



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
AGING AND LONG-TERM SUPPORT ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

Geenlake Management Kennewick, LLC
Three Rivers Place Senior Living
1108 W 5th Ave
Kennewick, WA 99336

RE: Three Rivers Place Senior Living License # 2536

Dear Administrator:

This letter addresses Compliance Determination(s) 45226 (Completion Date 08/06/2024) and 41798 (Completion Date 06/12/2024).

The Department completed a follow-up inspection of your Assisted Living Facility on 08/06/2024 and found no deficiencies. Your facility meets the Assisted Living Facility licensing requirements.

The Department found that deficiencies for the following licensing laws and regulations were corrected:
WAC 388-78A-2040, WAC 388-78A-2040-1, WAC 388-78A-2040-2

The Department staff who did the on-site verification:
Krista Connelly, Community Nurse Consultant

If you have any questions, please contact me at (509)993-7821.

Sincerely,

Stephanie Jenks, Field Manager
Region 1, Unit Z
Residential Care Services

This document was prepared by Residential Care Services for the Locator website.



Residential Care Services Investigation Summary Report

Provider/Facility: Three Rivers Place Senior Living
License/Cert.#: 2536
Compliance Determination #: 41798
Investigator: Krista Connolly
Investigation Date(s): 05/28/2024 through 06/12/2024
Complainant Contact Date(s):

Provider Type: Assisted Living Facility
Intake ID: 130943
Region/Unit #: RCS Region 1 / Unit G

Allegation(s):

The facility failed two fire inspections, one on 12/18/2023 and 04/08/2024.

Investigation Methods:

Sample:	Total residents: 0 Resident sample size: 34 Closed records sample size: 0
Observations:	Residents Activities Dining Resident care equipment Resident rooms
Interviews:	Identified staff Maintenance staff
Record Reviews:	Two fire and life safety inspections dated 12-18-2023 and 04-08-2024.

Investigation Summary:

Record reviews and interviews showed the facility had failed two consecutive fire and life safety inspections. As of 06-12-2024, the facility had not corrected nine of 18 violations discovered on the first inspection. Failed practice identified when the facility failed to maintain compliance with fire and life safety ordinances,

Conclusion / Action:

- ☒ Failed Provider Practice Identified / Citation(s) Written
- ☐ Failed Provider Practice Not Identified / No Citation Written
- ☐ N/A



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Statement of Deficiencies	License #: 2536	Compliance Determination # 41798
Plan of Correction	Three Rivers Place Senior Living	Completion Date
Page 1 of 3	Licensee: Geenlake Management Kennewick, LLC	06/12/2024

You are required to be in compliance at all times with all licensing laws and regulations to maintain your Assisted Living Facility license.

The department completed data collection for an unannounced on-site complaint investigation on 05/28/2024 and 06/12/2024 of:

Three Rivers Place Senior Living
1108 W 5th Ave
Kennewick, WA 99336

This document references the following complaint number(s): 130943

The following sample was selected for review during the unannounced on-site visit: 34 of 0 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Krista Connelly, Community Nurse Consultant

From:
DSHS, Aging and Long-Term Support Administration
Residential Care Services, Region 1 , Unit Z
1200 Alder Street
Union Gap, WA 98903

As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

Michelle Closner
Residential Care Services

06/18/2024
Date

I understand that to maintain an Assisted Living Facility license, the facility must be in compliance with all the licensing laws and regulations at all times.

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Statement of Deficiencies	License #: 2536	Compliance Determination # 41798
Plan of Correction	Three Rivers Place Senior Living	Completion Date
Page 2 of 3	Licensee: Geenlake Management Kennewick, LLC	06/12/2024

Tonya Williams
Administrator (or Representative)

6/25/24
Date

WAC 388-78A-2040 Other requirements.

- (1) The assisted living facility must comply with all other applicable federal, state, county and municipal statutes, rules, codes and ordinances, including without limitations those that prohibit discrimination.
- (2) The assisted living facility must have its building approved by the Washington state fire marshal in order to be licensed.

This requirement was not met as evidenced by:

Based on observation, interviews, and record reviews the facility failed to maintain compliance with all applicable rules, codes, and ordinances when they failed two consecutive fire and life safety inspections. This failure put residents at risk of potential harm from a fire.

Findings included...

On 05/15/2023, the department received notice that the Assisted Living Facility (ALF) failed their second of two fire and life safety inspections conducted by the Office of State Fire Marshal (OFSM). The notice showed the facility's license expired on 11/30/2023.

Record reviews included two fire and life safety inspections; the first one was conducted on 12/18/2023. The inspection showed the ALF had 18 violations, including the storage of combustible materials in resident common areas, failure to perform fire, evacuation drills, misuse of extension cords, fire doors that did not latch closed, failure to perform fire and sprinkler system maintenance and annual testing. The inspection letter showed the OFSM would return to the ALF on or after 01/17/2024 for a re-inspection. The inspection was signed off by Staff A, Maintenance Director, and the Deputy State Fire Marshal officer on 12/18/2024.

Record review of the second fire and life safety inspection was conducted on 04/08/2024. The re-inspection showed the facility continued to have 9 of the 18 violations discovered during the first fire and life safety inspection conducted on 12/18/2023. These violations included failure to perform fire, evacuation drills, failure to perform fire and sprinkler system maintenance and annual testing. The inspection letter showed the OFSM would return to the ALF on or after 05/08/2024 for a final re-inspection, after the facility executive director sent a letter showing how the violations were corrected. The inspection was signed off by Staff B, Maintenance Director, and the Deputy State Fire Marshal officer on 04/08/2024.

Statement of Deficiencies	License #: 2536	Compliance Determination # 41798
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Observation on 06/12/2024 at 12:15 PM, showed there was a total of 34 residents living in the facility. The residents were observed in common areas, dining room, the front lobby and in their apartments.

During an interview on 06/12/2024 at 1:02 PM, Staff C, Executive Director, reported Staff B no longer worked in the facility and they had not corrected the violations, 177 days after the initial inspection.

Plan/Attestation Statement	
I hereby certify that I have reviewed this report and have taken or will take active measures to correct this deficiency. By taking this action, Three Rivers Place Senior Living is or will be in compliance with this law and / or regulation on	
(Date)	<u>7/27/24</u>
In addition, I will implement a system to monitor and ensure continued compliance with this requirement.	
<u><i>Sonya Williams</i></u>	<u>6/25/24</u>
Administrator (or Representative)	Date

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