



August 29, 2019

To Whom It May Concern:

The Department of Environmental Quality (DEQ) is accepting public comments specific to new underground storage tanks to be installed near Grass Range, Montana at the proposed The Ole' Mercantile.

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 10,000-gallon single-compartment Xerxes Fiberglass Reinforced Plastic (FRP) double-walled Underground Storage Tank (UST) containing Regular Unleaded Gasoline; one 10,000-gallon single-compartment Xerxes Fiberglass Reinforced Plastic (FRP) double-walled Underground Storage Tank (UST) containing Regular Premium Gasoline, and one 17,000 dual-compartment Xerxes FRP double-walled UST containing Diesel (10,000-gallon compartment) and Off-Road Dyed Diesel (7,000-gallon compartment). All of the UST systems will utilize secondarily contained Franklin Fueling Systems APT XP secondary contained double-walled flexible pipe. The proposed project will add four (4) new UST systems to the newly developed The Ole' Mercantile, located at 44151 US Hwy 87 S, Grass Range, MT 59032.

Specific installation plans include the following materials and monitoring systems: **Tank(s)**: This project involves installing the following four (4) tanks: 10,000-gallon regular unleaded, 10,000-gallon Premium Gasoline, 10,000-gallon Diesel, and 7,000-gallon Off-Road Dyed Diesel. All four tanks will be Xerxes Fiberglass Reinforced Plastic (FRP) double-walled UST systems. Each tank will be utilized by The Ole' Mercantile as a petroleum re-fueling site. **Piping**: All product piping associated with this project will be Franklin Fueling Systems APT XP secondary contained double-walled flexible pipe. Approximately 700 feet of double-walled Franklin Fueling Systems APT XP piping will be utilized in this project. **Sumps**: ZCL Xerxes fiberglass tank-top sumps will be installed around each tank's submersible turbine pump. Franklin Fueling Systems Large Mouth Polyethylene 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-550 EVO automatic tank gauge (ATG) will continuously monitor all operational parameters.

DEQ prepares EAs to examine and document the effects of a proposed action on the quality of the human and physical environment. After a ten-day public comment period, DEQ will consider the substantive comments received in response the EA and proceed with one of the following actions: a) determine that an Environmental Impact Statement (EIS) is necessary; b) determine that the EA did not adequately reflect issues raised by the proposed action and issue a revised EA; or c) determine that further environmental analysis is not necessary and make a final decision on the proposed action with any modification deemed necessary as a result of analysis in the EA and public comment.

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 September 13, 2019. 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: Ezzie's Wholesale, Inc.	FACILITY NO: 60-15338				
PERMIT NO: 20-0021	DATE OF APPLICATION: July 12, 2019				
PERSON PREPARING EA: Seth Hendrix	COUNTY: Fergus				
LOCATION: 44151 US Hwy 87 S, Grass Range, MT 59032					
FACILITY NAME: The Ole' Mercantile			EA COMPLETED: 8/29/2019		
<p>DESCRIPTION OF PROPOSED ACTION: Tank(s): This project involves installing the following four (4) tanks: 10,000-gallon regular unleaded, 10,000-gallon Premium Gasoline, 10,000-gallon Diesel, and 7,000-gallon Off-Road Dyed Diesel. All four tanks will be Xerxes Fiberglass Reinforced Plastic (FRP) double-walled UST systems. Each tank will be utilized by The Ole' Mercantile as a petroleum re-fueling site. Piping: All product piping associated with this project will be Franklin Fueling Systems APT XP secondary contained double-walled flexible pipe. Approximately 700 feet of double-walled Franklin Fueling Systems APT XP piping will be utilized in this project. Sumps: ZCL Xerxes fiberglass tank-top sumps will be installed around each tank's submersible turbine pump. Franklin Fueling Systems Large Mouth Polyethylene 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-550 EVO automatic tank gauge (ATG) will continuously monitor all operational parameters.</p> <p>Products to be stored: Regular Unleaded Gasoline (87 octane), Premium Gasoline (92 Octane), Diesel, and Off-Road Dyed Diesel.</p>					
<p>DESCRIPTION OF THE BENEFITS AND PURPOSE OF THE PROPOSED ACTION: Purpose is to install four (4) new petroleum UST systems for storing and dispensing gasoline, diesel, and off-road diesel at The Ole' Mercantile, creating a new petroleum re-fueling station. The benefits include efficient access to fuel.</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. TOPOGRAPHY: Are there unusual geologic features? Will the surface features be changed?			X			The proposed site is currently a relatively flat lot with a couple of existing small businesses located on the property. Current business operations include the Wrangle Bar & Café and The Fox Den Bar & Grill. The facility parcel is located just west of Highway 87 in Grass Range, Montana. The physical address of the site is 44151 US Hwy 87 S, Grass Range, MT. The site is currently a 2.77-acre lot and is located within the small residential town of Grass Range (approximately 70 households). 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

