

City Council Chambers
29844 Haun Road
Menifee, CA 92586

Bill Zimmerman, Mayor
Bob Karwin, District 1
Ricky Estrada, District 2
Lesa Sobek, District 3
Dean Deines, District 4



AGENDA

Menifee City Council
Regular Meeting Agenda

Wednesday, May 15, 2024
6:00 PM Regular Meeting

Armando G. Villa, City Manager
Jeffrey T. Melching, City Attorney
Stephanie Roseen, Acting Clerk

11.1 Street Name Change from Comey View Court to Comet View Court

RECOMMENDED ACTION

1. Adopt a resolution approving the street name change from "Comey View Court" to "Comet View Court" in the Sun Ranch community of the City of Menifee.



CITY OF MENIFEE

SUBJECT: Street Name Change from Comey View Court to Comet View Court

MEETING DATE: May 15, 2024

TO: Mayor and City Council

PREPARED BY: Laura Sportelli, Management Analyst

REVIEWED BY: Cheryl Kitzerow, Community Development Director

APPROVED BY: Armando G. Villa, City Manager

RECOMMENDED ACTION

1. Adopt a resolution approving the street name change from “Comey View Court” to “Comet View Court” in the Sun Ranch community of the City of Meniffee.

DISCUSSION

On August 16, 2004, Tract Map 28504, recorded by the Riverside County Recorder’s Office, created the Sun Ranch Community consisting of approximately 57 residential lots, and several public streets, including “Comey View Court” labeled on the Tract Map. When the community was constructed, prior to the City’s incorporation, the street sign installed by the developer was labeled “Comet View Court”.

Over the years, 911 emergency services have experienced difficulties dispatching to the correct street addresses because the 911 database is established from the recorded Tract Map which shows the street name as “Comey View Court”. On June 21, 2023, the street sign reading “Comet View Court” was replaced as “Comey View Court”, due to the combined long-standing requests of the County of Riverside, Riverside Sheriff’s Office, CAL FIRE and United States Postal Service (USPS). The sign change to “Comey View Court” was initiated as what staff believed to be a correction to reflect the street name as it appears on the recorded Tract Map 28504.

In response to the changed street sign, staff received an inquiry from a resident, prompting further research. It was found that, although the Tract Map identifies the street name as “Comey View Court”, the Assessor’s online map and Google Earth images identify the street name as “Comet View Court”, as do several online mapping systems. Staff issued a letter to the street’s 12 property owners on August 23, 2023, to reaffirm the issue and request confirmation of the street name that was recorded on the residents’ official documents (*i.e.*, title report, grant deed, tax bill, etc.). Staff received two responses to the letter and were provided with unverified utility bills and tax bills that

referenced “Comey View Court” as the property address and “Comet View Court” as the mailing address.

On October 18, 2023, the City Council requested a future agenda item to review the “Comey View Court” vs. “Comet View Court” street name discrepancy. The item was presented to the City Council for discussion on January 17, 2024, where City Council directed staff to return with an official street name change action item to change from “Comey View Court” to “Comet View Court”. On April 1, 2024, staff received a signed petition from eleven (11) residents confirming 92% concurrence with the official street name change to “Comet View Court”.

Government Code Section 34091.1 designates authority to the City Council to amend existing names of city streets by adoption of a resolution. Adoption of the attached resolution, approving the street name change from “Comey View Court” to “Comet View Court” for the 12 lots located north of Turfwood Street, south of Rouse Road, east of Geary Street, and west of Lone Star Way is the first step.

If adopted, the City would send a letter of notification to the residents providing the date that the City’s maintenance crew would complete the installation of a new street sign. The Building Official would submit an address verification document to Menifee Geographic Information System (GIS), Riverside County GIS, 911 Emergency Services, and the USPS. Residents would need to ensure that the correct mailing address has been submitted to all residential service providers and is reflected on all legal documentation.

STRATEGIC PLAN OBJECTIVE

Safe and Vibrant Community / Connectivity and Mobility

FISCAL IMPACT

The fiscal impact of changing the signage will not result in additional costs beyond the installation cost and the staff time required to assess and prepare this item for council consideration. The estimated materials cost of replacing the street sign is \$150.

