DEQ
Montana Department
of Environmental Quality

June 6, 2018

To Whom It May Concern:

The Department of Environmental Quality (DEQ) is accepting public comments on new underground storage tanks to be installed in Missoula, 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 one 30,000-gallon single-compartment Xerxes Fiberglass Reinforced Plastic (FRP) double-walled Underground Storage Tank (UST) containing Regular Unleaded Gasoline; one 20,000 duel-compartment Xerxes FRP double-walled UST containing Regular Unleaded Gasoline (12,000-gallon compartment) and Premium Gasoline (8,000-gallon compartment); three 30,000-gallon single-compartment Xerxes FRP double-walled USTs containing Diesel (B20), one 20,000-gallon single-compartment Xerxes FRP double-walled UST containing Bio-Diesel (B99), and one 20,000-gallon single-compartment Xerxes FRP double-walled UST containing Diesel Exhaust Fluid (DEF). All of the UST systems will utilize secondarily contained NOV Fiberglass Systems Ameron Dualoy 3000/LCX double-walled FRP piping. The proposed project will add eight new UST systems to the newly developed Loves Travel Stop Missoula, located at 8007 Hwy 10 W, Missoula, MT 59808.

Specific installation plans include the following materials and monitoring systems: Tank(s): This project involves installing the following eight (8) tanks: 30,000-gallon regular unleaded, 12,000-gallon regular unleaded, 8,000-gallon Premium Gasoline, 30,000- gallon Diesel (B20), 30,000- gallon Diesel (B20), 30,000- gallon Diesel (B20), 20,000-gallon Bio-Diesel (B99), and 20,000-gallon DEF. All eight tanks will be Xerxes Fiberglass Reinforced Plastic (FRP) double-walled UST systems. All tanks will be utilized by Loves Travel Stop Missoula as a petroleum re-fueling site and truck stop. Piping: All product piping associated with this project will be NOV Ameron double-walled FRP pipe. Approximately 3,200 feet of double-walled NOV Ameron piping will be utilized in this project. Sumps: BRAVO systems model B-487-X-3638 fiberglass tank-top sumps will be installed around each tank's submersible turbine pump. BRAVO Products FRP under-dispenser containment sumps will be installed under each dispenser. Each tank and piping system will be continuously monitored. Monitoring will be accomplished via internal tank probes, interstitial tank sensors, as well as continuous sensor monitoring in all containment sumps and electronic line leak detection with programmed 0.2 gph shutdown rate for each of the piping runs. A Franklin Fueling Systems TS-5000 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 human health or the natural environment. After a ten-day public comment period, DEQ will decide what action to take regarding this proposed project.

If you care to comment on this proposed project or the attached EA, please write or email the Waste Management and Remediation Division. Comments must be in writing and must be received by June 18, 2018. Our email address is dequstprogram@mt.gov and our mailing address is DEQ/UST, PO Box 200901, Helena, MT 59620-0901.

Sincerely,

Seth Hendrix, Environmental Science Specialist
Underground Storage Tank Section
Waste and Underground Tank Management Bureau

Enc: Environmental Assessment

O/O NAME: Loves Travel Stop Missoula	FACILITY NO: 60-15321
PERMIT NO: 18-0117	DATE OF APPLICATION: May 17, 2018
PERSON PREPARING EA: Seth Hendrix	COUNTY: Missoula
LOCATION: 8007 Hwy 10 W, Missoula, MT 59808	
FACILITY NAME: Loves Travel Stop Missoula	EA COMPLETED: 6/6/2018

DESCRIPTION OF PROPOSED ACTION: Tank(s): This project involves installing the following eight (8) tanks: 30,000-gallon regular unleaded, 12,000-gallon regular unleaded, 8,000-gallon Premium Gasoline, 30,000- gallon Diesel (B20), 30,000- gallon Diesel (B20), 30,000- gallon Diesel (B20), 20,000-gallon Bio-Diesel (B99), and 20,000-gallon DEF. All eight tanks will be Xerxes Fiberglass Reinforced Plastic (FRP) double-walled UST systems. All tanks will be utilized by Loves Travel Stop Missoula as a petroleum re-fueling site and truck stop. Piping: All product piping associated with this project will be NOV Ameron double-walled FRP pipe. Approximately 3,200 feet of double-walled NOV Ameron piping will be utilized in this project. Sumps: BRAVO systems model B-487-X-3638 fiberglass tank-top sumps will be installed around each tank's submersible turbine pump. BRAVO Products FRP under-dispenser containment sumps will be installed under each dispenser. Each tank and piping system will be continuously monitored. Monitoring will be accomplished via internal tank probes, interstitial tank sensors, as well as continuous sensor monitoring in all containment sumps and electronic line leak detection with programmed 0.2 gph shutdown rate for each of the piping runs. A Franklin Fueling Systems TS-5000 EVO automatic tank gauge (ATG) will continuously monitor all operational parameters.

