

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 019200761
Report Date: 08/28/2025
Date Signed: 08/28/2025 06:38:57 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: FREMONT HILLS	FACILITY NUMBER: 019200761
ADMINISTRATOR/KUMAR, BEENA DIRECTOR:	FACILITY TYPE: 740
ADDRESS: 35490 MISSION BLVD	TELEPHONE: (510) 796-4200
CITY: FREMONT	STATE: CA
CAPACITY: 140	ZIP CODE: 94536
TYPE OF VISIT: Case Management - Health Checks	CENSUS: 93
	DATE: 08/28/2025
	UNANNOUNCED TIME VISIT/INSPECTION
	BEGAN: 04:05 PM
MET WITH: Judith Gitonga, Director of Health and Wellness	TIME VISIT/INSPECTION
	COMPLETED: 06:55 PM

NARRATIVE	
1	On 08/28/2025 at 4:05 PM, Licensing Program Analyst (LPA) P. Manalo conducted a Health & Safety
2	inspection as a result of a priority 1 complaint. LPA met with Director of Health and Wellness , Judith
3	Gitonga and explained the purpose of the visit. Executive Director, Beena Kumar, gave authorization for
4	Gitonga to sign the report.
5	
6	LPA toured facility including but not limited to the bedrooms, bathrooms, common area, kitchen, and
7	courtyard area. Hot water temperature was measured at 109.9, 109.5,112.1, 113.4, and 112 degrees
8	Fahrenheit residents' bathroom. Residents' bathrooms are equipped with grab bars and non-skid
9	shower pans. LPA observed lighting in all rooms is adequate for the comfort and safety of the residents.
10	There is a minimum of one week supply of nonperishable and 2-day of perishable foods. First-aid kit
11	was complete. Fire extinguisher was observed to be full and last serviced on 06/06/2025.
12	
13	<u>THE FOLLOWING DEFICIENCIES WERE OBSERVED DURING VISIT:</u>
14	
15	At 4:46 PM, LPA observed Fluticasone Propionate Nasal Spray and medication syrup on top of the
16	medication cart unsupervised by staff.
17	
18	
19	The Facility was cited from the California Code of Regulations, Title 22 and/or Health and Safety
20	Code Failure to correct deficiencies by POC date may result in additional Civil Penalties.
21	
22	Exit interview conducted with Administrator. Appeal Rights and a copy of this report provided.
23	
24	
25	

NAME OF LICENSING PROGRAM MANAGER: Yvonne Flores-Larios

NAME OF LICENSING PROGRAM ANALYST: Patricia Manalo

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 08/28/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 08/28/2025

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 08/28/2025 at 05:39 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: FREMONT HILLS

FACILITY NUMBER: 019200761

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 08/28/2025

Deficiency Type POC Due Date / Section Number	DEFICIENCIES		PLAN OF CORRECTIONS(POCs)
Type A 08/29/2025 Section Cited	1 87309(a) (a) Except as specified in 2 subsection (b), the licensee shall 3 ensure that disinfectants, cleaning 4 solutions, poisonous 5 substances...locked storage and are 6 not left unattended if outside the 7 locked storage. This requirement is not met as evidenced by:		
	8 Based on observation, the licensee 9 did not comply with the section cited 10 above by having Fluticasone 11 Propionate Nasal Spray and 12 medication syrup on top of the 13 medication cart unsupervised by staff 14 which poses an immediate health and safety risk to persons in care.	8 9 10 11 12 13 14	
	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.

Yvonne Flores-Larios

NAME OF LICENSING PROGRAM

MANAGER:

NAME OF LICENSING PROGRAM Patricia Manalo

ANALYST:

LICENSING PROGRAM ANALYST SIGNATURE:



DATE: 08/28/2025

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 08/28/2025