



October 28, 2015

To Whom It May Concern:

The Department of Environmental Quality (DEQ) is accepting Public Comments on a new Underground Storage Tank (UST) Facility in Saco, Montana.

DEQ has prepared the following environmental assessment (EA) as required by the Montana Environmental Policy Act (sections ARM 17.4.607(2) and ARM 17.4.609(2)). This project involves installing underground product piping connected to (1) 4,000 gallon aboveground tank, and (1) 4,000 gallon dual-compartment aboveground tank. The aboveground tanks will store Clear Diesel, Dyed Diesel, and Unleaded Gasoline. The tank systems will utilize secondarily contained Franklin Fueling Systems APT XP direct buried flexible plastic product piping. This project will add three new UST systems (underground product piping) for the newly developed Ezzie's Wholesale site. This new UST facility will be located on the corner of Elm Street and State Highway 243 at S07 T31N R34E, Block 007, Lots 4 – 5 – and 6, Saco, MT, 59261.

Specific installation plans include the following materials and monitoring systems: Tanks: (2) 4,000 gallon Aboveground Storage Tanks (ASTs). All tanks will be utilized by Ezzie's Wholesale Inc. as a petroleum re-fueling site. Piping: All piping associated with this project will be direct buried double-walled Franklin Fueling Systems APT XP piping. Approximately 180 feet of double-walled Franklin Fueling Systems APT XP piping will be utilized in this project. Sumps: Under-Dispenser Containment sumps will be Franklin Fueling Systems model LMM-3617. All of the underground piping systems will be continuously monitored via interstitial sump sensors and electronic line leak detection. A Franklin Fueling Systems INCON TS-550 EVO Automatic Tank Gauge (ATG) will continuously monitor all operational parameters.

DEQ prepares EAs to inform interested government agencies, public groups, or individuals of a proposed action and to determine whether the action may have a significant effect on the human health or natural environment. This environmental assessment will be circulated for seven days. After the ten-day comment period, DEQ will decide what action to take regarding this permit.

If you care to comment on this proposed project or the attached environmental assessment, please write or email the Permitting & Compliance Division. Comments must be in writing and must be received by November 11, 2015. Our email address is [dequstprogram@mt.gov](mailto:dequstprogram@mt.gov) and our mailing address is Underground Storage Tank Section, P.O. Box 200901, Helena, MT, 59620-0901.

Sincerely,

Wally Jemmings, Environmental Specialist  
Underground Storage Tank Section  
Waste and Underground Tank Management Bureau

Enc: Environmental Assessment

O/O NAME: Ezzie's Wholesale Inc.	FACILITY NO: 60-15270
PERMIT NO: 16-0077	DATE OF APPLICATION: October 12, 2015
PERSON PREPARING EA: Wally Jemmings	COUNTY: Phillips
LOCATION: On the corner of Elm Street and State Highway 243 at S07 T31N R34E, Block 007, Lots 4 – 5 – and 6, Saco, Montana, 59261.	
FACILITY NAME: Ezzie's Wholesale	EA COMPLETED: 10/27/15
<p>DESCRIPTION OF PROPOSED ACTION: Tanks: (2) 4,000 gallon Aboveground Storage Tanks (ASTs). All tanks will be utilized by Ezzie's Wholesale Inc. as a petroleum re-fueling site. Piping: All piping associated with this project will be direct buried double-walled Franklin Fueling Systems APT XP piping. Approximately 180 feet of double-walled Franklin Fueling Systems APT XP piping will be utilized in this project. Sumps: Under-Dispenser Containment sumps will be Franklin Fueling Systems model LMM-3617. All of the underground piping systems will be continuously monitored via interstitial sump sensors and electronic line leak detection. A Franklin Fueling Systems INCON TS-550 EVO Automatic Tank Gauge (ATG) will continuously monitor all operational parameters.</p> <p>Product to be stored is: Clear Diesel, Dyed Diesel, Unleaded Gasoline</p>	
<p>DESCRIPTION OF THE BENEFITS AND PURPOSE OF THE PROPOSED ACTION: Purpose is to install new petroleum UST systems storing diesel and gasoline for use at Ezzie's Wholesale, creating a new petroleum re-fueling station. The benefits include more jobs, more taxes paid, and more efficiently access to fuel for the newly established Ezzie's Wholesale location.</p>	

