

# Department of SOCIAL SERVICES

Community Care Licensing

## FACILITY EVALUATION REPORT

Facility Number: 197609969  
Report Date: 03/09/2026  
Date Signed: 03/09/2026 05:39:41 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION WOODLAND HILLS N.ASC, 21731 VENTURA BLVD. #250 WOODLAND HILLS, CA 91364
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FACILITY NAME: VALLEY VISTA SENIOR LIVING	FACILITY NUMBER: 197609969
ADMINISTRATOR/MAYES, AARON	FACILITY TYPE: 740
DIRECTOR:	
ADDRESS: 7040 VAN NUYS BLVD	TELEPHONE: (818) 906-4400
CITY: VAN NUYS STATE: CA	ZIP CODE: 91405
CAPACITY: 164 CENSUS: 104	DATE: 03/09/2026
TYPE OF VISIT: Case Management - Deficiencies UNANNOUNCED	TIME VISIT/INSPECTION: 04:34 PM
MET WITH: Maya Mnoyan, Executive Director	BEGAN: TIME VISIT/INSPECTION: 05:50 PM
	COMPLETED:

NARRATIVE	
1	Licensing Program Analyst (LPA) Christine Yee conducted an unannounced case management visit due
2	to the deficiencies observed during a visit conducted to the facility today. LPA Yee met with Maya
3	Mnoyan, Executive Director and the reason for the visit was provided.
4	
5	The following was observed on today's visit and verified with Department staff via telephone during the
6	visit Per Department records, the status of the criminal record clearance indicates that it is "pending" for
7	all three staff.
8	
9	<ul style="list-style-type: none"> <li>• Staff, Antonio Aguilar, hired on 3/2/26, does not have evidence of a criminal record clearance.</li> </ul>
10	<ul style="list-style-type: none"> <li>• Staff, Erica Arredondo Vasquez, hired on 2/9/26, does not have evidence of a criminal record</li> </ul>
11	clearance.
12	<ul style="list-style-type: none"> <li>• Staff, Maria Ramirez Torres, hired on 2/20/26 does not have evidence of a criminal record</li> </ul>
13	clearance.
14	
15	
16	
17	
18	Deficiencies cited under California Code of Regulations, Title 22, Division 6, Chapter 8. Immediate Civil
19	Penalties of \$1,500.00 was assessed.
20	
21	
22	
23	Exit interview was conducted with Kimberly Griffin, Wellness Director, Appeals Rights discussed and a
24	copy was provided.
25	

**NAME OF LICENSING PROGRAM MANAGER:** Kristin Heffernan  
**NAME OF LICENSING PROGRAM ANALYST:** Christine Yee

**LICENSING PROGRAM ANALYST SIGNATURE:**



**DATE:** 03/09/2026

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

**FACILITY REPRESENTATIVE SIGNATURE:**



**DATE:** 03/09/2026

**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: Christine Yee On 03/09/2026 at 04:53 PM**  
**Link to Parent Document Below:**

<p>STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY</p> <p><b>FACILITY EVALUATION REPORT (Cont)</b></p>	<p>CALIFORNIA DEPARTMENT OF SOCIAL SERVICES          COMMUNITY CARE LICENSING DIVISION          , 21731 VENTURA BLVD. #250          WOODLAND HILLS, CA 91364</p>
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**FACILITY NAME:** VALLEY VISTA SENIOR LIVING

**FACILITY NUMBER:** 197609969

**DEFICIENCY INFORMATION FOR THIS PAGE:**

**VISIT DATE:** 03/09/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
<p>Type A 03/10/2026 Section Cited CCR 87355(e)(2)</p>	<p>1 Criminal Record Clearance: All 2 individuals subject to a criminal record 3 review pursuant to Health and Safety 4 Code Section 1569.17(b) shall prior to 5 working, residing or volunteering in a 6 licensed facility: Obtain a California 7 clearance or a criminal record exemption</p>	<p>1 Licensee will ensure that all staff, 2 volunteers and any persons who are 3 required to have a criminal record 4 clearance prior to being present at the 5 facility. Licensee will submit a plan of 6 action to the Department as to how they 7 will come into compliance prior to having the 3 staff present at the facility or associate</p>
	<p>8 as required by the Department or..This 9 requirement was not met as evidenced 10 by: Antonio Aguilar(Hired 3/2/26), Erica 11 Arredondo Vasquez(2/9/26) and Maria 12 Ramirez Torres(2/20/26) do not have 13 evidence of a criminal record clearance 14 and are working at the facility.</p>	<p>8 the 3 staff via Guardian if they have 9 obtained criminal record clearances by 10 3/10/26 and submit evidence that the 11 association was completed by 3/10/26.</p>

**Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.**

<b>NAME OF LICENSING PROGRAM MANAGER:</b>	Kristin Heffernan
<b>NAME OF LICENSING PROGRAM ANALYST:</b>	Christine Yee

**LICENSING PROGRAM ANALYST SIGNATURE:**



**DATE:** 03/09/2026

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

**FACILITY REPRESENTATIVE SIGNATURE:**



**DATE:** 03/09/2026