

MATERIAL CHANGE NOTICE SUBMISSION DETAILS

MCN Number	2025-02-28-1316
OHCA Review Start Date	May 1, 2025
Anticipated date (unless tolled per regulation) by which OHCA could waive cost and market impact review	June 16, 2025
Anticipated date (unless tolled per regulation) by which OHCA could determine cost and market impact review required	June 30, 2025

SUBMITTER

HEALTH CARE ENTITY CONTACT FOR PUBLIC INQUIRY

Title	Controller
First Name	Abe
Last Name	Soll
Email Address	Asoll@evergreenhcg.com

GENERAL

Business Name	Madera SNF Operations LLC
Website	https://goldenmaderahc.com/
Ownership Type	Limited Liability Company
Tax Status	For-profit
Federal Tax ID	92-1124084
Description of Submitting Organization	<p>Madera SNF Operations LLC is the licensee of Golden Madera Care Center, a 64-bed skilled nursing facility located at 1700 Howard Road in Madera, CA. This facility is located in a primary care health professional shortage area in California.</p> <p>Madera SNF Operations, LLC is 100% owned by Madera Operations Holdings, LLC.</p> <p>For a more detailed breakdown of the ownership structure of Madera Operations Holdings, LLC and Madera SNF Operations, LLC, please see the attached organizational chart.</p>
Health Care Provider	Yes
For Providers: Desc. of Capacity or Patients served in California	<p>Madera SNF Operations, LLC operates a 64-bed skilled nursing facility, Golden Madera Care Center (License No. 040000166). The facility provides rehabilitation, IV therapy, wound care, custodial care, hospice care, respite care, enteral feeding, diabetes management, nutrition services, and social services.</p> <p>The facility has 83 employees and serves patients in Merced, Madera, Fresno, Tulare</p>

	and Bakersfield counties. As noted above, the facility currently operates at a 64-bed capacity.
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LOCATIONS

Counties	Fresno; Madera; Merced; Tulare
California licenses and numbers	CDPH SNF License No. 040000166 CLIA License 05D0706222
Other States Served	None
Other state(s) licenses and numbers	None.
Primary Languages used when providing services	English; Spanish

MATERIAL CHANGE

ADDITIONAL ENTITIES

Business Name	Description of the Organization	Ownership Type	Additional MCN Submission
Kopion Healthcare Holdings, LLC	Real Property Owner	Limited Liability Company	No
Madera Post Acute LLC	Prospective Licensee	Limited Liability Company	No

CRITERIA

A health care entity located in a designated primary care health professional shortage area in California, as defined in Part 5 of Subchapter A of Chapter 1 of Title 42 of the Code of Federal Regulations (commencing with section 5.1), available at data.hrsa.gov . To determine if you are located in a primary health care professional shortage area, please visit here	Yes
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CIRCUMSTANCES FOR FILING

The transaction involves the sale, transfer, lease, exchange, option, encumbrance, or other disposition of 25% or more of the total California assets of the submitter(s).	Yes
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TRANSACTION DETAILS

Anticipated Date of Transaction Closure	5/1/2025
Description of the Transaction	<p>On January 16, 2025, the owner of the real property upon which the skilled nursing facility is located, Madera SNF Realty, LLC entered into a transaction to sell the real property to Kopion Healthcare Holdings, LLC.</p> <p>Madera SNF Operations, LLC executed a separate operations transfer agreement to transfer the operations of the facility to the new operator entity, Madera Post Acute, LLC. The goal of this transaction is to transfer ownership of the real property and the operations of the skilled nursing facility to a new real estate owner and operator.</p> <p>The transaction will close upon the California Department of Public Health's approval of the new operator's licensing application. This transaction is necessary and desirable to maintain operation of Golden Madera Care Center with minimal disruption to the care provided to patients. Madera SNF Operations LLC does not anticipate that this transaction will have any adverse impacts on the general public or the quality of patient care.</p> <p>Madera SNF Operations LLC does not anticipate any competitive impacts to this transaction.</p>
Submitted to US Department of Justice or Federal Trade Commission?	No
Submitted to Other Agency?	No
Subject to court proceeding	No
Description of current services provided and expected post-transaction impacts on health care services	<p>Madera SNF Operations, LLC does not anticipate any post-transaction impacts to the health care services provided.</p> <p>Counties where services are provided: Merced, Madera, Fresno, Tulare, Bakersfield. Madera SNF Operations, LLC provides skilled nursing services, rehabilitation, IV therapy, wound care, custodial care, hospice care,</p>

	<p>respite care, enteral feeding, diabetes management, nutrition services, and social services.</p> <p>The new operator, Madera Post Acute, LLC will continue to accept Medicare and Medi-Cal patients.</p>
<p>Prior mergers or acquisitions that: (A) involved the same or related health care services;</p> <p>(B) involved at least one of the entities, or their parents, subsidiaries, predecessors, or successors, in the proposed transaction; and</p> <p>(C) were closed in the last ten years.</p>	N/A
<p>Description of Potential Post Transaction Changes</p>	<p>Upon the close of this transaction, Madera Post Acute, LLC will assume operation of the skilled nursing facility.</p> <p>The Submitter and the PSA do not anticipate any changes to the staffing levels or care provided.</p> <p>Madera SNF Operations LLC currently has no city or county contracts for the provision of health care services.</p> <p>Madera SNF Operations LLC anticipates no post-transaction changes to the comparable health care services currently offered by other entities within a 20 mile radius.</p>
<p>Description of the nature, scope, and dates of any pending or planned material changes occurring between the Submitter and any other entity, within the 12 months following the date of the notice</p>	N/A

Madera – Operations Organizational Chart

