

P99-049 - STREET RENAME OF ROSIN BOULEVARD TO FONG RANCH ROAD

- REQUEST:
- A. **Environmental Determination:** EXEMPT (CEQA Section 15061(b)(3));
 - B. **Street Name Change** of Rosin Boulevard off San Juan Road to Fong Ranch Road.

LOCATION: Rosin Boulevard off San Juan Road
APN: Adjacent to 225-0170-052, -054, -055
South Natomas Community Plan Area
Council District 1

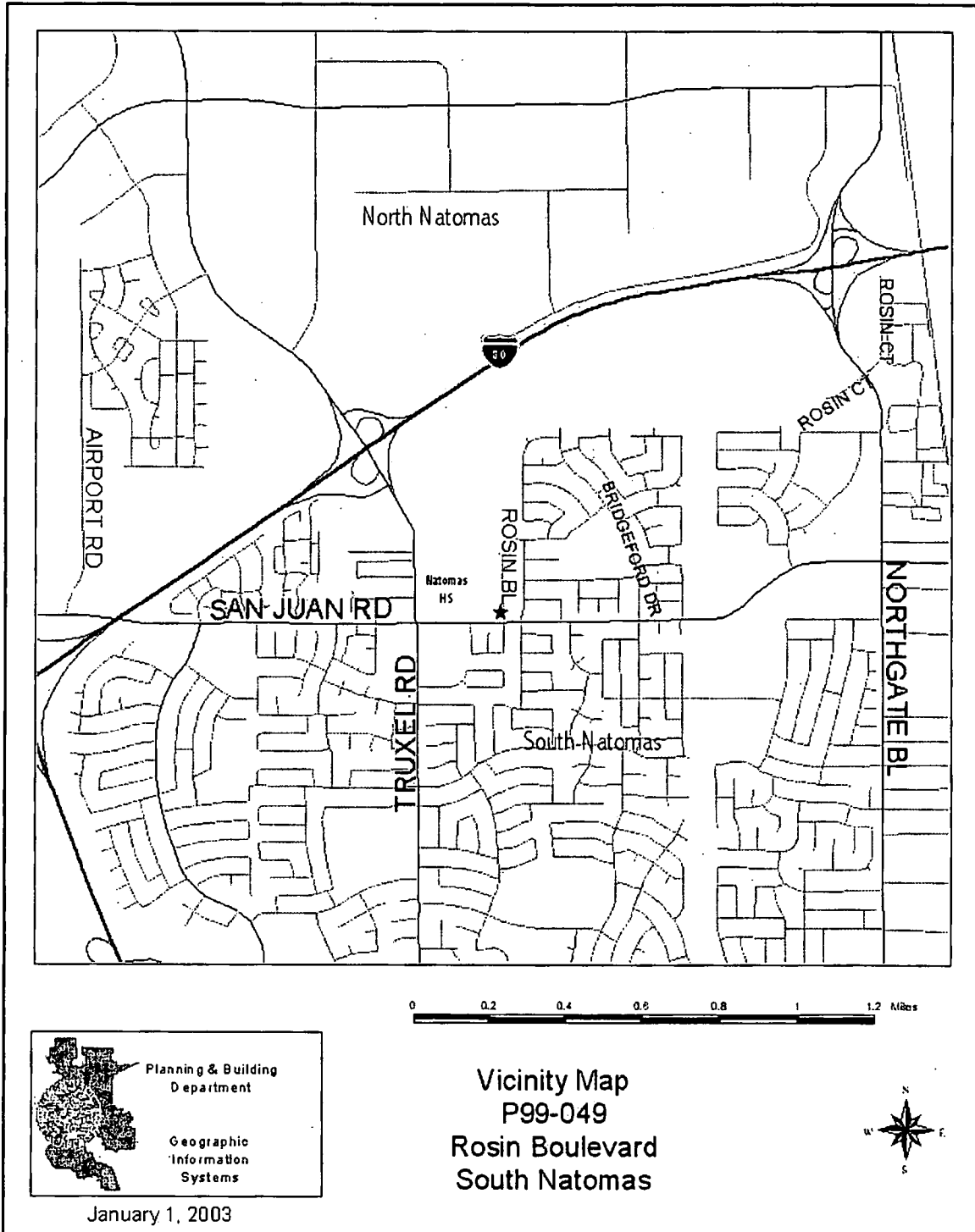
APPLICANT:	Fong Ranch Co. c/o Roger Fong 6230 Gloria Drive Sacramento, CA 95831
OWNER:	City of Sacramento
APPLICATION FILED:	April 16, 1999
STAFF CONTACT:	David Hung, Assistant Planner (916) 264-5530

SUMMARY:

The applicant is requesting to change the name of Rosin Boulevard off San Juan Road to Fong Ranch Road, starting from the intersection at San Juan Road and ending at the northern boundary of Discovery High School. The adjacent affected property owners have no objections to the name change. There are no issues involved with this request.

