DECISION PAPER

DISPOSAL OF THE

NAVAL AUXILIARY LANDING FIELD

AT CHARLESTOWN, RHODE ISLAND

Paul E. Goulding
Acting Administrator of
General Services
June 20, 1979

I. THE ISSUE

The decision before me is the determination of the disposition of the Naval Auxiliary Landing Field (NALF) at Charlestown, Rhode Island. A decision must be made which weighs the socio-economic and environmental benefits to be derived from any of the potential uses. The Final Environmental Impact Statement filed on January 29, 1979 identifies 18 alternative use proposals for the subject property. Eleven discrete alternative use proposals were derived from considerations of the general qualities of the Charlestown site and the unique circumstances surrounding the transfer of ownership of Federal lands. Six of these alternatives relate to issues which are subjects of concern in our generation and will probably remain so for generations to come. At least three proposed uses mesh the site with systems or networks of regional or national significance. Six proposals reflect concern over the exigious economic conditions in the state of Rhode Island. Five proposals center on the preservation and management of specific historical, archeological, or ecological features of the site. Combination of one or more of 10 of these use proposals and a required consideration of a "take no action" comprise the 18 alternative uses before me.

These proposals are outlined in detail in Chapter 3 of the Final EIS. they are as follows:

Discrete Alternative Use Proposals

No. 1 Environmental Protection Agency (EPA)
EPA is interested in 60 acres in order to study the effects of pollution upon a salt water pond and marshland ecology system.

No. 2 Fish and Wildlife Service (FWS)
FWS is requesting transfer of 367 acres to manage the land in a natural state for benefit of migratory waterfowl as part of the National Wildlife Refuge System.

No. 3 State of Rhode Island
State requests entire site; 500-575 acres for possible construction of nuclear plant and 25-50 acres for the town of Charlestown municipal center.

No. 4 The Narragansett Electric and New England Power Companies
Requesting entire site for mixed use; 349 acres for nuclear power plant; 200 acres conservation; and 55 acres for town of Charlestown.

No. 5 Town of Charlestown
Mixed use of 55 acres for municipal administration and services, 182 acres for passive recreation, 367 acres for research/preservation.

No. 6 Narragansett Tribe
300 to 604 acres as a full-service health and education center, a museum, a historical village.

No. 7 The Arnold Family
160 acres (formerly owned by the Arnold Family) for farming and large lot summer residences.

No. 8 YMCA of Westerly - Pawcatuck
YMCA requests 100 acres for use as a campground and recreation area.

No. 9 Rhode Island Committee on Energy
Desires the entire site for mixed use: 14 acres for Indian reserve; 350 acres for preservation; 60 acres for research; 20 acres for low cost residential development; 50 acres municipal use; 55 acres retail-commercial; 55 acres for light industrial.

No. 10 Mixed Use Development
A private investor, Battery Associates, requests entire site: 434 acres residential; 100 acres recreation; 20 acres for commercial development; and 50 acres for municipal administrative.

Combination Use Proposals

No. 11 Combination of U.S. Environmental Protection Agency; U.S. Department of Interior, Fish and Wildlife Service; Town of Charlestown; and RICE.

No. 12 Combination of U.S. Environmental Protection Agency; U.S. Department of Interior, Fish and Wildlife Service; Narragansett Tribe of Indians, Inc.

No. 13 Combination of U.S. Environmental Protection Agency; Narragansett Tribe of Indians, Inc.; and the Arnold Family.

No. 14 Combination of Mixed Residential (Battery Associates) and the Arnold Family.

No. 15 Combination of U.S. Environmental Protection Agency and the New England Power Company or State of Rhode Island.

No. 16 Coastal Resources Management Council - Recreation
Entire site with 277 acres active recreation, 277 acres passive recreation, and town of Charlestown administrative center 50 acres.

No. 17 Coastal Resources Management Council - Industrial
200 acres for research and recreation, 154 acres for warehousing, 200 acres for light industrial, and 50 acres for town center.

No. 18 NO ACTION.

II. BACKGROUND

The history of the proposed disposal of the Charlestown Naval Auxiliary Landing Field (NALF) dates back to April 1973 when the Navy informed the House and Senate Armed Services Committee that it planned a major realignment of Navy bases in Rhode Island and that it would no longer need some 2,595 acres then owned by the Navy in Rhode Island. Included in this 2,595 acres was the Charlestown NALF totalling 604 acres. The disposal action was to be subject to the preservation and recapture of runways and adjoining parking areas in case of a national emergency. In October 1973, the Navy publicly announced its realignment decision triggering the excess property transfer/disposal process for Federal properties as set forth in the Federal Property and Administrative Services Act of 1949.

In November 1973, GSA used the basic information in this announcement, and the description of the property to screen the property against the needs of other Federal agencies. Federal agencies were notified of the availability of the property through a "Fourteen Day Screening Letter."

