

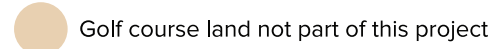
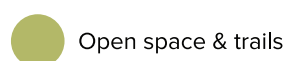
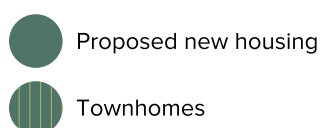


Royal Vista Residential Project Information

The land for the Royal Vista Golf Club is currently split between multiple landowners who lease it to a course operator. Unfortunately, the Royal Vista Golf Club has struggled to remain profitable and can no longer afford to maintain all 27 holes. (An agreement to operate it as a golf course expired in 2016.)

Knowing this, the owners of the eastern section of the course are interested in rededicating their portion of the land to badly-needed housing, open space, and trails. The plan includes 200 single-family detached homes, 58 duplex homes, 30 triplex homes, and 72 townhome units, with wide, landscaped recreational trail areas separating the new development from existing neighboring homes. The plan provides a range of new housing options for local families, including an affordable housing component.

The Royal Vista clubhouse and remainder of the golf course would be unaffected by this plan, while most of the project's immediate neighbors would retain views of maintained green space and new open spaces. Given the inevitable changes to the Royal Vista Golf Club, it is a solution created with the desire to preserve Rowland Heights' community character and respect its existing neighborhoods.



Four Touchstones

Royal Vista Golf Club is closing operations

It's not a secret that for some time the golf course has been struggling, unable to afford needed course and clubhouse improvements and the land leases on all 27 holes. Royal Vista Golf Club is now operating on a month-by-month basis, temporarily subsidized by their landowners.

This development would only affect the eastern part of the course; the rest of the land and the clubhouse are owned by others and is not a part of the Royal Vista Residential Project.

The area needs new housing for families and workers

Even as the Rowland Heights area continues to prosper economically, it's falling further behind in providing enough new homes for professionals and families. The project's diverse range of for-sale houses, duplexes, triplexes, and townhomes would meet a variety of homebuyer needs—and includes an affordable housing component. As part of its investment in the area's future, it also funds improvements to public streets and sidewalks and upgrades street lighting and landscaping.

1/3 of the land dedicated to publicly accessible open space and trails

With over 28 acres of publicly accessible open space and wide greenway trails buffering them from the new homes, most of the adjacent neighbors will retain their private green views. The paseo recreational trail system / linear walking park will stretch over two miles and feature trees and extensive landscaping on either side. It minimizes the footprint of the new homes and honors the view of existing homeowners.

Repurpose the land for the community's broadest benefit

As this portion of Royal Vista Golf Club changes, it creates opportunities for the community to weigh in on how Rowland Heights should evolve, too. In proposing homes that are much more compatible with existing neighborhoods, this project put into practice past lessons from other, higher-density proposals. We will continue to listen, too, holding community meetings, providing FAQs on our website, and participating in public meetings and hearings.



Find out more at

royalvistaresidential.com

A new walkable community in Rowland Heights