PHYSICAL ENVIRONMENT	POTENTIAL IMPACTS					
	A	B	C	LONG TERM	SHORT TERM	AMPLIFICATION
						general topography will not change. Surface features will be consistent with retail petroleum re-fueling facilities.

2. <u>GEOLOGY AND SOIL QUALITY, STABILITY AND MOISTURE:</u> Are fragile, compactable or unstable soils present? Are there special reclamation considerations?			X			<p>There are no known special reclamation considerations for the project site, nor were any fragile or unstable soils identified to the reviewer. The State of Montana Building Codes Bureau has issued an electrical permit (2019-ECON-001232) and a building permit (2019-BLDG-000896) for a canopy addition. Montana DEQ Federal Superfund Program does not have a project on this project site.</p> <p>Soil disturbances and storm water runoff during construction are regulated under MPDES Authorization. A General Permit for Storm Water Discharges associated with construction activity will be issued.</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?		X				<p>Important water resources are present at the proposed location. There are approximately 15 public and private water wells located within 1 mile of the proposed site. South Fork McDonald Creek is located within 1,700 feet of the proposed site.</p> <p>There is no significant surface water within 1.17 miles of the proposed underground storage tank installation. The proposed site lies within the Box Elder watershed.</p> <p>Soil disturbances and storm water runoff during construction are regulated under MPDES Authorization. A General Permit for Storm Water Discharges associated with construction activity will be issued.</p> <p>Protection 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.</p> <p>Proper operation of this system would significantly decrease the potential for violation of ambient water quality standards, drinking water maximum</p>

					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 and by making early detection of releases possible.
4. <u>AIR QUALITY</u> : Will pollutants or particulate be produced? Is the project influenced by air quality regulations or zones (Class I airshed)?		X			Petroleum vapors will be mitigated by natural air currents, submerged fill pipes, stage-one vapor recovery system and vapor recovery vent pipes will control hydrocarbon vapors. The proposed project site is not located in a Class I airshed. The closest Class I airshed is located at least 55 miles away from the project site (UL Bend Wilderness & National Wildlife Refuge)
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 are 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			The State of Montana Building Codes Bureau has issued an electrical permit (2019-ECON-001232) and a building permit (2019-BLDG-000896) for a canopy addition. Montana DEQ Federal Superfund Program does not have a project on this project site. 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. The project site is not in the core, general, or connective sage grouse habitat areas as designated by the Montana Sage Grouse Habitat Conservation Program. The Sage Grouse Habitat Conservation Program lists this property in the exempt community's area. There are no listed Critical Habitat areas located within 124 miles of the proposed site. Critical Piping Plover habitat found on the Missouri River Breaks is 124.0 miles away from the proposed site. Critical Canada Lynx habitat in the Beartooth Mountain Range is located 115 miles away from the proposed site.
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 property, which is owned by Degner James E & Debbie L AKA Debra Lee, as Property Type IMP_U- Improved Property

