



BY EMAIL

Victoria File: 26250-20/21231
Site ID: 21231

Date: January 25, 2020

Jose Rios
7-Eleven Canada, Inc.
c/o 7-Eleven, Inc.
3200 Hackberry Road
Irving, Texas 75063
jose.rios@7-11.com

Dear Jose Rios:

Re: Preliminary Determination – 6577 Hart Highway, Prince George British Columbia

Please find enclosed a Preliminary Determination respecting the site referenced above and be advised of the following:

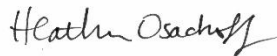
1. The Director has made a Preliminary Determination that the site is not contaminated because the numerical standards of the Contaminated Sites Regulation have been met at the site.
2. Information about the site will be included in the Site Registry established under the *Environmental Management Act*.
3. The provisions of this Preliminary Determination are without prejudice to the right of the Director to make orders or impose requirements as the Director may deem necessary in accordance with applicable laws. Nothing in this Preliminary Determination will restrict or impair the Director's power in this regard.
4. A qualified environmental consultant should be available to identify, characterize and appropriately manage:
 - (a) any environmental media that may be contaminated, or
 - (b) soil which may exceed the standards triggering a Contaminated Soil Relocation Agreement set out in section 40 of the Contaminated Sites Regulationand may be encountered during any future subsurface work at the site.

5. Groundwater wells that are no longer required must be properly decommissioned in accordance with the *Water Sustainability Act's* Groundwater Protection Regulation.
8. Please note that future site development may create preferential pathways for vapour. In this event, further assessment and remediation of vapour may be warranted.

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

If you require clarification of any aspect of this Preliminary Determination, please contact the undersigned at Heather.Osachoff@gov.bc.ca or 236-468-2243.

Yours truly,



Heather Osachoff, MSc, PhD, RPBio

For Director, *Environmental Management Act*

Manager, Risk Assessment and Remediation

Enclosure

cc: City of Prince George: Ian Wells – General Manager of Planning and Development, 1100 Patricia Blvd., Prince George, BC V2L 3V9 (BY EMAIL) devserv@princegeorge.ca

Dennis Moffat, Parsons Inc. #100 - 9347 200A Avenue, Langley, BC V1M 0B3 (BY EMAIL) dennis.moffat@parsons.com

Blair King, Approved Professional, Parsons Inc. (BY EMAIL)
blair.king@parsons.com

CSAP Society (Anna Popova), 613-744 West Hastings Street, Vancouver, BC V6C 1A5
(BY EMAIL) apopova@csapsociety.bc.ca



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 25, 2020
Date Issued

Heather Osachoff
For Director, *Environmental Management Act*

Schedule A


The site covered by this Preliminary Determination is located at 6577 Hart Highway, Prince George, British Columbia which is more particularly known and described as:

