

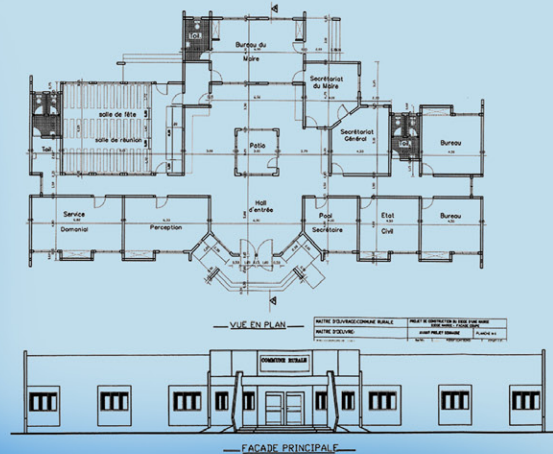


**MILLENNIUM
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REDUCING POVERTY THROUGH GROWTH

**MILLENNIUM CHALLENGE CORPORATION (MCC)
AND
MILLENNIUM CHALLENGE ACCOUNT (MCA)
BURKINA FASO**

Environment and Social Assessment (ESA)



Cover design by Claudia Moreno, Target Copy Center, Archer Road, Gainesville, Florida, USA.
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**MILLENNIUM CHALLENGE CORPORATION (MCC)
AND
MILLENNIUM CHALLENGE ACCOUNT (MCA)
BURKINA FASO**

Environment and Social Assessment (ESA)

**Rural Land Governance (RLG) Project
Commune Building Component**

**Final Environmental and Social Assessment (ESA) Site Review
of the Commune Building Component for 17 Pilot Communes
in the Rural Land Governance (RLG) Project**

1st Draft: September 29, 2008
1st Revision: October 13, 2008
2nd Revision: December 23, 2008

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Recommended Citation Format:

McMillan, Della E. and Issa Zerbo. 2008. *Final Environmental and Social Assessment (ESA) Site Review of the Commune Building Component for 17 Pilot Communes in the Rural Land Governance (RLG) Project*. Ouagadougou: Millennium Challenge Account.

Executive Summary

Between August 18 and September 29, 2008, a joint Millennium Challenge Corporation (MCC) and Millennium Challenge Account (MCA) team conducted a comprehensive review of the initial Environmental and Social Assessment (ESA) checklists that were used to determine whether any major social and environmental problems were likely to be associated with the commune building component of the MCA Rural Land Governance (RLG) Project. This information was needed to complete preparations for execution of commune building construction and its related environmental planning measures and resettlement action plans (RAP), which are tentatively scheduled to start in the first trimester of the 2009.

This review was conducted in two stages. During Stage I (August 18-September 7), the team verified the original checklist (Checklist 1) for each commune and gathered additional information about land tenure and settlement status of the land. This initial stage reviewed 17 communes and of these identified:

- Four communes (Bama, Loumbila, Kampti, and Di) in which the mayors and/or municipal councils proposed sites that were different from those that were in the original MCC ESA review in October and November 2007;
- Four communes in which the site being proposed was either on land that was outside the area officially zoned (*loti*) for administrative purposes (Di, Kampti, and Bama) or in an area that was classified as an administrative zone without official zoning as such (Sono);
- One commune (Kongoussi) in which the site is in an administrative area still designated for another service; and
- Five communes in which resettlement action plans (RAPs) are highly likely to be needed to compensate individuals for their land tenure rights, stores, crops or displaced livelihoods and/or communities for their loss of social infrastructure (Di, Ouarguaye, Bama, Kampti, and Kongoussi).

Based on this initial assessment, the team developed an action plan for Stage II of the mission (September 8-September 29) that was designed to:

- Accelerate collection of official papers that MCA needed to document land tenure status of the original or revised parcels (for all 17 pilot communes);
- Ensure that the five communes for which the original or proposed alternative sites were either outside the area zoned for administration (Di, Kampti, Sono, and Bama) or were zoned for other purposes (Kongoussi) and would be converted to zoned administrative land that could be used for the commune building; and
- Collect information on the types of settlement issues that the RLG project would need to consider in the five communes that are likely to need RAPs.

There were five principal outputs of these activities.

1. **Initial ESA Due Diligence Strengthened and Completed:** The ESA due diligence was completed on the 17 sites including new alternative sites that were added after the initial due diligence.

2. **Site Documentation Completed:** The essential documentation needed to verify the land tenure status of the 17 sites was completed (with a few minor exceptions).
3. **Reclassification of Un-Zoned Areas Completed:** The mission facilitated the communes in completing the process needed to reclassify the building sites in un-zoned areas to areas zoned for administration.
4. **Critical Elements for RAPs Identified:** The critical elements and estimated costs for consideration in RAPs for the five communes in which resettlement action plans (RAPs) are likely to be needed were identified (in a separate table for each site).
5. **Critical Environmental and Gender Issues Identified:** Other gender and environmental issues to consider in: (a) the commune building site land use plans and/or (b) the environmental and social management plans for the sites were identified for consideration during construction, as well as program execution. While some of the gender recommendations were designed to offset potential negative impacts of the construction on women, others were needed to enhance the positive gender impact of the activity on women's participation in and benefits from the project.

Based on this analysis, the report makes one short-term recommendation (Recommendation 1) for completing the minimal amount of ESA documentation that is still outstanding on the 17 pilot communes and five longer term recommendations (Recommendations 2-6) for future ESA activities on the 30 additional communes that will be added during phase two of the project, which is tentatively scheduled to start in the third year of the Compact Term.

Short-Term Recommendations (before January 2009) for Follow-Up ESA on the 17 Pilot Commune Building Sites

Recommendation 1: Follow through with the Plan that Team Developed and Used for Completing Documentation on the 17 Pilot Communes

Sub-Recommendations

- 1.a. **Complete Documentation:** Set deadlines for updating lotissement plans in the 17 pilot communes (which in most cases is the only background documentation that is still outstanding). Suggested deadlines are:

- October 24, 2008 for the mayors to update the maps and
- November 1, 2008 for MCA to request supplementary information needed from the *cadastral* and *domanial* offices.

These deadlines would allow at least a month for managing any problems that might arise before the start of activities during the first trimester of 2009.

- 1.b. **Assign Tasks:** Strengthen documentation follow-up in the 17 pilot communes by clearly assigning responsibility for systematic follow-up visits or contact by an MCA consultant or field staff member.

Longer-Term Recommendations for Future ESA Activities at 30 New Commune Building Sites to be Added in Phase Two of the RLG Project

Recommendation 2: Use and Continue to Improve Checklists and Tables to Guide Informed Site Selection and Identify Preliminary Gender and Environmental Opportunities¹ and Constraints

Sub-Recommendations

- 2.a. **Consolidate ESA Checklists:** *Combine Checklists 1 and 2 into a single revised ESA Checklist.*
- 2.b. **Include a Matrix in the Revised ESA Checklist to Track Communication:** *Include a matrix in the revised ESA Checklist that will facilitate consultants and MCA staff noting who they talk with on successive visits.*
- 2.c. **Include a Matrix in the Revised ESA Checklist to Track Follow-Up Actions Needed:** *Include a matrix in the revised ESA Checklist that will facilitate follow-up on critical issues and documentation requests.*
- 2.d. **Confirm Access to Lotissement Plans prior to Executing Revised ESA Checklist:** *Confirm that the lotissement plans (in zoned communes) or hand-drawn maps (in un-zoned areas) are available in each commune well in advance of the initial ESA visits using the revised ESA Checklist in order to avoid any initial confusion about the tenure status of a proposed site.²*

Recommendation 3: Strengthen MCA Processes for Building Mayors' Understanding of the Commune Building Component of the RLG Project Prior to Site Selection

Sub-Recommendations

- 3.a. **Organize National RLG Project Mayors Meeting as Planned:** *Strengthen the mayors' (in the new 30 communes) understanding of the RLG Project and the commune building component of the project by continuing the type of capacity building that started with the national meeting that took place in Ouagadougou in October 2008.*
- 3.b. **Organize Follow-Up Mayors' Meetings Using Cluster³ Method:** *Use the project's cluster method to organize more frequent follow-up meetings*

¹ The need for strengthening the revised ESA checklist by adding a standard table that can help identify critical information for the RAPs and for enhancing gender impacts is recommended under recommendation number six below.

² This information is especially critical to understanding the relative merits of sites in zoned versus un-zoned areas. This is likely to be more of an issue in the 30 new communes than in the 17 pilot communes since more of them are in rural communes without established *lotissements*.

³ Given the large number of communes (47) being targeted, the RLG Project is adopting a "cluster method" or "cluster approach" in which certain activities—most notably those under Activity 3 of the project—are being organized on the basis of 15 commune clusters of 3-4 communes each on average, allocated across all 13 regions of the country. It is envisioned that most of the 17 pilot communes will function as communication nodes or contact points for a larger cluster of communes that will be added during phase two. The number of communes in the cluster varies widely. The pilot commune of Di, for example, will eventually coordinate a cluster of four communes that includes Di plus three other nearby communes in the

*that link the mayors in specific regions and provide a forum in these meetings for them to share with each other their own understanding of the project and specific questions.*⁴

Recommendation 4: Strengthen MCA Processes for Ensuring that OP4.12 Guides Follow-up Planning for the Commune Building Component of the RLG Project without Biasing Site Selection

Sub-Recommendations

- 4.a. ***Minimize OP4.12 Discussions with Mayors Early-On:*** Minimize discussion of the MCA resettlement, gender, and environmental policies during the initial ESA and site selection discussions with the mayors in order to avoid the risk that factors like resettlement might bias the choice of a site that is otherwise well adapted to the task.
- 4.b. ***Include RAP Table in the Revised ESA Checklist:*** Include a simple RAP table/matrix, similar to the one used in this exercise,⁵ in the revised ESA Checklist.

Recommendation 5: Strengthen Commune-Level and MCA Processes for Documenting Land Tenure Status of Proposed Building Sites during Future ESA Activities

Sub-Recommendations

- 5.a. ***Assist Mayors in Documenting Land Tenure:*** Help mayors access the technical assistance they may need from registered surveyors or the domanial or cadastral offices in order to verify and/or clarify the land tenure status of the commune building sites.
- 5.b. ***Track Follow-Up Needed to Clarify Land Tenure:*** Track commune follow-up on actions needed to clarify land tenure status of all commune building sites and feed this information into a master matrix that is managed by the ESA director and project coordinator.

project (Kassoum, Lanfiera, and Tougan). In contrast, the pilot commune of Sono will coordinate a cluster of eight communes (Gassan, Sono, Bourasso, Nouna, Barani, Djibasso, Bonborokui, and Douroula).

⁴ The same regional networking should help mayors share the costs of certain types of technical support they may need, such as surveyors. Two good examples of this type of pooling of information (which expedited the surveying process) and costs were (1) the way this mission facilitated Di and Sono (in the Tougan region) sharing the cost of a Ouagadougou-based registered surveyor and (2) Kampti and Bama (in the Bobo region) sharing the cost of a surveyor based in Bobo-Dioulasso.

⁵ The matrix used during the 2008 ESA mission asked for information on key factors, the person or group affected, possible mitigation measures, the estimated cost of these mitigation measures, the anticipated impact and any risks that the project might need to anticipate. This type of structured data collection can help better orient site visits as consultants and staff “walk the *bornes* (markers).” These forms would also provide a standard checklist format that could be compared between seasons and between years (if the commune building construction efforts are delayed for any reason). MCA should anticipate that these discussions will *evolve* as ESA staff become more familiar with the site and seasonal (i.e., rainy season versus dry season) land use patterns at the sites that the initial ESA suggests are likely to need RAPs.

Recommendation 6: Strengthen MCA Processes for Identifying New Emerging Opportunities and Constraints (especially those related to **gender**) likely to be Associated with Commune Buildings during Future ESA Activities

Sub-Recommendations

- 6.a. ***Integrate Gender Issues into the RAP Table in the Revised ESA Checklist: Integrate gender assessment issues into the RAP assessment form being proposed for the revised ESA Checklist (see sub-recommendation 4b above).***
- 6.b. ***Add Leading Questions on Gender to the Revised ESA Checklist: Consider supplementing this combined “ESA/gender/environment” checklist with a form that provides several leading questions⁶ that can help ESA consultants and MCA staff better identify potential gender issues.***

⁶ The leading questions might direct interviewers to explore what, if any, impact development of the commune building might have on women’s access to provisional commercial spaces that the mayors’ manage along the sides of surrounding roads, what if any options exist for green space development and management by women’s groups, and current patterns of involvement of women in local government and women’s groups.

List of Acronyms

AD	Agriculture Development (Project)
AMVS	<i>Autorité de Mise en Valeur de la Vallée du Sourou</i> (Sourou Valley Development Authority)
BF	Burkina Faso
ESA	Environmental and Social Assessment
ESMP	Environment and Social Management Plan
FCFA	African Financial Community Franc
GOBF	Government of Burkina Faso
Ha	Hectare
IGA	Income Generating Activities
Kg	Kilogram
M	Meter
MCA	Millennium Challenge Account
MCC	Millennium Challenge Corporation
OP4.12	Operational Policy 4.12 (for Resettlement) at the World Bank
PRSP	Poverty Reduction Strategy Paper
RA	Administrative Reserve
RD1	MCA Road Project
RAP	Resettlement Action Plan
RLG	Rural Land Governance Project
RPF	Resettlement Policy Framework
SG	General Secretary

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1.0. Introduction

This review was designed to ensure that the Millennium Challenge Account, Burkina Faso (MCA BF) Rural Land Governance (RLG) Project complies with Millennium Challenge Corporation (MCC) social, environmental, and resettlement guidance for the commune building component (which falls under Activity 2 [see Table 1]) of the project.

Although the review focuses on the 17 pilot commune buildings scheduled for construction during the first year of the RLG Project (2009), the review was expected to collaborate with the MCA resettlement and environmental and social assessment (ESA) specialists, the relevant national ministries, and the 17 local commune governments to develop a review process that can then be scaled up to another 30 communes that the project plans to add under phase two, in the third year of the Compact Term.

- **Section two** provides a background overview of the MCC portfolio in Burkina, the Rural Land Governance Project, and relevant environmental and social guidance. It also describes the connection between the 2008 ESA mission, the previous MCC and MCA ESA work on the project, and actual construction and environmental mitigation activities that are expected to start in the first trimester of 2009.
- **Section three** describes the specific objectives and methods of the 2008 ESA mission.
- **Section four** summarizes major results of the Stage I review of all 17 sites by clarifying land tenure status and likelihood of resettlement and/or other negative economic or social impacts at the proposed commune building sites.
- **Section five** summarizes the results of the Stage II review of seven villages where additional information was needed to clarify land tenure and/or settlement status of the sites.
- **Section six** summarizes principal lessons learned from the analysis and makes recommendations for completing basic documentation on the 17 pilot communes, as well as for future ESA activities in the 30 new communes that the project plans to add during phase two of the RLG Project (in year three of the Compact).
- **Annex 1** includes French versions of the ESA Technical and Social Checklist 1 and 2 for each of the 17 pilot communes. Each checklist includes the date of the original and follow-up interviews and explains (through footnotes and highlighting) any revisions that were made to the original Checklist 1 review (October-November 2007) during the follow-up review (August-September 2008). Due to the size of the file this is a separate electronic file.
- **Annex 2** includes SWOT (Strengths, Weaknesses, Opportunities, and Threats) analyses of the original sites and the new sites that were proposed after the original ESA review in October-November 2007 in four communes (Bama, Kampti, Di, and Loumbila). A fifth SWOT analysis was also done for Sono.
- **Annex 3** describes the team's activities during the August-September 2008 ESA mission, including dates that specific sites were visited.
- **Annex 4** provides a complete list of the 17 pilot communes for the first part of the project and the 30 communes that are slated for inclusion in the second part of the

RLG Project, as well as some of the broad categories of land tenure issues with which the new communes are likely to be confronted.

- **Annex 5** contains the ESA technical checklists for the sites that were reviewed, but ultimately not selected in Bama and Kampti.
- **Annex 6** is a photo essay of the 2008 ESA mission and is a separate electronic file.

2.0. Background

2.1. MCC in Burkina Faso

The long-term objective of the government of Burkina Faso (GOBF), as identified in the Poverty Reduction Strategy Paper (PRSP), is to promote growth in the rural economy by intensifying, modernizing, and diversifying agricultural activity, providing technical and marketing support to producers, developing rural infrastructure, and improving rural accessibility.

The proposed MCC Compact program supports this GOBF objective through a Millennium Challenge Agreement (MCA) with the Government of Burkina Faso (GOBF) that includes four projects, focused largely in western Burkina Faso.

- The Rural Land Governance (RLG) Project intends to improve land tenure security and promote greater incentives to invest in rural Burkina Faso.
- The Agriculture Development (AD) Project focuses on increasing productivity in livestock and diversified agriculture value-chains through investments in infrastructure and technical assistance.
- The Roads Project will expand and rehabilitate the road network and promote long-term sustainability of road maintenance in Burkina Faso.
- An extension of the successful MCC Threshold Program that will focus on girls' primary education (BRIGHT 2).

2.2. The Rural Land Governance (RLG) Project

Through scalable investment in three activity areas, the Burkina Faso Rural Land Governance (RLG) Project will address three categories of constraints to rural economic activity identified by the GOBF consultative process for its August 2007 new rural land policy: (i) difficult access to formal land use rights, (ii) unclear land rights leading to endemic and sometimes violent conflict, and (iii) poor use of land resources resulting in land degradation.

The Rural Land Governance Project is organized into three main activities with a number of sub-activities (Table 1):

- **Activity 1: Legal and Procedural Change and Communication.** This project activity will support the government's effort to develop and implement improved rural land legislation and to develop, revise, and implement other legal and procedural frameworks.

- **Activity 2: Institutional Development and Capacity Building.** This activity, in conjunction with the Legal and Procedural Change and Communication project activity, will improve institutional capacity to deliver land services in rural areas.
- **Activity 3: Site-Specific Land Tenure Interventions.** This project activity will ensure that both the Legal and Procedural Change and Communication Project activity and the Institutional Development and Capacity Building Project activity yield their intended benefits across municipalities and in targeted agricultural development zones. This activity employs a cluster approach to project design, based around 15 clusters, each containing up to three to four municipalities (Box 1).

The RLG Project will intervene in two phases.

- **Phase One—Implementation in Pilot Communes (17):** Phase one will target 17 commune governments (municipalities) with a complete package of technical assistance and infrastructure construction, and also will include a set of up-front interventions that are not municipality-specific.
- **Phase Two—Extension to Remaining Communes (30):** Phase two will include the balance of the Compact Term and will target 30 additional commune governments (municipalities) for a total of 47 communes by the end of the project (Annex 4). MCC’s decision to initiate phase two investments is subject to the satisfaction of a number of conditions.⁷

Box 1. “Cluster” Method of the RLG Project

Direct beneficiaries of the RLG Project include producers in up to 47 rural communes (municipalities) and up to eight agricultural development zones, which overlap geographically with the targeted communes. The up to 47 communes will be organized in 15 clusters of contiguous communes (each cluster with a pilot “lead” commune) with the expectation that outcomes and impacts achieved by the cluster communes may eventually spill over to other neighboring communes that are not targeted in this project.

In some respects the commune level activities are the most critical and visible components of the RLG Project. Therefore, it is extremely important to limit this level of activity to a manageable quantity of specific sites. Achievement of a convincing demonstration and feasibility of the new land policy and law will be the most effective method of scaling up the benefits in the future—with or without the support of an internationally funded project. Activity 3 will, therefore, be based on a cluster approach: activities are organized on the basis of 15 commune clusters of 3-4 communes on average, allocated across all 13 regions of the country.

⁷ MCC’s decision to initiate phase two investments is subject to satisfaction of: (1) achievement of an economic rate of return target; (2) achievement of legal and policy change targets, including (a) passage of the rural land law, (b) passage of the implementing regulations for the rural land law, (c) passage of revisions to the Agrarian and Land Law (*Réforme Agraire et Foncière* or *RAF*), and (d) revision of the regulations for managed agricultural zones (*Cahier de Charge general*); (3) satisfactory progress on applicable performance indicators specified in the M&E Plan; and (4) sufficient progress toward milestones set in the Implementation Plan. In the event that MCC determines that phase one fails to achieve the performance criteria outlined above, MCC funding associated with phase two may be reallocated, in MCC’s sole discretion, to other project activities as outlined in the Compact.

Table 1. Three Activity Groups and Sub-Activities Associated with MCA Burkina Faso Rural Land Governance (RLG) Project

Project Activity Group and Sub-Activities	Cross-Reference to Original RLG Project Forms ⁸ (<i>Fiches</i>)
Activity 1: Legal and Procedural Change and Communication: Pass legislation, reform administrative procedures, and create sufficient understanding for implementation of land law and policy	
(i) Support the government’s finalization of the rural land law’s implementing regulations and revisions of the RAF legislation (<i>Reforme Agraire et Fonciere</i>) together with other legal reform support, including technical advisory services related to the rural land tenure law and support for participatory stakeholder processes and validation. (ii) Support finalization of communication and outreach tools to ensure awareness and practical applicability of the government’s policy and legal reforms, including, but not limited to, the implementation of a stakeholder communications strategy and the development of manuals for local-level application of new legal provisions and tools.	Form 1
Activity 2: Institutional Development and Capacity Building: Realign and improve public services in selected rural areas and put in place supporting public infrastructure	
(i) Improved land registration and mapping services, including institutional modernization analyses, training and capacity building, the purchase of equipment, imagery products, and surveying technology.	Forms 2 and 5
(ii) Decentralization of local land tenure services, including training and support for new local land services personnel and the construction and providing equipment for up to 47 municipal buildings to provide offices for the decentralized municipal land services while also serving as offices for other key local government functions.	Forms 2-6
(iii) Capacity building to mediate land conflicts, including (a) capacity building within the justice sector through training for judges, and associated personnel and practicing lawyers; (b) new land school curriculum modules focusing on land law and land conflict; (c) training of municipal officials, local village councils and local land services personnel on land conflict mediation; and (d) support for mobile land conflict tribunals.	Form 7
Activity 3: Site-Specific Land Tenure Interventions: Facilitate participatory land use management, registration of land rights, and resolution of conflicts	
(i) Participatory land use management planning in up to 47 rural municipalities, including training, mapping, operational costs, and necessary assistance by regional and provincial institutions	Form 8
(ii) Clarifying and securing rights in developed zones, including up to eight existing agricultural schemes subject to the phasing approach in the new MCC-funded irrigation scheme, and associated with approximately 14,500 parcels in Ganzourgou province.	Forms 9-10

2.3. MCA BF and MCC Environmental and Social Guidelines

MCC expects a Compact program to comply with host-country laws, regulations, and standards for assessing and managing environmental impacts, involuntary resettlement, and gender integration in the beneficiary country, as well as with MCC’s Environmental Guidelines (which were developed based on MCC’s Environmental Statement of

⁸ Refers to forms used during the pre-Compact (e.g. design) period.

Principles). In its Environmental Statement of Principles, MCC recognizes that the pursuit of sustainable economic growth and a healthy environment are necessarily related. Therefore, within its Environmental Guidelines, MCC has established a process for review of environmental and social impacts to ensure that projects undertaken as part of Millennium Challenge Corporation Compacts with any eligible countries are: (i) environmentally sound; (ii) designed to operate in compliance with applicable regulatory requirements in the country; and (iii) not likely to cause a significant environmental, health, or safety hazard (as required by the legislation establishing MCC). This process is outlined by the MCC Environmental and Social Assessment (ESA) due diligence process.

MCC’s Environmental and Social Assessment (ESA) due diligence questions (and process) are designed to assess the extent to which proposed activities are in compliance with MCC’s Environmental Guidelines and to recommend mitigation strategies that will minimize environmental and social impacts. The full due diligence process includes 29 questions in six categories (Table 2).

MCC’s Environmental Guidelines are closely supported by a policy for involuntary human resettlement that may result from implementation of Compact projects and by a gender policy. The MCC policy on involuntary resettlement, based on the Operational Policy 4.12 (OP4.12) by the World Bank, requires a comprehensive review of all projects to identify any potentially negative social or economic consequences that might result from involuntary land taking. Once a project is considered to have negative impacts, the project executing the activity prepares a resettlement plan or a resettlement policy framework that is required to cover a detailed description of⁹:

- Measures to ensure that the displaced persons are: (i) informed about their options and rights pertaining to resettlement, (ii) consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives, and (iii) provided prompt and effective compensation at full replacement cost for losses of assets attributed directly to the project and
- Assistance that will be provided to resettled households at existing or higher living standards and procedures that will be put in place to monitor execution of the resettlement plan, as well as its impact.

Table 2. Millennium Challenge Corporation (MCC) Due Diligence Questions

Category	Number of Questions
A. Environmental Legal and Regulatory Structure (for the entire compact)	4
B. Environmental Screening (project by project)	4
C. Environmental and Social Impact Assessment (project by project)	6
D. Health and Safety (project by project)	3
E. Resettlement (project by project)	9
F. Gender and Underrepresented Groups	3
Total	29

⁹ World Bank, *Operations Policies OP4.12, Involuntary Resettlement, World Bank Operational Manual*, (Washington, DC: World Bank, December 2001), 3.

Burkina's MCA office is currently in the process of developing a **resettlement policy framework (RPF)**¹⁰: "to clarify resettlement principles, organizational arrangements, and design criteria to be applied to sub-projects to be prepared during project implementation." Sub-project resettlement plans (also known as **resettlement action plans or RAPs**) consistent with the policy framework are subsequently submitted to the funding body (in this case MCC rather than the World Bank) for approval after specific planning information becomes available. Both the resettlement policy framework and resettlement action plans must also identify any potential **gender** impacts, as well as mitigation measures to address these that are in line with the MCC gender policy.

This RPF elaboration is included in the first procurement of the Roads Project (Rd1). The draft of this RPF will be discussed during a national workshop in approximately five to six months, depending on procurement timelines. This RPF workshop will discuss the legal context for compensating resettlement for all the MCC-funded projects, including the commune building component of the Rural Land Governance Project. Once MCA's RPF is developed it will constitute the official framework for dealing with resettlement in connection with any MCC-funded projects in Burkina. This 2008 ESA mission's work will focus on helping to determine any relevant resettlement needs associated with the urban commune building sites and developing draft RAPs that comply with both OP4.12 and the emerging consensus of the RPF for the 17 pilot communes where construction activities are scheduled to begin prior to completing a draft RPF for MCA.

2.4. Previous ESA Missions on the Commune Building Component for the MCA RLG Project (August 2007 and October-November 2007)

The 2008 ESA mission builds on information that was gathered during two initial ESA missions of the commune building component under Activity 2 of the Rural Land Governance Project described above (Table 3). The initial mission (August 2007) pilot tested a simple checklist to review initial site selection for the commune buildings that are slated for construction under Activity 2 of the Rural Land Governance Project. Based on lessons learned from the initial mission, MCC Team Leader Larry Quinn developed a more detailed technical and ESA review checklist that was used to assess the proposed commune building sites during a second mission (October-November 2007). Based on that revised checklist, the MCC team leader of the ESA mission concluded that¹¹: (i) there were no significant social or environmental problems associated with the commune building component and (ii) that additional technical, environmental, and social planning for the sites could occur after the official signature of the Compact agreement between

¹⁰ World Bank, *Operations Policies OP4.12, Involuntary Resettlement, World Bank Operational Manual*, (Washington, DC: World Bank, December 2001), 6, Annex A.

¹¹ Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]), 11-12.

Table 3. Previous and Current ESA Missions for the Rural Land Governance Project, Commune Building Component

Date	Consultants/MCA Staff Involved	Communes Visited (n)	Output
August 2007	Alamoussa Chieck Traore Larry Quinn	---	Pilot testing of initial technical, environmental and social checklist in several communes
October-November 2007	Alamoussa Chieck Traore Larry Quinn Oliver Pierson	17	--Development of revised technical and environmental checklist and collection of data in 17 pilot communes --Identification of missing documentation by commune
August 18-September 7, 2008	Issa Zerbo	17*	Stage I: <i>August 18- September 1</i> : Site, documentation and checklist review
	Issa Zerbo Della McMillan	0	Stage I: <i>September 2-7</i> : Analysis
September 8-September 29, 2008	Fidele Hien Della McMillan Issa Zerbo	7*	Stage II: <i>September 8-29</i> : Additional site review and identification of key elements to consider in the RAPs and environmental and social management plans for the commune building component of the RLG Project

*See Annex 3.

Burkina Faso and the United States. The same mission identified a list of documents—most notably, simple sketches of the locations of the sites and land registration records¹²—that communes needed to submit to MCA Burkina in order to complete the MCA pre-planning/ESA process.¹³

3.0. Objectives and Methods of the 2008 ESA Mission

3.1. Objectives

There were four specific objectives of this 2008 ESA mission. A fifth objective, focused on gender, was added during the course of the mission.

- 1. Reassess (using Checklist 1) and Assess (using Checklist 2) all 17 Commune Building Sites:** Conduct a final review of the environmental and technical checklist (Checklist 1 in Annex 1) that was completed during the earlier ESA process and collect the additional information needed to document land tenure status of the site on a new checklist (Checklist 2 in Annex 1).

¹² “Detailed mapping was not obtained by MCA and the need for the detailed site plans and affected area plans have been postponed to post-Compact. Sketches of the locations of the sites are contained in the annexes. Detailed site plans are required during Compact Implementation.” Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]), 11.

¹³ “The communes will all be providing copies of existing *lotissements* and other documentation as outlined in the checklists to MCA by the end of December. Since the site and affected area plans are not in place, it is not possible to show all existing and proposed buildings at this time.” Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]), 12.

2. **Complete Essential Documentation:** Coordinate collection and documentation (hard copy and scanned) of all basic information on land status of the proposed commune building sites;
3. **Assess Progress toward Reclassification of Sites in Un-Zoned (*Non-Loti*) Areas:** Document whether the communes that were proposing sites in un-zoned (*non-lotis*) areas had executed the steps needed to reclassify the land for administrative purposes.
4. **Identify Critical Elements for Consideration in the RAPs:** Identify broad categories of resettlement issues¹⁴ that are likely to emerge at the commune building sites and compensation options that comply with OP4.12, as well as Burkinabe law (to be reviewed by the RPF process, which is tentatively scheduled for discussion during the first trimester of 2009).
5. **Identify Other Gender and Environmental Issues to Consider in the Environmental and Social Management Plans for the Proposed Commune Building Sites:** One of the major findings as the team conducted the mission was that it was necessary and helpful to include (and often impossible to ignore) consideration of gender and environmental issues that would normally come up in the technical planning and environmental and social ESA missions that are scheduled to start on the commune building component of the RLG in the first trimester of 2009.

3.2. Activities

To execute the tasks of the 2008 ESA mission, the mission was organized in two stages (Table 3).

Stage I (August 18-September 7): Site Documentation and Checklist Review.

- Revise and translate the two checklists into French and review translated checklists.
- Translate ESA responses to the first checklist to ensure that the full sense of the responses is understood correctly (i.e., to avoid miscommunication that may have occurred during translation).
- Conduct field visits to all 17 pilot communes to: (i) review draft versions of the original technical and environmental checklist (Annex 1, Checklists 1 by commune) (electronic and hand written versions on file at MCA), (ii) review existing land records on sites that are on file with MCA BF, and (iii) collect additional information on land tenure and land occupation using a complementary checklist **and** existing documentation on the sites (Annex 1, Checklists 2 by commune).
- Develop standardized tables that summarize critical information in the new and existing checklists.

¹⁴ The original scope of work anticipated that the team would discuss an actual settlement policy for the project. During the initial meetings at MCA this activity was modified to focus on identifying the broad categories of resettlement issues that are likely to emerge at commune building sites and compensation options.

- Based on analysis of the checklists, determine what additional information might be needed and ensure its timely collection and analysis.
- Based on existing data and any new information, prepare an initial list of sites that are likely to need RAPs and/or *procès verbal de palabre* (public hearings) to clarify their land tenure status (because the commune building site is not in an area zoned for administration).

Stage II (September 8-29): Additional Site Review and Identification of Key Issues for Consideration in RAPs and ESMPs for the Commune Building Component of the RLG Project.

- Accelerate collection of commune level information that MCA requires before proceeding with an authorization to begin construction and development of any environmental and/or social mitigation measures for the proposed commune building sites.
- Work with local authorities to clarify land tenure status and documentation of all sites (when additional documentation and verification is deemed necessary) with a particular focus on sites likely to need RAPs.
- Identification of key elements to consider in the RAPs and environmental and social management plans for the commune building component of the RLG Project once the actual construction and environmental mitigation activities start on the commune building component of the RLG Project during the first trimester of 2009.¹⁵

3.3. Field Visits

Two sets of field visits were conducted to the 17 pilot communes. During **Stage I (August 18-September 1, 2008)**, MCC Consultant Issa Zerbo visited all 17 communes (Table 3 and Annex 3).

During Stage II (September 8-29, 2008) MCC Consultants Della McMillan and Issa Zerbo and MCA ESA Director Fidele Hien visited seven of 17 communes (Table 4) to:

- Collect additional information the team needed to determine the final site selection,
- Verify the state of the *procès verbal de palabre* (public hearings) needed to reclassify land in *non-lotis* (un-zoned) areas to land zoned for administrative purposes,
- Identify critical elements for consideration in RAPs that are scheduled for development in the next stage of RLG Project activities in the 17 pilot communes,
- Collect information on the types of settlement issues that the RLG Project would need to consider in the five communes in which RAPs are highly likely to be needed to compensate individuals for their land tenure rights, stores, crops or displaced livelihoods and/or communities for their loss of social infrastructure, and

¹⁵ See previous footnote.

- Complete documentation on land tenure status of the commune building sites in all 17 pilot communes.

Table 4. Communes Visited and Issues Identified during Stage II Field Visits of 2008 ESA Mission

Zoning Status of Site Proposed for MCA Building	Commune	Verification of Site Selection	Elements to be Considered in Preparation of RAP	Verification of <i>Procès Verbal de Palabre</i> (un-zoned sites)	Complete Documentation on Land Tenure Status of Site
In area zoned administration	Ouarguaye	---	X (2 stores)	---	X
	Loumbila	X	X	---	X
	Kongoussi	---	X	X*	X
In area not zoned administration	Bama	X	X	X	X
	Kampti	X	X	X	X
	Di	X	X	X	X
	Sono	---	---	X	X
Zoned and un-zoned	Other 10 pilot communes	---	---	---	X

**Terrain des sports* (sports field) belonging to Ministry of Sports being converted to administrative land.

4.0. Results: Stage I of the 2008 ESA Mission (August 18-September 7, 2008)

4.1. Reassess (using Checklist 1) and Assess (using Checklist 2) all 17 Commune Building Sites

The Stage I review identified four communes (Bama, Loumbila, Kampti, and Di) in which the mayors and/or councils proposed sites that were different from those that were originally reviewed by the ESA team in October and November 2007 (Table 5, first column). As outlined under objective one, the team reviewed each of the newly proposed sites and compared them with the original site assessments using Checklists 1 and 2. The proposed changes are complicated by the fact that three of the new sites being proposed are in un-zoned (*non-loti*) areas. Based on this review, which is summarized in a SWOT (Strength, Weakness, Opportunities, and Threats) analysis in Annex 2 and despite the complication of zoning, the team concluded that all four of the changes can be justified based on social, environmental (flooding), construction costs (site fill of uneven areas), and/or security reasons.

4.2. Complete Essential Documentation

One important output of the Stage I checklist review was to provide MCA with more up-to-date assessment on the state of the commune-level information that MCA requires before proceeding with an authorization to begin construction and the development of any environmental and/or social mitigation measures for the proposed commune building sites. Based on the Stage I assessment, which revealed that none of the 17 communes had completed the basic information package requested by Quinn,¹⁶ MCA developed a letter that summarized where each commune stood in terms of its basic documentation

¹⁶ Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]).

that was distributed to the mayors (through local carriers based in Bobo-Dioulasso) on September 10, 2008. The letter set a firm deadline of September 24, 2008 for all programs to complete their documentation. The ESA team also tasked one team member (Zerbo) with coordinating follow-up with the mayors to ensure the documentation would be complete and correct and completed by the deadline. As of September 29, 2008, almost all of the 17 communes had completed the documentation. The chief exceptions to this were the four rural communes where (for a variety of reasons that were easy to justify) the proposed building site is outside the part of the commune that is zoned (*loti*).