RECOMMENDATION:

Staff recommends approval of the street name change of Rosin Boulevard off San Juan Road to Fong Ranch Road, starting from the intersection at San Juan Road and ending at the northern boundary of Discovery High School. Staff's recommendation is based on the endorsement of the adjacent affected property owners.



January 1, 2003

PROJECT INFORMATION:

General Plan Designation:	Public/Quasi-Public-Miscellaneous
Community Plan Designation:	General Public Facilities
Existing Land Use of Site:	Street
Existing Zoning of Site:	A (Natomas Unified School District)

Surrounding Land Use and Zoning:

North:	Vacant; A
South:	Single-family residential; R-1A-PUD
East:	Single-family residential; R-1
West:	Natomas High School & Discovery High School; A

BACKGROUND INFORMATION:

The name change was requested by Roger Fong on behalf of the Fong Ranch Company. According to a statement issued by the Fong family (Exhibit B), the Fong family settled in the City of Sacramento in the mid 1920's and first purchased the ½ Section of land of 320 acres in Natomas in 1938. The land quickly became known as the "Fong Ranch" and was operated as farmland by the Fong Ranch Company. In 1939 the family also purchased 30 acres of land across from the Fong Ranch and in 1940 the family purchased 290 acres of land that became known as the Fong Sacramento Fruit Ranch now owned by the County of Sacramento and used as a buffer zone for the Sacramento International Airport. Fong Ranch played an important role in the Asian community by providing work for those who otherwise would not be able to obtain employment in the area; Fong Ranch contributed to the efforts of World War II by producing crops specifically requested by the U.S. government. More recently, Fong Ranch donated a 37.551-acre parcel of property to the Natomas Unified School District that became a valuable asset to Natomas High School and area residents. With the disappearance of farmland in the Natomas area, the Fong family would like to memorialize their presence in the area and keep the history of their family alive by honoring their ancestors and family with a road dedicated to Fong Ranch. As of this date, only Natomas High School and Discovery High School have addresses on Rosin Boulevard. The Natomas Unified School District has written a letter to the project applicant saying that it has no objections to the name change (Exhibit C). Based on records of the County Clerk, the road that is now known as Rosin Boulevard was not there when the area was annexed to the City of Sacramento on December 23, 1969. Based on City Aerial Maps, the street did not exist prior to 1993. The Planning Commission approved the special permit to allow construction of Natomas High School on December 9, 1993 (P93-111) and as a result, Rosin Boulevard was built. According to Councilman Ray Tretheway, Rosin Boulevard was so named because it was envisioned that the portion off San Juan Road would eventually be connected to Rosin Court off the west side of Northgate Boulevard so that the name would be consistent.

STAFF EVALUATION: Staff has the following comments:

A. Policy Considerations

The renaming of this street will not impact traffic circulation and the overall goals of the Circulation Element of the General Plan:

Circulation Element, Sec 5-1, Overall Goal A

Create a safe, efficient surface transportation network for the movement of people and goods.

Circulation Element, Sec 5-1, Overall Goal B

Provide all citizens in all communities of the City with access to a transportation network which serves both the City and region, either by personal vehicle or transit. Make a special effort to maximize alternatives to single occupant vehicle use, such as public transit.

Circulation Element, Sec 5-1, Overall Goal C

Maintain a desirable quality of life, including good air quality while supporting planned land use and population growth.

The renaming of the street will not deter from Transportation Goals of the South Natomas Community Plan as related to the subject street:

Transportation Implementing Policies C, page 26

Construct the following street improvements, which will bring the South Natomas street system to its maximum feasible capacity:

4. New major street, called Rosin Blvd., parallel to I-80 between Truxel Road and Northgate Boulevard.
7. Northgate Boulevard widened to four lanes along entire length and to six lanes between Rosin Boulevard and I-80.

The street name change is consistent with the General Plan and the South Natomas Community Plan.