ATTACHMENTS

1. Tract Map 28504
2. Resolution
3. Resident Communication & Petition
4. Public Hearing Notice

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 5 OF 6 SHEETS

TRACT NO. 28504

P.M. NO. 13266 P.M.B. 75/88

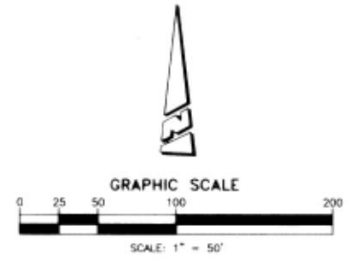
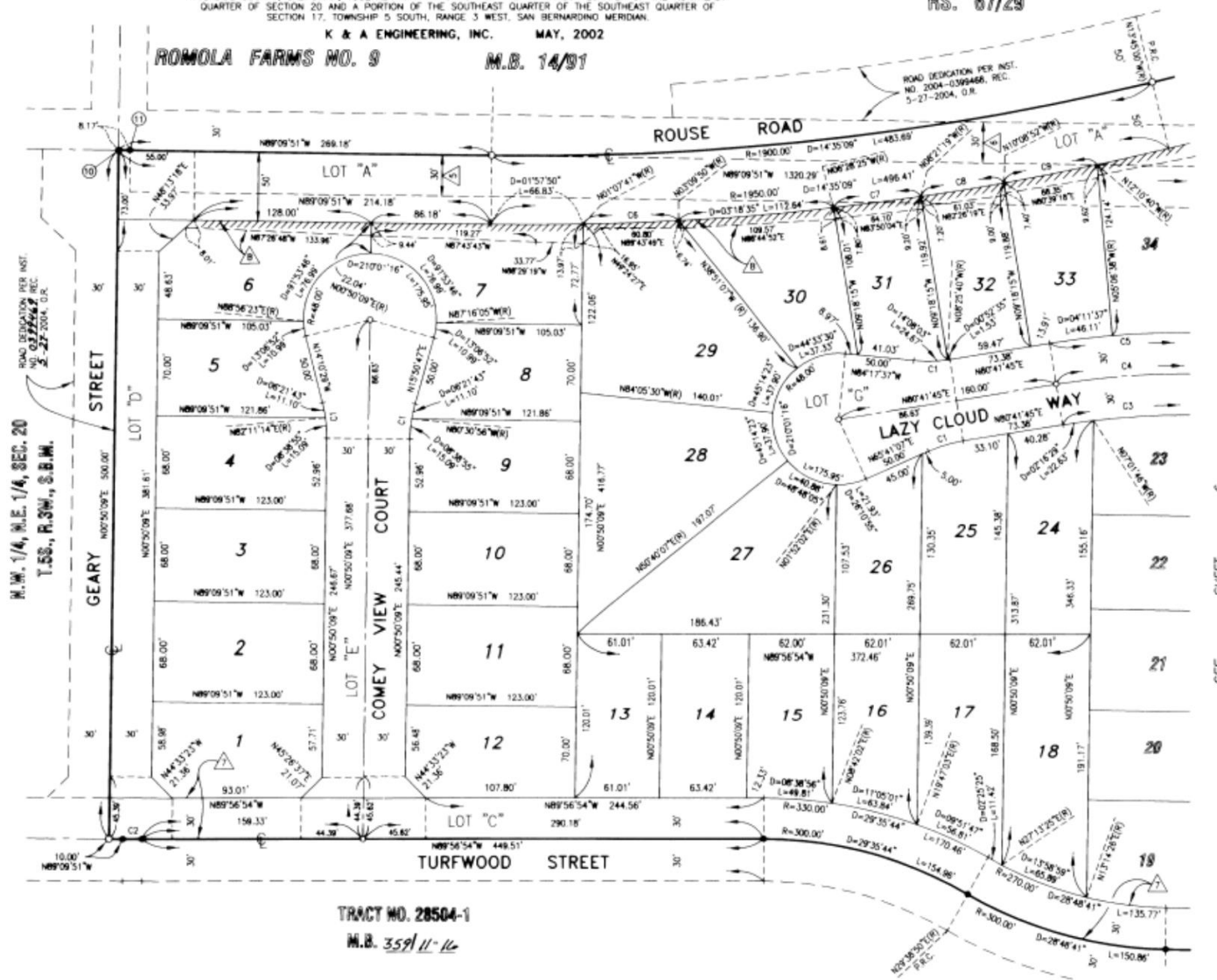
RS. 67/29

