

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 565850424
Report Date: 07/11/2024
Date Signed: 07/11/2024 02:44:51 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: IVY PARK AT WOOD RANCH		FACILITY NUMBER:	565850424
ADMINISTRATOR/SKONDIN, JEANNE		FACILITY TYPE:	740
DIRECTOR:			
ADDRESS:	190 TIERRA REJADA WAY	TELEPHONE:	(805) 584-8881
CITY:	SIMI VALLEY	STATE: CA	ZIP CODE: 93065
CAPACITY: 100		CENSUS: 67	DATE: 07/11/2024
TYPE OF VISIT: Prelicensing		UNANNOUNCED TIME VISIT/INSPECTION	09:30 AM
		BEGAN:	
MET WITH: Jeanne Skondin		TIME VISIT/INSPECTION	03:00 PM
		COMPLETED:	

NARRATIVE	
1	Licensing Program Analyst (LPA) Martha Arroyo conducted a pre-licensing visit to the above noted facility. Upon arrival, LPA was greeted by applicant representative/ Executive Director Jeanne Skondin. This is a change of ownership application, but the facility name will remain the same. Entrance interview conducted.
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7	LPA inspected facility for Fire Safety, Personal Accommodations and Services, and Food Service. The facility is two-story. At 9:45am, a physical plant tour was conducted inside and out. An approved fire clearance was received, clearing them for ninety-two (92) non-ambulatory residents; and eight (8) bedridden residents. The facility has a capacity total of one hundred (100) residents. The facility has an approved fire clearance for bedridden in any bedroom on both the first and second floors, front desk will maintain current roster of bedridden residents' room location.
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13	There is one central kitchen that distributes food to the 3 dining rooms. The kitchen contained a walk-in pantry with a sufficient supply of canned foods, and emergency food and water. The walk-in refrigerator and freezer were observed to have an ample supply of perishable and nonperishable food supplies. The freezer was maintained at zero degrees Fahrenheit, and the refrigerator was maintained at 40 degrees Fahrenheit. Stove burners are rendered inaccessible to the residents. The supply of dishes, utensils, pots, pans, and drink ware is adequate. There are no pesticides (poisons) or toxins stored in any food storage area or preparation area with utensils. Appliances in the kitchen were clean and all appeared functional. Trash
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cans had tight fitting lids. Cleaning supplies are stored separately from food preparation areas in locked storage closets throughout the facility. There are three (3) laundry rooms throughout the facility for resident use. No flies or other vermin were observed.

Report Continued on LIC 809C...

NAME OF LICENSING PROGRAM MANAGER: Desaree Perera

NAME OF LICENSING PROGRAM ANALYST: Martha Arroyo

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 07/11/2024

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 07/11/2024

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

FACILITY EVALUATION REPORT (Cont)

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

FACILITY NAME: IVY PARK AT WOOD RANCH

FACILITY NUMBER: 565850424

VISIT DATE: 07/11/2024

NARRATIVE

Report Continued from LIC 809...

The common areas were appropriately furnished, and the lighting was adequate. The common areas on the first floor consists of the bistro, 2 separate dining areas, a living room, movie room, and multiple activity rooms. Also, on the first floor were observed several offices, staff lounge, a copy room, and a supply room. The second-floor common areas consists of the beauty salon, dining room, leisure/lounge room, offices, and multiple other activity rooms. Smoke alarms, carbon monoxide detectors, sprinklers and fire extinguishers were observed throughout the facility. LPA obtained a copy of the most recent Sprinkler and smoke detector inspection conducted. The fire extinguishers were observed and are fully charged. The emergency exiting plans/sketch are posted throughout the hallways. The facility has required postings, including emergency exit plan, Licensing Complaint Poster, Resident Personal Rights, Theft and Loss Policy, and Resident Council Rights. There is a functioning telephone on the premises. Emergency evacuation chairs were present in all stairways. The facility has approved delayed egress systems in the Memory Care unit. There is a secured patio area with tables and chairs for residents within the Memory Care unit. There is also a large outdoor space with shaded areas and adequate furniture for resident use throughout the facility. All passageways, walkways, driveways, steps and patios are free from obstructions and hazards at this time.

All resident rooms are set up with beds, nightstands, lamps, chests of drawers, chairs, and closet space. The beds are furnished with box springs, comfortable mattress, and clean linen, which includes, a mattress pad, top and bottom linens, pillowcases, blanket, and a bedspread. Lighting in the rooms appeared adequate. The bedrooms were large enough to allow for easy passage between the beds and furniture with a wheelchair or walker. In addition, no bedroom was used as a passageway to another room, bath, or toilet. There are no staff rooms – awake night

staff only on premises. All rooms were free of odors. All window screens were clean and maintained in good repair.

Report Continued on LIC 809C...

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NAME OF LICENSING PROGRAM ANALYST: Martha Arroyo

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DATE: 07/11/2024

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DATE: 07/11/2024

LIC809 (FAS) - (06/04)

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Report Continued from LIC 809C...

The resident bathrooms have a shower with non-skid surfaces. The toilet and shower have grab bars. The hot water temperature was tested in random resident rooms in the Assisted Living area and was found to be within the range of 105 degrees Fahrenheit and 120 degrees Fahrenheit. The hot water temperature was also tested in random resident rooms in the Memory Care area and was found to be within the range of 105 degrees Fahrenheit and 120 degrees Fahrenheit.

At 11:00am, the LPA conducted a file review of resident and staff records. Resident and staff records are stored in the Business Director's office. Medications are centrally stored in the Medications Room / Nurses Station which is located on the second floor. In addition, there are total of four (4) medication carts located throughout the facility. The first aid supplies were complete, including a thermometer and a current version of a first aid manual. They were stored in the medication room.

The physical plant of this facility location is in compliance with Title 22 regulations at this time. No corrections required at this time

Comp III conducted with Applicant Representative/Executive Director.

This report will be sent to the Centralized Application Bureau (CAB). You will be notified by the CAB Analyst when your license has been approved. You are not allowed to begin operating until you have been notified that your license has been approved by the CAB Analyst. Failure to comply could affect approval of your license.

Exit interview conducted. A copy of the report was provided.

NAME OF LICENSING PROGRAM MANAGER: Desaree Perera

NAME OF LICENSING PROGRAM ANALYST: Martha Arroyo

LICENSING PROGRAM ANALYST SIGNATURE:

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