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# ENVIRONMENTAL MITIGATION AND MONITORING PLAN

Land Governance Support Activity



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**MARCH 2017**

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# ENVIRONMENTAL MITIGATION AND MONITORING PLAN

## LAND GOVERNANCE SUPPORT ACTIVITY

MARCH 2017

### **DISCLAIMER**

The author's views expressed in this publication do not necessarily reflect the views of the United States Agency for International Development or the United States Government.

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# ACRONYMS AND ABBREVIATIONS

ADS	Automated Directives System
CE	Categorical Exclusion
COP	Chief of Party
COR	Contracting Officer's Representative
EMMP	Environmental Mitigation and Monitoring Plan
ETD	Environmental Threshold Decision
GUC	Grants Under Contract
IEE	Initial Environmental Examination
IQC	Indefinite Quantity Contract
LGSA	Land Governance Support Activity
M&E	Monitoring and Evaluation
ND	Negative Determination
NDw/C	Negative Determination with Conditions
STARR	Strengthening Tenure and Resource Rights
TO	Task Order
USAID	United States Agency for International Development

# INTRODUCTION

This Environmental Mitigation and Monitoring Plan (EMMP) is submitted for the Liberia Land Governance Support Activity (LGSA). This EMMP provides a framework within which LGSA addresses environmental mitigation and monitoring throughout the process of project implementation.

The EMMP builds upon the LGSA Initial Environmental Examination (IEE) and Environmental Threshold Decision (ETD), and defines in practical terms how LGSA will implement the conditions of the IEE in order to mitigate and monitor environmental impacts.

In addition to the specific conditions documented in section 3.0 of the IEE, Potential Environmental Impacts and Recommended Determinations, it is noted that the Negative Determinations recommended "... are contingent on full implementation of the following general monitoring and implementation requirements":

1. **Integration and implementation of EMMP:** LGSA will integrate the EMMP into the project work plan and budgets, implement the EMMP, and report on its implementation and findings as an element of regular project performance reporting. LGSA will ensure that sub-contractors and sub-grantees integrate implementation of IEE conditions, where applicable, into their own project work plans and budgets, and report on their implementation and findings as an element of sub-contract or grant performance reporting.
2. **New or modified activities:** As part of its work plan and all annual work plans LGSA will review all on-going and planned activities to determine if they are within the scope of the IEE and this EMMP. If new activities are added or substantial modifications are made to existing activities, an amendment to this EMMP addressing these activities will be prepared for USAID review and approval. No such new activities will be undertaken prior to formal approval of this amendment.

Any ongoing activities found to be outside the scope of the approved Regulation 216 environmental documentation will be halted until an amendment to the documentation is submitted and written approval is received from USAID.

3. **Limitations of the IEE:** The IEE does not cover activities involving assistance for the procurement (including payment in kind, donations, guarantees of credit) or use (including handling, transport, fuel for transport, storage, mixing, loading, application, cleanup of spray equipment, and disposal) of pesticides or activities involving procurement, transport, use, storage, or disposal of toxic materials. If activities are to cover work with or support to agro-processors, Environmental Due Diligence Reports will be required of their facilities. This IEE does not cover assistance for the procurement or use of genetically modified organisms. Any pesticide activity proposed under this program would necessitate an amended IEE, including all elements of analysis identified in 22 CFR 216.3(b), USAID's Pesticide Procedures.

These activities are not anticipated during the life of LGSA.

Section 1.0 of this EMMP, Background, provides an overview of the LGSA design and implementation structure (components, activities, and outcomes), and presents the environmental compliance-related contractual requirements defined in the contract. Section 2.0, Definitions, Roles, and Responsibilities, is structured to clearly define (for project staff and others) the meaning of the terms "environmental mitigation" and "environmental monitoring" and their respective roles and responsibilities to ensure environmental compliance. Section 3.0, Mitigation and Monitoring, presents project components and activities, the ETD for each activity, and for all activities associated with conditions, defines the mitigation measures and monitoring protocols.

# I.0 BACKGROUND

The Liberia Land Governance Support Activity (LGSA) task order (TO) is a program funded by the U.S. Agency for International Development (USAID) under the Strengthening Tenure and Resource Rights (STARR) Indefinite Quantity Contract (IQC). The aim of the task order is to support the establishment of more effective land governance systems to implement comprehensive reforms to: improve equitable access to land and security of tenure for all, facilitate inclusive sustained growth and development, ensure peace and security, and provide sustainable management of the environment.

LGSA provides technical and organizational assistance to the Government of Liberia (GOL), civil society, and communities to achieve the four project objectives. Component 1: Strengthen policy, legal, and regulatory framework for land governance; Component 2: Improve human and institutional capacity for land governance; Component 3: Conduct action research supporting land rights policy; and Component 4: Strengthen civil society, private sector, and citizen engagement in land governance. As gender is a cross-cutting issue, all project activities will implement a gender responsive approach. Each component is described in more detail below:

## COMPONENT I

Strengthening the policy, legal and regulatory framework for land governance. The LGSA project will improve the quality of policies, laws, and regulations under development by ensuring that they are developed in a participatory manner and that they adhere to international best practices like the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries, and Forests in the Context of National Food Security (VGGT).

