

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 195850344
Report Date: 09/23/2025
Date Signed: 09/25/2025 02:29:52 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, 21731 VENTURA BLVD. #250 WOODLAND HILLS, CA 91364
FACILITY EVALUATION REPORT	

FACILITY NAME:	OAKMONT OF AGOURA HILLS	FACILITY NUMBER:	195850344
ADMINISTRATOR/CHAPARYAN, LILIT		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(747) 755-5700
ADDRESS:	29353 CANWOOD STREET	STATE: CA	ZIP CODE: 91301
CITY:	AGOURA HILLS	CENSUS: 85	DATE: 09/23/2025
CAPACITY: 102		UNANNOUNCED TIME VISIT/INSPECTION	12:45 PM
TYPE OF VISIT:	Case Management - Annual Continuation	BEGAN:	
MET WITH:	Lilit Chaparyan	TIME VISIT/INSPECTION	05:00 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analysts (LPAs) Zabel Chochian arrived at the facility unannounced to continue the
2	required annual visit. Upon arrival LPA met with Executive Director (ED) Lilit Chaparyan and the reason
3	for the visit was stated.
4	
5	During today's visit following records were reviewed: Resident Records began at
6	approximately 1 p.m. and Personnel Records at approximately 2:30 p.m. Eight (8)
7	resident files were reviewed for, but not limited to, the following: signed admission
8	agreements, current medical assessments with TB results, LIC627(c) Consent for
9	Treatment form, and current needs and services plan. All records were in order.
10	Eight (8) personnel files and the current Executive Director's file were reviewed for,
11	but not limited to: personnel records, health assessments, criminal record
12	clearances, first aid/CPR training, and the appropriate training. All records were in
13	order.
14	LPA and Resident Care Coordinator Catalina Cantreas reviewed a random sample
15	of assisted living residents medication records. Medications review began at
16	approximately 3:30 p.m. Four out four resident medications reviewed revealed that
17	med-tech staff are not recording medications on the centrally stored medication
18	record accurately. Medications found not recorded; medications found with
19	inaccurate discard dates and for one resident did not have a record of medications
20	(no centrally stored record on file).
21	
22	Pursuant to Title 22 CA Code of Regulations, the following deficiency was cited (refer to LIC 809-D).
23	Exit interview conducted. A copy of the report and appeal rights were provided.
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Desaree Perera NAME OF LICENSING PROGRAM ANALYST: Zabel Chochian LICENSING PROGRAM ANALYST SIGNATURE: 	DATE: 09/23/2025
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I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.

FACILITY REPRESENTATIVE SIGNATURE: 	DATE: 09/23/2025
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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.

LIC809 (FAS) - (09/23)

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Created By: Zabel Chochian On 09/23/2025 at 04:47 PM
Link to Parent Document Below:

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY FACILITY EVALUATION REPORT (Cont)	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION , 21731 VENTURA BLVD. #250 WOODLAND HILLS, CA 91364
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FACILITY NAME: OAKMONT OF AGOURA HILLS

FACILITY NUMBER: 195850344

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 09/23/2025

DEFICIENCIES & PLANS OF CORRECTION (POCs)

	Type B	Section Cited	CCR	87465(h)	
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Incidental Medical and Dental Care Services

(h) The following requirements shall apply to medications which are centrally stored:	
This requirement is not met as evidenced by:	
	Deficient Practice Statement
1	Based on record review, the licensee did not comply with the section cited above. Four out four residents medications reviewed revealed inaccurate medication record keeping. Resident 1-4 medications were not accurately recorded on the centrally stored medication record log. This poses/posed a potential health, safety or personal rights risk to persons in care.
2	
3	
4	
	POC Due Date: 09/30/2025
	Plan of Correction
1	Resident Care Coordinator stated that they will provide in-service training to all med-techs responsible for recording residents medications. Also all assisted living residents on med-management records and medications should be reviewed and ensure all medications are accounted for and accurately recorded on the centrally stored medication record log. Submit self certification letter and copy of in-service training to CCL by 9/30/2025.
2	
3	
4	

		Section Cited			
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	Deficient Practice Statement
1	
2	
3	
4	
	POC Due Date:
	Plan of Correction
1	
2	
3	
4	

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:	Desaree Perera
NAME OF LICENSING PROGRAM ANALYST:	Zabel Chochian
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 09/23/2025

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

FACILITY REPRESENTATIVE SIGNATURE:	
	DATE: 09/23/2025