BEING A SUBDIVISION OF LOTS 917 AND 924 AND PORTIONS OF LOTS 918 AND 923 OF ROMOLA FARMS NO. 9-A AS SHOWN ON A MAP FILED IN BOOK 15, PAGE 68, TOGETHER WITH PORTIONS OF LOTS 853 AND 854 OF ROMOLA FARMS NO. 9 AS SHOWN ON A MAP FILED IN BOOK 14, PAGE 91, BOTH OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, TOGETHER WITH A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20 AND A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 3 WEST, SAN BERNARDINO MERIDIAN.

K & A ENGINEERING, INC. MAY, 2002

ROMOLA FARMS NO. 9

M.B. 14/91



CURVE DATA

NO.	RADIUS	DELTA	LENGTH
C1	100.00'	15°00'36"	26.20'
C2	1000.00'	00°47'03"	13.89'
C3	570.00'	10°08'24"	100.86'
C4	600.00'	10°08'24"	106.19'
C5	630.00'	10°08'24"	111.50'
C6	1950.00'	07°02'06"	66.29'
C7	1950.00'	01°52'54"	64.04'
C8	1950.00'	01°47'53"	61.01'
C9	1950.00'	02°01'48"	69.09'

NOTE:
SEE SHEET 4 FOR SHEET INDEX MAP, VICINITY MAP AND EASEMENT NOTES.
SEE SHEET 3 FOR SURVEYOR'S NOTES, BASIS OF BEARINGS AND MONUMENT NOTES.

TRACT NO. 28504-1
M.B. 359 11-16

RESOLUTION NO. 24-_____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MENIFEE, CALIFORNIA,
APPROVING THE COMEY VIEW COURT NAME CHANGE TO COMET VIEW COURT.**

WHEREAS, the City Council possesses the authority to rename an existing city street by resolution pursuant to Government Code Section 34091.1; and

WHEREAS, the Sun Ranch Community was originally approved prior to its incorporation into the City of Menifee; and

WHEREAS, Tract Map 28504, recorded August 16, 2004, created Comey View Court.

WHEREAS, the Community Development and Engineering Departments now recommend changing the street name from "Comey View Court" to "Comet View Court" for the lots located north of Turfwood Street, south of Rouse Road, east of Geary Street, and west of Lone Star Way (Exhibit A) due to a request from residents; and

WHEREAS, the City Council conducted a duly noticed public hearing on May 15, 2024; and

WHEREAS, changing an existing street name is exempt from review under the California Environmental Quality Act, pursuant to 14 Cal. Code Regs. 15061(b)(3), because it can be seen with certainty that there is no possibility that the name change in question will have a significant effect on the environment.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Menifee, California does hereby resolve, declare, determine and order as follows:

Section 1. That the City Council of the City of Menifee hereby resolves to approve the street name change for Comey View Court to "Comet View Court" for the for the lots located north of Turfwood Street, south of Rouse Road, east of Geary Street, and west of Lone Star Way, as shown in Exhibit A, pursuant to the authority vested in the City Council by California Government Code section 34091.1.

Section 2. That the City Clerk and Public Works Department are hereby directed to take whatever steps are required by law to notify the public of said name change, including providing any required notices, including to the County of Riverside pursuant to California Government Code section 34092, and to proceed to make physical improvements to the street that reflect the intent of this resolution.