Thereafter, the Navy formally reported the property to GSA as being excess to Navy needs in February 1974. At that time, the property was described as being composed of three parcels: (1) the Naval Air Station at Quonset Point, (1,900 acres) (2) Hope Island, located just off Quonset Point, (90 acres), and (3) the landing field at Charlestown, located south of Quonset Point, (604 acres). On April 18, 1974, GSA accepted the excess property for disposal and on April 26, 1974 declared

it to be surplus. On May 1, 1974, a notice of availability was thereupon circulated to non-federal public agencies as prescribed by the Federal Property and Administrative Services Act of 1949 and implementing regulations.

In response to the notice, GSA received formal expressions of interest to acquire the NALF by the State of Rhode Island, the Town of Charlestown, Providence College, and the Narragansett Tribe of Indians. In addition, two Federal agencies, the Department of Interior's Fish and Wildlife Service and the Environmental Protection Agency, expressed interest in the NALF land in response to such notice as did the Narragensett Electric Company. The Narragensett Electric Company request, dated May 6, 1974, stated the Company's desire to negotiate for the sale of the landing field as a site for a nuclear-power electrical generating plant. The request recited a Presidential memorandum which directed that, to the extent practicable, Federal surplus real property was to be made available for energy producing facilities. GSA officials subsequently met with the electric company to discuss the sale of the landing field.

On May 23, 1974, GSA received a request from the Fish and Wildlife Service of the Department of the Interior for 367 acres of the landing field which was determined to be of high value for migratory waterfowl and other wildlife. The request was submitted late because the Federal screening notice circulated in November 1973 had not identified the landing field as being part of the property at Quonset Point, as had the surplus notice of availability circulated in May 1974.

Another request for the property, dated June 17, 1974, was received from the Department of Health, Education, and Welfare on behalf of the Narragansett Indian Tribe which requested the use of the land for health and education purposes. The request noted that a plan for future use would not be ready for submission until July 31, 1974. This plan was never submitted, and the Department of HEW withdrew its request on February 27, 1975.

During the summer and early fall of 1974, GSA officials explored possible sale of the NALF to the State of Rhode Island, the Town of Charlestown, and/or Narragansett Electric for use as a nuclear power plant and other compatible uses. Agreement in principle was reached whereby the town would purchase approximately 50 acres of the land for its use and the Narragansett Electric Company would purchase the remainder of the tract. On October 30, Narragansett Electric Company submitted an offer to purchase the NALF at $6,000 per acre. Pursuant to the terms of the contractual offer, Narragansett was obligated to obtain the various construction and environmental clearances. If unsuccessful in keeping a specific timetable established in the agreement, the property was to revert automatically to GSA and the agreement to terminate.

The Government Activities Subcommittee of the House Committee on Government Operations opposed the proposed sale and notified GSA of its opposition. Certain private citizens objected to the proposed sale of the landing field for use as a nuclear power plant and filed suit in the

U.S. District Court for the District of Rhode Island to enjoin the sale alleging violations of the Federal Property and Administrative Services Act of 1949 and the National Environmental Policy Act (NEPA). In July 1975, the court dismissed the suit insofar as it pertained to issues involving alleged violations of the Federal Property and Administrative Services Act of 1949, but directed GSA to prepare an environmental impact statement that would consider all reasonable alternative uses of the property pursuant to Section 102(2)(C) of NEPA. The court extended the restraining order barring GSA from taking any further action to dispose of the NALF until the Final EIS could be filed.

Following the court's decision GSA circulated a new disposal notice describing the NALF property and soliciting expressions of interest. Responses were received from 20 organizations and individuals. GSA repeated the notice process approximately one year later to verify the continued interest of parties which had earlier expressed interest in the properties and to determine whether there were any additional organizations or individuals interested in acquiring a portion or all of the NALF property. Eleven organizations and individuals responded to this second notice. The list of the organizations and individuals are contained in Volume II, Chapter III, of the Final Environmental Impact Statement filed by GSA.

Based on the expressions of interest and potential use of the property, GSA's EIS study team undertook an in-depth review of the proposals that had been received by GSA. The ultimate result was the

production and consideration of the 18 alternative use proposals. Public hearings were held by GSA on the proposals and materials contained in the Draft EIS. Public hearings were held June 7 and June 8, 1978, in Providence, Rhode Island at the University of Rhode Island, Extension School-Providence, and in Charlestown, Rhode Island at the Charlestown Elementary School to solicit public testimony relative to the 18 proposals and the material contained in the Environmental Impact Statement. Responses to the substantive comments raised during the commenting period and at the public hearings were written and included in the text of the final EIS which was published and issued January 29, 1979.

