

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 507001176
Report Date: 01/29/2026
Date Signed: 01/29/2026 07:04:42 PM

Document Has Been Signed on 01/29/2026 07:04 PM - It Cannot Be Edited

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 NAME: VALLEY COMFORT #5	FACILITY NUMBER: 507001176
ADMINISTRATOR/NICK GAITHER	FACILITY TYPE: 740
DIRECTOR:	
ADDRESS: 2809 LOU ANN DRIVE	TELEPHONE: (209) 544-8676
CITY: MODESTO	STATE: CA
CAPACITY: 92	ZIP CODE: 95350
TYPE OF VISIT: Required - 1 Year	CENSUS: 63
	DATE: 01/29/2026
	UNANNOUNCED TIME VISIT/INSPECTION: 12:45 PM
	BEGAN: TIME VISIT/INSPECTION: 03:30 PM
MET WITH: Administrator Nick Gaither	COMPLETED:

NARRATIVE	
1	Licensing Program Analyst (LPA) Jason Lund arrived unannounced to conduct one year required annual
2	visit. LPA Lund met with Administrator Nick Gaither and explained the purpose of the visit. Census: 63
3	
4	LPA Lund and Administrator Nick Gaither inspected the physical plant including assisted living unit,
5	memory care unit, resident bedrooms, resident bathrooms, medication room, medication cart, dining
6	area, kitchen, laundry room and outside perimeter of the care community. The common areas of the
7	community to be free of odor and clean. The rooms in assisted living unit and rooms in the memory care
8	unit were in compliance. The facility had sufficient furniture and lighting throughout the facility and inside
9	resident rooms. There are no bodies of water present in the facility. The kitchen and dining room area
10	were observed along with 7- day non-perishable and 2-day perishable food on hand, while proper food
11	preparation and storage was observed as well. Smoke detectors are hard wired, and fire extinguishers
12	(5/7/2025) are current and in compliance with the fire safety code. Facility has a built-in sprinkler system
13	and has yearly inspections and tests. The medications were centrally stored. The toxins, knives, and
14	sharp objects are kept locked and inaccessible to clients. LPA Lund reviewed four staff and four
15	residents' files and were in compliance.
16	
17	No deficiencies cited during this visit. Exit interview copy report left.
18	
19	
20	
21	
22	
23	
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Lisa Rios
NAME OF LICENSING PROGRAM ANALYST: Jason Lund

LICENSING PROGRAM ANALYST SIGNATURE:


DATE: 01/29/2026

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

FACILITY REPRESENTATIVE SIGNATURE:


DATE: 01/29/2026

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 Ill, and Residential Care Facilities for the Elderly are required to provide and maintain an active email address of record with the licensing agency.