

Department of
SOCIAL SERVICES

Community Care Licensing

FACILITY EVALUATION REPORT

Facility Number: 019201084
Report Date: 08/07/2026
Date Signed: 08/07/2026 12:21:05 PM

COMPREHENSIVE INSPECTION

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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: OAKMONT OF MARINER POINT		FACILITY NUMBER:	019201084
ADMINISTRATOR/HAN, MINDY M		FACILITY TYPE:	740
DIRECTOR:		TELEPHONE:	(510) 347-5959
ADDRESS: 2400 MARINER SQUARE DRIVE	STATE: CA	ZIP CODE:	94502
CITY: ALAMEDA	CENSUS: 59	DATE:	08/07/2026
CAPACITY: 80	UNANNOUNCED	TIME VISIT/INSPECTION	11:10 AM
TYPE OF VISIT: Required - 1 Year		BEGAN:	
MET WITH: Executive Director Juan Ferrel		TIME VISIT/INSPECTION	12:30 PM
		COMPLETED:	

NARRATIVE	
1	On 08/07/2026 at 11:00 AM, Licensing Program Analysts (LPA) David Doidge arrived unannounced to
2	conduct a Case Management visit regarding an incident that was reported to CCLD on 08/04/2026 from
3	an Unusual Incident Report (UIR). LPA met with Executive Director Juan Ferrel and explained the
4	purpose of the visit.
5	
6	LPA reviewed, and obtained copies of, R1's most recent Physician's Report and the facility assessment.
7	LPA spoke with Executive Director Juan Ferrel about the incident. R1 is required to wear a safety
8	bracelet, has a Wanderguard, and is unable to leave the facility unassisted.
9	
10	Around 3PM, R1 was taken to room for an afternoon nap. Soon after staff left room, R1 wandered out of
11	room and out of the facility.
12	
13	R1 now has a one-on-one care provider, and the facility is seeking to move R1 into the memory care
14	unit.
15	
16	The deficiency was observed (see LIC809D) and cited from the California Code of Regulation, Title 22.
17	Failure to correct the deficiency may result in civil penalties.
18	
19	Exit interview conducted. A copy of the appeal rights and this report provided.
20	
21	
22	
23	
24	
25	



DATE: 08/07/2026

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

FACILITY REPRESENTATIVE SIGNATURE:



DATE: 08/07/2026

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 III, 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: David Doidge On 08/07/2026 at 12:03 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: OAKMONT OF MARINER POINT

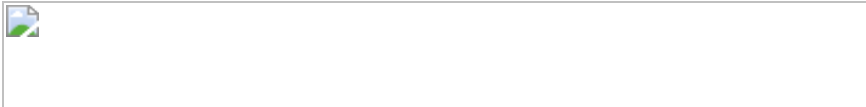
FACILITY NUMBER: 019201084

DEFICIENCY INFORMATION FOR THIS PAGE:

VISIT DATE: 08/07/2026

Deficiency Type POC Due Date / Section Number	DEFICIENCIES	PLAN OF CORRECTIONS(POCs)
Type B 08/21/2026 Section Cited CCR 84768.2(a)(4)	1 87468.2 Additional Personal Rights of 2 Residents in Privately Operated 3 Facilities (a) In addition to the rights 4 listed in Section 87468.1, Personal 5 Rights of Residents in All Facilities, 6 residents in privately operated 7 residential care facilities for the elderly shall have all of the following personal rights: (4) To care, supervision, and services that meet their individual needs and are delivered by staff that are sufficient in numbers, qualifications, and competency to meet their needs. This requirement is not met as evidence by:	1 By POC date, the Executive Director 2 agrees to conduct an in-service training 3 with all staff regarding supervision and 4 preventing elopement and send a copy 5 of the training to CCLD. 6 7
	8 Based on record review and interview, 9 the licensee did not comply with section 10 above by not ensuring care and 11 supervision when R1 eloped which 12 poses an immediate Health & Safety 13 risk to residents in care. 14	8 9 10 11 12 13 14
	1 2 3 4 5 6 7	1 2 3 4 5 6 7
	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.

NAME OF LICENSING PROGRAM	Bennett Fong
MANAGER:	
NAME OF LICENSING PROGRAM	David Doidge
ANALYST:	
LICENSING PROGRAM ANALYST SIGNATURE:	
	DATE: 08/07/2026
I acknowledge receipt of this form and understand my appeal rights as explained and received.	
FACILITY REPRESENTATIVE SIGNATURE:	
	DATE: 08/07/2026