PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 8, 2015 **ITEM NUMBER:** CC-3

SUBJECT: **GENERAL PLAN CONFORMITY RESOLUTION PROPOSED DRAINAGE EASEMENT WITHIN FAIRVIEW PARK IN CONJUNCTION WITH A NEW RESIDENTIAL DEVELOPMENT LOCATED AT 2294 PACIFIC AVENUE**

FROM: **DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION**

DATE: **MAY 29, 2015**

FOR FURTHER INFORMATION CONTACT: **STEPHANIE ROXAS, AICP, ASSOCIATE PLANNER (714) 754-5667, stephanie.roxas@costamesaca.gov**

DESCRIPTION

The City of Costa Mesa Engineering Division proposes a drainage easement to allow a single family residential property currently under construction at 2294 Pacific Avenue, adjacent to Fairview Park, to drain into an existing earthen channel and potential future underground drainage system within Fairview Park.

Pursuant to Government Code Section 65402 (Restrictions on Acquisition and Disposal of Real Property), the Costa Mesa Planning Commission must find that actions related to acquiring, using, or disposing public property are in conformance with the City's 2000 General Plan. The Planning Commission must also find that the proposed action will serve the public interest and is a public benefit.

RECOMMENDATION

Adopt a resolution (Attachment 1) finding that the proposed drainage easement within Fairview Park is in conformance with the City of Costa Mesa 2000 General Plan, will serve the public interest, and is a public benefit.

BACKGROUND

Prior Approvals Related to Project Site

On May 27, 2014, the Planning Commission approved PA-13-35 and TT-17705 for a 5-unit residential development at 2294 Pacific Avenue. The project involved the construction of 5 two-story detached, small lot single-family homes on a 0.47-acre parcel with an Administrative Adjustment from front setback requirements.

On October 27, 2014, the Planning Commission adopted a resolution finding that the City of Costa Mesa's vacation of a portion of a utility easement on the property of 2294 Pacific Avenue is in conformance with the City of Costa Mesa 2000 General Plan and will serve the public interest and is a public benefit.

On April 23, 2015, the Parks and Recreation Commission reviewed the proposed drainage easement and determined the project is consistent with the Fairview Park Master Plan because the proposed drainage easement will not change any elements or uses contained within the Master Plan.

Site Location/Environs

The drainage easement is proposed within Fairview Park near the terminus of Pacific Avenue. The proposed drainage easement would be located north of a new single family development, currently under construction by Pinnacle Residential, located at 2294 Pacific Avenue.

ANALYSIS

Government Code Section 65402 requires the Planning Commission to review and approve certain actions related to City property. Actions related to acquiring, using, or disposing of public property within the City of Costa Mesa require the Planning Commission to review the proposed use for conformity with the General Plan and find that the action is anticipated to serve the public interest and will be a public benefit.

At the request of Pinnacle Residential, the property owner for 2294 Pacific Avenue, and in conjunction with the construction of an approved 5-unit single family development, the Engineering Division is proposing a drainage easement within Fairview Park. The proposed easement is 25 feet long and 10 feet wide, and it would be located along the property line boundary shared between Fairview Park and the new residential development.

As detailed in City Engineer's memorandum dated May 28, 2015 (Attachment 2), the property at 2294 Pacific Avenue is lower than the street curb at Pacific Avenue. Consequently, the existing drainage pattern is for all site water to flow to the northeast corner of the site and then into the City's Fairview Park. The water then flows into an existing earthen channel in Fairview Park just northerly to the site.

The Engineering Division considered two drainage alternatives, which are detailed in the Parks and Recreation Commission Agenda Report of April 23, 2015 (Attachment 3). Engineering staff identified the proposed drainage easement as the preferred alternative because it is the most efficient, least costly, and ties in with the City's planned storm drain line in Fairview Park.

