



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.

April 14, 2017
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at a portion of 45610 Luckakuck Way, Chilliwack, British Columbia which is more particularly known and described as:

Portion of Lot A District Lot 259 Group 2 New Westminster District Plan EPP 60158, described as:

Lease Part Plan 64114 with Right of Renewal, Hereto is Annexed Easement U25905 Over Part Shown hatched on Plan 64114

PID: Portion of 030-025-427

The site contains part of a legal parcel depicted in legal sketch plan 64114 prepared by Hermon, Bunbury and Oke on January 20, 1982.

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

Latitude: 49° 08' 25.7"

Longitude: 121° 57' 42.4"

April 11, 2017
Date Issued

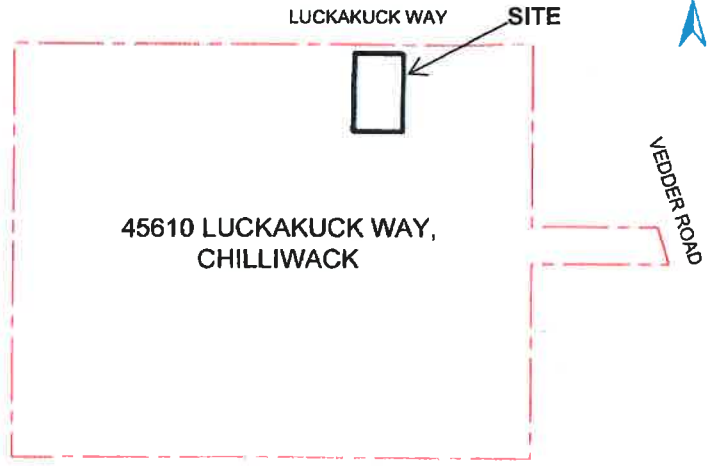
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Site Plan

Lease Legal Description:
Part Plan 64114 with Right
of Renewal, Hereto is
Annexed Easement U25905
Over Part Shown Hatched
on Plan 64114



———— LEASED SITE BOUNDARY
- - - - - 45610 LUCKAKUCK WAY



Location Map, Chilliwack, BC



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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 person in a written submission to the Director. An application for an amendment or new Determination 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.

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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;
- VPHs, LEPHs and HEPHs;
- Benz[a]anthracene, benzo[a]pyrene, benzo[b]fluoranthene, benzo[k]fluoranthene, dibenz[a,h]anthracene, indeno[1,2,3-cd]pyrene, naphthalene, phenanthrene, and pyrene;
- Benzene, ethylbenzene, toluene and xylenes; and
- MTBE (methyl tert-butyl ether).

Substances evaluated in vapour for commercial land vapour use:

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

- Benzene, 1,3-butadiene, chloroethane (ethyl chloride), chloroethene (vinyl chloride), chloroform (trichloromethane), chloromethane (methyl chloride), n-decane, 1,2-dibromoethane (ethylene dibromide) (EDB), 1,1-dichloroethane, 1,2-dichloroethane, 1,1-dichloroethene (1,1-dichloroethylene), 1,2-dichloroethene, cis (1,2-dichloroethylene, cis), 1,2-dichloroethene, trans (1,2-dichloroethylene, trans), ethylbenzene, n-hexane, isopropyl benzene (cumene), methylcyclohexane, methyl tert-butyl ether (MTBE), naphthalene, tetrachloroethylene (PCE) (PERC), tetrachloromethane (carbon tetrachloride), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (TCE), 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, toluene, VPHv, and xylenes, mixture;

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, chromium, copper, lead, lithium, magnesium, mercury, molybdenum, selenium, sodium, uranium, zinc;
- Methyl tertiary butyl ether (MTBE);
- VHW₆₋₁₀, EPHW₁₀₋₁₉;
- Vinyl chloride, dichlorobenzene, 1,2-, dichlorobenzene, 1,4-, monochlorobenzene, chloroethane (ethyl chloride), 1,1-dichloroethane, dichloroethane, 1,2-, dichloroethylene,

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1,1- (dichloroethene, 1,1-), 1,2-dichloroethylene (cis) (1,2-dichloroethene (cis), 1,2-dichloroethylene (trans) (1,2-dichloroethene (trans), 1,1,1,2-tetrachloroethane, 1,1,2,2-tetrachloroethane, tetrachloroethylene (tetrachloroethene, 1,1,2,2-), 1,1,1-trichloroethane, 1,1,2-trichloroethane, trichloroethylene (trichloroethene, 1,1,2-), trichlorofluoromethane (Freon 11);

- Bromodichloromethane (BDCM), dibromochloromethane (DBCM), chloromethane (methyl chloride), dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), tribromomethane (bromoform), trichloromethane (chloroform);
- 1,2-Dichloropropane (propylene dichloride), 1,3-dichloropropane, 1,3-dichloropropene;
- Benzene, ethylbenzene, toluene, xylenes (total); and
- Benzo[a]pyrene.

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, mercury, molybdenum, nickel, selenium, silver, thallium, titanium, uranium and zinc;
- Methyl tertiary butyl ether (MTBE), VPHw, LEPHw, VHW₆₋₁₀ and EPHW₁₀₋₁₉;
- Dichlorobenzene, 1,2-, dichlorobenzene, 1,3-, dichlorobenzene, 1,4-, monochlorobenzene
- Dichloroethane, 1,2-, tetrachloroethylene (tetrachloroethene, 1,1,2,2-), trichloroethylene (trichloroethene, 1,1,2-),
- Dichloromethane (methylene chloride), tetrachloromethane (carbon tetrachloride), trichloromethane (chloroform);
- Benzene, ethylbenzene and toluene; and
- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene and quinoline.

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Schedule D

Documents

- *Summary of Site Condition*, SLR Consulting (Canada) Ltd., February 2017; and
- *Stage 1 and 2 Preliminary Site Investigation, Chevron Cottonwood Service Station, 45610 Luckakuck Way, Chilliwack, BC, MOE Identification No.: 19690, Brenda Wong, Stef Lee, Takako Matsueda*, SLR Consulting (Canada) Ltd., January 2017.

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