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SUMMARY OF U.S. POSITION ON U.S.
LAND REQUIREMENTS IN THE MARIANAS

LANDS REQUIRED AND JUSTIFICATION

1. TINIAN (18,515 acres)

- a. The U.S. needs the northern 2/3 of the island for a joint service military base. This includes San Jose port, and an ammunition loading safety arc centered on the port.
- b. Since this is the limit of known future-operational requirements, the U.S. has agreed to limit its land needs to the northern 2/3 of the island.
- c. The southern 1/3 would remain under private and Marianas government ownership and control and would be used for civil purposes.
- d. It would be necessary to relocate San Jose Village to a new site, selected by the people, outside the ammunition loading safety fan, but not until the new village is completed.
- e. A large portion of the land within the ammunition safety arc may be leased-back for non-residential civil purposes (agriculture, recreational and port oriented commercial) to be used except during periods when ammunition is actually being unloaded.
- f. Base facilities planned for Tinian during the next ten years include:
 - (1) An airfield capable of handling all types of U.S. aircraft.
 - (2) Logistic and fuel storage facilities and ammunition storage areas.
 - (3) Administrative and operational support facilities.
 - (4) Troop housing.
 - (5) Family housing.
 - (6) Military and family support activities (exchanges; commissary; and post recreational facilities).
 - (7) Military training area.
 - (8) Port facilities and warehousing.
- g. Construction begins approximately one year after land acquisition.
- h. Preliminary planning has already begun, with \$297,000 allocated.
- i. In addition to permitting access through the base to the northern beaches, it is planned to fence only those areas where life may be endangered, e.g., runways, fuel and ammunition storage sites, and communication or radar antennas, plus special security areas.

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2. SAIPAN (820 acres)

a. Approximately 500 acres of the current 4,640 acres held in retention around Isely Field will be required, together with continued joint use rights of the airfield.

(1) The 500 acres are located immediately south of the runway and within the confines of the south boundary road of the airport.

(2) The area is needed for a number of contingencies such as:

(a) Defense related industries such as inspection and repair facilities.

(b) Training and supply activities - ancilliary to Tinian and Guam.

(c) Storage of non-munition material.

(d) Military air cargo terminal.

(3) There are no near-term plans for development, however, and lands may be leased back for non-conflicting uses (agricultural, temporary storage or airfield compatible activities).

b. Approximately 320 acres encompassing the southern portion of the current 640 acre retention area in Tanapag Harbor, south of "C" Dock to Micro Point will be required.

(1) Area is needed for a number of contingencies.

(a) Defense related industries requiring nearby port, such as vehicle rehabilitation.

(b) Port supply and storage activities.

(c) Ship and small craft repair.

(d) Ship bunkering facility.

(2) No near-term defense related development is planned.

(3) Some land (south of "C" Dock to north side of "A" Dock) may be released for non-conflicting harbor related uses.

(4) U.S. would like to develop most of the retained land as memorial park to be used for public recreation.

(5) In the remaining area current public/civil uses could continue (subject to contingency needs).

3. FARALLON DE MEDINILLA (229 acres)

- a. Continued use of the island is required indefinitely for naval shore bombardment and aerial bombing practice. (Chemical, biological and radioactive weapons will not be used.)
- b. Present use is light, but it is anticipated that it will be used at least 50% of the time in coming years, particularly with the activation of the Tinian base.
- c. Only available site in the Marianas that will adequately satisfy training requirements of Air Force, Navy and Marine Corps units based or operating from Guam or Tinian or for radar directed practice.
- d. A draft environmental impact statement is being prepared for circulation this spring.

METHODS OF ACQUISITION AND COMPENSATION

1. U.S. wants to purchase. A lease (until termination of the trust) with an option to purchase, is satisfactory for initiating U.S. base development.
2. U.S. will pay fair market value for all public and private lands.
3. U.S. will make a fair payment for the residual rights to all retention lands it plans to keep.
4. U.S. will release all remaining retention lands to the government of the Northern Mariana Islands.
5. On Tinian, all private land (as well as public land) in the northern 2/3 of the island must be acquired. There, in lieu of cash payment, and at the discretion of owners being displaced, including owners of any unproven homesteads, the U.S. will acquire equivalent lands in the southern 1/3 of the island to exchange for these privately owned lands. The benefits detailed in PP6 below would also be available.
6. Also on Tinian, if the people of San Jose agree to relocate the village to a new site of their choosing on the island, the U.S. will, in addition to the above:
 - a. In lieu of a cash payment, build a new home for each displaced resident on an equivalent lot, to which full title will be given.
 - b. In lieu of cash payment, build new business facilities within the new village for each business displaced, and compensate the owner, based on his daily average profit, for any business losses incurred by the actual relocation.