Lot 2, District Lot 4047, Cariboo District Plan 20899
PID: 009-740-627

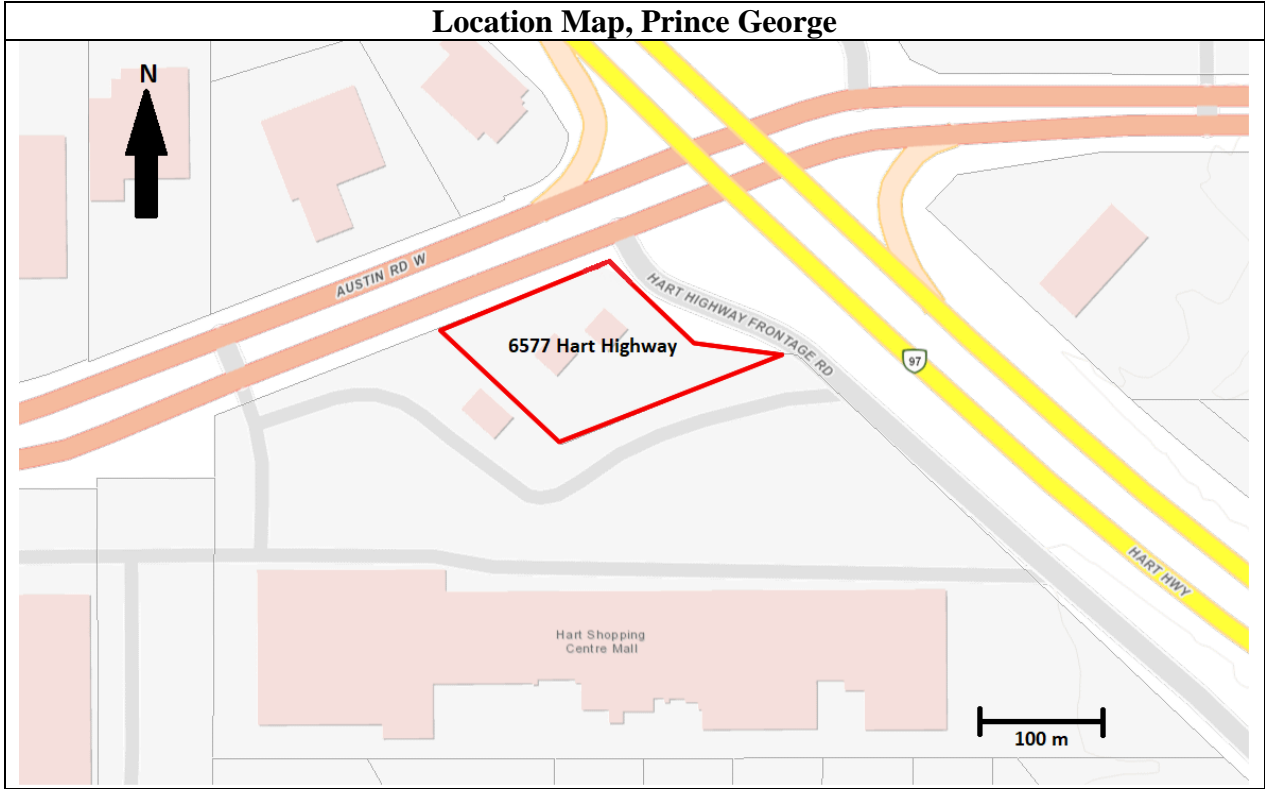
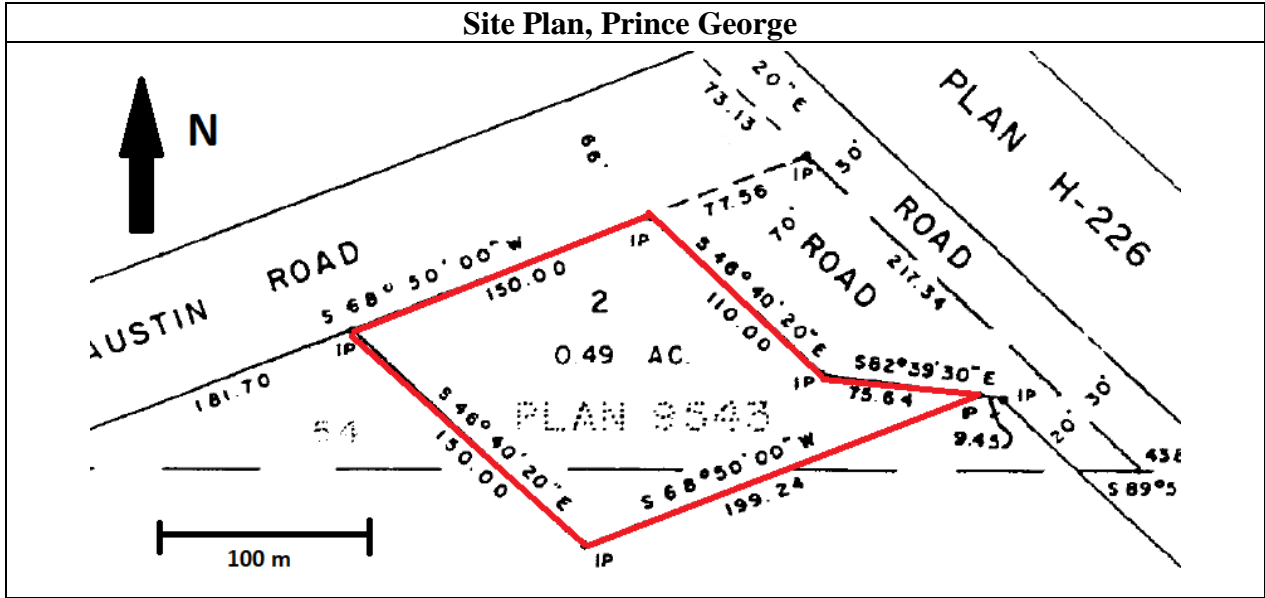
The approximate centre of the site using the NAD (North American Datum) 1983 convention is:

