



## ABOUT ALDEA

Named after the Spanish word for “village,” Aldea is a thoughtfully planned and proposed community that includes 140 new, for-sale single family homes and creates community benefits for Escondido.

Aldea is located on a property that has long been planned for development in the southeast Escondido community. The gated community will feature large landscaped horizontal and vertical setbacks from neighboring homes and a variety of high-quality amenities for new residents. Ranging in size from 1,700-2,450 square feet each, new homes will feature a contemporary coastal style, combining timeless design with modern living.



## COMMUNITY BENEFITS & FEATURES

- **Contributing more than \$8 million** in fees for local road, school, public safety, and park investments in Escondido.
- **Expanding the public sewer service area**, which will create future opportunities for some existing neighbors that are on septic systems to connect into the city sewer system.
- **Construct and maintain a new onsite sewer lift station**, which will support future sewer infrastructure expansion in the area.
- **Increasing tax revenue for the City of Escondido**, which will help reduce growing budget shortfalls and fund essential services for residents.
- **Providing new, for-sale housing** to attract new—or retain existing—homeowners in Escondido.
- **Maximizing sustainability** with rooftop solar panels and the latest energy efficiency design features to reduce environmental impact.

## BEGINNING SOON: COMPREHENSIVE ENVIRONMENTAL REVIEW

Aldea is currently in the early stages of planning and design. In the coming months, the City of Escondido will begin a comprehensive environmental review process under the California Environmental Quality Act (CEQA). As part of that public process, an Environmental Impact Report (EIR) will be developed and circulated for public review and comment. **Extensive studies and reports about traffic, views, water, public safety, and other topics will be conducted and included in the EIR.**

## ANNEXATION: COUNTY OF SAN DIEGO TO CITY OF ESCONDIDO

The Aldea property is currently located in the County of San Diego but in the “sphere of influence” for the City of Escondido. This property has long been planned for residential development and to become part of the City of Escondido through a process called annexation. As part of an annexation, the City of Escondido's public sewer service will be expanded to include the Aldea site. This creates potential opportunities for some existing neighbors near the Aldea site to participate in the annexation and access public sewer service in the future as well.



### TIMELINE

**EARLY 2025**  
Planning and Design

**MID 2026- LATE 2026**  
City of Escondido Hearings  
Planning Commission and City Council

**MID 2027**  
Permitting, Final Engineering  
and Plan Check

**MID 2025 - MID 2026**  
Environmental Review  
California Environmental Quality Act (CEQA)

**LATE 2026 - EARLY 2027**  
Local Area Formation Commission  
(LAFCO) Hearing(s)

**EARLY 2028+**  
Construction Begins

## FOR MORE INFORMATION

Have questions or want to learn more about Aldea? Please reach out to the project team at [info@aldea-escondido.com](mailto:info@aldea-escondido.com) or visit [aldea-escondido.com](http://aldea-escondido.com)