- **Provide advisory support and recommendations for land policy and legal and regulatory reform.** LGSA will embed the COP Land Governance Advisor and Land Administration Specialist within the Liberia Land Authority (LLA) where they will spend the majority of their time providing day-to-day advice and mentorship on direction of the legal framework and general technical assistance. Priorities of the LLA, as laid out in their work plans and discussed through task force meetings, will drive legal reforms and research topics. Initial priorities will include final promulgation of the Liberia Land Authority and Land Rights Acts, as well as adoption of the Land Administration Policy. LGSA will provide technical assistance and mentoring in legal drafting and legal reviews by short-term consultants
- **Develop and disseminate public information on proposed reforms.** Areas for policy research center around harmonizing policy and procedures as well as studying specific focus groups. Once policy ideas and recommendations are developed Tetra Tech, CDR, Parley, and other partners will assist the LLA, other government entities, and local facilitators to disseminate findings, explain recommendations, address stakeholder concerns, and implement procedures to build support. These will involve procedures for refinement/revision of policy-relevant research, additional options, or negotiations to build support and consensus.
- **Conduct and disseminate policy research.** LGSA will develop a comprehensive communications strategy as well as a separate gender responsive communications strategy. The Communications and Outreach Specialist will use Tetra Tech's Communications for Change (C4C) approach to coordinate appropriate and effective countrywide messaging on the content of the Land Rights Act and subsequent legislation with support of the multi-stakeholder Communications and Outreach Task Force hosted by the LLA. LGSA project partners will design and carry-out

community consultations on how to effectively implement the new Land Rights Law.

## COMPONENT 2

Improvement of human and institutional capacity for land governance.

- **Supporting institutional transition to the Liberia Land Authority.** The Land Authority Act makes provisions for the appointment of a Transition Committee comprised of the Ministries and agencies of government being consolidated into the LLA and responsible for: a) taking action on transitional issues and matters for the full establishment of the Authority; and b) ensuring the uninterrupted implementation of ongoing programs of the former entities. LGSA will prepare a draft transition plan and finalize an implementation strategy for the Transition Committee. LGSA will facilitate a week long orientation program for the new LLA, members of the Transition Committee, transition support staff, institutional and donor representatives, members of the Nongovernment Organization (NGO) and Civil Society Organization (CSO) community, and land related professionals as appropriate.
- **Support decentralized management and institutional capacity development, and awareness of GoL land governance institutions.** LGSA will conduct an institutional audit of the land governance entities to evaluate the facilities, infrastructure, and human resources for practicing good land governance in Liberia. LGSA proposes that a pilot Regional Land Office be established as a prototype facility for testing business processes and workflow procedures, training of personnel, and for implementing gender responsive land governance functions associated with land management and land administration.
- **Support master's-level training in land governance.** Following a review of the institutional audits early in year two, LGSA in collaboration with the LLA will identify critical needs in Liberian land governance for master's level training, advertise the opportunity and select candidates for this opportunity. The programs considered will further support the technical needs of the LLA or other future land governance skillsets.
- **Public outreach and awareness campaigns.** The focus of this activity will be on the development of public information campaigns on the services provided and activities of the LLA and the pilot RLO described above. Information will focus on the structure of the new office, services available, and procedures to be followed to receive these services. Campaigns will include publicity on the identity of licensed surveyors and processes for the registering of land and associated fees for those services. Where possible, LGSA will promote and communicate on land services provided by other GOL institutions.

## COMPONENT 3

Conduct action research to support provisions of the land rights policy and land rights law. The Land Rights Policy defines four major land categories: public, government, customary, and private. Under the draft Land Rights Act customary lands are statutorily recognized as equal to private land. Recognition of customary lands requires communities to self-identify members, demarcate boundaries, and constitute representative land governance entities.

- **Develop a learning agenda followed by the development and field testing of processes for customary land rights implementation.** LGSA will initially undertake a series of studies (studies on Harmonizing Boundaries, Current Land Dispute Resolution Models, Models for Community Land Governance, Women's Land Rights, Process for Examining Claims, definition of Community Membership, and the Political Ecology of Land and Agriculture Concessions in Liberia).



Initial study findings may require further research to address differences in community characteristics. Findings from the research will serve to inform a process of community selection for undertaking a series of pilot exercises to implement the provisions of the Land Rights Policy.

- **Facilitate community-led processes to strengthen community land governance, including capacity building of communities, local institutions, and stakeholders.** Section 6.0 of the Land Rights Policy defines four steps in the recognition of customary tenure: 1. Community self-identification; 2. Delineating and mapping of boundaries; 3. Deeding and recording of community land; and 4. Establishing legal entities to manage and govern community land. The Land Commission's Community Land Rights Unit (CLRU) tested procedures for recognizing the customary territorial claims and boundaries of rural communities and drafted an initial *Field Guide for Developing a Framework for Implementing Customary/Community Land Rights Recognition Nation-Wide* which still requires further consultation, refinement, and review. Upon completion of the research activities LGSA will assist the GOL in updating their *Field Guide for Developing a Framework for Implementing Customary/Community Land Rights Recognition Nation-Wide* for application in the customary land rights recognition process. Once the action research is completed and a revised shared field guide is drafted and approved, the LGSA project will pilot the refined customary land rights recognition process in phases, incorporating lessons learned as feasible. The LGSA project will consider working in communities in various stages of customary land rights recognition that have received USAID or other civil society or donor support.

#### COMPONENT 4

Strengthen civil society, private sector, and citizen engagement in land governance.