- c. Build new replacement facilities for schools as well as other government and municipal buildings.
- d. Build all of the above as part of a new village, planned and designed according to the desires of the Tinian people, on a site of their choice. The new village would also have:
 - (1) All utilities, including sewage.
 - (2) Telephone service.
 - (3) Streets, sidewalks, and (paved) access roads.
 - (4) Recreational areas.
 - (5) Community facilities, including medical and dental clinic.
 - (6) Church.
- e. Continued use of the Church, historical sites, and the southern beaches located within the safety arc will be assured.

f. Additionally the development of a base on the northern 2/3 of Tinian will include the construction of extensive road, utility and sewerage systems with links to the port area and new village without cost to the new government of the Northern Mariana Islands.

OTHER BENEFITS TO THE MARIANAS GOVERNMENT AND THE PEOPLE

- 1. The fund resulting from the payment for the land would constitute a reservoir of income to the GOM for future economic development.
- 2. Base development and construction will cost the U.S. Government approximately \$150 million. Therefore, benefits will accrue to the Government of the Marianas, businesses and the public in the following manner:
 - a. Preferential hire of local workers would provide unequalled opportunities.
 - b. Training of local workers would provide new career opportunities.
 - c. Local business would be spurred by preferential consideration to local contractors for subcontracting such things as:
 - (1) Quarrying.
 - (2) Transportation
 - (3) Maintenance.
 - (4) Service activities.

- d. Schools would be expanded to provide for military dependents and impact funds generated for local school systems would provide assistance for improving quality of schools.
 - e. Demand for rental housing would multiply.
 - f. Large increase in retail sales and entertainment demand would result from the influx of construction workers.
 - g. There would be a large benefit from rebate of U.S. income taxes.
3. All elements of Marianas society would realize a great number of direct and indirect benefits from the permanent military presence:
- a. A large increase in permanent employment opportunities.
 - b. Job training.
 - c. A large increase in sales and entertainment taxes.
 - d. New opportunities of local businesses both off base and concessions on base.
 - e. Continuing use rights to the rehabilitated Tinian port facilities.
 - f. Use rights to Tinian airfield.
 - g. A large U.S. income tax rebate arising from the tax payments of permanent U.S. military.
 - h. Emergency assistance in a variety of natural disasters.
 - i. Improvement in schools and scholastic programs.
 - j. New incentives for inter-island transportation, communication, and trade.
 - k. A ready market for local farmers and fishermen.
 - l. A recognition of the importance of the Marianas by their neighbors in the Pacific.
4. Non-defense related assistance to which the U.S. Government is committed includes:
- a. Full and active participation on Joint Community/Military Planning Committee.
 - b. Assistance in certain farmland reclamation efforts on Tinian.

- c. An American Memorial Park in the Micro Point area of Tanapag Harbor, envisioned to include:
 - (1) Cleared beaches and possibly a public marina.
 - (2) Shelter area and facility for changing clothes.
 - (3) Picnic tables and arboretum.
 - (4) Swimming pool, ball fields and athletic courts.
 - (5) Parking area.
 - (6) Monument to U.S. servicemen and archway/gate.
- d. Assistance in planning for Tanapag Harbor development.
- e. Assistance in planning for public marina development in Tinian port.
- f. Assistance in development of a commercially operated ferry system between Saipan and Tinian and possibly Rota.
- g. Assistance in continuing existing farm enterprises.

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The above summary is not inclusive but rather outlines the highlights of the U.S. land proposal. As such it should be useful to all parties that may be involved in responding to public questions on the scope of the U.S. land proposal.