B. Staff Evaluation

Rosin Boulevard is located off San Juan Road in South Natomas and runs along the eastern end of Natomas High School and Discovery High School, and dead-ends adjacent to Discovery High School. The street name change request was routed to the City's Public Works Department, the Fire Department and the Police Department. One of the primary review criteria was whether the proposed street name would duplicate existing street names in the region, which could lead to confusion during an emergency response. Public Works, Fire and Police has reviewed the proposal and had no issues with the street name change. Currently, Rosin Boulevard is off San Juan Road and Rosin Court is off Northgate Boulevard; the name change will distinguish the two street sections.

Chapter 12.04.040 of the Sacramento City Code states that "All applications for changes in the names of streets shall be made to the planning commission, which shall consider the matter according to the procedures adopted pursuant to Section 2.60.060 of this code" and "Upon consideration thereof the planning commission shall, by resolution, grant, deny or modify the application, as is deemed necessary or appropriate to the public safety and welfare and in accord with Section 12.04.030 of this chapter, the general plan and applicable specific plans." Also, Chapter 12.04.030 refers to the street designations when renamed, even though the proposed designation "road" is not one of the specified designation, it is acceptable to Public Works staff.

The project was first submitted in April 1999 by Downey Brand Seymour & Rohwer law firm on behalf of the Fong family. On September 22, 1999, staff requested additional information from applicant regarding 1) Evidence of support or non-opposition from land owner Bob Cook; 2) Information about the current street name "Rosin Blvd" to ascertain whether the name has special significance to the community to determine whether it would be objectionable to change the name; and 3) Justification as to why the name "Fong Ranch Road" is appropriate and should replace the current street name. On July 19, 2002, Roger Fong of the Fong family responded to the above requests that 1) adjacent property owner, Bob Cook Sr., is reluctant to offer his position on the street rename; 2) no one, including the Mayor or the district councilman, knows why the name "Rosin" was chosen; and 3) a statement regarding the history of Fong Ranch is being issued (Exhibit B).

Addresses for Natomas High School and Discovery High School are the only ones that need to be renamed. Property owners adjacent to the roadway segments are the Natomas Unified School District, Northgate West LP, the City of Sacramento, Robert C. Cook and George G. Meister. The Natomas Unified School District, who will be directly affected at this time by the street rename, as well as adjacent owners, who are not affected at this time but may be affected in the future as the street extends to Northgate Boulevard, have been notified by early notification of the street name change. Only the School District, the only entity that is affected by the street name change, provided a statement indicating no opposition to the street name change (Exhibit C).

According to the 1998 South Natomas Community Plan, per the General Circulation Plan (figure 3), attached as Exhibit D, Rosin Boulevard is shown running east and west between Truxel Road and Northgate Boulevard. Rosin Boulevard is also discussed within the Transportation section of the Community Plan (pages 26 - 34). According to the staff report for the special permit of Natomas High School (P93-111), the Natomas Unified School District asked that the road be re-aligned to the east boundary of the proposed school site to allow for a more efficiently designed site. Even though Rosin Boulevard is now off San Juan Road and no longer Truxel Road, there is a possibility that the road will be connected to Northgate Boulevard in the future so that this will not continue to be a dead-end street. Staff does not support renaming Rosin Court off the west side of Northgate Boulevard since the two roads may not connect in the near future. If subject street were to connect with Rosin Court to the west of Northgate Boulevard, there can be another street name change to Fong Ranch Road for that portion of Rosin Court. As

development occurs along the path of the proposed Fong Ranch Road, this street name can be inserted into proposed subdivision maps, which will as a practical matter have the effect of naming the streets.

Historically, the City will not approve a street name change if the adjacent property owners are opposed to the change. Since no property owners expressed disagreement to the street name change, staff recommends approval of the street Name Change of Rosin Boulevard off San Juan Road to Fong Ranch Road.

PROJECT REVIEW PROCESS:

A. Environmental Determination

The proposed project is exempt from environmental review pursuant to State CEQA Guidelines (CEQA Section 15061(b)(3)) where it can be seen with certainty that there is no possibility that the proposal may have a significant effect on the environment.

B. Public/Neighborhood/Business Association Comments

An early notification notice, to inform of the street name change, was sent out on October 25, 2002 to the Natomas Unified School District, who will be directly affected at this time by the street rename, as well as adjacent owners, who are not affected at this time but may be affected in the future as the street extends to Northgate Boulevard. There was no reply from anyone on this notification.