4.3. Assess Progress toward Reclassification of Sites in Un-Zoned (*Non-Lotis*) Areas

Before MCA can authorize construction on a building site, the site must have clear recognized administrative boundaries that are substantiated by physical markers (*bornes*) on the ground that are registered with the government *bureau d'urbanisme* and *cadastral* (mapping) office. To facilitate this process, MCA encouraged pilot communes to choose sites that were in areas that were zoned for commune administrative offices. Prior to receiving final approval for construction, each commune was required to submit copies of the existing *lotissements* and other documentation as outlined in the checklists to MCA.¹⁷

4.3.1. Commune Building Sites in Areas Zoned for Commune Administration

Twelve of the 17 communes are on land that has been recognized as an area designated for commune level offices on an official zoning map (*plan du lotissement*). A thirteenth site is on land that is on administrative land that is zoned for a sports field (Table 6).

4.3.2. Commune Building Sites in Areas Not Zoned for Commune Administration

The review identified four communes in which the current site proposed to MCA is:

- Outside the area of the commune zoned for administrative purposes and not included on official zoning maps (*plan du lotissement*) (Bama, Kampti, and Di) or
- In an area that was recognized as an administrative zone without being officially zoned (*loti*) as such (Sono) (Table 7).

The process for reclassifying land that is outside an official zoning plan (*plan du lotissement*) (Bama, Kampti, and Di) is the same as for classifying land that is in a commune like Sono that has never been zoned. Specifically, zoning in these areas requires a five step process that includes (Table 8):

- A public hearing (*procès verbal de palabre*), in which the original owners of the land agree to relinquish their rights;
- A deliberation of the municipal council (*conseil municipal*) that officially determines that the land that was the object of the *procès verbal de palabre* is now classified as administrative land;

¹⁷ Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]), 12.

- Submission of official surveys and maps (*cadastral*) that show the precise location of the land lot borders; and
- A formal deliberation process in which the regional *domanial* (land registration) and *cadastral* (mapping) offices verify land tenure status of the land and officially register the new boundaries and title.

Table 5. Legal Status of Zoning in Pilot Communes, Likelihood of Need for Resettlement Action Plans (RAPs), and Dates and Persons Responsible for ESA Visits

Commune (*=commune proposed a new site to MCA in August- September 2008)	Site Likely to Need a RAP	Is the Commune Zoned (<i>loti</i>)? (Y/N)	Location of Site Proposed for MCA Building		Checklist 1		Verification Checklist 1 & 2		Field Verification of Issues at Site (Sept. 8- 29) Hien, McMillan, Zerbo
			Plot is in an Area Zoned (<i>loti</i>) for Admin.	Plot not zoned (<i>loti</i>) for Admin.	ESA Interviewer	Visit Date (day/mo/yr)	ESA Interviewer	Visit date (day/mo/yr)	
Di (new site*)	X (land)	Y	---	X	O. Pierson	19/10/07	Zerbo I.	31/08/2008	X
Sono	--	N	---	X	O. Pierson	20/10/07	Zerbo I.	31/08/2008	X
Banfara	--	Y	X	---	L.Quinn	2/11/07	Zerbo I.	30/08/2008	---
Pama	--	Y	X	---	L.Quinn	2/11/07	Zerbo I.	27/08/2008	---
Sabou	--	Y	X	---	L.Quinn	4/11/07	Zerbo I.	28/08/2008	---
Léo	--	Y	X	---	L.Quinn	3/11/07	Zerbo I.	01/09/2008	---
Guiba	--	Y	X	---	L.Quinn	8/11/07	Zerbo I.	27/08/2008	---
Kongoussi	X (social infrastructure)	Y	Min of Sports ¹⁸	---	L.Quinn	12/11/07	Zerbo I.	28/08/2008	X
Ouarquaye	X (2 stores)	Y	X	---	L.Quinn	8/11/07	Zerbo I.	27/08/2008	X
Bama (new site*)	X (crops, trees, livelihood, land,)	Y	---	X	L.Quinn	2/11/07	Zerbo I.	30/08/2008	X

¹⁸ Proposed building site is in an area zoned for a soccer field that belongs to the Ministry of Sports. Under Burkinabe law the Ministry of Sports must authorize the transfer to a new area. Although the mayor implies that the soccer field has already been moved, it is not at all clear that the paperwork needed to transfer the site has been completed. It was also anticipated that a RAP might be necessary to improve any field given to the Ministry of Sports in compensation for the development of a new field to compensate for the one reallocated to the mayor's office.

Commune (*=commune proposed a new site to MCA in August- September 2008)	Site Likely to Need a RAP	Is the Commune Zoned (<i>loti</i>)? (Y/N)	Location of Site Proposed for MCA Building		Checklist 1		Verification Checklist 1 & 2		Field Verification of Issues at Site (Sept. 8- 29) Hien, McMillan, Zerbo
			Plot is in an Area Zoned (<i>loti</i>) for Admin.	Plot not zoned (<i>loti</i>) for Admin.	ESA Interviewer	Visit Date (day/mo/yr)	ESA Interviewer	Visit date (day/mo/yr)	
Ouahigouya	---	Y	X	---	L.Quinn	12/11/07	Zerbo I.	31/08/2008	---
Loumbila (new site*)	---	Y	X	---	L.Quinn	13/11/07	Zerbo I.	28/08/2008	X
Djibo	---	Y	X	---	L.Quinn	12/11/08	Zerbo I.	28/08/2008	---
Kampti (new site*)	X (land, crops, and trees)	Y	---	X	L.Quinn	3/11/07	Zerbo I.	29/08/2008	X
Mogtedo	---	Y	X	---	L.Quinn	9/11/07	Zerbo I.	26/08/2008	C*
Zam	---	Y	X	---	L.Quinn	9/11/07	Zerbo I.	26/08/2008	---
Boudri	---	Y	X	---	L.Quinn	9/11/07	Zerbo I.	26/08/2008	---

C*=Check-in with mayor about state of documentation en route to Ouarguaye (9/21/08).

Table 6. Assessment of Building Sites Proposed for Areas that are Zoned as Administrative Areas in Official Zoning (*Lotissement*) Map

Commune Name	Site Access	Current Site on Land Zoned for Commune Administration or Administrative Reserve	Lodging/Housing	Crops	Pasture	Title Dispute	Electricity	Water on Site	Phone	Level	Flooding	Other Construction
Banfora	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	No
Pama	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes (actual commune building)
Sabou	Yes	Yes	No	No	No	No	Yes	No	Yes	Yes	No	No
Léo	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes (old colonial building that they wish to preserve)
Guiba	Yes	Yes	No	No	No	No	No	No	No	Yes	No	No
Ouarouaye	Yes	Yes	No	Yes	No	No	No	No	No	Yes	No	Abandoned community youth Center; 2 small stores next to road
Ouahigouya	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	Yes (old colonial building that they wish to preserve)
Djibo	Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	No	No
Mogtedo	Yes	Yes	No	No	No	No	Yes	No	Yes	Yes	No	No
Zam	Yes	Yes	No	No	No	No	No	No	No	Yes	No	No
Boudri	Yes	Yes	No	No	No	No	No	No	No	Yes	No	No
Kongoussi	Yes	Min. Sports	No	No	No	No	Yes	Yes	Yes	Yes	No	No
Loumbila (new site)	Yes	Yes	No	Yes	No	No	Yes	No	Yes	Yes	No	Abandoned community pharmacy; 1 in banco and 3 semi-permanent stores under hangars

Source: Annex 1.

Table 7. Assessment of Building Sites in Areas Not Zoned for Administrative Purposes

Commune Name	Is the Commune Zoned (<i>loti</i>) (Yes/No)	Land Tenure Status of Site being Proposed for Commune Building	Habitation	Crops	Pasture	Title Dispute	Electricity	Water on Site	Phone	Level	Flooding	Other Construction
Di (new site)	Yes	In an un-zoned area of the commune	No	Yes	No	No	No	No	No	Yes	No	No
Sono	No	Land in area which has been classified for administration since the colonial times but not in an official area zoned for administration.	No	No	No	No	No	No	No	Yes	No	No
Kampti (new site)	Yes	In an un-zoned area of the commune	No	Yes	No	No	No	No	No	Yes	No	No
Bama (new site)	Yes	In an un-zoned area of the commune	Yes, but surveyors adjusted limits to avoid tearing down house	Yes	No	No	Yes	No	Yes	Yes	No	No

Source: Annex 1.

Table 8. Steps Required to Reclassify Land in Un-Zoned (*Non-Lotis*) Areas for Commune Building

Steps and Activities
<i>Step 1. Site Chosen and Approved by the Local Community</i>
--Informal site plan (hand-drawn in local community)
--Public hearing (PV) that states that customary land holders or land chiefs accept to donate their land for the commune building site
--Municipal council decision (<i>Attestation Municipale</i>) confirming site choice
<i>Step 2. Delineation and Marking by a Registered Surveyor:</i> Registered surveyor delineates and marks the site and creates an official site plan and (if the commune is zoned [<i>loti</i>]) an abstract of the <i>lotissement</i> plan that shows this area in relation to the zoned area.
<i>Step 3. Confirmation by Land Registration (domanial) Office:</i> Inform provincial land registration (<i>service domanial</i>) office confirms that area is delineated and marked so they can conduct an official PV to confirm the land tenure change.
<i>Step 4. Registration of the Map and PV with the Provincial Mapping (Cadastral) Office:</i> Send land registration office's PV and registered surveyor's map to provincial mapping (<i>service cadastral</i>) office. Once papers concerning proposed land tenure change are registered, the <i>cadastral</i> office returns the paper to the land registration (<i>domanial</i>) office who returns them to the mayor.
<i>Step 5. Official Announcement of Land Reclassification Decision (un arrêté d'occupation):</i> Once the mayors receive the papers they prepare an official land occupation decision (<i>un arrêté d'occupation</i>) that is circulated to the different relevant services (e.g., <i>service cadastral</i> , <i>service domanial</i> , and <i>administration territoriale</i>)

PV=*Procès verbal de palabre*

A fifth commune (Kongoussi) will need to reassign the commune building site in order to use it for administration. Since the site proposed at Kongoussi is currently accorded to the Ministry of Sports as a playing field on the official commune *lotissement* plan, Burkinabe law used to require that the commune of Kongoussi negotiate with the Ministry of Sports to provide them with an alternative site and the necessary surveys and maps needed to “reclassify” the site. Although recent changes in decentralization law have put all of these sites under the control of the communes, the commune administration is still expected to request permission to reclassify the site.

4.4. Identify Critical Elements for Consideration in the RAPs

The checklists review during Stage I of the 2008 ESA mission identified five communes (Bama, Kampti, Di, Ouarguaye, and Kongoussi) that are likely to need RAPs (see Tables 4, 5, 6, and 7 above).

- Three of the RAPs (for Bama, Kampti, and Di) are needed to compensate households that will lose their land tenure rights through reclassification and in some cases crops and resources for non-agricultural livelihoods.
- One RAP (for Ouarguaye) is needed to compensate two small store owners for their loss of commercial crops and a small adjacent area of domestic use crops.
- A fifth RAP (for Kongoussi) is needed to compensate the Ministry of Sports for a playing field (one of only two good playing fields in a city of 60,000) that is being reclassified to an administrative site for the commune building site.

5.0. Results: Stage II of the 2008 ESA Mission (September 8-29, 2008)

5.1. Bama

5.1.1. Original Site Reviewed and Selected by First ESA Mission

Although the original ESA review discussed flooding as a potential constraint at the proposed administrative site (Annexes 1.10 and 2.1), the full extent of the problem was not understood until an MCA delegation visited the site in August 2008. During this visit, engineers from the infrastructure department who accompanied the mission estimated the total cost of land fill and drainage at 60 million FCFA for a building projected to cost 100 million FCFA. Based on this assessment, the MCA ESA coordinator (Kateri Clement) and MCA ESA director (Fidele Hien) suggested that the commune consider proposing a new site.

5.1.2. First Alternative Site Proposed to 2008 ESA Mission

The first alternative site proposed to the 2008 ESA mission was a combination of (Figure 1): (i) a 2500 m² plot zoned for the police (in block 28) and (ii) approximately 11,413 m² of eight house sites (in blocks 27 and 29) that had not yet been allocated (Figure 1).¹⁹ The initial review of this newly proposed site (August 30, 2008) during Stage I of the 2008 ESA mission was very positive (see Annex 1.10; Annex 2.1). The site was dry (even after two days of continuous rain), centrally located, and the entire site was classified for administration (500 m² for police and the rest for general administrative purposes) (Figure 1). The mayor felt that he was unlikely to encounter many problems getting the site re-designated for the mayor's office. However, this was not the case. On Wednesday, September 10, 2008, the *Commissariat du Police* refused the transfer and confirmed its intention to eventually occupy the site.

Two new sites (referred to as the second and third alternative sites in Annexes 1.10 and the SWOT analyses in Annex 2.1) were then presented to the team for review on Friday, September 12, 2008. In contrast to the original site and the first alternative proposed site, these two additional proposed sites are both located outside the official commune *lotissement* (zoned area).

5.1.3. Second Alternative Site Proposed to 2008 ESA Mission

The second alternative site that was proposed to the 2008 ESA mission (located approximately 1km away and on the other side of the road from the first alternative site that was proposed) was in an area outside the official commune *lotissement* (zoned area).²⁰ The site's location on a high hill placed it well above the flood zone. Other

¹⁹ The block and parcel numbers on the figure given to the team on September 5, 2008 (Annex 2.6) does not match the block numbers on the official *lotissement* plan that was given to the team (Figure 1).

²⁰ This is a distinct advantage because it enables the urban planning and/or *cadastral* (official government mapping) office to base its measurement on the existing *bornes* (markers) and to integrate the new commune building site into the existing commune *lotissement* plan.

strengths included easy access, clear land tenure status (with one recognized person holding the land rights), and no existing crops, vegetation, or settlement on the site. The major concerns for this site were that the land would require a great deal of fill and leveling to create a suitable building site.

5.1.4. Third Alternative Site Proposed to 2008 ESA Mission

The third alternative site that was proposed to the 2008 ESA mission is in an un-zoned (*non-loti*) area immediately adjacent to the first alternative site (that included the area zoned for the police) (Figure 1).

5.1.4.1. General Assessment

The third alternative site that was proposed was the clear preference of the mayor and council members since it was right next to the original site they proposed (Figure 1) and

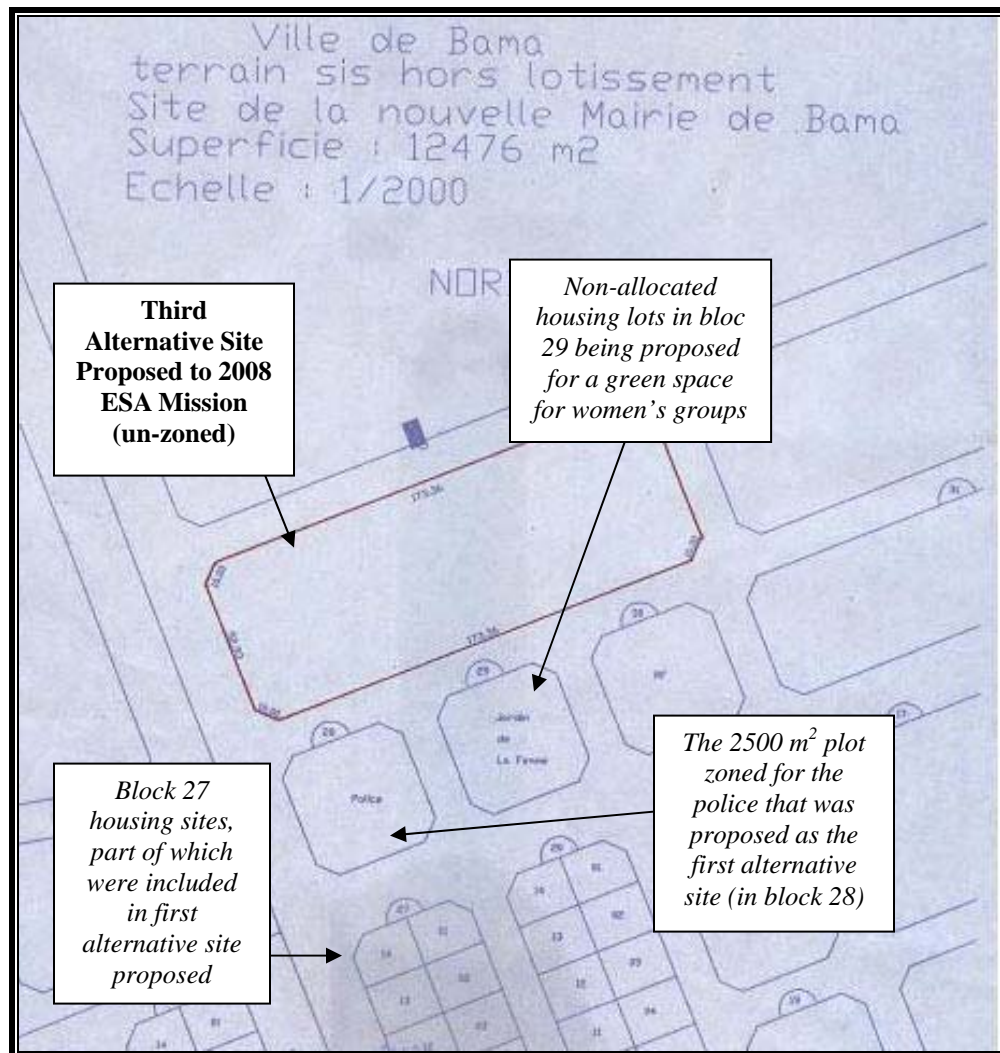


Figure 1. Bama: First and Third Alternative Sites Proposed to the 2008 ESA Mission
(Source: Bama Mayor's Office)

has many of the same advantages as the original proposed site (central location, level land that requires almost no in fill, and close proximity to the adjacent paved highway).

Given the fact that one of the town's descendants (who also owns a house in Bama) was a registered surveyor (*géomètre agrégé*) based in nearby Bobo-Dioulasso, the mayor was able to quickly schedule an official delineation and marking of the site on Saturday, September 13, 2008. The surveyor then completed the maps that the *service domanial* (land registration) and *service cadastral* (mapping) offices needed to complete the reclassification of the un-zoned area for administrative purposes (see Table 8 above).

5.1.4.2. Key Elements to Consider in the RAP

One constraint associated with the site is that it is not classified as administrative land. Another constraint is the need to provide compensation to the current land holder (Pascal Sanou) for:

- The land,
- A mango orchard (approximately 100 trees) that no longer produces fruit due to its age (over 35 years) and variety,
- Income lost from renters who currently occupy the orchard owner's house,
- Crops and potential loss of lodgings and employment (beer making) associated with construction for the renters that currently occupy Pascal Sanou's house, and
- A small plot of sorghum production by a third party.

Given the availability of various not yet accorded plots in the *lotissement* for compensation and the fact that the mayor's office was able to avoid destroying the house (by asking the surveyors to reduce the width of the site to 67 meters along the highway), the cost of in kind compensation through the RAP is likely to be low if the owner is given a choice of (Table 9):

- Two or three parcels of registered land in another part of the commune (option one) or
- Delineating and marking an equivalent amount of his other holdings in the adjacent area, which would protect both the primary land right holder (Sanou Pascal) and his heirs in the event of any future *lotissement* (zoning process) that is likely to occur in the near future (option two).

5.1.4.3. Other Issues to Consider in Preparation of the ESMP and Follow-up Training and Programming

Gender opportunities: The RAP/ESMP exercise offers an opportunity to strengthen the commune building component's impact on land rights and income for women by zoning a small area in the administrative reserve for use by women's groups. Bama reportedly has 69 legally recognized *groupements* and a very active women's union that seems to link most of these groups (Table 9). This would create a venue for women's groups to benefit from the sale of food and water that will be needed by the influx of workers and builders once the commune building construction starts. The same area (the Green Space Catering Service Area) could provide restaurant services for people that are scheduled to

attend quarterly council meetings (for 45 council members²¹), as well as other meetings in the large commune building hall (500 seats) scheduled for construction. A similar type of restaurant facility has been developed by the women's union in Banfora.

This small investment (for official delineation and marking of the green space and basic infrastructure) is likely to yield a substantial rate of return to the RLG Project in Bama in the following ways.

- *Positive impact on poverty alleviation:* The women most likely to participate actively as members of *groupements* that manage larger-scale catering services and/or as individuals tend to be vulnerable women that do not have the capital to invest in higher yielding IGAs such as livestock. One key indicator of success of this activity would be the number of women that use the income and training they receive from participation in this activity to develop their own small-scale businesses on the site or in another area.
- *Positive impact on women's participation in and benefit from the RLG Project:* The Green Space Catering Service Area would be a concrete and immediate benefit from the project that should increase women's willingness and ability to participate in other RLG activities (e.g., training and land registration), which are designed to benefit them over the long run.
- *Positive impact on women's organizations and democratic processes:* By working through women's groups to develop and manage the small food business part of the site, the project could strengthen the capacity of *groupements* that work with vulnerable women and use them to channel information to women about their rights and opportunities.
- *Positive impact on environmental management and sanitation of the commune building site:* Channeling food services to the green space would reduce the types of haphazard food services that tend to develop around public buildings. It is also likely to increase sanitation and cleanliness in the adjacent areas in ways that can be sustained beyond the RLG Project.
- *High economic returns to the original investment and prospects for sustainability:* The net economic return to women's groups from the sale of cooked food to construction workers and to municipal council members during their quarterly meetings should easily be equal to or surpass the cost of basic infrastructure and improvements to the site in just one year. The continued demand for food and services—from trainings, municipal council meetings, and employees—increases the likelihood of sustainability once the RLG Project ends.

Environmental risks and opportunities: Given the projected spike in demand for wood and increased cost of fuelwood that is likely to accompany the commune building construction activities (in the short-term) and development of the Samandeni Dam (in the longer term), the RAP/ESMP exercise should consider ways to promote existing private-sector vendors selling improved wood-burning stoves. Even the best site plan will require cutting a significant number of the older (planted in 1970) mango trees on the site. These

²¹ All council members receive a liberal (4000 FCFA/day) per diem allowance for transportation, food, and lodging.

trees are no longer productive in their current unmanaged state. To facilitate replanting, the team recommends that the project consider direct support to replanting and initial maintenance of an equivalent number of mango trees in the fields being given to the land holder as compensation for the land transfer to the commune building site.

Table 9. Critical Factors to Consider in Resettlement Action Plans (RAPs) and Environmental and Social Management Plans (ESMPs) for the New Proposed Commune Building Site at Bama

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measure	Estimated Cost	Anticipated Impact
Resettlement Action Plan (RAP)				
Adobe house with well located on edge of proposed commune building	Sanou Pascal	Surveyor modified boundaries of commune building site slightly to avoid demolition of the house.	0	-The house will face the 15 meter road that is proposed along the border of the commune building site. -The value of the house and building site will increase dramatically.
1.20 ha of land	Sanou Pascal	Option 1: Compensate with three parcels (400m ² each) or 2 parcels (500 m ² each) of land in zoned part of town that have not yet been allocated +relevant taxes on the parcel (Box 2).	0 FCFA for the land since cost of delineation and marking were paid for during the <i>lotissement</i> Cost of taxes ²² (50,000-60,000 FCFA) (Box 2)	-Value of new holdings plus increased value of remaining land associated with his family (approximately 4 ha) would be substantially greater than what he has currently. -Creation of commune building increases risk that the surrounding area will be zoned (<i>loti</i>) and that he and his family will lose a major portion of their holdings (estimated at 4.0 ha) in that <i>lotissement</i> process.
		Option 2: Delineate and mark an equivalent amount of the estimated 6 ha area associated with him and/or his family in the adjacent <i>non-loti</i> part of the commune.	145,500 FCFA government mandated price for delineation and marking (Box 2) +cost of taxes (5 FCFA/m ² =60,000 FCFA)	-Zoning will enable primary landholder and his heirs to protect a larger area (1.2 ha) than they would normally be entitled to in future <i>lotissements</i> (zonings). -Since land adjacent to commune building site is likely to be of much higher value than parcels distributed under option 1 this is probably the higher value option.
Mango orchard: Old trees planted in 1970 that did not produce this year since they are no longer	Sanou Pascal	Option 1 : In-kind compensation of trees by planting an equivalent	TBD	-Replacement trees will be of higher value than those being cut.

²² 5 FCFA per square meter for land designated for agricultural or livestock purposes. number of productive improved varieties on land being marked and

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measure	Estimated Cost	Anticipated Impact
being pruned or managed		delineated and/or given to the primary land holder as compensation + some support for watering during the first two years (PNGT model for compensation).		and residential purposes. -Gives primary landholder maximum flexibility in determining which variety of fruit, shade, or fuelwood trees he prefers.
		Option 2: Cash compensation for trees (Samandeni model for compensation) ²³	25,000 FCFA per tree	Risk that trees will not be replaced and that aggregate vegetation cover will suffer.
House belonging to Sanou Pascal is currently being used by a family whose principal source of livelihood is from on-site beer (dolo) making: a) Large wood-burning stove and well used for beer making located in the courtyard b) 0.25 ha of maize planted in the courtyard	Family is from Bobo-Dioulasso and is not related to Pascal Sanou ²⁴	Land: Offer family a lot (40 m ²) in another non-attributed part of the commune with reasonable access to well water and market site locations she needs for her beer making business that can be registered in the dolo maker's name. House: Materials and labor for construction of a small house. Crops: 0.25 ha (approx.) of maize Dolo making equipment.	Land: 0 FCFA (cost of registering already paid by <i>lotissement</i>) House: (900,000 FCFA) Crops: Compensation for two seasons of maize harvest to be deposited in a savings account at the <i>caisse populaire</i> under the woman's name. ²⁵ Dolo making equipment: New improved stove designed especially for beer making	This compensation package will increase the distance that the dolo maker has to travel to sell her product, but will give her registered home site and more secure livelihood. It will also protect her, her family, and heirs from the projected spike in house prices and land that is expected to accompany the development of the Samandeni Dam.
Sorghum cultivation (approximately 0.15 ha, 15m x 10m) at the site along road	A dolo maker who operates a business on the opposite site of the road.	Crops: 0.15 ha sorghum Livelihoods: Provide her with a <i>foyer amélioré</i> (improved cook	Crops: Compensation for two seasons of sorghum to be deposited in a savings account at the	Should increase the profitability of her dolo business.

²³ As reported to the team. This needs to be verified.

²⁴ Unclear what if any rent is being paid on this informal arrangement.

²⁵ Cost should be calculated based on highest possible yield and highest possible price (on average) for the last two agricultural seasons.

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measure	Estimated Cost	Anticipated Impact
		stove) designed for dolo making.	<i>caisse populaire</i> in the woman's name ²⁶ for use to improve business.	
Environmental and Social Management Plan (ESMP)²⁷				
(-) Increased demand for fuelwood.	Vulnerable women who depend on IGAs based on cooked food and dolo making for household livelihoods.	Promote <i>foyer ameliores</i> (fuel conserving wood burning stoves) and village forestry projects managed by women's groups.	Not calculated.	-Should decrease average amount of wood needed to cook a standard amount of food or beer prepared for sale. -Increased demand ²⁸ for cooked food and beer should allow women to charge highest prices and to compensate for fuelwood prices.
(-) Women's access to sites suitable for IGAs based on food and drink sales around the commune building site likely to decrease as permanent stores and commercial enterprises develop there. (+) Demand for cooked food and drink in areas around the commune building site will increase .	Vulnerable women who depend on IGAs based on cooked food and dolo making for household livelihoods.	Create a green space (about 1 ha total) in the administrative area next to the commune building that women's groups can manage for commercial purposes.	-2 million FCFA for creation of a cement base/tin roof kiosk where food can be served + creation of a small hangar covered for clients to sit + chairs and tables + fencing. -Pipe extension of drinking water from commune building well to green space. -Tree planting	-Positive impact on poverty alleviation. -Positive impact on women's participation in and benefits from RLG Project. -Positive impact on women's organizations and democratic processes. -Positive impact on environmental management and sanitation of commune building site. -High economic returns to the original investment and prospects for sustainability.

Note: (-) Negative social/environmental factors to consider; (+) Positive social/environmental factors to consider

²⁶ Cost should be calculated based on highest possible yield and highest possible price (on average) for the last two agricultural seasons.

²⁷ These issues represent a partial list and are not exhaust for future teams to consider in technical design and environmental and social assessment.

²⁸ Demand likely to come from workers building the Samandeni Dam as well as from construction workers, employees, and clients associated with the MCA-funded commune building.

Box 2. Official Costs for Delineating and Marking Rural Sites through Certified Surveyors Recognized by the Mapping (*Cadastral*) Office in Burkina Faso and Taxes to Pay for Use of Land for Agricultural or Residential Purposes

A. If the site is in the same province as the surveyor:

The price is 144,500 FCFA for the *bornage* (marking) and 119,000 FCFA for the delineation.

B. If the site is outside the province of the surveyor:

B.1. The cost is 500,000 FCFA (irrespective of the distance)

OR

B.2. 144,500 FCFA for the *bornage* (marking) + 1000 FCFA per kilometer or 119,000 for the delineation (measurement) and marking + 1000 FCFA per kilometer between the surveyors' home base and the site.

C. If the land is being used as agricultural or grazing land:

The person registering the land must also pay an agricultural and livestock tax that is calculated at 5 FCFA per square meter (m²).

D. If the land is being used for a residence

If the person registering land wishes to build on the site, they pay a one time occupation tax of 125 FCFA/m².

After this, the tax assessor will visit the house once it is constructed to determine the level of annual taxes to pay. In general, the annual norm for houses with electricity is 2500 FCFA per year and 1000 FCFA for a house without electricity.

Source: *Service Cadastral* (Government Mapping Service). Bobo-Dioulasso. September 12, 2008.

5.2. Kampti

5.2.1. Original Site Reviewed and Selected by First ESA Mission

One of the main issues that the mayor's office used to justify proposing a new site was the fact that only approximately one fourth of the original site that the ESA team reviewed (November 3, 2007) was flat and even this was plagued by deep holes that were far more evident during the rainy season (RA block 27, Figure 2.a). The civil engineer from the regional infrastructure department (September 11, 2008) estimated that the cost of fill and site work before construction could begin would be as high as 100 million CFA. Other factors likely to complicate construction at the site include that the site was surrounded by 11 buildings in zoned areas that would restrict future expansion and complicate construction and unclear placement and land tenure status of the access road. Although the *quartier* (neighborhood) plan includes an access road, the town never had the means to create the roads outlined on the neighborhood plan. Therefore, it is unclear whether the current access road follows the zoning lines and it is highly likely that any future development would need to retrace the access road and deal with any associated resettlement issues as well. The chief advantage of the original site is its location in the area designated for commune administration on the official *lotissement* (zoning) plan.

5.2.2. First Alternative Site Proposed to 2008 ESA Mission

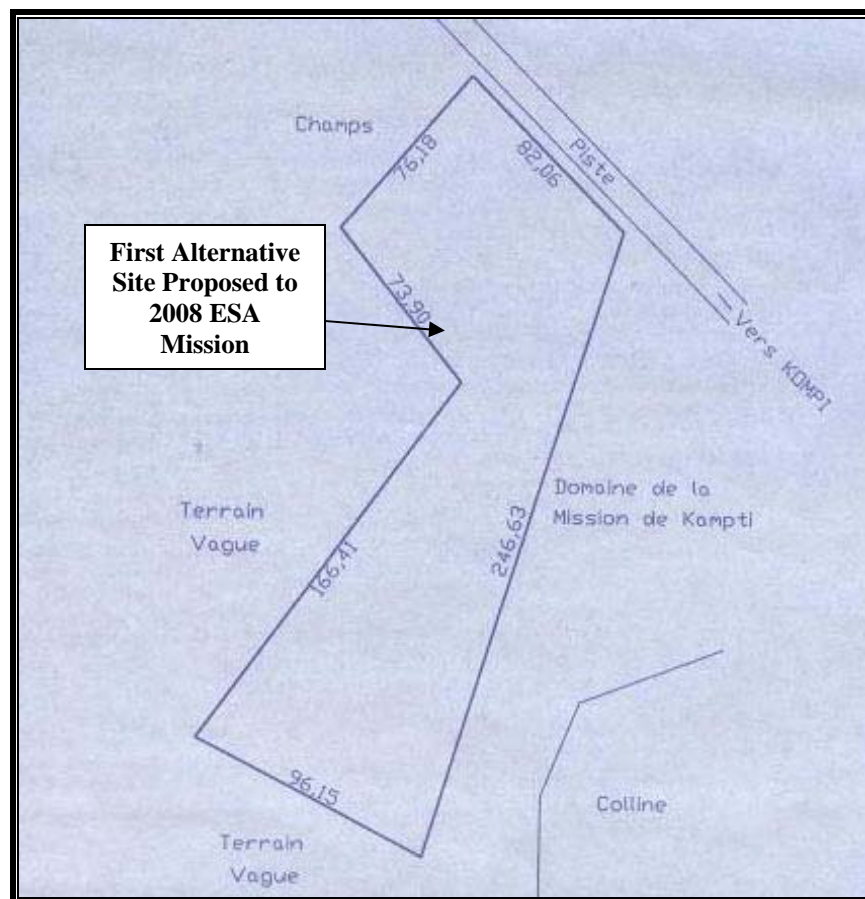
5.2.2.1. General Assessment

Comparing the cost of land fill and access road development of the original proposed site that was reviewed by MCA (November 3, 2007) and of access road development at the second alternative site that was proposed (see below), the cost of environmental mitigation (to address flooding and erosion) and of access road development and resettlement at the first alternative site proposed is likely to be minimal (See SWOTS in Annex 2.2 and Figure 2.b).

- In contrast to the other two sites (the original and second alternative sites), the access road that benefited from a German rural roads development project three years ago follows the roads outlined on the official *lotissement* plan.
- The site is level with no visible ponding or erosion despite two days of heavy rains prior to and during the mission's site visits.
- The site is open—with no permanent construction on zoned areas around the site—which allows for future buildings and expansion.
- The land tenure status is clearly associated with one individual and her family and she currently farms the plot.



**Figure 2.a. Kampti: Original Site Reviewed and Selected by First ESA Mission
(Kampti Mayor's Office)**



**Figure 2.b. Kampti: First Alternative Site Proposed to 2008 ESA Mission
(Kampti Mayor's Office)**

5.2.2.2. Key Elements to Consider in the RAP

While there is no permanent construction on the site, there are fruit trees and crops being cultivated on the site in an area that has a clear and recognized land tenure status (an elderly female head of household who inherited the land from her maternal parents) (Table 9).²⁹ The only other contiguous affected area is a grove of fruit and fuelwood trees planted and managed by a *groupement* that received permission to plant from the same person who has rights to the field and the surrounding area. The land claims (of the woman and the *groupement*) are well known and recognized by the community and the council members. Since the woman with recognized rights to the land cultivates the adjacent plots as well, the council members think the woman and her family would be delighted to accept the *bornage* (marking) and registration of an equivalent quantity of land (to which they already have rights) adjacent to the proposed commune building site as compensation since the surrounding area is slated for *lotissement* (zoning) in the near future.³⁰ Since construction of and activities in the commune building will have a

²⁹ Adjiratou Poda

³⁰ The proposed compensation model of zoning and registering an equivalent amount of land for the land holders being displaced is more generous than the compensation that is usually accorded during a

negative impact on the *groupement's* ability to exploit the land as they have previously, they are entitled to some compensation to help them develop compensatory IGAs on the site.

5.2.2.3. Other Issues to Consider in Preparation of the ESMP and Follow-up Training and Planning

Gender opportunities: The first alternative site that was proposed offers some relatively unique opportunities that should be considered in the environmental and social management plan. If the RAP acts on the mission's recommendation to include some sort of official delineation and marking of the *groupement's* land (which was granted to them by the primary land holder Adjratou Poda), it could be a one hectare green space that the woman's group could manage for commercial purposes similar to the one proposed above for Bama (and some of the other communes building sites below, see section 5.1.4.3 or Table 10 for more information on anticipated impacts of a green space).

Given the large number of council members (227) that meet quarterly (at least) and MCA's proposal to create a 500-seat meeting hall on the site, the potential economic impact of the IGAs that would take place in the green space would be considerable for vulnerable women (i.e., women without the capital to build stand alone stores along the main highway, which is about one km away from the site).