III. DECISION PROCESS

In final preparation to develop this decision, I have read the entire 3-volume Final Environmental Impact Statement, reviewed all of the correspondence which has been received since the printing of the final EIS, personally inspected the site, requested and received answers to my questions, both substantive and legal, from GSA staff, and considered recommendatons and other background papers from the Federal Property Resources Service. The documents which comprise the full record are available for public scrutiny.

In addition, I am a lifelong resident of the state of Rhode Island. I am familiar with the Charlestown area and am sensitive to the sentiments of the citizens.

IV. DECISION

I have examined each of the 18 alternatives in light of GSA's statutory authority, the impacts of each proposed alternative, both adverse and beneficial, the unavoidable adverse impacts which could result, and measures available to neutralize or mitigate adverse impacts. I have attempted to assess accurately public sentiment relative to the proposed alternatives. This has been done in a thorough examination by myself and by staff review and recommendations. All decisions, of course, must be made against a backdrop of the national policies influencing governmental choice.

The Federal Property and Administrative Services Act of 1949 charges the Administrator of General Services with promoting maximum utilization of excess property by executive agencies and disposing of property no longer required to meet the program needs of Federal agencies.

Real property may be transferred from one agency to another when it is no longer required by the holding agency. Under normal procedures, the General Services Administration (GSA) screens excess property against the program needs of other Federal agencies and, if the property is needed by an agency, transfers it to that agency. Property excess to the needs of all Federal agencies is considered surplus. Surplus real property is offered to State and local governments and to eligible nonprofit organizations for a wide variety of public purposes including health, education, park and recreation, historic monuments, airports and other uses at a public benefit discount allowance. Surplus real property is also made available to State and local governments by negotiated sale

based on the fair market value. If none of these entities has a requirement for the property, it is offered to the public through the sealed bid method of sale. In any case, such competition as is feasible is required by statute for the sale of surplus property. If, at any time before disposal, a Federal agency has a valid program requirement for all or part of the property, such property can be removed from the surplus classification and transferred to that agency.

The Federal Property and Administrative Services Act of 1949, which authorizes me to make this decision, contains a preference for promoting the maximum utilization of Federal property by executive agencies of the Federal government. While recognizing that the Act gives me full authority to choose any of the alternatives described in the EIS, as well as any others, I have not found evidence which convinces me that any of the non-Federal alternatives mentioned should overcome this preference. Accordingly, I have decided that the property should be utilized by the Fish and Wildlife Service (Alternative No. 2) and the Environmental Protection Agency (Alternative No. 1)

It is my decision to transfer 307 acres requested by the Fish and Wildlife Service of the Department of Interior pursuant to the Fish and Wildlife Coordination Act (16 U.S.C. 667b), for the benefit of wildlife and waterfowl to be managed in its natural state and to be administered as a portion of the National Wildlife Refuge System. The Charlestown Naval Auxiliary Landing Field is situated in a unique ecological area with a long history of migratory waterfowl use on the East Coast flyway.

It is a resource with exceptionally high value for shellfish and other wildlife. The southerly portion of the property to be transferred contains nearly 2 miles of shoreline on Ninigret Pond, as well as wetlands along the shore. Included in the property are lands considered as waterfowl nesting cover and buffer to protect the nesting.

I believe this decision is consonant with the basic provisions of the Federal Property and Administrative Services Act of 1949 in its promotion of the maximum utilization of excess property by executive agencies and with the purposes of the national migratory bird management program. It protects and maintains valuable and irreplaceable wetland ecological systems in accordance with the policies set forth in Executive Orders 11988 and 11990, which were part of President Carter's Environmental message of May 23, 1977, and aids in the fulfillment of United States Treaty obligations with Canada for the protection and enhancement of migratory waterfowl. The decision will enhance the wildlife management network so important to present and future generations of our citizens. Within a five mile radius of the NALF site are state and privately owned wildlife management areas which include the Indian Cedar Swamp Wildlife Management Area, Burlingame State Park, Rhode Island Audubon Society's Kimball Wildlife Refuge, U.S. Fish and Wildlife Service land around Trustom Pond, the Ninigret National Wildlife Refuge, the Ninigret Conservation Area, and the Moonstone Waterfowl Refuge.

Concurrently, I am approving the transfer of the sixty acres of property requested by the United States Environmental Protection Agency

for its Environmental Research Laboratory located in Narragansett, Rhode Island (ERL-N) in interest of furthering research related to the waters of Foster Cove and the Ninigret Pond. My approval would concentrate the ERL-N's land holdings along the shorefront areas of Foster Cove and the southwesterly corner of the site between Foster Cove and Coon Cove. This area, which is protected from oceanic physical stresses, will reportedly permit a rare opportunity to carry out research in a confined area. The site has previously been utilized for investigation and research by universities and private research groups. This investigation and research will dovetail with the proposed ERL-N studies. Moreover, land ownership surrounding the Ninigret Pond area is an additional factor in this proposal. Government control over portions of the barrier beach between Ninigret Pond and Block Island Sound and the Charlestown NALF will serve to limit interferences with the gathering of accurate baseline ecological data. ERL-N's use of the site will not involve any construction or modification of existing terrain, and therefore, will be entirely compatible with the Fish and Wildlife Service use. FWS use and the EPA living laboratory use will be subject to their mutual convenience and agreement.