Staff has found the proposal in compliance with the City's 2000 General Plan for the following reasons:

- *The proposed drainage easement conforms to General Plan Goal LU-1D.* As described in the Land Use Element, it is the City's goal to ensure consideration of utility system capacities in land use planning and development processes. The Engineering Division determined the proposed easement to be the least intrusive option as the proposed drainage pattern would be identical to the pre-existing pattern; currently water exits the site at the northeast corner of the tract, and the proposed drainage easement would maintain this drainage pattern. Furthermore, the drainage of the residential property is not tributary to any biological resources north of the drainage ditch.

- *The proposed drainage easement conforms to General Plan Goal LU-2.* As described in the Land Use Element, it is the City's goal to create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical resources. Given that the proposed action will not result in any adverse impacts to public utilities, nor will the proposed action conflict with the Fairview Park Master Plan, the proposed drainage easement conforms to the General Plan.

- *Proposed action is anticipated to serve the public interest and is anticipated to be a public benefit.* The Engineering Division states the proposed action would help facilitate the development of five new single-family homes, which would revitalize a site previously containing severely rundown apartment buildings. Furthermore, engineering staff determined the proposed drainage easement would not affect any biological or natural resources in Fairview Park.

ENVIRONMENTAL DETERMINATION

The propose drainage easement is exempt from the provisions of the California Environmental Quality Act under Section 15304 (Class 4), Minor Alterations in Land Use Limitations, because the action would not result in any changes to the land use or density of Fairview Park.

CONCLUSION

The proposed drainage easement within Fairview Park, proposed in conjunction with a single family residential development currently under construction at 2294 Pacific Avenue, is in conformance with the City of Costa Mesa 2000 General Plan and is anticipated to serve the public interest and will be a public benefit.

STEPHANIE ROXAS, AICP
Associate Planner

CLAIRE FLYNN, AICP
Assistant Development Services Director

Attachments:
1. Draft Planning Commission Resolution and Exhibits
2. City Engineer Memorandum dated May 28, 2015
3. Parks and Recreation Commission Agenda Report - April 23, 2015

Distribution:
Director of Economic & Development Services/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Brad Edwards, Engineering Technician
File (2)

ATTACHMENT 1

Draft Planning Commission Resolution and Exhibits

RESOLUTION NO. PC-15-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE CITY OF COSTA MESA'S DRAINAGE EASEMENT IN FAIRVIEW PARK, ALONG THE SOUTHERLY PROPERTY LINE BOUNDARY ABUTTING 2294 PACIFIC AVENUE, IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN AND WILL SERVE THE PUBLIC INTEREST AND IS A PUBLIC BENEFIT.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2000 General Plan on January 22, 2002; and,

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire or lease real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto; and,

WHEREAS, the City of Costa Mesa proposes to allow a drainage easement, 25 feet by 10 feet in area, within the City-owned Fairview Park along the southerly property line boundary abutting a residential property at 2294 Pacific Avenue, as shown in Exhibit B; and,

WHEREAS, the Engineering Division found the proposed drainage easement serves the public interest and is a public benefit because it would facilitate the revitalization of a deteriorating property and the easement will not adversely impact the biological and natural resources in Fairview Park; and,

WHEREAS, on April 23, 2015, the Costa Mesa Parks and Recreation Commission determined the proposed drainage easement to be consistent with the Fairview Park Master Plan; and,

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the proposed drainage easement is exempt from the provisions of the California Environmental Quality Act under Section 15304 (Class 4), Minor Alterations in Land

Use Limitations, because the action would not result in any changes to the land use or density of Fairview Park; and,

WHEREAS, on June 8, 2015, the Costa Mesa Planning Commission reviewed the proposed drainage easement and findings;

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission does hereby find the proposed drainage easement in Fairview Park to be in conformance with the City of Costa Mesa 2000 General Plan and serves the public interest and is a public benefit.

PASSED AND ADOPTED this 8th day of June 2015.

Robert L. Dickson, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 8, 2015, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVE)

A. The information presented substantially complies with the City of Costa Mesa 2000 General Plan Section 2.6 (Obj.) LU-1D in that:

Finding: The project complies with the City of Costa Mesa 2000 General Plan and meets the purpose and intent to insure consideration of utility system capacities in land use planning and development processes.