Products to be stored: Regular Unleaded Gasoline, Premium Gasoline, Diesel, Biodiesel, and Diesel Exhaust Fluid (DEF).

DESCRIPTION OF THE BENEFITS AND PURPOSE OF THE PROPOSED ACTION: Purpose is to install seven new petroleum UST systems for storing and dispensing gasoline, diesel, and diesel exhaust fluid at Mountain View Coop, creating a new petroleum re-fueling station. The benefits include efficient access to fuel.

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. TOPOGRAPHY: Are there unusual geologic features? Will the surface features be changed?			X			The proposed site is currently a relatively flat and bare lot located just south of I-90 Exit 96. The physical address of the site is 8007 Hwy 10 W, Missoula, MT. The site is currently a 14-acre bare lot and is located adjacent to commercial properties. There are no known or reported unusual geologic features. The tanks and all of the associated product piping will be buried underground, while appurtenant equipment is above ground. The general topography will not change. Surface features will be consistent with retail petroleum re-fueling facilities.

2.	GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE: Are fragile, compactable or unstable soils present? Are there special reclamation considerations?			X			There are no known special reclamation considerations for the project site, nor were any fragile or unstable soils identified to the reviewer.
3.	WATER QUALITY, QUANTITY AND DISTRIBUTION: 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?		X				Important water resources are present at the proposed location. There are approximately 40 public and private water wells located within 1 mile of the proposed site. The Clark Fork River is located within 2.95 miles of the proposed site. There is no significant surface water within 1.70 miles of the proposed underground storage tank installation. The proposed site lies within the Clark Fork River- Mill Creek watershed. 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 tanks/piping and continuous system monitoring. 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. Secondarily containment and leak detection systems serve to mitigate the potential impacts by immediately reducing the amount of fuel available for release to the environment.
4.	AIR QUALITY: Will pollutants or particulate be produced? Is the project influenced by air quality regulations or zones (Class I airshed)?			X			Petroleum vapors will be released at this site. Natural air currents, submerged fill pipes, stage one vapor recovery system and vapory recovery vent pipes will control hydrocarbon vapors. The proposed project site is not located in a Class I airshed. The closest Class I airsheds are located at least 25 miles away from the project site (Mission Mountains Wilderness, Bob Marshall Wilderness, and Selway-Bitterroot Wilderness)
5.	DEMANDS ON ENVIRONMENTAL RESOURCES OF LAND, WATER, AIR OR ENERGY: 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 are no other nearby activities identified to the reviewer that may be impacted.

6.	IMPACTS ON OTHER ENVIRONMENTAL RESOURCES: Are there other studies, plans or projects on this tract?			X			There are no other known environmental studies or projects on this land.
7.	TERRESTRIAL, AVIAN, AND AQUATIC LIFE AND HABITATS: 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. There are no listed Critical Habitat (Bull Trout habitat on the Clark Fork River) areas located within 3.0 miles of this proposed site. Critical Canada Lynx habitat is located 6.8 miles away from the proposed site.
8.	VEGETATION COVER, QUANTITY AND QUALITY: Will vegetative communities be permanently altered? Are any rare plants or cover types present?			X			Montana Cadastral lists this property, which is owned by Loves Travel Stops & Country Stores Inc., as Property Type VAC_R- Vacant Land-Rural. The property subcategory is listed as commercial property. The location currently has several large and small-scale businesses in the vicinity. No rare plants or cover types are reported to this reviewer.
9.	UNIQUE, ENDANGERED, FRAGILE OR LIMITED ENVIRONMENTAL RESOURCES: Are any federally listed threatened or endangered species or identified habitat present? Any wetlands? Any species of special concern?			X			There are eight endangered species listed for Missoula County: Grizzly Bear, Water Howellia, Canada Lynx, Bull Trout, Yellow-billed Cuckoo, Red Knot, Wolverine, and Whitebark Pine. There are 8 animal species of concern and 12 plant species of concern identified in Missoula County. There is Riverine Wetland Habitats located within 1.36 miles of the project site.
10.	HISTORICAL AND ARCHEOLOGICAL SITE: Are any historical, archeological or paleontological resources present?			X			The National Register of Historic Places lists 93 National Historic Landmarks in Missoula County. There are no listed structures at the project site. There are no known archeological or paleontological resources reported to the reviewer.
11.	AESTHETICS: 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 land use of the project site. Tanks and piping will be buried underground. Appurtenant above ground equipment will be visible, but it is consistent with the existing character of the adjacent commercial improved urban land properties.
12.	AGRICULTURE: Will grazing lands, irrigation waters or crop production be affected?			X			The property's vacant lot status will change to commercial property. No significant impacts to agricultural lands are anticipated by this project.

