

# Aldea

## Community Open House

June 18, 2025

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**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](mailto:info@aldea-escondido.com)

[www.Aldea-Escondido.com](http://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













## **2021-2023**

Purchased property and began County of San Diego application process.



## **Mid-2023**

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



**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.



# 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.



# What's Next



**City Planning Process &  
Comprehensive  
Environmental Review (CEQA)**

**Community Outreach &  
Engagement**

**Public Hearings & Approvals**





Thank you!