

# Department of SOCIAL SERVICES

Community Care Licensing

## FACILITY EVALUATION REPORT

Facility Number: 507002509

Report Date: 11/14/2025

Date Signed: 11/14/2025 01:31:14 PM

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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
<b>FACILITY EVALUATION REPORT</b>	

FACILITY NAME: STRATFORD AT BEYER PARK, THE	FACILITY NUMBER: 507002509
ADMINISTRATOR/RODRIGUEZ, NICOLE E DIRECTOR:	FACILITY TYPE: 740
ADDRESS: 3529 FOREST GLENN DR	TELEPHONE: (209) 236-1900
CITY: MODESTO	STATE: CA
CAPACITY: 107	ZIP CODE: 95355
TYPE OF VISIT: Required - 1 Year	CENSUS: 81
	DATE: 11/14/2025
	UNANNOUNCED TIME VISIT/INSPECTION: 10:00 AM
	BEGAN: TIME VISIT/INSPECTION: 02:00 PM
MET WITH: Nicole E Rodriguez	COMPLETED:

### NARRATIVE

1 On 11/25/2024, Licensing Program Analyst (LPA) Arielle Pascua arrived unannounced to this facility to  
2 conduct an annual visit. LPA met with Facility Designated Administrator (FDA), Nicole Rodriguez and  
3 explained the purpose of the visit. The purpose of this visit was to conduct an annual visit.  
4 Current census was 86. 65 current resident in assisted living and 21 residents in Memory Care. A brief  
5 interview with FDA Rodriguez was conducted.  
6  
7 This facility is licensed to served 60 elderly residents, of which, all my be non-ambulatory. This facility  
8 has a fire clearance for delayed egress and has a hospice waiver for 10. It was learned that this facility  
9 has  
10 LPA reviewed 5 resident files and 5 staff files. All of which were complete and up to date.  
11 The facility administrator has an active administrator certificate #7000291740 expires on 04/30/2027.  
12 All rooms designated as activity areas and common areas for resident use were toured. Furniture and  
13 furnishings were observed to be present and sufficient to meet the needs of the residents at this time.  
14 Office rooms and other areas intended for resident use were toured.  
15 Kitchen area was toured. Facility freezer and refrigerator units were toured. LPA reviewed the food  
16 storage supply to make sure that there was always a 2-day perishable and 7-day nonperishable food  
17 quantities on site at all times. Knives were observed to be locked and made inaccessible to the  
18 residents at this time. It was observed in that the facility has cafe areas equipped with a microwave and  
19 addition refrigerator present to cool, heat, and warm up food of the residents if necessary.  
20 Storage area for chemicals and cleaning supplies were observed to be locked and made inaccessible to  
21 the residents at this time.  
22  
23  
24  
25

NAME OF LICENSING PROGRAM MANAGER: Lisa Rios  
NAME OF LICENSING PROGRAM ANALYST: Arielle Pascua

**LICENSING PROGRAM ANALYST SIGNATURE:**


DATE: 11/14/2025

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

**FACILITY REPRESENTATIVE SIGNATURE:**


DATE: 11/14/2025

**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.

