

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 425800608
Report Date: 01/03/2025
Date Signed: 01/03/2025 03:02:31 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY		CALIFORNIA DEPARTMENT OF SOCIAL SERVICES	
FACILITY EVALUATION REPORT		COMMUNITY CARE LICENSING DIVISION	
		WOODLAND HILLS NORTH, 21731 VENTURA BLVD. #250	
		WOODLAND HILLS, CA 91364	
FACILITY NAME: ABUNDANT CARE II		FACILITY NUMBER:	425800608
ADMINISTRATOR/DANIEL BOND		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(805) 689-9237
ADDRESS: 698 ZINK AVENUE	STATE: CA	ZIP CODE:	93111
CITY: SANTA BARBARA	CENSUS: 6	DATE:	01/03/2025
CAPACITY: 6	UNANNOUNCED TIME VISIT/	INSPECTION	12:00 PM
TYPE OF VISIT: Required - 1 Year	BEGAN:	TIME VISIT/	
MET WITH: Timothy Pryko, Licensee and Valerija Bohonko, Assistant Administrator	INSPECTION	COMPLETED:	03:30 PM

NARRATIVE	
1	On 01/03/2025, Licensing Program Analyst (LPA) Brian Phillips arrived at the facility above to conduct
2	an unannounced annual facility evaluation visit. When the LPA arrived, they were greeted by Licensee
3	Timothy Pryko and Assistant Administrator Valerija Bohonko. LPA informed facility representative of the
4	reason for the visit upon entry.
5	
6	The LPA toured the physical plant areas inside and outside to ensure there are no health and safety
7	hazards and facility is in compliance with Title 22 Regulations. This is a Residential Care Facility for the
8	Elderly (RCFE), with an approved fire clearance capacity of six (6) non-ambulatory residents. The facility
9	has an approved Hospice Waiver for three (3) residents.
10	
11	The LPA inspected the food service area in the facility and observed that items which could constitute a
12	danger to residents are kept inaccessible to residents. All appliances were in operable condition and
13	looked clean/in good repair. Appliances such as microwaves, refrigerators, stoves, etc. are clean and
14	operating properly. Food utensils, dishes, glasses, etc. are clean and in good repair with no cracks or
15	chips. There is enough tableware and utensils for all residents living in the facility, and enough
16	equipment for the storage, preparation, and service of food. LPA observed an appropriate/adequate
17	amount of perishable and non-perishable food items maintained in the facility. Furniture is room/resident
18	appropriate, clean and in good repair. All rooms are appropriately furnished for their intended use such
19	as bedrooms, common areas, etc. Hot water temperature is maintained between 105-120 degrees
20	Fahrenheit as per Community Care Licensing (CCL) Title 22 regulations. Outdoor activity spaces have
21	shaded areas and furnished for outdoor use. Each resident has an adult bed with a mattress, pad,
22	bedsprings, and pillow, which are clean and in good repair. Each bed is fitted with sheets, pillowcase,
23	blankets, and bedspread that are clean and in good repair. Each resident has adequate dresser and
24	closet space for clothing and other belongings that includes at least two drawers or adequate dresser
25	space. The facility has a sufficient supply of linens to permit weekly changing or more often to always

ensure clean linens for residents. Equipment and supplies for resident personal hygiene is available and on site. Activity supplies are available for residents. Continued on 809-C

NAME OF LICENSING PROGRAM MANAGER: Kelly Burley
NAME OF LICENSING PROGRAM ANALYST: Brian Phillips
LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 01/03/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 01/03/2025

This report must be available at Child Care and Group Home facilities for public review for 3 years.