Environmental risks and opportunities: No dramatic spike in fuelwood prices is anticipated in the near future due to the commune building construction or activities. However, the projected increase in the population due to gold mining and plantation development in the surrounding areas is likely to increase demand and prices in the medium term (next five years) and may have to be considered in the future.

lotissement (zoning) process. Since future zoning is likely, the proposed package would protect the woman and her descendants without creating any precedent for cash compensation.

Table 10. Critical Factors to Consider in Resettlement Action Plans (RAP) for the New Proposed Commune Building Site at Kampti

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact
Resettlement Action Plan (RAP)				
2.0 ha of land	Female head of household ³¹	Land: -Delineate, measure, and mark an equivalent amount of land associated with the same female head of household and her family in an adjacent area. -Pay costs of clearing and initial labor of the 2.0 ha marked area if desired. ³²	-Delineation, Measurement, Marking, and Registration: 500,000 FCFA (Box 2). -Taxes: 5 FCFA m ² for tax (100,000 FCFA approximately) (Box 2).	Value of land will be superior to value of land they currently hold pre-construction of the commune building.
Crops on the 1 ha plot (1.0 ha of peanuts + other crops)	Female head of household	Crops: 1.0 ha of peanuts for two seasons + other crops. ³³	Crops: Approximately 1 ha of peanuts planted by landholder (Adjiratou Poda) + any additional crops planted on second hectare that was added to the commune building site when it was measured. ³⁴	Funds to be reinvested in crops and/or other development in the area zoned for compensation.
Women's group that reportedly received 1.0 ha grant from the female head of household responsible for a wood lot and orchard.	Women's group	Land: During same zoning exercise for the woman's plot (see above) this 1 ha plot could also be measured and officially zoned for the group on the revised <i>lotissement</i> map. - <i>Procès verbal de palabre</i> will be needed to get landholder's official recognition of their right. -Women need some compensation for increased difficulty they will face in planting crops and harvesting trees on the plot.	Delineation, Measurement, Marking, and Registration: Costs included in RAP activity above if done at the same time. Taxes: 5 FCFA/m ² for relevant taxes (50,000 FCFA approximately) (Box 2). Seed Funding for IGA: Small seed funding for basic improvements on the plot (fencing, a covered kiosk space with cement floor) would enable the people to transform the plot from agriculture to a non-agricultural IGA (income generating activity) through providing restaurant services for people working and or seeking services at the mayor's office.	-Positive impact on poverty alleviation -Positive impact on women's participation in and benefits from the RLG Project. -Positive impact on women's organizations and democratic processes. -Positive impact on environmental management and sanitation of the commune building site. -High economic returns to the original investment and prospects for sustainability.

³¹ The farmer with rights to this plot inherited the land from her maternal relatives not her husband's relatives.

³² Since the area is already cleared and the family is most likely to use it for construction after one or two seasons, they are unlikely to request this.

³³ Since the site was enlarged when it was measured, the team was only able to assess the crops cultivated on the 1 ha it originally surveyed.

³⁴ Cost should be calculated based on highest possible yield and highest possible price (on average) for the last two agricultural seasons.

5.2.3. Second Alternative Site Proposed to 2008 ESA Mission

The second alternative site that was proposed by the mayor's office (on September 10th 2008) is located in a central, un-zoned area between the two zoned areas of the commune. The site is dry and beautifully placed high above the town center. However, on closer examination it became increasingly clear that the site was plagued with many of the same constraints of the beautifully situated, but difficult-to-access office of the *préfet*.³⁵ These constraints include very difficult access to the site by the most direct route (at a 40-45% incline)³⁶ and extreme vulnerability of the access road to erosion on the slanted areas and to flooding and mud accumulation in the low lying *bas fond* areas at the foot of the hill. The civil engineer from the regional infrastructure office estimated that the cost of correcting both problems (flooding and steep slopes) would be even higher than the cost of correcting the flooding problems at the original site. An additional constraint was the area's unclear land tenure status, which was likely to make it difficult to determine an appropriate RAP compensation package. Thus, although the site is beautiful and located in an area midway between the two largest zoned (*lotis*) population centers, it is impractical and expensive at best and likely to be unsustainable (in terms of access) at worst.

5.3. Sono

5.3.1. Original Site Reviewed and Selected by First ESA Mission (no change proposed)

5.3.1.1. General Assessment

Although Sono has never been zoned (*loti*), the site proposed for the MCA commune building is part of a large land area designated for administration that dates from the dawn of colonial rule in Burkina Faso (Figure 3.a and 3.b). In the wake of the French invasion from Mali in 1884, Sono became the first administrative center of the Kossi Province. A large hill in the middle of the town is all that remains of the military base that was disassembled after 14 years and reconstructed in the town of Kouri. Seven years later the military base moved to Dedougou.

³⁵ In keeping with many colonial buildings in Burkina's hilly southwest, the Kampti *Préfet* office (built in 1921) is on a hill above the town. Since colonial times, the building has been used first by the French then by the Burkinabe *préfet*. The two administrative buildings are 87 years old, but in very good condition and still in use. In contrast, the road up the steep hill (which has benefited from some of the best construction and maintenance that the region can offer) is eroded. Even under the best conditions (when it is newly scraped) no one can make it up the steep hill with either a bicycle or a *mobylette*. Despite repeated attempts to drill for water, the prefecture has never had a functioning water point. To date, all water for the administrative and domestic buildings at the site is brought up from a *fourrage* (bore well) at the foot of the hill.

³⁶ Civil engineers in the region recommend a 5% grade for unpaved roads given the soil structure and total volume and spacing of rains. To achieve this grade, area roads are forced to wind up steep slopes, increasing the cost of road construction and compensation to surrounding landholders for the property rights and houses displaced by road construction.

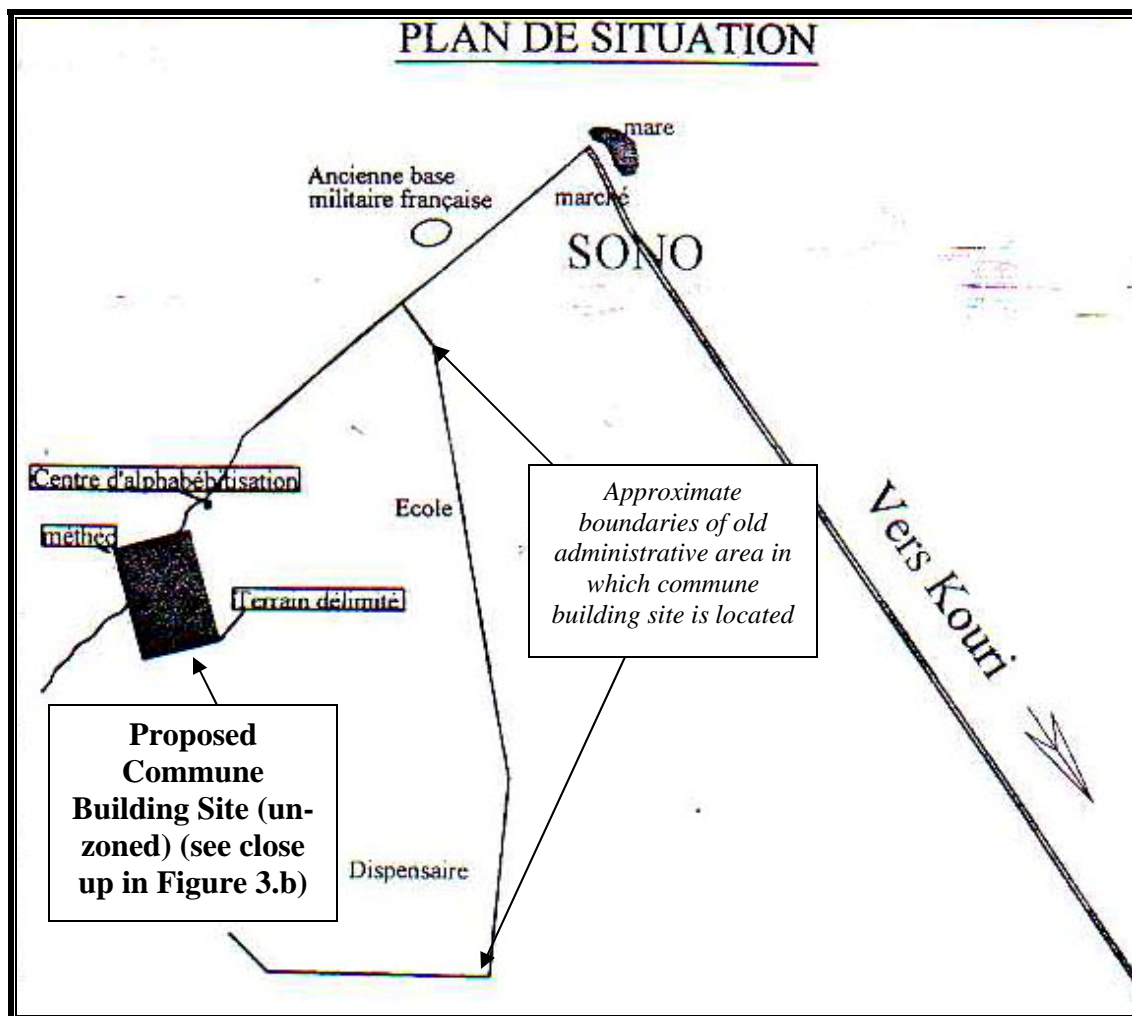


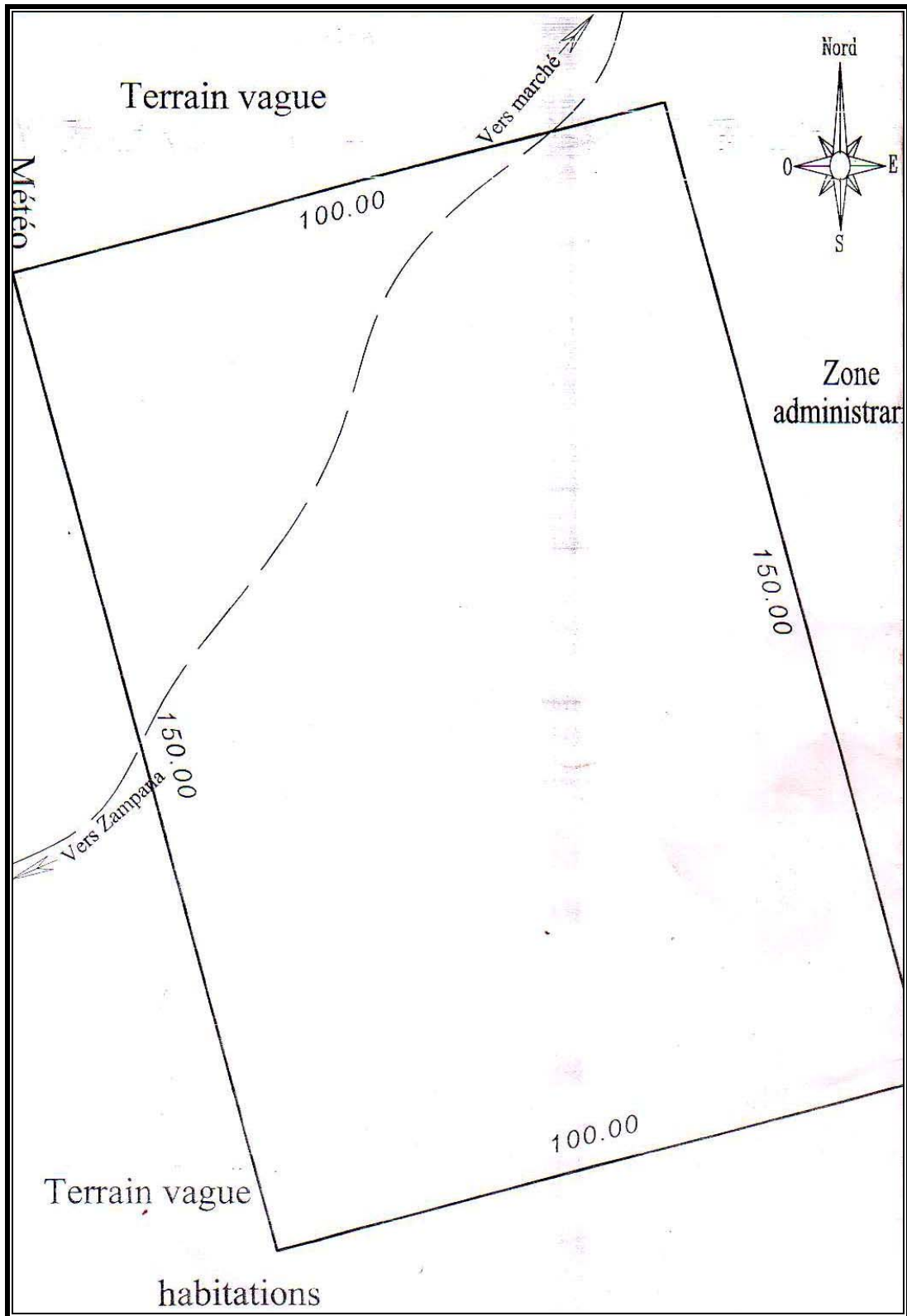
Figure 3.a. Sono: Original Site Proposed to First ESA Mission
 (Source: Sono Mayor's Office)

This large administrative district (approximately 60 ha³⁷ total), which dates from the colonial period, is home to the more modern colonial administrative buildings (e.g., prefecture rural agriculturalist school) that were created in the 1950's and the first and second generation of state financed buildings created after independence (e.g., a primary school, health center, and the Ministry of Basic Education Literacy Training Center).

The proposed commune building site is approximately 150 meters by 100 meters (1.5 ha). As indicated in the original ESA assessment, the proposed commune building site is a "good site"³⁸ in a central and level location, with good access from the major roads in the village and to other government services (e.g., health center, elementary school, and prefecture). There has been no cultivation on the site since the government-sponsored

³⁷ Surveyor's estimate of the administrative zone using GIS technology based on the land boundaries they were shown by the village's land chief, September 19, 2008.

³⁸ Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]), 83.



**Figure 3.b. Sono: Close up of Original Site Proposed to First ESA Mission
(Source: Sono Mayor's Office)**

center for the training of rural agriculturalists closed its student fields on the site about 30 years ago.

Given the lack of any major access, environmental, or social problems associated with the site, the mayor was encouraged to move forward (during the Stage I site visit of the 2008 ESA mission on August 31, 2008) to conduct (Table 11): (i) the necessary land surveys and marking, (ii) a *procès verbal de palabre* that is necessary to confirm land tenure status of the site, and (iii) a *procès verbal de palabre* with the municipal council to finalize the site choice.

The chief constraint (risk) associated with the site was the difficulty of identifying and paying for an official survey and marking of the site by a registered surveyor (*géomètre agrégé*) as required by Burkinabe law.³⁹ This registration is required of all MCA commune building sites and protects the site from being contested when an official *lotissement* is eventually executed. Until this step was accomplished (Step 2 in Table 11) none of the other steps needed to officially register the site as an administrative area could be undertaken. Since Burkina Faso privatized these land registration services, the

Table 11. Progress toward Completion of Critical Background Documentation for Commune Building Sites in Un-Zoned (*Non-Lotis*) Areas in Sono (December 23, 2008)

Steps and Activities	Sono
Step 1: Site Chosen and Approved by the Local Community	
--Informal site plan (hand-drawn)	Yes
--Public hearing (PV) that states that customary land holders or land chiefs accept to donate their land for the commune building site	Sept 5, 2008
--Municipal council decision (<i>Attestation Municipale</i>) confirming site choice	Sept 4, 2008
Step 2: Delineation and Marking by a Registered Surveyor	
-- <i>Delineation and marking</i>	Sept 20, 2008
-- <i>Commune receives official map and (if the commune is zoned [loti]) a highlighted abstract of that particular portion of the lotissement plan that shows this area in relation to the zoned area</i>	Sept 27, 2008
Step 3: Confirmation by Land Registration (Domanial) Office (Name=Location of office)	Location: Nouna
-- Inform provincial land registration (<i>service domanial</i>) office that area is delineated and marked	Sept 22, 2008
-- <i>Service domanial</i> conducts official PV to confirm land tenure change	Sept 22, 2008
Step 4: Registration of the Map and PV with Provincial Mapping (Cadastral) Office (Name=Location of office)	Location: Koudougou
--Send the land registration office's PV and the registered surveyor's map to the provincial mapping (<i>service cadastral</i>) office	Oct 03, 2008
-- <i>Service cadastral</i> office returns the papers to the land registration (<i>service domanial</i>) office who returns them to the mayor	Nov 19, 2008
Step 5: Official Announcement of the Land Reclassification Decision (une Arrêté d'occupation): Once mayors receive the papers they prepare an official land occupation decision (<i>un arrêté d'occupation</i>) that is circulated to the different relevant services (e.g. <i>service cadastral, service domanial and administration territoriale</i>)	No

PV=*Procès verbal de palabre*

³⁹ To date, none of the official buildings at Sono appear to have been registered or delineated with the *cadastral* office.

services are obtained from private consulting firms at a fixed rate through the relevant *cadastral* offices. The cost of the basic delineation and marking ranges from 140,000 to 500,000 FCFA depending on the distance from the home office (Box 2 above). For a small isolated commune like Sono—with no surveyor that is a personal contact, as was the case in Bama and Kampti—the price is high (500,000 FCFA) if and when they could even locate a registered surveyor. To manage this risk, the MCA ESA director asked the nearby *Autorité de Mise en Valeur de la Vallée du Sourou* (AVMS or Sourou Valley Development Authority) regional office whether they could access their Ouagadougou-based surveying team to register the commune building site at both Sono and Di (request submitted September 16, 2008). Since AMVS was unsure if and when it would be able to honor this request, the mayor of Di (a retired civil servant and former deputy) used contacts to identify a Ouagadougou-based firm (headed by a nationally recognized registered surveyor) to execute the work at the standard national rate. Given the small size of the plot the surveyors agreed to measure the Sono site at no extra charge.

5.3.1.2. Key Elements to Consider in the RAP

There is no need for a RAP since the land has been recognized as an administrative area for over 100 years and there has been no cultivation on the site by any individual or institution for the last 30 years.

5.3.1.3. Other Issues to Consider in Preparation of the ESMP and Follow-up Training and Planning

Creation of the new commune building is likely to create a host of other social and environmental constraints and opportunities (see Annex 2.3).

Gender opportunities: Once construction starts there will be a sharp increase in demand for catering services, food, water and supplies in the area immediately adjacent to commune building office. In the short-term, the construction companies are likely to either contract with and/or provide per diem to workers to contract with or purchase food on their own. Once the building is completed, the demand will shift from construction workers to: (i) employees working at the site; (ii) hundreds of people that are likely to come to the mayor's office each week to register land and regulate other matters; and (iii) people attending MCA-sponsored training sessions, as well as quarterly meetings by the municipal council in the commune building's 500-seat meeting room.⁴⁰

One strength of the proposed building site is that it is in a large (approximately 60 ha) established (for over 100 years) administrative site. The area is vast and includes no non-official construction or cultivation. It would, therefore, be very easy to incorporate:

- A large one hectare green space in an area adjacent to the commune building site that women's groups could use as a base for small-scale IGAs (income generating activities) that would initially cater to construction workers and later to employees and people seeking services in the commune building; as well as

⁴⁰ Each of the 21 people who attend quarterly municipal council meetings, is entitled to a per diem to enable them to purchase food and drink during the long sessions away from their home village.

- A series of small village forestry projects managed by women (see discussion under environmental risks and opportunities below).

This small investment (for official delineation [measurement] and marking and basic infrastructure in the green space and delineation, marking, and training for the managed village forestry projects) is likely to yield a series of positive impacts on the RLG Project's activities in the zone (similar to those anticipated from the recommended green space in Bama) that include a:

- Positive impact on poverty alleviation,
- Positive impact on women's participation in and benefit from the RLG Project,
- Positive impact on women's organizations and democratic processes,
- Positive impact on environmental management and sanitation of the commune building site, and
- High economic returns to the original investment and prospects for sustainability.

Environmental risks and opportunities: The creation of a *domanial* office at Sono through the MCA RLG Project will make it easier for outsiders to register land in the *bas fonds* and river front areas. This is likely to increase spontaneous settlement to the commune even without creation of a managed irrigation scheme at Kouri (as was once anticipated under the MCA Agriculture Development [AD] Project).

Both the increased settlement, as well as construction associated with the market rehabilitation that is scheduled to occur under the MCA Agriculture Development (AD) Project, will increase demand for fuelwood. To date, the Ministry of Environment's activities in the region have focused on managing the area's fishing and protected wildlife resources. Care needs to be taken to strengthen the protection of the area's faunal and forest resources and to develop (if possible) renewable fuelwood alternatives. One option might be to develop a series of small fuelwood plantations that women's groups could manage in the very large 60 ha administrative reserve that dates from the colonial period. Except for some isolated plantings by the family of a former *Préfet* or students attending the rural agriculturalist school, this large area has not been farmed or settled outside the scattering of administrative buildings.

5.4. Di

5.4.1. Original Site Reviewed and Selected by First ESA Mission

On October 19, 2007 when the first ESA team visited the proposed commune building site in Di they reviewed (using Checklist 1) a site that was immediately adjacent to the current mayor's office, about 20 meters from the large central market—which is one of the largest in the Mouhoun Valley (Figure 4.a). The mayor was not aware of the meeting and did not have a designated representative.⁴¹ Oliver Pierson, the MCC ESA deputy director who conducted the interview was shown a small 0.50 ha area adjacent to the new mayor's office and meeting hall (a two building complex), which were just completed in

⁴¹ This site was visited by Oliver Pierson as an aside to his other ESA activities in the zone thus the mayor had not be notified about the site review mission as had been the case in the other sites covered by Quinn and Traore.

or around August 2007. Pierson logically assumed that the site was zoned for commune administration.

When the ESA team finally saw the official *lotissement* map (which was not available when Pierson visited in 2007) during the 2008 ESA mission (on September 18, 2008) they discovered that the site where the current small mayor's office and meeting hall are located is in an area that is marked as a vaccination park (Figure 4.a).⁴² When queried, the mayor commented that this was indeed the case. He said that the company charged with building the existing mayor's office announced that it was arriving and chose the site without asking for or considering any input from the mayor who had recently been appointed to his office.⁴³ To date, no measures have ever been taken to change the land tenure status of the current mayor's office nor has the mayor's office ever been officially inaugurated. The mayor works out of his house and the office building is unused except for special meetings such as with this mission or meetings that bring together various women's groups. Under Burkinabe law the site of the current mayor's office is still officially listed in the Dedougou *cadastral* (mapping) office as a vaccination park and, as such, is under the authority of the Ministry of Livestock. The unclear land tenure status of the current building is one of several reasons that the mayor and council members did not think this site, which was originally reviewed, was appropriate (see SWOT analysis, Annex 2.4). Other reasons include the:

- Small size of the site (only 0.50 ha, a triangle of approximately 100m x 100m x 141 m), which could accommodate the building (which is designed to span 33 meters across the front), but leave little room for parking or other functions;
- Vulnerability of the site to ponding (1-2 days after rainstorms), which makes it difficult to access the current mayor's office and toilets for several days after rain;
- Evidence that many of the surrounding buildings have walls that have cracked due to moisture, including the relatively new *caisse populaire d'épargne* that is less than five years old;
- Reported difficulty of creating basic sanitation infrastructure (latrines) in this low lying part of the town; and
- Security issues posed by the site's proximity to a major market where the mayor's office will be playing a major role in increasing the rigor and regularity of the market tax collection services.

There is a second empty 2.5 ha site on the other side of the road from the current mayor's office, which is on the official 1997 *lotissement* plan (received September 18, 2008) (Figure 4.a). This empty site is listed as a site for the *Commissariat du Police* (approximately 0.50 ha) and a larger 2.0 ha unmarked *reserve foncière* (land reserve). The *commissariat du police* refused to build on the site for the same reason the mayor's

⁴² When the current building was built they preserved some of the ruins of the old vaccination park, which reportedly date from the late colonial period. The mayor and the agricultural extension agent stated that the vaccination park was "at least 40 years old." Since current laws do not allow communes to build a vaccination park so close to a population center (and market) the choice was probably justified. In any case, no action was ever taken to change the land tenure status with either the *domainal* or *cadastral* office.

⁴³ The first information the mayor received about the construction of mayor's offices in the "frontier" communes was in the newspaper The Observateur.

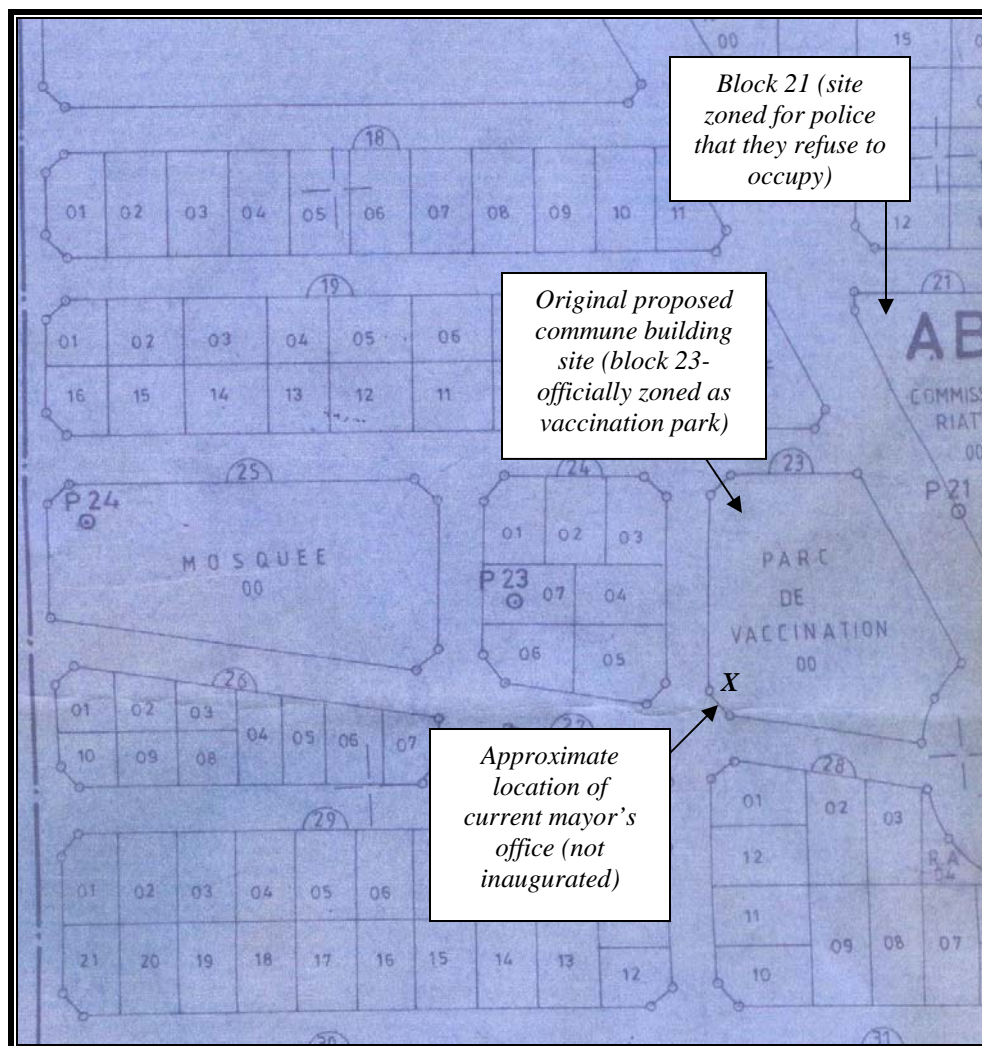


Figure 4.a. Di: Original Site Reviewed and Selected by First ESA Mission
(Source: Di Mayor's Office)

office did not want the site; they were also very concerned about the security issues posed by the site's close location to the Di market. About 1.0 of the *reserve foncière* has been occupied by unmarked building sites since 1997. The remaining 1.0 ha suffers from severe flooding problems that are especially serious on the .25-.50 ha back section, which stays flooded for weeks at a time during the rainy season. The mayor and municipal council members would like to rezone the area for green space and plant trees on it—both for beautification purposes and flood control.

5.4.2. Alternative Site Proposed to 2008 ESA Mission

5.4.2.1. General Assessment

From the start, the municipal council and mayor's office had identified a second site that was not shown to the first ESA mission in October 2007 (Figures 4.b and 4.c). The mayor and council members attributed this to the fact that they did not really understand

the project—or the scale of the commune offices and meeting rooms—during the first visit. Once they understood, they became convinced that the original site was inappropriate.

Although the proposed alternative site is outside the zoned part of the town, it has many advantages that include:

- Its size (1.5 ha vs. 0.50 ha);
- Its location on the main highway linking Mali and the new MCA irrigated perimeter;
- Its closer proximity (5.0 km) to the new MCA irrigation scheme at Di (*Oue*) and the proposed area for worker housing, which are likely to be areas where the demand for land registration services will be the greatest;
- Its reasonable proximity to the Di market (1.5 km);
- The greater opportunities for future expansion due to the fact that the site is surrounded by a large open area (10-14 ha) associated with one family; and
- The fact that the 1.5 ha site is associated with a single family, but has no cultivation or construction on it, which simplifies resettlement compensation.

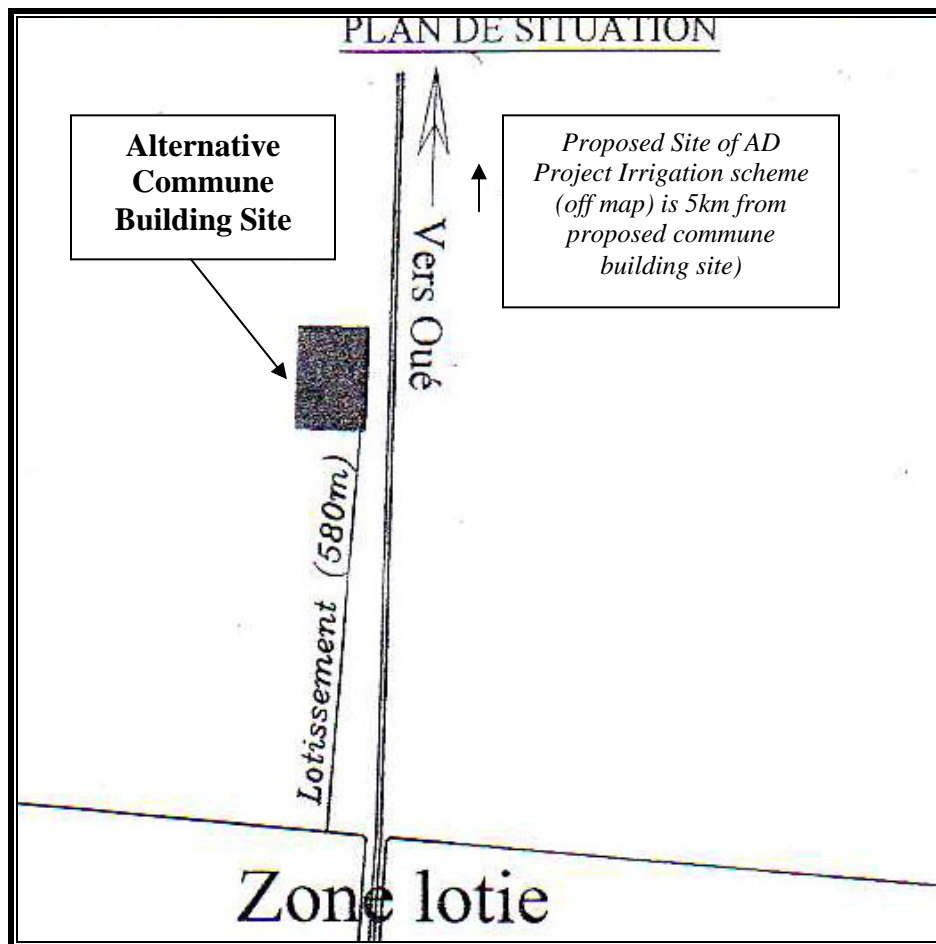


Figure 4.b. Di: Alternative Commune Building Site Proposed to 2008 ESA Mission
(Source: Di Mayor's Office)

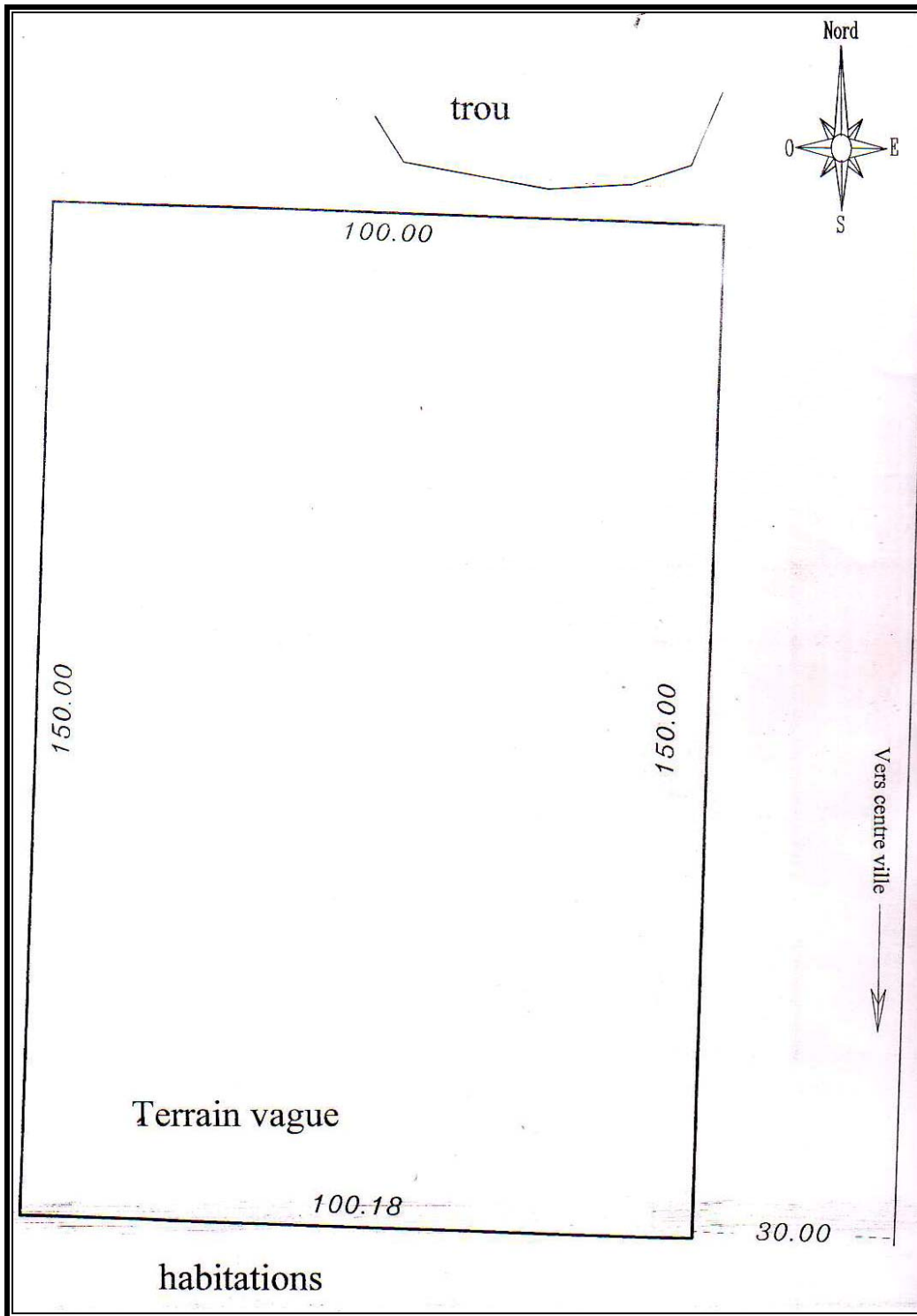


Figure 4.c. Di: Close Up of Alternative Site Proposed to 2008 ESA Mission
(Source: Di Mayor's Office)

As early as April 5, 2008 the mayor and council organized the first *procès verbal de palabre* that was needed to transfer land rights; the municipal council attestation was prepared on August 9, 2008—well before the current mission started. The chief constraint associated with the site is the difficulty of locating a registered surveyor (*géomètre agréé*) who could conduct the measurements needed to begin the process of reclassifying the official delineation and marking. For over a month before the current ESA team arrived, the mayor of Di had been in contact with AMVS to see if the AMVS surveyors could conduct the official surveys for him. After repeated promises and problems with follow-up with AMVS the mayor located a firm in Ouagadougou that would be able to conduct the fieldwork at the state-mandated rate using GIS measurements that would enable them to place the new site on the official *lotissement* map. The team arrived and completed the measurements on September 18, 2008.

