



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Northwest Region
700 NE Multnomah St., Suite 600
Portland, OR 97232
(503) 229-5263

March 24, 2026

Bryan Kasler
Kaiser Permanente National Facilities Design and Construction
500 NE Multnomah Street
Portland, OR 97232

RE: No Further Action Determination
for Kaiser Permanente Sunnyside Medical Center
LUST #03-25-0730

Dear Mr. Kasler:

The Oregon Department of Environmental Quality (DEQ) has completed a review of the available information for the Kaiser Permanente Sunnyside Medical Center site, including the closure report entitled, *Soil Matrix Closure Report*, dated January 6, 2026, which was submitted to DEQ by BB&A Environmental on your behalf. The Kaiser Permanente Sunnyside Medical Center address is 10180 SE Sunnyside Road, Clackamas, Tax Lot 032204A-100. Figures 1 and 3 show the vicinity map and site plan, respectively.

DEQ has determined that remedial action to address environmental contamination at Kaiser Permanente Sunnyside Medical Center is complete, and no further action is required. This determination is a result of our evaluation and judgment based on the DEQ regulations and the facts as we now understand them:

- The Kaiser Permanente Sunnyside Medical Center is located on the 60.53-acre property. The property was previously a farm. The area of contamination is located in the previously undeveloped southeast portion of the larger property.
- The cause of contamination was a previously unknown and unregulated underground storage tank (UST) likely used when the property was a farm.
- The affected media is soil.
- The UST was discovered in November 2025, during construction in the southeastern portion of the property. The tank was estimated to be 500 gallons in size. About 450 gallons of tank liquid was removed and taken to ORRICO. The tank was transported to Metro Metals.
- Diesel at 283 milligrams per kilogram (mg/kg) was only detected in the confirmation sample collected beneath the north end of the tank. Gasoline, heavy oil, benzene, toluene, ethylbenzene, xylenes, naphthalene, and lead were not detected.
- Approximately 10 tons of petroleum contamination soil were excavated from the north end of the tank excavation and taken to the Hillsboro landfill.
- Excavation confirmation soil samples were non-detect.
- Groundwater was not encountered.

Based on the available information, soil conditions at Kaiser Permanente Sunnyside Medical Center are currently protective of public health and the environment in accordance with Oregon environmental cleanup law, Oregon Administrative Rules 340-122-0205 through 340-122-0360. The site requires no further action unless new or previously undisclosed information becomes available, or there are changes

in site development or land and water uses, or more contamination is discovered. DEQ has updated the Your DEQ Online (YDO) database to reflect this decision.

This letter only applies to the release(s) discussed above. If any contaminated media is encountered in the future, it must be handled and disposed of in accordance with local, state and federal regulations.

A copy of the BB&A Environmental closure report supporting this No Further Action decision can be viewed at <https://ordeq.org/LUST-03-25-0730>. DEQ recommends keeping a copy of all of the documentation associated with this remedial action with the permanent facility records. If you have any questions, please contact Rob Hood at (503) 860-9661, or via email at Robert.hood@deq.oregon.gov.