- **Develop and manage grants under contract supporting civil society and private sector entities engaged in land governance activities.** LGSA will provide grants to the Liberian private sector and civil society to implement outreach programs. Activities may include awareness raising, dialogue, research, capacity building, or field based activities around current land frameworks and legal reform (Land Rights Policy and Law, Liberia Land Authority Act, Land Administration Policy), as well as the customary land rights recognition process. Other grant programs will focus on behavior change related to women's land rights. LGSA will utilize the GUC program to build the capacity of grantees through financial and administrative management training and specific guidance from our long- and short-term specialists on technical issues such as communications and outreach, research methodologies, and institutional development.
- **Assist the strengthening of private professional organizations, and facilitating the establishment of public-private partnerships in activities surrounding land administration.** LGSA will complete and build off of a market survey that will examine what land services are needed in Liberia (i.e., surveying, valuation, real estate, third party land dispute resolution entities, and community-private sector negotiators). The project will support NGOs and the private sector to institute new or strengthen existing organizations to provide affordable services in the areas identified. LGSA will be cognizant of, encourage, and monitor the participation of women in professional organizations and private land sector services, particularly those that are directly supported by LGSA. LGSA will continue to work with the Association of Professional Land Surveyors of Liberia (APLSUL). LGSA will explore other opportunities to establish land related professional bodies. LGSA will also look for opportunities to engage with the private sector. Mining, timber, and palm oil companies require private sector services such as surveying, land valuation, environmental impact and mitigation, land dispute resolution, and land use planning. At present there are few if any Liberian institutions that can meet these needs. With support of LGSA and the private sector, consultants and institutions will be trained and mentored to perform professional

land services to meet these needs.

## 1.1 LGSA ENVIRONMENTAL COMPLIANCE-RELATED CONTRACT REQUIREMENTS

The Foreign Assistance Act of 1961, Section 117, as amended, requires that the impact of USAID’s activities on the environment be considered and that USAID include environmental sustainability as a central consideration in designing and carrying out its development programs. This mandate is codified in Federal Regulations (22 CFR 216) and in USAID’s Automated Directives System (ADS) Parts 201.5.10g and 204 (<http://www.usaid.gov/policy/ads/200/>), which, in part, require that the potential environmental impacts of USAID-financed activities are identified prior to a final decision to proceed and that appropriate environmental safeguards are adopted for all activities. For ease in review/use, the most pertinent sections of the LGSA contract are included below (Section C.6).

### Environmental Analysis and Compliance

The approved Initial Environmental Examination (IEE) for the project recommends either a Negative Determination with Conditions or Categorical Exclusion for all activities within the Land Governance Support Activity. Conditions that relate to specific activity types to be undertaken by the Contractor are below.

Class of Activities	Recommended Determination
<p><b>Education and training, e.g.</b></p> <ul style="list-style-type: none"> <li>• Short-term and long-term training of Liberians in key technical areas such as land use management/ planning, surveying, and geodesy</li> <li>• Training of members of local government, the judiciary, and traditional leaders on new land policies</li> <li>• Development of modules on land tenure and property rights within Liberian higher education curricula, such as those related to agriculture, forestry, and law.</li> </ul>	<p><b>Negative Determination</b> with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p><b>Mandatory references:</b> Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security<sup>1</sup> and the Environmental Guidelines for Small-Scale Activities in Africa.<sup>2</sup></p>
<p><b>Technical assistance, e.g.</b></p> <ul style="list-style-type: none"> <li>• Technical assistance to the Land Commission to develop land related policies and draft legislation and implementing regulations</li> <li>• Technical assistance to build the institutional capacity of a new Liberian land agency through the development of performance management systems, human resource planning, standard operating procedures, etc.</li> </ul>	<p><b>Negative Determination with the following conditions:</b></p> <p>Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management.</p> <p><b>Mandatory reference:</b> Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security.<sup>3</sup></p> <p>USAID Sector Environmental Guidelines, <a href="http://www.usaidgems.org/sectorGuidelines.htm">http://www.usaidgems.org/sectorGuidelines.htm</a> as applicable to the described TA.</p>
<p><b>Analyses and studies, e.g.</b></p> <ul style="list-style-type: none"> <li>• Policy-relevant research on key land tenure issues, such as patterns of land use and ownership</li> </ul>	<p><b>Categorical Exclusion</b> pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>

Class of Activities	Recommended Determination
<ul style="list-style-type: none"> <li>Impact evaluation of customary land rights pilots</li> </ul>	
<p><b>Document and information transfers, e.g.</b></p> <ul style="list-style-type: none"> <li>Land rights public information campaigns</li> <li>Translation and printing of land rights laws and regulations</li> </ul>	<p><b>Negative Determination</b>, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>
<p><b>Field pilot activities, e.g.</b></p> <ul style="list-style-type: none"> <li>Implementation of the new Land Rights Policy through piloting of development of community land governance institutions, rules, and processes, demarcation of community lands, etc.</li> </ul>	<p><b>Negative Determination</b> subject to the following <b>conditions</b>:</p> <ul style="list-style-type: none"> <li>Pilot activities for the implementation of customary land rights will incorporate best practice standards in land tenure, property rights, and community-based natural resource management, including the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</li> <li>All pilot activities will include capacity building of customary land holding groups consistent with good practice guidelines and addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.</li> <li>A comprehensive environmental mitigation and monitoring plan must be developed for all potential land governance field pilot activities. The EMMP must abide by the 'best practice' standards in land tenure and property rights, natural resource management and environmental compliance, including, but not limited to, the VGGT<sup>4</sup> and the Environmental Guidelines for Small-Scale Activities in Africa.<sup>5</sup> The EMMP must be reviewed and approved by the AOR/COR and Mission Environmental Officer (MEO). All field pilot activities will then be reviewed within the framework of the approved EMMP. Field pilot activities not covered within the scope of the approved EMMP will trigger an additional screening process, as set out by the AFR Environmental Review Form/Environmental Review Report ERF/ERR (available at <a href="http://www.usaidgems.org/subsidiary.htm">http://www.usaidgems.org/subsidiary.htm</a>). In these cases, the ERF/ERR must be completed and approved by the AOR/COR and MEO prior to awards for pilot activities.</li> <li>Pilot activities will be monitored for changes in land use, particularly changes in forest cover, compared with similarly situated control communities.</li> </ul>
<p>Small-scale construction or remodeling</p>	<p><b>Negative Determination</b> subject to the following <b>conditions</b> that:</p> <p><b>I. Good practice design standards</b> are implemented for planned activities, generally consistent with USAID's <i>Sector Environmental Guidelines for Construction</i>.<sup>6</sup></p> <p><a href="http://www.usaidgems.org/sectorGuidelines.htm">http://www.usaidgems.org/sectorGuidelines.htm</a></p>

