

VILLA SERENA HEALTHCARE CENTER

Report ID: CCN 055329
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§ 1 Facility Identity

Facility	VILLA SERENA HEALTHCARE CENTER
CCN	055329
Location	723 E 9TH STREET, LONG BEACH, CA, 90813
Ownership type	For profit - Limited Liability company
Certified beds	52

§ 2 CMS Federal Record

Civil money penalties on file	\$26,685
Deficiency citations — current cycle	13 (43% vs prior 24 months (23))
Deficiency citations — prior 24 months	23
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	\$26,685
CA state average	\$26,375 (this facility is 1.0× the CA average)
National average	\$31,239 (this facility is 0.9× 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 13 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
F755	Provide pharmaceutical services to meet the needs of each resident and employ or obtain the services of a licensed pharmacist.	E	Standard survey
F814	Dispose of garbage and refuse properly.	E	Standard survey
F657	Develop the complete care plan within 7 days of the comprehensive assessment; and prepared, reviewed, and revised by a team of health professionals.	D	Complaint
F658	Ensure services provided by the nursing facility meet professional standards of quality.	D	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Complaint
F609	Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.	D	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	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.	D	Standard survey
F730	Observe each nurse aide's job performance and give regular training.	D	Standard survey
F757	Ensure each resident's drug regimen must be free from unnecessary drugs.	D	Standard survey
F911	Ensure resident rooms hold no more than 4 residents; for new construction after November 28, 2016, rooms hold no more than 2 residents.	B	Standard survey
F912	Provide rooms that are at least 80 square feet per resident in multiple rooms and 100 square feet for	B	Standard survey

single resident rooms.

§ 5 Ownership & Chain Context

Ownership record	Chain: AARON MAYER (6 facilities); Owner on file: DEUTSCH 2016 GRAT (organization)
Ownership chain	AARON MAYER (6 facilities)
Penalties vs chain average	\$26,685 vs \$22,700 (1.2× the chain average)
Current deficiencies vs chain average	13 vs 18.0 (0.7× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	5 / 5 (state avg 3.2 · US avg 3)
Health inspection	4 / 5 (state avg 2.8 · US avg 2.8)
Staffing	3 / 5 (state avg 3.1 · US avg 2.9)
Quality measures (QM)	5 / 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/055329
Snapshot SHA-256	77c566ee2ad4fa6f8412c0446cdc40a1e0f8b2885cbe28f8fa2506379a497f3b
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 055329.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 77c566ee2ad4.
 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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relationship. Inspection findings are point-in-time CMS survey results, not a determination that any specific resident was harmed.