- A: Significant unavoidable impacts
- B: Potential significant impacts mitigated based upon license conditions
- C: Insignificant as proposed

PHYSICAL ENVIRONMENT	POTENTIAL IMPACTS					
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
1. <u>TOPOGRAPHY</u> : Are there unusual geologic features? Will the surface features be changed?			X			Location is currently a relatively flat lot. The site location is on the corner of Elm Street and State Highway 243 in Saco, Montana. There are no known or reported unusual geologic features. Product piping will be buried underground, while the tanks and appurtenant equipment will be above ground. General topography will not change. Surface features will be consistent with petroleum re-fueling facilities.

<p>2. <u>GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE</u>: Are fragile, compactable or unstable soils present? Are there special reclamation considerations?</p>			X		<p>There are no known special reclamation considerations for the project site, nor were any fragile or unstable soils identified to the reviewer.</p>
<p>3. <u>WATER QUALITY, QUANTITY AND DISTRIBUTION</u>: Are important surface or groundwater resources present? Is there potential for violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality?</p>			X		<p>Important water resources are present. There are 26 public and private water wells within 1 mile of the proposed site. Beaver Creek is located within 0.5 miles of the proposed site. The proposed site is located within 1 mile of Nelson South Number 9 Canal and 1.5 miles of Nelson South Canal. The proposed site is within 300 feet of a Freshwater Emergent Wetland. The proposed site lies within the Lower Beaver Creek Watershed and the Beaver TPA TMDL Planning Area.</p> <p>Potential violation of ambient water quality standards, drinking water maximum contaminant levels, or degradation of water quality is mitigated by secondarily contained non-corroding underground piping and continuous system monitoring.</p> <p>Improper operation of this system would increase the potential for violation of ambient water quality standards, drinking water maximum contaminant levels, and the degradation of water quality. Secondary containment and leak detection systems serve to mitigate the potential impacts by immediately reducing the amount of fuel available for release to the environment.</p>
<p>4. <u>AIR QUALITY</u>: Will pollutants or particulate be produced? Is the project influenced by air quality regulations or zones (Class I airshed)?</p>			X		<p>Petroleum vapors will be released at this site. Natural air currents will help control hydrocarbon vapors. The proposed project site is located</p>

						near the following Class I airsheds: Medicine Lake Wilderness (150 miles), UL Bend Wilderness (60 miles) and the Fort Peck Indian Reservation (40 miles).
5.	<u>DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY:</u> Will the project use resources that are limited in the area? Are there other activities nearby that will affect the project?			X		This project will not use existing environmental resources in the local area. There is no other nearby activities identified to the reviewer that may be impacted.
6.	<u>IMPACTS ON OTHER ENVIRONMENTAL RESOURCES:</u> Are there other studies, plans or projects on this tract?			X		There are no other known environmental studies or projects on this land.
7.	<u>TERRESTRIAL, AVIAN, AND AQUATIC LIFE AND HABITATS:</u> Is there substantial use of the area by important wildlife, birds or fish?			X		No known use of this project site by important wildlife, birds or fish has been identified to the reviewer. Plover, Piping ( <i>Charadrius melodus</i> ) is identified as a critical habitat in Phillips County.
8.	<u>VEGETATION COVER, QUANTITY AND QUALITY:</u> Will vegetative communities be permanently altered? Are any rare plants or cover types present?			X		Montana Cadastral lists this lot as zoned for Residential Urban. No rare plants or cover types are reported to this reviewer.
9.	<u>UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES:</u> Are any federally listed threatened or endangered species or identified habitat present? Any wetlands? Any species of special concern?			X		There are 4 candidates, threatened, or endangered Bird species listed for Phillips County: The Whooping Crane, the Piping Plover, the Red Knot, and Sprague's pipet. There is one endangered fish listed for Phillips County: The Pallid Sturgeon. There is one endangered species listed for Phillips County: The Black-footed ferret. There are no threatened flora species listed for Phillips County. There are 71 species of concern identified in Phillips County. Beaver Creek is located within 0.5 miles of the proposed site. The