Class of Activities	Recommended Determination
	<p><b>2. There are no complicating factors.</b> The site is not within 30m of a permanent or seasonal stream or water body, will NOT involve displacement of existing settlement/ inhabitants, has an average slope of less than 5%, and is not heavily forested or in an otherwise undisturbed local ecosystem.</p> <p><b>3. Construction management.</b> The following construction/remodeling management requirements must be included in Environmental Mitigation and Monitoring Plans: (1) During construction/remodeling, prevent sediment-heavy runoff from cleared site or material stockpiles to any surface waters or fields with berms, by covering sand/dirt piles, or by choice of location. (Only applies if refurbishment occurs during rainy season.); (2) Construction/remodeling must be managed so that no standing water on the site persists more than 4 days; (3) Implementing Partners (IPs) must require their general contractor to certify that it is not extracting fill, sand or gravel from waterways or ecologically sensitive areas, nor is it knowingly purchasing these materials from vendors who do so; (4) IPs must identify and implement any feasible measures to increase the probability that timber is procured from legal, well-managed sources.</p> <p><b>4. Designs must provide for drainage, sanitation and fresh water, as appropriate and if applicable;</b> note that facilities must provide sanitation.</p> <p><b>5. Operations.</b> Where USAID does not have operational responsibility, the IP must work with the responsible party to develop a practical environmental management protocol and maximize the probability that it will continue to be implemented after project hand-off.</p>

<sup>1</sup> Food and Agriculture Association of the United Nations, *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security* (Rome: 2012). <http://www.fao.org/docrep/016/i2801e/i2801e.pdf>

<sup>2</sup> USAID, “Community-Based Natural Resource Management,” Chapter 2 of *Environmental Guidelines for Small-Scale Activities in Africa* (Washington, DC: March 2009). <http://www.encapafrika.org/EGSSAA/cbnrm.pdf>

<sup>3</sup> FAO, *Voluntary Guidelines*.

<sup>4</sup> Food and Agriculture Association of the United Nations, *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security* (Rome: 2012). <http://www.fao.org/docrep/016/i2801e/i2801e.pdf>

<sup>5</sup> USAID, “Community-Based Natural Resource Management,” Chapter 2 of *Environmental Guidelines for Small-Scale Activities in Africa* (Washington, DC: March 2009). <http://www.encapafrika.org/EGSSAA/cbnrm.pdf>

<sup>6</sup> USAID, *Sector Environmental Guidelines: Small-Scale Construction* (Washington, DC: November 2013). <http://www.usaidgems.org/Documents/SectorGuidelines/USAID%20Sector%20Guideline%20Construction%202013.pdf>

## 2.0 DEFINITIONS, ROLES AND RESPONSIBILITIES

To ensure that all LGSA staff possess a clear understanding of the terms “environmental mitigation” and “environmental monitoring,” these terms are defined below, in Section 2.1. In Section 2.2., we define the staff roles and responsibilities for mitigation and monitoring.

### 2.1 DEFINITIONS: ENVIRONMENTAL MITIGATION AND MONITORING

The goals and processes for environmental mitigation and monitoring have been clearly defined by USAID. This document, including all definitions, builds directly upon USAID’s guidance on the development and implementation of EMMPs.<sup>1</sup>

**Environmental mitigation**, defined as *the implementation of measures designed to reduce the undesirable effects of a proposed action on the environment*, is central to the environmental compliance process, and is essential to achieving environmentally sound activity design and implementation.

Mitigation can reduce impacts in three ways:

1. Prevention and control measures, which fully or partially prevent an impact/reduce a risk by:<sup>2</sup>
  - Changing means or technique
  - Changing the site
  - Specifying operating practices
2. Compensatory measures, which offset adverse impacts in one area with improvements elsewhere
3. Remediation measures, which repair or restore the environment after damage is done

**Environmental monitoring** is defined as:

- *The systematic measurement of key environmental indicators over time, within a particular geographic area*
- *The systematic evaluation of the implementation of mitigation measures*

Environmental monitoring is a necessary complement to mitigation, and forms a normal part of monitoring project results.

This mitigation and monitoring plan defines environmental mitigation and monitoring for LGSA, and builds directly on the LGSA IEE and ETD.

In terms of **mitigation**, this plan defines ...

- What and Why:

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<sup>1</sup> Recent guidance documents include: “Environmental Procedures Training Manual,” “Introduction to Environmental Mitigation and Monitoring Plans,” and “Environmental Guidelines for Small-Scale Activities in Africa.”

<sup>2</sup> Prevention of impacts by changes to activity design, site, or technique is the most reliable approach to mitigation; as such, this EMMP gives preference to prevention and control measures.