5.4.2.2. Key Elements to Consider in the RAP

Given the strong identification with and support for the commune building from the family with historic claims to the site, the team anticipates that the family will be very happy with a compensation package that focuses on delineating, marking, and registering an equivalent amount of land in the 10 to 14 ha adjacent area, which is also associated with that same family.

5.4.2.3. Other Issues to Consider in Preparation of the ESMP and Follow-up Training and Planning

Gender opportunities: One major advantage of the proposed alternative site is that it is surrounded by a large land reserve that is associated with the same family that is associated with the commune building site. Due to this potential availability of the area, it would probably be possible to create the same sort of green space—with its associated benefits—as was identified for Sono, Kampti, and Bama (Table 12).

Given the likelihood (according to the mayor—personal communication September 18, 2008) of an increase in population from 20,000 to 45,000 in the commune during the five year span of the project, MCA needs to consider the increased demand for and labor needed to gather fuelwood (due to diminished natural resources nearby). This increase in the labor needed to do basic household cooking will substantially decrease the time and energy women (who are the primary fuelwood gatherers) have to participate in (and therefore benefit from) RLG Project activities and from the new MCA supported system for land registration in the zone (see discussion below).

Environmental risks and opportunities: One major impact of the MCA Agricultural Development (AD) Project's proposed irrigation development in Di will be a fairly immediate and dramatic increase in the demand for and price of fuelwood. Ways to conserve fuelwood resources or create and manage new fuelwood lots in easy-to-access areas should therefore be considered.

Table 12. Critical Factors to Consider in Resettlement Action Plan (RAP) and Environmental and Social Management Plan (ESMP) for the New Proposed Commune Building Site at Di

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact
Resettlement Action Plan (RAP)				
1.5 ha of land	Family of the chief who is also the mayor	Land: Delineate and mark an equivalent amount of land associated with this family in an adjacent area.	Delineation, Measurement, Marking, and Registration: 500,000 FCA (Box 2). Taxes: 5 FCFA per m ² (Box 2)=100,000 FCFA	-Formal delineation of land would protect holdings from future <i>lotissement</i> actions, which would compensate them for only a fraction of the holdings. -The zoned holdings would be very desirable locations for commercial development given their proximity to the commune building.
Environmental and Social Management Plan (ESMP)⁴⁴				
(+) Increased demand for catering services (food, water) and supplies in the area surrounding the commune building.	Women merchants	Livelihoods: Work through women's groups to strengthen capacity of women's groups to manage an area where women can sell food and water first to workers involved in construction and then later to employees of mayor's office and people coming to the commune building for different purposes (land registration, official acts, taxes, training programs).	Livelihoods: -Delineate and mark a green space next to mayor's office that will include paved covered areas where women can sell food and drink (cost of delineation and registration included in cost of delineating compensatory land in the RAP). - <i>Adduction d'eau</i> (water pipe) to connect the commune building water source to the women's green space area. -Training of vulnerable women to manage sanitation infrastructure for the commune building (latrines, water pump, land area, plants, and trees) and collaboration with mayor's office to develop a sustainable/renewable source of funding to pay them.	-Positive impact on poverty alleviation. -Positive impact on women's participation in and benefits from the RLG Project. -Positive impact on women's organizations and democratic processes. -Positive impact on environmental management and sanitation of the commune building site. -High economic returns to the original investment and prospects for sustainability.

⁴⁴ These issues represent a partial list and are not exhaust for future teams to consider in technical design and environmental and social assessment.

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact
(-) Decreased access to fuel wood	Women (in general) and women engaged in IGAs that provide catering services (cooked food, beer) in particular.	<i>Foyer Amélioré</i> (improved cook stoves) Alternative energy sources Fuelwood plantations	Technology available in the zone	Unless compensatory measures are introduced, the increased price of wood and decreased access to wood from local sources will increase women's labor burden and reduce their active participation in other activities related to the RLG and AD projects.

Note: (-) Negative social/environmental factors to consider; (+) Positive social/environmental factors to consider

5.5. Ouarguaye

5.5.1. Original Site Reviewed and Selected by First ESA Mission (no change proposed)

5.5.1.1. *General Assessment*

Despite being a bit isolated from the major population centers in Burkina (60 km from Tenkodogo over dirt roads and 75 km from Fada N’Gourma), Ouarguaye has been a recognized department or commune center since the late colonial period (1956-1957). Even before then, Ouarguaye appears to have hosted various colonial military, tax, and/or police services. Like Sono—another rural commune that was an old colonial administrative center—Ouarguaye has several large established areas that are classified as administrative reserves. Two sites were reviewed during the original mission.

The site that was selected is a large commune reserve near the center of town and the other commune administrative offices. The site is desirable for several reasons.

- It is close to the smaller mayor’s office, which a German aid agency recently built (March 2008), that appears to be actively in use by the national government appointed secretariat general (SG)⁴⁵ and another seven full time employees (not including any laborers and drivers that might work out of this office).
- The site is in a relatively large administrative reserve area that the locally hired *domanial* officer⁴⁶ estimated to be between 2.0 and 2.5 hectares.
- The site appears to have good drainage and no history of flooding based on observations in the dry and rainy season.
- The only permanent settlement on the actual commune building site is a commune youth center that has been abandoned since the Chinese built a new youth center (complete with theater performance areas, films, games, and other activities) in another nearby administrative area.
- The site is likely to:
 - Require only a short driveway off the existing two roads on each side of the site to connect to the major highway and
 - Have relatively easy access to electricity and water (from the existing commune system expansion of a new borehole that will be constructed on the site and the electrification project once it is completed).

5.5.1.2. *Key Elements to Consider in the RAP*

The chief settlement issues at the site are two small stores that were located on the edge in the 18 meter border between the commune building site and the road (Figure 5). Although both of the stores were situated outside of the actual boundaries of the commune building site, they were located in areas that can not be occupied by

⁴⁵ Only three of the seven mayors’ offices visited have government appointed secretariat general (SG)—Bama, Ouarguaye, and Kongoussi. The SG represents the state in the mayors’ offices. During this mission, it was apparent that the SG is a valuable source of information about state policies concerning land registration.

⁴⁶ He is not an official employee of the *domanial* office in Tenkodogo.

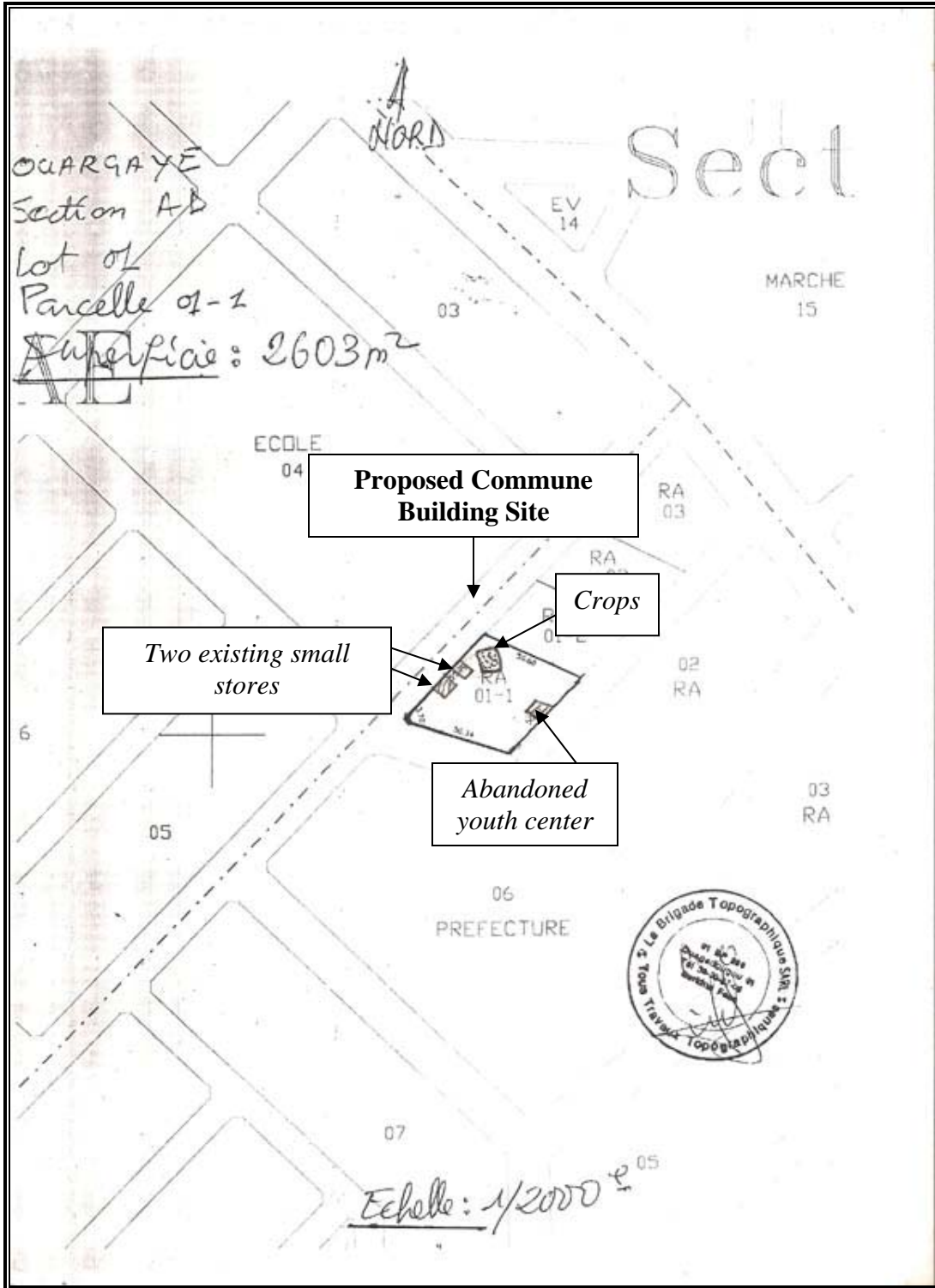


Figure 5. Ouarguaye: Original Site Reviewed and Selected by First ESA Mission Showing Crops, Abandoned Youth Center, and Two Stores (Source: Ouarguaye Mayor's Office)

commercial business once the commune buildings are built. Thus, both are entitled to compensation under OP4.12.

One unintended consequence of the second mission's queries (on August 27, 2008) about the buildings at the commune building site was that the mayor:

- Revoked the provisional status of the two stores (which had apparently been under debate for some time since both businesses were right in front of the proposed building site) and
- Asked the two merchants to relocate to a temporary space in one of the stores adjacent to the site (where they pay a monthly rent that was reportedly between 4000 FCFA and 7500 FCFA a month) until they are able to prepare a written request for another commercial space through the standard channels.

Compensation for the two stores is complicated by the fact that their land tenure status was provisional (*provisoire*) and not permanent.⁴⁷ The most relevant facts are that:

- Both stores had requested and received permission to occupy the site from a previous administrator;
- Both stores paid a modest rent (7500 FCFA a year) for the right to occupy the propriety; and
- Both store owners knew that at any time the mayor's office could revoke their land privileges if that land is needed for administrative purposes.

Even though the tenure status is provisional, the commercial sites were lucrative and the rents derived from the sites were an important source of revenues for the mayors.

The logical solution to this problem is for the RAP to facilitate the merchants' access to a space that is equivalent or better than what they lost and to compensate them for some of the costs they have incurred because of the commune building project in terms of rent (in the temporary space) and rebuilding (Table 13). One merchant needs to be compensated for a small area of beans that he is cultivating on the edge of the plot (Table 13).

5.5.1.3. Other Issues to Consider in Preparation of the ESMP and Follow-up Training and Planning

Gender opportunities: The mayor's office reported that there were a relatively large number of registered women's *groupements* and one or more unions (although the team was not able to confirm this). There do not appear to be any women who have worked in the mayor's office in non-secretarial positions. To date only one of the ten businesses that have applied for and received commercial space in the lucrative commercial area in front of the mayor's office is owned by a woman.

Although the commune building at Ouarguaye is expected to create the same increased demand for food and services in the area that commune buildings are expected to create in other communes, there appear to be more options for responding to this demand at

⁴⁷ To emphasize the "provisional" status of the businesses, the SG showed us a small sample of the requests for commercial space that he currently had pending.

Ouarguaye than at the other sites that were visited. Four opportunities were considered (Table 13) and three were determined to be likely to have the greatest impact (in order of suggested priority).

- Opportunity one: Create a new commercial space equivalent to the one that is in front of the existing mayor's office along the edge of the space reserved for the prefecture. Unless some of this space is reserved for women, it is likely to be taken over male merchants (based on current patterns of land occupation in equivalent spaces in front of the new mayor's office that was completed earlier in 2007).⁴⁸ The prefecture would have to approve this option and since the prefecture's administrative space is large and the space would not be along the front of any of their buildings this might be allowed.
- Opportunity two: Facilitate access of various women's groups (and perhaps one of the women's unions if they are interested) to micro-finance loans that they would need to develop restaurants (or a *mini laiterie* [dairy show case] in the case of the women's Fulani group). The only sit-down restaurant in front of the current mayor's office appears to have been paid for by a similar type of micro-credit program aimed at men.
- Opportunity three: Create a green space (such as has been proposed for the other commune building sites) that would be managed by a women's group.

It is unlikely that the other opportunity considered (renovating the abandoned youth building) would work because of the building's incompatibility with the new commune building and because it is expected to require considerable financial capital.

Environmental risks and opportunities: The projected increase in fuelwood demand and cost that was predicted in many of the other communes that the team visited is not expected to be as severe in Ouarguaye. This is because Ouarguaye is not confronted with the other massive pressures (such as gold mining near Kampti, the creation of the Samandeni Dam near Bama, and the creation of the MCA funded irrigation scheme near Di) that are likely to accelerate forest clearance.

⁴⁸ Only one of the 10 commercial spaces in the street on the other side of the new mayor's office—in a block that is managed by the mayor's office in return for annual rent—is managed or owned by a woman.

Table 13. Critical Factors to Consider in Resettlement Action Plan (RAP) and Environmental and Social Management Plan (ESMP) for the New Proposed Commune Building Site at Ouarguaye

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
Resettlement Action Plan (RAP)				
Small store (tin construction on cement)—specialized in ironing	Sana Abdou Karim	Store: Provide merchant with an equivalent commercial space at the rent he was paying before in front of the mayor’s office (option 1) or another site (option 2) if he prefers. However, the annual rent he will owe to mayor’s office under option 2 will be determined by size and is likely to be higher than the 7,500 FCFA they paid before.	No cost; to be contributed by mayor’s office.	Anticipated Impact: Will provide merchant with a more stable, higher yielding livelihood Risk: Tenure is still provisional ⁴⁹ and subject to revocation by mayor’s office.
		Monetary Compensation: Funds for moving to new space and creating an equivalent or better facility	250,000 FCFA (rough estimate for lost of business, rent they had to pay in short-term store front, and reconstruction on new site).	
Small store (tin construction on cement)—sales of misc. products	Zombré Edouard	Store: Provide him an equivalent commercial space at the rent he was paying before (7500 FCFA/year) in front of the mayor’s office. The annual rent he will owe to mayor’s office will be determined by size and is likely to be higher than the 7,500 FCFA they paid before.		Anticipated Impact: Will provide merchant with a more stable, higher yielding livelihood. Risk: Tenure is still provisional ⁵⁰ and subject to revocation by mayor’s office.
		Monetary Compensation: Funds for moving to the new space and creating an equivalent or better facility	250,000 FCFA (rough estimate for lost of business, rent they had to pay in short-term store front, and reconstruction on new	

⁴⁹ As at the current site, the commercial sites have tenure status that is revocable at any time by the mayor’s office. However, given that the commercial space borders an area that is zoned as a public space, this is unlikely.

⁵⁰ As at the current site, the commercial sites have tenure status that is revocable at any time by the mayor’s office. However, given that the commercial space borders an area that is zoned as a public space, this is unlikely.

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
			site).	
35m ² of beans (near harvest) planted in area clearly marked for commune building	Zombré Edouard	Crops: Compensate for two years of harvests	Calculation should be based on two years at the highest yield and highest unit price.	<p>Anticipated Impact: Will provide him with a more stable, higher yielding livelihood.</p> <p>Risk: Cash provided might not be reinvested.</p> <p>Risk Management: Recommend putting in a <i>caisse d'épargne</i> (savings) account and/or paying against stock or construction related to the building.</p>
Environmental and Social Management Plan (ESMP)⁵¹				
<i>Gender</i>				
(-) Composition of Municipal Council	Only 7/32 (21.8%) elected councilors are women	RLG training that emphasizes women's land rights	n/a	<p>Anticipated Impact: Likely to increase women's understanding of their access to political position.</p> <p>Risk: Increases difficulty of communicating with women and women's groups.</p>
(-) Staff at mayor's office	0/9 (0%) people at mayor's office are women	Sensitization of staff will be needed to counteract negative attitudes toward women civil servants in small isolated towns like Ouarguaye.	n/a	<p>Anticipated Impact: Increase in the percentage of staff in the mayor's office that are women.</p> <p>Risk: Absence of women working in the mayor's office may decrease women's participation in and benefits from the project.</p>
(-) Number and capacity of <i>groupements</i> (ratio	11 registered <i>groupements</i>	Routing project initiatives and information through women's groups.		<p>Anticipated Impact: Likely to strengthen organizational capacity of existing groups and to encourage</p>

⁵¹ These issues represent a partial list and are not exhaust for future teams to consider in technical design and environmental and social assessment.

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
of registered to unregistered groups)	0 unions 22 unregistered associations (i.e., 2 times the number of registered groups).			development of new groups. Risk: The ratio of registered to unregistered associations is a good indicator of organizational capacity and sophistication of women's groups. The fact that so many are unregistered suggests that many groups have not received the types of training and capacity they need to become <i>groupements</i> , which in turn restricts the types of economic activities in which they are allowed to engage.
(-) Involvement in commercial activities related to current mayor's office	Only 1/10 (10%) businesses rent lucrative spaces in front of the mayor's office.	Work with mayors and municipal councils to reserve one or more of the blocks of commercial space in front of the new mayor's office for women.	n/a	Anticipated Impact: Increase the % of commercial spots with daily clients (i.e., not in markets that are on a three day cycle) awarded to women. Risk: In the absence of affirmative action giving women access to space, these areas that tend to have women-run businesses are likely to convert into male-run businesses.
(+) Increased demand for catering services (food and water) and supplies in the area surrounding the commune building	Vulnerable and non vulnerable women wishing to expand their involvement in commercial activities that are likely to develop around the new	Create a <i>proviso ire</i> commercial space similar to the one with 10 stores ⁵² (90% owned by men) in front of the current mayor's office that will be reserved for women.	n/a	Projected Impact: Would strengthen women's IGAs at these sites, from which they have been excluded. Risk: Minimal, prefecture may deny, but not likely.

⁵² The rent demanded for this type of temporary small store is a maximum of 7500 FCFA/year. For a larger enterprise like the Celtel distributor the rent was higher (100,000 FCFA/year).

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
	mayor's office.	Offer micro-finance start up grants for women or women's groups to develop restaurants in existing store fronts and/or houses across from the site.	n/a	Projected Impact: Appears compatible with previous programs to promote micro-credit and enterprises. Risk: Minimal.
		Consider destroying the old youth center building (since the cost of renovation is probably too high to make it profitable) and create a simple green space with a tin roofed kiosk and another area.		Risk: Minimal and green space will be needed in site plan.
		Consider renovating the old youth center building (which is wired for electricity and even has furniture) on very edge the 2.5 ha commune building site and integrating it into the site plan as a green space area that could be managed by women's groups (if they are interested).		Risk: Cost of renovation probably too high.
(+) Decreased access to fuelwood (does not appear to be perceived as a major issue at the site)	Women (in general) and women engaged in IGAs that provide catering services (cooked food, beer) in particular.	<i>Foyer Amélioré</i> (improved cook stoves).	Technology available in the zone	Projected Impact: Might increase profitability of some IGAs. Risk: In the short-run spike in price in fuelwood unlikely to be a major problem. This issue needs to be explored with women's groups during the design.

Note: (-) Negative social/environmental factors to consider; (+) Positive social/environmental factors to consider

5.6. Loumbila

5.6.1. Original Site Reviewed and Selected by First ESA Mission

The original site that the Loumbila mayor proposed for the commune building was in an un-zoned area on the edge of town that SONATUR (a large private sector electric company) was developing for high end urban housing. It was assessed as adequate pending completion of the background paperwork needed to reclassify the land for commune administration.

The initial vote to designate this piece of land as the site for the future headquarters of the Loumbila mayor's office was made on August 17, 2006 with 38 of the 41 council members voting for the designation. The zoning abstract (i.e., *extrait du lotissement* or highlighted portion of a *lotissement plan*) needed to reclassify the land for administrative purposes was prepared in May 2007 by a registered surveyor affiliated with the *Service des Travaux Foncier et Archives*. Although a signed and official *extrait du plan du lotissement* (highlighted abstract of the zoning plan) was eventually submitted to MCA (September 23, 2008), the survey did not include the name of a person or organization who requested that the plot be re-zoned on the zoning abstract (*extrait du lotissement*). If indeed the plot had been zoned as a commune building site, this would have been the case. Between May 2007 and October 2007 (when the first ESA visits were scheduled) many of the council members changed their mind about the location they originally voted for due to a groundswell of popular protest because:

- The original site they had voted on was far from the zoned and un-zoned areas where most of the low income people of Loumbila (that the RLG Project was designed to assist) live and work and
- Any increase in the surrounding land prices from the original site that had been voted on that would inevitably result from the development of the commune building would benefit a small percentage of the population that were wealthy families from Ouagadougou buying sites in the new SONATUR development.

Internal disagreements between council members and the mayor and amongst the council members themselves was reportedly why the October-November 2007 ESA site visit to the originally proposed site in Loumbila was repeatedly rescheduled. When the site visit of the originally proposed site did occur, the mayor (unaccompanied by any council members) presented the original site (not the other options that were later presented) to the initial ESA team. The chief constraints that were identified in the initial ESA review of the original site were⁵³:

- The fact that the lot was located in a *non-loti* (un-zoned area) on the edge of town that was virtually uninhabited at the time, but scheduled for development and
- A lack of clarity about cost-sharing on certain projected expenses with the development company (SONATUR).

⁵³ Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]), 71-75.

Other problems became more apparent between the first ESA visit (in November 2007) and the 2008 ESA mission site visits in August and September (Annex 2.5). During this time, local resistance to the original site had spread. The councilors reported this to the *Préfet* who then reported it to the police chief (the *Haut Commissariat du Police*) who reported it to the governor. Eventually the minister of territorial administration and decentralization was asked to intervene. To resolve the problem he asked the councilors to appoint a technical committee to select the site.

On September 4, 2008 a technical committee was appointed that included a number of leading urban development specialists and engineers in the region.⁵⁴ The technical committee reviewed four administrative sites (including the one reviewed by MCA in November) and considered four principal factors: accessibility, proximity of administration and social services, the absence of major physical constraints, and the possibility of providing adequate drinking water, electricity, and telephone services.⁵⁵

The government-appointed technical committee conducted an official site visit (unaccompanied by consultants or staff of MCA) to four sites located in different administrative reserves on September 6, 2008. The site that was reviewed by the ESA team in November 2007 was **NOT** one of the four under review due to the overwhelming resistance of the local population to the site choice and a large number of irregularities concerning its land tenure status (Annex 2.5). The engineers were accompanied by two local guides and two security agents—none of whom were members of the municipal council.⁵⁶ This was followed by an in depth verification of the land registration and map history of all four sites on September 8, 2008. Based on its analysis, the technical committee recommended that the governor choose between two sites:

- AK-lot 19-parcel 00 (2.77118 ha)⁵⁷ and
- AD-lot 07—parcel 00 (1.2416 ha).

The governor chose AK-lot 19-parcel 00, which was the largest administrative site near the small Loumbila market (Figure 6).

⁵⁴ This committee was comprised of (president) **Paul P. Yaogo** from the regional office of the Ministry of Infrastructure; **Ouseni Ouedraogo** from the Ourbritenga regional office of the Ministry of Economy and Finance; **Oscar Yameogo** from the regional office of Architecture, Housing, and Construction; **Ibrahima Zongo** from the Land Registration and Land Tenure Office of the Ministry of Economics and Finance; and **Aly Poubere** from the regional office of Infrastructure.

⁵⁵ Ousseini Zorome. *Rapport du Comité Technique. 09 Septembre 2008. Ministère de l'Administration Territoriale et de la Décentralisation. Régional du Plateau Central. Gouvernorat de Zinare. Comité Technique. Rapporteur: Page 2.*

⁵⁶ To avoid any suspicion of impropriety, the committee was not accompanied by either the mayor or the municipal council members.

5.6.2. Alternative Site Proposed to 2008 ESA Mission (AK-lot 19-parcel 00)

5.6.2.1. General Assessment

Once the governor decided on the site (AK-lot 19-parcel 00), the current ESA team reviewed the new site using Checklists 1 and 2 (September 23, 2008). Since this was a new site, the ESA team also conducted a SWOT analysis that compares the new proposed site with the original site (Annex 2.5).

The newly proposed site is on a 2.7118 hectare plot in an administrative reserve that was zoned in 1997 (Figure 6). The site is located right off the main highway that links Ouagadougou to Kaya and is level and had no apparent drainage or flooding problems (even after a hard rain). The area is adjacent to the Loumbila market. However, in contrast to the Di market, the Loumbila market is very small (due to its proximity to Ouagadougou) and poses no security threats. The only building on the site was an abandoned community pharmacy from the early 1980s. There is limited cultivation and only three small permanent commercial enterprises (two of which are restaurants) on the edge of the site (Table 15).

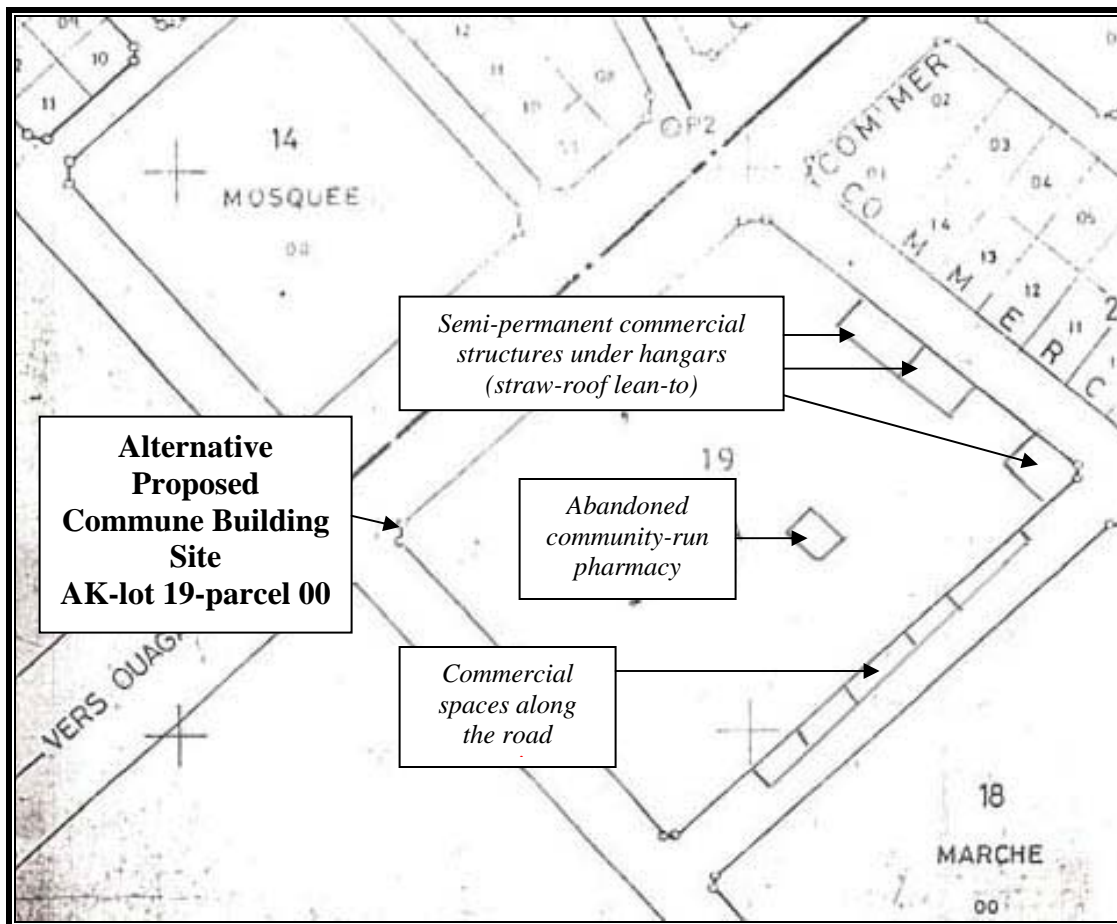
The chief constraint associated with finalizing the site selection was related to disagreement among the different parties about the choice of site prior to the governor's intervention (Annex 2.5). MCC's insistence on having the paperwork completed by September 24, 2008 simply forced commune leaders to reach some sort of compromise sooner rather than later. Now that this is resolved, the documentation issues can move forward (Table 2.5). An extraordinary session of the municipal council (i.e., special session outside the regular quarterly meetings of the council) was scheduled for September 25, 2008 (Thursday), during which the council formally adopted the site and issued the written attestation that the site had been formally designated for commune administration (Table 14). To celebrate completion of the review and the formal paperwork, the governor has requested that the technical committee, the mayor, and all council members be present for a formal site visit on September 27, 2008 (Table 14).

5.6.2.2. Critical Issues for Consideration in the RAP

Crops: There is some limited sorghum cultivation on the site (about .25 ha).

Construction: There is also an abandoned community-run pharmacy (Table 15).

Commercial space along the roads: There are five small commercial businesses (two in *banco* and three under straw mats) on the back side of the site facing the market. However, based on the location of the markers, it appears that all five stores are outside the site in the 18 meter border of the access road. Since creation of the commune buildings will increase rent, it is important to ensure that these individuals will know how to apply for and maintain their commercial space.



**Figure 6. Loumbila: Alternative Site Proposed to 2008 ESA Mission
(AK-lot 19-parcel 00)**

(Source: Loumbila Mayor's Office)

Semi permanent commercial structures on the site: There are three commercial business within the site limits—two semi-permanent restaurant businesses (with *banco* tables under a straw mat) and one store selling condiments. All three of these businesses appear to be inside the official markers.

Mobile merchants: On the same side as the commercial area several women and children sell condiments on portable tables in front of the more established straw mats, as well as in front of the site along the primary road. The chief clients for these small mobile businesses are women who come to the grinding mill that is located in one of the *banco* buildings. One critical issue to be addressed by the team conducting the detailed site, environmental, and social plans is whether to allow these individuals to continue selling in front of the new building or to integrate a small area for them into the site plan. In general, these individuals are unlikely to be attracted to the green space selling area since their principal business is people driving by on the main road.

Table 14. Progress toward Completion of Critical Background Documentation for the Commune Building Site in Loumbila

Steps and Activities	Original Site (in un-zoned [non-loti] area)	Newly Proposed Site (in area zoned as an administrative reserve)
Step 1: Site Chosen and Approved by the Local Community	Not on record	
--Informal site plan		
--PV that states that customary land holders or land chiefs accept to donate their land for the commune building site	Neither PV nor sales receipts on record	
--Municipal council decision (<i>Attestation Municipale</i>) confirming site choice	August 17, 2006	Tentatively Scheduled for Date TBD
Step 2: Delineation and marking by a registered surveyor	May 2007	N/A. Site in registered administrative zone
Step 3: Confirmation by Land Registration (Domaniat) Office	Never completed	N/A
Step 4: Registration of the Maps and PV with the Provincial Mapping (Cadastral) Office	Never completed	N/A
Step 5: Official Announcement of the Land Reclassification Decision (une Arrêté d'occupation)	Never completed	N/A

PV=Procès verbal de palabre; N/A=Not applicable.

5.6.2.3. Other Issues to Consider in Preparation of the ESMP and Follow-up Training and Planning

Gender opportunities: Rent in the surrounding area currently ranges from 1,500 FCFA/month for a house without electricity to 5,000 FCFA/month for a house with electricity, but will likely increase once Loumbila's water problems are solved (by a new ONEA initiative) and once the commune building is completed. The mayor is also likely to develop and manage the choice street-side commercial spots that are likely to develop in the surrounding streets both in order to prevent chaos and to generate revenue from rent. The team conducting the technical site, social, and environmental plans needs to explore various options for ensuring that women merchants are not pushed out by the higher rent and that they understand how to apply for the choice road-side commercial spots that the mayor is likely to manage.

The proposed commune building site is large (2.7 ha) and includes a large forested area in the middle that could be easily preserved as a protected green space. The trees (eucalyptus, acacia, and mango) were apparently planted by the man who operates the filling station in the adjacent zoned (*loti*) plot facing the highway to shade his first filling station enterprise. For a relatively small investment in fencing, extending the water supply to the site, and the possible construction of a kiosk over the cooking area, the area could be converted into the same type of green space catering area to benefit women and women's groups that has been discussed earlier for the other communes.

Other opportunities for increasing women's ability to benefit from the projected increase in demand for food and supplies in the immediate area surrounding the commune building once construction starts would include:

- Small loans to women's groups and individuals to start businesses in the adjacent zoned commercial space and residential area that is being converting to commercial space (Table 15) and
- Preserving a small band of road-side commercial space along the roads for women merchants and/or incorporating information about how women can apply for these choice spots into the early RLG Project communication with women's groups.⁵⁸

Both sets of activities would strengthen the project's early communication with women's groups and their members, thereby:

- Strengthening their participation in and benefit from the RLG Project in the ways reported for similar green spaces in other communes and
- Strengthening women's groups' ability to reduce the negative impact of rapid urban expansion and development on vulnerable women's livelihoods and income (Box 3).

Environmental risks and opportunities: Loumbila is already highly urbanized. Thus, the projected impact of the commune building component should be minimal compared to other forces past, present, and future that affect wood supply for low income residents.

Box 3. Gender Assessment and Risks in Loumbila

The town of Loumbila—fewer than 25 km from Ouagadougou—has

- A female mayor,
- Thirty registered women's *groupements* (groups), and
- One of the few municipal councils in the pilot communes that has respected the government expectation for gender parity (30 of the 60 councilors are women).

Several of these women's associations and unions have developed in response to the need to help women producers grow and market vegetables. Since the creation of the Loumbila Dam in 1985, Loumbila has been one of the most important sources of fresh vegetables for the adjacent capital Ouagadougou. To date, however, on only a few of the women's groups have developed the types of sophisticated marketing and transportation strategies that they need to get the highest prices for their products. They have also had trouble registering their land claims. Once funding is acquired, the development of a new international airport on the edge of Loumbila will put additional pressure on the women's land claims.

⁵⁸ A common problem seems to be that women don't know how to complete the application that most mayors' offices require for having access to choice commercial spots along the roads.

Table 15. Critical Factors to Consider in Resettlement Action Plan (RAP) and Environmental and Social Management Plan (ESMP) for the New Proposed Commune Building Site at Loumbila

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
Resettlement Action Plan (RAP)				
3 commercial business within the markers for the site (2 are restaurants; one sells condiments)	TBD	Livelihoods: Provide them an equivalent commercial space. Option 1: In the provisional ⁵⁹ commercial space between the commune building site and the road on the back side of commune building (if this space is allowed to remain as is) or Option 2: In another city-managed provisional commercial space.	Commercial Space: to be contributed by the mayor's office.	Projected Impact: Will provide merchants with a more stable, higher yielding livelihood. Risk: Tenure is still provisional ⁶⁰ and subject to revocation by mayor's office if the commune needs it for another purpose.
		Livelihoods: Cash assistance with reconstructing the commercial spaces to existing or better level.	Resettlement Assistance: Cash costs (upon presentation of projected invoice) for developing an equivalent or slightly better commercial space at the other site.	
Abandoned community-based drugstore	Commune	Tear down		

⁵⁹ See Ouarguaye for a discussion of provisional commercial space near public buildings. Unlike at Ouarguaye, the Loumbila mayor's office does not have an established procedure for people to request and rent commercial spaces.

