AST/UST Leak

Step 1. Is contaminated soil in contact with GW or in close proximity (within 10') to GW?

- No
  - Step 2 Is Product Present?
    - No
      - Step 2.b Screen against tier 1 action levels. Are soil values below the tier 1 screening criteria?
    - Yes
      - Step 4 Screen against tier 2 action levels. Compare (UCL or Max) to criteria

- Yes
  - Stop: Mitigate and perform GW investigation and/or mitigate GW and soil contamination; as applicable, repeat process

Step 2 Is Product Present?

- No
  - Step 5 Is the property zoned to exclude residential usage?
    - No
      - Complete – request NFA
    - Yes
      - Step 5.a Is the property zoned to exclude residential usage?
        - No
          - Complete – request NFA
        - Yes
          - Step 5.b Will the owner place a deed restriction for non-residential use?
            - No
              - Complete – request NFA
            - Yes
              - Step 5.c Screen against tier 3 action levels.
                - No
                  - Complete – request NFA
                - Yes
                  - Step 5.d Impose a deed restriction** (see footnote)

- Yes
  - Step 2.a.i Is product present in water table?
    - No
      - Step 3 Are any of the following substances detected in soil analysis? Benzene, toluene, MTBE, Ethylbenzene, Naphthalene
        - No
          - Step 2.a.ii Is product present in the vadose zone
            - Yes
              - Step 4.1 Screen against tier 2 action levels. Compare (UCL or Max) to criteria
            - No
              - Step 3 Are there limiting factors present? i. Preferential pathway(s) ii. Significant foundation openings iii. No soil-like materials (i.e. gravel and/or sand-like materials) iv. Less than thirty (30) foot lateral and less than five (5) foot of vertical separation between the contamination and all potential receptors * (see footnote)

- Yes
  - Tier 3 Criteria Exceeded?
    - Yes
      - Complete – request NFA
    - No
      - Step 6 Mitigate, perform post-mitigation sampling as appropriate and repeat process

* In order to use Tiers 2 and 3 for volatiles where the action level is based upon inhalation, there must be a minimum of 30-foot lateral and less than 5-foot of vertical separation between contamination and receptor utilizing a soil similar to silt loam or one with less hydraulic conductivity than silt loam.

** Provide documentation of current zoning for the site and provide draft deed language for restriction to non-residential status