- **Facts in Support of Findings:** The Engineering Division determined the proposed easement to be the least intrusive option as the proposed drainage pattern would be identical to the pre-existing pattern; currently water exits the site at the northeast corner of the tract, and the proposed drainage easement would maintain this drainage pattern. Furthermore, the drainage of the residential property is not tributary to any biological resources north of the drainage ditch.

B. The information presented substantially complies with the City of Costa Mesa 2000 General Plan Section 2.6 LU-2 in that:

Finding: As described in the Land Use Element, it is the City's goal to create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical resources.

Facts in Support of Findings: The proposed action will not result in any adverse impacts to public utilities, nor will the proposed action conflict with the Fairview Park Master Plan. Accordingly, the proposed drainage easement conforms to the General Plan. The Engineering Division states the proposed action would help facilitate the development of five new single-family homes, which would revitalize a site previously containing severely rundown apartment buildings. Furthermore, engineering staff determined the proposed drainage easement would not affect any biological or natural resources in Fairview Park.

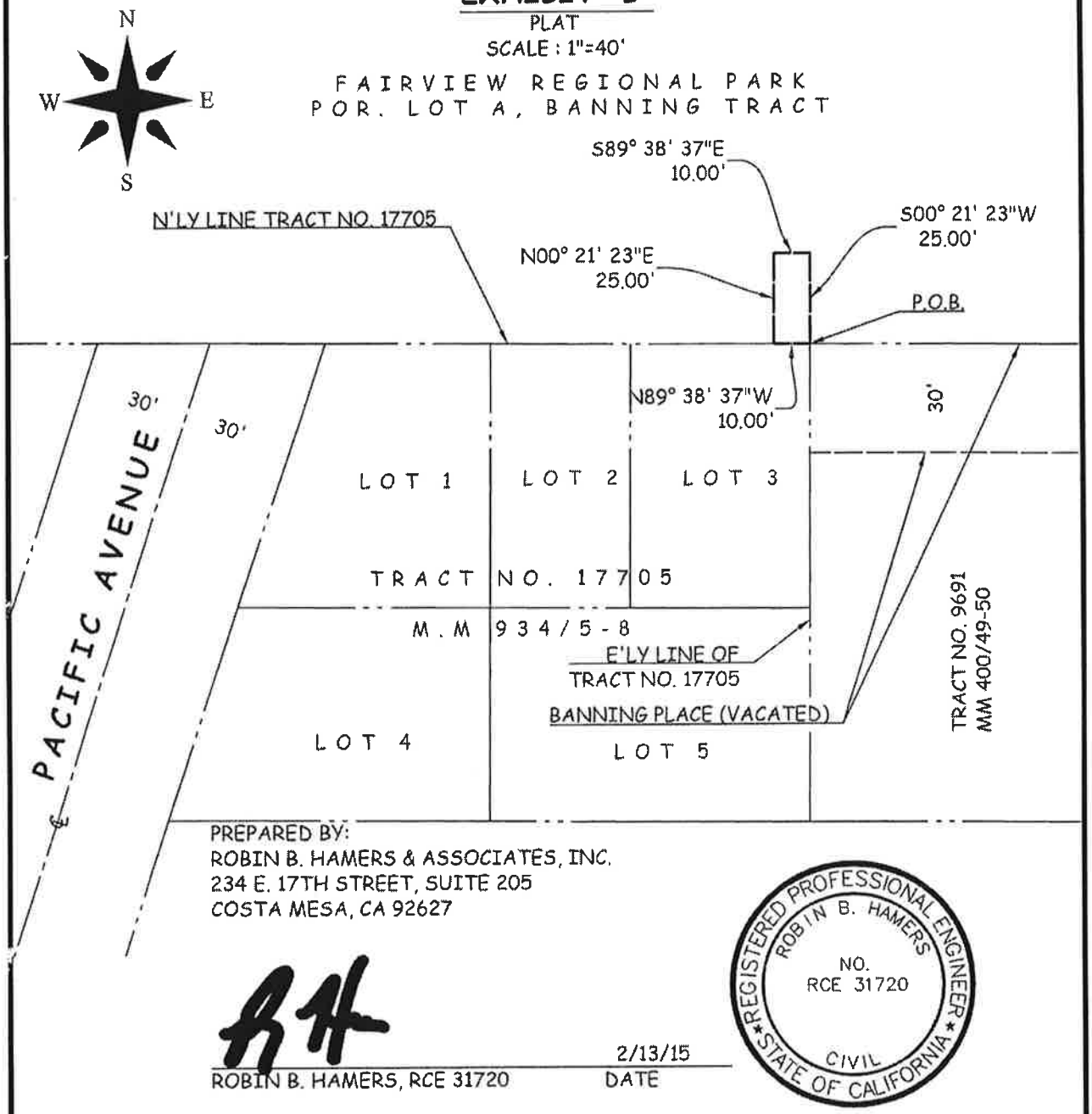
C. The drainage easement is exempt from the provisions of the California Environmental Quality Act under Section 15304 (Class 4), Minor Alterations in Land Use Limitations, because the action would not result in any changes to the land use or density of Fairview Park.