- What are the significant impacts that need to be mitigated?
- For each significant impact, what are the proposed mitigation measures?
- Who:
  - Who carries out mitigation measures? Who manages or verifies?
- When:
  - At what stage in the project cycle is each measure implemented?
  - Is there adaptive mitigation?

In terms of **monitoring**, this plan defines ...

- What:
  - What are the indicators?
- Why:
  - Why each indicator—what is the purpose of each indicator?
- When and How:
  - When and how will indicators be measured? How will the information be analyzed?
- Who:
  - Who monitors? Who analyzes? Who reports? Who receives the information?

Mitigation and monitoring are a critical part of environmentally sound design and implementation. Mitigation minimizes adverse environmental impacts. Monitoring assesses whether the mitigation measures are sufficient and effective.

To be effective, mitigation and monitoring must be ...

- **Realistic:** Mitigation and monitoring must be achievable within time, resources, and capabilities.
- **Targeted:** Mitigation measures and indicators must correspond to impacts.
- **Funded:** Funding for mitigation and monitoring must be adequate over the life of the activity.
- **Considered early:** Preventive mitigation is usually the cheapest and most effective form of mitigation, but prevention must be built in at the design stage.

## 2.2 ROLES AND RESPONSIBILITIES FOR ENVIRONMENTAL COMPLIANCE

LGSA proposes the following personnel to meet USAID environmental compliance requirements:

1. **Chief of Party (COP):** The COP has ultimate responsibility for ensuring that the LGSA EMMP is implemented appropriately and in a timely fashion.
2. **LGSA Coordinators:** As environmental compliance is integrated into project implementation (including monitoring and evaluation), the component leaders are assigned responsibility to ensure that all technical assistance activities under leadership comply with this EMMP.
3. **Subcontracts and Grants Specialist:** The Subcontracts and Grants Specialist is responsible for

screening grant and subcontractor activities using the Environmental Review Forms; preparing the Environmental Review Reports in consultation with the Technical Specialists and M&E Specialist; and monitoring environmental compliance of grantees.

4. **Monitoring and Evaluation (M&E) Specialist:** Building on the integration of the work plan, M&E plan, and the EMMP, the M&E Specialist is responsible for ensuring that the EMMP indicators are monitored and reported on. The M&E Specialist will be responsible for delegating any additional M&E responsibilities for the EMMP.

## 3.0 MITIGATION AND MONITORING PLAN

In Section 3.1 of this mitigation and monitoring plan, we present the environmental threshold decisions for each planned activity/task per the approved IEE (see Table 3.1 below). New activities that were not included in the approved IEE are identified and assigned a provisional threshold determination based on USAID definitions. It is expected that these provisional determinations will be examined by USAID. Then, in Section 3.2, we detail both the mitigation measures and the monitoring protocols for each planned activity associated with the threshold decision negative determination with conditions.

### 3.1 PLANNED ACTIVITIES/TASKS AND ENVIRONMENTAL THRESHOLD DECISION

Table 3.1, below, presents the LGSA components, activities and tasks per the FY17 work plan. For each activity/task, the environmental threshold decision included in the IEE (original activities) or a provisional threshold determination (new activities) is presented, along with the appropriate reference to the *Code of Federal Regulations*, where applicable.



**TABLE 3.1. SUMMARY OF LGSA ACTIVITIES AND ENVIRONMENTAL THRESHOLD DECISIONS**

Class of activities	Potential Environmental Impacts	Recommended Determination
<p>Education and training, e.g.,</p> <ul style="list-style-type: none"> <li>• Short-term and long-term training of Liberians in key technical areas such as land use management/planning, surveying, and geodesy</li> <li>• Training of members of local government, the judiciary, and traditional leaders on new land policies</li> <li>• Development of modules on land tenure and property rights within Liberian higher education curricula, such as those related to agriculture, forestry, and law.</li> </ul>	<p>While trainings, technical assistance and capacity development are intended to build the knowledge, skills and technical competencies of Liberians to manage and oversee implementation of land tenure and use rights, the tendency to failure exists when best practice management standards in land use rights are not promoted in these trainings. In the absence of these best practices, poor land management and use practices, which often serve as potential cause of conflict in sub-Saharan Africa, could result.</p>	<p><b>Negative Determination</b> with the following <b>conditions:</b></p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p><b>Mandatory references:</b> <i>Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security</i><sup>3</sup> and the <i>Environmental Guidelines for Small-Scale Activities in Africa</i>.<sup>4</sup></p>

<sup>3</sup> Food and Agriculture Association of the United Nations, *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security* (Rome: 2012). <http://www.fao.org/docrep/016/i2801e/i2801e.pdf>

<sup>4</sup> USAID, “Community-Based Natural Resource Management,” Chapter 2 of *Environmental Guidelines for Small-Scale Activities in Africa* (Washington, DC: March 2009). <http://www.encapafrika.org/EGSSAA/cbnrm.pdf>