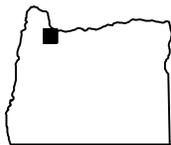
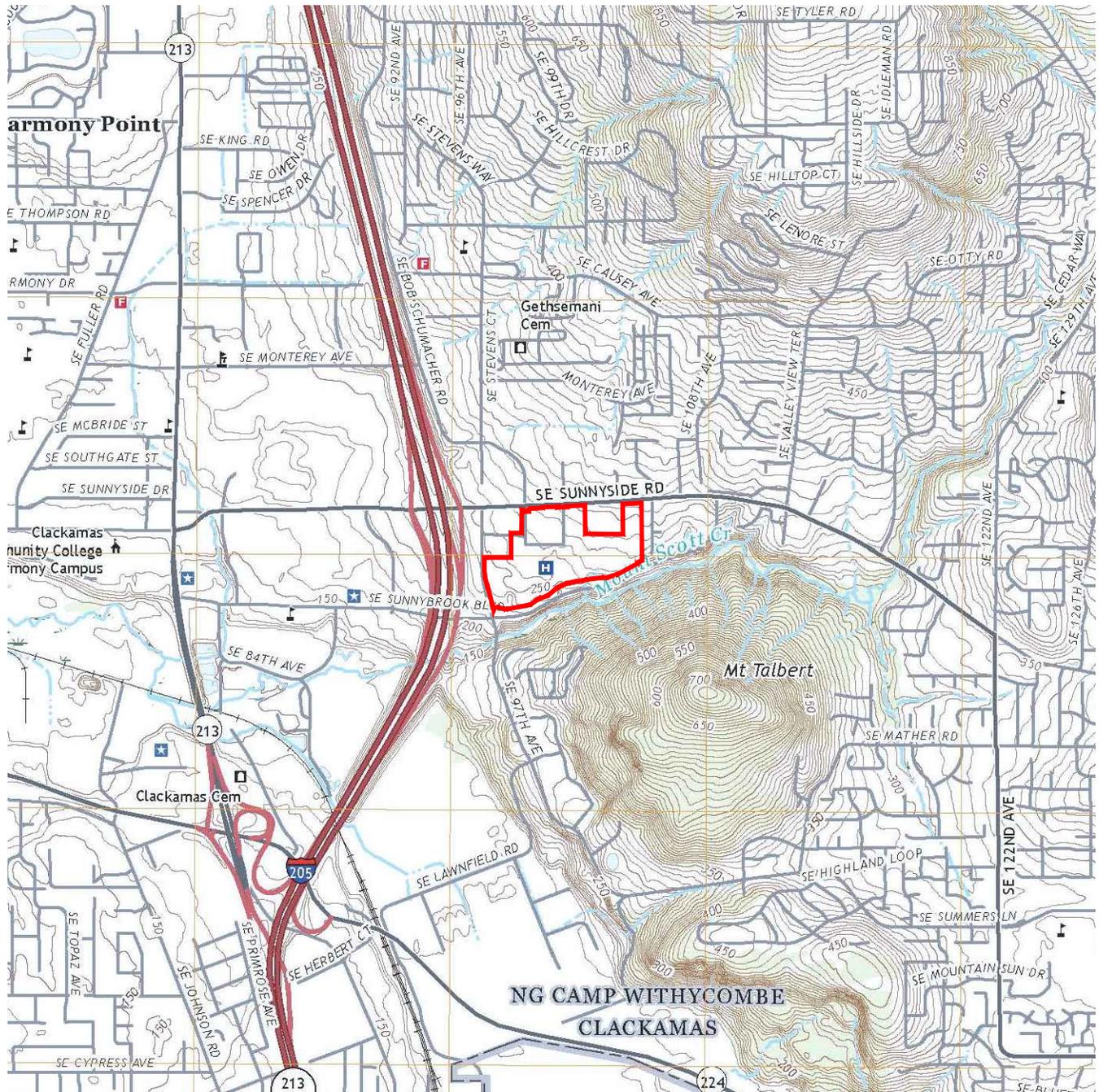
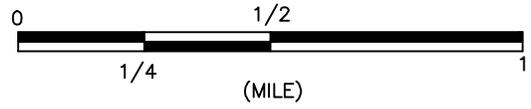
Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Parrett', with a long horizontal stroke extending to the right.