EXHIBIT 'B'

PLAT

SCALE : 1"=40'

FAIRVIEW REGIONAL PARK
POR. LOT A, BANNING TRACT



PREPARED BY:
ROBIN B. HAMERS & ASSOCIATES, INC.
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627

REGISTERED PROFESSIONAL ENGINEER
ROBIN B. HAMERS
NO. RCE 31720
CIVIL
STATE OF CALIFORNIA

ROBIN B. HAMERS, RCE 31720 — 2/13/15 DATE

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6201 AND STATION GPS NO. 6197R2 BEING NORTH 72°41'29" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

CITY OF COSTA MESA

DRAINAGE EASEMENT	DRAWN BY: MLB	DATE: 2/13/15

ATTACHMENT 2

City Engineer Memorandum dated May 28, 2015

CITY OF COSTA MESA

Department of Public Services / Engineering

INTER OFFICE MEMORANDUM

TO: Claire Flynn, Assistant Development Services Director

FROM: Fariba Fazeli, City Engineer F.F.

DATE: May 28, 2015

SUBJECT: **Proposed Drainage Easement within Fairview Park**

The Engineering Division is processing a proposed drainage easement within Fairview Park. The development project at 2294 Pacific Avenue adjacent to Fairview Park is requesting to drain into an existing earthen channel and potential future underground drainage system within Fairview Park (Attachment 1).

Prior to the proposed development at 2294 Pacific Avenue (PA13-35) Tract Map No. 17705, the site consisted of five severely rundown apartments constructed in the 1950's. The proposed development consists of 5 single family homes. The site itself is lower than the street curb at Pacific Avenue and the existing drainage pattern is for all site water to flow to the northeast corner of the site and then into the City's Fairview Park. The water flows into an existing earthen channel in Fairview Park just northerly to the site (Attachment 2).

The proposed easement was presented to the Parks and Recreation Commission on April 23, 2015 and was determined that the drainage easement does not violate the Fairview Park Master Plan. Therefore, it is recommended the proposed easement continue to be processed and forwarded to the City Council for approval.

It is requested that the Planning Division provide a determination of consistency with the General Plan per Government Code 65402 and present the proposed drainage easement within Fairview Park to the Planning Commission meeting of June 8, 2015. Please submit a confirmation that this request has been received and scheduled.

Information or assistance required for this project may be obtained from Brad Edwards, Engineering Technician, at extension 5066.

