

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 502700235
Report Date: 09/11/2025
Date Signed: 09/11/2025 10:16:52 AM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SACRAMENTO SOUTH ASC, 9835 GOETHE ROAD, SUITE 100 SACRAMENTO, CA 95827
FACILITY EVALUATION REPORT	

FACILITY NAME:	EL RIO MEMORY CARE COMMUNITY	FACILITY NUMBER:	502700235
ADMINISTRATOR/DIRECTOR:	THERESA PETTAPIECE	FACILITY TYPE:	740
ADDRESS:	2828 HEALTHCARE WAY	TELEPHONE:	(209) 543-3805
CITY:	MODESTO	STATE:	CA
CAPACITY:	72	ZIP CODE:	95356
TYPE OF VISIT:	Case Management - Legal/Non-compliance	CENSUS:	57
MET WITH:	Theresa Pettapiece, Administrator	DATE:	09/11/2025
		UNANNOUNCED TIME VISIT/INSPECTION BEGAN:	09:45 AM
		TIME VISIT/INSPECTION COMPLETED:	10:30 AM

NARRATIVE	
1	On 9/11/2025, Licensing Program Analyst (LPA) Triel Ellen Lindstrom and Licensing
2	Program Manager (LPM) Lisa Rios arrived at the facility unannounced to conduct a
3	visit to ensure compliance with Health and Safety Code (HSC) 1569.38 - Posting of
4	licensing reports; disclosure to new residents. LPA Lindstrom and LPM Rios met with
5	Administrator Theresa Pettapiece and explained the purpose of today's visit.
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8	The facility received the Accusation notifying that the department has commenced
9	proceedings to suspend or revoke the license of the facility pursuant to Section HSC
10	1569.50, and is required to post this Accusation in a location easily viewable by
11	residents and visitors. A written notice was handed to the Administrator of these
12	accusations. The facility will comply with HSC 1569.38(a-h). The Administrator was
13	asked to post the accusation in the lobby where it could easily be read and seen by
14	current and new residents and families.
15	
16	
17	LPA Lindstrom observed the letter sent to residents posted in the main lobby. The
18	posting was displayed in a location easily viewable by residents and visitors. LPA
19	Lindstrom interviewed the Administrator, who confirmed that a written notice dated
20	August 19, 2025, was distributed to current residents within or on the tenth day after
21	receiving the notification, as well as mailed by US Post to residents' responsible
22	parties. LPA Lindstrom was provided a copy of this notice by the Administrator during
23	a site visit conducted on 8/21/2025.
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Lisa Rios

NAME OF LICENSING PROGRAM ANALYST: Ellen Lindstrom

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 09/11/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 09/11/2025

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.

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY FACILITY EVALUATION REPORT (Cont)	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SACRAMENTO SOUTH ASC, 9835 GOETHE ROAD, SUITE 100 SACRAMENTO, CA 95827
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FACILITY NAME: EL RIO MEMORY CARE COMMUNITY

FACILITY NUMBER: 502700235

VISIT DATE: 09/11/2025

NARRATIVE	
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32	<p>A licensee who fails to comply with the requirements of subdivision (b) or (c) of the HSC 1569.38 shall be liable for civil penalties in the amount of one hundred dollars (\$100) for each day of the failure to provide notification as required in this section. The total civil penalty for each day shall not exceed one hundred dollars (\$100) regardless of the number of notices that the licensee fails to send that day. The total civil penalty for a continuous violation of subdivision (b) or (c) shall not exceed five thousand dollars (\$5,000).</p> <p>Based on LPA Lindstrom's observation and interview, the facility is in compliance with HSC 1569.38. In addition, the Department will be contact the residents or responsible parties to verify that notice was received.</p> <p>An exit interview was conducted and a copy of this report was provided.</p>

NAME OF LICENSING PROGRAM MANAGER: Lisa Rios NAME OF LICENSING PROGRAM ANALYST: Ellen Lindstrom LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 09/11/2025
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I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE:	DATE: 09/11/2025
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