

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 342700683
Report Date: 08/18/2026
Date Signed: 08/18/2026 02:26:21 PM

Document Has Been Signed on 08/18/2026 02:26 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 EVALUATION REPORT	

FACILITY NAME:	ACC MAPLE TREE VILLAGE	FACILITY NUMBER:	342700683
ADMINISTRATOR/ELVYRA ABARE		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	18 KADO CT	TELEPHONE:	(916) 395-7579
CITY:	SACRAMENTO	STATE: CA	ZIP CODE: 95831
CAPACITY: 125		CENSUS: 91	DATE: 08/18/2026
TYPE OF VISIT:	Case Management - Other	UNANNOUNCED TIME VISIT/INSPECTION	09:30 AM
		BEGAN:	
MET WITH:	Ylvyra Abare	TIME VISIT/INSPECTION	02:45 PM
		COMPLETED:	

NARRATIVE	
1	On August 18, 2026, at 9:30 AM, Licensing Program Analyst (LPA) Avelina Martinez arrived unannounced at the facility to conduct a case management inspection. LPA Martinez met with Ylvyra Abare and explained the purpose of today's visit.
2	
3	
4	
5	The purpose of the visit today, is in response to a refund deficiency. It was learned that resident 1 (R1) was not provide a refund in a timely manner. R1 moved out of this facility in 2025. R1 was not issued a refund within fifteen days of removing their belongings out of the facility. R1 was refunded \$275.36 in July of 2026.
6	
7	
8	
9	As a result of this case management inspection, the following deficiency was cited Termination of admission agreement upon death of resident; removal of resident's property; refund of fees paid; notice of contract termination and refunds:1569.652 (c) . The deficiency can be found on 809-D Page.
10	
11	
12	
13	An exit interview was conducted. A copy of this 809-Report, appeals rights, and 809-D Page were given to the facility.
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	

Arielle Pascua	
Avelina Martinez	

DATE: 08/18/2026

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 08/18/2026

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.

Created By: Avelina Martinez On 08/13/2026 at 11:24 AM
Link to Parent Document Below:

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

FACILITY NAME: ACC MAPLE TREE VILLAGE

FACILITY NUMBER: 342700683

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 08/18/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES		PLAN OF CORRECTIONS(POCs)	
Type B 09/30/2026 Section Cited HSC 1569.652(c)	1	1569.652(c) Termination of admission agreement...A refund of any fees paid in advance covering the time after the resident's personal property has been removed from the facility shall be issued to the individual... within 15 days after the personal property is removed.	1	Facility staff agrees to conduct a board and care fee/refund audit review for all residents. Facility staff agrees to update itemized care service fee document by POC date: September 30, 2026. Audit documents and itemized care service fee document shall be emailed to LPA Martinez by POC date:
	2		2	
	3		3	
	4		4	
	5		5	
	6		6	
	7		7	
	8	This requirement was not met as evidence by: based on interviews and file review, the licensee did not provide a refund to R1 in a timely manner. This posed a potential health and safety risk to R1.	8	September 30, 2026 by 5:00 PM.
	9		9	
	10		10	
	11		11	
	12		12	
	13		13	
	14		14	
	1		1	
	2		2	
	3		3	
	4		4	
	5		5	
	6		6	
	7		7	
	1		1	
	2		2	
	3		3	
	4		4	
	5		5	
	6		6	
	7		7	

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	Arielle Pascua
MANAGER:	
NAME OF LICENSING PROGRAM	Avelina Martinez
ANALYST:	
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 08/13/2026

I acknowledge receipt of this form and understand my appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	
	DATE: 08/13/2026