This decision has been one of the most difficult I have ever had to make. The sheer volume of documentation is sufficient to make the decision difficult. The complexity of the environmental, economic, social and legal aspects involved in this decision is illustrated by the fact that the EIS considers no less than 18 alternatives and analyzes each one of them. The decision involves a longstanding, controversial,

and emotionally intense situation, the genesis of which predates the initial court hearing in December 1974. I realize that the decision cannot be made without alienating or disappointing one or more interests. Sincere and interested private persons and Government officials are in disagreement as to the best use of the property. Perhaps the most gratifying aspect of the this process is the knowledge that whichever of the alternatives had been selected, it would in some way be construed as a positive contribution to our society.

After this use there remain 237 acres of the property. The disposal of the remainder of the property must be consistent with my decision that the property be used as a wildlife preserve. I am, therefore, directing the Commissioner of the Federal Property Resources Service (FPRS) to enter into discussions with the town of Charlestown for the purpose of disposing of the remaining property to the town for use in accordance with its proposal set forth in the FEIS as Alternative 5. There is little substantive difference between the town's plan of use for general open space purposes and this decision; the town desires to hold approximately the same 367 acres for wildlife preservation. The town plan proposes 182 acres for recreation which would serve as a further buffer zone for the wildlife preserve, since the town's plan calls for passive forms of recreation as well as active forms not requiring extensive facilities in this acreage.

The plans developed by the town have been subject to change over the years. It is the plan set forth in the FEIS which I am choosing because of its compatibility with the transfer of the major portions of

the area to the FWS. By this decision, it is my intent to specifically precluding disposal of this remaining 237 acres for the construction of any large facility such as the proposed nuclear power plant.

V. CONSIDERATION OF OTHER ALTERNATIVES

The Federal Property and Administrative Services Act of 1949 requires that sales of surplus real property be made by publicly advertising for bids, except for specified exceptions (40 U.S.C. 484(e)(3). The specific exceptions which would permit the Administrator to negotiate the disposal of real property with private parties are: (1) the value of the property is under $1,000; (2) bid prices, after advertising therefor, are not reasonable or have not been independently arrived at in open competition; or (3) the character or condition of the property or unusual circumstances makes it impractical to advertise publicly for competitive bids and the fair market value of the property and other satisfactory terms of disposal can be obtained by negotiation.

None of these exceptions exists here. The property is valued greater than $1,000; the property has not been publicly advertised for sale; and, neither the character, nor the condition of the property, or any unusual circumstances exist that would make it impractical to advertise publicly for bids. Consequently, there is no authority to permit a negotiated sale of the property to Narragensett Electric Company.

The identical reason would preclude negotiation with the YMCA, the Rhode Island Committee on Energy, Battery Asso[illegible] the Arnold

Family for the property in question, or for that matter, with any private party.

No such finding would be required, however, with respect to the proposed alternative of conveying the property directly to the Narragansett Tribe of Indians, Inc., for education purposes. As a condition of sale to the Tribe at a public benefit discount, an application would have to be filed with the Department of Health, Education and Welfare (HEW). HEW, if it approves the application, then requests assignment of the property from GSA. GSA reviews the request to determine if such an assignment is feasible. As I have noted previously, HEW has withdrawn its request for assignment of the property and a formal application has not been submitted.

More specifically, in relation to those alternatives which have received extensive publicity and which are of concern to the citizens of the town of Charlestown, the State of Rhode Island and Southern New England, aside from the statutory provisions which would preclude negotiation with a private party under these circumstances, there are additional reasons which are sufficient in my mind for rejection of certain of the alternatives presented in the Final Environmental Impact Statement.

The most controversial alternative is the Narragansett Electric Company proposal for the construction of the nuclear power electrical

generating facility which would require the acquisition of all 604 acres. In reviewing factors in the Narragansett Electric Company proposal, in terms of the energy requirements of the State and the Southern New England region, it is a proposal which promotes the development of regional energy self-sufficiency. We are cognizant of the fact that today, approximately 90% of all electric power consumed in Rhode Island is generated outside the state. I do not, however, see the rejection of this alternative as precluding alternative solutions to this problem. I am not making a decision for or against nuclear power but rather, rejecting the proposal as a use for this particular site which is rich in natural beauty and unique values as precious as energy.

Secondly, I am aware of the referendum in which a majority of the local residents voted against the proposed facility. Except in cases of public health and national defense, I would be most reluctant to impose a project of this magnitude on a community against the wishes expressed by the electorate.

