

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 421702848
Report Date: 04/29/2025
Date Signed: 04/29/2025 04:33:49 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:	COVENANT LIVING AT THE SAMARKAND	FACILITY NUMBER:	421702848
ADMINISTRATOR/MARJAN ALBERT		FACILITY TYPE:	741
DIRECTOR:		TELEPHONE:	(805) 687-0701
ADDRESS:	2550 TREASURE DRIVE	STATE: CA	ZIP CODE: 93105
CITY:	SANTA BARBARA	CENSUS: 323	DATE: 04/29/2025
CAPACITY: 379		UNANNOUNCED TIME VISIT/INSPECTION	11:00 AM
TYPE OF VISIT: Required - 1 Year		BEGAN:	
MET WITH: Administrator, Marjan ALbert		TIME VISIT/INSPECTION	04:35 PM
		COMPLETED:	

NARRATIVE	
1	At 11:30am on 04/29/2025, Licensing Program Analyst (LPA) Jeffries arrived unannounced at the facility
2	to conduct the facility annual inspection. LPA met with Administrator, Marjan Albert, announced who he
3	is and the reason for the visit.
4	
5	LPA Jeffries reviewed emergency disaster plan and infection control plan with Administrator. LPA Jeffries
6	conducted a review of the Plan of Operations, with focus on dealing with behavior expressions,
7	dementia and training. LPA Jeffries conducted a cursory review of staff and resident files, including
8	medication audit of Centrally Stored Medication Records (CSMR) and Medication Administration
9	Records (MAR). LPA Jeffries reviewed fire clearance records, and observed a passing fire inspection by
10	Johnson Controls of North American dated 03/20/2025, showing 129 smoke detectors, 9 Carbon
11	Monoxide Detectors, and all components of fire sprinkler detection system throughout the facility as
12	passing. LPA Jeffries noted assorted fire extinguishers throughout the facility primed and in the green
13	and tagged as indicating functioning. LPA Jeffries noted that the campus has a Skilled Nursing Facility
14	approximately in the middle of the facility campus that is currently undergoing construction for a new
15	generator, which will also support a second generator that will serve the CCLD Licensed facility
16	buildings as well.
17	
18	Administrator and LPA conducted a physical tour of the facilities kitchen. LPA Jeffries noted that the
19	facility kitchen is clean and in good repair. LPA noted that there is ample food supply of 2 days of
20	perishable foods and 7 days of non-perishable foods in the facility kitchen. LPA Jeffries noted that the
21	Administration building, Brandel Hall, and the dining & Services Building were are clean and in good
22	repair, with no exits blocked or obstructed. LPA will need more time to complete physical inspection and
23	will return at a later date to complete entire facility inspection.
24	
25	EXIT INTERVIEW, REPORT READ, and REPORT PROVIDED.

NAME OF LICENSING PROGRAM MANAGER: Kelly Burley

NAME OF LICENSING PROGRAM ANALYST: Mark Jeffries

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 04/29/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 04/29/2025

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.

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.