Latitude: 53° 59' 20.74"
Longitude: 122° 47' 14.98"

January 25, 2020
Date Issued


Heather Osachoff
For Director, *Environmental Management Act*

Site Identification Number 21231
Version 9.0 R



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 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 the site. These vapour attenuation factors were selected based on assumptions about the structures, locations and depths of buildings existing or expected at and adjacent to the site. These assumptions include the following:

- (a) Consistent with the future land use assumptions of the vapour assessment in the Preliminary Site Investigation, future buildings erected on the subject property will have a concrete foundation up to a depth of 1.0 metre below grade surface.

Any inconsistencies that arise between the structures, locations and depths of proposed or constructed buildings at or adjacent to 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 in a written submission to the Director. An application for an amendment or new Determination of Contaminated Site may be necessary.

January 25, 2020

Date Issued

Site Identification Number 21231

Version 9.0 R



Heather Osachoff

For Director, *Environmental Management Act*

4 of 8

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:

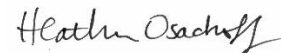
acenaphthene	83-32-9	aluminum	7429-90-5
anthracene	120-12-7	antimony	7440-36-0
arsenic	7440-38-2	barium	7440-39-3
benz(a)anthracene	56-55-3	benzene	71-43-2
benzo(a)pyrene	50-32-8	benzo(b+j)fluoranthenes	205-99-2 & 205-82-3
benzo(k)fluoranthene	207-08-9	beryllium	7440-41-7
1,3-butadiene	106-99-0	cadmium	7440-43-9
chloroethane	75-00-3	chromium	7440-47-3
chrysene	218-01-9	cobalt	7440-48-4
copper	7440-50-8	dibenz(a,h)anthracene	53-70-3
1,2-dibromoethane	106-93-4	1,2-dichloroethane	107-06-2
1,1-dichloroethylene	75-35-4	cis-1,2-dichloroethylene	156-59-2
trans-1,2-dichloroethylene	156-60-5	ethylbenzene	100-41-4
ethylene glycol	107-21-1	fluoranthene	206-44-0
fluorene	86-73-7	HEPHs	N/A
ideno(1,2,3-cd)pyrene	193-39-5	iron	7439-89-6
lead	7439-92-1	LEPHs	N/A
lithium	7439-93-2	manganese	7439-96-5
mercury	7439-97-6	1-methylnaphthalene	90-12-0
2-methylnaphthalene	91-57-6	methyl tert-butyl ether	1634-04-4
molybdenum	7439-98-7	naphthalene	91-20-3
nickel	7440-02-0	phenanthrene	85-01-8
pyrene	129-00-0	quinoline	91-22-5
selenium	7782-49-2	silver	7440-22-4
strontium	7440-24-6	styrene	100-42-5
tetrachloroethylene	127-18-4	thallium	7440-28-0
tin	7440-31-5	1,1,1-trichloroethane	71-55-6
trichloroethylene	79-01-06	triethylene glycol	112-27-6
toluene	108-88-3	tungsten	7440-33-7
uranium	7440-61-1	vanadium	7440-62-2

January 25, 2020

Date Issued

Site Identification Number 21231

Version 9.0 R



Heather Osachoff

For Director, *Environmental Management Act*

5 of 8

vinyl chloride	75-01-4	VPHs	N/A
xylene	1330-20-7	zinc	7440-66-6
zirconium	7440-67-7		

Substances evaluated in vapour for commercial land vapour use:

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

benzene	71-43-2	1,3-butadiene	106-99-0
chloroethane	75-00-3	n-decane	124-18-5
1,2-dibromoethane	106-93-4	1,2-dichloroethane	107-06-2
1,1-dichloroethylene	75-35-4	cis-1,2-	
		dichloroethylene	156-59-2
trans-1,2-		ethylbenzene	100-41-4
dichloroethylene	156-60-5		
n-hexane	110-54-3	isopropylbenzene	98-82-8
methylcyclohexane	108-87-2	methyl tert-butyl	1634-04-4
		ether	
naphthalene	91-20-3	styrene	100-42-5
tetrachloroethylene	127-18-4	1,1,1-trichloroethane	71-55-6
trichloroethylene	79-01-06	toluene	108-88-3
1,2,4-		1,3,5-	
trimethylbenzene	95-63-6	trimethylbenzene	108-67-8
vinyl chloride	75-01-4	VPHv	N/A
xylenes, total	1330-20-7		