The Final Environmental Impact Statement notes the often-stated uncertainties as to the future of nuclear power itself, the problems involved in disposal of generated radioactive waste, the adequacy of emergency plans and the attendant problems of decommissioning the facility once the normal plant operation period has transpired. The issues are serious ones which seek technological and national energy

policy solutions, I would not presume to use this particular decision as a statement of confidence or showing of a lack of faith that solutions will not be available for any or all of these problems which may or may not exist in the future.

The Final Environmental Impact Statement contains projections which demonstrate a negative effect on the environmental values of this unique ecological resource which could perhaps not be sustained by this property without permanent damage. The increase in total environmental burden during the construction and operation will not be positive. Further, a protracted construction period will have a negative effect on the town of Charlestown which does not have the municipal services to handle such an influx of people and machines.

It is incontrovertible that large scale construction of any plant will add population to the town which it is not only not equipped to handle, but which will forever adversely change that quality of life in this small rural community. It would also adversely impact a resource which is rapidly becoming very scarce, a refuge of natural beauty, harmony and quiet.

The proposal relating to the request of the Narragansett Tribe of Indians would require a minimum of 300 acres. After the conveyance of 367 acres to the Fish and Wildlife Service and the Environmental Protection Agency, there would appear to be insufficient land remaining to satisfy this request. This request for transfer, while for a non-federal use, has the color of Federal use. The application for the property would have to be approved by the Department of Health,

Education and Welfare prior to its submission to GSA. Moreover, the project would have to have actual and not prospective funding, and, in terms of the requested parcels, the request would have to be revised downward in terms of the acreage requirements.

Frankly, I doubt that the procedural hurdles, which might have been overcome in 1975, can be satisfied today. But, in the event they can, I am directing that this proposal is the one to be considered in the event the town of Charlestown becomes unable or unwilling to take all or a portion of the remaining 237 acres.

No. 3. The State of Rhode Island. The State earlier expressed interest in acquiring the entire site using 500-575 acres to explore the feasibility of nuclear power plant construction and 25-50 acres for the town of Charlestown municipal center. The bottom line of this proposal is that it is speculative. The state presently has no definitive plans for acquisition and development of the property. It might put a nuclear power plant on the land in a couple of years; but if it should choose not to do this, it would have free rein to utilize the property in a manner which is unknown at this time. There are other meritorious proposals which are not speculative. To decide in favor of this plan would in the particular circumstances of this case be abdicating the responsibilty placed in me by the Property Act to direct the disposition of this Federal property.

This proposal includes some 25-50 acres for the town of Charlestown, and my decision provides for the potential disposal of at least that amount of land to the town.

No. 7. The Arnold Family. The Arnold Family is requesting 160 acres (formerly owned by family) to be used for farming and subsequent gradual subdivision and development into large-lot summer residences. Since former owners are unable to receive a priority or price preference, under existing law, in reacquiring former holdings, acquisition of the 160 acres could only be accomplished by submitting the high bid at a public sale, an alternative that is far down the list of priorities of consideration expressed in the law, especially in view of the other meritorious proposals. As mentioned above, there is no authority under the circumstances to permit a negotiated sale of the property to a private party.

No. 8. The Young Mens' Christian Association (YMCA) of Westerly-Pawcatuck.

The YMCA wishes to acquire 100 acres for camping and recreation use. As with the Arnold Family proposal, the YMCA could only acquire the desired property by submitting the high bid at a competitive public sale, since there is no authority under the circumstances to permit a negotiated sale of the property to a private party.

No. 9. The Rhode Island Committee on Energy (RICE). The RICE which brought suit against the Government in December 1974 over the proposed sale of the property, is a nonprofit public interest group concerned with the development of alternative energy sources. RICE has no

priority of consideration pursuant to our operating authority similar to that of Federal or local public bodies in acquiring surplus property. Its proposal contemplates multiuse, including wildlife, education and research, industry, municipal, residential, commercial, and Native American preserve. There is substantial local opposition to this proposal. It is not a viable alternative without appropriate Federal, State, and local sponsorship and support. Also, there is no authority under the circumstances to permit a negotiated sale of the property to a private party.

No. 10. Mixed Use Development. Mixed residential proposal is by Battery Associates a private land development group in Chevy Chase, Maryland, and would only be viable in the event of a public sale. It does not conform with State and city development plans. There is much local opposition. Also, there is no authority under the circumstances to permit a negotiated sale of the property to a private party.

No. 11. Combination of Environmental Protection Agency (1), Fish, and Wildlife Service (2), town of Charlestown (5), and RICE (9). The proposed disposal of RICE suffers from the objections mentioned in No. 9 above. Combined usage, while feasible in a broad speculative manner, provides no clearly discernable benefit from an environmental or economical standpoint. Additionally, there are certain procedural steps which GSA must follow in the disposal of real property that greatly reduce any possibility of combined Federal, State, and private combination.