17 January 1964

Training Exercise: Tinian

- Elements of the Pacific Fleet are planning a several day small scale amphibious raid training exercise on Tinian in the Spring of 1974. Forces involved are:
 - Several Navy surface ships
 - Marine fixed wing aircraft operating from Guam
 - Marine infantry company and supporting elements
- Exercise will be restricted to use of military retention areas including associated beaches
- Exercise will evaluate landing and training area for suitability for future exercise of this type
- Concurrent civic action projects and post exercise public affairs type projects will be conducted to the maximum extent possible (medical and dental) treatment, port-call, aircraft fly-by, parade, music, etc).
- Pre exercise briefings for appropriate USG and local officials, to include a detailed briefing for the status CNO will be conducted immediately prior to the exercise
- Press release will also precede the exercise but no earlier than above briefings
- Worsening of the energy crisis or other operational considerations could require modifications to the proposed exercise
- Anticipate that the exercise month will be April 1974.

FARALLON DE MEDINILLA

1. PURPOSE. The US Government requires the continued use of this small island for bombing and gunnery training for the foreseeable future.
2. BACKGROUND. Farallon de Medinilla is a small, rocky, uninhabited and inaccessible island located 45 miles north of Saipan.
 - It encompasses 229 acres in a plateau-like formation with sheer sides, no water and little vegetation.
 - Since 1970 the Department of Defense has leased and used the island as a target.
 - An Environmental Assessment was developed but a full Environmental Statement was not considered necessary at the time.
 - Increasing restrictions on training sites near populated areas, plus the increased training requirements stemming from larger numbers of forces operating from and around Guam and Tinian emphasize the need for this island.
 - Additionally, it was determined to be the only island in the Northern Marianas which was available, would not be in the path of civil aviation or normal shipping, and was within radar range of Guam.
3. FREQUENCY OF USE. Present use is light, only a few times each month; however, the frequency of use by both ships and aircraft is expected to increase considerably.
 - With the activation of the Tinian base it is estimated that the island will be used over half of the days each year.
4. SAFETY. US forces have considerable experience with target facilities of this sort and there are extensive regulations and procedures in effect to ensure that it is used safely.
 - Air and surface navigation charts are appropriately marked.
 - Warnings are broadcast to both seamen and aviators well in advance of any dangerous activity around the island.
 - The officer in command of each unit preparing to use the island is responsible for following a series of strict range regulations designed to ensure there are no aircraft or boats in the danger area.

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- Should a boat or aircraft be detected entering the danger area, all firing or bombing must be stopped until it has cleared the area.
5. ENVIRONMENTAL IMPACT. An Environmental Statement will be issued by the Navy in the Spring of 1974, in compliance with the National Environmental Protection Act.

SAIPAN

1. PURPOSE. To describe the necessity to retain a small portion of the extensive Military Retention Lands now held by the US Government on Saipan.
2. BACKGROUND. Since World War II 4640 acres adjacent to Isely Field and 640 acres bordering Tanapag Harbor have been retained by the US Government for possible military use. It is no longer necessary to hold this land and the large majority is being returned, with two exceptions:
 3. TANAPAG HARBOR. Of the 640 acre area bordering the harbor, the northern half is being returned while southern 320 acres is to be used as follows:
 - The area seaward of Beach Road and extending from the northern edge of "A" dock to "C" dock is available to the Marianas Government for port operations or activities.
 - Approximately the northern one-half of the land between the Beach Road and the eastern edge of the retention area will continue to be reserved for defense-related industrial type facilities. However, no defense-related development is planned in the near future.
 - The remainder of the land, including half of Micro Point, will be set aside for development as a living memorial park available for public recreation.
 - The harbor would continue under civilian control with Defense shipping allowed to use it if necessary.
4. ISELY FIELD. Approximately 500 acres of the current 4640 held in retention around Isely Field must be reserved for defense-related purposes in certain contingencies. These purposes include:
 - Defense-related industries such as an inspection and repair installation.
 - Training and supply activities, ancilliary to Tinian and Guam.
 - Storage of non-munition (non-explosive) materiel.
 - A military air cargo terminal.

