

ALL SAINT'S MAUBERT

Report ID: CCN 555879
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§ 1 Facility Identity

Facility	ALL SAINT'S MAUBERT
CCN	555879
Location	15731 MAUBERT AVENUE, SAN LEANDRO, CA, 94578
Ownership type	For profit - Limited Liability company
Certified beds	14

§ 2 CMS Federal Record

Civil money penalties on file	\$131,856
Deficiency citations — current cycle	8 (167% vs prior 24 months (3))
Deficiency citations — prior 24 months	3
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$131,856
CA state average	\$26,375 (this facility is 5.0× the CA average)
National average	\$31,239 (this facility is 4.2× the national average)

Averages are CMS-published per-facility fine amounts for the same snapshot. Figures and multiples are stated as published; no inference is drawn here.

§ 4 Current-Cycle Deficiencies

The current survey cycle records the following 8 federal deficiency citations (CMS F-tags). Scope/severity is CMS's own A–L grade; "Immediate Jeopardy" is CMS's most serious classification.

F-TAG	FINDING (CMS)	SCOPE/SEV.	SOURCE
F727	Have a registered nurse on duty 8 hours a day; and select a registered nurse to be the director of nurses on a full time basis.	F	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Standard survey
F656	Develop and implement a complete care plan that meets all the resident's needs, with timetables and actions that can be measured.	E	Standard survey
F757	Ensure each resident's drug regimen must be free from unnecessary drugs.	E	Standard survey
F759	Ensure medication error rates are not 5 percent or greater.	E	Standard survey
F604	Ensure that each resident is free from the use of physical restraints, unless needed for medical treatment.	D	Standard survey
F644	Coordinate assessments with the pre-admission screening and resident review program; and referring for services as needed.	D	Standard survey
F677	Provide care and assistance to perform activities of daily living for any resident who is unable.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: PACS GROUP (280 facilities); Owner on file: MUPPU, MANJULA (individual)
Ownership chain	PACS GROUP (280 facilities)
Penalties vs chain average	\$131,856 vs \$32,207 (4.1× the chain average)
Current deficiencies vs chain average	8 vs 12.7 (0.6× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 3.2 · US avg 3)
Health inspection	2 / 5 (state avg 2.8 · US avg 2.8)
Staffing	4 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	1 / 5 (state avg 4.2 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/555879
Snapshot SHA-256	fc1c16274e12bd4913ff31d6dec52f8c84d567e1c1237ab42345c96f1bc09c34
Methodology & version	v1.0 — https://www.caregiverhelpnow.com/methodology

§ 8 For Your Attorney

1. The full survey file (Form 2567) for each inspection cited above is available from the state survey agency or by FOIA request.
 2. Quarterly staffing data: CMS Payroll-Based Journal (PBJ) public use files, CCN 555879.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash fc1c16274e12.
 4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).
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This snapshot is a frozen record of CMS Care Compare data as of Jun 2026. Independently verifiable at the URL above. Generated by CareSentinel under Nodal Logics LLC. Compiled under CareSentinel methodology v1.0, documented at <https://www.caregiverhelpnow.com/methodology>; the Snapshot SHA-256 above pins this record to that methodology version.

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