The request for the street name change was routed to various neighborhood groups in South Natomas and North Natomas. The North Natomas Alliance (NNA) has no objections to the street name change. The Natomas Community Association (NCA) also has no objections. The River Oaks Community Association (ROCA) wanted to know if there's any historical significance to the name "Rosin". Staff visited Sacramento Archives & Museum Collection Center (SAMCC) and the Sacramento Room, checked with the Natomas Historical Society and the District Superintendent for NUSD, and researched various documents at the Planning and Building Department but cannot find any historical significance with the name; ROCA was made aware of the outcome of the research by staff.

C. Summary of Agency Comments

The project has been reviewed by several City Departments and other agencies. The following summarizes the comments received:

1. Public Works Engineering Services - no objections to the name change
2. Traffic Engineering Division - no objection to the name change

3. Fire Department - no objections to the name change
4. Police Department - no objections to name change.

PROJECT APPROVAL PROCESS:

Of the entitlements below, Planning Commission has the authority to approve or deny the street name change. The Planning Commission action may be appealed to the City Council.

RECOMMENDATION:


Staff recommends approval of the proposal for the following actions:

- o Consistency with policies per General Plan and Community Plan

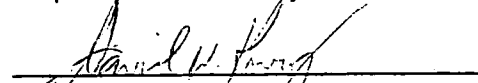
Staff recommends the Planning Commission take the following actions:

- A. Adopt the attached Notice of Decision and Findings of Fact which finds that the project is Exempt pursuant to CEQA Section 15061(b)(3);
- B. Adopt the attached Notice of Decision and Findings of Fact approving the street Name Change of Rosin Boulevard off San Juan Road to Fong Ranch Road.

Report Prepared By,


David Hung, Assistant Planner

Report Reviewed By,


David Kwong, Senior Planner

Attachments

Attachment 1	Notice of Decision & Findings of Fact
Exhibit A	Street to be Renamed
Exhibit B	Proposed Statement Regarding Fong Ranch
Exhibit C	Letter from Natomas Unified School District
Exhibit D	General Circulation Plan (South Natomas Community Plan)
Attachment 2	Land Use & Zoning Map

ATTACHMENT 1
NOTICE OF DECISION AND FINDINGS OF FACT FOR
STREET RENAME OF ROSIN BOULEVARD TO FONG RANCH ROAD, LOCATED
AT ROSIN BOULEVARD OFF SAN JUAN ROAD, STARTING FROM THE
INTERSECTION AT SAN JUAN ROAD AND ENDING AT THE NORTHERN
BOUNDARY OF DISCOVERY HIGH SCHOOL, SACRAMENTO, CALIFORNIA IN THE
AGRICULTURAL (A) ZONE. (P99-049)

At the regular meeting of May 22, 2003, the City Planning Commission heard and considered evidence in the above entitled matter. Based on verbal and documentary evidence at said hearing, the Planning Commission took the following actions for the location listed above:

- A. Environmental Determination: EXEMPT (CEQA Section 15061(b)(3));**
- B. Street Name Change of Rosin Boulevard off San Juan Road to Fong Ranch Road, starting from the intersection at San Juan Road and ending at the northern boundary of Discovery High School**

These actions were made based upon the following findings of fact and subject to the following conditions:

FINDINGS OF FACT

- A. Categorical Exemption: The City Planning Commission finds and determines that the proposed project is exempt from environmental review pursuant to Section 15061(b)(3) of the CEQA Guidelines.
- B. Street Name Change: The street name change for Rosin Boulevard off San Juan Road to Fong Ranch Road is approved subject to the following findings of fact and conditions of approval:
 - 1. The project is consistent with the General Plan and the South Natomas Community Plan in that the renaming of the street will not impact the traffic circulation of the area.
 - 2. The proposal is appropriate to the public safety and welfare in that it has been reviewed by the appropriate public safety agencies and has been determined not to pose a hazard to public safety.