LIC809 (FAS) - (06/04)

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING DIVISION
WOODLAND HILLS NORTH, 21731 VENTURA BLVD. #250
WOODLAND HILLS, CA 91364

FACILITY EVALUATION REPORT (Cont)

FACILITY NAME: ABUNDANT CARE II

FACILITY NUMBER: 425800608

VISIT DATE: 01/03/2025

NARRATIVE

- 1 As the facility has an approved fire clearance for a maximum capacity of six (6) residents, no signal
- 2 system was observed by LPA nor required by the Licensing Agency. Refrigerators and freezers are
- 3 maintained at an appropriate temperature Fahrenheit as per CCL regulations. Food storage and
- 4 preparation areas are clean and appropriate for food preparation. The food service areas are clean and
- 5 sanitary, with covered trashcans and operating ventilation systems. No toxic substances are stored in
- 6 any food preparation or storage area, and all cleaning supplies for the kitchen are kept in a separate
- 7 area than the food supplies. Cleaning supplies are kept in areas separate from where food supplies are
- 8 stored. Walls, ceilings, floors, carpeting, window screens, and areas around the facility are clean,
- 9 painted and/or in good repair. There are locked storage area(s) for poisons, toxic, cleaning solutions,
- 10 disinfectants, etc. Fire extinguishers and smoke detectors operate properly. Doors and passageways
- 11 are unobstructed. There are no pools/bodies of water on the physical plant of the facility as observed by
- 12 LPA. During the inspection, LPA did not observe any firearms that would require trigger locks, locked
- 13 and inaccessible, or firing pins removed.
- 14
- 15 The physical plant of the facility contains a living room, kitchen, dining room, indoor
- 16 hallway/passageways, live-in Staff room, and six (6) private resident bedrooms available for individual
- 17 residents. No resident shares a bedroom, and each bedroom has a private restroom. The live-in staff
- 18 room is off the hallway of the facility and always remains locked, inaccessible to residents. The facility
- 19 contains an outside area for residents to utilize for outdoor activities/outdoor visitations and an outdoor
- 20 patio/gazebo area with furniture and shade. At the time of the visit, all common areas/interior rooms of
- 21 the facility were observed to be appropriately furnished, with all furniture in good condition. The facility
- 22 common areas include communal restrooms in the hallways, resident bedrooms, a resident activity
- 23 room, locked laundry room, locked/staff only kitchen area, dining room, locked food storage/pantry,
- 24 locked closet areas in the hallways containing the storage of clean linens, PPE materials, resident
- 25 hygiene products, and activity materials. The LPA observed required postings throughout the common
- 26 spaces including Resident Personal Rights and Contact information for Ombudsman as well as
- 27 Licensing. There are activity supplies and equipment, including activity materials for the residents. All
- 28 window screens were in good repair. There is appropriate lighting in the common areas of the facility. All
- 29 passageways through the common areas of the facility were free of obstruction, and as the facility is one
- 30 (1) story, there are no stairwells/stairs for resident use. Carbon monoxide detectors were operational at
- 31 the time of the visit. Fire extinguishers were fully charged and serviced annually. The facility maintained
- 32 a comfortable temperature in all areas inspected. LPA did not observe any noticeable outdoor hazards. Outdoor activity spaces in the facility are shaded and equipped with furniture for resident use. The facility maintains the use of electronic combination locks on areas inaccessible to residents. Continued on 809-C

NAME OF LICENSING PROGRAM MANAGER: Kelly Burley
NAME OF LICENSING PROGRAM ANALYST: Brian Phillips
LICENSING PROGRAM ANALYST SIGNATURE:

DATE: 01/03/2025

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

FACILITY REPRESENTATIVE SIGNATURE: DATE: 01/03/2025

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY
FACILITY EVALUATION REPORT (Cont)

CALIFORNIA DEPARTMENT OF SOCIAL SERVICES
COMMUNITY CARE LICENSING DIVISION
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FACILITY NAME: ABUNDANT CARE II

