



April 10, 2026

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 has conducted a comprehensive and iterative community outreach program for the Del Norte School Site project beginning in July 2025 and continuing through March 2026. Outreach efforts were designed to inform surrounding residents, solicit meaningful feedback, and respond to community questions through multiple engagement formats. These formats included mailed notifications, on-site open house meetings, formal presentations, and City-hosted Town Hall meetings. Outreach methods evolved over time to reflect increasing community interest and feedback regarding preferred meeting formats.

A total of five (5) public outreach meetings have been held to date, with increasing attendance and expanded notification radii. Project representatives consistently included Meritage Homes staff and key consultant team members to ensure the community received accurate and detailed responses.

1. Community Open House – July 8, 2025
 - Location: On-site Multipurpose Room, 1501 W. Del Norte Street
 - Format: Informal open house with project stations
 - Attendance: 8 signed in

Notices were mailed at least ten (10) days prior to the meeting and included a save-the-date card and FAQ flyer distributed within the surrounding neighborhood radius.

The meeting was held in an open-house format to encourage one-on-one conversations with project team members. Attendees were able to review display boards showing a site context map, conceptual site plan, civil grading plan, architectural elevations, landscape concepts, and copies of the entitlement plans.

Questions and comments focused on:

- Traffic impacts
- Guest parking availability (on-site and along N. Nora Avenue and W. Del Norte Street)
- Gating and fencing
- Preliminary pricing estimates

2. Community Open House – August 13, 2025

- Location: On-site Multipurpose Room, 1501 W. Del Norte Street
- Format: Informal open house with staffed display boards
- Attendance: 26 signed in

This meeting followed a similar format to the July open house and was noticed using the same mailed outreach strategy. Increased attendance reflected growing neighborhood awareness and interest.

Discussions reiterated many of the July concerns, with continued dialogue related to:

- Traffic impacts
- Guest parking availability (on-site and along N. Nora Avenue and W. Del Norte Street)
- Gating and fencing
- Preliminary pricing estimates
- Timing of home availability and interest list sign-ups
- Potential donation of existing school-site items prior to demolition
- Project phasing and schedule

3. City Council District Town Hall – August 21, 2025

- Location: West Covina City Hall
- Host: Councilmember Brian Gutierrez
- Format: Formal presentation with Q&A

Meritage Homes participated in a Town Hall meeting held by Councilmember Gutierrez that included presentations from multiple City departments. Meritage delivered a PowerPoint presentation followed by a structured question-and-answer period.

Community comments included:

- Traffic congestion in the surrounding area
- Removal of Little League fields and access concerns
- Requests for increased on-site guest parking
- Housing affordability concerns
- Perceived lack of amenities relative to project density

4. City Council District Town Hall – February 19, 2026

- Location: West Covina City Hall
- Host: Councilmember Brian Gutierrez
- Format: Formal presentation with Q&A

Meritage Homes participated in a second Town Hall hosted by Councilmember Gutierrez to provide a project update to the district. This included a presentation by Athens Services before pivoting to the Del Norte project where we focused on refinements to the project design and highlighted changes related to open space dedication. Community members were provided an update on how previous input was being addressed and had the opportunity to ask follow-up questions.

5. Community Presentation – March 4, 2026

- Location: On-site Multipurpose Room, 1501 W. Del Norte Street
- Format: Formal presentation followed by Q&A
- Attendance: 45 signed in

For this meeting, Meritage expanded the notification radius to include neighborhoods further north of Del Norte Park and west of the project site. A redesigned postcard-style mailer was used to increase visibility. Councilmember Brian Gutierrez attended the meeting. Meritage changed the format for this meeting, presenting a formal presentation that provided a detailed overview of revised project features, including open space retention and recreational amenities.

Questions and comments received included:

- Quantity of nearby two-story developments
- Availability of RV parking (not proposed)
- Whether the proposed pool could be replaced with a public park
- How the project would benefit Del Norte Park
- Dog park availability (existing dog park located in Del Norte Park)
- Police and fire service funding through Development Impact Fees
- Duration and timing of such fees (one-time fee)
- Construction start timeline (approximately 6–12 months following City Council approval)
- Construction debris controls and Tier 4 compliance per IS/MND
- Parking availability for Little League users
- Traffic analysis at Pacific Lane
- Union labor participation (not proposed)
- Process for increasing City impact fees

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.