

Department of

# SOCIAL SERVICES

*Community Care Licensing*

## FACILITY EVALUATION REPORT

Facility Number: 486800368

Report Date: 09/17/2021

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

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION CCLD Regional Office, 101 GOLF COURSE DR. STE. A-230 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	ZIP CODE:	94533
CAPACITY: 603	CENSUS: 491	DATE:	09/17/2021
TYPE OF VISIT: Case Management - Other	ANNOUNCED	TIME BEGAN:	08:30 AM
MET WITH: Peggy Huston, Chief Operating Officer and RCFC Administrator		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		
2	the purpose of an on-site case management inspection regarding a request of an increase in capacity		
3	submitted to Community Care Licensing. LPA was screened for COVID-19 prior to entering the facility.		
4	LPA met with Peggy Huston, Chief Operating Officer and RCFC Administrator; Terry Tumpane, Vice		
5	President of Healthcare Operations; and Roger Breeding, Capital Construction Director of The Ridge. All		
6	staff wore masks during today's inspection. The facility has requested an increase of their total capacity		
7	from 603 to 743 through the new development of The Ridge. On 09/14/2021, The Fairfield Fire		
8	Department granted a fire clearance approval of 223 non-ambulatory, for a total capacity of 743. Facility		
9	sketch has been updated to reflect the additional space for residents.		
10	The Ridge (10 acres) of 78 units in total includes: 70 independent living units (20 cottages and 50 villa		
11	apartments) and 3 community buildings (Oak room, Creekside Café, and Classroom Center).		
12	LPA toured and inspected the Oak room (the main dining), Creekside Café (includes the U.S. mail room,		
13	game room, resident store, and wellness art studio), Classroom Center (available TV and projector		
14	screens). All exits were observed free from obstruction. A sample amount of cottages and villa		
15	apartments were toured and inspected. LPA observed evacuation chairs in stairwells, emergency pull		
16	switches in resident bedrooms and bathrooms, fire-proof ceilings in apartment garages, fire		
17	extinguishers in hallways, and hardwired combination smoke and carbon monoxide detectors. LPA		
18	tested hot water temperatures, which were between regulation of 105°F to 120°F.		
19	LPA observed bulldozers, construction trucks, and construction crew who were finishing landscaping		
20	and final touches. The facility agrees to ensure the area is supervised and closed off to residents until		
21	landscaping/construction trucks exit the premises. LPA observed signs posted for resident notification		
22	and safety of the closed off entrance to the Ridge. Peggy Huston stated all staff cleaning of grounds and		
23	buildings will be completed on 09/21/2021. Residents are expected to begin move-in on 09/28/2021.		
24	Community Care Licensing has approved the increase in capacity effective 09/17/2021.		
25	<b>No deficiencies cited during today's inspection.</b>		
	Exit interview conducted with Peggy Huston, Chief Operating Officer and RCFC Administrator, whose		
	signature on this report confirms receipt.		
<b>NAME OF LICENSING PROGRAM MANAGER:</b> Hope DeBenedetti			
<b>NAME OF LICENSING PROGRAM ANALYST:</b> 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.**