PASSED, APPROVED AND ADOPTED this 15th day of May, 2024

Bill Zimmerman, Mayor

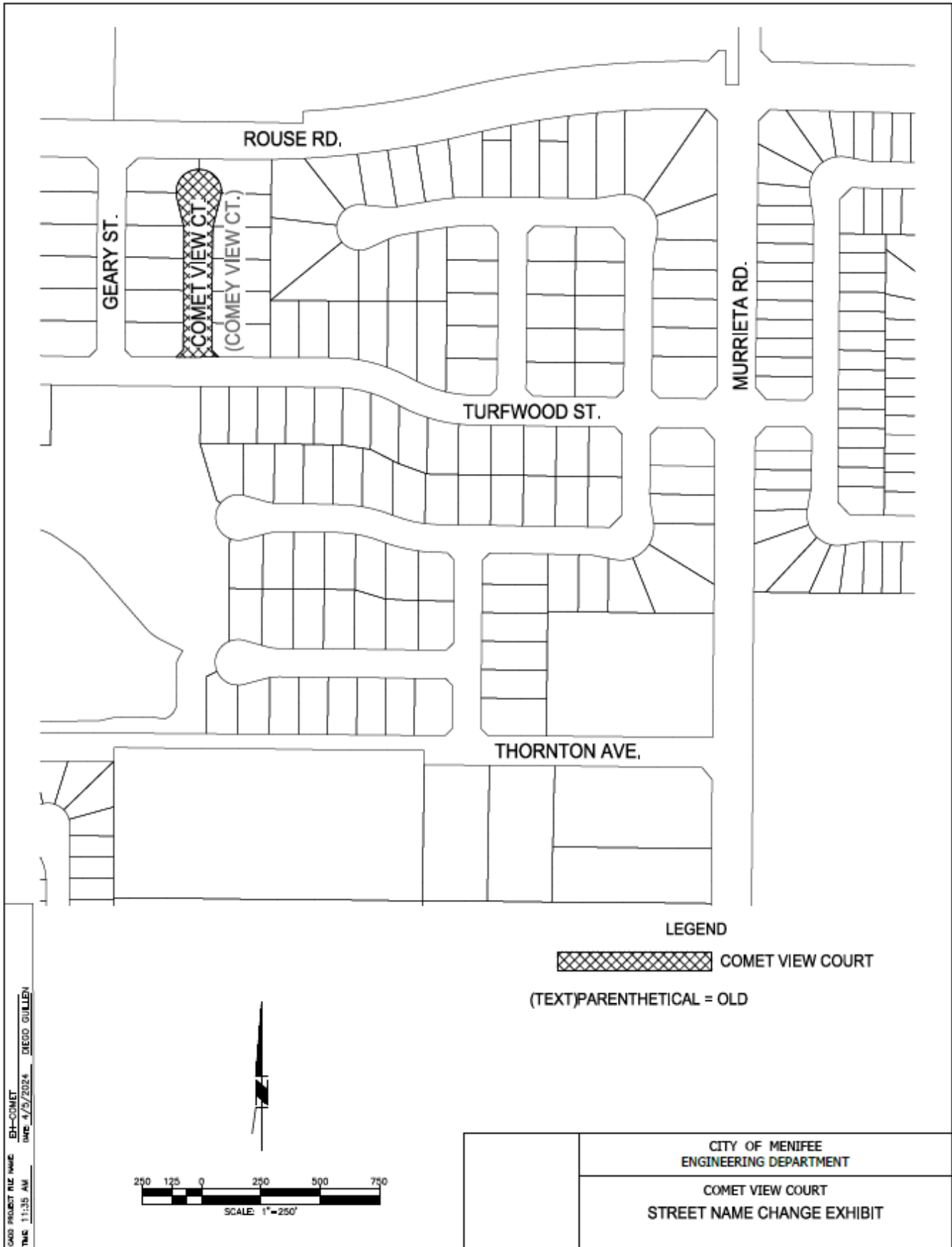
Attest:

Approved as to form:

Stephanie Roseen, Acting City Clerk

Jeffery T. Melching, City Attorney

EXHIBIT A.



From: [Cheryl Kitzerow](#)
To: [REDACTED]; [Craig Carlson](#); [Nicolas Fidler](#)
Cc: [REDACTED]; [Laura Sportelli](#)
Subject: RE: Comey View court vs Comet View Court
Date: Tuesday, April 2, 2024 8:34:41 AM

Thank you Ms. Stewart Wilson for the follow up. Staff is working on bringing back a formal item per the City Council's direction to maintain/go back to/confirm the Comet View Court street name. Once a Council date is confirmed we will send letter to all so you can attend – it will likely be in May.