⁶⁰ As at the current site, the commercial sites have tenure status that is revocable at any time by the mayor's office. However, given that the commercial space borders an area that is zoned as a public space, this is unlikely.

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
Approximately 0.25 ⁶¹ ha of sorghum within marked area and covers area for one access road.	TBD	Crops: Cash compensation for two years of harvests.	Calculation should be based on two years at the highest yield and highest unit price and paid against invoice showing investment in agricultural material or other income producing activity.	<p>Projected Impact: Will provide a more stable, higher yielding livelihood.</p> <p>Risk: Cash might not be reinvested.</p> <p>Risk Management: Recommend putting in a <i>caisse d'épargne</i> (savings) account and/or paying against invoices for new stock or construction related to the building.</p>
Environmental and Social Management Plan (ESMP)⁶²				
<i>Gender</i>				
(+) Composition of Municipal Council	30/60 (50%) elected councilors are women			
(+) Staff at mayor's office	Mayor is a woman and 2/3 permanent employees on her staff are women (all secretaries)			
(TBD) Number and capacity of <i>groupements</i>	30 (rough estimate; need to verify)			
(+) Involvement in commercial activities related to the current mayor's office	Businesses that rent commercial areas in front of the mayor's office are owned or managed by women			

⁶¹ Area covered should be verified in January.

⁶² The issues represent a partial list and are not exhaust for future teams to consider in technical design and environmental and social assessment.

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
(+) Increased demand for catering services (food and water) and supplies in area surrounding the commune building.	Vulnerable and non-vulnerable women wishing to expand their involvement in the commercial activities that are likely to develop around the new mayor's office.	Consider protecting a small forested area in the middle of the site and managing it as a green space.		Risk: Management of green space might create conflicts between groups given that there are so many.
		Facilitate women's groups and individual women renting space for commercial enterprises in the area that borders the new commune building.		Risk: Minimal, green space will be needed in site plan.

[Note: (-) Negative social/environmental factors to consider; (+) Positive social/environmental factors to consider]

5.7. Kongoussi

5.7.1. Original Site Reviewed and Selected by First ESA Mission (no change proposed)

The site proposed during the original MCC ESA visit (November 12, 2007) has not changed (Figure 7.a). During the Stage I field visits of the 2008 ESA mission (August 28, 2008) all of the major points that were raised in the initial checklist review were confirmed.⁶³ The chief constraint associated with the site (which impeded the mayor completing the necessary paperwork for MCA) was the need to clarify land tenure status of the site. On the official *lotissement* plan the site is listed for sports (Figure 7.a). To protect these sports fields from urban incursion, Burkinabe law has traditionally stated that no commune has the power to reclassify one of their protected sports fields without written permission from the Ministry of Sports. Although recent changes in decentralization law have placed sports areas under the jurisdiction of the mayors, it is still best practice for the mayor to formally request the land tenure transfer from the Ministry of Sports. A draft letter to the Ministry of Sports was shared with the team during the Stage II site visit on September 24, 2008.

5.7.1.1. *Critical Issues for Consideration in the RAP*

There is no permanent cultivation or construction on the site. The chief vegetation is a dense series of bushes along the edge of the corridor. These bushes appear to be the principal latrine for the adjacent houses and *quartier*. The chief resettlement issue is the fact that the area was used as a sports field (for soccer) by the neighborhood youth. A second sports field (for soccer) was developed several years ago in the zoned area marked for a sports stadium on the official *lotissement* plan (Figure 7.b). Funds from the Taiwan government were used to develop the posts and a cement wall around the field. According to the mayor, the commune is responsible for completing the other portions of the stadium (e.g., gates and lights) that have not yet been completed. Since the city's investment in the stadium occurred well before MCA started its activities in Burkina, the city's investment (through the Taiwanese) cannot be considered as compensation for the loss of the playing field either to the Ministry of Sports or to the youth who still play on the field. To date, that particular site is one of only two in the commune's urban area. The mayor and SG announced that the commune plans to develop two new playing fields as part of the two new city zonings (*lotissements*) that are scheduled to take place in 2009. The preliminary site plans for these *lotissements* have already been completed.

To increase the chances that the new *lotissement* plan actually results in creation of the sports fields and that the sports field contains the minimum infrastructure that they need to be functional (i.e., a level playing field and soccer posts and/or basketball court), the RAP might include some initial support for site development and improvement for two of the sites as compensation for the lot that was reallocated.

⁶³ Larry Quinn, *Mission Report, MCC and MCA-Burkina: Burkina Faso Commune Buildings, Draft 30 October to 14 November 2007, Final 21 December 2007* (Washington, DC: MCC/ESA. [Internal Report]), 68-70.

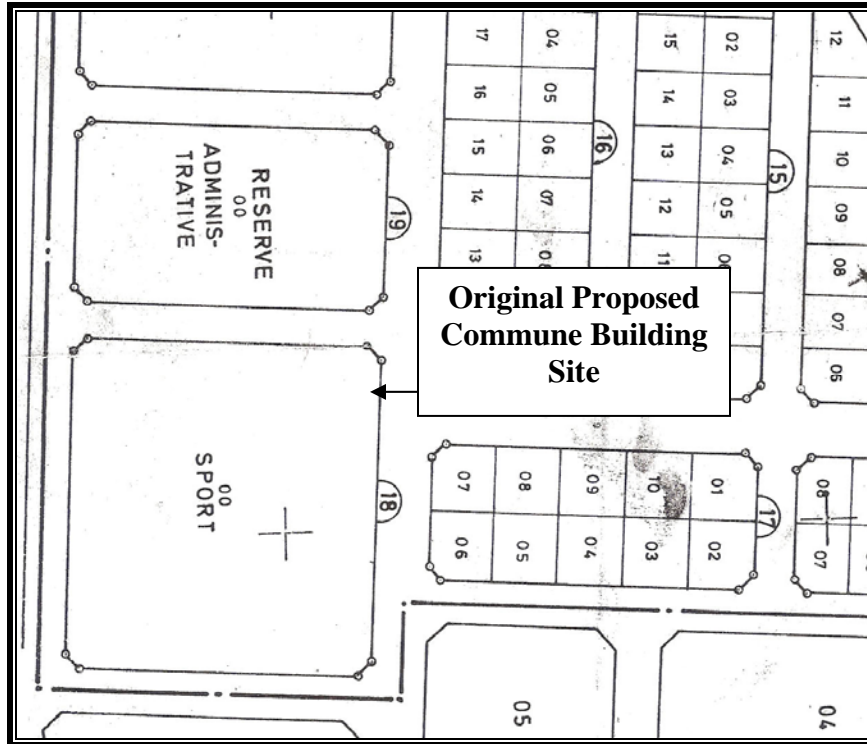


Figure 7.a. Kongoussi: Original Commune Building Site on Official Lotissement Plan (Source: Kongoussi Mayor's Office)

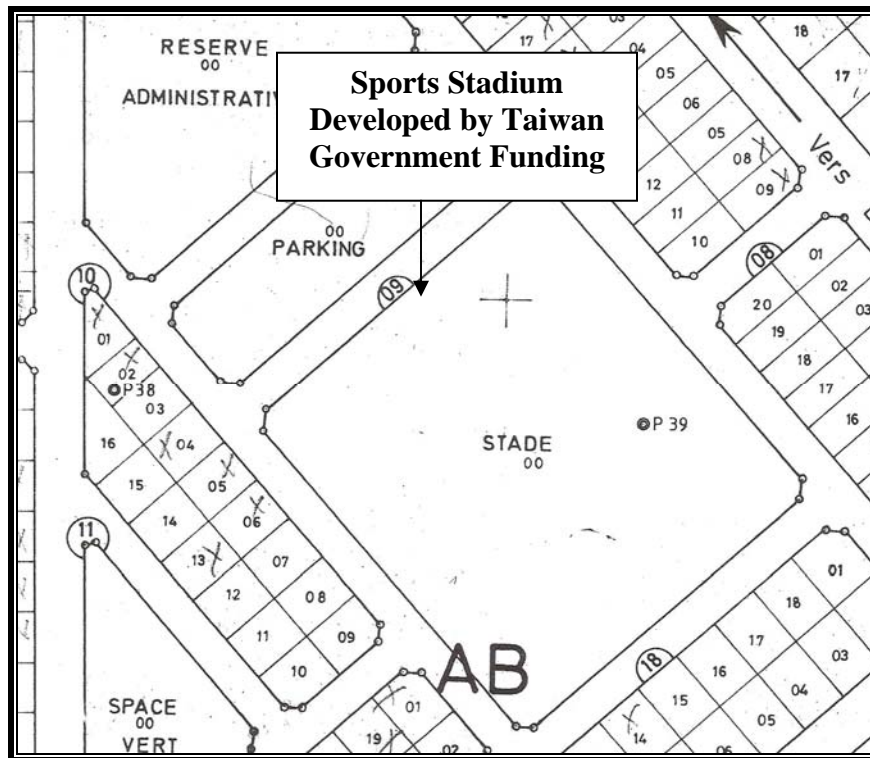


Figure 7.b. Kongoussi Site Zoned for Stadium in Official Lotissement Plan that was Developed with Assistance from Government of Taiwan (Source: Kongoussi Mayor's Office)

5.7.1.2. Other Issues to Consider in Preparation of the ESMP and Follow-up Training and Planning

Gender opportunities: Although Kongoussi has 149 registered women's *groupements* (for 60,000 residents), only 32 of the 128 municipal council members are women. This suggests that there is work to be done on women's understanding of their rights to political representation and the desire of the government (and the political party in power) for gender parity in the election of village councilors.

Two of the most immediate impacts of building the new commune building will be to:

- Encourage the homeowners in *lotis* (zoned) sites around the commune building site to convert their land into commercial properties that they can rent to merchants and service businesses and
- Encourage the mayor's office to rent space in the 18 meter buffer on either side of the road) to small business that will then pay rent to the mayor's office.

Today there are no commercial businesses on the roads that face the building site. A small number of businesses (many female-owned) face the bumpy 300 meter access road that will probably be rehabilitated as part of the commune building component. As demand for the spaces increases (due to increased demand for services and cooked food in the area around the mayor's office) the mayor's office will probably increase the rent that they require small-scale businesses to pay and increase the formality of the arrangement (i.e., start requiring merchants to submit a formal, stamped proposal as is now required at Ouarguaye). One of the common unintended consequences of this economic transformation of roadside commercial spaces—which is typical of communes that received new mayors' offices (that they actually use)—is to decrease the number of women that occupy these commercial space. Therefore, the team responsible for follow-on social and environmental work connected with site development and the ESMP should explore the interest in and willingness of the mayor and municipal council interest to support the following two opportunities.

- *A reserved commercial space for women along the access road scheduled for rehabilitation:* This would require giving first priority (or indeed 100 percent dedication) of the commercial space on either side of the access road to female merchants. Although there has been no formal impediment to women applying for these commercial spots in the past, very few of them are likely to understand how to apply for the sites and their obligation to pay regular rent (if they obtain the spot).
- *Rezoning a small piece of land (1000 m², for example) in the adjacent administrative reserve as a green space that individual women or women's groups could use for small scale restaurant business.*

Environmental risks and opportunities:

Public latrines: Since reallocation of the sports field site and bush clearance on the administrative reserve will put pressure on sanitation facilities in the surrounding neighborhood, the RAP and/or the ESMP might also include some public latrines that are

outside the commune building site on the administrative reserve. These latrines would need to be managed by the commune or the adjacent neighborhood apart from the latrines associated with the commune building or any adjacent green space area that might be developed.

Fuelwood: Kongoussi, like Loumbila, is a relatively large (60,000) densely settled commune. Creation of the commune building and any other activity on the horizon is not likely to cause a dramatic spike in fuelwood demand that differs from previous or current pressures.

Table 16. Critical Factors to Consider in Resettlement Action Plan (RAP) and Environmental and Social Management Plan (ESMP) for the New Proposed Commune Building Site at Kongoussi

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
Resettlement Action Plan (RAP)				
Compensation for soccer field in area zoned for sports on official <i>lotissement</i> plan.	Ministry of Sports Local Youth	<p>Option 1: Ensure creation of and proper development of two new playing fields being created by the new <i>lotissement</i> slated for 2009.</p> <p>Option 2: Ensure creation of and proper development of two new playing fields being created by the new <i>lotissement</i> slated for 2009 as well as other equipment and alternative site development (such as a basket ball court) in the immediate area surrounding the commune building site.</p>	<p>Option 1: Minimal site preparation-1 million FCFA per site x 2=2 million FCFA</p> <p>Option 2: Option 1 costs (2 million FCFA) + 2 million FCFA in the immediate area=4 million FCFA</p>	<p>Anticipated Impact: Will ensure that the proposed sports fields are created and that they are equally or better than the one reallocated to the commune building.</p> <p>Risk: In the absence of MCA monitoring, highly probable that the new sports fields will either not be created or will not be properly equipped.</p>
Environmental and Social Management Plan (ESMP)⁶⁴				
<i>Gender</i>				
(+) 149 registered women's <i>groupements</i> collaborating with mayor's office on development of new systems for commune level coordination of activities between women's <i>groupements</i> .	Women's groups	MCA should strengthen ongoing efforts by the mayor to improve communication with the women's groups about the activities of the RLG Project.		Anticipated Impact: Create more sustainable systems for coordination between women's groups in the Kongoussi region.
(-) Composition of Municipal Council	32/128 (25%) elected councilors are women			Anticipated Impact: Increase women's willingness and ability to hold political office.

⁶⁴ The issues represent a partial list and are not exhaust for future teams to consider in technical design and environmental and social assessment.

Key Factors to Consider	Person or Group Affected	Possible Mitigation Measures	Estimated Costs	Anticipated Impact and Potential Risks
(+) Staff at mayor's office	No information			
(+) Increased demand for catering services (food and water) and supplies in area surrounding the commune building.	Vulnerable and non-vulnerable women wishing to expand their involvement in the commercial activities that are likely to develop around new mayor's office.	Consider creating a small (1000 m ²) green space in the administrative reserve adjacent to the site.		<p>Risk: Management of green space might create conflicts between groups and the women's groups may not be interested in or able to manage the sites.</p> <p>Risk Management: Issue should be explored further during design phase.</p>
		Facilitate women's groups and individual women renting space for commercial enterprises in the area that fronts the new commune building.		<p>Risk: Women may not have access to the channels or information about how to apply for these commercial spaces and the rent requirements.</p> <p>Risk Management: Mayor's office will need to publicize mechanisms by which individual women and women's groups can access the commercial spaces.</p>

[Note: (-) Negative social/environmental factors to consider; (+) Positive social/environmental factors to consider]

6.0. Lessons Learned and Recommendations

6.1. Lessons Learned

6.1.1. Reassess (using Checklist 1) and Assess (using Checklist 2) all 17 Commune Building

In the nine month period between the initial ESA on the commune building component of the RLG Project, four (24%) of the 17 pilot requested site changes prior to and during the 2008 ESA mission (Kampti, Bama, Di, and Loumbila). The team concluded that all four of the changes can be justified based on environmental (flooding), construction costs (site fill of uneven areas), and/or security reasons.

6.1.2. Progress toward Completion of Essential Documentation

During the time between the initial ESA (October –November 2007) on the commune building component of the project and the start of Stage I of the 2008 ESA mission (August 18, 2008) not one of the 17 communes had completed the basic documentation package that MCA needs to verify the land tenure status of the proposed sites. Without this documentation, the next step of commune building planning and construction cannot start.

The critical constraint appears to be that no one within MCA was tasked with follow-up on the earlier recommendations of the ESA team. Once the scale of the problem was identified during Stage I of the current 2008 ESA mission, the RLG Project, MCA, and ESA team:

- Developed and distributed a letter to the mayors that clearly spelled out what documentation was missing and
- Tasked one individual on the team (Zerbo) with coordinating follow-up communication with the mayors.

Within one week of distributing the letter, many of the mayors had submitted documentation that MCA requested; by the end of the mission almost all of the 17 communes had submitted these basic documents (Table 14). The chief exceptions to this were the four rural communes where (for a variety of reasons that were easy to justify) the proposed building site is outside the part of the commune that is zoned (*loti*). Even for these communes, the required documentation was submitted within a month of the 2008 ESA mission.

Table 17. Current Status of Required Documentation for the RLG Project Urban Commune Sites (October 5, 2008)

#	Commune	Phone	Commune Level (<i>Niveau Commune</i>)					Municipal Council Records that Recognize the Un-zoned Site as Administrative Land (<i>Deliberation du conseil municipale qui affect la zone comme zone adminisitrative pour les sites non-loti</i>)
			Commune Plan Abstract (<i>Extrait du plan de lotissement</i>) ⁶⁵	Written Verification of Land Tenure Status (<i>Verficiation du statut droit foncier écrit</i>)	Rough Sketch of Site Plan (<i>Plan provisoire du site</i>)	Records of Public Hearing about Choice of Site (<i>PV du choix de site</i>) ⁶⁶	Public Hearing for Un-Zoned Sites (<i>Procès verbal de palabre pour les sites non-loti</i>)	
1	Banfora	70204679	No	No	No	No	n/a	n/a
2	Pama	70243890	X	No	X	X	n/a	n/a
3	Sabou	76128735	X	No	X	X	n/a	n/a
4	Léo	76368056	X	No	No	No	n/a	n/a
5	Guiba	70308824	X	No	X	X	n/a	n/a
6	Kongoussi	70146247	X	X	X	X	n/a	n/a
7	Ouargaye	70256888	X	No	X	X	n/a	n/a
8	Bama (new site)	76445171	X	N/A	X	X	X	X
9	Ouahigouya	70750336	X	No	X	X	n/a	n/a
10	Loumbila (new site)	70264120	X	No	X	No	n/a	n/a
11	Djibo	70261192	X	No	X	X	n/a	n/a
12	Mogtedo	70145750	X	No	X	X	n/a	n/a

⁶⁵ Given the need for precise definitions of the documents, the French names are noted as well.

⁶⁶ If the commune's *lotissement* map shows the headquarters of the commune on the site, the *lotissement* plan is sufficient proof. If the site is listed as an administrative reserve (without any specific function being noted) or in an area outside the zoning, a written document of the meeting during which the municipal council agreed to this choice must be furnished. (French translation : « *Si le site du siege de la commune prévu pour le bâtiment MCA est bien prévu dans le plan de lotissement, ce plan de lotissement suffisant. Dans le cas contraire, si c'est un reserve adminstrative (sans precision) ou un zone hors lotissement, le proces verbale du conseil municipale entrainant ce choix doit etre fourni.* »)

⁶⁷

#	Commune	Phone	Commune Level (<i>Niveau Commune</i>)					
			Commune Plan Abstract (<i>Extrait du plan de lotissement</i>) ⁶⁵	Written Verification of Land Tenure Status (<i>Verfication du statut droit foncier ecrit</i>)	Rough Sketch of Site Plan (<i>Plan provisoire du site</i>)	Records of Public Hearing about Choice of Site (<i>PV du choix de site</i>) ⁶⁶⁶⁷	Public Hearing for Un-Zoned Sites (<i>Procès verbal de palabre pour les sites non-loti</i>)	Municipal Council Records that Recognize the Un-zoned Site as Administrative Land (<i>Deliberation du conseil municipale qui affect la zone comme zone adminsitrative pour les sites non-loti</i>)
13	Zam	70262401	X	No	X	X	n/a	n/a
14	Boudri	70270275	X	No	X	X	n/a	n/a
15	Di (new site)	70314064	X	N/A	X	X	X	X
16	Sono	76574794	X	N/A	X	X	X	X
17	Kampti (new site)	76587001	X	N/A	X	X	X	X

No=Required documentation not yet received. Note that written verification of site is recommended, but not required if MCA receives a corrected *lotissement* plan that clearly lists the site as zoned for the mayor's office. To date, most of the *lotissement* plans have not been updated to note this. **n/a**=Documentation not required for this category of site.

6.1.3. Progress toward Reclassification of Sites in Un-Zoned (*Non-lotis*) Areas

Four of the five communes that requested site changes have requested sites that are outside the zoned (*loti*) area of the commune. All four of these communes are in rural communes (Kampti, Bama, Di, and Sono) where only a small part of the town is zoned (*loti*). The process is further complicated by the fact that many of the *lotissement* (zonings) were conducted on a strict budget that gave the survey teams little time to take into account issues such as drainage and flooding. Since very few of the rural communes have benefited from the types of primary and secondary urban development programs that have helped larger towns (e.g., Ouahigouyou, Kongoussi, and Pama), many of the site features, such as roads and drainage systems, that are on the *lotissement* maps were never executed.

The 2008 ESA team was able to see the behind the scene workings of site selection since there were new sites selected after the 2007 ESA mission and even during the 2008 ESA mission. It became obvious that care must be taken during the initial ESA to not encourage communes to choose a site just because it is in an area zoned for administration. All four of the mayors and municipal councils reported having:

- Based their initial choices of the site on an inadequate understanding of the size of the building and the resulting program and
- Doubts about their sites from the start (one of the communes that proposed an alternative site began the process of reclassifying a plot of land outside the zoned area for the commune building site within four months of the initial ESA site visit).

While the team felt that all four of the communes were justified in requesting the proposed site changes, the issue of documenting the land tenure status of these areas requires special attention—both during the initial and post-ESA process. This is because the process of reclassifying a *non-loti* area for administration requires a five step process (Box 2) that many mayors' offices are ill-prepared to handle. Many thought they only needed the *procès verbal de palabre* and the initial site plan that most of them had requested agricultural extension agents to prepare using local equipment. In each of these communes the critical breakdown was at Step 2 (Table 14), which is the production of a registered site map that cross references the officially registered markers. Since the Burkinabe government privatized these services, the *cadastral* office has established standard fees for these services: 145,000 FCFA + 1,000 FCFA/km for areas within the province and 500,000 FCFA (all expenses) for areas outside the province (see Box 2 above). In the absence of some sort of personal commune-level connection with a registered surveyor (*géomètre agréé*), as was the case in Kampti and Bama, the rural communes were strapped to pay the official costs. While short-term solutions, such as identifying an agricultural researcher with GIS training were appealing (in theory) they did not solve the longer term problem because the resulting maps had to go in under the name of a registered surveyor (*géomètre agréé*). The same short-term solution carries the risk that the delineation could be challenged down the road.

Table 18. Progress toward Completion of Critical Background Documentation for the Commune Building Sites in Un-Zoned (*Non-Lotis*) Areas of Kampti, Bama, Di, and Sono

Steps and Activities	Kampti	Bama	Di	Sono
Step 1: Site Chosen and Approved by the Local Community				
--Informal site plan (hand-drawn)	Yes	Yes	Yes	Yes
--Public hearing (PV) that states that customary land holders or land chiefs accept to donate their land for the commune building site	No	Sept 12, 2008	April 5, 2008 Sept 23, 2008 ⁶⁸	Sept 5, 2008
--Municipal council decision (<i>Attestation Municipale</i>) confirming site choice	Sept 22, 2008	Sept 23, 2008	April 08, 2008 Sept. 24, 2008 ⁶⁹	Sept 4, 2008
Step 2: Delineation and Marking by a Registered Surveyor				
--Delineation and marking	Sept 11, 2008	Sept 13, 2008	Sept 19, 2008	Sept 29, 2008
--Commune receives official map and (if the commune is zoned [<i>loti</i>]) a highlighted abstract of that particular portion of the <i>lotissement</i> plan that shows this area in relation to the zoned area	Sept 17, 2008	No	Sept 27, 2008	Sept 27, 2008
Step 3: Confirmation by Land Registration (Domanial) Office (Name=Location of office)				
--Inform provincial land registration (<i>service domanial</i>) office that area is delineated and marked	Sept 18, 2008	No	Sept 29, 2008	Sept 22, 2008
-- <i>Service domanial</i> conducts official PV to confirm land tenure change	Sept 18, 2008	No	Sept 23, 2008	Sept 22, 2008
Step 4: Registration of the Map and PV with the Provincial Mapping (Cadastral) Office (Name=Location of office)				
--Send the land registration office's PV and the registered surveyor's map to the provincial mapping (<i>service cadastral</i>) office	Sept 23, 2008	No	Oct 02, 2008	Oct 03, 2008
-- <i>Service cadastral</i> office returns the papers to the land registration (<i>service domanial</i>) office who returns them to the mayor	No	No	No	Nov 19, 2008
Step 5: Official Announcement of the Land Reclassification Decision (<i>une Arrêté d'occupation</i>): Once mayors receive the papers they prepare an official land occupation decision (<i>un arrêté d'occupation</i>) that is circulated to the different relevant services (e.g. <i>service cadastral, service domanial, and administration territoriale</i>)				
	No	No	No	No

PV=*Procès verbal de palabre*

⁶⁸ Same site as previous PV, but post measurement.

⁶⁹ Same site as previous attestation, but post measurement.

6.1.4. Critical Elements for Consideration in the RAPs

A major output of the mission was to develop detailed tables that showed the critical elements for consideration in the RAPs in the six communes (Kampti, Bama, Di, Ouarguaye, Loumbila, and Kongoussi) likely to need RAPs (resettlement action plans) to compensate individuals for their land tenure rights, stores, crops, displaced livelihoods or communities for the loss of leisure space (sports fields). These same tables estimated the cost of various compensation options based on regional and national precedents (which are documented in the tables). The issue of identifying what (if any) issues need to be considered in a RAP is delicate. In every case associated with the commune building component—as with most development projects—the cost of compensation is minimal (usually less than a full tank of gas for one of the project cars). Invariably, however, the mayor and municipal council members tried to minimize and even dismiss the legal basis of any compensation. It is important for future ESA missions to keep in mind that the mayors are doing this because they think the need for compensation might influence whether or not the building is approved.

Burkina’s mayors are in the business of doing good for their constituencies in order to be re-elected. This is a democratic process that the commune building component of the RLG is designed to reinforce. The mayors’ first concern is to get one of the commune buildings approved for their communes. If necessary, they figure that the political fallout from denying compensation to a few people will be overridden by the political gain of landing the commune building for the community. The team was told several times, “oh that field will be gone by next year, don’t worry.” Buildings that had some legal basis for their location—such as those that requested the right to put the building on the site from the mayor and paid monthly or quarterly rent to the mayor’s office—were often dismissed.

Once the mayors and municipal councils were assured that neither legal nor illegal cultivation nor occupation of the site was grounds for rejecting the site, they were more open to discussing the humanitarian issues that were involved. MCA’s willingness and capacity to compensate the individuals and households who are negatively affected by the building construction and/or the activities associated with the commune buildings helps the mayors avoid social problems.

6.1.5. Other Gender and Environmental Issues to Consider in the Environmental and Social Management Plans for the Proposed Pilot Commune Building Sites

The same tables that were used to identify the critical information for consideration in the RAPs were used to identify what, if any, site-specific impacts (both positive and negative) the commune building component might have on gender issues. It is important to emphasize, however, that this was an initial first attempt to identify some of the critical gender issues related to the commune building component of the project that is in **no way complete**.

6.1.5.1. Gender opportunities: Once construction starts in each commune there will be a sharp increase in demand for catering services, food, water, and supplies in the areas immediately adjacent to commune building offices. In the short-term, the construction companies are likely to either contract with and/or provide per diem to workers to contract with individuals who can provide food or purchase food on their own. Once the building is completed, the demand will shift from construction workers to the employees working in the commune building and the hundreds of people that are likely to come to the mayor's office each week to register land and regulate other matters. There will also be a large number of MCA sponsored training sessions, as well as quarterly meetings by the municipal council in the commune buildings' 500 seat meeting rooms. The short-term impact of these phenomena is likely to be an immediate increase in commercial development in the surrounding zone. Based on the analysis of lessons learned from the more successful new commune buildings that we studied, this is likely to be associated with:

- The conversion of houses in areas zoned for residential purposes into commercial space,
- An immediate increase in rent for these commercial spaces and displacement of the persons currently using these spaces, and
- The mayors taking a more active interest in the allotment and management of provisional commercial spots on the edge of the roads around the commune buildings for which merchants are expected to pay a standard rent.

The same commercial growth (i.e., conversion of houses) is likely to displace female merchants that currently use these spaces in favor of male merchants that have greater access to capital and information on how to apply for and get the spaces. In Ouarguaye, for example, only one of the 10 merchants that rent the choice provisional spaces in front of the new mayor's office is a woman. In contrast women dominate the street-side commercial enterprises in the less choice sites away from the commune building site.

Several opportunities are presented for strengthening women's participation in and benefits from this projected increase in commercial activities for each of the sites. These opportunities are compatible with those that MCA Burkina has proposed as part of its broader gender strategy and include (Table 19):

- **Green space:** Creating a green space adjacent to the commune building site that women's groups and/or a *groupements* can manage for catering and services,
- **Loans:** Loans to help individual women and groups develop businesses as home sites are converted to commercial space,
- **Training:** Training to help women understand their right to apply for and receive provisional commercial spaces along the streets that are managed by the mayors' offices, and
- **Managed woodlots:** The creation of village woodlots that can be managed by women's groups in all areas that are expecting a short or medium term fuelwood shortages and higher prices.

Based on our analysis of the situation at the seven sites we visited during Stage II, it appears that most communes are likely to have vacant administrative reserves, non-

allocated *lotis* (zoned) parcels or *non-lotis* (un-zoned) areas that can be used to develop the green spaces. Several successful (such as the green space in Banfora that is managed by a women's association) and less successful, but still operating (such as the green space in Kongoussi that is managed by a private enterprise⁷⁰) exist for this type of managed green space in Burkina. There are also a number of communes that currently have or have had micro-enterprise programs that provide models for the type of loan assistance programs that MCA is proposing to strengthen women's groups participation in and benefits from the RLG Project activities (in general) and those associated with the development of the new commune buildings (in particular). The projected impact of this type of investment is anticipated at several levels.

- *Positive Impact on Poverty Alleviation:* The women most likely to participate actively as members of *groupements* that manage larger-scale catering services and/or as individuals are likely to be vulnerable women that do not have the capital to invest in higher yielding IGAs, such as livestock. One key indicator of the success of this activity would be the number of women that use the income and training they receive from participation to develop their own small-scale businesses on the site or in another area.
- *Positive Impact on Women's Participation in and Benefits from the RLG Project:* The Green Space Catering Service Area model would create a concrete immediate benefit from the project that should increase women's willingness and ability to participate in other RLG activities (e.g., training and land registration) that will benefit them over the long run.
- *Positive Impact on Women's Organizations and Democratic Processes:* By working through women's groups to develop and manage the green spaces, the project could strengthen the capacity of the *groupements* that work with vulnerable women as channels for providing information about women's rights and opportunities.
- *Positive Impact on Environmental Management and Sanitation of the Commune Building Site:* Channeling food services to the green spaces would reduce the types of haphazard catering services that tend to develop around public buildings. It is also likely to increase sanitation and cleanliness in the adjacent areas in ways that can be sustained beyond RLG Project funding.
- *High Economic Returns on the Original Investment and Prospects for Sustainability:* The net economic return to women's groups from the sale of cooked food to construction workers and to the municipal council members at their quarterly meetings should easily be equal to or surpass the cost of basic infrastructure and improvements to the site in just one year. The continued demand for food and services—from trainings, municipal council meetings, and

⁷⁰ Kongoussi is the only one of the 17 communes in which a similar type of green space has already been developed by the former mayor's office. This particular green space—called the Mayor's Garden—was developed 10 years ago by a German development project. Although the garden still exists and provides a beautiful setting for visitors to the mayor's office, the level of services (which were subcontracted to various independent businesses that pay rent to the mayor's office) has declined. Although the bar is open, the restaurant has closed. The secretarial service seems to have been converted into another bar. Prior to MCA supporting this type of development at the new site, it would be wise to explore some of the lessons learned from the privately managed existing Mayor's Garden and similar facilities run by women's groups (as opposed to private contractors), such as the lunchroom run by the Association Mugnu in Banfora.

employees—increases the likelihood of sustainability once the RLG Project ends. These spaces are also likely to create a sustainable forum for communication between the mayor’s office and women’s groups that will supplement other national initiatives that are underway.

6.1.5.2. Environmental risks and opportunities

Fuelwood: A number of the rural communes—especially those which have been more isolated up to this point (such as Sono, Kampti, Di, and Bama)—are also likely to experience a fairly immediate spike in the price of fuelwood. In none of these communes is the principal cause of this projected spike related to either the commune building component of the project or other types of RLG activities. In Kampti the most direct cause is likely to be the rapid development of gold mining in adjacent zones. In Bama the driving force will be the influx of workers to begin pre-construction activities related to the Samandeni Dam. In Sono it is likely to be a major increase in large land owners moving into develop private sector irrigated farms. In Di the impetus is likely to come first, from the massive influx of construction workers to construct the MCA AD irrigation project and secondly from the new settlers associated with this scheme. In each of these cases, the review identified a few types of low-cost interventions to promote renewable fuelwood resources that could be integrated into MCA’s gender and environmental planning for the zones.

- **Stoves:** Promote the existing base of technology for improved wood burning stoves.
- **Woodlots:** Help to promote *groupement*-managed woodlots.
- **Green Spaces (listed under gender):** Develop green spaces that will prevent unsanitary, haphazard conditions that may otherwise result from spontaneous commerce.

Latrines: Almost all of the vacant lots slated for development as commune building sites include forested/bush covered areas that are used as community latrines. This is especially true at the sites that are in zoned (*lotis*) areas where there are few other options. The creation of the commune building site creates a need for community latrines that are outside the commune building site in order to manage the negative impact this is likely to have on living conditions and sanitation near the sites.

Table 19. Other Environmental and Social Issues to Consider in the Environmental and Social Management Plan for the Commune Building Component of the RLG Project⁷¹

Critical Elements for Consideration in RAPs	Other 10 Pilot Communes	Seven Pilot Communes Likely to need RAPs						
		Kampti	Bama	Sono	Di	Ouarguaye	Loumbila	Kongoussi
Option for creating a green space adjacent to commune building site that women’s groups and/or a <i>groupements</i> can manage for catering and services								
--Space available in an adjacent un-zoned or zoned area	TBD ⁷²	X	X	X	X			X
--Space available on the proposed commune building site	TBD ⁷³					X	X	
Option for strengthening women’s participation in and benefit from future commercial developments around proposed commune building site								
--Through loans to help individual women and groups develop business from home sites converted to commercial space	All	X	X	X	X	X	X	X
--Through training to help women understand their right to apply for and receive “provisional” ⁷⁴ access to commercial spaces along street that are managed by mayors’ offices	All	X	X	X	X	X	X	X
Sites likely to experience a major increase in demand for and price of fuelwood								
--Facilitate access to existing base of improved stove technology in restaurant services related to the mayor’s office	TBD	X	X	X	X	X	X	X
--Facilitate the development of <i>groupement</i> managed woodlots	TBD	X	X	X	X			
Sites where sections of the site are currently used as a public latrine								
--Public latrines built in areas outside commune building site to accommodate current uses of site	Most Sites TBD	X		X	X	X	X	X

Note: “X” means this is currently likely to be an issue for consideration.

⁷¹ The issues represent a partial list and are not exhaust for future teams to consider in technical design and environmental and social assessment.

⁷² Depends on availability of space.

⁷³ Depends on availability of space.

⁷⁴ Merchants are given *provisoire* (provisional) access to these un-zoned (non-loti) sites along the roads. Their status as provisional means that the mayor’s office can reclaim the spots at any time.

6.2. Recommendations

Based on this analysis the report makes one short-term recommendation (Recommendation 1) for completing the minimal amount of ESA documentation on the 17 pilot communes that is still outstanding and five longer term recommendations (Recommendation 2-6) for future ESA activities on the 30 new communes that are tentatively scheduled to be added in the third year of the Compact term.

Short-Term Recommendations (before January 2009) for Follow-Up ESA on the 17 Pilot Commune Building Sites

Recommendation 1: Follow through with Plan Team Developed and Used for Completing Documentation on the 17 Pilot Communes

Although most of the mayors had completed the basic documentation that MCA requires for their site by the end of the 2008 ESA mission, many of them have not updated the official *domanial* and *cadastral* maps to show the new proposed sites. In contrast to the land registration, which requires that a site be measured, this is a relatively simple process. The only cost involved is reprinting the *lotissement* map. The process of updating the maps is itself a valuable learning process for the mayors and municipal councils and it ensures a clear official recognition of the proposed commune building site.