Class of activities	Potential Environmental Impacts	Recommended Determination
<p>Technical assistance, e.g.,</p> <ul style="list-style-type: none"> <li>• Technical assistance to the Liberian Land Agency to develop land-related policies and draft legislation and implementing regulations</li> <li>• Technical assistance to build the institutional capacity of a new Liberian Land Agency through the development of performance management systems, human resource planning, standard operating procedures, etc.</li> </ul>	<p>Technical assistance activities are not expected to have significant direct environmental impacts. However, technical assistance to the development of land-related policies has significant potential for indirect and long-term environmental impacts, through its influence on Liberia's legal framework for land rights, land administration, land use management and planning, and land dispute resolution. These impacts are shaped by many intermediate factors/influences external to the Land Governance Project and are not easy to predict, but they include the following:</p> <p>Changes in land use resulting from a new legal and regulatory framework for land use planning and zoning. Poor land use planning can result in negative environmental consequences, as described in the 2008 ETOA report. A recent study found that overlapping land areas have been allocated by the GOL for multiple competing uses -- e.g., for both conservation and logging.<sup>5</sup> Ineffective land use planning and zoning laws and regulations are unlikely to have significant negative environmental impacts compared with baseline conditions (characterized by the lack of coherent planning), but could have a significant opportunity cost, given limited windows of opportunity for policy change.</p>	<p><b>Negative Determination</b> with the following <b>conditions:</b></p> <p>Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management.</p> <p><b>Mandatory reference:</b> <i>Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security.</i><sup>6</sup></p> <p>USAID Sector Environmental Guidelines, <a href="http://www.usaidgems.org/sectorGuidelines.htm">http://www.usaidgems.org/sectorGuidelines.htm</a>, as applicable to the described TA.</p>

Class of activities	Potential Environmental Impacts	Recommended Determination
Analyses and studies, e.g., <ul style="list-style-type: none"> <li>• Policy-relevant research on key land tenure issues, such as patterns of land use and ownership</li> <li>• Impact evaluation of customary land rights pilots</li> </ul>	No anticipated effect on the natural or physical environment	<b>Categorical Exclusion</b> pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.
Document and information transfers, e.g., <ul style="list-style-type: none"> <li>• Land rights public information campaigns</li> <li>• Translation and printing of land rights laws and regulations</li> </ul>	While the activities do not entail direct biophysical changes to the land, they do have the potential to change land use patterns and trends in community land rights and governance systems.	<b>Negative Determination</b> , while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.

<sup>5</sup> Land Commission of Liberia, *Land Inventory and Land Management Planning in Sinoe County* (Monrovia: September 2012). [http://eeas.europa.eu/delegations/liberia/documents/press\\_corner/20130916\\_02.pdf](http://eeas.europa.eu/delegations/liberia/documents/press_corner/20130916_02.pdf)

<sup>6</sup> FAO, *Voluntary Guidelines*.

Class of activities	Potential Environmental Impacts	Recommended Determination
<p>Field pilot activities, e.g.,</p> <ul style="list-style-type: none"> <li>Implementation of the new Land Rights Policy/Law through piloting of development of community land governance institutions, rules, and processes, demarcation of community lands, etc.</li> </ul>	<p>The main potential environmental impact is change in land use patterns and trends resulting from changes in community land rights and land governance systems.</p>	<p><b>Negative Determination</b> subject to the following <b>conditions</b>:</p> <ul style="list-style-type: none"> <li>Pilot activities for the implementation of customary land rights will incorporate best practice standards in land tenure, property rights, and community-based natural resource management, including the <i>Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and Environmental Guidelines for Small-Scale Activities in Africa</i>.</li> <li>All pilot activities will include capacity building of customary land holding groups consistent with good practice guidelines and addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.</li> <li>A comprehensive environmental mitigation and monitoring plan must be developed for all potential land governance field pilot activities. The EMMP must abide by the ‘best practice’ standards in land tenure and property rights, natural resource management and environmental compliance, including, but not limited to, the VGGT<sup>7</sup> and the <i>Environmental Guidelines for Small-Scale Activities in Africa</i>.<sup>8</sup> The EMMP must be reviewed and approved by the AOR/COR and MEO. All field pilot activities will then be reviewed within the framework of the approved EMMP. Field pilot activities not covered within the scope of the approved EMMP will trigger an additional screening process, as set out by the AFR Environmental Review Form/Environmental Review Report ERF/ERR. In these cases, the ERF/ERR must be completed and approved by the AOR/COR and MEO prior to awards for pilot activities.</li> <li>Pilot activities will be monitored for changes in land use, particularly changes in forest cover, compared with similarly-situated control communities.</li> </ul>

<sup>7</sup> Food and Agriculture Association of the United Nations, *Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security* (Rome: 2012). <http://www.fao.org/docrep/016/i2801e/i2801e.pdf>

<sup>8</sup> USAID, “Community-Based Natural Resource Management,” Chapter 2 of *Environmental Guidelines for Small-Scale Activities in Africa* (Washington, DC: March 2009). <http://www.encapafrika.org/EGSSAA/cbnrm.pdf>

Class of activities	Potential Environmental Impacts	Recommended Determination
Small-scale construction or remodeling	<p>Potential environmental impacts of small-scale construction or remodeling include:</p> <ul style="list-style-type: none"> <li>• Damage to ecosystems.</li> <li>• Sedimentation of streams and surface water</li> <li>• Contamination of water supplies</li> <li>• Damage to aesthetics of area</li> <li>• Difficulty disposing of construction waste and other solid waste</li> <li>• Improper sourcing of construction materials (i.e., sand mining, timber)</li> </ul>	<p><b>Negative Determination</b> subject to the following <b>conditions</b> that:</p> <ol style="list-style-type: none"> <li><b>1. Good practice design standards</b> are implemented for planned activities, generally consistent with USAID’s <i>Sector Environmental Guidelines for Construction</i>.<sup>9</sup> <a href="http://www.usaidgems.org/sectorGuidelines.htm">http://www.usaidgems.org/sectorGuidelines.htm</a></li> <li><b>2. There are no complicating factors.</b> The site is not within 30m of a permanent or seasonal stream or water body, will NOT involve displacement of existing settlement/ inhabitants, has an average slope of less than 5%, and is not heavily forested or in an otherwise undisturbed local ecosystem.</li> <li><b>3. Construction management.</b> The following construction/remodeling management requirements must be included in Environmental Mitigation and Monitoring Plans: (1) During construction/remodeling, prevent sediment-heavy run-off from cleared site or material stockpiles to any surface waters or fields with berms, by covering sand/dirt piles, or by choice of location. (Only applies if refurbishment occurs during rainy season.); (2) Construction/remodeling must be managed so that no standing water on the site persists more than 4 days; (3) Implementing Partners (IPs) must require their general contractor to certify that it is not extracting fill, sand or gravel from waterways or ecologically sensitive areas, nor is it knowingly purchasing these materials from vendors who do so; (4) IPs must identify and implement any feasible measures to increase the probability that timber is procured from legal, well-managed sources.</li> <li><b>4. Designs must provide for drainage, sanitation and fresh water, as appropriate and if applicable;</b> note that facilities must provide sanitation.</li> <li><b>5. Operations.</b> Where USAID does not have operational responsibility, the IP must work with the responsible party to develop a practical environmental management protocol and maximize the probability that it will continue to be implemented after project hand-off.</li> </ol>