Attachments:
1: Exhibit of proposed drainage easement
2: Aerial of Proposed Easement

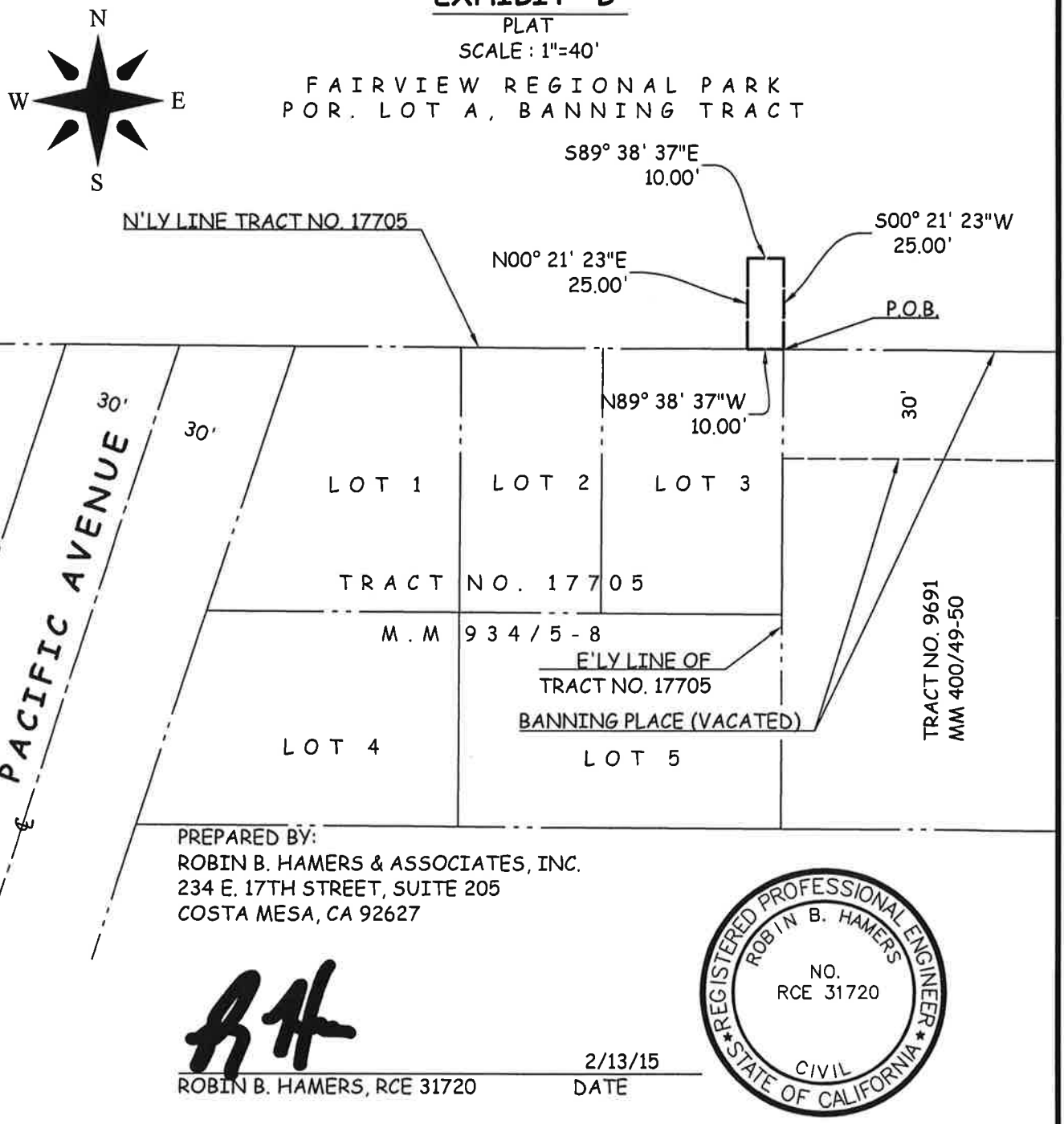
c: Brad Edwards, Engineering Technician III

EXHIBIT 'B'

PLAT

SCALE : 1"=40'

FAIRVIEW REGIONAL PARK
POR. LOT A, BANNING TRACT



PREPARED BY:
ROBIN B. HAMERS & ASSOCIATES, INC.
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627