Sub-Recommendations

1.a. **Complete Documentation:** *Set deadlines for updating lotissement plans in the 17 pilot communes (which in most cases is the only background documentation that is still outstanding). Suggested deadlines:*

- October 24, 2008 for the mayors to update the maps and
- November 1, 2008 for MCA to request supplementary information needed from the *cadastral* and *domanial* offices.

These deadlines would allow at least a month for managing any problems that might arise before the start of activities during the first trimester of 2009.

1.b. **Assign Tasks:** *Strengthen documentation follow-up in the 17 pilot communes by clearly assigning responsibility for systematic follow-up visits or contact by an MCA consultant or field staff member.*

Longer-Term Recommendations for Future ESA Activities at 30 New Commune Building Sites to be Added in Phase Two of the RLG Project

Recommendation 2: Use and Continue to Improve Checklists and Tables to Guide Informed Site Selection and Identify Preliminary Gender and Environmental Opportunities⁷⁵ and Constraints

The RLG ESA exercise has highlighted the importance of:

- Checklists to guide the review process and
- The development of comparative tables to illustrate cross-cutting constraints and opportunities.

The MCA ESA checklists for the commune building component of the project evolved from a simple initial checklist that helped communes pick their sites (August 2007) to a more detailed environmental and technical site checklist (used in October and November 2007, Checklist 1 by commune, Annex 1) to including a separate checklist that facilitated collection of the types of information that MCA needed to determine the land tenure status of the sites (August-September 2008, Checklist 2 by commune, Annex 1). The checklists enabled different members of the review team to gather different information in a standardized way. It enabled the team to develop simple summary tables and to track changes in these tables when the commune building sites changed. The checklists exist in English and in French and can be updated easily as conditions change (such as electricity or sites). Pictures documenting specific issues (like flooding or settlement) can be attached to the electronic version of the checklist for future reference should questions arise at a later date.

Sub-Recommendations

- 2.a. **Consolidate ESA Checklists:** *Combine Checklist 1 and 2 into a single revised ESA checklist.*
- 2.b. **Include a Matrix in the Revised ESA Checklist to Track Communication:** *Include a matrix in the revised ESA checklist that will facilitate consultants and MCA staff noting who they talk with on successive visits.*
- 2.c. **Include a Matrix in the Revised ESA Checklist to Track Follow-Up Actions Needed:** *Include a matrix in the revised ESA checklist that will facilitate follow-up on critical issues and documentation requests.*
- 2.d. **Confirm Access to Lotissement Plans prior to Executing Revised ESA Checklist:** *Confirm that the lotissement plans (in zoned communes) or hand-drawn maps (in un-zoned areas) are available in each commune well in advance of the initial ESA visits using the revised ESA checklist in*

⁷⁵ The need for strengthening the revised ESA checklist by adding a standard table that can help identify critical information for the RAPs and for enhancing gender impacts is recommended under recommendation number six below.

order to avoid any initial confusion about the tenure status of a proposed site.⁷⁶

Recommendation 3: Strengthen MCA Processes for Building Mayors' Understanding of the Commune Building Component of the RLG Project Prior to Site Selection

During the nine months between the initial ESA mission (August and October-November 2007) and the current mission (August-September 2008) there has been a steep learning curve for the mayors and municipal council leaders. Especially important was that the mayors have a better understanding of the building size, the RLG Project, MCA's environmental and social requirements, and the social resistance they are likely to encounter once the tax and land registration reforms that the buildings will facilitate are executed.⁷⁷ It is not surprising that at this point some of the communes—especially those in the rural regions with only small *lotis* (zoned) areas—have proposed alternative sites that they think are better suited. MCA's flexibility in responding to this learning curve helped keep little problems (such as the lack of agreement between leaders over a site) from becoming big problems that can block project execution in the short-term and over the longer term.

Sub-Recommendations

- 3.a. ***Organize National RLG Project Mayors Meeting as Planned:*** *Strengthen the mayors' (in the new 30 communes) understanding of the RLG Project and the commune building component of the project by continuing the type of capacity building that started with the national meeting that took place in Ouagadougou in October 2008.*
- 3.b. ***Organize Follow-up Mayors' Meetings Using Cluster Method (Box 1):*** *Use the project's cluster method to organize follow-up meetings that link mayors in specific regions and provide a forum in these meetings for them to share with each other their own understanding of the project and specific questions.⁷⁸*

⁷⁶ This information is especially critical to understanding the relative merits of sites in zoned versus unzoned areas. This is likely to be more of an issue in the 30 new communes than in the 17 pilot communes since more of them are in rural communes without established *lotissements*.

⁷⁷ In particular, the recent market riots in Gaoua, during which the local people stormed and destroyed the mayor's office over market taxes, have made them more conscious of security and wary of locations that are adjacent to large markets.

⁷⁸ The same regional networking should help mayors share the costs of certain types of technical support they may need, such as surveyors. Two good examples of this type of pooling of information (which expedited the surveying process) and costs were (1) the way this mission facilitated Di and Sono (in the Tougan region) sharing the cost of a Ouagadougou-based registered surveyor and (2) Kampti and Bama (in the Bobo region) sharing the cost of a surveyor based in Bobo-Dioulasso.

Recommendation 4: Strengthen MCA Processes for Ensuring that OP4.12 Guides Follow-up Planning for the Commune Building Component of the RLG Project without Biasing Site Selection

MCC's social, environmental, and resettlement policies are important. However, care must be taken to NOT overemphasize them when conducting the initial ESA on the commune building sites during phase two of the RLG project. The commune building sites are small (most being 1.0 to 1.5 ha, with a few notable exceptions) and the resettlement issues are fairly minor. Too much emphasis on the OP4.12 or environmental guidance in the initial ESA visits can have the unintended consequence of biasing the site selection process. This process should emphasize:

- The most critical location and social factors (including land tenure and projected economic impacts of the development) likely to affect locals' appreciation of and benefit from the commune buildings and associated RLG services, as well as
- The technical feasibility (e.g., size of parcel, accessibility for local populations, and potential impacts on poverty alleviation).

Sub-Recommendations:

- 4.a. ***Minimize OP4.12 Discussions with Mayors Early-On:*** *Minimize discussion of the MCA resettlement, gender, and environmental policies during the initial ESA and site selection discussions with the mayors in order to avoid the risk that factors like resettlement might bias the choice of a site which is otherwise well adapted to the task.*
- 4.b. ***Include RAP Table in the Revised ESA Checklist:*** *Include a simple RAP table/matrix, similar to the one used in this exercise,⁷⁹ in the revised ESA checklist.*

Recommendation 5: Strengthen Commune-Level and MCA Processes for Documenting the Land Tenure Status of Proposed Building Sites during Future ESA Activities

The communes often have trouble knowing what types of land tenure information MCA needs in order to move forward on the detailed site plans and social and environmental assessments. This is not surprising given that previous projects have often conducted this type of paperwork on behalf of the communes or simply not processed the necessary paperwork to clarify the sites' land tenure status.

Sub-Recommendations

- 5.a. ***Assist Mayors in Documenting Land Tenure:*** *Help mayors access the technical assistance they may need from registered surveyors or the*

⁷⁹ The matrix used during the 2008 ESA mission asked for information on key factors, the person or group affected, possible mitigation measures, the estimated cost of these mitigation measures, the anticipated impact and any risks that the project might need to anticipate. This type of structured data collection can help better orient site visits as consultants and staff "walk the *bornes* (markers)." These forms would also provide a standard checklist format that could be compared between seasons and between years (if the commune building construction efforts are delayed for any reason). MCA should anticipate that these discussions will *evolve* as ESA staff become more familiar with the site and seasonal (i.e., rainy season versus dry season) and land use patterns at the sites that the initial ESA suggests are likely to need RAPs.

domanial or cadastral offices in order to verify and/or clarify the land tenure status of the commune building sites.

- 5.b. **Track Follow-Up Needed to Clarify Land Tenure:** *Track commune follow-up on actions needed to clarify land tenure status of all commune building sites and feed this information into a master matrix that is managed by the ESA director and project coordinator.*

Recommendation 6: Strengthen MCA Processes for Identifying New Emerging Opportunities and Constraints (especially those related to **gender**) likely to be Associated with Commune Buildings during Future ESA Activities

While there is no expectation that the initial ESA contacts will develop a complete list of recommendations for environmental and gender planning, the contacts can collect some of the basic information that MCA planners need to develop these programs for the specific sites. To minimize the number of questionnaires, MCA might consider integrating these questions into the RAP tables as was done in the 2008 ESA mission. This information can then help orient the more comprehensive technical, environmental, and social review that typically occurs the year after the first ESA, as well as broader strategy planning in critical cross-cutting areas for MCA/BF, such as gender planning.

Sub-Recommendations

- 6.a. **Integrate Gender Issues into the RAP Table in the Revised ESA Checklist:** *Integrate gender assessment issues into the RAP assessment form being proposed for the revised ESA checklist (see sub-recommendation 4b above).*
- 6.b. **Add Leading Questions on Gender to the Revised ESA Checklist:** *Consider supplementing this combined “ESA/gender/environment” checklist with a form that provides several leading questions⁸⁰ that can help ESA consultants and MCA staff better identify potential gender issues.*

⁸⁰ The leading questions might direct interviewers to explore what if any impact the development of the commune building might have on women’s access to the provisional commercial spaces that the mayors; manage along the sides of the surrounding roads, what if any options exist for green space development and management by women’s groups, and the current patterns of involvement of women in local government and women’s groups.

Annex 1: Checklists by Commune (a separate electronic file)

The completed French versions of Checklist 1 and 2 for the original and alternative sites that have been recommended by this 2008 ESA team are in a separate electronic file due size.

Annex 2: Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analyses for Communes Proposing New Sites and for Sono

Annex 2.1. Bama Commune Building Sites SWOT Analyses (Original and Alternative Sites)

Bama Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
Original Site Reviewed and Selected by First ESA Mission				
Location and ease of access	Near other existing administrative sites (central <i>quartier</i>) ⁸¹	-Major flooding problems (August-September 2008) --Bridge needed to span irrigation canal for access	Easy access to administration	No longer near center of population of town nor near new area of expansion
Land Tenure	-Site in an area zoned for administration (but not marked “mayor’s office” on official <i>lotissement</i> plan -International livestock transit corridor (passes in front of mayor’s office)	-Administrative area not marked for mayor’s office (thus PV still needed) -Markings (<i>bornes</i>) and path for livestock corridor not clear	No need to compensate owners	None
Environmental	None	-Major flooding problems (August-September 2008)	None	High costs 60 million CFA of correcting problem (estimate from government technicians, 8/08)
Possible Settlement Issues and Costs	Area is zoned for administration and known as such since 1998, thus no need to purge original rights or compensate them	--1 permanent store (estimated 3.5 million CFA) and 11 stores in banco (estimation 900,000 FCFA each) on front easement of the site ⁸² ½ hectare maize (estimated harvest 20 sacks ⁸³ maximum)	Due to recent compensation at Samandeni Dam, MCA can base their resettlement compensation package on that	-3.5 + 9.9 + 0.72 ⁸⁴ million= 13.4 million CFA (resettlement cost estimate) -Issues related to compensation at Samandeni (less than 10 km from the site) may affect local peoples perceptions about compensation

⁸¹ Police (*gendarmerie*), electricity cooperative, prefecture, and high school. Protestant college, two primary schools, and local offices of the ministries of environment, social action, animal health, and agriculture.

⁸² The mayor’s office had granted permission for these buildings in order to have rent and tax revenues. Despite being cautioned that their tenure rights were provisional, three of the buildings were constructed with cement and permanent roofing materials.

⁸³ Maximum harvest with high fertilizer inputs 40 sacks/ha. Maximum price per sack 18,000 FCFA/sack (average price per sack= 10,000 FCFA/sack). 20 sacks x 18,000=360,000 x 2=720,000 (maximum) (September 9, 2008 maximum cost based on local prices not the Samandeni compensation package).

Bama Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
				rights.
Utilities	Electrical line exists and will be strengthened by Samandeni	-Mayor not sure can afford recurrent costs for electricity -Need deep water well (<i>fourrage</i>)	MCA considering solar panels for some sites (would like them to include Bama)	Solar panels not maintained because cost (cash and in kind) of electricity on new grid is lower than maintaining solar panels
Third Alternative Site Proposed to 2008 ESA Mission				
Location and ease of access	Physical location: Near the areas of Bama likely to experience very rapid spontaneous and organized (i.e. <i>loti</i>) development over the next five years including growth linked to the Samadini Dam and resettlement of one of the 2 <i>quartiers</i> (out of 10) that experienced disastrous flooding in 2007. Siting: Flat, not subject to flooding.	5 km from old mayor's offices and most of the government administrative buildings	- Near areas where need for land registration services is likely to be greatest (a) Close access (2 km vs. 7 km for original site) to Samandeni industrial site; (b) Near new <i>quartier</i> being developed to accommodate people who lost their houses in recent flooding- -Near new <i>CEG</i> (college) to be constructed -Near areas where - International livestock ⁸⁵ transit corridor passes in front of mayor's office	None
Land tenure rights	Cash and in kind costs of reclassifying land not very high	Outside zoned area of the commune	-Area immediately next to the zoned (<i>loti</i>) area which facilitates <i>bornage</i> --Registered Surveyor (Raoul Sanou) (based in	Risk: The person with traditional land rights to the area (a former Minister of France) is ill and being treated in France which complicates any negotiation about resettlement.

⁸⁴ Depending upon whether or not the individuals farming this plot were compensated for their cultivation rights during the 1998 *lotissement*, they might be entitled to an equivalent registered plot of land in another part of the village.

⁸⁵ Herder-farmer conflicts are one of the major sources of litigation and conflict for the mayor.

Bama Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
			<p>nearby Bobo) is related to land owner and is familiar with the site and previous zoning</p> <p>-Clear association of land and crops with one individual (and family)</p>	<p>Risk Management: Site boundaries adjusted so that his house was not destroyed.</p>
Environmental	Despite massive rain event on September 8, 2008 (from 14:00 pm to 23:00), no flooding occurred	<p>-None</p> <p>-Building and road will require cutting mango trees in orchard</p>	Mayor is committed to maintaining as many of the mango trees as possible	Limited
Possible Resettlement Issues and Costs		<p>-1/4-1/3 ha of maize being farmed by person renting owner's house</p> <p>-sturdy well-built building cement blocks in plot immediately adjacent to site</p>	<p>-Options for compensating owner displaced: (a) zone an equivalent area of his land in a non-zoned area; (b) offer him option of 2-3 zoned plots in other parts of the town.</p> <p>-Reduce width of the site to avoid damage to the house when zoning occurs</p> <p>-Opportunity to base compensation schedule on recent Samandeni experience</p> <p>-Grafted mango trees are old and no longer productive (easily replaced)</p>	<p>Risk: The person with traditional land rights to the area (a former Minister of France) is ill and being treated in France which complicates any negotiation about resettlement.</p> <p>Risk Management:</p> <p>-Site boundaries adjusted so that his house was not destroyed.</p> <p>--Proposed resettlement options will protect a higher percentage of the owner's assets than would be the case in a conventional zoning (<i>lotissement</i>):</p>
Utilities	Electrical line exists and will be strengthened by Samandeni	-Mayor not sure the commune can afford the recurrent costs for electricity from the new government-sponsored installation	MCA is considering solar panels for some sites (he would like them to include Bama)	<p>Risk: Solar panels not maintained because cost (cash and kind) of electricity on the new grid (once it is completed) is lower than maintaining solar panels</p>

Bama Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
		-Need deep water well (<i>fourrage</i>) (quality of water at open well at adjacent site never tested)		
Second Alternative Site Proposed to 2008 ESA Mission				
Location and ease of access	Physical location: Same as Site 3. Site: Extremely uneven on hill.	Likely to need extensive fill before construction.	None in particular.	Cost of site fill would outweigh resettlement costs of other site.
Land Tenure	None	-Outside the zoned (<i>loti</i>) area of the commune	-In area immediately adjacent to zoned (<i>loti</i>) area -Clear association with one individual and family.	
Possible Resettlement Issues and Costs	No cultivation or settlement on the site			
First Alternative Site Proposed to 2008 ESA Mission				
Land Tenure Rights	-Site in an area zoned for <i>commissariat du police</i> - International livestock transit corridor (passes in front of mayor's office)	-Administrative permission to attribute the land for mayor's office not yet applied for (application to start 9/9/08) --1998 <i>lotissement</i> complicated by the fact that it was executed by a <i>geometre</i> (surveyor) who was originally from the village and never fully compensated -Clear <i>bornage</i> (marking) and path of the international livestock corridor in the easement in front of the proposed site	-Once administrative permission granted no need for PV. -Some question about whether the maps for the new <i>quartier</i> were completed after the 1998 <i>lotissement</i>	Risk: That either the regional or national office of the police will refuse to allow the title transfer Risk Management: Didn't work (request denied).

Bama Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
Possible Resettlement Issues and Costs	<p>-Area is <i>loti</i> and all individuals that are farming or living on the site have already been compensated with other sites in zoned (<i>loti</i>) areas of the town or are occupying “illegally”</p> <p>-The original owner of the land was compensated with land during the 1998 <i>lotissement</i> of that part of</p>	<p>-1 small building (16 <i>toles</i>), one functioning well, and ½ maize cultivation for household that has already received land (but not constructed) in another zoned area⁸⁶</p> <p>-1/2 ha. maize and gumbo for one adjacent resident who operates a nearby business (local beer [<i>dolo</i>] maker)⁸⁷</p> <p>-1/2 ha. sorghum for one adjacent resident with access to zoned land.⁸⁸</p>	<p>-Due to recent compensation at Samandeni, MCA can base their resettlement compensation package on that-experience</p>	<p>960,000+ 720,000+ 960,000= 2,230,000 FCFA minimum compensation. Depending upon whether or not they were compensated with registered land during the 1998 <i>lotissement</i>, the households farming these two small areas may also be entitled to a registered plot of equivalent value in another part of the village.</p> <p>Issues related to the compensation at Samandeni Dam(less than 10 km from the site) may affect local perceptions about their compensation rights.</p>

⁸⁶ Estimated replacement cost of the building and enclosures 900,000 CFA (in kind materials). Estimated cost of creating a well of equivalent value: 60,000 FCFA.

⁸⁷ At maximum yield (40 sacks per ha) and price (18,000 FCFA/100 kg. sack; average price 10,000FCFA/100 kg. sack) the compensation for ½ hectare for one season would be 360,000 FCFA; for two seasons 720,000 FCFA. Note: during RAP preparation, the consultants need to verify that the individuals cultivating this land received a zoned plot during the 1998 *lotissement*. If so they are not entitled to compensation under Burkinabe law. If they were not compensated, they are probably entitled to a new registered plot of equivalent size in another zoned area.

⁸⁸ At maximum yield (25 sacks per ha) and price (18,000 FCFA/100 kg. sack; average price 10,000 FCFA/100 kg. sack) the compensation for ½ hectare for one season would be 225,000 FCFA; for two seasons 550,000 FCFA. See preceding note which applies here as well.

Annex 2.2. Kampti Commune Building Sites SWOT Analyses (Original and Alternative Sites)

Kampti Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
Original Site Reviewed and Selected by First ESA Mission				
Location and ease of access	-Only 0.410 km from the main paved highway	-Surrounded by 14 expensive (concrete reinforced, permanent) houses on zoned land -Unclear whether access road (which is bordered by stores and houses) follows the route designated on the <i>lotissement</i> (plat) map.		--Future expansion at the site will be difficult --Construction and mayor's office activities likely to upset the neighbors --Creation and/or rehabilitation of the access road likely to involve extensive resettlement
Land tenure rights	In an area designated for commune administration on an official <i>lotissement</i> (zoning) map		No need to compensate land rights	
Environmental		-Site is vulnerable to flooding and erosion -Only a small portion (about ¼) of the site suitable for building without extensive fill		Cost of fill and drainage estimated to be as much as for the building (100 million FCFA)
Possible Resettlement Issues and Costs		-May need to compensate some households adjacent to access road if road is built/rehabilitated -Limited cultivation on the site (1/3 ha of sorghum by one HH); -Orchard and woodlot managed by women's <i>groupement</i> adjacent to proposed building site	--RAP offers the opportunity to fund the start up infrastructure for a remunerative IGA for women's group that will lose some cultivation rights on adjacent plot	--In the absence of <i>lotissement</i> map, mission cannot calculate how many HHs likely to be affected by rehabilitation/construction of the access road -1/3 ha of sorghum on site (9/11/08) --Women's <i>groupement</i> will need compensation for loss of cultivation rights (<i>bornage</i> /marking of site estimated + cost of building 1 central hangar + 1 kiosk in lieu of compensation for crops that they can no longer cultivate on the site
Utilities	Access to water on site	No access to electricity		

Kampti Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
	unlikely to be problem	(the entire town)		
Second Alternative Site Proposed to 2008 ESA Mission				
Location and ease of access	-In middle of commune between two zoned (<i>loti</i>) settlement areas -Near prefecture (1 km) and main road (0.720 by the most direct route)	--Most direct route to site from main road has very steep slope (45 degrees) --Extensive banking, drainage, and longer road (possibly 1.15-1.5 km) will be required to reduce slope of the embankment --Creation of longer access road may require resettlement	-Unclear if longer road will follow the roads outlined on the <i>lotissement</i> (zoning) map	-Direct (construction) costs of creating access road estimated to be greater than cost of land fill and drainage at original site -Based on experience with <i>Prefet</i> (which is located in a similar location) long-term sustainability of site and infrastructure on site is questionable (due to high costs of maintaining road and getting water, and difficulty of local people getting access to site on foot or bicycle).
Land tenure rights	-In un-zoned (<i>non-loti</i>) area adjacent to the <i>bornes</i> (markers) for a zoned administrative reserve	-No individual or HH has clear, recognized rights to the land other than the <i>chef du terre</i> ⁸⁹ who acts on behalf of the entire community	<i>Bornage</i> required if site to be used	-Unclear land tenure status makes it difficult to determine who and how to compensate for land rights transfer -Since access road traverses a zoned (<i>loti</i>) area and may not conform to the roads as laid out on the zoning plan, the creation of this road would likely involve extensive displacement of fields and compensation to primary landholders.
Environmental	-Site high above areas vulnerable to flooding	-Any access road must traverse a <i>bas fond</i> (low lying area) that is very vulnerable to flooding -Steep slope will make access road vulnerable to erosion	Drainage and changing path of the roads can reduce erosion on access roads	-Costs of developing an appropriate access road estimated to be even higher than those needed to correct land fill and access road issues at the original site. -Even the best constructed roads subject to erosion over time
Possible Resettlement Issues and Costs	Limited settlement or cultivation	-1 small house (16 roofing fins) in local adobe materials at site		Unclear land tenure status makes likely to make it difficult to develop appropriate compensation options for site.

⁸⁹ This would need to be verified if site was chosen.

Kampti Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
		(abandoned). -0 cultivation at the site -Extensive cultivation along the area designated for roads on the official <i>lotissement</i> map		
Utilities		No access	Solar panels	
First Alternative Site Proposed to 2008 ESA Mission				
Location (siting, ease of access)	-1.10 km from main road -Easy access to site by a road that follows the area designated for roads on <i>lotissement</i> plan which means that any efforts to improve access road are unlikely to cause resettlement ⁹⁰ -2 ha well drained site -1 km (by a direct path) to the prefecture -Near manor shops/bars/social infrastructure (1 km)	-Site does not border a large national highway but is on an important rural road that links Kampti to several villages	-A rural roads German development project funded renovation of access road from the edged of the zoned area to a village 10 km from the site. This is why the road in front of the site is better than the access road at the original site that was proposed.	
Land Tenure Rights	-Site is located just outside zoned (<i>loti</i>) area which makes it easier to incorporate the area into the official <i>lotissement</i> plan -Clear identification of the land with one widow who inherited the land from her	Just outside zoned area of town	Same female head of household (Adjara Poda) cultivates with her children, a large contiguous area of approximately 7 ha (total including site being take by the building)	Risk: Proposed site and zoning of women's garden will reduce this household's land from 7 ha to 4 ha. Risk Management: -MCA must take care to ensure that the principal landholder and her family are properly compensated by paying for an official delineation and marking of at least 2

⁹⁰ This is because the road is linked to a rural road that was part of a large German rural roads project. In contrast, the mayor's office was unable to show or document whether the roads on the original site followed

Kampti Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
	maternal line.		.	<p>ha for the commune building site and 1 ha for her formal donation of the women's site to the women's site) of their adjacent fields --MCA should also pay the one time "cultivation" tax (5 FCFA/m²) that the family will need for agriculture and livestock land.</p> <p>Risk: The construction of commune building in this part of town will increase pressure on the commune to <i>loti</i> (zone) this part of the town.</p> <p>Risk Management: In the event of a <i>lotissement</i>, the 3 ha that will be marked and registered for the primary landholder will be protected from future zones. Her or her heirs can construct one or several houses in the area without paying any additional taxes other than the annual "house" tax which in rural communes is 2500 FCFA/for a house with electricity and 1000 FCFA/for a house without electricity.</p>
Environmental	Excellent drainage compared with other administrative area (site observed during and after a torrential downpour)		<p>-Incorporation of trees into site plan.</p> <p>-Large 1 ha orchard (<i>vergier</i>) of eucalyptus (fuelwood), acacia, and mango trees managed for at least 10 years</p>	Construction of the commune building site in adjacent area will make it difficult for women to farm crops and manage trees in the orchard as they have in the past. ⁹¹

⁹¹ Identification of the potential importance of the *groupement's* orchard during Stage II of the mission—prior to the official delineation and *bornage* of the site (on 9/x/08)—made it possible for the mayor to ask the *geometre agrege* (senior surveyor) to note the site on the official, registered site plan. This official plan included a 16 m road between the women's garden/*vergier* and the commune building site. If during the RAP the women's site is officially delineated and marked (as recommended for the RAPs), it will protect the women's green space (*espace verte*) and enable them to use it for other economic purposes such as small-scale restaurants and bars (*buvettes*).

Kampti Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
			by a women's group. The same group cultivates peanuts on the site.	
Possible Resettlement Issues and Costs	Clear identification of land with one individual and family.	System for registering <i>non-loti</i> land is hard for mayors unless they have personal or professional connections with a private surveying company		
Utilities		Water (from a borehole well) unlikely to be a problem		

Annex 2.3. Sono Commune Building Site SWOT Analysis

Sono Commune Building Site Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
Location (ease of access)	-Terrain is located in a large administrative zone (60 ha) near lots of other state services. -The site is linked to the main road, to Nouna, and other state services (in the village) by good unimproved rural roads and paths.		Vast (60 ha) administrative reserve which dates from the colonial period presents a host of complementary civic initiatives such as: (a) creation of a green space adjacent to the mayor's office managed by women's groups; and (b) creation of <i>groupement</i> managed village forestry projects.	
Land Tenure Rights	The land is recognized as an administrative district by everyone in the village and has been since colonial times.	The village is not zoned (<i>loti</i>)	Burkinabe law provides a relatively simple process for officially measuring and registering the site	Risk: The Sono mayor was unable to identify a registered surveyor to conduct the delineation and marking and didn't have the 500,000 FCFA cost of this service. Risk Management: Di mayor identified a firm and he and the Sono mayor are sharing the cost of marking and <i>bornage</i> which was executed at Sono (9/19/08 and at Di (9/18/08).
Environmental	The plot is flat and well placed so there is no evidence of inundation even after a heavy rain (9/15/08).			
Possible Settlement Resettlement Issues and Costs	No cultivation in the area in the last 30 years and that cultivation was associated with the rural agriculturalist school.			
Utilities		No electricity in the village	Solar panels	
New economic opportunities for	-Short-term (construction): The construction of the mayor's office –by far the largest	To date there have been few programs	Training and education of women will need to be incorporated.	

Sono Commune Building Site Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
women's IGAS	building ever created in the zone—will be a magnet for short-term day workers (from the surrounding villages) as well as skilled workers (masons, design experts, soldering experts) from larger towns. The construction companies will either contract with and/or provide per diem to workers to contract with or purchase food on their own. --Medium term (once building is constructed): People from a 10 village area will come to the mayor's office to register land and regulate other matters. To date there has been no mayor's office and only limited staff (in the prefect's office) to backstop him in his absence which has decreased the use of these services.	to work with women to develop IGAs in the village.		
Increased pressure on wood resources	Sono region's low population densities and distance from irrigation schemes has preserved many of its trees except in the area where the prospect of developing the Kouri scheme set off a land clearance "rush."	Limited experience in managed forestry or forest protection	-Vulnerable women sell wood now as an IGA -Large administrative reserve (60ha) that dates from the colonial period offers the opportunity to introduce some small managed fulewood plantations as IGAS for women's groups.	No one on team able to assess technical feasibility of using <i>demi-lunes</i> to "rehabilitate" some eroded soils and plant trees

Annex 2.4. Di Commune Building Site SWOT Analyses (Original and Alternative Sites)

Di Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
Original Site Reviewed and Selected by First ESA Mission				
Location and ease of access		-Site is too small for building (0.50 ha) -Proximity (20m) to major market creates security issues -On a side road 300 m from the main road (to Mali and irrigated perimeters being developed by MCA)	-Adjacent administrative site across the road (1.0 ha) is larger but ½ of the site is designated (but not developed) for green space and the entire site suffers from the same constraints as original site in terms of ponding and security issues	Site is neither physically nor socially attractive to the residents, the mayor, or municipal council
Land Tenure Rights	Both the new mayor's building (completed in August 2007) and the area that was original reviewed for the commune building site are in an area zoned for a vaccination park. ⁹² Neither the commune nor the agency that built the small mayor's office (which has never been inaugurated and is not being used) ever requested or received permission to use the land for commune administration.	The land belongs to the Ministry of Livestock until it is officially turned over to the commune. While this type of transfer has happened for other types of government service buildings and land (like those originally under the Ministry of Sports) it has not happened for those associated with the Ministry of Livestock.		Unclear land tenure status and confusion about land's current use, which was never registered properly.
Environmental		-Site stays muddy 2-3 days after heavy rains -Difficult to create sanitation infrastructure		
Possible Settlement Resettlement Issues and Costs	None			
Utilities		None	SONABEL is supposed to electrify the valley within six	

⁹² This only became apparent when the team received the official *lotissement* (zoning) plan.

Di Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
Alternative Site Proposed to 2008 ESA Mission				
Location and ease of access	<ul style="list-style-type: none"> -Larger site (1.5 ha vs. 0.50 ha) -On the main highway linking Mali and the irrigated perimeters -Closer (5.0 km) to the new MCA irrigation scheme being developed -Reasonable (1.5 km) distance from the market -In a large open area (10-14 ha) associated with one family -Adjacent to a large area that mayor plans to zone for worker housing -Large surrounding area associated with the same family can be zoned for other purposes 			None of the adjacent sites have been delineated (surveyed) or marked
Land Tenure Rights	Clear identification of the area with one family and individual ⁹³	In an un-zoned area that is not adjacent to the <i>loti</i> (zoned) part of the commune, which complicates delineation and marking of the site.	Burkina has a process for official delineation and marking of un-zoned (<i>non-lotis</i>) areas.	Risk: Mayor has had difficulty locating a registered surveyor through AMVS Risk Management: Mayor used his connections to locate a private sector registered surveyor
Environmental	Not subject to ponding like the first site (better drainage)			
Possible Resettlement Issues and Costs	No cultivation, construction, or trees on site	-Need to compensate family holding the primary land rights	Family likely to be interested in compensatory zoning of an area commensurate with the amount of land they are donating for the building	

⁹³ Land is associated with the traditional chief who is also the mayor—a retired civil servant who has held several senior posts in the Burkinabe government.