<sup>9</sup> USAID, *Sector Environmental Guidelines: Small-Scale Construction* (Washington, DC: November 2013). <http://www.usaidgems.org/Documents/SectorGuidelines/USAID%20Sector%20Guideline%20Construction%202013.pdf>

### **3.2 MITIGATION MEASURES AND MONITORING PROTOCOLS**

LGSA has carefully reviewed and considered the “conditions” included in the IEE. Based on this, we have developed proposed mitigation measures and monitoring protocols for all negative determination with conditions activities.

Table 3.2 presents mitigation measures for LGSA activities approved in the annual work plan. This includes integration of the considerations found in the environmental review report associated with LGSA grants as well as EMMP flow-down considerations in LGSA subcontracts.

**TABLE 3.2. LGSA MITIGATION MEASURES AND MONITORING PROTOCOL**

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p><b>Activity 1.1 Provide Advisory and Demand Driven Support to Land Policy Development</b></p> <p><b>Condition:</b> Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management.</p> <p>Mandatory reference: VGGTs</p> <p>USAID Sector Environmental Guidelines, <a href="http://www.usaidgems.org/sectorGuidelines.htm">http://www.usaidgems.org/sectorGuidelines.htm</a>, as applicable to the described TA.</p>	<p>LGSA will employ a proactive approach to promote broad-based stakeholder engagement in all policy development. This includes, for each such event:</p> <ul style="list-style-type: none"> <li>a) Distributing invitations and issuing public announcements to announce meetings/ consultations at least a week, though preferably at least two weeks, prior to the event</li> <li>b) Representatives from organizations with a diverse group of interests being invited into policy dialogue activities</li> <li>c) Collecting signed attendance/ participation forms</li> <li>d) Preparing and distributing minutes from each event to all invitees (which will include the full list of participants)</li> <li>e) Request response and follow up from participants</li> </ul> <p>In addition, scopes of work will include reference to the need to ensure that broad interests are represented in decision-making processes and technical recommendations.</p>	<p>Project records (dated copies of invitations/ transcripts of public announcements will be attached to dated meeting agendas and meeting minutes [inclusive of participant lists])</p>	<p>Policy engagement efforts will be reported in quarterly reports. These reports will document clearly the diversity of views that inform policy decisions. TA SOWs that support decision-making processes.</p>	<p>Integrated into activity costs</p>	<p>COP</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p><b>Activity 1.2 Conduct and Disseminate Policy Research and Analysis</b></p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>LGSA will develop and implement a strategy of communicating sound environmental management as it pertains to land use management to land administrators/authorities, and governmental and non-governmental organizations, land authorities and pilot communities in preparation for pilot activities.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>
<p><b>Activity 1.3 Develop and Disseminate Public Information on Proposed Reforms</b></p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>The project will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP and Communications and Outreach Specialist</p>
<p><b>Activity 2.1 Support Master's-Level Training of GOL Land Governance Institutions</b></p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<p>Choose land governance trainings/ Master's level training with best practice standards.</p>	<p>Curriculum inclusive of international best practices on land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>



Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p><b>Activity 2.2 Support Decentralized Management and Institutional Capacity Development Including Training</b></p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<p>For all training with government officials LGSA will research and document best practices relevant to the project scope in land tenure and property rights, natural resource management and environmental compliance.</p>	<p>Curriculum inclusive of international best practices on land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>
<p><b>Activity 2.3 Increase Awareness and Capacity of GOL Land Governance Institutions</b></p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: VGGTs and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<p>LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.</p>	<p>Training curriculum inclusive of international best practices on land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Communications and Outreach Specialist</p>
<p><b>Activity 2.4 Preservation of DLSC Documents</b></p> <p><b>Condition:</b> Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	<p>Preservation of DLSC documents will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p><b>Activity 2.5 Introduction of Spatial Data Infrastructure and Implementation of Data Standards for the Land Information System</b></p> <p><b>Condition:</b> Technical assistance and recommendations to the development of policy and legal frameworks must be consistent with Liberian environmental regulations and should incorporate best practice standards in land tenure, property rights, and natural resource management.</p> <p>Mandatory reference: VGGTs and USAID Sector Environmental Guidelines, <a href="http://www.usaidgems.org/sectorGuidelines.htm">http://www.usaidgems.org/sectorGuidelines.htm</a>, as applicable to the described TA.</p>	<p>Spatial Data Infrastructure and Data Standards will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>Consistent with Liberian environmental regulations and incorporate international best practices in land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>
<p><b>Activity 2.6 Develop Business Plan for Liberia Land Authority and Support Institutional Transition and Establishment of Management Systems for Sustainability</b></p> <p>Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	<p>LLA Business Plan will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>
<p><b>Activity 2.7 Support Public Outreach and Awareness</b></p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Communications and Outreach Specialist</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p><b>Activity 3.1 Develop Learning Agenda for Customary Land Rights Implementation</b></p> <p><b>Categorical Exclusion</b></p> <p>Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	<p>Learning Agenda and subsequent studies will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>

