



Ministry of
Environment

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.

AUG 18 2015

Date Issued

A handwritten signature in black ink, appearing to read "Alan W. McCammon", written over a horizontal line.

Alan W. McCammon
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 530 Central Street East, Prince George, British Columbia which is more particularly known and described as:

PARCEL 1 DISTRICT LOT 937 CARIBOO DISTRICT PLAN 30928
PID: 004-739-680

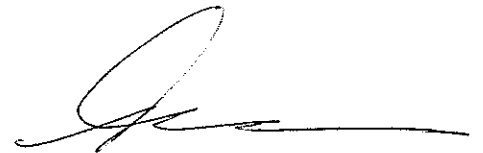
The approximate centre of the lands using the NAD (North American Datum) 1983 convention is:

Latitude: 53° 55' 12.7"
Longitude: 122° 46' 50.8"

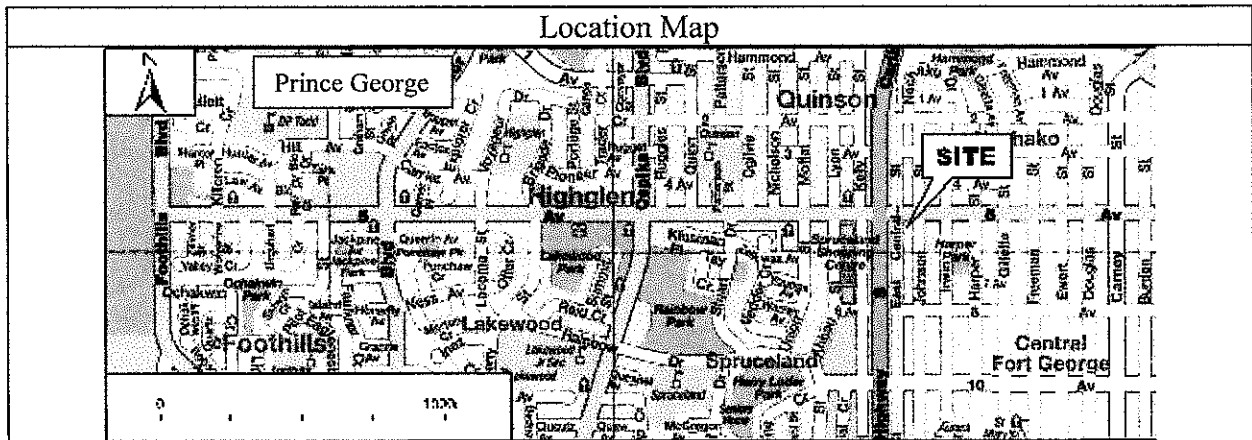
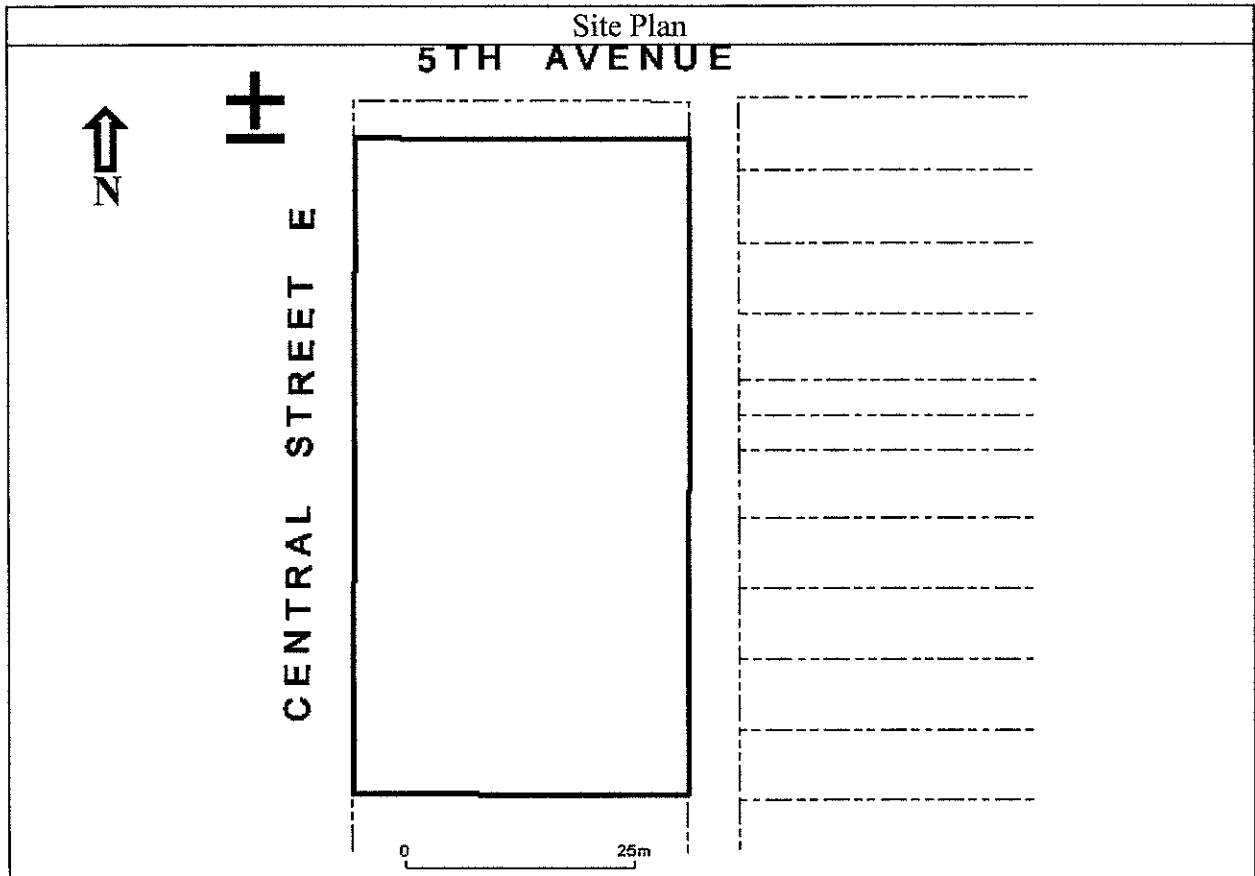
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Schedule B

