

CITY VIEW POST ACUTE

Report ID: CCN 056203

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§ 1 Facility Identity

Facility	CITY VIEW POST ACUTE
CCN	056203
Location	1359 PINE STREET, SAN FRANCISCO, CA, 94109
Ownership type	For profit - Limited Liability company
Certified beds	180

§ 2 CMS Federal Record

Civil money penalties on file	\$42,528
Deficiency citations — current cycle	5 (25% vs prior 24 months (4))
Deficiency citations — prior 24 months	4
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	\$42,528
CA state average	\$26,375 (this facility is 1.6× the CA average)
National average	\$31,239 (this facility is 1.4× 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 5 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
F925	Make sure there is a pest control program to prevent/deal with mice, insects, or other pests.	E	Complaint
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	Complaint
F610	Respond appropriately to all alleged violations.	D	Complaint
F644	Coordinate assessments with the pre-admission screening and resident review program; and referring for services as needed.	D	Standard survey
F645	PASARR screening for Mental disorders or Intellectual Disabilities	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: PACS GROUP (280 facilities); Owner on file: PROVIDENCE GROUP INC (organization)
Ownership chain	PACS GROUP (280 facilities)
Penalties vs chain average	\$42,528 vs \$32,207 (1.3× the chain average)
Current deficiencies vs chain average	5 vs 12.7 (0.4× 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/056203
Snapshot SHA-256	5a1bcb563395c727c00cbccf12046904ff3f12fd7af5a643cba5439ba5e12b1a
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 056203.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 5a1bcb563395.
 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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