



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

PONDEROSA RETIREMENT CENTER INC
PONDEROSA RETIREMENT CENTER
3300 ENGLEWOOD AVE
YAKIMA, WA 98902

RE: PONDEROSA RETIREMENT CENTER License # 804

Dear Administrator:

This letter addresses Compliance Determination(s) 62258 (Completion Date 07/09/2025) and 60511 (Completion Date 06/03/2025).

The Department completed a follow-up inspection of your Assisted Living Facility on 07/09/2025 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-2040-2

The Department staff who did the on-site verification:
Felicia Cantu, Community Complaint Investigator

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

Sincerely,

Stephanie Jenks, Community 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: PONDEROSA
RETIREMENT CENTER

License/Cert.#: 804

Compliance Determination #: 60511

Investigator: Felicia Cantu

Investigation Date(s): 06/03/2025 through 06/03/2025

Complainant Contact Date(s):

Provider Type: Assisted Living Facility

Intake ID: 180943

Region/Unit #: RCS Region 1 / Unit G

Allegation(s):

The facility failed their second Fire Marshal re-inspection.

Investigation Methods:

Sample:	Total residents: 71 Resident sample size: 71 Closed records sample size:
Observations:	Desk interview
Interviews:	Others not associated with the facility Facility staff
Record Reviews:	Characteristic roster State reporting log Fire Marshal records

Investigation Summary:

Interviews and record review showed that the facility failed their second Fire Marshal re-inspection. Failed practice identified WAC 388-78A-20240.

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 # 804	Compliance Determination #60511
Plan of Correction	PONDEROSA RETIREMENT CENTER	Completion Date
Page 1 of 3	Licensee: PONDEROSA RETIREMENT CENTER INC	06/03/2025

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 06/03/2025 of:

PONDEROSA RETIREMENT CENTER
3300 ENGLEWOOD AVE
YAKIMA, WA 98902

This document references the following complaint number(s): 180943

The following sample was selected for review during the unannounced on-site visit: 71 of 71 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Felicia Cantu, 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 #: 904	Compliance Determination #60511
Plan of Correction	PONDEROSA RETIREMENT CENTER	Completion Date
Page 2 of 3	Licenses: PONDEROSA RETIREMENT CENTER INC	06/03/2025

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

06/17/2025
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.

[Signature]
Administrator (or Representative)

6-26-2025
Date

WAC 388-78A-2040 Other requirements.

(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 interview and record review, the Assisted Living Facility (ALF) failed to maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal (DSFM) found the ALF in violation of codes on a failed re-inspection on 04/02/2025, and on re-inspection on 05/21/2025. This failed practice placed all residents, staff, and visitors to the facility at risk for harm in the event of a fire.

Findings included...

Record review of the DSFM facility's initial inspection report dated 02/25/2025, showed that the ALF was in violation of several codes.

Record review of the DSFM facility's follow-up inspection report dated 04/02/2025, showed that the ALF was still in violation of sprinkler systems, inspection, testing, and maintenance requirements.

Record review of the DSFM letter dated 04/10/2025, showed that the ALF was notified that one or more of the violations identified during the initial inspection remained uncorrected.

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.

Residential Care Services

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.

Administrator (or Representative)

Date

WAC 388-78A-2040 Other requirements.

(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 interview and record review, the Assisted Living Facility (ALF) failed to maintain compliance with the Washington State Patrol Fire Protection Bureau when the Deputy State Fire Marshal (DSFM) found the ALF in violation of codes on a failed re-inspection on 04/02/2025, and on re-inspection on 05/21/2025. This failed practice placed all residents, staff, and visitors to the facility at risk for harm in the event of a fire.

Findings included...

Record review of the DSFM facility's initial inspection report dated 02/25/2025, showed that the ALF was in violation of several codes.

Record review of the DSFM facility's follow-up inspection report dated 04/02/2025, showed that the ALF was still in violation of sprinkler systems, inspection, testing, and maintenance requirements.

Record review of the DSFM letter dated 04/10/2025, showed that the ALF was notified that one or more of the violations identified during the initial inspection remained uncorrected.

Statement of Deficiencies	License # 804	Compliance Determination #60511
Plan of Correction	PONDEROSA RETIREMENT CENTER	Completion Date
Page 3 of 3	Licensee: PONDEROSA RETIREMENT CENTER INC	06/03/2025

Record review of the DSFM facility's second follow-up inspection report dated 05/21/2025, showed that the ALF was still in violation of inspection, testing, and maintenance of the fire alarm and fire detection systems.

In an interview on 06/03/2025 at 2:30 PM, Staff A, Administrator, stated they were aware of the violation and have ordered parts that are needed to repair and maintain the fire alarm and fire detection systems.

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, PONDEROSA RETIREMENT CENTER is or will be in compliance with this law and / or regulation on
(Date) 6-26-25

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


Administrator (or Representative)

6-26-25
Date

Record review of the DSFM facility's second follow-up inspection report dated 05/21/2025, showed that the ALF was still in violation of inspection, testing, and maintenance of the fire alarm and fire detection systems.

In an interview on 06/03/2025 at 2:30 PM, Staff A, Administrator, stated they were aware of the violation and have ordered parts that are needed to repair and maintain the fire alarm and fire detection systems.

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, PONDEROSA RETIREMENT CENTER is or will be in compliance with this law and / or regulation on (Date)_____.

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

Administrator (or Representative)

Date

THE PONDEROSA
Retirement and Assisted Living Community
"Personal Care is Our Personal Promise"

To: Laura Williams – Davis ALF field manager 6/26/25

From: Manuel "Manny" DeLoza Executive Director

Attached is my response to the RCS complaint I received 6/17/25. This is concerning our alarm system inspection findings per the state fire marshal.

Complaint:

WAC 388-78A-2040 Other requirements. Completed 6/23/2025

This requirement was not met as evidenced by:

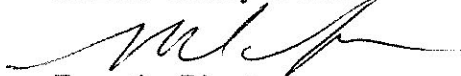
Based on interview and record review, the assisted living facility (ALF) failed to maintain compliance with the Washington state fire patrol Fire protection Bureau when the Deputy state fire marshal (DSFM) found in violation of codes on a failed inspection on 4/02/25 and on re-inspection on 5/21/25. This failed practice placed all residents, staff, and visitors to the facility at risk for harm in the event of a fire.

Action Plan:

All repairs have been completed. Waiting for final report from third party company that performed the repairs and inspection. Once I receive the final report, I will send a copy to the state fire marshal.

Maintenance Director, will also work closely with third party company to make repairs in a timely manner.

Manuel "Manny" DeLoza



Executive Director
The Ponderosa Assisted Living Community
509-453-1366
3300 Englewood Ave.
Yakima, WA. 98902
Website / Facebook

Live a life with purpose

