



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.

January 7, 2019
Date Issued

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

Schedule A

The site covered by this Preliminary Determination is located at 6860 72nd Street, Delta, British Columbia which is more particularly known and described as:

Lot 1, District Lot 128, Group 2, New Westminster District, Plan EPP9585

PID: 028-470-672

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

Latitude: 49° 07' 39.0"
Longitude: 123° 00' 49.6"

January 7, 2019

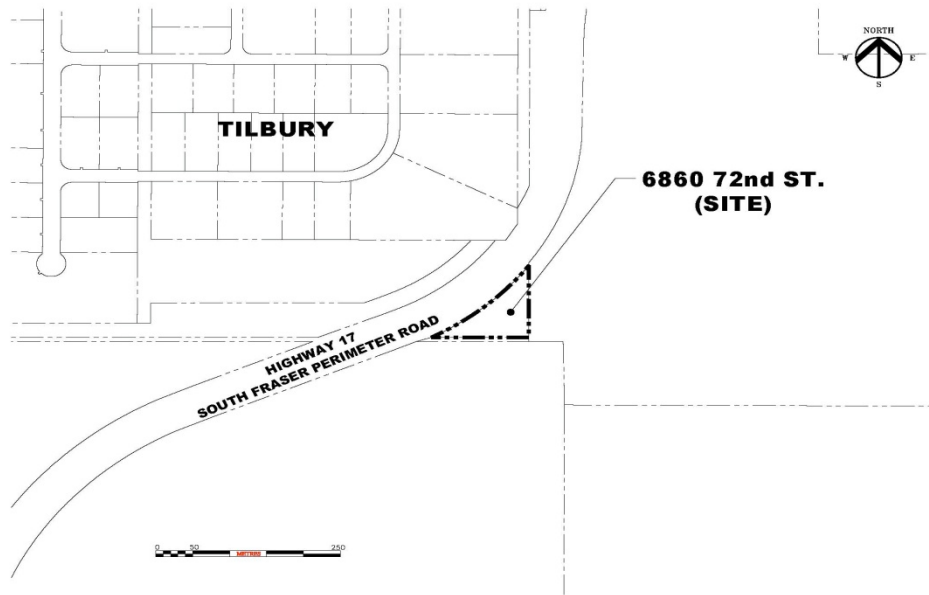
Date Issued



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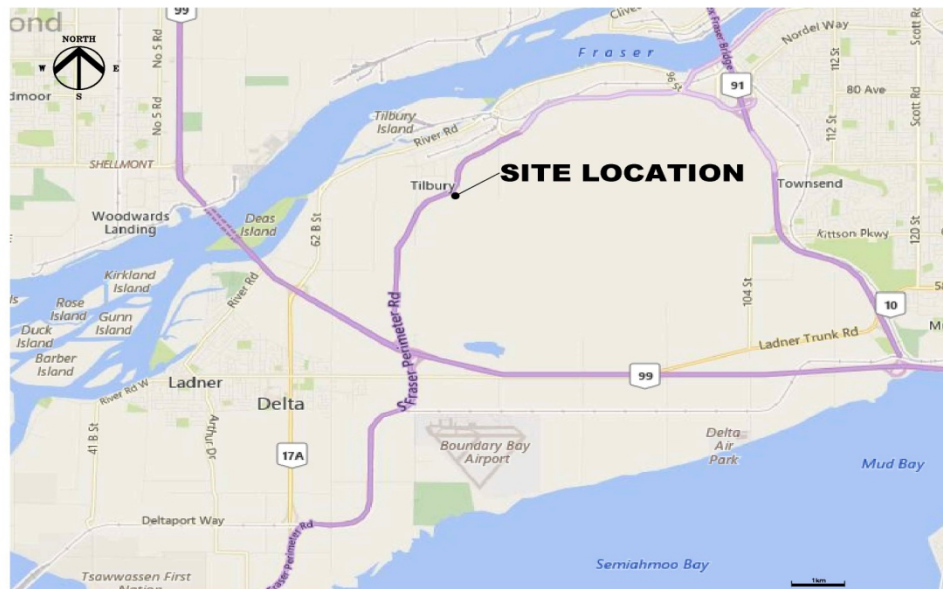
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Site Plan, Delta, BC



Path: \\proj\proj\PROJECT\PROJECT\PROJECT\METRIC OF TRANSPORTATION\ARNDT DELTA STD 114-0 EXCUTION\4.5 GIS AND DRAWING\DELTA\ARNDT.DWG

Location Map, Delta, BC



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Schedule B

Requirements and Conditions

1. Any changes in land use must be promptly identified by the responsible person 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 Contaminated Sites Regulation numerical standards at and adjacent to the site. These vapour attenuation factors were selected based on assumptions about the site. These assumptions include the following:

- (a) Current and future outdoor use; and
- (b) There is no existing or planned indoor air use at the site.

