

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 342700856
Report Date: 08/12/2026
Date Signed: 08/12/2026 05:36:16 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION SACRAMENTO NORTH ASC, 9835 GOETHE ROAD, SUITE 100 SACRAMENTO, CA 95827	
FACILITY EVALUATION REPORT			
FACILITY NAME: A HEARTY CARE HOME IV		FACILITY NUMBER:	342700856
ADMINISTRATOR/ARGANA, FERDINAND		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(916) 267-5275
ADDRESS: 8734 SOTHEBY CT.	STATE: CA	ZIP CODE:	95628
CITY: FAIR OAKS	CENSUS: 5	DATE:	08/12/2026
CAPACITY: 6	UNANNOUNCED	TIME VISIT/INSPECTION	04:45 PM
TYPE OF VISIT: Case Management - Deficiencies		BEGAN:	
MET WITH: Maria Clardy, Administrator		TIME VISIT/INSPECTION	05:45 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Michael Hood arrived at the care home and met with Administrator,
2	Maria Clardy, to conduct a case management visit regarding information obtained during a separate
3	inspection conducted on August 12, 2026.
4	
5	During visit, LPA requested documentation pertaining to resident (R1). R1 moved out of the care home
6	on November 19, 2025. LPA requested records pertaining to R1's residency at the care home as it
7	pertained to their care needs while they resided at the care home. Facility could not provide requested
8	documentation to LPA by the conclusion of this inspection.
9	
10	Per Title 22, Division 6, Chapter 8, Section 87506 "(e) Original records or photographic reproductions
11	shall be retained for a minimum of three (3) years following termination of service to the resident."
12	
13	During visit, LPA reviewed documentation pertaining to resident (R2). LPA observed R2's Admission
14	Agreement, which included an "Addendum re Hospice Care." The addendum states the following: "The
15	Hospice rate for this facility (...) is a set fee that is non-refundable." Interview with Administrator indicated
16	that, if a resident who is receiving hospice care passes away while residing at the care home, the family
17	is not issued a refund for fees paid in advance.
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19	** Report continued on 809-C **
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DATE: 08/12/2026

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

FACILITY REPRESENTATIVE SIGNATURE:

DATE: 08/12/2026

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.

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

FACILITY NAME: A HEARTY CARE HOME IV **FACILITY NUMBER:** 342700856
VISIT DATE: 08/12/2026

NARRATIVE	
1	Per Health and Safety Code §1569.652(c) , “A refund of any fees paid in advance covering the time after
2	the resident's personal property has been removed from the facility shall be issued to the individual,
3	individuals, or entity contractually responsible for the fees or, if the deceased resident paid the fees, to
4	the resident's estate, within 15 days after the personal property is removed.” Per Title 22, Division 6,
5	Chapter 8, Section 87507(h)(4), “The admission agreement shall not contain the following: Any provision
6	that violates the rights of any residents including but not limited to those specified in Section 87468 and
7	in Health and Safety Code section 1569 et seq.”
8	
9	As a result of today's inspection, deficiencies are being cited pursuant to California Code of Regulations,
10	Title 22, Division 6, Chapter 8. Deficiencies are listed on 809-D.
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12	Exit interview was conducted. A copy of this report and appeal rights were provided. Signature on these
13	forms acknowledges receipt of these documents.
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NAME OF LICENSING PROGRAM MANAGER: Anthony Perez	
NAME OF LICENSING PROGRAM ANALYST: Michael Hood	
LICENSING PROGRAM ANALYST SIGNATURE:	DATE: 08/12/2026
I acknowledge receipt of this form and understand my licensing appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	DATE: 08/12/2026

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FACILITY EVALUATION REPORT (Cont)**FACILITY NAME:** A HEARTY CARE HOME IV**FACILITY NUMBER:** 342700856**DEFICIENCY INFORMATION FOR THIS PAGE:****VISIT DATE:** 08/12/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 09/11/2026 Section Cited CCR 87506(e)	1 87506 Resident Records (e) Original 2 records or photographic reproductions 3 shall be retained for a minimum of three 4 (3) years following termination of 5 service to the resident. This 6 requirement is not met as evidenced 7 by:	1 Facility will complete a statement of 2 understanding regarding regulation 3 87506 and submit statement to LPA by 4 POC due date of September 11, 2026. 5 6 7
	8 Based on observations and records 9 reviewed, the facility did not ensure to 10 maintain resident (R1's) records for a 11 minimum of three (3) years as they 12 could not provide R1's records to LPA 13 by the conclusion of their inspection, 14 which poses a potential health, safety, and personal rights risk to the residents in care.	8 9 10 11 12 13 14
Type B 09/11/2026 Section Cited CCR87507(h)(4)	1 87507 Admission Agreements (h) The 2 admission agreement shall not contain 3 the following: (4) Any provision that 4 violates the rights of any residents 5 including but not limited to those 6 specified in Section 87468 and in 7 Health and Safety Code section 1569 et seq. This requirement is not met as evidenced by:	1 Facility will update Admissions 2 Agreement Addendums for all residents 3 and ensure that there is nothing 4 included that violates any rights 5 specified in Section 87468 and in 6 Health and Safety Code section 1569 et 7 seq. Facility will submit updated Admissions Agreement Addendums to LPA by POC due date of September 11, 2026.
	8 Based on interviews conducted and 9 records reviewed, the facility did not 10 ensure that admission agreements for 11 the residents did not violate rights 12 indicated in Health and Safety Code 13 section §1569.652(c), which poses a 14 potential health, safety, and personal rights risk to the residents in care.	8 9 10 11 12 13 14

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: Anthony Perez	
NAME OF LICENSING PROGRAM ANALYST: Michael Hood	
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 08/12/2026
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FACILITY REPRESENTATIVE SIGNATURE:	
	DATE: 08/12/2026