					proposed site is located within 1 mile of Nelson South Number 9 Canal and 1.5 miles of Nelson South Canal. The proposed site is within 300 feet of a Freshwater Emergent Wetland. The proposed site lies within the Lower Beaver Creek Watershed and the Beaver TPA TMDL Planning Area.
10. <u>HISTORICAL AND ARCHEOLOGICAL SITE:</u> Are any historical, archeological or paleontological resources present?			X		The National Register of Historic Places lists 4 National Historic Landmarks within Phillips County; 3 of the landmarks are in Saco (Clark, H. Earl Service Station, Saco Mercantile, and Sleeping Buffalo Rock). There are no listed structures at the project site. There are no known archeological or paleontological resources reported to the reviewer.
11. <u>AESTHETICS:</u> Is the project on a prominent topographical feature? Will it be visible from populated or scenic areas? Will there be excessive noise, light or odors?		X			This proposed project is aesthetically compatible with the zoned land use of the project site. Product piping will be buried underground. Tanks and appurtenant above ground equipment will be visible.
12. <u>AGRICULTURE:</u> Will grazing lands, irrigation waters, or crop production be affected?			X		The property's status as Residential urban land will remain the same. No significant impacts to agricultural lands are anticipated by this project.

HUMAN ENVIRONMENT						
1.	<u>SOCIAL STRUCTURES AND MORES</u> : Is some disruption of native or traditional lifestyles or communities possible?		X			It is not anticipated that the project will disrupt native or traditional lifestyles or communities.
2.	<u>CULTURAL UNIQUENESS AND DIVERSITY</u> : Will the action cause a shift in some unique quality of the area?		X			It is not anticipated that the project will cause a shift in any unique quality of the area.
3.	<u>DENSITY AND DISTRIBUTION OF POPULATION AND HOUSING</u> : Will the project add to the population and require additional housing?		X			It is not anticipated that the project (re-fueling station) will add to the population or require additional housing. The project result (Wholesale re-fueling facility) has limited potential to add to the population and require additional housing.
4.	<u>HUMAN HEALTH &amp; SAFETY</u> : Will this project add to health and safety risks in the area?		X			It is anticipated that natural air currents and tank vents will dissipate the hydrocarbon vapors to a safe level. Leak detection equipment is designed to detect releases before serious health or safety problems occur.  Improper operation of this system could impact human health and safety. Leak detection systems and operating requirements mitigate this potential impact by immediately reducing the amount of fuel available to be released into the environment where it could affect health and human safety.
5.	<u>COMMUNITY &amp; PERSONAL INCOME</u> : Will the facility generate or degrade income?		X			The project result (Wholesale re-fueling facility) is anticipated to have limited potential to generate community and personal income in the local area.
6.	<u>QUANTITY AND DISTRIBUTION OF EMPLOYMENT</u> : Will the project create, move or eliminate jobs? If so,		X			It is anticipated that this project (Wholesale re-fueling facility) will create jobs and generate

	estimate jobs.					some income to the local area.
7.	<u>LOCAL AND STATE TAX BASE REVENUES:</u> Will the project create or eliminate tax revenue?		X			It is anticipated that the re-fueling facility associated with this proposal will generate additional local and state tax revenue.
8.	<u>DEMAND FOR GOVERNMENT SERVICES:</u> Will substantial traffic be added to existing roads? Will other services (fire protection, police, schools, etc.) be needed?		X			It is anticipated that the result of this proposed project will add to the local traffic flow along Elm Street and State Highway 243. Other required services will be minimally impacted as a result of this project.
9.	<u>INDUSTRIAL, COMMERCIAL AND AGRICULTURAL ACTIVITIES AND PRODUCTION:</u> Will the project add to or alter these activities?			X		No significant impacts to adjacent commercial or agricultural activities are anticipated that are related to this project.
10.	<u>ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES:</u> Are wilderness or recreational areas nearby or accessed through this tract? Is there recreational potential within the tract?			X		No designated USFS recreational property is located within 200 miles of the project area location. It is not anticipated that this project site has recreational potential.
11.	<u>AESTHETICS:</u> Is the project on a prominent topographical feature? Will it be visible from populated or scenic areas? Will there be excessive noise, light or odors?			X		Tanks will be above ground. Piping runs are to be buried underground. The result of the project has the potential to change the aesthetics of the area to some degree.
12.	<u>LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS:</u> Are there state, county, city, USFS, BLM, tribal, etc., zoning or management plans in effect?			X		There are no known local, county, state, or federal environmental management plans that would impact this project development. The proposed project and associated development is expected to be in conformance with current Phillips County zoning requirements.
13.	<u>TRANSPORTATION:</u> Will the project affect local transportation networks and traffic flow?			X		This project is expected to minimally affect the immediately adjacent local transportation network.

