



STATE OF WASHINGTON
DEPARTMENT OF SOCIAL AND HEALTH SERVICES
HOME AND COMMUNITY LIVING ADMINISTRATION
1200 Alder Street, Union Gap, WA 98903

EMERITUS CORPORATION
Brookdale Canyon Lakes
2802 W 35TH AVE
KENNEWICK, WA 99337

RE: Brookdale Canyon Lakes License # 2263

Dear Administrator:

This letter addresses Compliance Determination(s) 73677 (Completion Date 03/02/2026) and 73102 (Completion Date 02/19/2026).

The Department completed a follow-up inspection of your Assisted Living Facility on 03/02/2026 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-2040-1

The Department staff who did the on-site verification:
Jessica Clapp, Assisted Living Facility Licensors

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



Residential Care Services Investigation Summary Report

Provider/Facility: Brookdale Canyon Lakes **Provider Type:** Assisted Living Facility

License/Cert. #: 2263

Intake ID: 212617

Compliance Determination #: 73102

Region/Unit #: RCS Region 1 / Unit G

Investigator: Jessica Clapp

Investigation Date(s): 02/19/2026 through 02/19/2026

Complainant Contact Date(s):

Allegation(s):

Facility failed a reinspection by the Washington State Deputy Fire Marshal.

Investigation Methods:

Sample:	Total residents: 42 Resident sample size: 0 Closed records sample size: 0
Observations:	Residents Facility common areas and hallways
Interviews:	Administrator
Record Reviews:	Fire Marshal Report

Investigation Summary:

Interview and record review showed that the facility failed the Deputy State Fire Marshal inspection. Failed practice was identified. Refer to Washington State Administrative Code (WAC) 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 #: 2263	Compliance Determination # 73102
Plan of Correction	Brookdale Canyon Lakes	Completion Date
Page 1 of 3	Licensee: EMERITUS CORPORATION	02/19/2026

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 02/19/2026 of:

Brookdale Canyon Lakes
2802 W 35TH AVE
KENNEWICK, WA 99337

This document references the following complaint number(s): 212617

The following sample was selected for review during the unannounced on-site visit: 0 of 42 current residents and 0 former residents.

The department staff that investigated the Assisted Living Facility:

Jessica Clapp, Assisted Living Facility Licenser

From:
DSHS, Home and Community Living Administration
Residential Care Services, Region 1 , Unit G
1200 Alder Street
Union Gap, WA 98903

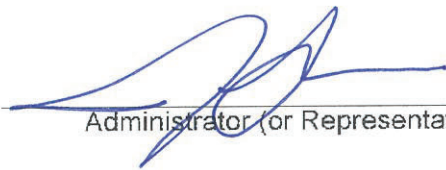
As a result of the on-site visit(s), the department found that you are not in compliance with the licensing laws and regulations as stated in the cited deficiencies in the enclosed report.

Laura Williams-Davis
Residential Care Services

02/26/2026

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)

2/26/2026

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.

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 continued violation of three codes during the reinspection. This failure placed residents living in the facility, staff and visitors at risk of harm in the event of a fire.

Findings included...

Record review of the Washington State Patrol Fire Protection Bureau report, dated 11/17/2025, showed that the facility failed their initial inspection. The follow-up inspection, dated 02/11/2026, showed that the facility continued to violate the following requirements:

- Missing hardware on the double doors near the maintenance office.
- Room 129 had their apartment door propped open with a wedge.
- The double door near room 15 did not latch correctly from an open position.
- Room 135 had painted sprinkler heads.

In an interview on 02/19/2026 at 09:25 AM, Staff A, Executive Director, acknowledged the Fire Marshal Report and stated that the violations were corrected.

Statement of Deficiencies

License #: 2263

Compliance Determination # 73102

Plan of Correction

Brookdale Canyon Lakes

Completion Date

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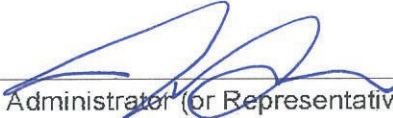
Licensee: EMERITUS CORPORATION

02/19/2026

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, Brookdale Canyon Lakes is or will be in compliance with this law and / or regulation on (Date) 2/26/2026.

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



Administrator (or Representative)

2/26/2026

Date