					Urban. The location currently has approximately 70 residential properties located directly to the west (Grass Range) and a few small-scale businesses in the vicinity. 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			The project site is not in the core, general, or connective sage grouse habitat areas as designated by the Montana Sage Grouse Habitat Conservation Program. The Sage Grouse Habitat Conservation Program lists this property in the exempt community's area. There are three endangered species listed for Fergus County: Pallid Sturgeon, Canada Lynx, and Whitebark Pine. There are 49 animal species of concern and 19 plant species of concern identified in Fergus County. There are Riverine Wetland Habitats located within 1600 feet of the project site.
10. <u>HISTORICAL AND ARCHEOLOGICAL SITE:</u> Are any historical, archeological or paleontological resources present?		X			The National Register of Historic Places lists 48 National Historic Landmarks in Fergus County. 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			The Ole' Mercantile will be visible from US Hwy 87 S and will be located on the same parcel of land as the Existing Wrangler Bar & Café and The Fox Den Bar & Grill. The proposed projects, (underground storage tank installation) storage tanks and piping will be buried underground. Appurtenant above ground equipment will be visible, but is consistent with the existing character of the adjacent commercial improved urban/rural land properties (Little Montana Truck Stop). Neighboring existing businesses include Wrangler Bar & Café, The Fox Den Bar & Grill, Tom's Shop, and the Little Montana Truckstop & Campground.
12. <u>AGRICULTURE:</u> Will grazing lands, irrigation waters or crop production be affected?		X			The property's 2.77-acre commercial property status will not change. 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 cultural uniqueness and diversity 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 (underground tank installations) will add to the population or require additional housing. The project result (convenience store) has limited potential to add to the population and require additional housing.
4. <u>HUMAN HEALTH & SAFETY:</u> Will this project add to health and safety risks in the area?		X				<p>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.</p> <p>Proper operation of leak detection systems and operating requirements mitigate potential risks by making early detection of releases possible and by immediately reducing the amount of fuel available to be released into the environment, where it could impact health and human safety.</p>
5. <u>COMMUNITY & PERSONAL INCOME:</u> Will the facility generate or degrade income?		X				The project result (convenience store) 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, estimate jobs.		X				It is not anticipated that this underground storage tank installation project will create or eliminate permanent jobs. However, the project result (convenience store) is reported to have the potential to create (2) full time or part time positions associated with the new re-fueling facility. During the underground storage tank construction of the facility, there will be minimal temporary jobs created.
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 station and convenience store 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 around US Highway 87 and East 4 th Street in Grass Range. An increase in law enforcement activities

					(increased calls and routine patrols) in the area may be necessary.
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. The property has already been developed for commercial activities.
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			USFS National Forest recreational property is located within 25 miles (south west) of the project site, but is not accessed through the project location. BLM Upper Missouri River Breaks National Monument land is located 33 miles north of the project site. Grass Range City Park is located 1,200 feet west of the proposed site. War Horse National Wildlife Refuge and War Horse Lake is located 12.5 miles northeast of the proposed site. Recreation areas on the South Fork McDonald Creek are located within 0.7 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. <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			The Ole' Mercantile will be visible from US Highway 87 and will be located between the Wrangler Bar & Café and the Little Montana Truck Stop. The proposed underground storage tank project will result in buried underground storage tanks and piping that will not be visible above ground. Appurtenant above ground equipment will be visible. It is not anticipated that this project will change the aesthetics of the area significantly. The result of the project (re-fueling station and convenience store) is consistent with the aesthetics of other properties in the area.
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			The State of Montana Building Codes Bureau has issued an electrical permit (2019-ECON-001232) and a building permit (2019-BLDG-000896) for a canopy addition. Montana DEQ Federal Superfund Program does not have a project on this project site.

					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 Fergus County, town of Grass Range, and State of Montana zoning requirements.
13. <u>TRANSPORTATION:</u> Will the project affect local transportation networks and traffic flow?	X				This project is expected to affect immediately adjacent local transportation networks. Increased vehicle traffic will occur near and on the proposed site.

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 The Ole' Mercantile Site



Proposed Project Site Physical Address: 44151 US Hwy 87 S, Grass Range, MT 59032

Close-up Project Site Location: Proposed The Ole' Mercantile Site



Proposed Project Site Physical Address: 44151 US Hwy 87 S, Grass Range, MT 59032