

December 16, 1973

NOTES & TALKING POINTS

LAND: MILITARY LAND REQUIREMENTS

I. Introduction

- Last May/June in final communique U.S. agreed to further examine its military land requirements in the light of MPSC comments - and MPSC in turn agreed to give further consideration to the U.S. proposal and to negotiate in good faith on meeting U.S. needs.

-- In the interim U.S. has given further thought to its requirements, has reexamined its proposals and alternates, and has as you know sent a number of technical survey teams to the Marianas - particularly to Tinian.

-- We are aware that MPSC has during the past six months given further consideration to the U.S. proposals - as it promised to do and has held public meetings to discuss military land matters.

- Time has come to resume our bilateral direct exchange - to discuss openly our land requirements - to ask one another questions - and to seek answers.

- U.S. serious intent to move forward

== Exchange with SECDEF - again state position in Executive Branch cleared.

-- Congressional consultations

-- Some doubts may have been raised because no money for construction yet authorized - none will be until agreement on land reached - but substantial funds for surveys and plans appropriated.

- Objective - negotiate with you (MPSC) - agreement to be included in covenant separate article - with payment to be included as part of the financial provisions.

-- Agreement will be binding - Based on the terms this agreement detailed negotiations down to the metes and bounds and the dollars and cents would be carried on at the technical level.

-- Our assumption from your statements and papers is that all U.S. military land negotiations will be carried on with the MPSC or its agent.

## II. Over-view U.S. Land Requirements

(brief review as basis for discussion)

- At outset wish to emphasize U.S. appreciation importance and scarcity of land in Marianas. Have shown this by

-- return of unneeded military retention land to the public domain - have already returned voluntarily 7,600 acres in the Marianas.

-- Leaseback of military retention land - currently and propose same in future.

-- Conserving land - by proposing to consolidate military activities on Tinian.

-- Joint use - harbors, airports, Isley, West Field.

-- Finally - rather than acquire by normal methods - i.e., special circumstances - no payment by military for use of U.S. public lands - lands in the public domain.

### - Farallon de Medinilla

-- have reexamined need - alternatives

-- for operational reasons - as well as economic wish to continue use of island for practic bombing runs and ship to shore gunnery practice.

-- presently have indefinite use rights - no cost.

-- U.S. would like to lease with option to buy upon termination Trusteeship Agreement.

- Saipan - 4960 acres - hold rights to

-- Tanapag Harbor - 640 acres

--- wish to return 320 acres - north of Charlie Dock

--- wish to retain - and renegotiate to lease with option to purchase upon termination of the Trusteeship Agreement the remaining 320 acres.

--- Some flexibility - can reduce area to permit new dock area south of Charlie Dock - and can lease back some land for harbor related activities - such as private activities now located in area and on military retention land - fuel storage - ship repair - small ships store - shore communications.

--- remaining area could also be used for useful public purposes - USG does not wish it to simply remain idle - and has some ideas with regard this matter.

- Isley Field

-- 500 acres south of and adjacent to Isley Field - for which U.S. has joint use rights.

-- reasons given previously remain valid - leaseback.

-- want to lease with option to purchase (renegotiate current use rights).

Conclusions regarding Saipan: U.S. proposes to give up its current use rights to 4,140 acres and return them to the public domain.

- Tinian

-- Last May/June spent several days discussing the U.S. Tinian requirement.

--- During past six months U.S. has studied this requirement again - in light of U.S. current and future military needs in the western pacific - As you know Planning and Survey Teams have visited the island. Additionally, your comments and views of the people of Tinian have been considered.

---- I would like to reiterate that the U.S. wants to give

every consideration to local opinion - with regard to Tinian.

-- Our military requirements remain the same

--- approximately two thirds of the island for a joint service military base complex - including a joint use of San Jose Harbor.

---- The joint service base final planning and funding for construction will begin as soon as an agreement is reached on the land requirements.

== The U.S. would also like to lease with the option to purchase the southern one third of the island as well upon termination of the Trusteeship - as previously explained.

--- The southern one third however would remain under civilian administration (no military government - repeat no military government).

--- land would be leased back - long-term at no or low cost to current residents.

--- Joint use of harbor and West Field.

- Relocation of San Jose Village

-- For safety reasons U.S. continues to propose relocation - to a public land site in southern one third to be selected by residents.

-- U.S. to pay all costs - new community.

--- residents will have options

---- to accept payment instead of resettlement on Tinian

---- within limits, choice of type of residence - design.

-- community life - relatively undisturbed except physical relocation

--- continued use of present village church - historical sites -

harbor - beaches EXCEPT when ship unloading ammunition - less than ten per cent of the time.

--- community planning \* new - community participation.