Substances evaluated in water for drinking water use:

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

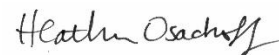
acenaphthene	83-32-9	anthracene	120-12-7
antimony	7440-36-0	arsenic	7440-38-2
barium	7440-39-3	benz(a)anthracene	56-55-3
benzene	71-43-2	benzo(a)pyrene	50-32-8
benzo(b+j)fluoranthenes	205-99-2 &	1,3-butadiene	106-99-0
	205-82-3		
cadmium	7440-73-9	chromium	7440-47-3
chrysene	218-01-9	copper	7440-50-8
dibenz(a,h)anthracene	53-70-3	1,2-dibromoethane	106-93-4
1,2-dichloroethane	107-06-2	1,1-dichloroethylene	75-35-4

January 25, 2020

Date Issued

Site Identification Number 21231

Version 9.0 R



Heather Osachoff

For Director, *Environmental Management Act*

6 of 8

cis-1,2-dichloroethylene	156-59-2	trans-1,2-dichloroethylene	156-60-5
EPHw ₁₀₋₁₉	N/A	ethylbenzene	100-41-4
ethylene glycol	107-21-1	fluoranthene	206-44-0
fluorene	86-73-7	lead	7439-92-1
1-methylnaphthalene	90-12-0	2-methylnaphthalene	91-57-6
methyl tert-butyl ether	1634-04-4	naphthalene	91-20-3
nickel	7440-02-0	1,2-propylene glycol	57-55-6
pyrene	129-00-0	quinoline	91-22-5
styrene	100-42-5	tetrachloroethylene	127-18-4
1,1,1-trichloroethane	71-55-6	trichloroethylene	79-01-06
triethylene glycol	112-27-6	toluene	108-88-3
VHw ₆₋₁₀	N/A	vinyl chloride	75-01-4
xylenes (total)	1330-20-7	zinc	7440-66-6

Substances evaluated in water for freshwater aquatic life water use:

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

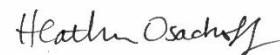
acenaphthene	83-32-9	acridine	260-94-6
anthracene	120-12-7	antimony	7440-36-0
arsenic	7440-38-2	barium	7440-39-3
benz(a)anthracene	56-55-3	benzene	71-43-2
benzo(a)pyrene	50-32-8	cadmium	7440-73-9
chromium	7440-47-3	chrysene	218-01-9
copper	7440-50-8	1,2-dichloroethane	107-06-2
EPHw ₁₀₋₁₉	N/A	ethylene glycol	107-21-1
fluoranthene	206-44-0	fluorene	86-73-7
lead	7439-92-1	LEPHw	N/A
methyl tert-butyl ether	1634-04-4	naphthalene	91-20-3
nickel	7440-02-0	phenanthrene	85-01-8
1,2-propylene glycol	57-55-6	pyrene	129-00-0
quinoline	91-22-5	styrene	100-42-5
tetrachloroethylene	127-18-4	trichloroethylene	79-01-06
toluene	108-88-3	VHw ₆₋₁₀	N/A
VPHw	N/A	xylenes (total)	1330-20-7
zinc	7440-66-6		

January 25, 2020

Date Issued

Site Identification Number 21231

Version 9.0 R



Heather Osachoff

For Director, *Environmental Management Act*

7 of 8

Schedule D

Documents

Supplemental Stage 1 and Stage 2 Preliminary Site Investigation – 6577 Hart Highway, Prince George, British Columbia by Parsons Inc. (November 14, 2019); and

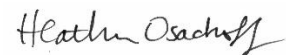
Summary of Site Conditions - 6577 Hart Highway, Prince George British Columbia by Parsons Inc. (November 14, 2019).

January 25, 2020

Date Issued

Site Identification Number 21231

Version 9.0 R



Heather Osachoff

For Director, *Environmental Management Act*

8 of 8