

HERITAGE MANOR

Report ID: CCN 055989
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§ 1 Facility Identity

Facility	HERITAGE MANOR
CCN	055989
Location	610 NORTH GARFIELD AVENUE, MONTEREY PARK, CA, 91754
Ownership type	For profit - Limited Liability company
Certified beds	99

§ 2 CMS Federal Record

Civil money penalties on file	\$17,940
Deficiency citations — current cycle	22 (450% vs prior 24 months (4))
Deficiency citations — prior 24 months	4
Immediate Jeopardy — current cycle	1
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	\$17,940
CA state average	\$26,375 (this facility is 0.7× the CA average)
National average	\$31,239 (this facility is 0.6× 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 22 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
F695	Provide safe and appropriate respiratory care for a resident when needed.	J · Immediate Jeopardy	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	E	Complaint
F865	Have a plan that describes the process for conducting QAPI and QAA activities.	E	Complaint
F921	Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public.	E	Complaint
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	E	Complaint
F583	Keep residents' personal and medical records private and confidential.	E	Standard survey
F802	Provide sufficient support personnel to safely and effectively carry out the functions of the food and nutrition service.	E	Standard survey
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	E	Standard survey
F867	Set up an ongoing quality assessment and assurance group to review quality deficiencies and develop corrective plans of action.	E	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	Complaint
F726	Ensure that nurses and nurse aides have the appropriate competencies to care for every resident in a way that maximizes each resident's well being.	D	Complaint
F756	Ensure a licensed pharmacist perform a monthly drug regimen review, including the medical chart, following irregularity reporting guidelines in developed policies and procedures.	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
F580	Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.	D	Standard survey
F584	Honor the resident's right to a safe, clean, comfortable and homelike environment, including but not limited to receiving treatment and supports for daily living safely.	D	Standard survey
F641	Ensure each resident receives an accurate assessment.	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
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	D	Standard survey
F759	Ensure medication error rates are not 5 percent or greater.	D	Standard survey
F760	Ensure that residents are free from significant medication errors.	D	Standard survey
F805	Ensure each resident receives and the facility provides food prepared in a form designed to meet individual needs.	D	Standard survey
F921	Make sure that the nursing home area is safe, easy to use, clean and comfortable for residents, staff and the public.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: DAVID JOHNSON (46 facilities); Owner on file: HERITAGE MANOR HEALTHCARE LLC (organization)
Ownership chain	DAVID JOHNSON (46 facilities)
Penalties vs chain average	\$17,940 vs \$13,454 (1.3× the chain average)
Current deficiencies vs chain average	22 vs 17.2 (1.3× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	2 / 5 (state avg 3.2 · US avg 3)
Health inspection	1 / 5 (state avg 2.8 · US avg 2.8)
Staffing	2 / 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/055989
Snapshot SHA-256	5eb90ed174fb6e253a55b445d7efdd00313aa64678edea63d6edbf8c7bf22e7c
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 055989.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 5eb90ed174fb.
 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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