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SUMMARY OF U.S. LAND REQUIREMENTS IN THE MARIANAS

In order to promote the common defense and facilitate the U.S. capability to assist in the maintenance of peace and security in the Pacific, the United States has, in several documents and related policy statements, requested specific lands in the Northern Marianas for Defense uses. The following outline summarizes the U.S. position.

LAND NEEDS

1. TINIAN (18,515 acres)

- a. The U.S. needs to establish a joint service military base on Tinian. For all the military activities involved, approximately 2/3 of the island will be required. The area includes San Jose port, and an ammunition loading safety arc centered on the port.
- b. The U.S. has limited its land requests to the northern part of the island and has asked for no more land than is absolutely needed.
- c. Ownership and control of the southern area would remain with private individuals and/or with the Marianas government. All these lands would be used for civil purposes.
- d. Because the present village of San Jose lies well within the safety distance arc for the unloading of ammunition ships, the U.S. has requested the relocation of San Jose Village to a new site to be selected by the people. However, the relocation would not take place until a new village, including housing and community facilities, is completed by the United States.
- e. Thereafter, 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) with no use restrictions except during periods when ammunition is actually being unloaded.
- f. The U.S. has outlined many of the base facilities planned for Tinian during the next ten years. These 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. Preliminary planning, has already begun, financed by an allocation of \$297,000. In addition the U.S. has agreed that:
- (1) Construction will begin approximately one year after land acquisition.
 - (2) Access through the base to the northern beaches will be permitted.
 - (3) Fencing will be limited principally to those areas where life may be endangered (e.g., runways, fuel and ammunition storage sites, communication or radar antennas, and special security areas).

2. SAIPAN (820 acres)

- a. The U.S. has expressed a need for continued joint use rights to Isely Field and a need to retain only 500 acres of the current 4,640 acres held in retention around Isely Field.
- (1) The area to be retained is limited to those lands located immediately south of the runway and within the confines of the south boundary road of the airport, equal to approximately 500 acres.
 - (2) Although there are no near-term plans for development, the area is suitable for a number of contingencies, which could include:
 - (a) The relocation of defense related industries which are large employers of skilled labor such as inspection and repair facilities.
 - (b) The establishment of training and supply activities - ancilliary to Tinian and Guam.
 - (c) Temporary or permanent storage of non-munition materiel and supplies.

- (d) Establishment of a military air cargo terminal for emergency or peacetime use.
- (3) In the meantime, until a contingency use arises, the U.S. has agreed that lands may be leased back for non-conflicting civilian uses (agricultural, temporary storage or airfield compatible activities).
- b. The United States has also expressed the need to retain approximately 320 acres in Tanapag Harbor.
 - (1) The area to be retained encompasses the southern portion of the current 640 acre retention area, south of "C" Dock to Micro Point.
 - (2) This area, like Isely, is suitable for a number of contingencies although no near-term defense related development is planned. Those could include:
 - (a) The location of defense related industries which require a nearby port, such as vehicle rehabilitation.
 - (b) The establishment of port supply and storage activities.
 - (c) A support location for ship and small craft repair.
 - (d) The establishment of a ship bunkering facility.
 - (3) In order to foreclose the possibility of any Defense restrictions on civil port development, and to maximize public use of this land, the U.S. has also agreed that:
 - (a) Some land (south of "C" Dock to north side of "A" Dock) may be released for non-conflicting harbor related uses.
 - (b) The U.S. would develop much of the retained land into a memorial park, to be used for public recreation.
 - (c) In the remaining area, leasebacks for public/civil uses could continue (subject to contingency needs).
- 3. FARRALLON DE MEDINILLA (229 acres)
 - a. The U.S. has stated that continued use of the island is required for naval shore bombardment and aerial bombing practice.
 - (1) Although present use is light, it is anticipated that frequency of use will significantly increase in coming years, particularly with the activation of the Tinian base.

- (2) Further, assurances were given that chemical, biological and radioactive weapons will not be used.
- b. Farallon de Medinilla is the 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. This is particularly true for radar directed practice.
 - c. The U.S. is preparing a draft environmental impact statement for circulation this spring.