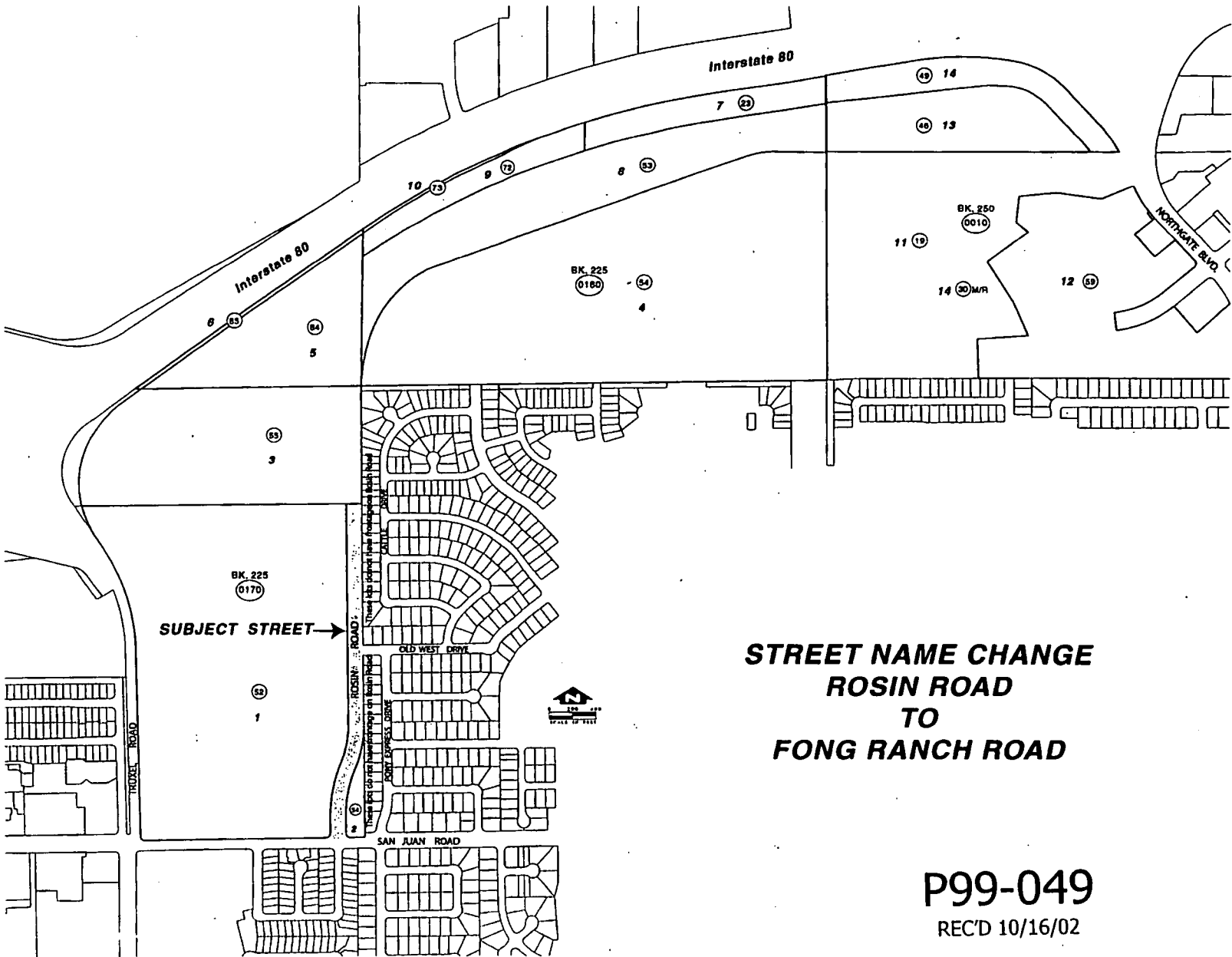

CHAIRPERSON

ATTEST:


SECRETARY TO CITY PLANNING COMMISSION

5/22/03
DATE (P99-049)

- | | |
|-----------|---|
| Exhibit A | Street to be Renamed |
| Exhibit B | Proposed Statement Regarding Fong Ranch |
| Exhibit C | Letter from Natomas Unified School District |
| Exhibit D | General Circulation Plan (South Natomas Community Plan) |



**STREET NAME CHANGE
ROSIN ROAD
TO
FONG RANCH ROAD**

P99-049
REC'D 10/16/02

Exhibit A: Street To Be Renamed

P99-049

MAY 22, 2003

ITEM # 3
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Exhibit B: Proposed Statement Regarding Fong Ranch

PROPOSED STATEMENT REGARDING FONG RANCH**HISTORY OF CHINESE IN SACRAMENTO**

Sacramento became home to many Chinese immigrants in the 1850's trying to escape natural disasters, as well as political and economic unrest in China. Most of the immigrants during this time frame came from the Chinese southern province of Guangdong [Canton] (Prazetzellis, 1999) and were driven by stories of wealth from the California Gold Rush. They arrived by the thousands to seek their fortunes.