From: [REDACTED]
Sent: Monday, April 1, 2024 6:29 PM
To: Craig Carlson <c Carlson@cityofmenifee.us>; Nicolas Fidler <nfidler@cityofmenifee.us>; Cheryl Kitzerow <ckitzerow@cityofmenifee.us>
Cc: [REDACTED]
Subject: Comey View court vs Comet View Court

You don't often get email from [REDACTED] [Learn why this is important](#)

[CAUTION]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Rebecca Stewart-Wilson, homeowner on Comet View Court in Menifee, CA.

On January 17, 2024 myself and neighbor Kile Stewart spoke at the 6 p.m. Menifee City Council meeting regarding Discussion Item 12.3 Comey View Court/Comet View Court - Sun Ranch Community Street Name Discrepancy.

Attached you will find a copy of the Petition signed by Comet View Court, Menifee, CA homeowners along with the written language they all received prior to signing, who are opposed to the Street name change.

We believe this should be sufficient information to stop the street name change, since it shows the majority of the homeowners are in agreement.

If there is a need to have the original signed petition presented, please let us know since I am not sure who to send this correspondence to. Also all homeowners will expect a notification of the next hearing on this issue.

Thank you for making this a priority on your agenda.

"If you love life, don't waste time, for time is what life is made up of."

Bruce Lee

Peace and Blessings to You!!  *Rebecca Stewart-Wilson, Illuminating Butterfly* 

**Petition from Sun Ranch Homeowners living on
Comet View Court, Menifee, CA**

Regarding Comey/COMET VIEW COURT Street Name Discrepancy

This petition is being circulated regarding the Street Name change from COMET VIEW COURT to Comey View Court that the City of Menifee posted during the month of June 2023. The change was made without notifying the residents on COMET VIEW COURT.

You were sent a letter on August 23, 2023, regarding this street name change and told to send any responses to the City's Building Official by Friday, September 8, 2023.

On Wednesday, January 17, 2024, your neighbor, Kile Stewart and I, Rebecca Stewart-Wilson, attended the City Council meeting to present our concerns and opposition to the street name change, citing the hardship created for residents to change every legal and licensing document currently using COMET VIEW COURT. Given our concerns, the Council tabled the vote until a future meeting.

As the residents on COMET VIEW COURT, we must present a United Agreement that we want the street name to permanently remain COMET VIEW COURT. If you agree, please fill in the information on the following page. This Petition will be delivered to Cheryl Kitzerow, Community Development Director, City of Menifee. We should be receiving a notice about the meeting date when this discussion will come back on the floor for a vote.

If you have questions, please feel free to speak with Kile [REDACTED] or me, Rebecca [REDACTED].

Sun Ranch Home Owners Association

Rebecca Stewart-Wilson, Sun Ranch Owner

	Name (printed)	Address	Phone #	Email	Signature
1		27024 Comet View		Wiliam [unclear]	[unclear]
2		27051 COMET VIEW			
3		27036 Comet View Court			
4		27048 comet view ct.			
5		27075 comet view ct			
6		27084 COMET VIEW CT			
7		27060 Comet View Ct			
8		27063 comet ^{VR} ct			
9		27027 comet view ct			
10		27039 Comet View ct			
11		27079 Comet View COURT			
12					

