

# Fair Oaks Healthcare Center

Report ID: CCN 555153  
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## § 1 Facility Identity

|                |                                                 |
|----------------|-------------------------------------------------|
| Facility       | Fair Oaks Healthcare Center                     |
| CCN            | 555153                                          |
| Location       | 11300 Fair Oaks Boulevard, Fair Oaks, CA, 95628 |
| Ownership type | For profit - Limited Liability company          |
| Certified beds | 149                                             |

## § 2 CMS Federal Record

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| Civil money penalties on file              | \$8,990                           |
| Deficiency citations — current cycle       | 18 ( 80% vs prior 24 months (10)) |
| Deficiency citations — prior 24 months     | 10                                |
| 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 | \$8,990                                               |
| CA state average                  | \$26,375 (this facility is 0.3× the CA average)       |
| National average                  | \$31,239 (this facility is 0.3× 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 18 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          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| F585  | Honor the resident's right to voice grievances without discrimination or reprisal and the facility must establish a grievance policy and make prompt efforts to resolve grievances.                                                                     | 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 |
| F808  | Ensure therapeutic diets are prescribed by the attending physician and may be delegated to a registered or licensed dietitian, to the extent allowed by State law.                                                                                      | 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 |
| 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       |
| F585  | Honor the resident's right to voice grievances without discrimination or reprisal and the facility must establish a grievance policy and make prompt efforts to resolve grievances.                                                                     | 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       |
| F550  | Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.                                                                                                                              | D          | Standard survey |
| F584  | Honor the resident's right to a safe, clean, comfortable and homelike environment, including but                                                                                                                                                        | D          | Standard survey |

not limited to receiving treatment and supports for daily living safely.

|      |                                                                                                                                                                                |   |                 |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------|
| F605 | Prevent the use of unnecessary psychotropic medications or use medications that may restrain a resident's ability to function.                                                 | D | Standard survey |
| F658 | Ensure services provided by the nursing facility meet professional standards of quality.                                                                                       | 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 |
| F690 | Provide appropriate care for residents who are continent or incontinent of bowel/bladder, appropriate catheter care, and appropriate care to prevent urinary tract infections. | 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 |
| 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: CYPRESS HEALTHCARE GROUP (13 facilities); Owner on file: CYPRESS HEALTHCARE GROUP LLC (organization) |
| Ownership chain                       | CYPRESS HEALTHCARE GROUP (13 facilities)                                                                    |
| Penalties vs chain average            | \$8,990 vs \$3,184 (2.8× the chain average)                                                                 |
| Current deficiencies vs chain average | 18 vs 11.8 (1.5× the chain average)                                                                         |

## § 6 CMS Care Compare Star Ratings

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

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## § 7 Record Provenance

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|                          |                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| CMS data as of           | Jun 2026                                                                                                                                          |
| Independent verification | <a href="https://www.medicare.gov/care-compare/details/nursing-home/555153">https://www.medicare.gov/care-compare/details/nursing-home/555153</a> |
| Snapshot SHA-256         | f30907217e2543d22dfc8323e2f73325df6650587cec90d93be0646c8fc47a7c                                                                                  |
| Methodology & version    | v1.0 — <a href="https://www.caregiverhelpnow.com/methodology">https://www.caregiverhelpnow.com/methodology</a>                                    |

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## § 8 For Your Attorney

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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 555153.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash f30907217e25.
  4. Deficiency F-tags cited above are searchable in CMS QCOR ([qcor.cms.gov](https://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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