ATTACHMENT NO. 6
COMMUNITY OUTREACH

October 6, 2025

Jeff Anderson
City of West Covina, Planning Division
1444 West Garvey Avenue South
West Covina, CA 91790

Re: Del Norte Community Outreach Recap

Dear Mr. Anderson,

Meritage Homes held three community outreach meeting for the Del Norte project on Wednesday July 8th, Wednesday August 13th, and Thursday August 21st, 2025. Two of the meetings were held onsite in the multipurpose room at 1501 W Del Norte St. Notices for the meeting were mailed out at least 10 days prior and included a FAQ flyer and save the date card in both (a mailing list and radius maps is included as a separate attachment for your records). The third outreach event was at Councilmember Brian Guiterrez's Town Hall hosted at City Hall.

The first community meeting had 8 attendees sign in. The second meeting had 26 attendees sign in. The format for the meeting was "open house" style with various representatives from Meritage Homes as well as our civil engineer, architect, landscape architect, and traffic consultant present to share about the project and answer any questions that came up. Both meetings held in the multipurpose room on site had boards showing a site context map, the conceptual site plan, civil grading plan, conceptual elevations, conceptual landscape plans, and some information about Meritage were set up to speak to in addition to have several copies of the recent entitlement plan set.

Questions and comments presented at the first two meetings were focused on a variety of topics including:

- Traffic
- Guest Parking (On-site and along N Nora Ave and W Del Norte St)
- Gating/fencing
- Pricing estimates
- When homes would be available for purchase / interest list sign up
- If items from the school will be donated before demo

The outreach event hosted by Councilmember Guiterrez format was different from our other events. At this event Meritage presented a PowerPoint presentation and followed that with a question and answer period. This event also included presentations from other city agencies. Attendees at this meeting had similar comments and concerns to the attendees of the first two meetings.

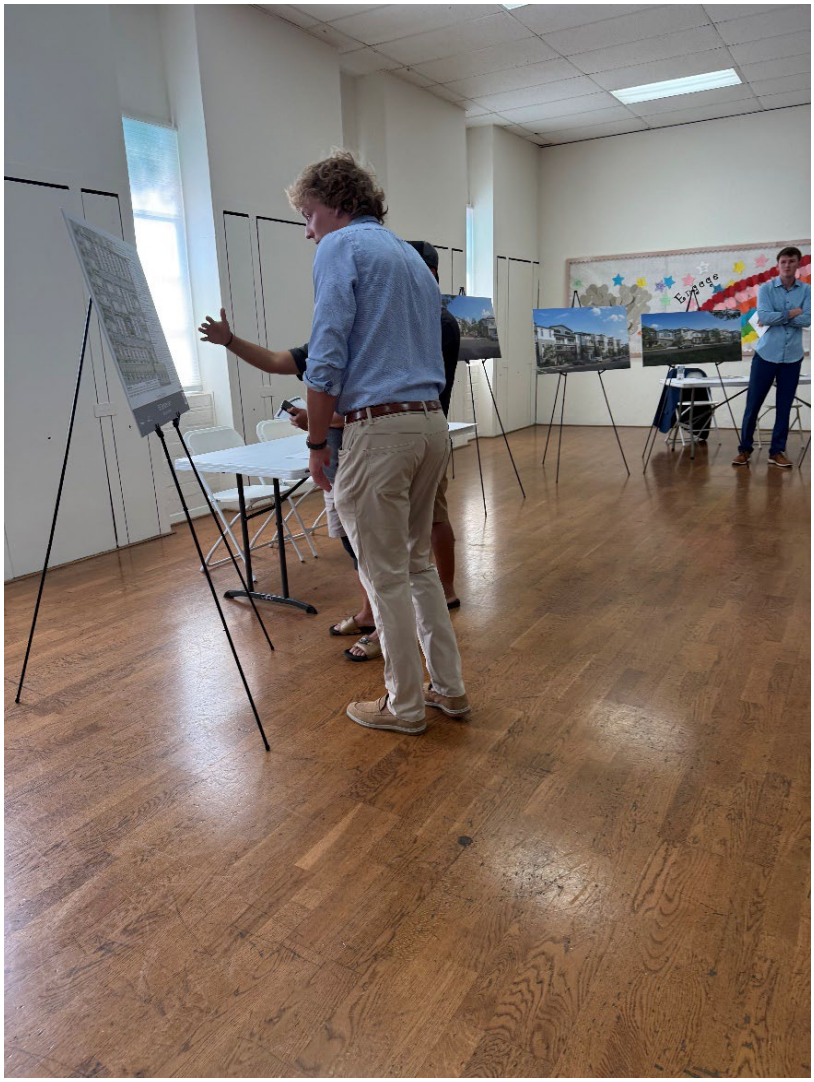
- Congestion
- Removing two fields from Little League access
- More guest parking on-site
- Pricing and unaffordability
- Not enough amenities per the density

ATTACHMENT NO. 6
COMMUNITY OUTREACH

Below are photos of the set up as well as photos from the events.

Meeting #1 (Meritage Community Meeting July 8)

ATTACHMENT NO. 6
COMMUNITY OUTREACH



Meeting #1 (Meritage Community Meeting July 8)

ATTACHMENT NO. 6
COMMUNITY OUTREACH

Meeting #2 (Meritage Community Meeting August 13)

Meeting #2 (Meritage Community Meeting August 13)

Meeting #3 (Councilmember Gutierrez's Town Hall August 21)

Meritage Homes believes that the housing proposed by this project provides the type of workforce housing that is desperately needed in the region and throughout the state. We are excited for the opportunity to bring this project to the City of West Covina and look forward to working with City staff to get this approved.

Sincerely,

Louisa Feletto
Forward Planning Manager
MLC Holdings, Inc.