A bustling Chinese district emerged in Sacramento along I Street between 2nd and 6th streets, known as "Chinatown." It served the needs of the many Chinese with social halls, herb shops and supplies (Legacy of Gold Mountain, pg.3). Evidence of this early Chinese presence was revealed in archeological studies on the former Chinatown area. The most recent was in November and December of 1995, prior to the construction of the Federal Courthouse located at 501 I Street. Many of items recovered in the dig are currently on display at the Federal Courthouse and illustrate a thriving community of merchants, laborers, farmers and miners.

The Chinese also provided most of the labor for the construction of the railroads, including the section between Folsom and Sacramento and the transcontinental railroad. They were paid very low wages for very dangerous work and many lost their lives. Congressman John T. Doolittle of California addressed the House of Representatives on April 29, 1999 to recognize the Chinese-American's efforts in building the transcontinental railroad. "The first Chinese were hired in 1865 at approximately \$28 per month to do the very dangerous work of blasting and laying ties over the treacherous terrain of the high Sierras. ... By the summer of 1868, 4,000 workers, two thirds of which were Chinese, had built the transcontinental railroad over the Sierras and into the interior plains...My sentiments and thanks go out to the entire Chinese-American community for its ancestors' contribution to the building of this great Nation." (Doolittle, 1999).

With the end of the Gold Rush and completion of the railroad, the Chinese began to seek other opportunities for work. The most dominant work was agricultural and many Chinese began to explore areas outside the City of Sacramento to farm and were especially influential in developing the Delta region. The Chinese laborers were also used to build many of the levee systems. "With hard work and perseverance, they were able to turn the wastelands into farmland, growing productive crops, creating service businesses, such as laundries, restaurants, and general stores, and they continued mining for gold." (KQED).

Anti-Chinese sentiment began to grow in the United States after the decline of the Gold Rush, completion of the railroads and increased unemployment. In 1870 the United States was in economic turmoil and Chinese laborers were blamed for the depression with animosity and hatred growing toward them, creating a tense racial climate. This sentiment was evidenced by the Chinese Exclusion Act of 1882 that denied entry into the United States of all Chinese laborers and their families. It also denied citizenship to foreign born Chinese (Forty-Seventh

Exhibit B: Proposed Statement Regarding Fong Ranch

Congress, Session I 1882).

As part of the anti-Chinese immigration policies, the United States Immigration and Naturalization Service used Angel Island, located in San Francisco Bay, as an immigration station from 1910 to 1940 to house new arrivals from China. "Thousands of Chinese were detained and interrogated at the barracks in a prison-like atmosphere for weeks, months or even years, and many deported, because of discriminatory immigration laws aimed at excluding the Chinese from the United States. Such treatment quickly quashed the hope of these luckless thousands." (Legacy of Gold Mountain, pg.15).

The Chinese Exclusion Act along with the subsequent anti-Chinese immigration acts were not repealed until 1943. The new law did allow citizenship rights but it only permitted a quota of 105 Chinese immigrants annually, until it was repealed in 1965.

FONG FAMILY

The Fong Family has been an integral part of the history of the City of Sacramento and agriculture dating back to the mid 1920's. The family first purchased the ½ Section of land of 320 acres in Natomas in 1938. The land quickly became known as the "Fong Ranch" and was operated as farmland by the Fong Ranch Company. In 1939, the family also purchased the Oy-Ling Ranch, land consisting of 30 acres located across from the Fong Ranch. And in 1940 the family purchased 290 acres of land, which became known as the Fong Sacramento Fruit Ranch which is now owned by the County of Sacramento and used as a buffer zone for the Sacramento International Airport. The family suffered many obstacles in buying and owning property as persons of Chinese descent.

According to a presentation sponsored by the Chinese American Council of Sacramento and the Discovery Museum titled Legacy of Gold Mountain-A History of Chinese in Sacramento, 1994, in the 1920's and 1930's "even though most areas of Sacramento barred Chinese from owning property, Chinatown was constantly expanding its boundaries to the east and south. Some Chinese were even buying property in restricted areas. These transactions were made possible by having Caucasian friends purchase the property for them."

