

Department of SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 015601374
Report Date: 10/07/2025
Date Signed: 10/07/2025 03:25:34 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: AEGIS ASSISTED LIVING OF FREMONT	FACILITY NUMBER: 015601374
ADMINISTRATOR/TURNER, RYAN DIRECTOR:	FACILITY TYPE: 740
ADDRESS: 3850 WALNUT AVENUE	TELEPHONE: (510) 739-1515
CITY: FREMONT	STATE: CA ZIP CODE: 94538
CAPACITY: 110	CENSUS: 80 DATE: 10/07/2025
TYPE OF VISIT: Required - 1 Year	UNANNOUNCED TIME VISIT/ INSPECTION 11:15 AM
MET WITH: Ryan Turner, Administrator	BEGAN: TIME VISIT/ INSPECTION 03:55 PM
	COMPLETED:

NARRATIVE	
1	On 10/07/2025 at 11:15AM, Licensing Program Analysts (LPAs) P. Manalo and K. Nguyen arrived
2	unannounced to conduct 1-Year Annual Required inspection. LPAs met with General Manager, Ryan
3	Turner and Health Services Director, Leslie Ibo and explained the purpose of the visit.
4	
5	LPAs toured the facility with General Manager, Ryan Turner, including but not limited to residents'
6	apartments, bathrooms, multiple activity rooms, kitchen, common area and courtyard. There are no
7	bodies of water observed. LPAs observe lighting in all rooms are adequate for the comfort and safety of
8	the residents. The hot water temperature in a sample of residents shared bathroom were measured at
9	114.2, 109.6, 114.3, 112.2, 114, 109.2, and 109.4 degrees Fahrenheit. Hallway temperature measured
10	at 72-73 degree. Residents' bathrooms are equipped with grab bars with non-skid shower pan. Centrally
11	stored medications, sharps and toxic are locked and inaccessible to residents in care.
12	
13	At 11:45 AM, LPAs reviewed 8 residents records. At 2:02 PM, LPAs reviewed 8 staff records and 8 of 8
14	are associated with the facility.
15	
16	Smoke detectors and carbon monoxide detectors were in operating condition during visit. Fire
17	extinguisher was observed last serviced on 07/10/2025 and kitchen fire extinguisher was last serviced
18	on 07/10/2025. Emergency Disaster Drill last updated on 09/24/2025. Fire Drill last conducted on
19	09/20/25. First aid kit was observed to be complete. Liability Insurance is effective from 12/01/2024 to
20	12/01/2025.
21	
22	
23	Continue to LIC809-C...
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Yvonne Flores-Larios

NAME OF LICENSING PROGRAM ANALYST: Patricia Manalo

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 10/07/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 10/07/2025

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.

LIC809 (FAS) - (09/23)

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Created By: Patricia Manalo On 10/07/2025 at 02:56 PM
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 , 1515 CLAY STREET, STE. 310 OAKLAND, CA 94612
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FACILITY NAME: AEGIS ASSISTED LIVING OF FREMONT

FACILITY NUMBER: 015601374

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 10/07/2025

DEFICIENCIES & PLANS OF CORRECTION (POCs)

	Type B	Section Cited	CCR	87555(b)(25)	
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(b) The following food service requirements shall apply: (25) Soaps, detergents, cleaning compounds or similar substances shall be stored in areas separate from food supplies.

This requirement is not met as evidenced by:

	Deficient Practice Statement
1 2 3 4	Based on observation, the licensee did not comply with the section cited above by having the emergency food in the same closet as the antibacterial liquid soap and water supply inside the laundry room which poses an immediate health and safety risk to persons in care.
	POC Due Date: 10/15/2025
	Plan of Correction
1 2 3 4	The General Manager agrees to place the emergency food and water supply separate from the cleaning supplies. Proof of correction will be sent to CCLD by POC date.

		Section Cited			
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	Deficient Practice Statement
1 2 3 4	
	POC Due Date:
	Plan of Correction
1 2 3 4	

Failure to correct the cited deficiency(ies), on or before the Plan of Correction (POC) due date, may result in a civil penalty assessment.

Yvonne Flores-Larios

NAME OF LICENSING PROGRAM MANAGER:
NAME OF LICENSING PROGRAM ANALYST: Patricia Manalo
LICENSING PROGRAM ANALYST SIGNATURE:  **DATE:** 10/07/2025

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

FACILITY REPRESENTATIVE SIGNATURE:  **DATE:** 10/07/2025

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NARRATIVE	
1	Continue from LIC809...
2	
3	<u>THE FOLLOWING DEFICIENCY WAS OBSERVED DURING VISIT:</u>
4	
5	At 12:42 PM, LPA observed the food supply in the same closet as the antibacterial liquid soap and water
6	supply placed in the laundry room.
7	
8	
9	The Facility was cited from the California Code of Regulations, Title 22 and/or Health and Safety
10	Code Failure to correct deficiency by POC date may result in additional Civil Penalties.
11	
12	Exit interview conducted with General Manager. Appeal Rights and a copy of this report provided.
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