HUMAN ENVIRONMENT						
1.	SOCIAL STRUCTURES AND MORES: 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.	CULTURAL UNIQUENESS AND DIVERSITY: 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.	DENSITY AND DISTRIBUTION OF POPU-LATION AND HOUSING: Will the project add to the population and require additional housing?			X			It is not anticipated that the project (Underground tank installations) will add to the population or require additional housing. The project result (truck stop and convenience store) has limited potential to add to the population and require additional housing.
4.	HUMAN HEALTH & SAFETY: 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 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 impact health and human safety.
5.	COMMUNITY & PERSONAL INCOME: Will the facility generate or degrade income?		X				The project result (truck stop and convenience store) is anticipated to have limited potential to generate community and personal income in the local area.
6.	QUANTITY AND DISTRIBUTION OF EMPLOYMENT: Will the project create, move or eliminate jobs? If so, estimate jobs.		X				It is not anticipated that this project will create or eliminate jobs. However, the project result (truck stop and convenience store) is reported to have the potential to create (30) full time or part time positions associated with the new re-fueling facility. During the construction of the facility there will be several jobs created.
7.	LOCAL AND STATE TAX BASE REVENUES: Will the project create or eliminate tax revenue?		X				It is anticipated that the re-fueling station, truck stop, and convenience store associated with this proposal will generate additional local and state tax revenue.
8.	DEMAND FOR GOVERNMENT SERVICES: 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 around I-90 exit 96 and US Highway 10 W, Missoula. Other required services will be minimally impacted as a result of this project.

9.	INDUSTRIAL, COMMERCIAL AND AGRICULTURAL ACTIVITIES AND PRODUCTION: 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.	ACCESS TO AND QUALITY OF RECREATIONAL AND WILDERNESS ACTIVITIES: Are wilderness or recreational areas nearby or accessed through this tract? Is there recreational potential within the tract?			X			Designated USFS National Forest recreational property is located within 3.85 miles (west) of the project site, but is not accessed through the project location. Frenchtown Pond State Park is located 8 miles northwest of the proposed site. Recreation areas on the Clark Fork River are located within 2.75 miles from the project area. No designated recreational properties are located within the project area. It is not anticipated that this project site has recreational potential.
11.	AESTHETICS: 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 and piping are to be buried underground. It is not anticipated that this project will change the aesthetics of the area significantly. The result of the project (re-fueling station, truck stop, and convenience store) is consistent with the aesthetics of other properties in the area.
12.	LOCALLY ADOPTED ENVIRONMENTAL PLANS AND GOALS: 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 City of Missoula and Missoula County zoning requirements.
13.	TRANSPORTATION: Will the project affect local transportation networks and traffic flow?			X			This project is expected to minimally affect immediately adjacent local transportation networks.

PUBLIC INVOLVEMENT: The department has attempted to identify parties who may be interested in this proposed project and to provide the opportunity for public comment. A copy of this Environmental Assessment has been posted on our website at http://deq.mt.gov/Land/ust/ea . Substantive comment may be provided to our email address at dequstprogram@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.

