

**Sand Lake Community Council  
Resolution 2023-02**

**SUBJECT: NorthLink Aviation Land Lease ADA-32351 at Ted Stevens Anchorage International Airport, South Airpark Cargo Improvements – public comments on FINAL Environmental Assessment and DRAFT Finding of No Significant Impact and Record of Decision**

**WHEREAS**, Ted Stevens Anchorage International Airport (“Airport”) entered into a 55-year land lease agreement with IC Alaska Airport, LLC, now doing business as NorthLink Aviation (NLA), on October 25, 2021, consisting of approximately 120 acres; and

**WHEREAS**, NLA’s development will consist of 15 hardstands for parking cargo aircraft, warehouse, parking lot, glycol recovery/recycling system, earth berm, blast fences, retention basin for runoff, access road, perimeter fencing, vegetation clearing to include grading/filling, and industrial lighting; and

**WHEREAS**, the Federal Aviation Administration (“FAA”) is responsible for approval of the FINAL Environmental Assessment (“EA”) and signer of the Finding of No Significant Impact (“FONSI”) and Record of Decision (ROD), and must comply with the National Environmental Policy Act of 1969 (“NEPA”) before development begins; and

**WHEREAS**, NLA, on behalf of the Airport (proponent of the action), prepared a DRAFT EA in May 2022 followed by a FINAL EA and a DRAFT FONSI and ROD in April 2023; and

**WHEREAS**, neighborhood concerns include health impacts to nearby residents from Airport operations including groundwater contamination; jet engine noise from take-offs, landings, ground operations; air contamination from jet fuel and glycol; light pollution, and decreased property values. These impacts are relevant as they relate to quality of life to property owners and public use lands adjacent to and in the vicinity of the Airport and Kincaid Park. These irreversible impacts have not been adequately studied for this cargo facility to issue a FONSI. Community comments from the 2022 draft NEPA review indicate strong concerns which have not been adequately addressed in the FINAL EA; and

**WHEREAS**, approximately 26 homes located less than one-half mile from NLA’s leased property are dependent on individual drinking water wells; and

**WHEREAS**, the Alaska Department of Environmental Conservation (“ADEC”) responded to the FAA EA in June 2022 requesting that prior to the project breaking ground, a scientific analysis is needed for a site characterization and delineation of the groundwater per- and polyfluoroalkyl substances (PFAS) contamination, and the extent of contamination of PFAS to the east and west of the NLA lease and additional tests on the leased land itself; and

**WHEREAS**, the ADEC study conducted by Shannon & Wilson in 2022 has thus far detected PFAS present in several residential wells in the area but is not yet complete, and according to ADEC, understanding the hydrogeology in this area is needed to determine the potential risk to residential drinking water wells in the area; and

**WHEREAS**, an April 11, 2023 email response from ADEC to the Airport states, in part:

... DEC contractors also plan to take additional samples in the NorthLink lease area. As identified in the February 23, 2023, DEC letter to Northlink Aviation, DEC will coordinate collection of those samples **to occur prior to disturbance of the site** [emphasis added]. DEC is taking the opportunity prior to construction to do additional sampling of soil and groundwater. The sampling planned by DEC will provide additional information about groundwater movement and contamination at AIA, but results are not anticipated to impact the planned construction....

**WHEREAS**, the Sand Lake Community Council supports orderly and well-planned development of the community while addressing neighborhood concerns over impacts of large-scale development from this project proposed by the Airport and NLA; and

**NOW, THEREFORE**, the Sand Lake Community Council supports completion of the ADEC's study prior to NLA's development breaking ground in order to understand the impacts prior to irreversible damage being done; and

**NOW, THEREFORE**, the Sand Lake Community Council strongly opposes deicing aircraft in the proposed location on NLA's leased property as the impact of deicing to the neighborhood, which is less than 1,000 feet away, has not been adequately studied. An alternate site for deicing and storage of glycol should be selected that is far from residences and human impacts; and

**NOW, THEREFORE**, the Sand Lake Community Council supports safe drinking water be ensured for the residents on wells in the vicinity of this project.

*NBT* **ADOPTED** this 29<sup>th</sup> day of May 2023 by the Sand Lake Community Council.



Steve Gervel, President  
Sand Lake Community Council

*Resolution Failed — 15 yes  
37 no  
1 abstain*