



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.

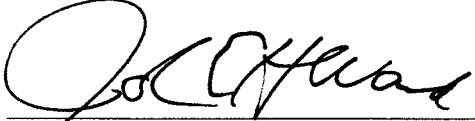
I have issued this Preliminary Determination based on a review of relevant information including the documents listed in Schedule D. I, however, make no representation or warranty as to the accuracy or completeness of that information.

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 26/14
Date Issued



John E. H. Ward
For Director, *Environmental Management Act*

Schedule A

The site covered by this Preliminary Determination is located at 23060 Lougheed Highway, Maple Ridge, British Columbia which is more particularly known and described as:

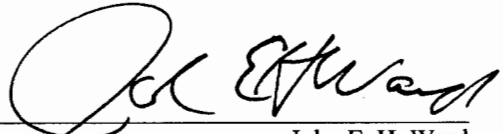
Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595
PID: 002-818-451

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

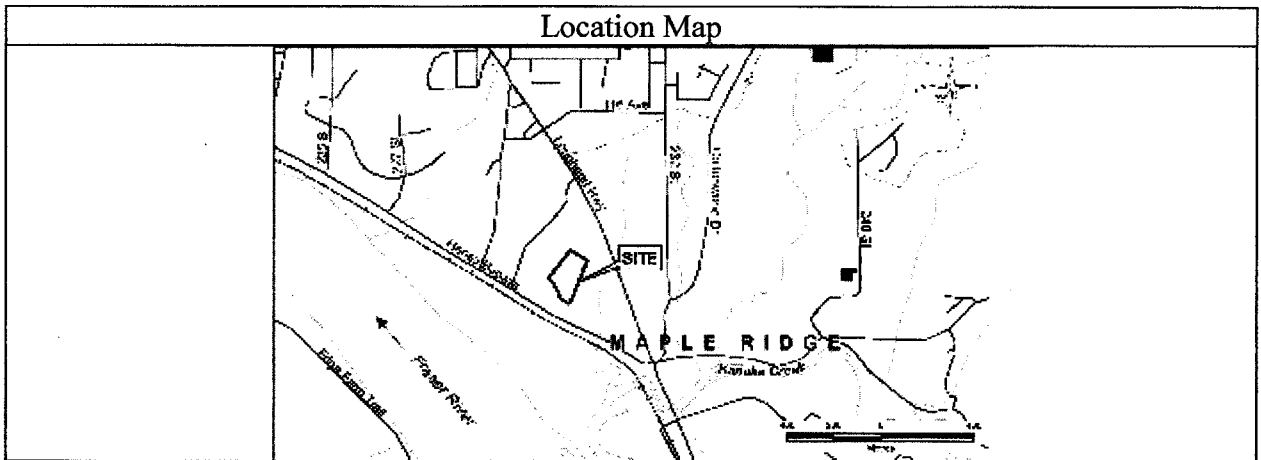
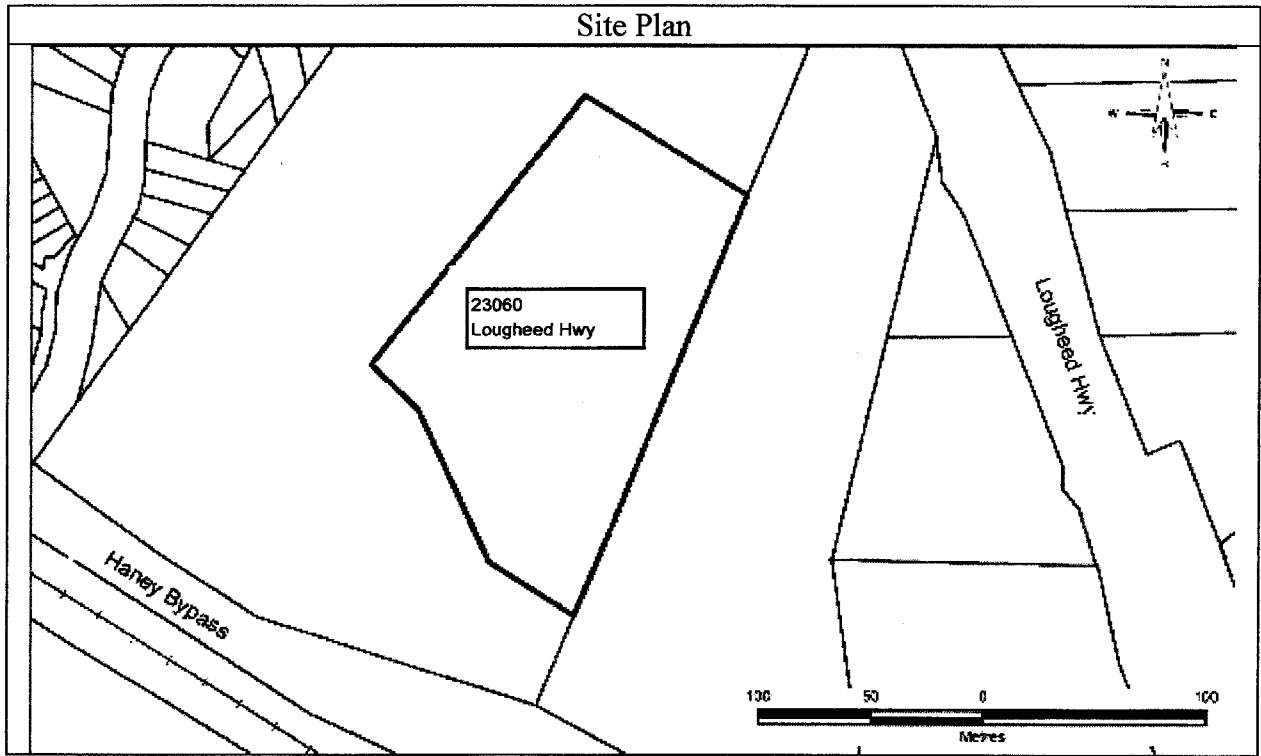
Latitude: 49° 12' 23.96"
Longitude: 122° 35' 6.63"

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Schedule B

Requirements and Conditions

This Schedule contains no requirements or conditions.