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- The 500 acres are located immediately south of the runway and within the confines of the south boundary road of the airport.
 - However, there are no plans for construction in this area in the near future and the land may be leased back to Saipanese for compatible purposes such as agriculture, temporary storage or airfield associated facilities.
5. MEMORIAL PARK. To protect an historic and beautiful site from commercial exploitation, it is proposed that the beach area south of "A" dock, including half of Micro Point be developed as a park in memory of the US Servicemen who lost their lives in the Marianas during World War II.
- As such, it would be a living memorial, available for the daily recreation and enjoyment of all people on Saipan.
 - US Government is considering the request of the Marianas Political Status Commission to dedicate the Park to both Marianas and United States personnel who were casualties of World War II.
 - The most choice portion of the southern one-half of the Tanapag retention land is reserved for this park.
 - Exact metes and bounds, and acreage to be surveyed.
 - Will include northern half of Micro point and assure the continued use by the people of this picturesque beach area.
 - With the Northern Marianas becoming a Commonwealth of the United States, the US Government is prepared to develop and maintain the park:
 - Clean up the area and maintain it.
 - Erect an appropriate monument as it becomes available.
 - Develop facilities for swimming, picniking and sports.
 - Develop an arboretum across Beach Road from the Micro Beach area.
 - Once remnants of piers and boat landings have been removed from the lagoon, it would be an excellent area to develop a marina for pleasure boats.

NECESSITY FOR DEFENSE BASE ON TINIAN

PURPOSE. Concurrent with the future status negotiations, the evolving world situation has clarified the necessity to develop a multi-purpose military facility on Tinian.

BACKGROUND. The strategic significance of the Trust Territory of the Pacific Islands (TTPI) was recognized by the United Nations following World War II when, by trusteeship agreement with the United States, the TTPI was declared a strategic area and placed under the administration of the United States. Although Micronesia has been recognized all along as a vital area for Defense bases, other favorable basing agreements permitted bases closer on the periphery of the Asian mainland in support of the United States strategy of forward lines of defense.

- Consequently bases not developed in the TTPI in the years after World War II.

However, US requirements for developing a base in the Marianas have been advanced by two circumstances. First, increasing economic and political pressures coupled with unrest and uncertainty illuminated the fact that it soon will be necessary to have greater basing capacity on US soil in forward areas. Second, the political status negotiations now underway necessitate an early and precise definition of military requirements in order that basing needs for the near future could be satisfied in the course of the negotiations, and in a manner which would be least disruptive to the Marianas.

- In the foregoing context, the necessity emerged to develop a multi-purpose facility on Tinian which would complement US military installations on Guam and buttress the US defense posture in the Western Pacific. Such an installation primarily would be used as a transshipment, logistics support and training site, but more importantly would serve to defend the Marianas and vital lines of communication through the area.
- Tinian had the greatest amount of undeveloped or lightly developed land.

It is envisioned that with a Guam-Tinian base complex the United States will be capable of reshaping its defense posture in the Pacific under varying conditions in order to protect US strategic interests and fulfill its obligations to its allies.

OPERATIONAL REQUIREMENTS. Specifically, the base on Tinian must include:

- A minimum of 2/3 of the land on the island with access to the port, and a safety zone around the port to permit ammunition handling in the harbor.
- An airfield capable of operating all types of US aircraft.
- Fuel, ammunition and military materiel storage facilities.

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- Command, administrative and operational support facilities.
- Bachelor housing and recreational facilities.
- Family housing area including church, commissary, exchange and playgrounds.
- Port cargo handling equipment and warehousing.
- Plus a relatively underdeveloped area available for periodic joint air-ground training maneuvers. This area could be used, at least partially, for livestock grazing.

CONSTRUCTION PLANS. It would be approximately one year after the land is acquired before construction of the base would begin.

- However, preliminary planning already has begun, with \$297,000 being expended in this phase.
- Dependent on US Congressional approval, the base is to be constructed in phases over the next seven to ten years, allowing ample time for associated planning by the civilian community.
- In addition to permitting access through the base to the northern beaches, it is planned to fence only those areas where life may be endangered, e.g., runways, fuel and ammunition storage site, and communication or radar antennas, plus special security areas.

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Relocation of San Jose Village

- If the people of San Jose agree to relocate the village to a new site of their choosing on the southern 1/3 of the island, outside of the safety zone the US will:

- Under Public Law 91-646 pay up to \$15,000 to a single family (over and above any payments for the original land and improvements to obtain sanitary and adequate replacement living quarters. These funds are in addition to reimbursement to owners and tenants for the cost of moving. Relocation assistance services will also be provided.