Di Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Threats (Risks)
Utilities		No electricity	SONABEL is expecting to bring electricity to the entire Mouhoun Valley in six months	
New economic opportunities for women's IGAS	<ul style="list-style-type: none"> -Relatively large number of women's groups (30 of which 15 are reportedly very active) -<i>Caisse Populaire d'Epargne et de Credit</i> exists and includes many members (including women) -City has already organized a <i>brigade verte</i> of women in anticipation of the sanitation issues in the new market areas 		-Sufficient land around the commune building for the delineation of <i>espace verte</i> (green space) that can be used for small women managed restaurants, retail activities and catering.	
Decreased access to fuelwood		Projected increase in temporary worker population (for 3 years) and permanent population increase (due to new MCA financed irrigation development) likely to accelerate deforestation and increase the price of fuelwood.	<ul style="list-style-type: none"> Improved cook stoves (<i>Foyer Amelioré</i>) Managed fuelwood forests Alternative energy sources 	<ul style="list-style-type: none"> Accelerate deforestation in the zone Increase women's labor

Annex 2.5. Loumbila Commune Building Sites SWOT Analyses (Original and Alternative Sites)

Loumbila Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Risks
Original Site Reviewed and Selected by First ESA Mission				
Location and ease of access	1.00 ha	-In an isolated new development not yet settled -New site would be far from market, other government services, and existing population centers -- Site is likely to increase property values of the land development company (SONATUR) and the home sites being purchased by wealthy people from Ouagadougou	Local people and councilors are vehemently against the site	Active hostility of the local people to the site selection process and location would decrease their participation in and benefits from the RLG Project
Land Tenure Rights	-In un-zoned area outside the zoned part of commune -Area was delineated and registered in May 2007, but no name was put in the registration which suggests it was done for an individual.	Lots of irregularities: -No written evidence that the commune ever purchased the land from the individual who ordered the May 2007 delineation. Since the official records do not record this delineation being done in the name of the mayor it suggests that another person ordered it. --If this is the case, then the official records should include a <i>proces verbal de palabre</i> that show that they relinquished their land rights to the person who ordered the survey (no such process verbal is in the official records).	None	Active hostility of local people to site selection process and location would decrease their participation in and benefits from the RLG Project
Environmental	none			
Possible Settlement Resettlement Issues and Costs	No settlement			
Utilities	Reasonable access to electricity, water, and telephone			

Loumbila Commune Building Sites Proposed				
Issue	Strengths	Weaknesses	Opportunities	Risks
Alternative Site Proposed to 2008 ESA Mission (AK-lot 19-parcel 00)				
Location (ease of access)	-2.7 ha (large) bordering the main highway -Flat/level -Near an area inhabited by lower income groups that make their living from agriculture and trade	None	-Site was one of two recommended by governor and municipal Council appointed technical review committee -Site is likely to increase property values and access to and benefits from commercial activities of lower and middle income people in Loumbila	None
Land Tenure Rights	In an official registered administrative plot	None	Large area with clear land tenure rights offers options for future expansion	None
Environmental	No evidence of flooding or ponding; dry site	None		
Possible Resettlement Issues and Costs	-0.25 (approx) sorghum -2 semi permanent hangars and 4 temporary hangars		Proximity to established market and commercial sites under jurisdiction of the mayor's office makes compensation easy and economical	
Utilities	Reasonable access to electricity, water, and telephone			
Small Forest in Middle of Site	Shade and fruit trees are already planted			

Annex 3. Schedule for Stage I and Stage II of 2008 ESA Mission

Month/ Date	Day	Activity
August		
18	Mon	Translation Checklists
19	Tues	Translation Checklists
20	Wed	-Recuperation of folders from I. Kabore -Verification/Translation Checklists
21	Thur	-Translation of Checklist 1
22	Fri	-Verification checklists -Calls to 17 mayors
23	Sat	Follow-up calls to 17 mayors
24	Sun	Free
25	Mon	Meeting MCA—Planning
26	Tue	Zam, Boudri, Mogtedo
27	Wed	Pama, Guiba, Ouarguaye
28	Thur	Sabou, Kongoussi, Djibo, Loumbila
29	Fri	Kampti
30	Sat	Banfora, Bama
31	Sun	Di, Sono, Ouahigouya
September		
1	Mon	Meeting MCA
2	Tue	Typing reports
3	Wed	-Typing reports -McMillan arrives
4	Thurs	-Debriefing with FGH on Phase 1 -Completion of summary tables -Preparation of executive summary -Calls to communes to complete documentation
5	Fri	-Draft Report with annexes (Group discussion at MCA)
6	Sat	-Organization of site visit to Bama -Telephone calls to 3 <i>non-lotis</i> communes to prepare site visits
7	Sun	Ouaga
8	Mon	-Review of draft annexes at MCA -Preparation of draft letter from coordinator concerning documentation -17 :00 Leave for Bobo
9	Tue	Bama: -AM meeting w/ Bama mayor and councilors -Checklist 1&2 review of original and newly proposed site 1 (post heavy rain) All 17 Communes: Distribution of letters to 17 mayors from Bobo through local transporters about documentation deadlines
10	Wed	Kampti: -15:00 meeting w/ Kampti mayor's representatives and councilors -Checklist 1&2 review of original and new proposed sites (during heavy rain)
11	Thur	Kampti: -Checklist 1&2 review of original and newly proposed sites 1 & 2 (sunny conditions) -Site visit to Prefecture to analyze long-term impact of selecting a site that is equivalent to the newly proposed site on a hill Bama: Mayor informs MCA that Commissariat has refused to authorize their site's incorporation into the first alternative site they proposed and planning starts to identify other alternative sites All 17 Communes: First letters start to arrive in communes and mayors call Zerbo for additional information
12	Fri	Kampti: Coordination with the <i>bureau d'urbanisme</i> (Urban office) in Bobo to mark

		(<i>borner</i>) newly proposed site 1 (verbal contact with Raoul Sanou, head of the private firm in Bobo charged with surveying the site)
		Bama: --Checklist 1&2 review of original and newly proposed sites --Discussions with mayor's representatives about site proposals --Discussion with <i>service domanial et de l'urbanisme</i> (office of land registration and urbanism) in Bobo to get the national cost basis for delineating and registering compensation land in all the un zoned (<i>non lotis</i>) communes
13	Sat	Bama: -Observed <i>bornage</i> (delineation and marking) of newly proposed site by private firm charged with surveying the site -Collection of supplementary information on land occupation from the surveyors and councilors
		All 17 sites: Telephone calls to all 17 communes to check on progress of documentation
14	Sun	Di and Sono: -Telephone calls to confirm activities -Meetings with members of the AMVS audit team
		Bama and Kampti: Calls received from mayors about progress on survey and marking
		All 17 Sites: Telephone calls to and from Mayors
15	Mon	Sono: Official meeting with mayor and council members to discuss progress toward getting the original site delineated and registered as administrative land
		Di: Meet mayor's assistant and conduct initial SWOT of original and new proposed site
		AMVS/Nissan: Initial discussions with AMVS about whether their surveyors can assist Di and Sono in measuring the commune building sites
		All 17 Sites: Telephone calls to and from mayors
16	Tue	Di: Official meeting with mayor and council members to discuss progress toward getting the new proposed site registered as administrative land
		AMVS/Nissan: Team gets feedback that no timetable on if and when AMVS surveyors are available
17	Wed	Sono: Revisit Sono to discuss process for getting the land registered
18	Thur	Di: Noon arrival of surveyors at Tougan that the team then transported to Di for measurements of site
19	Fri	Sono: AM measurements by registered surveyors at Sono All 17 Sites: Picked up documentation sent in by mayors at the bus station
20	Sat	Loumbila: am meeting with mayor scheduled but cancelled General: Planning and meeting with Kent Elbow (Land team)
21	Sun	Leave Ouaga at 14:00 for Tenkodogo (short stop by Mogtedo to discuss documentation with the mayor)
22	Mon	Ouarguaye
23	Tue	Loumbila
24	Wed	Kongoussi and Loumbila
25	Thur	Ouagadougou: -Review draft report and key conclusions and recommendations -Preparation of draft briefing
26	Fri	Ouagadougou: -Revision draft report and conclusions -Revision of brief
27	Sat	Ouagadougou -Revision of Annex 1, 5, and 3
28	Sun	Free
29	Mon	Ouagadougou: -Revision and debriefing -McMillan depart

Annex 4: List of Communes included in the MCA RLG Project

Region	Province Administrative	Rural Communes Included in the MCA Project (** = one of the 17 pilot communes)	PNGT2 ⁹⁴ Activities in Commune (X=yes)		Other Issues Related to Settlement in these Communes								
			Phase I	Phase II (pilot phase 2008)	Large Commercial Agriculture Enterprises (Private) ⁹⁵	Pastoral Zone (with National Legal Recognition)	Relationship to National Classified Forests & Wildlife Reserves		Administrative Centers		Relationship to MCA-Sponsored Roads Investments (3/5/08)		
							Borders or Overlaps	Names	Lotis	Non-lotis	Transected	Potential Base Camp	Likely Major Market Impact
Boucle du Mouhoun	Sourou	Di**	X						X		X	X	X
		Kassoum	X						X		X	0	X
		Lanfiera	X						X		X		
	Kossi	Sono**		X		X (ZP Barani)		---		X			
		Bourasso		X			X	TBD		X			
	Nyala	Gassan	X	X	X		X	Sourou	X			X	X
		Sideradougou	X	X	X		X	Gouandougou, Kongouko		X			
	Comoe	Banfora**	X		X		X	Bounouna, Toumousseini	X		X	X	
		Moussodougou	X	X	X		X			X			
		Niangoloko	X			X		Babolo, Yendere, Niangoloko, Diefoula, Boulon,	X		X	X	
	Leraba	Douna	X		X					X	X		
	Kompienga	Pama**	X			X			X				
								-RPT Singou -RPT PAMA -Prives	X				
	Tapao	Tansaraga					X	Parc W	X				
		Kokologho	X	X					X				
	Boulkiemde	Poa	X	X						X			
		Sabou**	X	X									
	Sanguie	Tenado	X	X					X				
		Didyr	X								X		
Ziro	Cassou	X		X		X	Parc Kabore Tambi	X					
	Sapouy	X		X		X	Parc Kabore Tambi	X					

⁹⁴ MCA Land Tenure Project Covered by Phase I or Phase II of the PNGT2 [x=yes]

⁹⁵ See Ouédraogo 2003.

Region	Province Administrative	Rural Communes Included in the MCA Project (** = one of the 17 pilot communes)	PNGT2 ⁹⁴ Activities in Commune (X=yes)		Other Issues Related to Settlement in these Communes									
			Phase I	Phase II (pilot phase 2008)	Large Commercial Agriculture Enterprises (Private) ⁹⁵	Pastoral Zone (with National Legal Recognition)	Relationship to National Classified Forests & Wildlife Reserves		Administrative Centers		Relationship to MCA-Sponsored Roads Investments (3/5/08)			
							Borders or Overlaps	Names	Lotis	Non-lotis	Transected	Potential Base Camp	Likely Major Market Impact	
	Sissili	Leo**	X		X			X	Sissili Ranch de gibier de Nazinga	X		X	X	
Centre Nord	Bama	Zimtenga								X				
		Rollo								X				
		Kongoussi**			X					X				
Centre Sud	Zoundweogo	Guiba**		X						X				
		Binde		X							X			
		Bere		X						X				
Centre Est	Koumpelogo	Ouarouaye**	X							X				
		Lalgaye	X								X			
	Boulgou	Bittou					X	Ouilingore	X					
Haut Bassins	Houet	Bama**	X	X	X					X				
		Padema	X	X	X					X				
		Toussiana	X	X	X					X		X		
	Kenedougou	Banzon	X		X					X				
		Samoroguan	X		X						X			
	Yatenga	Tagaye		X						X				
		Ouahigouya**								X				
Centre	Kadiogo	Koubri		X						X				
		Saaba		X						X				
	Oubritenga	Loumbila**	X	X			X (ZPSahel)				X			
Sahel	Soum	Djibo**	X							X				
		Poebemangao	X								X			
Sud Ouest	Poni	Kampti**		X							X			
		Digoue		X					X	Koulbi		X		
Plateau Central	Gangrougou	Zam**						X	Wayen	X				
		Mogtedo**								X				

Region	Province Administrative	Rural Communes Included in the MCA Project (** = one of the 17 pilot communes)	PNGT2 ⁹⁴ Activities in Commune (X=yes)		Other Issues Related to Settlement in these Communes								
			Phase I	Phase II (pilot phase 2008)	Large Commercial Agriculture Enterprises (Private) ⁹⁵	Pastoral Zone (with National Legal Recognition)	Relationship to National Classified Forests & Wildlife Reserves		Administrative Centers		Relationship to MCA-Sponsored Roads Investments (3/5/08)		
							Borders or Overlaps	Names	Lotis	Non-lotis	Transected	Potential Base Camp	Likely Major Market Impact
		Boudri**							X				

Source: MCA March 8, 2008. Based on secondary data and interviews. Data collected by Issa ZERBO (Consultant) and Fidele HIEN (Director ESA, MCA). Original in Della E. McMillan. 2008. MCC. Burkina Faso. Environmental and Social Assessment Due Diligence. Involuntary Resettlement Review (OP4.12) of the Agricultural Development (AD) Project: Diversified Agriculture Activity and Land Tenure Project. Washington, DC: MCC/ESA. Page 85-87. Updated August 27, 2008 by Issa Zerbo.

Annex 5: Checklists by Commune for Sites Reviewed but Not Selected in August –September 2008 (Bama and Kampti)

Annex 5.1. Bama Checklist 1, First Alternative Site Proposed to 2008 ESA Mission

Eléments à prendre en compte relativement aux caractéristiques, aux cartes et au plan des 17 communes pilotes	Nom de la commune : BAMA Date 1 st Review: 30/08/2008 Date 2 nd Review: 9/9/08
(1) Plan du site et des zones touchées	
Indiquer le plan du site et des zones touchées et fournir des informations sur les éléments ci-dessous. Indiquer clairement sur le plan du site les éléments existants et les éléments prévus, et indiquer les éléments devant être financés par MCC, les éléments à être financé par d'autres et les infrastructures présentes. Ceci peut être réalisé par un système en couleur ou de codage en ligne.	Le lotissement de 1999 Le site est un ensemble de parcelles loti non encore attribué et la parcelles du commissariat de police
<ul style="list-style-type: none"> • (a) Les limites du site actuel, ou dans les endroits où il n'y a pas encore de délimitation, les limites approximatives montrant les zones à l'intérieur desquelles les sites actuelles seront délimitées (i.e., le tracé). Ce tracé comprend les structures et tous les infrastructures y compris, composées de : routes et d'utilité ROW reliant le site, et devant montrer la configuration actuelle du site au cas où il serait connu, ou une enveloppe de construction approximative au cas où il ne serait pas bien connu. 	Le site plus 1ha est situé dans une mangerais et à côté de la route voisine (côté est de la RN9 Le site est bien borne mais la propriété de la commune
<ul style="list-style-type: none"> • (b) Les limites des inondations potentielle et les problèmes de drainage (ex : les faits historiques, la mémoire des utilisateurs locaux et toute anecdote servant d'information). 	Pas de risque d'inondation mais vue les faits historiques d'inondation il y a lieu de prévoir un remblai et un système d'évacuation d'eau
<ul style="list-style-type: none"> • (c) Emplacement et installations préliminaires des structures proposées, les équipements, les routes, grillage, les véhicules, les équipements, les stations, etc. 	Pas disponible
<ul style="list-style-type: none"> • (d) Routes/ accès – indiquer sur le site les voies et toutes les voies d'accès et les couloirs de service ROW reliant au réseau routier existant. <ul style="list-style-type: none"> - Les voies d'accès et les couloirs de service doivent être inclus selon leur tracé maximum. Si cela demande que l'on implante temporairement les constructions, leur étendue sera aussi indiquée. - La longueur des voies d'accès et les points de connexion à la plus proche des routes pavées. - Indiquer la largeur approximative de toute nouvelle voie ou réhabilitée et quel traitement de surface sera requis. 	Le site est situe au bord de la route Bobo Faramana donc il n'y a pas de problème d'accès

<p>Eléments à prendre en compte relativement aux caractéristiques, aux cartes et au plan des 17 communes pilotes</p>	<p>Nom de la commune : BAMA Date 1st Review: 30/08/2008 Date 2nd Review: 9/9/08</p>
<ul style="list-style-type: none"> • (e) L'alimentation et la distribution en eau potable : montrer l'emplacement des sources d'approvisionnement d'eaux. <ul style="list-style-type: none"> - Longueur de canalisation d'eau et point de connexion à la canalisation la plus proche. - Les endroits où il n'y a pas de connexion à une canalisation de distribution, indiquer si un puit sera creusé ou quelle sera la source d'eau. 	<p>Un forage sera nécessaire mais il y'a un puit mais la qualité n'est pas bonne</p>
<ul style="list-style-type: none"> • (f) L'évacuation des eaux usées : Montrer une collecte proposée et/ou les emplacements des traitements <ul style="list-style-type: none"> - La longueur du couloir de service pour les égouts et le point de connexion à la canalisation la plus proche, au cas échéant. - Les endroits où il n'y a pas de connexion à un égout, indiquer l'emplacement des terrains septiques. Montrer le dimensionnement des terrains se basant sur la construction de la commune et toute autre infrastructure adjacente ou infrastructure proposée. 	<p>Pas encore prévu. L'évacuation des eaux usées sur place est problématique en raison du niveau élevé des eaux souterraines. Il Peut nécessiter une technologie avancée telle qu'une unité de traitement, des marais aménagés, etc.</p>
<ul style="list-style-type: none"> • (g) Drainage – montrer le système général de drainage, délimiter clairement les cours d'eau existants. 	<p>Inexistant</p>
<ul style="list-style-type: none"> • (h) L'alimentation en électricité : Montrer l'emplacement du couloir de service pour la ligne de transmission, et l'emplacement de la production sur le site. Pour les équipement de production sur site, donner des informations détaillées sur le type d'équipement (générateur, solaire, etc.), le stockage du carburant, et les équipements accessoires. La longueur du couloir de service pour l'électricité et le point de connexion à la ligne la plus proche, et les exigences ROW. 	<p>Il y'a l'électricité dans la commune une simple branchement suffira mais le maire souhaite avoir les panneau solaire</p>
<ul style="list-style-type: none"> • (i) Dispositions pour l'évacuation des déchets solides. 	<p>Il n'y a pas de système d'évacuation des déchets</p>
<p>(2) L'alimentation en eau et assainissement</p>	
<ul style="list-style-type: none"> • (a) Quelles sont les sources d'approvisionnement en eau? <ul style="list-style-type: none"> - Au cas ou une source d'eau doit être mis en place sur les lieux, fournir des informations sur tous puits à proximité (débit de production, profondeur). 	<p>Il y'a des puits a cote dont la qualité d'eau n'est pas bonne</p>
<ul style="list-style-type: none"> • (b) Décrire les dispositions prises pour l'évacuation des eaux usées. <ul style="list-style-type: none"> - Au cas où il faudrait mettre en place un terrain sceptique, fournir des informations sur tous les terrains septiques environnantes dans d'autres installations et le genre de problèmes s'ils en ont rencontrés. - Indiquer pourquoi et dans quelles circonstance il y'aurait des besoins de surdimensionnement ou plus d'un terrain septique pour alimenter tous les utilisateurs du site. 	<p>Il y 'a lieu de prévoir un fosse septique</p>

<p>Eléments à prendre en compte relativement aux caractéristiques, aux cartes et au plan des 17 communes pilotes</p>	<p>Nom de la commune : BAMA Date 1st Review: 30/08/2008 Date 2nd Review: 9/9/08</p>
<p>(3) Gestion des déchets solides</p>	
<ul style="list-style-type: none"> • (a) Décrire les dispositions qui ont été prises pour la gestion/ l'évacuation des déchets solides. <ul style="list-style-type: none"> - Qui est chargé de la collecte et de l'évacuation des déchets solides? <p>Quel est la méthode d'évacuation (ex: l'évacuation sur le site ou en dehors du site, incinération?)</p>	<p>Il n'y a aucune collecte centrale et les déchets solides sont habituellement brûlés dans les domaines.</p>
<p>(4) Environnement et utilisation des terres</p>	
<ul style="list-style-type: none"> • (a) Est-ce que le site est assez grand pour permettre la construction de bâtiments proposés par la commune et contenir en même temps les infrastructures existantes et prévues? 	<p>Oui, le site est plus qu'assez grand pour le bâtiment communal. Pour augmenter l'espace a xx ha, le commune preferes que le commissariat soit mise ailleurs..</p>
<ul style="list-style-type: none"> • (b) Recenser les utilisations de terres, le type de végétation, et le type d'écosystème présent sur chaque site, et les voies d'accès et le couloir de service par lequel il est servi. 	<p>La site est utilisé actuellement par deux personnes comme champs supplémentaires (un champs ½ ha sorgho ; unc champs ½ ha mais) ; et par une famille qui ont construit leur cour labas juste avant la lotissement en 1998 (1/2 ha culture ; maison et murs ; et puit).</p>
<ul style="list-style-type: none"> • (c) Décrire tous les cours d'eau (comprenant les drainages) qui sont dans les environs ou qui pourraient être affectés par le projet. <ul style="list-style-type: none"> - Indiquer si le site est sujet à de grandes inondations, à quelle fréquence, si des techniques de remplissage ou de construction spéciales seront nécessaires. - Indiquer si la structure est située sur le chemin d'un chenal de drainage principal. 	<p>Le site reçoit évidemment les écoulements de drainage venant des zones agricoles et résidentielles voisines et des étangs de chaque côté du site. Les routes, le parking et le bâtiment doivent être élevés et des plans de drainage réalisé.</p>
<ul style="list-style-type: none"> • (d) Recenser toutes les zones protégées par la loi, "les sites d'intérêt biologiques et écologiques" ou les zones sensibles écologiquement situées dans un rayon de 1Km ou affectées par le site, voie d'accès au site, ou couloir de service. 	<p>Rien à moins d'1km du site, mais le fleuve et les marécages ne sont justes qu'au-delà d'1km.</p>
<p>(5) Entretien</p> <ul style="list-style-type: none"> • (a) Décrire les dispositions pour un entretien continuel 	
<p>(6) Social</p>	
<ul style="list-style-type: none"> • (a) Recenser toutes les zones situées dans un rayon de 1Km du site, les voies d'accès, ou le couloir de service qui sont d'intérêt historique ou archéologique, les sites d'enterrement (les tombes, les cimetières) ou toute zone considérée comme sacrée ou ayant une valeur religieuse ou culturelle pour la population locale. 	<p>Rien à moins d'1km du site, mais le fleuve et les marécages ne sont justes qu'au-delà d'1km.</p>

Eléments à prendre en compte relativement aux caractéristiques, aux cartes et au plan des 17 communes pilotes	Nom de la commune : BAMA Date 1st Review: 30/08/2008 Date 2nd Review: 9/9/08
<ul style="list-style-type: none"> • (b) Décrire comment le site a été sélectionné et tout processus de consultation des parties prenantes. 	Par le conseil communal apres une visite de MCA (K. Clement et F.Hien) pendant la saison pleuveuse
<ul style="list-style-type: none"> • (c) Qui est le propriétaire du site et quand et comment l'a t-il acquis? <ul style="list-style-type: none"> - Est-ce que la proposition de construction de la commune a lieu sur les terrains municipaux? Est-ce que un terrain adéquat a été donné pour la construction de nouvelles infrastructures? - Est-ce que le terrain a été donné volontairement par la communauté? Existe-t-il un accord communautaire? - Y'a-t-il les limites du site? Sont-elles bien comprises dans la communauté? 	Le site a une partie qui appartient au commissariat de police et une autre partie des parcelles d'habitation non encore attribué. Trois familles continuent a cultiver labas.
<ul style="list-style-type: none"> • (d) Quantifier toutes les utilisations actuelles du site proposé (ex: le nombre de personne l'utilisant pour quel besoin, le nombre d'habitations, les zones en culture ou utilisées pour le pacage, le nombre de personnes l'utilisant pour toute activité génératrice de revenus. <ul style="list-style-type: none"> - Indiquer quels usages seront temporairement affectés à cause de la construction et ceux qui seront affectés permanemment. 	Mr Sanou (ancien propriétaire du terrain et des manguiers) exploite le terrain a cote de la site comme plantation de manguiers mais il a etait indemnisé pour son terrain manguiers et ses arbres pendant la lotissement du quartier en 1998.
<p>Personnes rencontrées : par Della .Hien et Zerbo Sept 08</p> <p>30 Aout 2008 : Sanou Siaka, le Maire Bamadgo Adama, Conseiller Kongobo Mahamadi, Conseiller</p> <p>Septembre 09 2008 Sanou Siaka, le Maire Lomkounde Lucie, SG Mairie Sanou Oumarou, Representant, Chef Coutumier du Village Diallo Issa, Conseiller Municipale, President Commision finance Bamogo Adama, Conseiller Kongobo Mohamadi, Conseiller Ouedraogo Aminata, President des Femmes Koulougou Christine, Mobilisation des Femme, Bureau communale des femmes</p>	
<p>Autres commentaires: le site est situé a la limite de la zone loti .mais le commissariat de police a refusé de donner leur parcelle a la mairie ce qui a neccessité le changement du site</p>	

Annex 5.1. Bama Checklist 2, First Alternative Site Proposed to 2008 ESA Mission

Eléments à considérer pour 17 communes pilotes	Nom de la commune: BAMA Date : 30/08/2008
<ul style="list-style-type: none"> • (1) (a) ⁹⁶ Les limites réelles du site, ou là où ils n'existent pas encore, les limites approximatives du site qui indiquent la zone dans laquelle le site réel serait délimité (c.-à-d., le tracé). Ce tracé comprend des structures et tous les services associés comprenant la route et les services ROW (droit de passage ou <i>emprise</i>) reliant le site, et devrait indiquer la configuration réelle du site, si c'est connu ou une enveloppe approximative de construction si ce n'est pas connu de manière exacte. • <i>Cette description devrait également décrire la parcelle (si possible) en se référant aux caractéristiques locales que les gens de la localité ont utilisé pour délimiter cette parcelle et zone de la ville (par exemple, emplacement du site dans un quartier spécifique ou autre point de référence). Voir (6) (c) ⁹⁷ "Existe-t-il des limites du site ? Sont elles bien comprises dans la communauté?"</i> 	Le site est situé au bord de la route Bobo – Faramana il n'y a pas de problème d'accès
<p>Tous les Sites : Entourer quelle situation se rapporte au chantier de commune proposé:</p> <ul style="list-style-type: none"> • Situation # 1 : Le chantier de commune proposé est sur un terrain réservé pour "les bâtiments communaux" comme partie d'un lotissement officiel de la commune/ville? • Situation # 2 : La construction proposée pour la commune est sur un terrain réservé à d'autres fins (c.-à-d., pas pour les bâtiments communaux) faisant partie d'un lotissement officiel de la commune/ville ? • Situation # 3 : Le chantier de commune proposé se trouve t-il dans une commune qui n'a pas encore été lotie? <p>Si aucune de ces situations ne s'applique, veuillez expliquer et documenter en utilisant le format (situation 1-3) qui est le plus approprié.</p>	Situation 2 le chantier proposé est situé sur une zone loti qui n'était prévu pour la mairie
(6) ⁹⁸ Renvois —à la section 6 de la liste de contrôle précédente (Annexe I)	
<ul style="list-style-type: none"> • (6) (a) ⁹⁹ Recenser toutes les zones à moins de 1 kilomètre du site, voie d'accès, ou couloir de service qui sont d'intérêt historique ou archéologique, des sites d'enterrement (tombeaux, cimetières) ou de n'importe quelles zones considérées comme sacrées ou de valeur religieuse 	Il n'y a pas de site sacré à proximité du site

⁹⁶ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point

⁹⁷ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

⁹⁸ Cette section renvoie à la même section de la liste de contrôle précédente.

⁹⁹ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

Eléments à considérer pour 17 communes pilotes	Nom de la commune: BAMA Date : 30/08/2008
<p>ou culturelle par la population locale.</p> <ul style="list-style-type: none"> <i>Si de tels sites existent, veuillez les décrire en détail et les impacts (positifs ou négatifs), la construction proposée et/ou une forte capacité au niveau communal à enregistrer des réclamations de terre pourrait avoir sur ces sites.</i> 	
<ul style="list-style-type: none"> (6) (b) ¹⁰⁰ Décrivez comment le site a été sélectionné et tout processus de consultation des acteurs. Veuillez détailler, si cela est approprié, votre description précédente de ce processus. <i>Veuillez décrire les dates exactes ou approximatives (si possible) et inclure le compte rendu (s'ils étaient rédigés) de toutes les réunions liées à ce processus de sélection.</i> 	Le choix a été fait par le conseil municipal
<ul style="list-style-type: none"> (6) (c) ¹⁰¹ Qui est le propriétaire du site et quand et comment a-t-il été obtenu? 	Le terrain appartient une partie à la police et une partie des parcelles d'habitation non encore attribuée
<ul style="list-style-type: none"> <i>Tous les Sites : Préparer un historique détaillé remontant (si possible) à la période de l'arrivée coloniale française au Burkina dans quartier où cette parcelle était localisée et le chef traditionnel (ou famille) qui avait les droits traditionnels d'allocation de cette parcelle.</i> 	Pas de site sacré à côté

¹⁰⁰ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point

¹⁰¹ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

<p align="center">Eléments à considérer pour 17 communes pilotes</p>	<p align="center">Nom de la commune: BAMA</p> <p align="center">Date : 30/08/2008</p>
<ul style="list-style-type: none"> • Situation #1, Sites Seulement : <i>Le chantier de commune proposé sur un terrain réservé pour "les bâtiments communaux" comme partie d'un lotissement officiel de la commune/ville?</i> • <i>Si oui :</i> <ul style="list-style-type: none"> (i) <i>Décrire l'année et le processus par lequel lotissement a été effectué et si le chantier proposé a été ou non classé comme terre communale par un lotissement initial ou une révision/addition ultérieure à ce lotissement.</i> (ii) <i>Quelle compensation ou négociation a été faite avec les personnes ayant des droits historiques à la terre et qui ont perdu ces droits lors du reclassement en terre communale ?</i> (iii) <i>Si une terre traditionnelle était liée à une chefferie, décrire les négociations qui ont été menées avec le chef de quartier ou de village/ville.</i> (iv) <i>Y a-t-il des conflits non résolus liés à la terre ? Si oui, décrire.</i> (v) <i>Si la réponse à (iv) est non, y a-t-il des conflits fonciers non résolus liés à la terre occupée par d'autres bâtiments de commune ? Si oui, pourquoi cette situation est-elle différente du site proposé pour la construction de la commune?</i> <p><i>Veillez fournir au représentant de MCA des photocopies de tous les documents appropriés au sujet du statut ou de l'historique de la tenure des terres du site.</i></p>	
<ul style="list-style-type: none"> • Situation #2, Sites seulement : <i>La construction proposée pour la commune est sur un terrain réservé à d'autres fins (c.-à-d., pas pour les bâtiments communaux) faisant partie d'un lotissement officiel de la commune/ville ?</i> • <i>Si oui,</i> <ul style="list-style-type: none"> (i) <i>Décrire l'année et le processus par lequel le lotissement a été effectué.</i> (ii) <i>Décrire la classification actuelle selon le lotissement le plus récent du site proposé.</i> (iii) <i>Si le terrain n'est pas déjà réservé comme terre communale, quelle disposition a été prise pour le réaffecter à cette utilisation ?</i> (iv) <i>Quelle compensation ou négociation a été faite avec les personnes ayant des droits historiques à la terre et qui ont perdu ces droits lors du reclassement en terre communale ?</i> (v) <i>Si une terre traditionnelle était liée à une chefferie, décrire les négociations qui ont été menées avec le chef de quartier ou de village/ville.</i> 	<p><i>Le lotissement a été effectué en 1999 .Le site était en partie pour la police et des parcelles d'habitation non encore attribué Aucune conflits n'existe sur le site</i></p>

Eléments à considérer pour 17 communes pilotes							Nom de la commune: BAMA		
							Date : 30/08/2008		
<p>(vi) <i>Y a-t-il des conflits non résolus liés à la terre ? Si oui, expliquer.</i></p> <p>(vii) <i>Si la réponse à (vi) est non, y a-t-il des conflits fonciers non résolus liés à la terre occupée par d'autres bâtiments de commune ? Si oui, pourquoi cette situation est-elle différente du site proposé pour la construction de la commune?</i></p> <p><i>Veillez fournir au représentant de MCA des photocopies de tous les documents appropriés au sujet du statut ou de l'historique de la tenure des terres du site.</i></p>									
<ul style="list-style-type: none"> • Situation #3, sites seulement : Le chantier de commune proposé se trouve t-il dans une commune qui n'a pas encore été lotie? • Si oui, <ul style="list-style-type: none"> (i) <i>_ Quelle famille, chef, ou groupe avait traditionnellement le droit d'allocation de ce terrain et pour quel but ?</i> (ii) <i>Si cette famille, chef, ou groupe n'a plus le droit d'allouer cette parcelle de terrain, veuillez décrire le processus ou les événements (tels que révolution ou la à l'émigration d'une partie de la famille) qui ont causé ce changement?</i> (iii) <i>Et si une compensation était donnée aux personnes disposant des droits initiaux d'allocation de ce terrain?</i> <p><i>Veillez fournir au représentant de MCA des photocopies de tous les documents appropriés au sujet du statut ou de l'historique de la tenure des terres du site.</i></p>									
<ul style="list-style-type: none"> • (6) (d)¹⁰² Tous les Sites : Quantifier toutes les utilisations actuelles et récentes (cinq dernières années) du site (par exemple. Nombre de personnes l'utilisant pour n'importe quel fin, nombre de bâtiments, zones sous culture ou utilisées pour le pâturage ou toute autre activité génératrice de revenus ou accès). Veuillez indiquer si cette utilisation est annuelle (Y) ou (S) saisonnier. 									
	Campagne agricole	Habitation	Y/S	Cultures	Y/S	pacage	Y/S	Autre activité génératrice de revenus ou accès (route)	Y/S
	2008	habitation	Oui	Plantation de manguiers	Oui		Non		Oui
	2007	habitation	Oui	Plantation de manguiers	Oui		Non		Oui

¹⁰² Ce point a été soulevé dans la liste de contrôle précédente pour l'année en cours.

Eléments à considérer pour 17 communes pilotes								Nom de la commune: BAMA																	
								Date : 30/08/2008																	
	2006	habitation	Oui	Plantation de manguiers	Oui		Non		Oui																
	2005	habitation	Oui	Plantation de manguiers	Oui		Non		Non																
	2004		Oui	Plantation de manguiers	Oui		Non		Non																
<ul style="list-style-type: none"> • (6) (d)¹⁰³ Tous les sites: Indiquer les utilisations actuelles ou récentes de terre communale ou routes liées à l'accès seront temporairement affectées ou seront affectées de manière permanente. 																									
<table border="1"> <thead> <tr> <th>Utilisations actuelle/Récentes</th> <th>Interruption temporaire (au cas échéant)</th> <th>Interruption permanente (au cas échéant)</th> </tr> </thead> <tbody> <tr> <td>police</td> <td></td> <td>oui</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>											Utilisations actuelle/Récentes	Interruption temporaire (au cas échéant)	Interruption permanente (au cas échéant)	police		oui									
Utilisations actuelle/Récentes	Interruption temporaire (au cas échéant)	Interruption permanente (au cas échéant)																							
police		oui																							
<p>Annexes requises:</p> <ul style="list-style-type: none"> (a) Correspondance/compte rendus de réunion relative à la sélection du site. (b) Carte montrant les lotissements les plus récents et la construction du site proposée. (c) Correspondance appropriée correspondance relatives aux négociations sur le reclassement des terrains. (d) Une validation signée de l'historique oral par le maire, 2 membres du conseil, et 2 chefs traditionnels. 																									
<p>Personnes rencontrées: par Della .Hien et Zerbo Sept 2008 09/09 .09/12. 09/13</p> <ul style="list-style-type: none"> - Le Maire: Sanon Siaka (76.44.51.71) - Président de la Commission Financière: Diallo Issa (76.54.04). - Ouédraogo Djénéba, Conseiller de Ziga 																									

¹⁰³ Ce point a été soulevé dans la liste de contrôle précédente pour les impacts généraux.

