

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 015601222

Report Date: 02/13/2026

Date Signed: 02/13/2026 12:02:32 PM

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STATE OF CALIFORNIA - HEALTH AND HUMAN SERVICES AGENCY	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION OAKLAND ASC, 1515 CLAY STREET, STE. 310 OAKLAND, CA 94612
FACILITY EVALUATION REPORT	

FACILITY NAME:	CARDINAL POINT AT MARINER SQUARE	FACILITY NUMBER:	015601222
ADMINISTRATOR/DIRECTOR:	NGUYEN, AVON	FACILITY TYPE:	741
ADDRESS:	2431 MARINER SQUARE DR	TELEPHONE:	(510) 337-1033
CITY:	ALAMEDA	STATE:	CA
CAPACITY:	153	ZIP CODE:	94501
TYPE OF VISIT:	Required - 1 Year	CENSUS:	95
		DATE:	02/13/2026
		UNANNOUNCED TIME VISIT/INSPECTION BEGAN:	08:30 AM
MET WITH:	Avon Nguyen, Executive Director	TIME VISIT/INSPECTION COMPLETED:	01:00 PM

NARRATIVE

1 On 02/13/2026 at 8:30AM, Licensing Program Analyst (LPA) Andrew Christy arrived unannounced to
2 conduct the 1-Year Annual Required inspection. LPA met with Executive Director, Avon Nguyen, and
3 explained the purpose of the visit. The facility currently houses 95 residents with a max capacity of 153
4 residents.
5
6 LPA toured facility including but not limited to bedrooms, bathrooms, kitchen, common area and
7 backyard. All outdoor and indoor passageways are kept free of obstruction. No bodies of water were
8 observed. A comfortable indoor temperature is maintained at 69.0 degrees Fahrenheit. The hot water
9 temperature in the residents' shared bathroom was measured at 111.1 degrees Fahrenheit. LPA
10 observed lighting in all rooms are adequate for the comfort and safety of the residents. Residents'
11 bathrooms are equipped with grab bars and non-skid mats. There is a minimum of one week supply of
12 non-perishable and 2 day of perishable foods. Centrally stored medication and sharps were locked and
13 inaccessible to residents. Smoke detectors and carbon monoxide detectors were in operating condition
14 during visit. Fire extinguisher was last serviced on 03/05/2025.
15
16 At 11:00AM, LPA reviewed five (5) resident files and six (6) staff files. The emergency disaster plan was
17 last reviewed 08/06/2025. Quarterly emergency drills were last conducted 10/29/2025. A review of
18 resident medications and the Medication Administration Record (MAR) found no outstanding errors.
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20 Continued on LIC809C.....
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NAME OF LICENSING PROGRAM MANAGER: Harpreet Humpal
NAME OF LICENSING PROGRAM ANALYST: Andrew Christy

LICENSING PROGRAM ANALYST SIGNATURE:


DATE: 02/13/2026

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

FACILITY REPRESENTATIVE SIGNATURE:


DATE: 02/13/2026

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 FACILITY EVALUATION REPORT (Cont)	CALIFORNIA DEPARTMENT OF SOCIAL SERVICES COMMUNITY CARE LICENSING DIVISION OAKLAND ASC, 1515 CLAY STREET, STE. 310 OAKLAND, CA 94612
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FACILITY NAME: CARDINAL POINT AT MARINER SQUARE

FACILITY NUMBER: 015601222

VISIT DATE: 02/13/2026

NARRATIVE

1 Continued from LIC809.....
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 3 The following deficiency was cited during inspection:
 4
 5 • During record review of employees, it was revealed all but one employee had an
 6 application/LIC501 on file. While the facility was switching to electronic records, they have been
 7 switching management companies and as a result the form was inaccessible.
 8
 9
 10
 11 **Deficiencies are cited per Title 22 California Code of Regulations and listed on LIC809D. Failure**
 12 **to submit proof of corrections (POC) by plan of correction due date and/or any repeat**
 13 **deficiencies within a 12-month period may result in civil penalties.**
 14
 15 Exit interview conducted. A copy of this report, along with Appeal Rights, was provided to the Executive
 16 Director.
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NAME OF LICENSING PROGRAM MANAGER: Harpreet Humpal
NAME OF LICENSING PROGRAM ANALYST: Andrew Christy
LICENSING PROGRAM ANALYST SIGNATURE: _____ **DATE:** 02/13/2026

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

FACILITY REPRESENTATIVE SIGNATURE: _____ **DATE:** 02/13/2026

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Created By: Andrew Christy On 02/13/2026 at 11:46 AM
Link to Parent Document Below:

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FACILITY NUMBER: 015601222

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 02/13/2026

DEFICIENCIES & PLANS OF CORRECTION (POCs)

Type B

Section Cited

CCR

87412(a)

Personnel Records

(a) The licensee shall ensure that personnel records are maintained on the licensee, administrator and each employee. Each personnel record shall contain the following information:

This requirement is not met as evidenced by:

Deficient Practice Statement

1 Based on record review, the licensee did not comply with the section cited above as none of the
2 applications/LIC501 forms were available for review which poses a potential health, safety, or personal
3 rights risk to persons in care.
4

POC Due Date: 02/20/2026

Plan of Correction

1 On or before plan of correction due date, licensee will email CCL a sample of the electronic copies that
2 they were supposed to have access to, or a sample of newly filled out forms by employees.
3
4

Section Cited

Deficient Practice Statement

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POC Due Date:

Plan of Correction

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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: Harpreet Humpal

NAME OF LICENSING PROGRAM ANALYST: Andrew Christy

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 02/13/2026

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