## Aldea Community Open House June 18, 2025



### WEDNESDAY, JUNE 18, 2025

5 p.m. - 6:30 p.m.

#### EAST VALLEY COMMUNITY CENTER

2245 East Valley Parkway Escondido, CA 92027

Please RSVP to info@aldea-escondido.com

www.Aldea-Escondido.com

# Agenda:



## Brief Presentation (Oscar)

## Workshop

- 1) Architecture and Design (Keegan)
- 2) Traffic (Renald)
- 3) Process /Annexation/Schedule (Brooke)
- 5) Community Benefits (Ken)

## Adjourn





### Background



#### 2021-2023

Purchased property and began County of San Diego application process.



Submitted initial plans for 476-unit apartment project to County of San Diego.

#### **Late 2023**

Identified
need for
sewer and
opportunity to
process
through City
of Escondido.

### 2024

Pivoted to pursue annexation and proposed single-family homes.

### **Early 2025**

Worked
through initial
City input,
lowered
project size,
and conducted
outreach.



## Our Vision









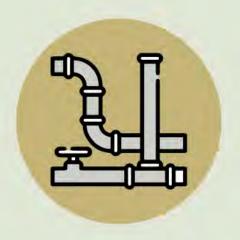
### Initial Benefits & Features



**\$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.

### Initial Benefits & Features



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.



City Planning Process & Comprehensive Environmental Review (CEQA)

Community Outreach & Engagement

**Public Hearings & Approvals** 



Thank you!