ROBIN B. HAMERS, RCE 31720 — DATE 2/13/15

REGISTERED PROFESSIONAL ENGINEER
ROBIN B. HAMERS
NO. RCE 31720
CIVIL
STATE OF CALIFORNIA

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6201 AND STATION GPS NO. 6197R2 BEING NORTH 72°41'29" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

CITY OF COSTA MESA

DRAINAGE EASEMENT	DRAWN BY: MLB	DATE: 2/13/15

2294 PACIFIC

ATTACHMENT 3

Parks and Recreation Commission Agenda Report – April 23, 2015

PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: APRIL 23, 2015 **ITEM NUMBER:**

SUBJECT: PROPOSED DRAINAGE EASEMENT AT FAIRVIEW PARK

DATE: APRIL 10, 2015

FROM: PUBLIC SERVICES DEPARTMENT / ENGINEERING DIVISION

PRESENTATION BY: BALTAZAR MEJIA, PARKS PROJECT MANAGER

FOR FURTHER INFORMATION CONTACT: BALTAZAR MEJIA AT (714) 754-5291

RECOMMENDATION

Review the proposed drainage easement (Attachment 1) to allow the newly constructed property at 2294 Pacific Avenue adjacent to Fairview Park to drain into an existing earthen channel and potential future underground drainage system within Fairview Park and confirm that the proposed drainage easement is consistent with the Fairview Park Master Plan.

BACKGROUND

Prior to the proposed development at 2294 Pacific Avenue, the site consisted of five severely rundown apartments constructed in the 1950's. The proposed development consists of 5 single family homes. The site itself is lower than the street curb at Pacific Avenue and the existing drainage pattern is for all site water to flow to the northeast corner of the site and then into the City's Fairview Park. The water flows into an existing earthen channel in Fairview Park just northerly to the site (Attachment 2).

The request was reviewed in compliance with City Council Policy 500-11 (Attachment 3) and determined to be consistent with the Fairview Park Master Plan because it does not change any of its elements or uses.

DRAINAGE ANALYSIS

Option 1: Storm Water Pumping

The option of installing a storm water pump station was analyzed and besides being an extremely costly drainage alternative that would burden the developer and the future HOA, water pumped into Pacific Avenue will immediately drain back into Fairview Park and into the above mentioned earthen channel. This circuitous drainage pattern negates any benefit a storm water pumping station would lend to the project.

Option 2: Preferred Drainage Alternative; Small Drainage Easement

The second option, and preferred drainage alternative, is to have the proposed drainage pattern be identical to the pre-existing pattern, and have the water exit the site at the northeast corner of the tract. This can be accomplished with a simple drainage easement from the City and this option works with the existing conditions in Fairview Park and with the proposed future installation of a City storm drain in the park. The drainage of this property is not tributary to any biological resources north of the drainage ditch.

Additionally, due to the large green areas planned into the proposed development, the proposed runoff at the northeast corner of the tract will be less than the runoff of the pre-existing condition. This alternative is the most efficient, least costly, and ties in with the City's planned storm drain line in the park. When that storm drain is constructed, the developer will construct approximately 10' of pipe for the tie-in.

If the Commission concurs that the drainage easement is consistent with the Master Plan, an encroachment permit and a "Hold Harmless Agreement" will be required. The Agreement makes the 2294 Pacific Avenue property owner, Collective Westside LLC, responsible for all drainage matters including maintenance (Attachment 4) and will be submitted to the City Council for their final approval.

CONCLUSION - DRAINAGE

In order to implement the second and best case alternative, the developer requests a small drainage easement over the park adjacent to the northeast corner of the tract as shown on the attached easement documents. This drainage easement does not change the Fairview Park Master Plan and staff request the Commission's concurrence with this determination.

