

PARK VISTA AT MORNINGSIDE

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§ 1 Facility Identity

Facility	PARK VISTA AT MORNINGSIDE
CCN	555515
Location	2525 BREA BLVD., FULLERTON, CA, 92835
Ownership type	For profit - Limited Liability company
Certified beds	99

§ 2 CMS Federal Record

Civil money penalties on file	\$12,735
Deficiency citations — current cycle	19 (6% vs prior 24 months (18))
Deficiency citations — prior 24 months	18
Immediate Jeopardy — current cycle	0
Actual-harm (G+) citations — current cycle	1
Special Focus Facility status	Not listed
Abuse icon	No

§ 3 Federal Penalties in Context

This facility — penalties on file	\$12,735
CA state average	\$26,375 (this facility is 0.5× the CA average)
National average	\$31,239 (this facility is 0.4× 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 19 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
F689	Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.	G	Complaint
F880	Provide and implement an infection prevention and control program.	E	Standard survey
F684	Provide appropriate treatment and care according to orders, resident's preferences and goals.	D	Complaint
F695	Provide safe and appropriate respiratory care for a resident when needed.	D	Complaint
F880	Provide and implement an infection prevention and control program.	D	Complaint
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
F693	Ensure that feeding tubes are not used unless there is a medical reason and the resident agrees; and provide appropriate care for a resident with a feeding tube.	D	Standard survey
F694	Provide for the safe, appropriate administration of IV fluids for a resident when needed.	D	Standard survey
F695	Provide safe and appropriate respiratory care for a resident when needed.	D	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.	D	Standard survey
F802	Provide sufficient support personnel to safely and effectively carry out the functions of the food and nutrition service.	D	Standard survey

F812	Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.	D	Standard survey
F882	Designate a qualified infection preventionist to be responsible for the infection prevent and control program in the nursing home.	D	Standard survey
F842	Safeguard resident-identifiable information and/or maintain medical records on each resident that are in accordance with accepted professional standards.	B	Complaint
F550	Honor the resident's right to a dignified existence, self-determination, communication, and to exercise his or her rights.	B	Standard survey
F583	Keep residents' personal and medical records private and confidential.	B	Standard survey
F641	Ensure each resident receives an accurate assessment.	B	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.	B	Standard survey

§ 5 Ownership & Chain Context

Ownership record	Chain: CONTINUING LIFE (6 facilities); Owner on file: CORE CARE V A CA LIMITED (organization)
Ownership chain	CONTINUING LIFE (6 facilities)
Penalties vs chain average	\$12,735 vs \$9,214 (1.4× the chain average)
Current deficiencies vs chain average	19 vs 8.0 (2.4× the chain average)

§ 6 CMS Care Compare Star Ratings

Overall	4 / 5 (state avg 3.2 · US avg 3)
Health inspection	3 / 5 (state avg 2.8 · US avg 2.8)
Staffing	4 / 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/555515
Snapshot SHA-256	89ec810e3559139a586152d9014f6e8a72692afc05758c4332cb79439b284226
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 555515.
 3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 89ec810e3559.
 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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