Kevin Parrett, Manager
Northwest Region Cleanup Section

Attachments: Figures 1 and 3

cc: Matthew Luczak- BB&A Environmental
LUST #03-25-0730 File



OREGON



SITE LOCATION

FIGURE 1

SITE VICINITY MAP

COMMERCIAL PROPERTY, 10180 SE SUNNYSIDE RD., CLACKAMAS, OR



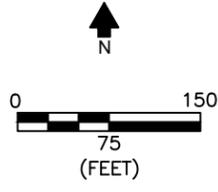
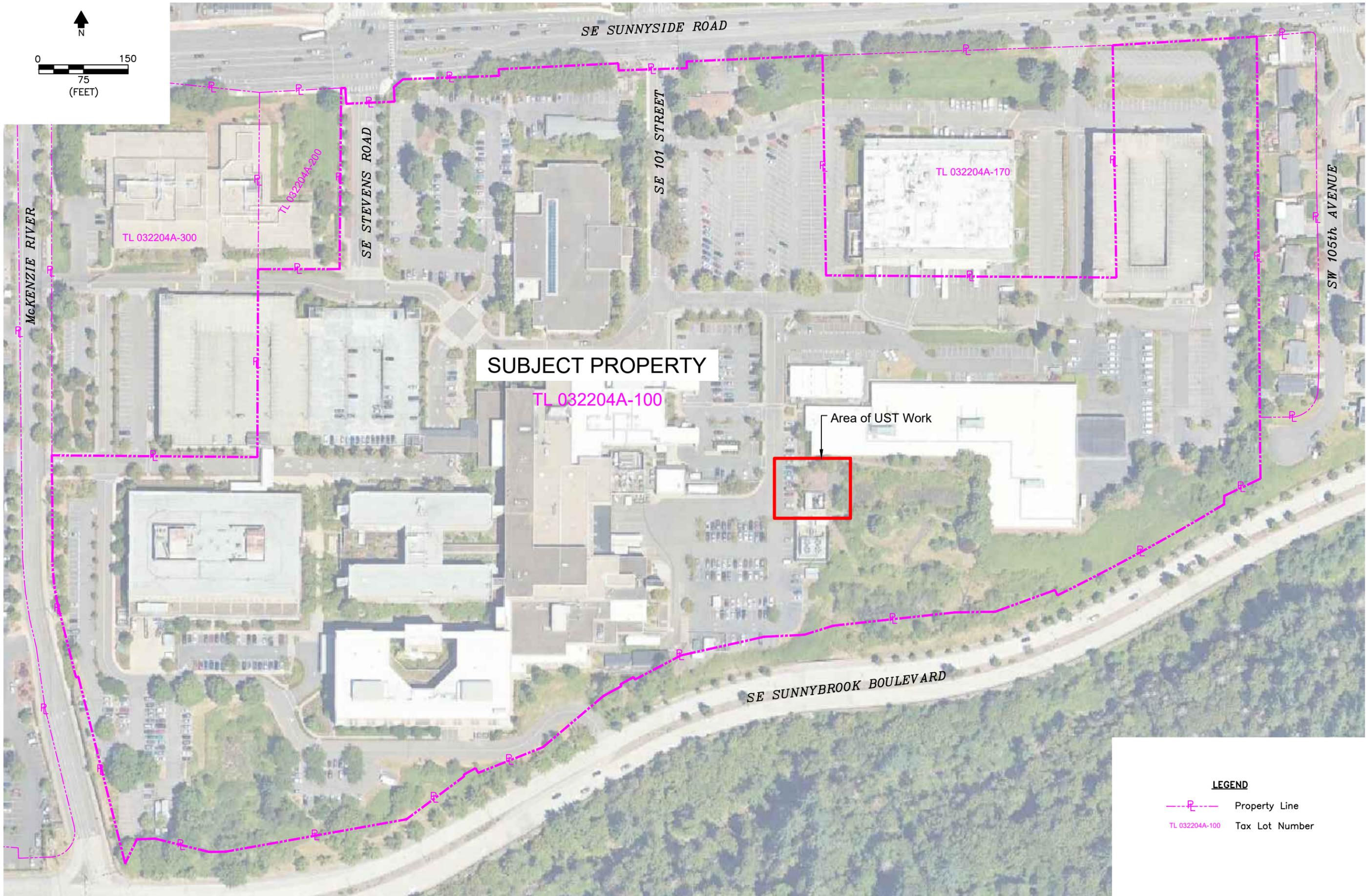
EUGENE OFFICE
32986 Roberts Ct.
Coburg, OR
ph: 541.484.9484

PORTLAND OFFICE
25195 SW Parkway Ave., #207
Wilsonville, OR
ph: 503.570.9484

Job Code: RCE01DEC.25UC
CADD File: RCE01DEC.25UC
Scale: AS SHOWN
Drawn: KD DESIGNS
Checked: MATTHEW LUCZAK
Date: 11/25/25

SOURCE: USGS TOPOGRAPHIC QUADRANGLE
SERIES: 7.5 MINUTE, GLADSTONE, OR

www.BBAENV.COM



SUBJECT PROPERTY

TL 032204A-100

Area of UST Work

TL 032204A-170

TL 032204A-300

TL 032204A-200

SE SUNNYSIDE ROAD

SE 101 STREET

SE STEVENS ROAD

SW 105th AVENUE

McKENZIE RIVER

SE SUNNYBROOK BOULEVARD

LEGEND

- Property Line
- TL 032204A-100 Tax Lot Number

FIGURE: **3**

SITE PLAN
COMMERCIAL PROPERTY
 10180 SE SUNNYSIDE ROAD, CLACKAMAS, OREGON

PORTLAND OFFICE
 25195 SW Parkway Ave., #207
 Wilsonville, OR
 ph: 503.570.9484

EUGENE OFFICE
 32886 Roberts Ct.
 Coburg, OR
 ph: 541.484.9484



PROJECT CODE: RCE01DEC.25UC
 DATE: 11/25/25
 SCALE: 1" = 150'
 DRAWN: K.D.DESIGNS
 CHECKED: MATTHEW LUCZAK

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