF LICENSING PROGRAM MANAGER:** Hope DeBenedetti

**NAME OF LICENSING PROGRAM ANALYST:** Karina Canela

**LICENSING PROGRAM ANALYST SIGNATURE:****DATE:** 09/17/2021

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

**FACILITY REPRESENTATIVE SIGNATURE:****DATE:** 09/17/2021

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