ERNESTO MUNOZ
Public Services Director

FARIBA FAZELI
City Engineer

BALTAZAR MEJIA
Parks Project Manager

CC-3

ROXAS, STEPHANIE

From: Ian Hendricks <hendrickskia@sbcglobal.net>
Sent: Sunday, June 07, 2015 8:13 PM
To: ROXAS, STEPHANIE
Subject: Fairview Park drainage easement

Greetings Ms. Roxas,

I am writing to you regarding the proposed drainage easement from a private development (2294 Pacific Ave.) into Fairview Park. I went to the Parks and Rec. meeting on April 23rd when it was approved. Parks and Rec.s commissioners admitted to not understanding exactly if the proposed project by the developer was actually in conformance with the Fairview Park Master Plan. Their reasoning was that when the project was presented to the Planning Commission that it would then be determined if it was indeed in conformance.

It was ill reasoning then and still is. The mitigated negative declaration does not wipe out the need for a CEQA report and approving a project prior to that is unreasonable and may cause legal problems down the road.

I urge you and other planning commissioners to review this proposed project more carefully and not pass it till the CEQA and EIR report has been done. There are many false assumptions about this project that can get the city in trouble with outside agencies.

Thank you,
Kim Hendricks
(949) 307-4598

CC-3

ROXAS, STEPHANIE

From: Margaret Mooney <chmooney@earthlink.net>
Sent: Sunday, June 07, 2015 10:04 PM
To: ROXAS, STEPHANIE
Subject: Fairview Park drainage easement

I am writing to express my concern that the proper legal steps and environmental analysis be completed before approval of this project. The community has spoken that Fairview Park is to remain an open, natural reserve. I encourage the Planning Commission to be respectful of the community wishes for Fairview Park.

Margaret Mooney
Costa Mesa resident

CC-3

ROXAS, STEPHANIE

From: Greg Thunell <stupified35@gmail.com>
Sent: Monday, June 08, 2015 12:14 PM
To: ROXAS, STEPHANIE
Cc: Public Inquiry Unit
Subject: Proper legal steps and analyses are mandatory

Costa Mesa citizens do not want any more projects of any kind approved before the proper legal steps and environment analyses have been done.

Greg Thunell
Costa Mesa Resident since 1962

CC-3

ROSALES, MARTHA

Subject: FW: Planning Commission Agenda Item 3 June 8th

-----Original Message-----
From: Brian Burnett [mailto:techcowboy@ca.rr.com]
Sent: Monday, June 08, 2015 1:34 PM
To: ROSALES, MARTHA
Subject: Planning Commission Agenda Item 3 June 8th

Dear Costa Mesa Planning Commission,

I have a question regarding the drainage easement for 2294 Pacific Avenue.

Who did the hydrology study to determine which way the water flows on Pacific Avenue?

I heard a resident who lives on Pacific Avenue mention that the water flows both ways at the 2294 address which might suggest a high point in the street. If that's the case, wouldn't a storm water pump be better?

Would the city or the property owner be responsible for flooding or for a miscalculation of the urban runoff associated with the new development?

It seems like the existing drainage channel in Fairview Park might already be at capacity. Why not make the situation better with a storm water pump for the next El Nino?

If the existing storm drainage in Fairview Park is at capacity and floods the 2294 Pacific Avenue project and other homes nearby, wouldn't they be better off with their own storm water pump just in case?

Sincerely,

Brian Burnett

CC-3

ROXAS, STEPHANIE

From: Patricia Martz <p.martz@cox.net>
Sent: Monday, June 08, 2015 12:44 PM
To: ROXAS, STEPHANIE
Subject: Drainage easement proposal

This project should not be approved before compliance with CEQA and AB-52.

Thank you,

Patricia Martz, Ph.D.
President
California Cultural Resources Preservation Alliance, Inc.