<p align="center">Éléments à considérer pour 17 communes pilotes</p>	<p align="center">Nom de la commune: BAMA</p> <p align="center">Date : 30/08/2008</p>
<ul style="list-style-type: none"> - Sawadogo Boukary, Conseiller de Kroukan (76.29.96.79) - Sanou oumarou representant du chef du village - Lomkounde Lucie, SG Mairie - Sanou Oumarou, Representant, Chef Coutumier du Village - Diallo Issa, Conseiller Municipale, President Commision finance - Bamogo Adama, Conseilleur - Kongobo Mohamadi, Conseilleur - Ouedraogo Aminata, President des Femmes - Koulougou Christine, Mobilisation des Femme, Bureau communale des femmes 	

Annex 5.1. Bama Checklist 1, Second Alternative Site Proposed to 2008 ESA Mission

<p>Bâtiment communal et liste de contrôle de validation pour les infrastructures et l’Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans</p>	<p>Nom de la Commune: Bama Date: 12/09/08</p>
<p>Indiquer sur le plan du site et/ou le plan de la zone affectée et fournir des informations sur les éléments ci-dessous. Indiquer clairement sur le plan du site les installations existantes et celles prévues, et indiquer les installations à financer par le MCC, celles à financer par d'autres, et tous les autres équipements existants. Ceci peut être fait par une couleur ou un système de codage par ligne.</p>	<p>Le site est en zone non loti non loin de la route Bobo faramana.</p>
<ul style="list-style-type: none"> • Les limites réelles du site, ou s’il n'en existe pas encore, les limites approximatives du site indiquant l’espace dans lequel le site réel serait délimité, c-à-d., le tracé. Ce tracé inclut les structures et tous les équipements associés y compris route et corridors utilitaire (emprise) reliant le site, et devrait montrer la configuration réelle du site si elle est connue ou une enveloppe approximative du bâtiment si configuration non connue avec exactitude. 	<p>Le site est sur une colline pas de problèmes d’accès</p>
<ul style="list-style-type: none"> • Les limites des problèmes potentiels d’inondation et de drainage - par exemple les archives, de mémoire des usagers locaux, ou toute autre information anecdotique locale. 	<p>Le site est en hauteur pas de problèmes d’inondation</p>
<ul style="list-style-type: none"> • La localisation et le tracé initial des structures (édifices) proposés, services, routes, clôture, véhicules, équipement, stations d’essence, etc. 	<p>Pas encore disponible</p>
<ul style="list-style-type: none"> • Routes/voies d’accès - Indiquer sur le site les routes et toutes les voies d’accès et corridors (emprise) se reliant aux voiries existantes: <ul style="list-style-type: none"> - les voies d’accès et les corridors utilitaires doivent être inclus quant à leur empreinte de pas maximum. Si des autorisations provisoires de construire doivent être requises, leur étendue devrait également être indiquée. - L’étendue (la longueur) des voies d’accès et les points de jonction à la route pavée la plus proche. - Indiquer la largeur approximative de toute nouvelle voie ou voie d’accès réhabilitée et quelle surface de revêtement serait requise. 	
<ul style="list-style-type: none"> • Approvisionnements et distribution d’eau potable - Indiquer sur le site l’endroit des sources d’approvisionnement en eau. <ul style="list-style-type: none"> - La longueur de la ligne de service en eau et le point de raccordement à la ligne existante la plus proche. - Là où il n’y a aucun raccordement à une ligne de distribution d’eau, indiquer si un puits sera creusé ou ce que sera la source d’eau. 	<p>Un nouveau forage sera nécessaire. Mais vue la hauteur de la colline le problèmes d’eau risque d’être difficile</p>
<ul style="list-style-type: none"> • Evacuation des eaux usagées - Indiquer la collecte proposée et/ou les lieux de traitement <ul style="list-style-type: none"> - La longueur du canal d’évacuation vers l’égout et le point de raccordement à la canalisation existante la plus proche, si disponible - Là où il n’y a aucun raccordement à un égout, indiquer l’emplacement du dépotoir. Indiquer le classement par taille de champ basé sur le bâtiment de commune et tous les autres équipements adjacents existants ou proposés. 	<p>Pas encore prévu. La disposition sur place d’eau usagée est due problématique au niveau élevé d’eaux souterraines. Peut exiger une technologie améliorée</p>

Bâtiment communal et liste de contrôle de validation pour les infrastructures et l'Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans	Nom de la Commune: Bama Date: 12/09/08
<ul style="list-style-type: none"> • Drainage - Indiquer les modèles de drainage général, représenter (tracer) clairement les voies d'eau existantes. 	Pas de problèmes de drainage le site est en hauteur
<ul style="list-style-type: none"> • Alimentation électrique - Indiquer la ligne de transmission, ou l'endroit de production sur place. Pour les installations de production sur place, fournir les détails sur le type d'équipement (générateur, solaire, etc.), le stockage de carburant, et les équipements auxiliaires. La longueur de la ligne électrique et le point de raccordement à la ligne existante la plus proche, et aux conditions de RANGÉE. 	Il y a les lignes électriques centrales le long de la route avec la seule distance de transmission le long de la voie d'accès proposée.
<ul style="list-style-type: none"> • Aménagement pour l'évacuation (enlèvement) des déchets solides. 	Il n'y a pas de centre de collecte.
Approvisionnement en eau et assainissement	
<ul style="list-style-type: none"> • Quelles sont les sources d'approvisionnement en eau? - Si une source d'eau doit être réalisée sur place, fournir les informations au sur tous les puits voisins (rendement, profondeur) 	Pas de puits à coté
<ul style="list-style-type: none"> • Décrire les aménagements pour l'évacuation des eaux usagée - Si une fosse septique doit être réalisée, fournir des informations sur de toutes les fosses septiques voisines à d'autres installations et quels seraient les problèmes s'il y en a eu. - Indiquer pourquoi ou dans quelles circonstances il faut de nombreux ou plus d'une fosse septique pour servir tous les utilisateurs du site. 	Comme le site est en hauteur les fosses septiques vont etre tres couteux
Gestion des déchets solides	
<ul style="list-style-type: none"> • Décrivez les aménagements pour la gestion/évacuation des déchets solides. - Qui est responsable de la collection et de l'enlèvement des déchets solides? - Quelle est la méthode d'enlèvement - par exemple, sur place ou évacuation à un endroit plus loin, incinération? 	Il n'y a aucune collection centrale et des déchets solides sont habituellement brûlés dans les domaines.
Environnement et utilisation des terres	
<ul style="list-style-type: none"> • Le site est-il assez grand pour la construction du bâtiment de commune proposé avec les équipements existants et prévus ? 	Le site n'est pas grand
<ul style="list-style-type: none"> • Identifiez l'utilisation de la terre, le type de végétation et le type d'écosystème actuel sur chaque site, sa voie d'accès et couloirs de service qui le desservent. 	Pas de champs
<ul style="list-style-type: none"> • Décrivez tous les cours d'eau (drainage y compris) qui sont à proximité ou qui pourraient être affectés par le projet. - Indiquer si le site fait l'objet de grave inondation, à quelle fréquence et si un remplissage (remblai) ou des techniques spéciales de construction seraient nécessaires - Indiquer si la structure est située dans une importante voie de drainage. 	Il n'y'a pas de problèmes d'inondations et pas de voie de drainage
<ul style="list-style-type: none"> • Identifiez toutes les zones légalement protégées, "<i>sites d'intérêt biologiques et écologiques</i>" ou les zones qui sont considérées écologiquement sensibles qui sont à moins d'1km ou qui sont affectées par le site, la voie d'accès au site ou un 	Pas de site sacré a coté

<p>Bâtiment communal et liste de contrôle de validation pour les infrastructures et l’Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans</p>	<p>Nom de la Commune: Bama Date: 12/09/08</p>
<p>couloir de service.</p>	
<p>Entretien • Décrivez les dispositions en cours pour l’entretien</p>	<p>Conseille communal</p>
<p>Social</p>	
<p>• Identifiez toutes les zones à moins d’1km du site, la voie d’accès ou le couloir d’utilité qui sont d’intérêt historique ou archéologique, des lieux d’enterrement (tombeaux, cimetières) ou toutes autres zones considérées comme sacrées ou de valeur religieuse ou culturelle par la population locale.</p>	<p>Pas de site sacré a coté</p>
<p>• Décrivez comment le site a été choisi et tout le processus de consultation pour la possession.</p>	<p>Le site en zone non loti et le conseil a choisi le site</p>
<p>• Qui est le propriétaire du site et quand et comment a-t-il été obtenu ? - Le bâtiment de commune proposé est-t-il sur le terrain communal ? Etait-ce un terrain approprié donné pour construire de nouvelles installations ? - Etait-ce un terrain volontairement donné par la communauté ? Existe-t-il un accord de la communauté ? - Existe-t-il les limites bornées ? Sont-elles bien comprises dans la communauté?</p>	<p>Le chef du village est le propriétaire du site</p>
<p>• Evaluer quantitativement toutes les utilisations courantes du site proposé, par exemple, nombre de personnes l’utilisant dans tel ou tel but, nombre d’habitations, d’espaces de culture ou utilisés pour pâturage, nombre de personnes utilisant le site à une production de revenus - Indiquez quelles utilisations seraient temporairement affectées en raison de la construction et celles qui seraient affectées de manière permanente.</p>	<p>Aucune</p>
<p>Personnes rencontrées:par Della .Hien et Zerbo sept 2008 09/09. - Le Maire: Sanon Siaka (76.44.51.71) - Président de la Commission Financière: Diallo Issa (76.54.04). - Ouédraogo Djénéba, Conseiller de Ziga - Sawadogo Boukary, Conseiller de Kroukan (76.29.96.79) - Sanou oumarou représentant du chef du village - Lomkounde Lucie, SG Mairie - Sanou Oumarou, Representant, Chef Coutumier du Village - Diallo Issa, Conseiller Municipale, President Commision finance - Bamogo Adama, Conseiller - Kongobo Mohamadi, Conseiller - Ouedraogo Aminata, President des Femmes - Koulougou Christine, Mobilisation des Femme, Bureau communale des femmes</p>	

Bâtiment communal et liste de contrôle de validation pour les infrastructures et l’Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans	Nom de la Commune: Bama Date: 12/09/08
<p>Autre commentaire: Le site est situé en hauteur sur une colline l’espace n’est pas grand pour la construction .le site est trop accidenté Le probleme d’eau va ce posé</p>	

Annex 5.1. Bama Checklist 2, Second Alternative Site Proposed to 2008 ESA Mission

Eléments à considérer pour 17 communes pilotes	Nom de la commune : BAMA Date : 12/09/2008
<ul style="list-style-type: none"> • (1) (a)¹⁰⁴ Les limites réelles du site, ou là où ils n'existent pas encore, les limites approximatives du site qui indiquent la zone dans laquelle le site réel serait délimité (c.-à-d., le tracé). Ce tracé comprend des structures et tous les services associés comprenant la route et les services ROW (droit de passage ou <i>emprise</i>) reliant le site, et devrait indiquer la configuration réelle du site, si c'est connu ou une enveloppe approximative de construction si ce n'est pas connu de manière exacte. • <i>Cette description devrait également décrire la parcelle (si possible) en se référant aux caractéristiques locales que les gens de la localité ont utilisé pour délimiter cette parcelle et zone de la ville (par exemple, emplacement du site dans un quartier spécifique ou autre point de référence). Voir (6) ©¹⁰⁵ « Existe-t-il des limites du site ? Sont elles bien comprises dans la communauté ? »</i> 	Le site est situé au bord de la route Bobo – Faramana II est situé sur ne colline
<p>Tous les Sites : Entourer quelle situation se rapporte au chantier de commune proposé :</p> <ul style="list-style-type: none"> • Situation # 1 : Le chantier de commune proposé est sur un terrain réservé pour « les bâtiments communaux » comme partie d'un lotissement officiel de la commune/ville ? • Situation # 2 : La construction proposée pour la commune est sur un terrain réservé à d'autres fins (c.-à-d., pas pour les bâtiments communaux) faisant partie d'un lotissement officiel de la commune/ville ? • Situation # 3 : Le chantier de commune proposé se trouve t-il dans une commune qui n'a pas encore été lotie ? 	Situation 3 le chantier proposé est situé dans une zone non loti
<p>Si aucune de ces situations ne s'appliquent, veuillez expliquer et documenter en utilisant le format (situation 1-3) qui est le plus approprié.</p>	
(6) ¹⁰⁶ Renvois —à la section 6 de la liste de contrôle précédente (Annexe I)	
<ul style="list-style-type: none"> • (6) (a)¹⁰⁷ Recenser toutes les zones à moins de 1 kilomètre du site, voie d'accès, ou couloir de 	Il n'y a pas de site sacré à proximité du site

¹⁰⁴ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

¹⁰⁵ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

¹⁰⁶ Cette section renvoie à la même section de la liste de contrôle précédente.

Eléments à considérer pour 17 communes pilotes	Nom de la commune : BAMA Date : 12/09/2008
<p>service qui sont d'intérêt historique ou archéologique, des sites d'enterrement (tombeaux, cimetières) ou de n'importe quelles zones considérées comme sacrées ou de valeur religieuse ou culturelle par la population locale.</p> <ul style="list-style-type: none"> • <i>Si de tels sites existent, veuillez les décrire en détail et les impacts (positifs ou négatifs), la construction proposée et/ou une forte capacité au niveau communal à enregistrer des réclamations de terre pourrait avoir sur ces sites.</i> 	
<ul style="list-style-type: none"> • (6) (b) ¹⁰⁸ Décrivez comment le site a été sélectionné et tout processus de consultation des acteurs. Veuillez détailler, si cela est approprié, votre description précédente de ce processus. • <i>Veuillez décrire les dates exactes ou approximatives (si possible) et inclure le compte rendu (s'ils étaient rédigés) de toutes les réunions liées à ce processus de sélection.</i> 	Le choix a été fait par le conseil municipal
<ul style="list-style-type: none"> • (6) © ¹⁰⁹ Qui est le propriétaire du site et quand et comment a-t-il été obtenu ? 	Le terrain est la propriété du chef du village
<ul style="list-style-type: none"> • <i>Tous les Sites : Préparer un historique détaillé remontant (si possible) à la période de l'arrivée coloniale française au Burkina dans quartier où cette parcelle était localisée et le chef traditionnel (ou famille) qui avait les droits traditionnels d'allocation de cette parcelle.</i> 	Le terrain appartenait au chef du village

¹⁰⁷ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

¹⁰⁸ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

¹⁰⁹ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

<p align="center">Eléments à considérer pour 17 communes pilotes</p>	<p align="center">Nom de la commune : BAMA</p> <p align="center">Date : 12/09/2008</p>
<ul style="list-style-type: none"> • Situation #1, Sites Seulement : <i>Le chantier de commune proposé sur un terrain réservé pour « les bâtiments communaux » comme partie d'un lotissement officiel de la commune/ville ?</i> • <i>Si oui :</i> <ul style="list-style-type: none"> (vi) <i>Décrire l'année et le processus par lequel lotissement a été effectué et si le chantier proposé a été ou non classé comme terre communale par un lotissement initial ou une révision/addition ultérieure à ce lotissement.</i> (vii) <i>Quelle compensation ou négociation a été faite avec les personnes ayant des droits historiques à la terre et qui ont perdu ces droits lors du reclassement en terre communale ?</i> (viii) <i>Si une terre traditionnelle était liée à une chefferie, décrire les négociations qui ont été menées avec le chef de quartier ou de village/ville.</i> (ix) <i>Y a-t-il des conflits non résolus liés à la terre ? Si oui, décrire.</i> (x) <i>Si la réponse à (iv) est non, y a-t-il des conflits fonciers non résolus liés à la terre occupée par d'autres bâtiments de commune ? Si oui, pourquoi cette situation est-elle différente du site proposé pour la construction de la commune ?</i> <p><i>Veillez fournir au représentant de MCA des photocopies de tous les documents appropriés au sujet du statut ou de l'historique de la tenure des terres du site.</i></p>	
<ul style="list-style-type: none"> • Situation #2, Sites seulement : <i>La construction proposée pour la commune est sur un terrain réservé à d'autres fins (c.-à-d., pas pour les bâtiments communaux) faisant partie d'un lotissement officiel de la commune/ville ?</i> • <i>Si oui,</i> <ul style="list-style-type: none"> (viii) <i>Décrire l'année et le processus par lequel le lotissement a été effectué.</i> (ix) <i>Décrire la classification actuelle selon le lotissement le plus récent du site proposé.</i> (x) <i>Si le terrain n'est pas déjà réservé comme terre communale, quelle disposition a été prise pour le réaffecter à cette utilisation ?</i> (xi) <i>Quelle compensation ou négociation a été faite avec les personnes ayant des droits historiques à la terre et qui ont perdu ces droits lors du reclassement en terre communale ?</i> (xii) <i>Si une terre traditionnelle était liée à une chefferie, décrire les négociations qui ont été menées avec le chef de quartier ou de village/ville.</i> 	

Eléments à considérer pour 17 communes pilotes							Nom de la commune : BAMA																	
							Date : 12/09/2008																	
	2007		Non		Non		Non		Non															
	2006		Non		Non		Non		Non															
	2005		Non		Non		Non		Non															
	2004		Non		Non		Non		Non															
<ul style="list-style-type: none"> (6) (d)¹¹¹ Tous les sites : Indiquer les utilisations actuelles ou récentes de terre communale ou routes liées à l'accès seront temporairement affectées ou seront affectées de manière permanente. 																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Utilisations actuelle/Récentes</th> <th style="width: 33%;">Interruption temporaire (au cas échéant)</th> <th style="width: 33%;">Interruption permanente (au cas échéant)</th> </tr> </thead> <tbody> <tr> <td>Chef du village</td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>										Utilisations actuelle/Récentes	Interruption temporaire (au cas échéant)	Interruption permanente (au cas échéant)	Chef du village											
Utilisations actuelle/Récentes	Interruption temporaire (au cas échéant)	Interruption permanente (au cas échéant)																						
Chef du village																								
Annexes requises: <ul style="list-style-type: none"> (a) Correspondance/compte rendus de réunion relative à la sélection du site. (b) Carte montrant les lotissements les plus récents et la construction du site proposée. (c) Correspondance appropriée correspondance relatives aux négociations sur le reclassement des terrains. (d) Une validation signée de l'historique oral par le maire, 2 membres du conseil, et 2 chefs traditionnels. 																								

¹¹¹ Ce point a été soulevé dans la liste de contrôle précédente pour les impacts généraux.

Éléments à considérer pour 17 communes pilotes	Nom de la commune : BAMA Date : 12/09/2008
<p>Autres commentaires: ce site est très difficile pour construire un bâtiment parce que situé sur une colline et en bas de la colline il y a beaucoup de trous du au faite qu'il font des briques en bas de la colline</p> <p>Personnes rencontrées par Della .Hien et Zerbo sept 2008 09/10 et 09/11</p> <ul style="list-style-type: none"> Le Maire: Sanon Siaka (76.44.51.71) - Président de la Commission Financière: Diallo Issa (76.54.04. - Ouédraogo Djénéba, Conseiller de Ziga - Sawadogo Boukary, Conseiller de Kroukan (76.29.96.79) - Sanou oumarou representant du chef du village - Lomkounde Lucie, SG Mairie - Sanou Oumarou, Representant, Chef Coutumier du Village - Diallo Issa, Conseiller Municipale, President Commision finance - Bamogo Adama, Conseilleur - Kongobo Mohamadi, Conseilleur - Ouedraogo Aminata, President des Femmes - Koulougou Christine, Mobilisation des Femme, Bureau communale des femmes 	

Annex 5.2. Kampti Checklist 1, Second Alternative Site Proposed to 2008 ESA Mission

<p>Bâtiment communal et liste de contrôle de validation pour les infrastructures et l'Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans</p>	<p>Nom de la Commune : KAMPTI Date: 11/09/08</p>
<p>Indiquer sur le plan du site et/ou le plan de la zone touchée et fournir des informations sur les éléments ci-dessous. Indiquer clairement sur le plan du site les éléments existants et ceux prévus, et indiquer les éléments devant être financés par le MCC, les éléments à être financés par d'autres, et toutes infrastructures présentes. Ceci peut être fait par un système en couleur ou de codage en ligne.</p>	<p>Le site est en zone non loti en hauteur il faut longue voie d'accès</p>
<ul style="list-style-type: none"> Les limites réelles du site, ou là où elles n'existent pas encore, les limites approximatives du site qui indiquent la zone à l'intérieur de laquelle le site réel serait délimité, c-à-d., le tracé. Ce tracé comprend les structures et tous les services associés comprenant la route et les services ROW (droit de passage ou <i>emprise</i>) reliant le site, et devrait indiquer la configuration réelle du site, si c'est connue ou une enveloppe approximative du bâtiment si ce n'est pas connu de manière exacte. 	<p>Le site est un terrain appartenant au chef du village</p>
<ul style="list-style-type: none"> Les limites des inondations potentielles et des problèmes de drainage - par exemple les faits historiques, la mémoire des utilisateurs locaux, ou toute autre information anecdotique locale. 	<p>Pas de risque d'inondation .</p>
<ul style="list-style-type: none"> Emplacement et installations préliminaires des structures (édifices) proposées, les routes, clôture, les véhicules, les équipements, les stations d'essence, etc. 	<p>Pas encore disponible</p>
<ul style="list-style-type: none"> Routes/accès - Indiquer sur le site les routes et toutes les voies d'accès et les couloirs de service ROW (droit de passage ou <i>emprise</i>) reliant au réseau routier existant : <ul style="list-style-type: none"> les voies d'accès et les couloirs de service doivent être inclus selon leur tracé maximum. Si des autorisations provisoires de construire doivent être requises, leur étendue devrait également être indiquée. La longueur des voies d'accès et les points de jonction à la route pavée la plus proche. Indiquer la largeur approximative de toute nouvelle voie ou voie d'accès réhabilitée et quel revêtement de surface serait requis. 	<p>Une nouvelle voie d'accès proposée d'environ de 600m dont la construction est relativement difficile, Ce sera une route assez coûteuse à construire</p>
<ul style="list-style-type: none"> Alimentation et distribution d'eau potable - Montrer sur le site l'emplacement des sources d'approvisionnement en eau. <ul style="list-style-type: none"> La longueur de la canalisation d'eau et le point de raccordement à la canalisation existante la plus proche. Là où il n'y a pas de raccordement à une canalisation de distribution d'eau, indiquer si un puits sera creusé ou quelle sera la source d'eau. 	<p>Pas de puits à côté pour trouver de l'eau sera trop difficile</p>
<ul style="list-style-type: none"> Evacuation des eaux usées - Montrer la collecte proposée et/ou les lieux de traitement <ul style="list-style-type: none"> La longueur pour l'égout et le point de connexion à la canalisation existante la plus proche, si disponible. Là où il n'y a pas de connexion à un égout, indiquer l'emplacement du terrain septique (du dépotoir). Indiquer le dimensionnement du terrain se basant sur le bâtiment communal et toutes autres infrastructures adjacentes 	<p>La commune n'a pas d'installation de collecte centrale et ce site est assez isolé. Une nouvelle fosse septique et un lieu d'évacuation seront tres difficile à construire sur ce site</p>

Bâtiment communal et liste de contrôle de validation pour les infrastructures et l'Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans	Nom de la Commune : KAMPTI Date: 11/09/08
<p>présentes ou proposées.</p>	
<ul style="list-style-type: none"> • Drainage - Indiquer le système général de drainage, délimiter clairement les cours d'eau existants. 	<p>Le site est surtout haut</p>
<ul style="list-style-type: none"> • Alimentation en électricité - Indiquer l'emplacement du couloir de service pour la ligne de transmission, ou l'emplacement de la production sur le site. Pour les équipements de production sur place, fournir des détails sur le type d'équipement (générateur, solaire, etc.), le stockage du carburant, et les équipements accessoires. La longueur du couloir de service pour l'électricité et le point de raccordement à la ligne existante la plus proche, et les exigences ROW (droit de passage ou <i>emprise</i>). 	<p>Pas d'électricité il faut prévoir des panneaux solaire</p>
<ul style="list-style-type: none"> • Dispositions pour l'évacuation des déchets solides. 	<p>Il n'y a pas collecte centrale. Les déchets solides sont généralement utilisés comme engrais agricole.</p>
<p>Approvisionnement en eau et assainissement</p>	
<ul style="list-style-type: none"> • Quelles sont les sources d'approvisionnement en eau ? <ul style="list-style-type: none"> - Au cas où une source d'eau doit être réalisée sur place, fournir les informations sur tous puits à proximité (débit, profondeur). 	<p>Un nouveau puits est nécessaire.</p>
<ul style="list-style-type: none"> • Décrire les dispositions prises pour l'évacuation des eaux usées <ul style="list-style-type: none"> - Au cas où un terrain septique (dépotoir) devrait être réalisée, fournir des informations sur tous les terrains septiques (dépotoirs) environnants dans d'autres installations et le genre de problèmes s'ils en ont rencontrés. - Indiquer pourquoi ou dans quelles circonstances il y aurait des besoins de surdimensionnement ou plus d'un terrain septique (dépotoir) pour servir tous les utilisateurs du site. 	<p>On suppose qu'une fosse septique standard et un lieu d'évacuation (de traitement ?) pourraient être conçus et établis sur le site, mais l'état de terrain peut le rendre coûteux.</p>
<p>Gestion des déchets solides</p>	
<ul style="list-style-type: none"> • Décrire les dispositions prises pour la gestion/l'évacuation des déchets solides. <ul style="list-style-type: none"> - Qui est chargé de la collecte et de l'évacuation des déchets solides? - Quelle est la méthode l'évacuation - par exemple, l'évacuation sur place ou en dehors, l'incinération? 	<p>Il n'y a pas de collecte centrale et les déchets solides sont habituellement employés comme engrais agricole et les plastics brûlés.</p>
<p>Environnement et utilisation des terres</p>	
<ul style="list-style-type: none"> • Est-ce que le site est assez grand pour la construction du bâtiment communal proposé avec les infrastructures existantes et prévues ? 	<p>Oui, le site est légèrement approprié pour le bâtiment communal, étant donné les contraintes topographiques et les problèmes d'eau</p>
<ul style="list-style-type: none"> • Recenser l'utilisation de la terre, le type de végétation et le type d'écosystème présent sur chaque site, la voie d'accès et le couloir de service qui le dessert. 	<p>Petite agriculture. Pas de couloirs de service.</p>

Bâtiment communal et liste de contrôle de validation pour les infrastructures et l'Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans	Nom de la Commune : KAMPTI Date: 11/09/08
<ul style="list-style-type: none"> • Décrire tous les cours d'eau (comprenant les drainages) qui sont dans les environs ou qui pourraient être affectés par le projet. <ul style="list-style-type: none"> - Indiquer si le site fait l'objet de grandes inondations, à quelle fréquence et si des techniques de remplissage (remblai) ou de constructions spéciales seront nécessaires - Indiquer si la structure est située sur le passage d'un drainage principal. 	Les travaux de la route du site sont énormes et coûteux.
<ul style="list-style-type: none"> • Recenser toutes les zones protégées par la loi, "<i>sites d'intérêts biologiques et écologiques</i>" ou les zones qui sont considérées écologiquement sensibles situées dans un rayon d'1km ou affectées par le site, la voie d'accès au site ou le couloir de service. 	Pas de site sacré à coté
Entretien	
<ul style="list-style-type: none"> • Décrire les dispositions prises pour un entretien permanent • Recenser toutes les zones dans un rayon d'1km du site, les voies d'accès ou le couloir de service qui sont d'intérêt historique ou archéologique, des lieux d'enterrement (tombeaux, cimetières) ou toutes autres zones considérées comme sacrées ou de valeur religieuse ou culturelle pour la population locale. 	Comité communal.
<ul style="list-style-type: none"> • Décrire comment le site a été choisi et tout le processus de consultation des acteurs concernés (des parties prenantes). 	Par le maire de la commune
<ul style="list-style-type: none"> • Qui est le propriétaire du site et quand et comment l'a-t-il acquis ? <ul style="list-style-type: none"> - Est-ce que le bâtiment communal proposé est sur un terrain communal ? Est-ce qu'un terrain approprié était donné pour construire de nouvelles infrastructures ? - Est-ce que le terrain a été donné volontairement par la communauté ? Existe-t-il un accord de la communauté ? - Y a-t-il les limites bornées du site ? Sont-elles bien comprises dans la communauté ? 	Le chef du village
<ul style="list-style-type: none"> • Quantifiez toutes les utilisations actuelles du site proposé, (ex : le nombre de personnes l'utilisant pour quel besoin, le nombre d'habitations, les zones en culture ou utilisés pour le pâturage, le nombre de personnes utilisant le site à toute autre activité génératrice de revenus. <ul style="list-style-type: none"> - Indiquez quels usages seront temporairement affectés à cause de la construction et ceux qui seront affectés de façon permanente. 	Le site a seulement quelques arbres et des usages informels de culture d'arachides et de mils
Personnes rencontrées :Par Della .Hien et Zerbo sept 2008 09/11 et 09/10 - Kambou Sami Moustapha : Président des Affaires Economiques et Financières (76 15 24 20) - Bruno Alfred Dah : Personne ressource (76 50 08 50) - Hien Ollo André : Conseiller du chef-lieu de la commune (76 03 53 91) - Poda T. Désiré : 1er Adjoint au maire (76 19 79 02) - Kambou Bèbè : 2 eme Adjoint au maire	

Bâtiment communal et liste de contrôle de validation pour les infrastructures et l'Evaluation Sociale et Environnementale Caractéristiques du site, cartes et plans	Nom de la Commune : KAMPTI Date: 11/09/08
<p>- Da Serge Theophile ; Président affaire générale - Nébié Moussa : Ingénieur génie civile 76 03 19 10</p>	
<p>Autres commentaires : Ce site va etre tres difficile d accès et pour faire des système d évacuation et des fosse sceptique sera tres couteux</p>	

Annex 5.2. Kampti Checklist 2, Second Alternative Site Proposed to 2008 ESA Mission

Eléments à considérer pour 17 communes pilotes	Nom de la commune: KAMPTI Date : 29/08/2008
<ul style="list-style-type: none"> • (1) (a) ¹¹² Les limites réelles du site, ou là où ils n'existent pas encore, les limites approximatives du site qui indiquent la zone dans laquelle le site réel serait délimité (c.-à-d., le tracé). Ce tracé comprend des structures et tous les services associés comprenant la route et les services ROW (droit de passage ou <i>emprise</i>) reliant le site, et devrait indiquer la configuration réelle du site, si c'est connu ou une enveloppe approximative de construction si ce n'est pas connu de manière exacte. • <i>Cette description devrait également décrire la parcelle (si possible) en se référant aux caractéristiques locales que les gens de la localité ont utilisé pour délimiter cette parcelle et zone de la ville (par exemple, emplacement du site dans un quartier spécifique ou autre point de référence). Voir (6) (c) ¹¹³ "Existe-t-il des limites du site ? Sont elles bien comprises dans la communauté?"</i> 	Le site est situé en zone non loti à l'extrémité de la ville il n'y'a pas de voix d'accès
<p>Tous les Sites : Entourer quelle situation se rapporte au chantier de commune proposé:</p> <ul style="list-style-type: none"> • Situation # 1 : Le chantier de commune proposé est sur un terrain réservé pour "les bâtiments communaux" comme partie d'un lotissement officiel de la commune/ville? • Situation # 2 : La construction proposée pour la commune est sur un terrain réservé à d'autres fins (c.-à-d., pas pour les bâtiments communaux) faisant partie <i>d'un lotissement officiel</i> de la commune/ville ? • Situation # 3 : Le chantier de commune proposé se trouve t-il dans une commune qui n'a pas encore été <i>lotie</i>? <p>Si aucune de ces situations ne s'appliquent, veuillez expliquer et documenter en utilisant le format (situation 1-3) qui est le plus approprié.</p>	Situation 3 le chantier est en zone non loti
(6) ¹¹⁴ Renvois —à la section 6 de la liste de contrôle précédente (Annexe I)	
<ul style="list-style-type: none"> • (6) (a) ¹¹⁵ Recenser toutes les zones à moins de 1 kilomètre du site, voie d'accès, ou 	Il n'y a pas de site sacré à coté

¹¹² On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point

¹¹³ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

¹¹⁴ Cette section renvoie à la même section de la liste de contrôle précédente.

Eléments à considérer pour 17 communes pilotes	Nom de la commune: KAMPTI Date : 29/08/2008
<p>couloir de service qui sont d'intérêt historique ou archéologique, des sites d'enterrement (tombeaux, cimetières) ou de n'importe quelles zones considérées comme sacrées ou de valeur religieuse ou culturelle par la population locale.</p> <ul style="list-style-type: none"> <i>Si de tels sites existent, veuillez les décrire en détail et les impacts (positifs ou négatifs), la construction proposée et/ou une forte capacité au niveau communal à enregistrer des réclamations de terre pourrait avoir sur ces sites.</i> 	
<ul style="list-style-type: none"> (6) (b) ¹¹⁶ Décrivez comment le site a été sélectionné et tout processus de consultation des acteurs. Veuillez détailler, si cela est approprié, votre description précédente de ce processus. <i>Veuillez décrire les dates exactes ou approximatives (si possible) et inclure le compte rendu (s'ils étaient rédigés) de toutes les réunions liées à ce processus de sélection.</i> 	
<ul style="list-style-type: none"> (6) (c) ¹¹⁷ Qui est le propriétaire du site et quand et comment a-t-il été obtenu ? 	Le site appartient a la communauté villageoise
<ul style="list-style-type: none"> <i>Tous les Sites : Préparer un historique détaillé remontant (si possible) à la période de l'arrivée coloniale française au Burkina dans quartier où cette parcelle était localisée et le chef traditionnel (ou famille) qui avait les droits traditionnels d'allocation de cette parcelle.</i> 	

¹¹⁵ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

¹¹⁶ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point

¹¹⁷ On avait demandé ce point dans la liste de contrôle précédente (annexe I). Les questions en italiques demandent des informations supplémentaires sur le point.

<p align="center">Eléments à considérer pour 17 communes pilotes</p>	<p align="center">Nom de la commune: KAMPTI</p> <p align="center">Date : 29/08/2008</p>
<ul style="list-style-type: none"> • Situation #1, Sites Seulement : <i>Le chantier de commune proposé sur un terrain réservé pour "les bâtiments communaux" comme partie d'un lotissement officiel de la commune/ville?</i> • <i>Si oui :</i> <ul style="list-style-type: none"> (xi) <i>Décrire l'année et le processus par lequel lotissement a été effectué et si le chantier proposé a était ou non classé comme terre communale par un lotissement initial ou une révision/addition ultérieure à ce lotissement.</i> (xii) <i>Quelle compensation ou négociation a été faite avec les personnes ayant des droits historiques à la terre et qui ont perdu ces droits lors du reclassement en terre communale ?</i> (xiii) <i>Si une terre traditionnelle était liée à une chefferie, décrire les négociations qui ont été menées avec le chef de quartier ou de village/ville.</i> (xiv) <i>Y a-t-il des conflits non résolus liés à la terre ? Si oui, décrire.</i> (xv) <i>Si la réponse à (iv) est non, y a-t-il des conflits fonciers non résolus liés à la terre occupée par d'autres bâtiments de commune ? Si oui, pourquoi cette situation est-elle différente du site proposé pour la construction de la commune?</i> <p><i>Veillez fournir au représentant de MCA des photocopies de tous les documents appropriés au sujet du statut ou de l'historique de la tenure des terres du site.</i></p>	
<ul style="list-style-type: none"> • Situation #2, Sites seulement : <i>La construction proposée pour la commune est sur un terrain réservé à d'autres fins (c.-à-d., pas pour les bâtiments communaux) faisant partie d'un lotissement officiel de la commune/ville ?</i> • <i>Si oui,</i> <ul style="list-style-type: none"> (xv) <i>Décrire l'année et le processus par quel le lotissement a été effectué.</i> (xvi) <i>Décrire la classification actuelle selon le lotissement le plus récent du site proposé.</i> (xvii) <i>Si le terrain n'est pas déjà réservé comme terre communale, quelle disposition a été prise pour le réaffecter à cette utilisation ?</i> (xviii) <i>Quelle compensation ou négociation a été faite avec les personnes ayant des droits historiques à la terre et qui ont perdu ces droits lors du reclassement en terre communale ?</i> 	

Eléments à considérer pour 17 communes pilotes							Nom de la commune: KAMPTI	
							Date : 29/08/2008	
<p>(xix) Si une terre traditionnelle était liée à une chefferie, décrire les négociations qui ont été menées avec le chef de quartier ou de village/ville.</p> <p>(xx) Y a-t-il des conflits non résolus liés à la terre ? Si oui, expliquer.</p> <p>(xxi) Si la réponse à (vi) est non, y a-t-il des conflits fonciers non résolus liés à la terre occupée par d'autres bâtiments de commune ? Si oui, pourquoi cette situation est-elle différente du site proposé pour la construction de la commune?</p> <p><i>Veillez fournir au représentant de MCA des photocopies de tous les documents appropriés au sujet du statut ou de l'historique de la tenure des terres du site.</i></p>								
<ul style="list-style-type: none"> • Situation #3, sites seulement : Le chantier de commune proposé se trouve t-il dans une commune qui n'a pas encore été lotie? • Si oui, <p>(vii) _ Quelle famille, chef, ou groupe avait traditionnellement le droit d'allocation de ce terrain et pour quel but ?</p> <p>(viii) Si cette famille, chef, ou groupe n'a plus le droit d'allouer cette parcelle de terrain, veuillez décrire le processus ou les événements (tels que révolution ou la à l'émigration d'une partie de la famille) qui ont causé ce changement?</p> <p>(ix) Et si une compensation était donnée aux personnes disposant des droits initiaux d'allocation de ce terrain?</p> <p><i>Veillez fournir au représentant de MCA des photocopies de tous les documents appropriés au sujet du statut ou de l'historique de la tenure des terres du site.</i></p>							<p>A voir les négociations avec les propriétaires n'avait pas commencé à notre passage</p>	
<ul style="list-style-type: none"> • (6) (d)¹¹⁸ Tous les Sites : Quantifier toutes les utilisations actuelles et récentes (cinq dernières années) du site (par exemple. Nombre de personnes l'utilisant pour n'importe quel fin, nombre de bâtiments, zones sous culture ou utilisées pour le pâturage ou toute autre activité génératrice de revenus ou accès). Veuillez indiquer si cette utilisation est annuelle (Y) ou (S) saisonnier. 								
Campagne agricole	Habitation	Y/S	Cultures	Y/S	pacage	Y/S	Autre activité génératrice de revenus ou accès (route)	Y/S
2008		Oui		Oui		Non		Oui
2007		Oui		Oui		Non		Oui

¹¹⁸ Ce point a été soulevé dans la liste de contrôle précédente pour l'année en cours.

Eléments à considérer pour 17 communes pilotes							Nom de la commune: KAMPTI																
							Date : 29/08/2008																
2006		Non		Oui		Non		Non															
2005		Non		Oui		Non		Non															
2004		Non		Oui		Non		Non															
<ul style="list-style-type: none"> (6) (d)¹¹⁹ Tous les sites: Indiquer les utilisations actuelles ou récentes de terre communale ou routes liées à l'accès seront temporairement affectées ou seront affectées de manière permanente. 																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Utilisations actuelle/Récentes</th> <th style="width: 33%;">Interruption temporaire (au cas échéant)</th> <th style="width: 33%;">Interruption permanente (au cas échéant)</th> </tr> </thead> <tbody> <tr> <td>Communauté villageoise</td> <td>non</td> <td>oui</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>									Utilisations actuelle/Récentes	Interruption temporaire (au cas échéant)	Interruption permanente (au cas échéant)	Communauté villageoise	non	oui									
Utilisations actuelle/Récentes	Interruption temporaire (au cas échéant)	Interruption permanente (au cas échéant)																					
Communauté villageoise	non	oui																					
Annexes requises: <ul style="list-style-type: none"> (a) Correspondance/compte rendus de réunion relative à la sélection du site. (b) Carte montrant les lotissements les plus récents et la construction du site proposée. (c) Correspondance appropriée correspondance relatives aux négociations sur le reclassement des terrains. (d) Une validation signée de l'historique oral par le maire, 2 membres du conseil, et 2 chefs traditionnels. 																							

¹¹⁹ Ce point a été soulevé dans la liste de contrôle précédente pour les impacts généraux.

Éléments à considérer pour 17 communes pilotes	Nom de la commune: KAMPTI Date : 29/08/2008
<p>Autres commentaires: ce site est en zone non loti l'accès est tres difficile pour faire une voix d'accès risque d'être très couteux le site est situé tres en hauteur le proble,e d'eau sera tres difficile</p> <p>Personnes rencontrées par Della . Hien et Zerbo sept 2008 09/10 et 09/11</p> <ul style="list-style-type: none">- Kambou Sami Moustapha : Président des Affaires Economiques et Financières (76 15 24 20)- Bruno Alfred Dah : Personne ressource (76 50 08 50)- Hien Olo André : Conseiller du chef-lieu de la commune (76 03 53 91)- Poda T. Désiré : 1er Adjoint au maire (76 19 79 02)- Kambou Bèbè : 2 eme Adjoint au maire- Da Serge Theophile ; Président affaire générale- Nébié Moussa : Ingénieur génie civile 76 03 19 10	

Annex 6: 2008 ESA Mission Photo Essay of Seven Pilot Commune Building Sites

Due to the size of the file this is a separate electronic file.