

Notice of Determination

To:

☐ Office of Land Use and Climate Innovation

U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☐ County Clerk

County of: Los Angeles

12400 Imperial Hwy.

Address: Norwalk, CA 90650

From:

Public Agency: City of West Covina

Address: 1444 West Garvey Avenue S
Room 208
West Covina, California 91790

Contact: Arturo Cervantes

Phone: (626) 939-8422

Lead Agency (if different from above):

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025101508

Project Title: 1501 Del Norte Street Residential Project

Project Applicant: Louisa Feletto, MLC Holdings, Inc (Meritage Homes)

Project Location (include county): 1501 Del Norte Street, West Covina, Los Angeles County, California,
91790 (Assessor Parcel Number (APN) 8458-020-901)

Project Description:

The project includes a General Plan Amendment, a Zone Change (Specific Plan), a Precise Plan, a Tentative Tract Map, and a Tree Removal Permit. The proposed project would include the demolition of the existing buildings and structures on the project site (requiring a demolition permit); followed by construction of 34 two-story, single-family detached homes and 198 three-story, attached townhomes, for a total of 232 homes. The project site is 13.62- acres, of which 11.74 acres would be developed for residential uses and common space, a 1.45-acre existing baseball field would be dedicated to the City, and the additional 0.37 acres would be used as an extension and dedication of West Del Norte Street from its current terminus east to North Sunset Avenue. The detached single-family homes would be two stories with a maximum height to peak of roof of 24 feet, 6 inches and include three- and four-bedroom homes. These two-story single-family homes would include a private yard, two-car, side-by-side garage, and a driveway, two cars in width, and would serve as a buffer between the proposed project and the existing single-family homes along North Nora Avenue and West Del Norte Street. The attached townhomes would be three stories (maximum height to peak of roof of 37 feet 10 inches) and include a mix of two- to four-bedroom homes. Each townhome unit would contain private open space in the form of a porch and/or deck totaling approximately 27,467 square feet (sf) of private open space. Each of the residential units would include a two-car garage (for a total of 464 enclosed parking spaces) and there would also be 66 uncovered parking spaces provided for guest parking, resulting in 530 total parking spaces, which would be distributed throughout the community. Construction of the proposed project is anticipated to occur over an approximately two-year period, beginning in January 2027 and ending in January 2029. Construction would occur Monday through Friday between the hours of 7:00 a.m. and 8:00 p.m. pursuant to West Covina Municipal Code construction standards. Construction staging would occur within the project site boundaries.

This is to advise that the City of West Covina has approved the above

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

(☒ Lead Agency or ☐ Responsible Agency)

Described project on June 16, 2026 and has made the following determinations regarding the above described project.
(date)

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
☐ An Addendum to the EIR was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final IS/MND with comments and responses, and record of project approval, is available to the General Public at West Covina City Hall, Planning Division:
1444 West Garvey Avenue S, Room 208, West Covina, California 91790

Signature (Public Agency): 		Title: DEPUTY DIRECTOR COMMUNITY DEVELOPMENT	
Date: June 16, 2026	Date Received for filing at OPR		