The Fong Ranch Company grew many different types of crops on the land, including tomatoes, alfalfa, sugar-beets, celery, safflower and soy beans. The ranch provided produce to the Sacramento community, sugar-beets to Spreckles Sugar refinery and to the canneries in the area (Del Monte, Bercut-Richards and Libby). Fong Ranch Company operated a packing shed between 4th and 5th on R street and shipped under the "Cal Stats" label. Many of the employees at the packing shed were women from the Chinese community.

They also grew and shipped celery back East in the early 1940's, which was progressive for the time, since there was a shortage of labor due to WWII and there were very few farms that shipped produce out of the area. In addition, celery is a very labor intensive crop and must be planted and tended by hand. Members of the Fong family and the local community, including

Exhibit B: Proposed Statement Regarding Fong Ranch

Roger Fong (former Sacramento County Assessor) and his junior high school friends from the neighborhood hand planted celery during their summers.

The original farm operation was started in 1933 by Fong Sik (American name), also known as Fong Gain Lai (Chinese name) and Sam Fong (American name), also known as Kwong Wing How (Chinese name). Sam Fong is the father of Roger Fong, former Sacramento County Assessor. Fong Sik and Sam Fong teamed up as partners with Sam Fong providing the farming equipment and agricultural expertise and Fong Sik providing the business expertise. Their first joint venture was clearing virgin land in Cache Creek, Yolo County in exchange for farming the land for free for several years. They then used the proceeds from the Cache Creek operation to purchase the Fong Ranch property in Natomas in 1938.

Fong Ranch played an important role in the Asian community by providing work for those who otherwise would not be able to obtain employment in a climate of anti-Asian sentiment and by selling produce to the canneries, providing a secondary source of jobs for local cannery workers. They also contributed to the efforts of World War II by producing crops specifically requested by the U.S. Government. The family is very proud of their accomplishments.

As part of the Fong Ranch's desire to continue the tradition of contributing to the community, they recently donated a 37.551 acre parcel of property to the Natomas Unified School District. The gift to the School District has an appraised value of Three Million Nine Hundred Sixty-Five Thousand Dollars (\$3,965,000.00) and provides a valuable asset to the Natomas High School and area residents.

With the disappearance of farmland in the Natomas area, the Fong Family would like to memorialize their presence in the area and keep the history of their family alive by honoring their ancestors and family with a road dedicated to the Fong Ranch. With the support of the Natomas Unified School District, the Fong Family has proposed changing the name of Rosin Boulevard, which is adjacent to the Natomas High School, to Fong Ranch Road.

In addition to the desire to honor the Fong family, the name change would also reflect the substantial Chinese influence on the area.

In a Resolution of the Sacramento City Council, signed by the Mayor and the City Council, issued March 22, 1994 the following was adopted:

"WHEREAS, since the mid 1800's, the Chinese in Sacramento have evolved from sojourner to settler to citizen, experienced racism, discrimination and prejudice, strived to become productive citizens, and made contributions to the railroad, agriculture, business, and economic development, reclamation, medicine education, government, civil rights and media.

Exhibit B: Proposed Statement Regarding Fong Ranch

NOW, THEREFORE BE IT RESOLVED, by the Mayor and City Council of the City of Sacramento that we do join the Chinese community in paying tribute to its historical legacy and contribution to Sacramento.

AND BE IT FURTHER RESOLVED THAT the Mayor and City Council reaffirm its commitment to the strength of diversity in Sacramento."

Despite a presence of over a century and a half of Chinese in the Sacramento area, the City of Sacramento, Natomas and the surrounding areas do not have any street names with Chinese origin.

Exhibit C Letter from Natomas Unified School District

NATOMAS UNIFIED SCHOOL DISTRICT
1901 ARENA BOULEVARD • SACRAMENTO, CA 95834

DAVID TOOKER, DISTRICT SUPERINTENDENT

Board of Trustees

B. Teri Burns
Gary Davis
Ron Dwyer-Voss
Susan Heredia
Lisa Kaplan

January 17, 2003


Roger Fong
6230 Gloria Drive
Sacramento, CA 95831

Dear Mr. Fong:

The Natomas Unified School District administration supports the re-naming of Rosin Blvd. to Fong Ranch Road. Fong Ranch Road identifies the area and makes an economic and historical connection to the area. For many years the Fong family farmed this land and provided an economic base for the Natomas community.