--- Agriculture - to continue - to expand as new land reclaimed. irrigated, access roads built, etc.

- private business would function as now - and could be expanded.
- covered economic impact in Phase II statement -
- social, educational benefits, etc. - also touched on previously.
- We Are Concerned - want people to benefit - not suffer - to be better off - and to share in building new community - perhaps - the finest or one of the finest new planned communities in all of Oceania -
- MPSC - has in past asked for details as to why land actually needed - wants to be convinced that a real need exists.
- our rationale - (see attached papers)
- Why do we want purchase option?
  - U.S. is proposing to use Tinian for a public purpose.
  - USG historically purchases private land when such land is to be used for public purposes - especially when a long-term substantial investment is involved - this is true of land for public building purposes - hospitals, schools, post offices, airports, highways, etc. -
  - U.S. Congress has traditionally been reluctant to commit large scale funds for major capital improvements and military base construction unless title to the land is clear and in the name of the U.S. Government.
- It is for these reasons that we are proposing leases with the option to purchase - (1) Farallon de Medinilla, (2) the desired land on Saipan, and (3) Tinian.
  - With respect to the latter - it is possible that exceptions if requested could be made - i.e., title to village and agricultural homesteads could be retained - or traded in the event of relocation for an equal area of land - we are somewhat flexible on this score.
  - Economically - financially it would also be in the interest of the GOM to sell to U.S. - large lump payment could provide a large capital source for economic development right at the beginning of the new relationship - and interest would accrue on unused reserves.

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Would like to stop here -

- Am prepared to answer questions.

- Would also like to ask some questions of the MPSC.

## EXAMPLES OF PROBABLE MILITARY OPERATIONAL ACTIVITIES ON TINIAN

### Harbor

- Will be used periodically by naval or military Pacific Command cargo ships such as freighters, oilers, and ammunition ships.
- May be visited periodically by combat ships such as destroyers, submarines, and amphibious ships.

### Airfield

- Will be constructed to support any type of military or civilian aircraft.
- It is likely you will see many different types of military aircraft periodically taking off and landing from Tinian.
- At times you will see some of the world's largest logistical supply aircraft, while at other times you will see various fighter type aircraft and helicopters that are being used to support ground training exercises in the training area.
- Of course the airfield also will be used for emergency landings or as a bad weather divert airfield by any type of aircraft.

### Training Area

- Three basic types of activity could occur in this area to maintain the proficiency of various ground troop units. These are:
  - The small, inobtrusive activities of special forces or reconnaissance units.
  - Airborne or air mobile infantry units may be brought in to land by parachute or helicopter and conduct operations on the island.

- Amphibious assault landings in which Marines would be put ashore by landing craft and helicopter.

Air and naval units would support each of these exercises to varying degrees; however, no live bombing or naval gunfire would be directed at Tinian. That phase of the exercise would be conducted at Farallon de Medinilla earlier in the exercise. This is as the military has done previously in several locations around the world.

Refinements in planning and changing defense requirements of course can cause changes in types and patterns of activities.



EXAMPLES OF RATIONALE FOR TINIAN BASE

BASED ON GENERAL PLANNING FACTORS

Harbor

Approx. 1900(350+) acres waterfront area to permit facilities such as:

- docks, wharfs, and aprons
- services (electricity-steam)
- harbormaster
- roads
- transshipment yards
- warehouses

(550+) acres access strip to permit facilities such as:

- roads
- power lines
- fuel and water lines
- possible fuel tanks
- (not fenced unless required)

(1000) acres additionally to ensure:

- safety zone

Headquarters and Support

Approx. 1650 acres for facilities such as:

- joint headquarters/offices
- communication facilities
- training/educational facilities
- motor pool and garage
- commissary/gas station
- athletic facility/library
- fire department
- hospital

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Housing and Recreation

Approx. 1850 acres for facilities such as:

- married housing
- bachelor housing
- recreational buildings
- playing fields
- church

Logistics and Storage

Approx. 3700 acres for logistic facilities such as:

- supply headquarters & records
- warehouses
- open storage
- bunkers for ammunition
- POL tank farms
- road network

Airfield

Approx. 4565 acres to encompass facilities such as:

- West field runway plus
  - hangar/maintenance
  - taxiways & parking
  - control tower/ops
  - civilian terminal
  - local stores
  - cargo handling facilities
  - engine test stands
  - greenbelt

Maneuver/Training Area

Approx. 4850 acres remaining::

- desire larger area for a Marine brigade
- current considerations make smaller area acceptable  
(accommodate Marianas' desires for austere use of land)
- about 2 battalions, vice a reinforced brigade would be  
largest-sized force which could train here.

TOTAL 18,515 acres