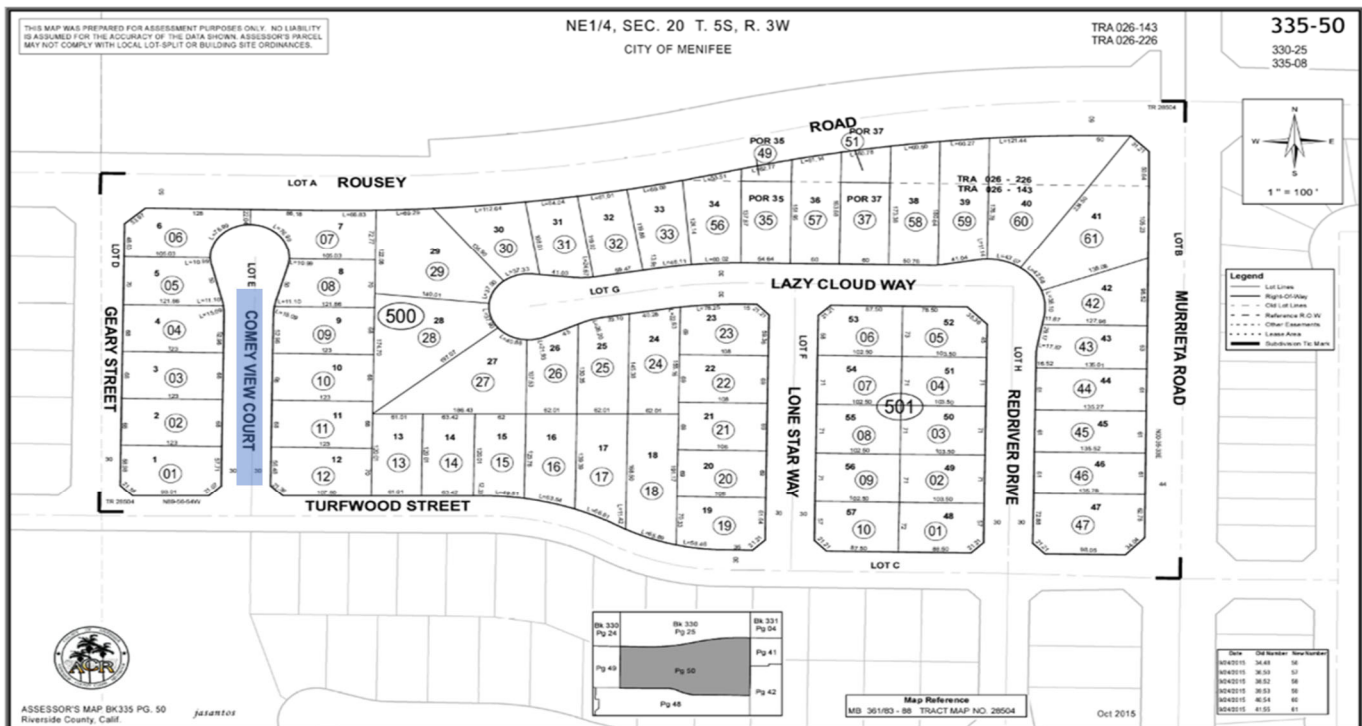


NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A STREET NAME CHANGE

TIME OF PUBLIC HEARING: 6:00 PM, or as soon thereafter as possible
DATE OF PUBLIC HEARING: May 15, 2024
PLACE OF PUBLIC HEARING: **Menifee City Council Chambers**
29844 Haun Road, Menifee, CA 92586

A PUBLIC HEARING has been scheduled, pursuant to the City of Menifee Municipal Code, before the **CITY OF MENIFEE CITY COUNCIL** to consider adopting a Resolution to approve the street name change from "Comey" View Court to "Comet" View Court in the Sun Ranch Community of Menifee, California.

Location: North of Turfwood Street, south of Rouse Road, east of Geary Street, and west of Lone Star Way.



Any person wishing to comment on the proposed street name change may do so in writing between the date of this notice and the public hearing. All comments must be received prior to the time of public hearing. All such comments will be submitted to the City Council, and the City Council will consider such comments, in addition to any oral testimony, before making a decision on the proposed Resolution.

If this Resolution is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the City Council may amend, in whole or in part, the proposed Resolution.

For further information regarding this Resolution or to provide written correspondence, please contact Laura Sportelli, at (951) 723-3795 or e-mail lsportelli@cityofmenifee.us or go to the City of Menifee's agenda web page at <http://www.cityofmenifee.us>. Please send all written correspondence to:

THE CITY OF MENIFEE COMMUNITY DEVELOPMENT DEPARTMENT – BUILDING DIVISION
Attn: Laura Sportelli, Management Analyst
29844 Haun Road
Menifee, CA 92586