



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

10/08/2025

Greenlake Management Columbian, LLC
Royal Columbian Senior Living
5615 W Umatilla Ave
Kennewick, WA 99336

RE: Royal Columbian Senior Living # 2581

Dear Administrator:

This letter addresses deficiencies occurring in the report(s) for: Compliance Determination(s) 60727 (Completion Date 10/08/2025) and 57307 (Completion Date 05/01/2025).

The Department completed a follow-up inspection of your Assisted Living Facility on 10/08/2025 and found no deficiencies.

The Department found that deficiencies for the following licensing laws and regulations were corrected:

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.

The Department staff who did the On Site verification:

Laurel Knight, Community Complaint Investigator

If you have any questions, please contact me at (509)208-5231.

Sincerely,

Laura Williams-Davis

Laura Williams-Davis, ALF Field Manager
Region 1, Unit G
Residential Care Services

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



Residential Care Services Investigation Summary Report

Provider/Facility: Royal Columbian Senior Living
License/Cert.#: 2581
Compliance Determination #: 57307
Investigator: Laurel Knight
Investigation Date(s): 03/28/2025 through 05/01/2025
Complainant Contact Date(s):

Provider Type: Assisted Living Facility
Intake ID: 175475
Region/Unit #: RCS Region 1 / Unit G

Allegation(s):

Facility failed a second life safety inspection.

Investigation Methods:

Sample: Total residents: 85
Resident sample size: 2
Closed records sample size: 1

Observations: Residents

Interviews: Maintenance staff
Staff

Record Reviews: Fire Marshal inspection reports.

Investigation Summary:

The department investigated notification by Washington State Patrol Fire Protection Bureau of facility failure to pass two fire inspections. Interview and record review showed the facility failed to pass two fire and life safety inspections. Failed facility practice identified for 388-78A-2040(1).

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 #: 2581	Compliance Determination #57307
Plan of Correction	Royal Columbian Senior Living	Completion Date
Page 1 of 3	Licensee: Greenlake Management Columbian, LLC	05/01/2025

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 03/28/2025 and 05/01/2025 of:

Royal Columbian Senior Living
5615 W Umatilla Ave
Kennewick, WA 99336

This document references the following complaint number(s): 171893, 175475

The following sample was selected for review during the unannounced on-site visit: 2 of 85 current residents and 1 former residents.

The department staff that investigated the Assisted Living Facility:

Laurel Knight, Community Complaint Investigator

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

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

Statement of Deficiencies	License #: 2581	Compliance Determination #57307
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Page 2 of 3	Licenses: Greenlake Management Columbian, LLC	05/01/2025

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.

Laura Williams-Davis

Residential Care Services

05/20/2025

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.

E. Williams
Administrator (or Representative)

5/20/25
Date

WAC 356-78A-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.

This requirement was not met as evidenced by:

Based on interview and record review, the facility failed to maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal found the facility in violation of 26 codes on the initial inspection on 02/28/2025 and in continued violation of 7 codes on the reinspection of 04/10/2025. This failure placed residents living in the facility, staff, and visitors to the facility at risk for harm in the event of a fire.

Findings included...

Record review of the Deputy State Fire Marshal (DSFM)'s report, dated 02/28/2025, showed that facility failed their initial inspection. The follow up inspection on 04/10/2025 showed that the facility continued to violate the following requirements:

- Cigarette and other smoking related combustibles were observed in the shrubs by the front and emergency exits and in a plastic garbage can.
- Facility was unable to provide fire drill reports for swing shift fourth quarter 2024 and Night shift first quarter 2024.
- Facility did not document the device used to notify during fire drills for Day shift second and third quarters 2024, first quarter 2025.
- Facility did not document the device used to notify during fire drills for Swing shift first, second and third quarters 2024.

Statement of Deficiencies	License # 2581	Compliance Determination #57307
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- Facility was unable to provide documentation of annual rated wall inspections within the past 12 months.
- Facility was unable to provide documentation of annual rated door inspections within the past 12 months.
- Facility was unable to provide documentation of fire sprinkler testing, inspections and maintenance.
- Facility was unable to provide documentation of smoke detector activation nuisance log for the past 12 months.
- Facility failed to provide adequate carbon monoxide detection throughout the building, missing on the third floor.
- Facility was unable to provide documentation on 30 second monthly activation testing on emergency lights and exit signs for the past 12 months excepting April and May 2024.
- Facility was unable to provide documentation on 90 minute power testing on emergency lights and exit signs within the past 12 months.

In an interview on 05/01/2025 at 12:38 PM, Staff A, Maintenance Director, stated that despite correcting many of the items, the facility remained out of compliance at that time with a few of the requirements.

This is an uncorrected deficiency cited on 2/28/2025.

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, Royal Columbian Senior Living is or will be in compliance with this law and / or regulation on (Date) 6/6/25.

In addition, I will implement a system to monitor and ensure continued compliance with this requirement.


Administrator (or Representative)

5/20/25
Date