

CALIFORNIA TERRACE

Report ID: CCN 145625
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§ 1 Facility Identity

Facility	CALIFORNIA TERRACE
CCN	145625
Location	2829 SOUTH CALIFORNIA BLVD, CHICAGO, IL, 60608
Ownership type	For profit - Limited Liability company
Certified beds	297

§ 2 CMS Federal Record

Civil money penalties on file	\$363,575
Deficiency citations — current cycle	28 (27% vs prior 24 months (22))
Deficiency citations — prior 24 months	22
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	0
Special Focus Facility status	Not listed
Abuse icon	Yes — CMS abuse icon currently listed

§ 3 Federal Penalties in Context

This facility — penalties on file	\$363,575
IL state average	\$105,530 (this facility is 3.4× the IL average)
National average	\$31,239 (this facility is 11.6× 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 28 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.	F	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.	F	Complaint
F925	Make sure there is a pest control program to prevent/deal with mice, insects, or other pests.	F	Complaint
F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	F	Standard survey
F814	Dispose of garbage and refuse properly.	F	Standard survey
F881	Implement a program that monitors antibiotic use.	F	Standard survey
F925	Make sure there is a pest control program to prevent/deal with mice, insects, or other pests.	F	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.	E	Complaint
F558	Reasonably accommodate the needs and preferences of each resident.	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.	E	Complaint
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	E	Complaint
F554	Allow residents to self-administer drugs if determined clinically appropriate.	E	Standard survey

F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	E	Standard survey
F761	Ensure drugs and biologicals used in the facility are labeled in accordance with currently accepted professional principles; and all drugs and biologicals must be stored in locked compartments, separately locked, compartments for controlled drugs.	E	Standard survey
F880	Provide and implement an infection prevention and control program.	E	Standard survey
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	D	Complaint
F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	D	Complaint
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F600	Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.	D	Complaint
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	D	Complaint
F578	Honor the resident's right to request, refuse, and/or discontinue treatment, to participate in or refuse to participate in experimental research, and to formulate an advance directive.	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
F686	Provide appropriate pressure ulcer care and prevent new ulcers from developing.	D	Standard survey

F695	Provide safe and appropriate respiratory care for a resident when needed.	D	Standard survey
F760	Ensure that residents are free from significant medication errors.	D	Standard survey
F813	Have a policy regarding use and storage of foods brought to residents by family and other visitors.	D	Standard survey
F914	Provide bedrooms that don't allow residents to see each other when privacy is needed.	D	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: SABA HEALTHCARE (11 facilities); Owner on file: MTJ HOLDINGS LLC (organization)
Ownership chain	SABA HEALTHCARE (11 facilities)
Penalties vs chain average	\$363,575 vs \$284,146 (1.3× the chain average)
Current deficiencies vs chain average	28 vs 20.8 (1.3× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	1 / 5 (state avg 2.6 · US avg 3)
Health inspection	1 / 5 (state avg 2.8 · US avg 2.8)
Staffing	2 / 5 (state avg 2.1 · US avg 2.9)
Quality measures (QM)	3 / 5 (state avg 3 · US avg 3.7)

§ 7 Record Provenance

CMS data as of	Jun 2026
Independent verification	https://www.medicare.gov/care-compare/details/nursing-home/145625
Snapshot SHA-256	8372b6215baf08ba442eee7906014bf06a652ad18a5276e9e072f5074138e79
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 145625.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 8372b6215baf.
4. Deficiency F-tags cited above are searchable in CMS QCOR (qcor.cms.gov).

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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