

Process for Changing a Street Name in SPCE

Should the owners of lots on a street (or PAE) in SPCE wish to change the name of the street on which they live, they must submit to the Board a petition signed by owners of at least $\frac{2}{3}$ of the lots on the street.¹ For this purpose, any lot that shares a boundary with the street will be considered to be on the street (thus, corner lots are considered to be on two streets). However, if there is a residence on a corner lot, the lot will be considered to be only on the street to which it is connected by a driveway. The petition must specify unambiguously the name desired for the street, and offer two alternatives.^{2, 3} The petitioners must deposit with the Association an amount of money sufficient to cover the costs of changing the street name.⁴

Because of its prominence, the Board will consider a change in the name of Via Entrada only on receipt of a petition signed by owners of $\frac{2}{3}$ of all lots in SPCE.

The Association will verify that signatures representing owners of $\frac{2}{3}$ of the lots are valid.

- If less than $\frac{2}{3}$ of the lots are represented, then those signing the petition will be notified that the $\frac{2}{3}$ requirement has not been met and Association will take no further action.
- If owners of at least $\frac{2}{3}$ of the lots on the street have signed a petition to change the name on the street, then the Association will
 1. Investigate to determine whether there are apparent problems with the proposed name(s).⁵
 2. Notify by certified mail owners of all lots on the street, inviting comment on the proposed name change.
 3. Put a notice on the SPCE website, announcing the proposed change and inviting comment.

Allowing sufficient time for comment (not less than 30 days), the Board will consider the issue and decide whether or not to allow the change. The Board will endorse the name change only if the benefit clearly outweighs the confusion and cost associated with

¹ Street names in Sandoval County are governed by the “Addressing Ordinance,” Ordinance Number 02-3-21.11c. The ordinance requires an application to the County Addresser. The application must include a petition signed owners of 51% of property abutting the street to be renamed (Section 8.C.1.4). The SPCE Board has set a higher standard.

² The Addressing Ordinance requires the application for a name change include three choices (Section 8.C.1.4).

³ The recent change from Canon Escondito to Cañon Escondido was a spelling correction rather than a name change. The County did not require either a petition or alternative names.

⁴ At the present time (December 2008), the only costs appear to be those due to physical replacement of street name signs. \$75 is sufficient to cover these costs.

⁵ The Association will assure the proposed names do not duplicate names of other roads in the local area and do not conflict with Sandoval County addressing policy.

changing the name.⁶ Owners of lots on the street will be notified by mail of the Board's decision. The Board's decision will be posted on the SPCE website.

If the Board supports the change, the Association will request the County change the name on the street. If and when the County takes action, either changing the name or declining to change the name, the Association will notify by mail all owners of lots on the street. If the name change is approved, the Association will replace street name signs as appropriate, post the change on the SPCE website, and refund any excess from funds deposited with the Association. If the name change is not approved, the Association will refund funds deposited by the petitioners.

⁶ This mimics the Addressing Ordinance, which states that a "road name will be changes only if the Addresser finds that there will be a public benefit which clearly outweighs the public confusion and cost which would be created by the name change" (Section 8.C.1.1).