CC-3

ROXAS, STEPHANIE

From: Johntommy Rosas <tattnlaw@gmail.com>
Sent: Monday, June 08, 2015 3:38 PM
To: ROXAS, STEPHANIE
Cc: MEJIA, BALTAZAR
Subject: Re: re Fairview Park.

as you know we have numerous tongva cultural resource sites
so I dont see where thats been evaluated ot nor did we get any tribal consulting letters
so please be advised we oppose this item on agenda and we oppsoe the process as defective and we oppose and object with this project as described-
we object and oppose the item/project on grounds the process has been illegally incomplete -
we request a continuance or at least a postponement on item until we have a had a timely chance to respond in more detail -
as no cultural resource study or assessment been done which is also illegal-
please fwd or copy the email for my testimony /response -
/s/ johntommy rosas

On Mon, Jun 8, 2015 at 3:31 PM, Johntommy Rosas <tattnlaw@gmail.com> wrote:
great thanks Stephanie -
I will review your doc and please send me final decision from tonights hearing /link or doc emailed is fine -
thanks jt

On Mon, Jun 8, 2015 at 3:23 PM, ROXAS, STEPHANIE <STEPHANIE.ROXAS@costamesaca.gov> wrote:

Dear John,

Thank you for contacting the City of Costa Mesa regarding the proposed drainage easement in Fairview Park. The item being reviewed tonight (June 8) by the Planning Commission is limited to the whether or not the proposed easement is consistent with the Costa Mesa General Plan. If you have not done so already, you may review the Planning Commission and Parks & Recreation Commission reports online:

http://www.costamesaca.gov/ftp/planningcommission/agenda/2015/2015-06-08/CC-3.pdf

Your inquiry has been forwarded to the City's Public Services Department, and you may follow-up with Engineering staff directly regarding the status of the proposed easement. Please contact the

Engineering Division at (714) 754-5323. Engineering staff is also currently looking into your inquiries below.

Sincerely,

Stephanie Roxas, AICP

Associate Planner I Development Services

714.754.5667 I stephanie.roxas@costamesaca.gov

CITY OF COSTA MESA

77 Fair Drive, Costa Mesa, CA 92626

www.costamesaca.gov

Costa Mesa

From: Johntommy Rosas [mailto:tattnlaw@gmail.com]
Sent: Monday, June 08, 2015 1:26 PM
To: ROXAS, STEPHANIE
Subject: re Fairview Park.

Hi I received an email on fairview park -

I am requesting the current status and any plans if the email info is accurate -

we are a required party to be in direct tribal consultation with city -as authorized by NAHC as I am on the official list -

please respond timely - call if you want to discuss 310 570 6567

thanks jt

the Parks and Rec's meeting on April 23rd and listened to what the developer proposed and what the city proposed, it was the same proposal - the developer contends that the cost to install a pump (which is not unusual) would cost him money and the city engineers don't want him to do that.

More importantly, the developer and city need to do a CEQA report before ANY drainage easement is approved. It is clearly putting the cart before the horse and is one way the city can start to implement their "construction projects" at Fairview Park. Don't forget they still plan to put the turn-around in at the end of Pacific Ave. and the tot-lot between Canyon Ave. and Pacific Ave.

--

JOHN TOMMY ROSAS
TRIBAL ADMINISTRATOR
TRIBAL LITIGATOR
TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION

A TRIBAL SOVEREIGN NATION UNDER UNDRIP

AND AS A CALIFORNIA NATIVE AMERICAN TRIBE / SB18-AJ52-AJR 42

25 U.S. Code § 1679 - Public Law 85-671

August 18, 1958 | [H. R. 2824] 72 Stat. 619

Tribal sovereignty in the United States is the inherent authority of indigenous tribes to govern themselves within and outside the borders and waters of the United States of America .

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JOHN TOMMY ROSAS
TRIBAL ADMINISTRATOR

TRIBAL LITIGATOR
TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION
A TRIBAL SOVEREIGN NATION UNDER UNDRIP
AND AS A CALIFORNIA NATIVE AMERICAN TRIBE / SB18-AJ52-AJR 42
25 U.S. Code § 1679 - Public Law 85-671
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JOHN TOMMY ROSAS
TRIBAL ADMINISTRATOR
TRIBAL LITIGATOR
TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION
A TRIBAL SOVEREIGN NATION UNDER UNDRIP
AND AS A CALIFORNIA NATIVE AMERICAN TRIBE / SB18-AJ52-AJR 42
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