FACILITY NUMBER: 425800608

VISIT DATE: 01/03/2025

NARRATIVE

1 The facility has adequate storage of additional supplies/emergency supplies. The designated laundry
2 area in the facility has appropriate storage of cleaning products, which are kept locked and inaccessible
3 to residents. Emergency food and water in storage were observed to be in good condition by the LPA.
4 The laundry area is in a locked addendum/room area off the main hallway of the facility that is
5 inaccessible to residents. There is a main entrance walkway into the facility and an administrative
6 entrance area for visitors. The front yard is well maintained and consists of walkways and garden areas.
7 The backyard is well maintained and has a paved patio, gazebo, and garden areas with walkways
8 surrounding the parameter of the facility. The backyard is conducive for outdoor visitation. The recycling
9 bin, green waste bin, and trash bins are standard bins with flip lids. The exterior of the facility has a
10 closed perimeter which consists of a wall around the entire facility with latched gates. Inside of the
11 perimeter is the outdoor/outside activity area for residents with a gazebo/patio in the backyard, furniture,
12 shade, multiple small sheds that are locked and contain outdoor maintenance materials and the water
13 softener for the facility, as well as the emergency generator and emergency supplies for the facility. LPA
14 was shown the inside of all sheds upon request. There are also two (2) detached buildings in the
15 backyard/outdoor area of the facility that consist of a Staff member break room and a Staff member
16 private kitchen. These buildings are always locked and inaccessible to residents.
17
18 The facility restrooms were sanitized and in operating condition while the LPA toured the facility. All
19 restrooms in the facility were sufficiently stocked with soap, paper towels, required postings, and clean
20 trashcans with closed lids. Towels and washcloths are not shared by residents in the facility. The hot
21 water temperature was measured in the restrooms at the appropriate degrees Fahrenheit as per Title 22
22 regulations between 105-120 degrees Fahrenheit. All toilets and hand washing areas are maintained in
23 safe and sanitary operating condition. Additional equipment, aids, and/or conveniences are available
24 accommodate any physically handicapped residents who need such items. The LPA observed the
25 resident bedrooms, which were furnished appropriately with clean linens, appropriate furnishings, and
26 sufficient lighting. Each resident bedroom has a bed, nightstands, and lights and nightstand lamps to
27 provide sufficient lighting. Each closet in all the resident rooms can store or has extra pillows,
28 clean/fresh linens, and appropriate incontinence materials if applicable for any resident. The resident
29 bedrooms are big enough for all beds, furniture, and any resident assisting device a resident might need
30 such as a wheelchair or a walker. Each room has sufficient lighting for each resident. The facility has
31 provisioned to each resident of furniture, equipment and supplies necessary for personal care and
32 maintenance of personal hygiene. All restrooms in the facility are in the interior of each individual
resident bedroom. Continued on 809-C

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NAME OF LICENSING PROGRAM ANALYST: Brian Phillips
LICENSING PROGRAM ANALYST SIGNATURE: DATE: 01/03/2025

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NARRATIVE

1 An emergency exiting plan and emergency phone numbers are posted in an appropriate place. First-aid
2 supplies, which include sterile first-aid dressings, bandages, adhesive tapes, scissors, tweezers,
3 thermometer, antiseptic solution, and a current first-aid manual, are maintained. Administrator's records,
4 employees and resident records are maintained at the facility and available for review by the LPA as
5 employees are hired and residents accepted into the facility. The facility complies with CCL standards
6 for health screening, TB clearance, staff training, criminal background clearance and transfer requests.
7 Admission agreements and needs and services (ANS) plan are maintained for each resident and/or their
8 authorized representative. Resident records are maintained on the facility premises in a secured area.
9 Centrally stored medications are locked inaccessible to residents. The LPA observed the centrally stored
10 medications as well as the Centrally Stored Medication and Destruction Record. The facility
11 administrator meets the qualifications as specified in Title 22 regulations with an active RCFE
12 administrator certificate that expires on 04/20/2025. Provider Information Notices are available and able
13 to be presented to Staff, residents, visitors, and accessible to LPA upon request during the inspection
14 process.

15
16 Exit interview conducted by LPA. Copy of this report provided to the facility.
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