-- In lieu of a cash payment, build a new home for each displaced resident on an equivalent lot, to which full title will be given. (See TAB A for example of type of home to be constructed).

-- In lieu of cash payment, build new business facilities within the new village for each business displaced, and compensate the owner, based on his daily average profit, for any business losses incurred by the actual relocation.

- Assist the Tinian representatives in determining site suitability from an engineering standpoint and consult with them during the design and planning phase to accommodate the desires of the people as much as possible.

- Build new replacement facilities for schools as well as other government and municipal buildings.

- Build all of the above as part of a new village, planned and designed according to the desires of the Tinian people, on a site of their choice. The new village would also have:

---- All utilities, including sewage.

---- Telephone service.

---- Streets, (paved) sidewalks, and (paved) access roads, to the harbor area and adjoining the main road to the airport.

---- Recreational area.

---- Community facilities, including medical and dental clinic.

---- Church.

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- Continued use of the present Church, historical sites; and the southern beaches located within the safety arc will be assured.

- A large portion of the land within the ammunition safety arc may be leased-back for non-residential civil purposes (agriculture, recreational and port oriented commercial) to be used except during periods when ammunition is actually being unloaded. (See TAB B for portion of land available for lease back).

-- Continuing use rights to the rehabilitated Tinian port facilities will be assured. (Details to be negotiated seperately with the Department of Defense).

-- Assist in the planning for a public marina development in the port area.

- If the people of Tinian agree to relocate the village to a new site of their choosing, they will not have to move until the new village and its infra-structure are completed.

- Relocated village will provide Tinianese the finest, most modern village in Micronesia.

- Additionally, the development of a base on the northern 2/3 of Tinian will include the construction of extensive road, utility, and sewage systems with links to the port area and new village.

- If the people of Tinian do not agree to relocate the village to a site of their choosing then the US will not build them new homes, a new village, and associated infra-structure and utility systems as described above.

Future of land development in southern 1/3 of Tinian

- The southern 1/3 of Tinian will remain under private and Marianas government ownership and control and will be used for civil purposes.

- US Government is committed to full and active participation on a Joint Community (Military Planning Committee)

- US Government will assist in certain farmland reclamation efforts.

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Methods of Acquisition and Compensation for Military Land Requirements

-U.S. wants to purchase. A lease (until termination of the trust) with an option to purchase, is satisfactory for initiating U.S. base development.

-U.S. will pay fair market value for all public and private lands.

-U.S. will make a fair payment for the residual rights to all retention lands it plans to keep.

-U.S. will release all remaining retention lands to the government of the Northern Mariana Islands.

-On Tinian, all private land (as well as public land) in the northern 2/3 of the island must be acquired. There, in lieu of cash payment, and at the discretion of owners being displaced, including owners of any uproven homestead, the U.S. will acquire equivalent lands in the southern 1/3 of the island to exchange for these privately owned lands.

Other Benefits to the Marianas Government and the People from Satisfaction of US Military Land requirements and Base Development on Tinian

-The fund resulting from the payment for the land would constitute a reservoir of income to the GOM for future economic development.

-Base development and construction will cost the U.S. Government approximately \$150 million. Therefore, benefits will accrue to the Government of the Marianas, business and the public in the following manner:

- Preferential hire of local workers would provide unequalled opportunities
- Training of local workers would provide new career opportunities.
- Local business would be spurred by preferential consideration to local contractors for subcontracting such things as:
 - Quarrying.
 - Transportation
 - Maintenance.
 - Service activities.

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- Schools would be expanded to provide for military dependents and impact funds generated for local school systems would provide assistance for improving quality of schools.
- Demand for rental housing would multiply.
- Large increase in retail sales and entertainment demand would result from the influx of construction workers.
- There would be a large benefit from rebate of U.S. income taxes.