Changing the name to Fong Ranch Road at this time would impact only two existing addresses. Natomas High School and Discovery High School have the only two addresses on Rosin Blvd. from San Juan Road to the current terminus of the street north of Discovery High School. Both of these addresses are Natomas Unified School District's facilities and we are willing to make the adjustments that a street name change would require.

Sincerely,



David Tooker
District Superintendent

DT:dm

"Linking students to their future"

DAVID TOOKER
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SANDRA REZNAK
Assistant Superintendent
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Exhibit D General Circulation Plan (South Natomas Community Plan)

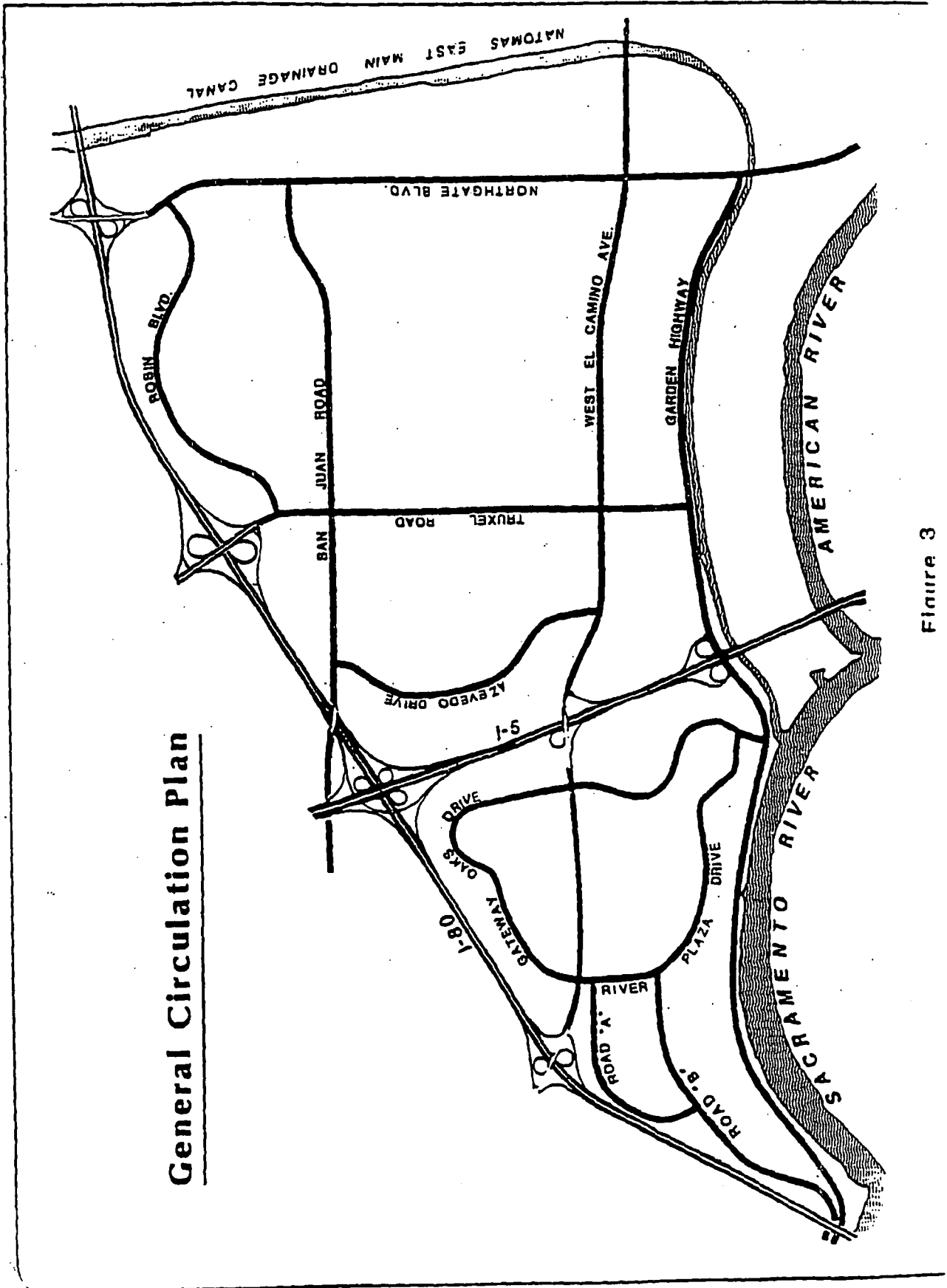


Figure 3

Attachment 2: Land Use & Zoning Map