No. 12. Combination of EPA, Fish and Wildlife, and Narragansett Tribe.

Having chosen the EPA and FWS portions of this alternative for the reasons mentioned above, I believe that the proposal of the town of Charlestown better coordinates with this choice then the proposal of the Narragansett Tribe. However, as I have mentioned, should the town be unable or unwilling to take the remaining land and the tribe be able to overcome the hurdles in its path, consideration shall be given to the proposal of the tribe.

No. 13. Combination of EPA, Narragansett Tribe and the Arnold Family.

As mentioned above, negotiated sales under the circumstances to private parties is precluded.

No. 14. Arnold Family and Mixed Use Development. Negotiated sales to private parties are precluded under the circumstances.

No. 15. Combination of EPA and State of Rhode Island or Power Company.

Having rejected alternatives 3 and 4 above, the decision includes the 60 acres for EPA.

No. 16. Coastal Resources Management Council - Recreation. This is a generic proposal with no specific organization or individual sponsor.

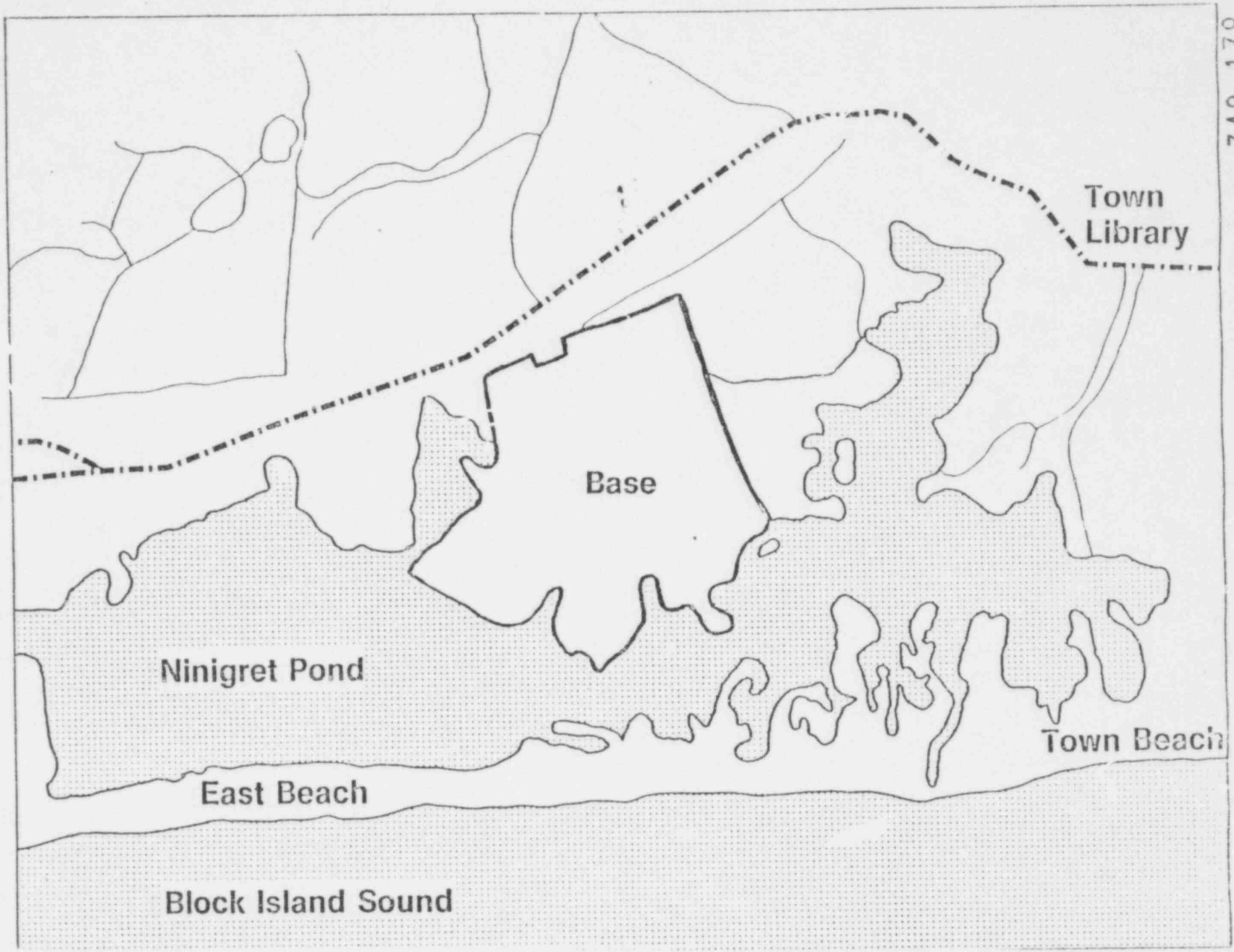
No. 17. Coastal Resources Management Council - Industrial. This is a generic proposal with no specific organization or individual sponsor.