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Schedule C

Substances and Uses

Substances evaluated in soil for residential land soil use:

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

- Antimony, arsenic, barium, beryllium, cadmium, chromium, cobalt, copper, lead, manganese, mercury, molybdenum, nickel, selenium, silver, tin, uranium, vanadium, and zinc;
- 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, styrene, toluene, and xylene (total);
- Chromium III, chromium VI; and
- HEPHs, LEPHs, and methyl tert-butyl ether (MTBE).

Substances evaluated in water for drinking water use:

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

- Benzo[a]pyrene;
- Aluminum, antimony, arsenic, barium, boron, cadmium, chloride, chromium, copper, fluoride, lead, magnesium, mercury, molybdenum, nitrate (as N), nitrate and nitrite (as N), nitrite (as N), selenium, sodium, sulphate, uranium, and zinc;
- Benzene, ethylbenzene, toluene, and xylenes (total); and
- EPHw10-19, methyl tert-butyl ether (MTBE) , and VHW6-10.

Substances evaluated in water for freshwater aquatic life water use:

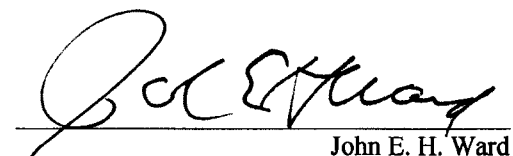
To meet numerical remediation standards prescribed for defining whether a site is contaminated:

- Acenaphthene, acridine, anthracene, benzo[a]anthracene, benzo[a]pyrene, chrysene, fluoranthene, fluorene, naphthalene, phenanthrene, pyrene, and quinoline;
- Ammonia, antimony, arsenic, barium, beryllium, boron, cadmium, chloride, cobalt, copper, fluoride, lead, mercury, molybdenum, nickel, nitrate (as N), nitrate and nitrite (as N), nitrite (as N), selenium, silver, sulphate, thallium, titanium, uranium, and zinc;
- Benzene, ethylbenzene, toluene, and xylenes (total);
- Chromium III, chromium VI; and

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- EPHw10-19, LEPHw, methyl tert-butyl ether (MTBE), VHw6-10, and VPHw.

To meet local background concentrations:

- Chromium (total).

Substances evaluated in sediment for freshwater sensitive sediment use:

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

- Chromium (total).

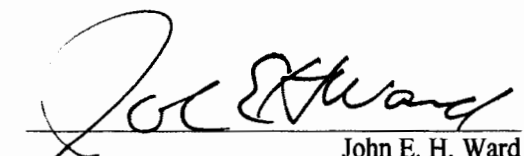
Substances evaluated in vapour for residential land vapour use:

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

- Napthalene.

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Schedule D

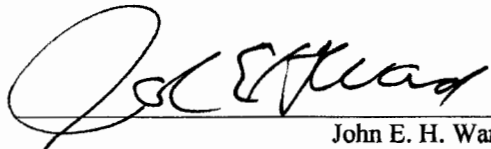
Documents

- *Summary of Site Condition*, prepared by Brant Dorman, Tetra Tech EBA, dated June 2014;
- *Stage 2 Preliminary Site Investigation/ Detailed Site Investigation Conclusions and Determination of Status Application*, prepared by Lora Paul and Brant Dorman, Tetra Tech EBA, dated June 2014;
- *Stage 1 Preliminary Site Investigation Update Addendum*, prepared by Carol Ma and Lora Paul / Tetra Tech EBA, dated June 2014;
- *Application for Local Background Groundwater Concentration Determination at 23054 and 23060 Lougheed Highway, Maple Ridge, BC*, prepared by Peggy Evans, BC Ministry of Environment, dated May 2014;
- *Protocol 9 Determination Addendum for Elevated Groundwater Chromium Concentrations at 23054 and 23060 Lougheed Highway, Maple Ridge, BC*, prepared by Martin Jarman and Brant Dorman / Tetra Tech EBA, dated April 2014;
- *Protocol 9 Pre-Approval for Elevated Groundwater Chromium Concentrations at 23054 and 23060 Lougheed Highway, Maple Ridge, BC*, prepared by Martin Jarman and Brant Dorman / Tetra Tech EBA, dated March 2014;
- *Stage 2 Preliminary Site Investigation and Detailed Site Investigation, 23054 and 23060 Lougheed Highway, Maple Ridge, BC*, prepared by Terry Fulton, Carol Ma, Lora Paul and Brant Dorman / Tetra Tech EBA, dated March 2014;
- *Stage 1 Preliminary Site Investigation*, prepared by Timo Hess, Terry Fulton, Sharon Basit and Brant Dorman / EBA Engineering Consultants Ltd., operating as EBA, a Tetra Tech Company, dated Feb 2013; and
- *Ministry of Transportation, Maple Ridge Properties, Environmental Assessment*, prepared by Prepared by Coast River Environmental Services Ltd. for the Ministry of Transportation Environmental Services Section, dated September 2005.

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