

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 496804280
Report Date: 05/11/2026
Date Signed: 05/11/2026 05:57:38 PM

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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
FACILITY EVALUATION REPORT	

FACILITY NAME:	PINE RIDGE TERRACE	FACILITY NUMBER:	496804280
ADMINISTRATOR/RODREICK, DONALD		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	300 FOUNTAINGROVE PARKWAY	TELEPHONE:	(707) 566-8600
CITY:	SANTA ROSA	STATE:	CA
CAPACITY:	110	ZIP CODE:	95403
TYPE OF VISIT:	Case Management - Deficiencies	CENSUS:	102
	UNANNOUNCED	DATE:	05/11/2026
		TIME VISIT/INSPECTION	01:00 PM
		BEGAN:	
MET WITH:	Don Rodreick-Administator/ED	TIME VISIT/INSPECTION	06:00 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Alviso conducted a case management inspection, on 5/11/2026 at
2	approximately 1:00pm, and met with Don Rodreick, Administator/ED.
3	
4	This case management inspection is being conducted to cite deficiencies observed during LPA's
5	complaint investigation, 21-AS-20260316152654. Per interviews, conducted with staff, caregivers are
6	expected to serve the meals to the memory care residents, clean the dining room, counters, gather all
7	dishes, silverware, and clean the windows and floors from all meals. The LPA identified that the dining
8	room in the memory care unit was dirty, the glass windows, and door were dirty with smudged prints and
9	grime, the floor covered with dirt, grime, crumbs, food, and some garbage. The LPAs shoes were
10	sticking to the floor as it was dirty and very sticky. The memory care laundry room was dirty, floor dirty
11	with garbage, and with torn flooring, Inspection date of 3/24/26 the laundry room sink was taken out, and
12	a bucket was hanging off the faucet pipe. The laundry room is not in good repair, though it now has a
13	sink put back in. LPA observed large pieces of lint on the small side patio table and chair outside in the
14	memory care courtyard. The hallways, activity rooms, and the medication room need a good floor
15	cleaning, swept and mopped, including in the doorways, from garbage and debris seen in doorways, on
16	the floors, and under desks/counter. LPA obtained pictures of the above items mentioned in the report.
17	This deficiency will be cited, 87303(a) Maintenance and Operation- The facility shall be clean, safe,
18	sanitary and in good repair at all times. Maintenance shall include provision of maintenance services
19	and procedures for the safety and well-being of residents, employees and visitors, see LIC809D.
20	
21	Deficiencies cited from the California Code of Regulations, Title 22, Division 6 of California Regulation.
22	Failure to correct the deficiency and/or repeat deficiencies within a 12 month period may result in civil
23	penalties. Appeal rights provided with report.
24	Exit interview conducted with Don Rodreick-Administator/ED.
25	

NAME OF LICENSING PROGRAM MANAGER:	Bethany Moellers
NAME OF LICENSING PROGRAM ANALYST:	Dina Alviso

LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 05/11/2026

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

DATE: 05/11/2026

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.

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Created By: Dina Alviso On 05/11/2026 at 05:36 PM
Link to Parent Document Below:

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION 1450 NEOTOMAS AVENUE, STE. 100 SANTA ROSA, CA 95405
FACILITY EVALUATION REPORT (Cont)	

FACILITY NAME: PINE RIDGE TERRACE **FACILITY NUMBER:** 496804280
DEFICIENCY INFORMATION FOR THIS PAGE: **VISIT DATE:** 05/11/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 05/26/2026 Section Cited CCR 87303(a)	1 87303(a) Maintenance and Operation- The facility shall be clean, safe, sanitary 2 and in good repair at all times. 3 Maintenance shall include provision of 4 maintenance services and procedures 5 for the safety and well-being of 6 residents, employees and visitors. The 7 LPA identified that the dining room in the memory care unit was dirty, the glass windows, and door were dirty with smudged prints and grime, the floor	1 Administrator will ensure the memory care unit is clean, safe, sanitary, and in 2 good repair as required by regulation. 3 Ensure staffing to clean and maintain 4 all areas in the required manner per the 5 87303(a) regulation. 6 7
	8 covered with dirt, grime, crumbs, food, 9 and some garbage. The LPAs shoes 10 were sticking to the floor as it was dirty 11 and very sticky. The memory care 12 laundry room was dirty, floor dirty with 13 garbage, and with torn flooring, 14 Inspection date of 3/24/26 the laundry room sink was taken out, and a bucket was hanging off the faucet pipe. The laundry room is not in good repair, though it now has a sink put back in. LPA observed large pieces of lint on the small side patio table and chair outside in the memory care courtyard. The hallways, activity rooms, and the medication room need a good floor cleaning, swept and mopped, including in the doorways, from garbage and debris seen in doorways, on the floors, and under desks/counter. This is a risk to the health & safety of residents.	8 Submit plan on correcting all items mentioned in the report. Submit 9 correction plan, and continued 10 maintainance plan for future 11 compliance. POC due 5/26/26 12 13 14
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Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

NAME OF LICENSING PROGRAM MANAGER:	Bethany Moellers
NAME OF LICENSING PROGRAM ANALYST:	Dina Alviso
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 05/11/2026
I acknowledge receipt of this form and understand my appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	
	DATE: 05/11/2026