

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 565850299
Report Date: 01/23/2026
Date Signed: 01/23/2026 11:21:34 AM

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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
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FACILITY NAME: IVY PARK AT SIMI VALLEY	FACILITY NUMBER: 565850299
ADMINISTRATOR/BOGOYEVA, LEA	FACILITY TYPE: 740
DIRECTOR:	
ADDRESS: 5300 E. LOS ANGELES AVE.	TELEPHONE: (805) 583-3500
CITY: SIMI VALLEY	STATE: CA
CAPACITY: 175	ZIP CODE: 93063
TYPE OF VISIT: Case Management - Deficiencies	CENSUS: 130
	DATE: 01/23/2026
	UNANNOUNCED TIME VISIT/INSPECTION: 09:30 AM
MET WITH: Galina Tovmasian	BEGAN: TIME VISIT/INSPECTION: 11:30 AM
	COMPLETED:

NARRATIVE

1 Licensing Program Analyst (LPA) Martha Arroyo conducted a Case Management - Deficiencies visit in
2 conjunction with a complaint visit (Complaint Control # 29-AS-20250825094140). The purpose of the
3 visit is to issue a citation for a deficiency observed during the initial complaint investigation.
4
5 During the course of the investigation, it was revealed that Resident #1 (R1) was not feeling well and
6 had stomach issues. Per family's request, R1 was sent out to the hospital to be evaluated and treated.
7 Record review revealed that a written Unusual Incident/Injury Report (LIC 624) was not submitted to
8 Community Care Licensing (CCL) within seven (7) days of the occurrence, as required by reporting
9 regulations, for R1's hospital visit.
10
11 The following deficiencies were observed (See LIC 809-D.) and cited from the California Code of
12 Regulations, Title 22 and California Health and Safety Code. Failure to correct the deficiencies may
13 result in civil penalties.
14
15 Exit interview was conducted. A copy of the report and appeal rights were provided.
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NAME OF LICENSING PROGRAM MANAGER: Desaree Perera
NAME OF LICENSING PROGRAM ANALYST: Martha Arroyo

LICENSING PROGRAM ANALYST SIGNATURE:


DATE: 01/23/2026

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

FACILITY REPRESENTATIVE SIGNATURE:


DATE: 01/23/2026

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.

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Created By: Martha Arroyo On 01/23/2026 at 10:00 AM
Link to Parent Document Below:

STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY FACILITY EVALUATION REPORT (Cont)	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION , 21731 VENTURA BLVD. #250 WOODLAND HILLS, CA 91364
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FACILITY NAME: IVY PARK AT SIMI VALLEY

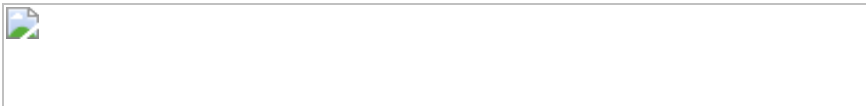
FACILITY NUMBER: 565850299

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 01/23/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 01/30/2026 Section Cited CCR 87211(a)(1)(D)	1 Each licensee shall furnish to the 2 licensing agency such reports as the 3 Department may require, including: Any 4 incident which threatens the welfare, 5 safety or health of any resident... This 6 requirement has not been met as 7 evidenced by:	1 The Licensee has agreed to send LIC 2 624 for R1's hospital visit to CCL no 3 later than POC due date. 4 5 6 7
	8 Based on record review, the licensee 9 did not comply with the section cited 10 above as the facility did not submit LIC 11 624 within seven (7) days of occurrence 12 for R1's hospital visit, which poses a 13 potential health and safety risk to 14 residents in care.	
	1 2 3 4 5 6 7	1 2 3 4 5 6 7
	1 2 3 4 5 6 7	1 2 3 4 5 6 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	Desaree Perera
MANAGER:	
NAME OF LICENSING PROGRAM	Martha Arroyo
ANALYST:	
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 01/23/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 01/23/2026