



PRELIMINARY DETERMINATION
(Pursuant to Section 44 of the *Environmental Management Act*)

I have made a Preliminary Determination that the site identified in Schedule A of this document **is not** a contaminated site.

This Preliminary Determination is qualified by the requirements and conditions specified in Schedule B.

The site does not have concentrations of the substances specified in Schedule C that exceed the applicable standards and criteria prescribed in the Contaminated Sites Regulation for determining whether a site is a contaminated site.

I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

This is to advise that I will consider submissions received 35 days after delivery of this Preliminary Determination before a Final Determination is made.

In accordance with the *Environmental Management Act*, I will notify persons with an interest in the subject site once a Final Determination is made.

This Preliminary Determination should not be construed as an assurance that there are no hazards present at the site.

Date Issued

March 8, 2016

J.A. Brooke
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 23560 Westminster Highway, Richmond, British Columbia which is more particularly known and described as:

Parcel A (Plan BCP30625), Section 36, Block 5 North, Range 4 West, New Westminster Land District, Dedicated Road on Plan LMP30819
PID: 027-095-878

The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

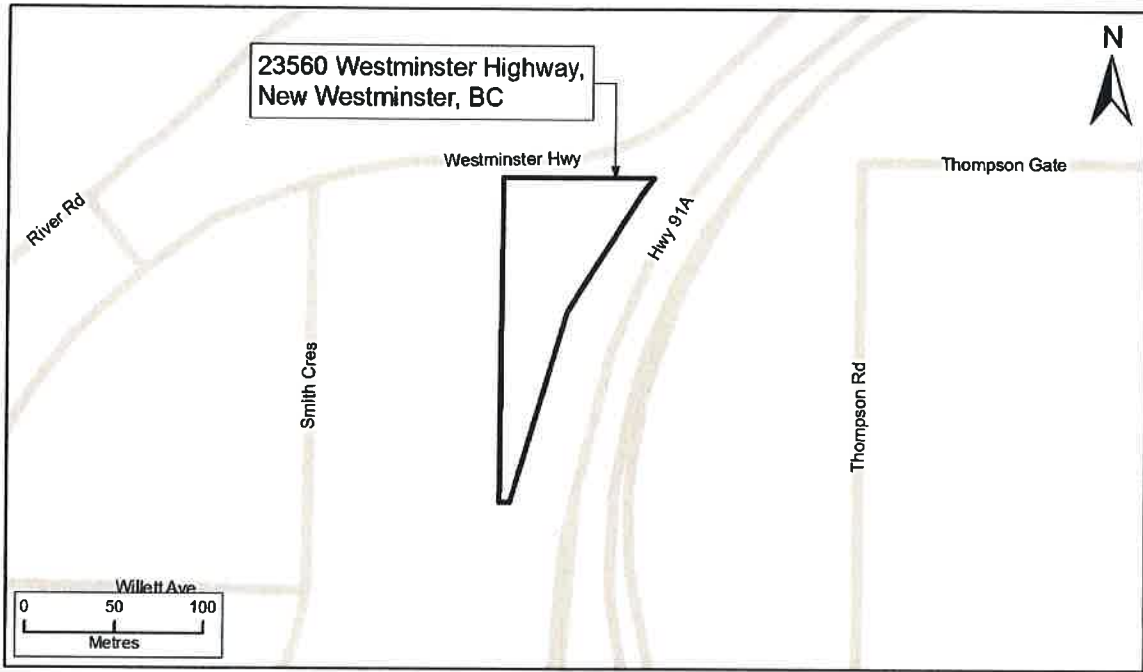
| | | | |
|------------|------|-----|-------|
| Latitude: | 49° | 10' | 53.2" |
| Longitude: | 122° | 57' | 44.0" |