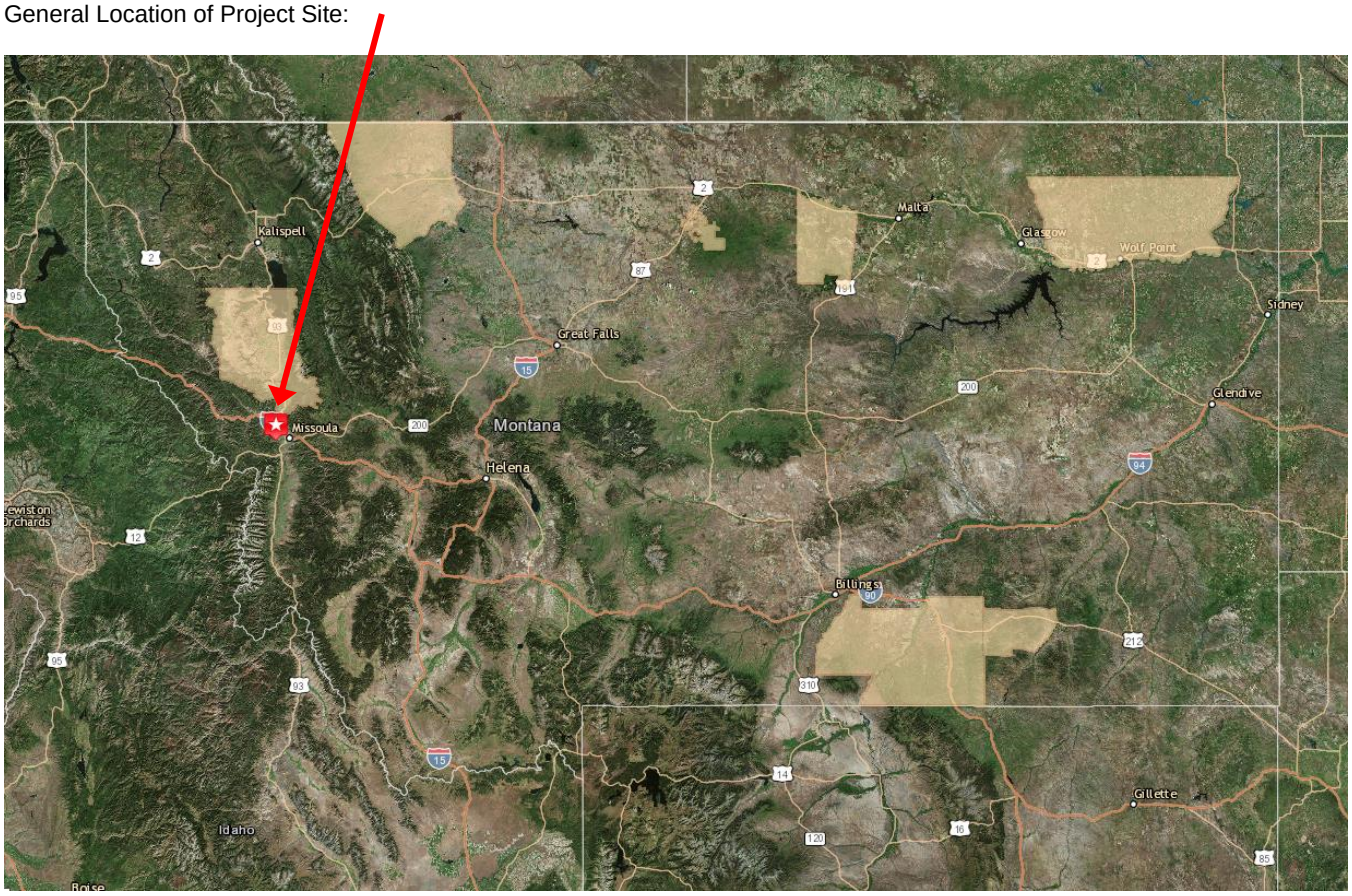
OTHER GROUPS OR AGENCIES CONTACTED OR WHICH MAY HAVE OVERLAPPING JURISDICTION: The Montana Department of Natural Resources and Conservation, The Montana Department of Justice, and the State Fire Marshall's Office.

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



Detailed Project Site Location: Proposed Loves Travel Stop Missoula Fuel Station/Truck Stop Site

Proposed Project Site Physical Address: 8007 Hwy 10 W, Missoula, MT 59808