

# PARK VIEW NURSING AND SUBACUTE

Report ID: CCN 555716  
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## § 1 Facility Identity

|                |                                              |
|----------------|----------------------------------------------|
| Facility       | PARK VIEW NURSING AND SUBACUTE               |
| CCN            | 555716                                       |
| Location       | 6740 WILBUR AVE OPCO, LLC, RESEDA, CA, 91335 |
| Ownership type | For profit - Limited Liability company       |
| Certified beds | 99                                           |

## § 2 CMS Federal Record

|                                            |                                   |
|--------------------------------------------|-----------------------------------|
| Civil money penalties on file              | \$0                               |
| Deficiency citations — current cycle       | 20 ( 122% vs prior 24 months (9)) |
| Deficiency citations — prior 24 months     | 9                                 |
| 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 | \$0                                                   |
| CA state average                  | \$26,375 (this facility is 0.0× the CA average)       |
| National average                  | \$31,239 (this facility is 0.0× 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 20 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          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----------------|
| F755  | Provide pharmaceutical services to meet the needs of each resident and employ or obtain the services of a licensed pharmacist.                                                                                                  | E          | Complaint       |
| F689  | Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.                                                                                                           | E          | Standard survey |
| 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.                                                                             | E          | Standard survey |
| F755  | Provide pharmaceutical services to meet the needs of each resident and employ or obtain the services of a licensed pharmacist.                                                                                                  | E          | Standard survey |
| F760  | Ensure that residents are free from significant medication errors.                                                                                                                                                              | E          | Standard survey |
| F805  | Ensure each resident receives and the facility provides food prepared in a form designed to meet individual needs.                                                                                                              | 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 |
| 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       |
| F655  | Create and put into place a plan for meeting the resident's most immediate needs within 48 hours of being admitted                                                                                                              | D          | Complaint       |
| F686  | Provide appropriate pressure ulcer care and prevent new ulcers from developing.                                                                                                                                                 | D          | Complaint       |
| F837  | Establish a governing body that is legally responsible for establishing and implementing policies for managing and operating the facility and appoints a properly licensed administrator responsible for managing the facility. | D          | Complaint       |

|      |                                                                                                                                                                                                                                                         |   |                 |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|-----------------|
| F558 | Reasonably accommodate the needs and preferences of each resident.                                                                                                                                                                                      | D | Complaint       |
| F688 | Provide appropriate care for a resident to maintain and/or improve range of motion (ROM), limited ROM and/or mobility, unless a decline is for a medical reason.                                                                                        | D | Complaint       |
| 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 |
| 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 |
| 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 |
| F698 | Provide safe, appropriate dialysis care/services for a resident who requires such services.                                                                                                                                                             | 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 |
| F842 | Safeguard resident-identifiable information and/or maintain medical records on each resident that are in accordance with accepted professional standards.                                                                                               | D | Standard survey |

## § 5 Ownership & Chain Context

|                                       |                                                                                        |
|---------------------------------------|----------------------------------------------------------------------------------------|
| Ownership record                      | Chain: WINDSOR (23 facilities); Owner on file: SAPPHIRE OPERATIONS, LLC (organization) |
| Ownership chain                       | WINDSOR (23 facilities)                                                                |
| Penalties vs chain average            | \$0 vs \$23,395 (0.0× the chain average)                                               |
| Current deficiencies vs chain average | 20 vs 22.6 (0.9× 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              | 3 / 5 (state avg 3.1 · US avg 2.9) |
| Quality measures (QM) | 5 / 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/555716">https://www.medicare.gov/care-compare/details/nursing-home/555716</a> |
| Snapshot SHA-256         | c878f5d478691a295fd6cd0a412b142abf649a846ef5b459c5ee0f7fee355254                                                                                  |
| 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 555716.
  3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash c878f5d47869.
  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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