Other Direct and Indirect Benefits from a Permanent Military Presence on Tinian

- A large increase in permanent employment opportunities.
- Job training
- A large increase in sales and entertainment taxes.
- New opportunities of local businesses both off base and concessions on base.
- Continuing use rights to the rehabilitated Tinian port facilities.
- Use rights to Tinian airfield. (Details to be negotiated seperately with the Department of Defense)
- A large U.S. income tax rebate arising from the tax payments of permanent U.S. military.
- Emergency assistance in a variety of natural disasters.
- Improvement in schools and scholastic programs.
- New incentives for inter-island transportation, communication, and trade.
- A ready market for local farmers and fishermen.
- A recognition of the importance of the Marianas by their neighbors in the Pacific.

- Continued access to some northern beaches and the waters surrounding Tinian for fishing and recreational purposes would be assured except for those periods a military exercise is being conducted.

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- Assistance in development of a commercially operated ferry system between Saipan and Tinian and perhaps Rota.

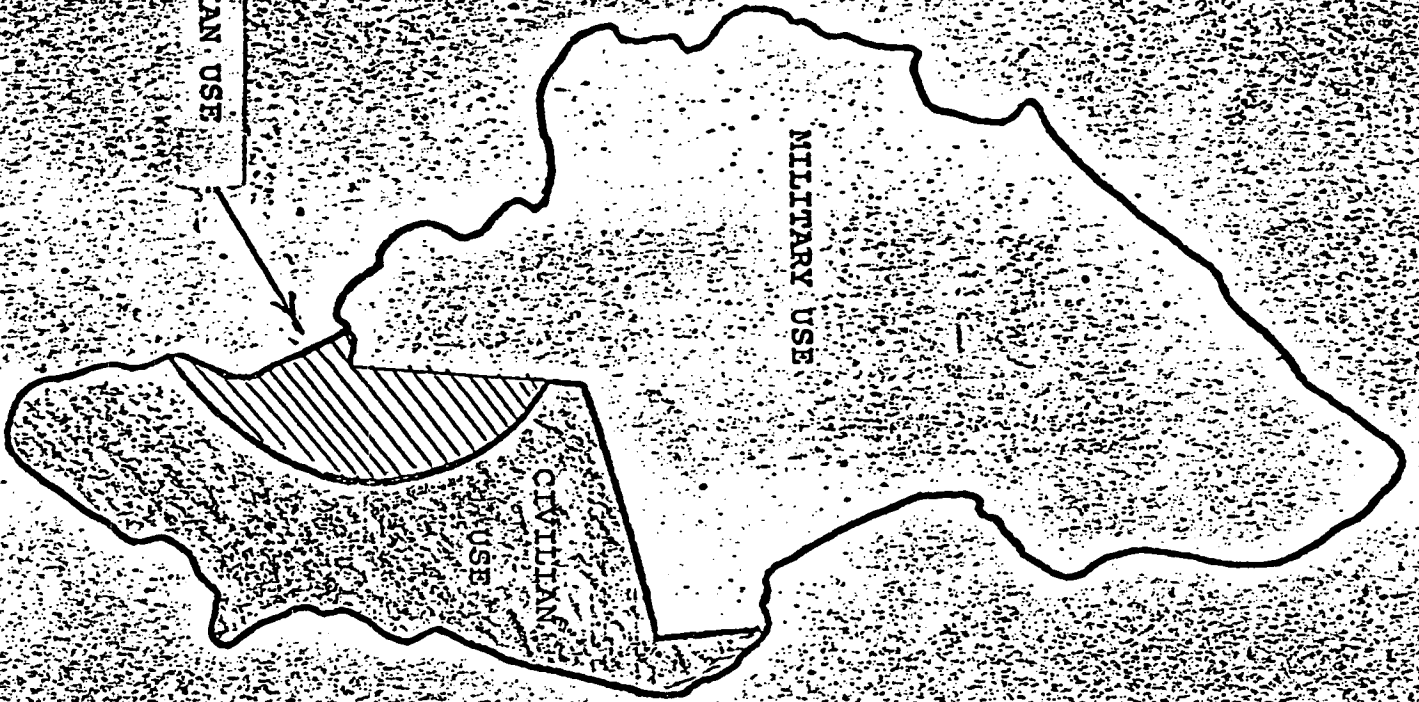
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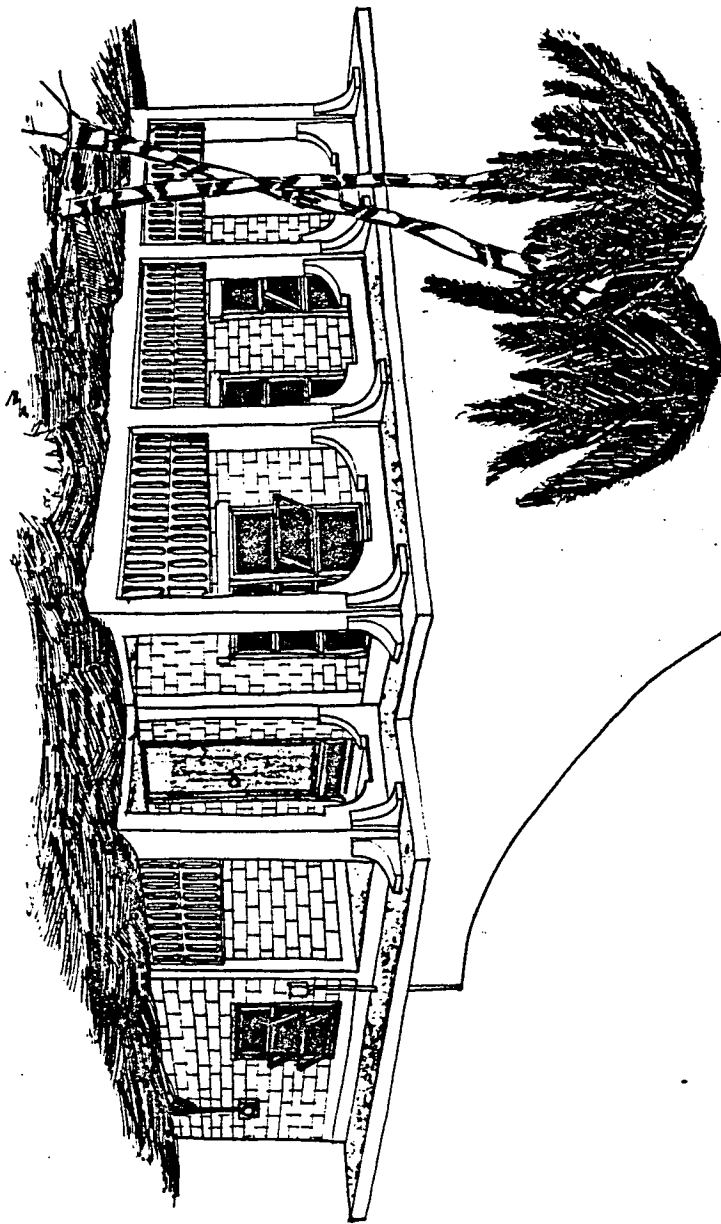
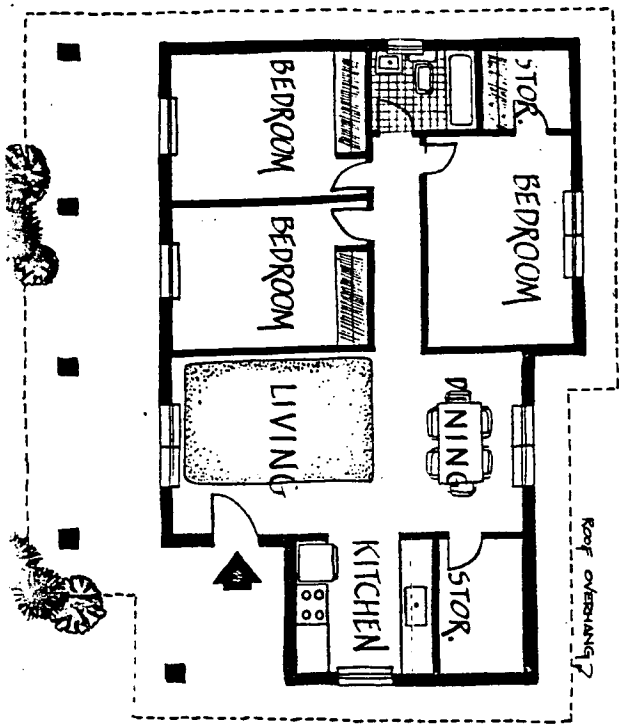
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AVAILABLE FOR RESTRICTED CIVILIAN USE





TAB A
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