METHODS OF ACQUISITION AND COMPENSATION

1. The United States wants to purchase its land needs. However, until termination of the Trusteeship Agreement, a lease with an option to purchase, is satisfactory for initiating U.S. base development.
 - a. The U.S. is committed to pay fair market value for all public and private lands.
 - b. The U.S. will, in addition, make a fair payment for the residual rights to all military retention lands it plans to keep.
 - c. The U.S. has also agreed that upon consumation of a land agreement, all remaining retention lands will be released to the government of the Northern Mariana Islands.
2. On Tinian, where all private and public lands in the northern part of the island must be acquired, the U.S. has agreed, as an alternative to outright acquisition, to exchange other land for the privately owned land.
 - a. 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.
 - b. The benefits detailed in PP3 below would also be available.
3. 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 building.
- d. Build all of the above as part of a new village that is planned and designed, taking into consideration the desires of the Tinian people. This village will be constructed on a site of their choice, and would include:
 - (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. Assure continued use of the Church, historical sites, and the southern beaches located within the safety arc.
- f. Additionally assure that 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 payment for U.S. land needs would constitute a substantial fund that could be used by the GOM to assist future economic development of the Marianas.
 - a. Through assured investment income.
 - b. As collateral for development loans.
- 2. Base development and construction will cost the U.S. Government approximately \$150 million. From this expenditure, 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 heretofore unequalled job opportunities.
 - b. Training programs that will be established for local workers will provide new opportunities for changing or upgrading the careers of these people.

- c. Local business would be spurred by preferential consideration to bids of local contractors for such things as:
 - (1) Quarrying.
 - (2) Transportation.
 - (3) Maintenance.
 - (4) Service activities.
 - d. Demand for rental housing would multiply.
 - e. Large increase in retail sales and entertainment demand would result from the influx of construction workers.
 - f. There would be a large benefit from rebate of U.S. income taxes.
3. The establishment of a permanent base with its permanent contingent of military personnel will produce a great number of direct and indirect benefits to all elements of Marianas society.
- a. A large increase in permanent employment opportunities with attendant job training and preferential hire provided for those qualified personnel who desire these jobs.
 - b. A large increase in sales and entertainment taxes.
 - c. New opportunities for local businesses off the base and in bidding for concessions on base.
 - d. Continuing use rights to the rehabilitated Tinian port facilities.
 - e. Use rights to Tinian airfield.
 - f. A large U.S. income tax rebate arising from the tax payments of permanent U.S. military.
 - g. Emergency assistance in a variety of natural disasters.
 - h. Schools would be expanded to provide for military dependents:
 - (1) Impact funds will be generated for local school systems which will provide assistance for improving quality of schools.
 - (2) Many highly qualified U.S. school teachers usually are a part of the U.S. dependent population and would be available for employment as desired by the local school board.

- i. New incentives for inter-island transportation, communication, and trade.
 - j. A ready market for local farmers and fishermen.
 - k. A recognition of the importance of the Marianas by their neighbors in the Pacific.
4. The U.S. Government is committed to provide the following support to non-defense activities and development projects in the Marianas:
- a. Full and active participation on a Joint Community/Military Planning Committee.
 - b. Assistance to GOM or Tinian municipal government in certain farmland reclamation efforts on Tinian.
 - c. Construction of an American Memorial Park in the Micro Point area of Tanapag Harbor, envisioned to include:
 - (1) Cleared beaches and possible a public marina.
 - (2) Shelter area and facility for changing clothes.
 - (3) Picnic tables and arboretum.
 - (4) Swimming pool, ball fields and thletic courts.
 - (5) Parking area.
 - (6) Monument to U.S. servicemen and archway/gate.
 - d. Assistance to GOM in planning for Tanapag Harbor development.
 - e. Assistance to GOM or Tinian Municipal government in planning for a 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 that may, over time, be displaced by U.S. base development activities.

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The above summary is not inclusive but rather outline 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.