Requirements and Conditions

1. Any changes in land, vapour, or water uses must be promptly identified by the responsible persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary. The uses to which this condition applies are described in Schedule C and in the site investigation documents listed in Schedule D.

The documents listed in Schedule D indicate that vapour attenuation factors were applied to meet a Contaminated Sites Regulation numerical standard at the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at the site. These assumptions include the following:

- a) A slab-on-grade building will cover the site.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at the site and the range of structures, locations and depths of buildings assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person or persons in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

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Schedule C

Substances and Uses

Substances evaluated in soil for commercial land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, mercury, molybdenum, nickel, selenium, silver, tin, uranium and zinc;
- LEPHs, and HEPHs;
- VPHs, styrene; benzene, ethylbenzene, toluene, xylene; methyl tertiary butyl ether (MTBE); and
- Benz[a]anthracene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno [1,2,3-cd] pyrene, naphthalene, phenanthrene, pyrene; benzo[a]pyrene.

To meet local background concentrations:

- Chromium.

Substances evaluated in water for freshwater aquatic life water use:

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

- Antimony, arsenic, barium, beryllium, boron, cadmium, chromium, cobalt, copper, lead, molybdenum, nickel, selenium, silver, thallium, titanium, uranium, and zinc;
- Methyl tert- butyl ether (MTBE), VPHw, LEPHw, VHw₆₋₁₀, and EPHw₁₀₋₁₉;
- Chlorobenzene (monochlorobenzene), 1,2-dichlorobenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, tetrachloroethylene, and trichloroethylene;
- Ethylene glycol, and propylene glycol (1,2-);
- Dichloromethane, tetrachloromethane (carbon tetrachloride), and trichloromethane (chloroform);
- Benzene, ethylbenzene, styrene, toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinolone.


Substances evaluated in water for drinking water use:

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

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- Aluminum, antimony, arsenic, barium, boron, cadmium, chromium, copper, iron, lead, lithium, magnesium, molybdenum, selenium, sodium, uranium, and zinc;
- Methyl tert- butyl ether (MTBE), VHW₆₋₁₀, and EPHW₁₀₋₁₉;
- Chlorobenzene (monochlorobenzene), 1,2-dichlorobenzene, 1,4-dichlorobenzene, 1,2-dichloroethane, 1,1-dichloroethene, tetrachloroethylene, trichloroethylene, vinyl chloride; chloroethane, chloromethane (methyl chloride), 1,1-dichloroethane, 1,2-dichloroethene (cis and trans), 1,2-dichloropropane, 1,3-dichloropropene, tetrachloroethane (1,1,1,2- and 1,1,2,2-), trichloroethane (1,1,1- and 1,1,2-), and trichlorofluoromethane;
- Propylene glycol;
- Bromodichloromethane, dibromochloromethane, dichloromethane, tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloromethane (chloroform);
- Benzene, ethylbenzene, toluene, and xylenes; and
- Benzo[a]pyrene.

Substances evaluated in soil vapour for commercial land vapour use:

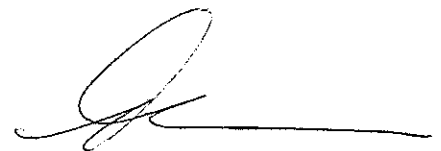
To meet numerical standards prescribed for defining whether a site is contaminated:

- Benzene, 1,3-butadiene, carbon tetrachloride (tetrachloromethane), chloroethane (ethyl chloride), chloroethene (vinyl chloride), n-decane, 1,2-dibromoethane, 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene, 1,2-dichloroethene (cis and trans), ethylbenzene, Freon 113, n-hexane, isopropylbenzene, methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, PCE (tetrachloroethylene) (PERC), styrene, toluene, 1,1,1-trichloroethane, 1,1,2-trichloroethane, TCE (trichloroethylene), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, VPHv, and xylenes-mixture.

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Schedule D

Documents

- *Summary of Site Condition*, prepared by Simone Mol, Ph.D., PChem., Pottinger Gaherty Environmental Consultants Ltd., dated July 2015; and
- *Stage 1 and 2 Preliminary Site Investigation, 530 Central Street East, Prince George, BC*, prepared by Pottinger Gaherty Environmental Consultants Ltd., dated June 2015.

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