

## SOUTH HILLS REHABILITATION CENTER

Report ID: CCN 385167

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### § 1 Facility Identity

|                |                                        |
|----------------|----------------------------------------|
| Facility       | SOUTH HILLS REHABILITATION CENTER      |
| CCN            | 385167                                 |
| Location       | 1166 E. 28TH AVENUE, EUGENE, OR, 97403 |
| Ownership type | For profit - Limited Liability company |
| Certified beds | 110                                    |

### § 2 CMS Federal Record

|                                            |                                              |
|--------------------------------------------|----------------------------------------------|
| Civil money penalties on file              | \$123,653                                    |
| Deficiency citations — current cycle       | 17 ( 113% vs prior 24 months (8))            |
| Deficiency citations — prior 24 months     | 8                                            |
| Immediate Jeopardy — current cycle         | <b>1</b>                                     |
| Actual-harm (G+) citations — current cycle | 1                                            |
| Special Focus Facility status              | SFF candidate                                |
| Abuse icon                                 | <b>Yes — CMS abuse icon currently listed</b> |

### § 3 Federal Penalties in Context

|                                   |                                                       |
|-----------------------------------|-------------------------------------------------------|
| This facility — penalties on file | \$123,653                                             |
| OR state average                  | \$27,599 (this facility is 4.5× the OR average)       |
| National average                  | \$31,239 (this facility is 4.0× 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 17 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          |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-----------------|
| F880  | Provide and implement an infection prevention and control program.                                                                                                        | <b>L • Immediate Jeopardy</b> | Standard survey |
| F684  | Provide appropriate treatment and care according to orders, resident's preferences and goals.                                                                             | G                             | 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       |
| F804  | Ensure food and drink is palatable, attractive, and at a safe and appetizing temperature.                                                                                 | E                             | Complaint       |
| F812  | Procure food from sources approved or considered satisfactory and store, prepare, distribute and serve food in accordance with professional standards.                    | E                             | Standard survey |
| F684  | Provide appropriate treatment and care according to orders, resident's preferences and goals.                                                                             | D                             | Complaint       |
| 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       |
| F554  | Allow residents to self-administer drugs if determined clinically appropriate.                                                                                            | D                             | Standard survey |
| F580  | Immediately tell the resident, the resident's doctor, and a family member of situations (injury/decline/room, etc.) that affect the resident.                             | D                             | Standard survey |
| F600  | Protect each resident from all types of abuse such as physical, mental, sexual abuse, physical punishment, and neglect by anybody.                                        | D                             | Standard survey |
| F609  | Timely report suspected abuse, neglect, or theft and report the results of the investigation to proper authorities.                                                       | D                             | Standard survey |
| F610  | Respond appropriately to all alleged violations.                                                                                                                          | D                             | Standard survey |

|      |                                                                                                                          |   |                 |
|------|--------------------------------------------------------------------------------------------------------------------------|---|-----------------|
| F628 | Provide the required documentation or notification related to the resident's needs, appeal rights, or bed-hold policies. | D | Standard survey |
| F684 | Provide appropriate treatment and care according to orders, resident's preferences and goals.                            | D | Standard survey |
| F689 | Ensure that a nursing home area is free from accident hazards and provides adequate supervision to prevent accidents.    | D | Standard survey |
| F814 | Dispose of garbage and refuse properly.                                                                                  | D | Standard survey |

## § 5 Ownership & Chain Context

|                                       |                                                                                            |
|---------------------------------------|--------------------------------------------------------------------------------------------|
| Ownership record                      | Chain: VOLARE HEALTH (16 facilities); Owner on file: PAC 12 OPCO HOLDCO LLC (organization) |
| Ownership chain                       | VOLARE HEALTH (16 facilities)                                                              |
| Penalties vs chain average            | \$123,653 vs \$109,299 (1.1× the chain average)                                            |
| Current deficiencies vs chain average | 17 vs 15.5 (1.1× the chain average)                                                        |

## § 6 CMS Care Compare Star Ratings

|                       |                                    |
|-----------------------|------------------------------------|
| Overall               | 1 / 5 (state avg 3.1 · US avg 3)   |
| Health inspection     | 1 / 5 (state avg 2.8 · US avg 2.8) |
| Staffing              | 3 / 5 (state avg 3.9 · US avg 2.9) |
| Quality measures (QM) | 4 / 5 (state avg 3.5 · US avg 3.7) |

## § 7 Record Provenance

|                          |                                                                                                                                                   |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| CMS data as of           | Jun 2026                                                                                                                                          |
| Independent verification | <a href="https://www.medicare.gov/care-compare/details/nursing-home/385167">https://www.medicare.gov/care-compare/details/nursing-home/385167</a> |
| Snapshot SHA-256         | 264be384d857187613115b186029fcaa35f751a9d64a861de88327321a0b001e                                                                                  |
| Methodology & version    | v1.0 — <a href="https://www.caregiverhelpnow.com/methodology">https://www.caregiverhelpnow.com/methodology</a>                                    |

## § 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 385167.
3. Cite this snapshot as “CMS Care Compare, as of Jun 2026” — integrity hash 264be384d857.
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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