No. 18. NO ACTION. I reject this alternative because no action can be more damaging than a wrong decision. To postpone this decision and let someone else make it would be irresponsible on my part because of my extensive knowledge of the area. The sword of Damocles has been held over the town of Charlestown for a long time. It is time to make a decision.

ACCORDINGLY, after analyzing the record on this matter and pursuant to my authority under the circumstances, for the reasons set forth in this decision document, I hereby approve the transfer of 307 acres to the Department of Interior for the benefit of wildlife and waterfowl to be managed in its natural state and to be administered as a portion of the National Wildlife Refuge System; 60 acres to the Environmental Protection Agency for its Environmental Research Laboratory in the interest of furthering research related to the waters of Foster Cove and Ninigret Pond, such use not be be inconsistent with the use of the 307 acres by the Fish and Wildlife Service; and the remaining 237 acres to be disposed of, if possible, to the town of Charlestown to be used substantially in accordance with its proposal as set forth in the FEIS as Alternative 5. Such use is not to be inconsistent with the use of the other 367 acres transferred to the Department of the Interior and the Environmental Protection Agency.

Paul E. Goulding
Acting Administrator

Dated: June 20, 1979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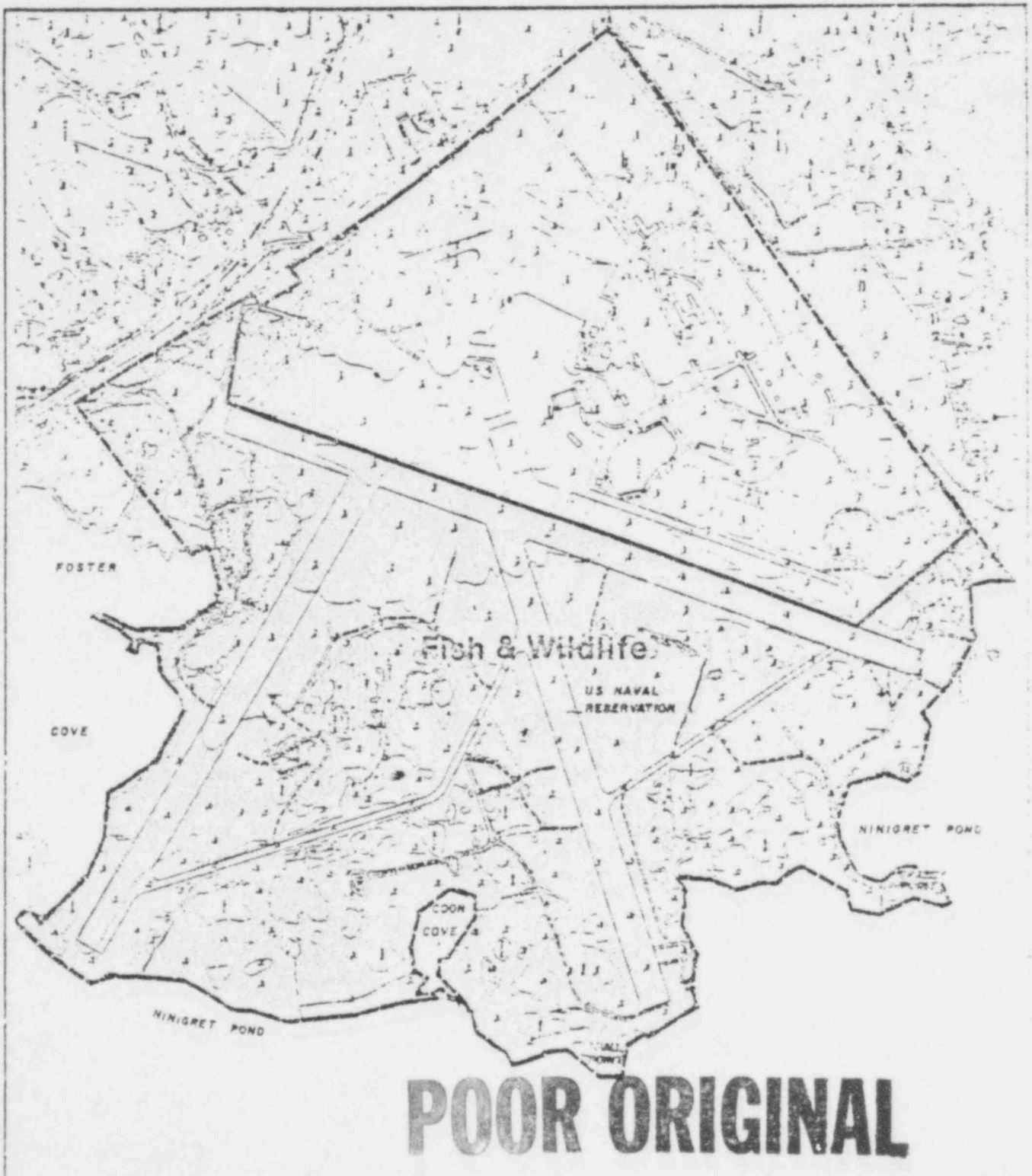


Naval Auxiliary Landing Field
Charlestown, Washington County, R.I.