March 8, 2016
Date Issued

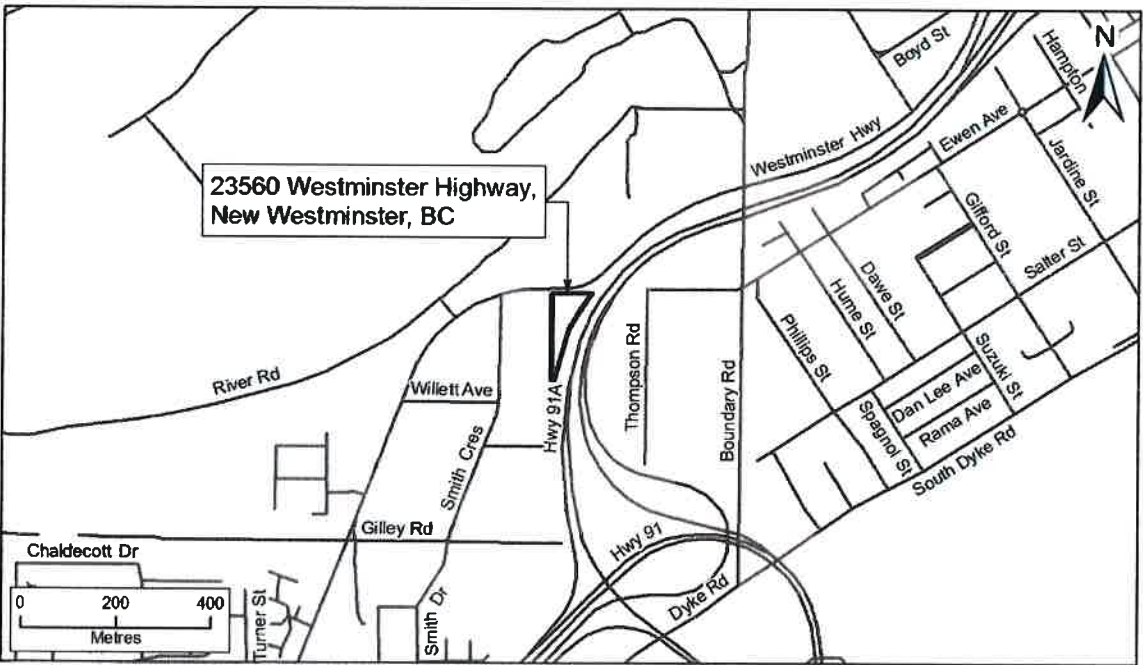


J.A. Brooke
For Director, *Environmental Management Act*

Site Plan



Location Map



March 8, 2016

Date Issued

Site Identification Number 18767
Version 8.0 R


J.A. Brooke
For Director, *Environmental Management Act*

Schedule B
Requirements and Conditions

This Schedule contains no requirements or conditions.

March 8, 2016
Date Issued

Site Identification Number 18767
Version 8.0 R

J.A. Brooke
J.A. Brooke
For Director, *Environmental Management Act*
4 of 6

Schedule C
Substances and Uses

Substances evaluated in soil for residential land soil use:

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, cadmium, chloride ion, chromium, cobalt, copper, lead, lithium, manganese, mercury, molybdenum, nickel, selenium, silver, sodium ion, strontium, tin, uranium, vanadium, and zinc;
- VPHs, LEPHs, and HEPHs;
- Dichloroethane (1,2-);
- Styrene, benzene, ethylbenzene, toluene, xylene;
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, benzo[a]pyrene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- 1,3-Butadiene, 1,2-dibromomethane (ethylene dibromide) (EDB); and
- Methyl tert-butyl ether (MTBE).

Substances evaluated in water for marine aquatic life water use:

To meet numerical standards prescribed for defining whether a site is contaminated:

- Antimony, arsenic, barium, beryllium, boron, cadmium, chloride, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VPHw, VHW₆₋₁₀, LEPHw, and EPHW₁₀₋₁₉;
- 1,2-Dichloroethane;
- Benzene, ethylbenzene, styrene, and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline.

Substances evaluated in water for drinking water use:

To meet numerical standards prescribed for defining whether a site is contaminated:

- Aluminum, antimony, arsenic, barium, boron, cadmium, chloride, chromium, copper, lead, magnesium, mercury, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tertiary butyl ether (MTBE);
- VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- 1,2-Dichloroethane;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Benzo[a]pyrene; and
- 1,3-Butadiene, 1,2-dibromoethane (ethylene dibromide) (EDB).

March 8, 2016
Date Issued

Site Identification Number 18767
Version 8.0 R


J.A. Brooke
For Director, *Environmental Management Act*

5 of 6

Schedule D

Documents

Summary of Site Condition, prepared by Chuck Jochems / Hemmera, dated January 12, 2016;

Stage 1 and 2 Preliminary Site Investigation, 23560 Westminster Highway, Richmond, BC (RAEG 245), prepared by Rada Kolev, Ghazal Arefi, Michelle Nicholson and Diane Zorn / Hemmera, dated January 2016; and

Stage 1 Preliminary Site Investigation – Report, Site: 23560 Westminister Highway, Richmond, BC, prepared by Sarah Morrison / NEXT, dated August 4, 2015.

March 8, 2016
Date Issued

Site Identification Number 18767
Version 8.0 R



J.A. Brooke
For Director, *Environmental Management Act*
6 of 6