<p><b>Activity 3.2 Develop, Field Test &amp; Revise Processes for Customary Land Rights Implementation</b></p> <p>Negative Determination subject to the following conditions:</p> <ul style="list-style-type: none"> <li>• Pilot activities for the implementation of customary land rights will incorporate best practice standards in land tenure, property rights, and community-based natural resource management, including the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</li> <li>• All pilot activities will include capacity building of customary land holding groups consistent with good practice guidelines and addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.</li> <li>• A comprehensive environmental mitigation and monitoring plan must be developed for all potential land governance field pilot activities. The EMMP must abide by the 'best practice' standards in land tenure and property rights, natural resource management and environmental compliance, including, but not limited to, the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa. The EMMP must be reviewed and approved by the AOR/COR and Mission Environmental Officer. All field pilot activities will then be reviewed within</li> </ul>	<ul style="list-style-type: none"> <li>• Pilot activities will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</li> <li>• Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.</li> <li>• Monitor pilot activity sites for changes in land use, particularly changes in forest cover, compared with similarly-situated control communities.</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with Liberian environmental regulations and incorporate international best practices in land tenure.</li> <li>• Training curriculum inclusive of international best practices on land tenure.</li> <li>• No changes in land use, particularly changes in forest cover in pilot activity sites.</li> </ul>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>
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Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p>the framework of the approved EMMP. Field pilot activities not covered within the scope of the approved EMMP will trigger an additional screening process, as set out by the AFR Environmental Review Form/Environmental Review Report ERF/ERR (available at <a href="http://www.usaidgems.org/subsidiary.htm">http://www.usaidgems.org/subsidiary.htm</a>). In these cases, the ERF/ERR must be completed and approved by the AOR/COR and MEO prior to awards for pilot activities.</p> <ul style="list-style-type: none"> <li>Pilot activities will be monitored for changes in land use, particularly changes in forest cover, compared with similarly-situated control communities.</li> </ul>					
<p><b>Activity 3.3 Facilitate Community-Led Processes to Strengthen Community Land Governance</b></p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<ul style="list-style-type: none"> <li>Pilot activities will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</li> <li>Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.</li> </ul>	<ul style="list-style-type: none"> <li>Consistent with Liberian environmental regulations and incorporate international best practices in land tenure.</li> <li>Training curriculum inclusive of international best practices on land tenure.</li> </ul>	Reported in Quarterly Reports	Integrated into activity costs	Community Engagement Specialist

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p><b>Activity 3.4 Conduct Capacity Building of Communities, Local Institutions and Stakeholders</b></p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<p>Train pilot communities on best practices addressing issues of sustainable land use and management, social impacts of land use planning, and environmental soundness.</p>	<p>Training curriculum inclusive of international best practices on land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>
<p><b>Activity 3.5 Develop Phased and Costed Implementation Plan</b></p> <p>Categorical Exclusion pursuant to §216.2(c)(2)(xiv) Studies, projects, or programs intended to develop the capability of recipient countries to engage in development planning, except to the extent they are designed to result in activities directly affecting the environment.</p>	<p>Implementation Plan will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>
<p><b>Activity 3.6 Disseminate Action Research Findings</b></p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>Dissemination of findings will be consistent with Liberian environmental regulations and will incorporate international best practice standards in land tenure, property rights, and natural resource management.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>COP</p>

Activity & Condition	Mitigation Measure(s)	Monitoring Indicator(s)	Monitoring & Reporting Frequency	Budget	Who is Responsible
<p><b>Activity 4.1 Design and Implement Public Information Campaigns</b></p> <p>Negative Determination, while the anticipated activities will not have direct impact on land, they do have the potential to effect indirect changes in land use patterns, the scope of natural resource management, and land management and thus, are subject to a Negative Determination.</p>	<p>LGSA will draft a communications strategy to incorporate sound environmental management practices in their training courses and mentoring to LLA and county authorities, and pilot communities.</p>	<p>N/A</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Communications and Outreach Specialist</p>
<p><b>Activity 4.2 Develop and Manage GUC Supporting Civil Society and Private Sector</b></p> <p>Mitigation measures flow down to grantees as appropriate.</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>Subcontracts and Grants Specialist</p>
<p><b>Activity 4.3 Strengthen Private Professional Organizations of Surveyors and Land Professionals</b></p> <p>Negative Determination with the following conditions:</p> <p>Education and training curricula developed under the project should incorporate best practice standards in land tenure and property rights, natural resource management and environmental compliance, as relevant.</p> <p>Mandatory references: Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests in the Context of National Food Security and the Environmental Guidelines for Small-Scale Activities in Africa.</p>	<p>Train professional organizations on best practices addressing issues of sustainable land use and management, surveying, geodesy, social impacts of land use planning, and environmental soundness.</p>	<p>Training curriculum inclusive of international best practices on land tenure.</p>	<p>Reported in Quarterly Reports</p>	<p>Integrated into activity costs</p>	<p>Land Administration Specialist</p>

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