Any inconsistencies that arise between the structures, locations and depths of proposed buildings at or adjacent to the site and the range of structures, locations and depths of buildings or assumed in the selection of vapour attenuation factors in the documents listed in Schedule D must be promptly identified by the responsible person 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 agricultural land soil use:

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

acenaphthene	83-32-9	isopropylbenze	92-82-8
aluminum	7429-90-5	lead	7439-92-1
anthracene	120-12-7	LEPHs	NA
antimony	7440-36-0	lithium	7439-93-2
arsenic	7440-38-2	manganese	7439-96-5
barium	7440-39-3	mercury	7439-97-6
benz(a)anthracene	56-55-3	methyl tert-butyl ether	1634-04-4
benzene	71-43-2	methylnaphthalene, 1-	90-12-0
benzo(a)pyrene	50-32-8	methylnaphthalene, 2-	91-57-6
benzo(b+j)fluoranthenes	205-99-2	molybdenum	7439-98-7
benzo(b)fluoranthene	205-99-2	naphthalene	91-20-3
benzo(j)fluoranthene	205-82-3	nitrate (as N)	14797-55-8
benzo(k)fluoranthene	207-08-9	nitrite (as N)	14797-65-0
beryllium	7440-41-7	nickel	7440-02-0
boron	7440-42-8	phenanthrene	85-01-8
butadiene, 1,3-	106-99-0	pyrene	129-00-0
cadmium	7440-43-9	quinoline	91-22-5
chloride ion	16887-00-6	selenium	7782-49-2
chloronaphthalene, 2-	91-58-7	sodium ion	17341-25-2
chromium	7440-47-3	silver	7440-22-4
chrysene	218-01-9	strontium	7440-24-6
cobalt	7440-48-4	styrene	100-42-5
copper	7440-50-8	thallium	7440-28-0
dibenz(a,h)anthracene	53-70-3	tin	7440-31-5
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,3,5-	108-67-8
ethylbenzene	100-41-4	tungsten	7440-33-7
fluoranthene	206-44-0	uranium	7440-61-1
fluorene	86-73-7	vanadium	7440-62-2
HEPHs	NA	VPHs	NA



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indeno(1,2,3-cd)pyrene	193-39-5	xylenes	1330-20-7
iron	7439-89-6	zinc	7440-66-6

Substances evaluated in vapour for agricultural land vapour use:

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

ammonia (as N)	7664-41-7	naphthalene	91-20-3
benzene	71-43-2	n-decane	124-18-5
butadiene, 1,3-	106-99-0	n-hexane	110-54-3
dibromoethane, 1,2-	106-93-4	toluene	108-88-3
dichloroethane, 1,2-	107-06-2	trimethylbenzene, 1,2,4-	95-63-6
ethylbenzene	100-41-4	trimethylbenzene, 1,3,5-	108-67-8
isopropylbenzene	98-82-8	VPHv	NA
methylcyclohexane	108-87-2	xylenes, total	1330-20-7
methyl tert-butyl ether	1634-04-4		

Substances evaluated in water for freshwater aquatic life water use:

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

acenaphthene	83-32-9	LEPHw	NA
acridine	92-26-2	methyl tert-butyl ether	1634-04-4
ammonia, total (as N)	7664-41-7	mercury	7439-97-6
anthracene	120-12-7	molybdenum	7439-98-7
antimony	7440-36-0	naphthalene	91-20-3
arsenic	7440-38-2	nickel	7440-02-0
barium	7440-39-3	nitrate (as N)	14797-55-8
benzene	71-43-2	nitrite (as N)	14797-65-0
benzo(a)pyrene	50-32-8	phenanthrene	85-01-8
benzo(a)anthracene	56-55-3	pyrene	129-00-0
beryllium	7440-41-7	quinoline	91-22-5
boron	7440-42-8	salinity	NA
cadmium	7440-43-9	selenium	7782-49-2
chloride ion	16887-006	silver	7440-22-4
chromium	7440-47-3	sodium ion	17341-25-2
chrysene	218-01-9	thallium	7440-28-0