PUBLIC INVOLVEMENT: The department has attempted to identify interested parties to this application and provide the opportunity for public comment. A copy of this Environmental Assessment of the proposed underground storage tank installation has also been posted at our website (<http://deq.mt.gov/UST/ea.mcp> ). Substantive comment may also be provided to email address at [degustprogram@mt.gov](mailto:degustprogram@mt.gov).

ALTERNATIVES CONSIDERED: No other alternatives were presented or considered.

COMPLIANCE STATUS: This project, as permitted, will be in compliance with the UST regulations. The facility must, however, be operated and maintained in accordance with the UST rules and regulations. This facility is required to have a compliance inspection done within 120 days of the installation of the tank systems.

RECOMMENDATIONS CONCERNING PREPARATION OF AN EIS: Not necessary at this time, based upon the information reviewed. The project, as proposed with mandatory operating and permit conditions, will not have a significant environmental impact.

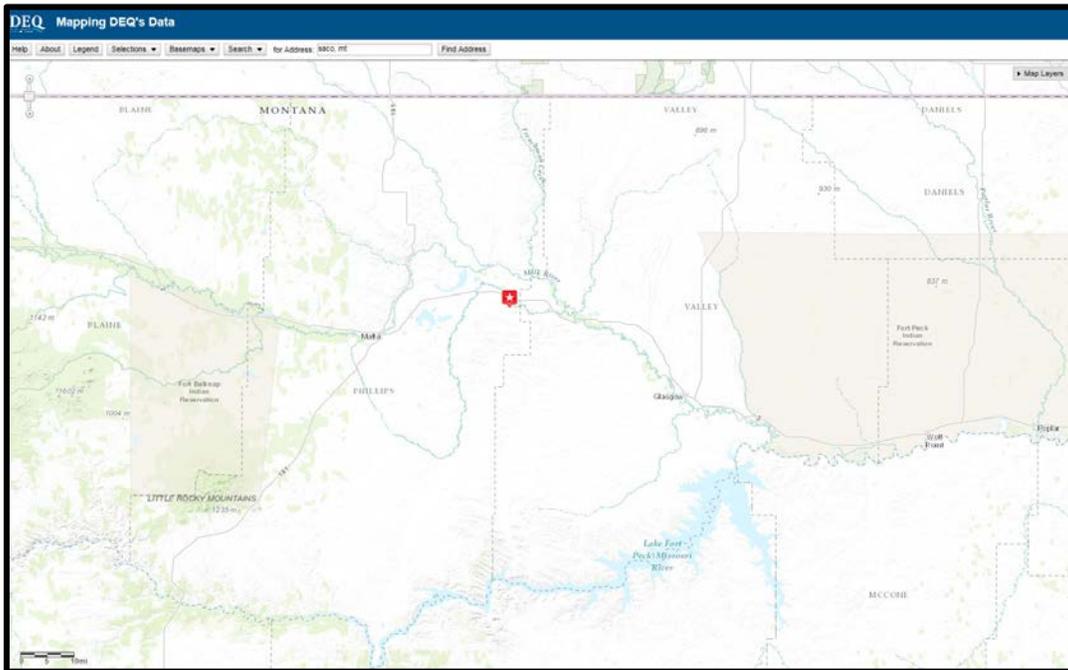
OTHER GROUPS OR AGENCIES CONTACTED OR WHICH MAY HAVE OVERLAPPING JURISDICTION: The Montana Department of Justice, Fire Prevention and Investigation Bureau regulates aboveground components.

INDIVIDUALS OR GROUPS CONTRIBUTING TO THIS EA: The owner, the contractor, and the preparer of the EA.

PERMIT CONDITION EFFECTS: Permit conditions are based on Montana and federal regulations, PEI RP100-2000 and accepted standard engineering practices.

cc: Governor's Office  
Legislative Environmental Policy Office

General Location of Project Site:



Proposed Project Site: S07, T31N, R34E, Block 007, Lots 4, 5, and 6

