

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 015601302
Report Date: 05/06/2026
Date Signed: 05/06/2026 02:37:13 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, 1515 CLAY STREET, STE. 310 OAKLAND, CA 94612	
FACILITY EVALUATION REPORT			
FACILITY NAME: ACACIA CREEK - UNION CITY		FACILITY NUMBER:	015601302
ADMINISTRATOR/CHUCK MAJOR		FACILITY TYPE:	741
DIRECTOR:			
ADDRESS:	34400 MISSION BLVD.	TELEPHONE:	(510) 441-3700
CITY:	UNION CITY	STATE: CA	ZIP CODE: 94587
CAPACITY:	376	CENSUS: 184	DATE: 05/06/2026
TYPE OF VISIT:	Required - 1 Year	UNANNOUNCED TIME VISIT/	
		INSPECTION	09:00 AM
		BEGAN:	
MET WITH:	Julie Mammad, Excutive Director	TIME VISIT/	
		INSPECTION	03:00 PM
		COMPLETED:	

NARRATIVE	
1	On today's date at around 9:00 am, Licensing Program Analysts (LPAs) K. Nguyen and P. Manalo
2	arrived unannounced to conduct an annual required inspection and met with Executive Director (ED)
3	Julie Mammad. LPAs explained the purpose of the visit to the Executive Director.
4	
5	The facility has a main building with 5 floors and 4 cottages. The resident apartments were located on
6	the first 4 floors of the main building and 4 cottages. The facility consists of a dining room, a bar, a game
7	room, a boardroom, an art room, a multipurpose room, a library room, swimming pool, beauty salon,
8	etc., all around the facility
9	
10	LPAs toured the facility with the Wellness Manager and inspected 6 rooms. The facility was observed to
11	be clean and odor-free. The ED states that residents have pendants or use their telephones if they need
12	assistance. Out of 184 residents, all are in assisted living. Multiple fire extinguishers were observed to
13	be full and last serviced on 1/21/26. The last fire alarm inspection was conducted on 8/18/25. The fire
14	drill was last conducted on 01/15/2026. Liability insurance is effective from 04/01/2026 to 04/01/2027.
15	
16	LPAs reviewed 6 staff files; 6 out of 6 staff have health clearance on their files. LPAs reviewed 7
17	residents' files.
18	
19	The facility will submit an updated Emergency Disaster Plan (LIC610E) by 05/16/2026.
20	
21	THE FOLLOWING DEFICIENCY WAS OBSERVED DURING VISIT:
22	
23	
24	
25	
	At 10:23 AM, LPAs observed moldy tangerines in the kitchen walk-in fridge.
	The Facility was cited from the California Code of Regulations, Title 22 and/or Health and Safety

Code Failure to correct deficiency by POC date may result in additional Civil Penalties.

Exit interview conducted with Executive Director. Appeal Rights and a copy of this report provided.

NAME OF LICENSING PROGRAM MANAGER: Bennett Fong

NAME OF LICENSING PROGRAM ANALYST: Kelly Nguyen

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 05/06/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 05/06/2026

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

LIC809 (FAS) - (06/04)

California Health & Human Services Agency

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California Department of Social Services

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: Kelly Nguyen On 05/06/2026 at 02:06 PM
Link to Parent Document Below:

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

FACILITY NAME: ACACIA CREEK - UNION CITY

FACILITY NUMBER: 015601302

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 05/06/2026

DEFICIENCIES & PLANS OF CORRECTION (POCs)					
	Type B	Section Cited	CCR	87555(b)(8)	
General Food Service Requirements					
(8) All food shall be of good quality. Commercial foods shall be approved by appropriate federal, state and local authorities. Food in damaged containers shall not be accepted, used or retained.					
This requirement is not met as evidenced by:					
	Deficient Practice Statement				
1	Based on observation, the licensee did not comply with the section cited above by having modly tangerine in the walk in fridge which posed a potential health and safety risk to persons in care.				
2					
3					
4					
	POC Due Date: 05/15/2026				
	Plan of Correction				
1	By the POC date, the Executive Director agrees to have an in-service with the kitchen staff on ensuring that food is of good quality, properly labeled, and stored.				
2					
3					
4					
		Section Cited			
	Deficient Practice Statement				
1					
2					
3					
4					
	POC Due Date:				
	Plan of Correction				
1					
2					
3					
4					

NAME OF LICENSING PROGRAM MANAGER:	Bennett Fong
NAME OF LICENSING PROGRAM ANALYST:	Kelly Nguyen
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 05/06/2026
I acknowledge receipt of this form and understand my appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	
	DATE: 05/06/2026