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cobalt	7440-48-4	titanium	7440-32-6
copper	7440-50-8	toluene	108-88-3
dichloroethane, 1,2- EPHW ₁₀₋₁₉	107-06-2 NA	uranium	7440-61-1
ethylbenzene	100-41-4	VHW ₆₋₁₀	NA
fluoranthene	206-44-0	VPHw	NA
fluorene	86-73-7	xylenes, total	1330-20-7
lead	7439-92-1	zinc	7440-66-6

Substances evaluated in water for drinking water use:

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

acenaphthene	83-32-9	fluorene	86-73-7
aluminum	7429-90-5	isopropylbenzene	92-82-8
anthracene	120-12-7	lead	7439-92-1
antimony	7440-36-0	lithium	7439-93-2
arsenic	7440-38-2	methyl tert-butyl ether	1634-04-4
barium	7440-39-3	methylnaphthalene, 1-	90-12-0
benz(a)anthracene	56-55-3	methylnaphthalene, 2-	91-57-6
benzene	71-43-2	mercury	7439-97-6
benzo(a)pyrene	50-32-8	molybdenum	7439-98-7
benzo(b)fluoranthenes	205-99-2	nickel	7440-02-0
benzo(j)fluoranthenes	205-82-3	nitrate (as N)	14797-55-8
beryllium	7440-41-7	nitrite (as N)	14797-65-0
boron	7440-42-8	pyrene	129-00-0
butadiene, 1,3-	106-99-0	quinoline	91-22-5
cadmium	7440-43-9	selenium	7782-49-2
chloride ion	16887-006	sodium ion	17341-25-2
chromium	7440-47-3	strontium	7440-24-6
chrysene	218-01-9	tin	7440-31-5
cobalt	7440-48-4	toluene	108-88-3
copper	7440-50-8	1,3,5-Trimethylbenzene	108-67-8
dibenz(a,h)anthracene	53-70-3	tungsten	7440-33-7
dibromoethane, 1,2-	106-93-4	uranium	7440-61-1
dichloroethane, 1,2- EPHW ₁₀₋₁₉	107-06-2 NA	vanadium	7440-62-2
		VHW ₆₋₁₀	NA



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naphthalene	91-20-3	xylenes, total	1330-20-7
ethylbenzene	100-41-4	zinc	7440-66-6
fluoranthene	206-44-0		

To meet local background concentrations:

arsenic	7440-38-2	lithium	7439-93-2
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Substances evaluated in water for irrigation water use:

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

aluminum	7429-90-5	lead	7439-92-1
arsenic	7440-38-2	lithium	7439-93-2
barium	7440-39-3	mercury	7439-97-6
beryllium	7440-41-7	molybdenum	7439-98-7
boron	7440-42-8	nickel	7440-02-0
cadmium	7440-43-9	selenium	7782-49-2
chloride ion	16887-006	uranium	7440-61-1
chromium	7440-47-3	vanadium	7440-62-2
cobalt	7440-48-4	VHw ₆₋₁₀	NA
copper	7440-50-8	zinc	7440-66-6
EPHw ₁₀₋₁₉	NA		

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Schedule D

Documents

- *Summary of Site Condition, 6860 72nd Street, Delta BC*, prepared by Alan Walker, SNC-Lavalin Inc., dated November 9, 2018;
- *Stage 1 and 2 Preliminary Site Investigation Delta Agri Management Properties, Delta, BC*, prepared by SNC-Lavalin Inc., dated November 5, 2018;
- *Letter: Application for Local Background Groundwater Quality Determination for Dissolved Arsenic and Lithium Concentrations in Groundwater, 6363, 6850 and 6860 72nd Street, Delta, British Columbia*, prepared by Lavinia Zanini for Director, Environmental Management Act (ENV), dated June 26, 2018;
- *Letter: Addendum to Request for Groundwater Background Release – Local Background Groundwater Quality Determination Using ENV Protocol 9 Release for 6363, 6850 and 6860 72nd Street, Delta, BC*, prepared by SNC-Lavalin Inc., dated June 11, 2018;
- *Email: Site 21420 – P9 application for 6363, 6850 and 6860 72nd Street, Delta, BC*, prepared by SNC-Lavalin Inc. dated May 7, 2018; and
- *Letter: Release for Groundwater Background Release – Local Background Quality Determination Using ENV Protocol 9 Release 6363, 6850 and 6860 72nd Street, Delta, BC*, prepared by SNC-Lavalin Inc., dated February 5, 2018.

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