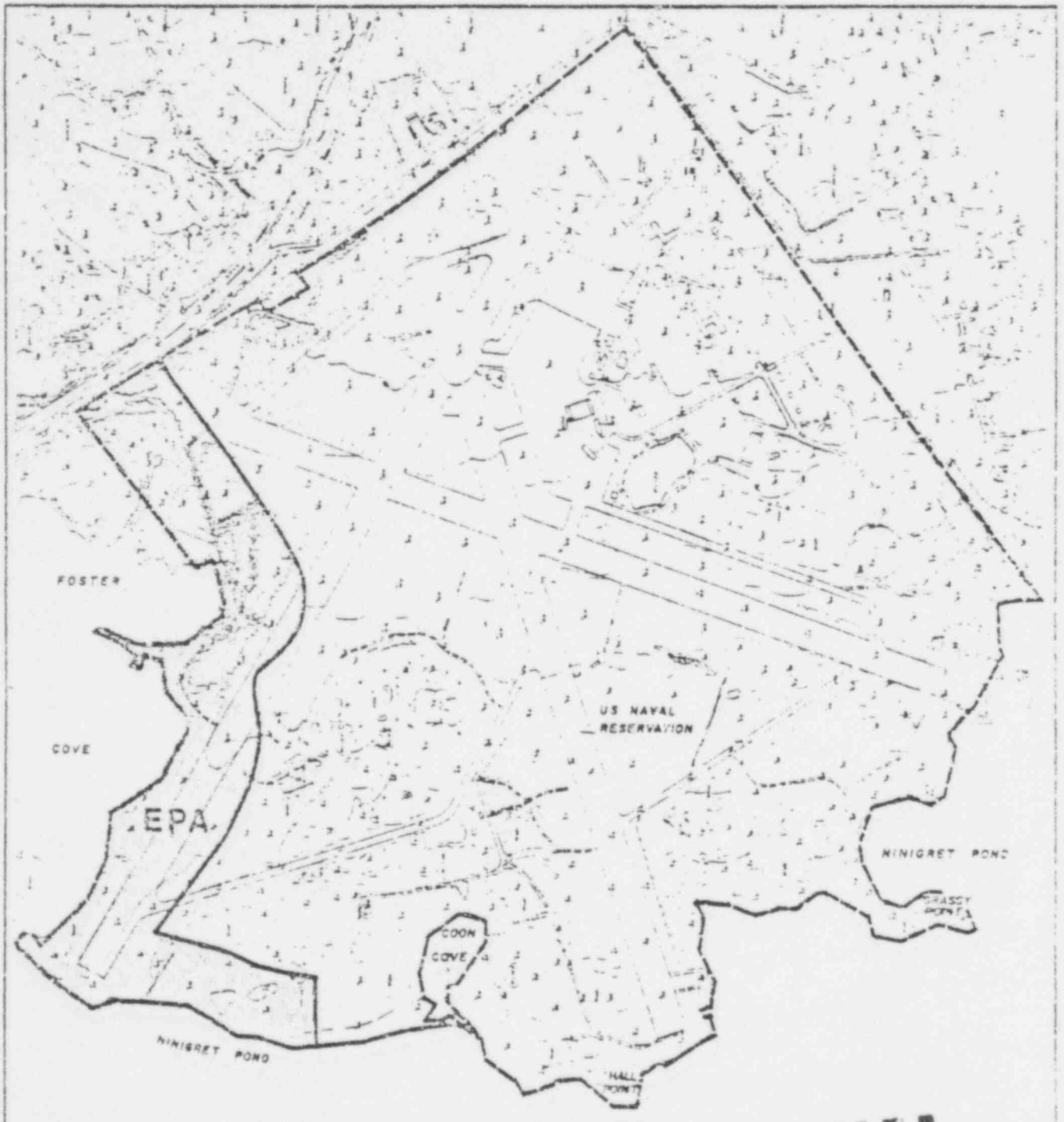
USDI-Fish & Wildlife 367 Acres

ENVIRONMENTAL IMPACT STATEMENT

ALTERNATIVE 2

scale: 1:2400 0 200 1000 ft.

EXHIBIT III-B-3



Naval Auxiliary Landing Field
Charlestown, Washington County, R.I.

US EPA 60 acres

ENVIRONMENTAL IMPACT STATEMENT

ALTERNATIVE 1

scale: 1:2400
0 200 1000 ft.

EXHIBIT III-8-1