



Creekside Village

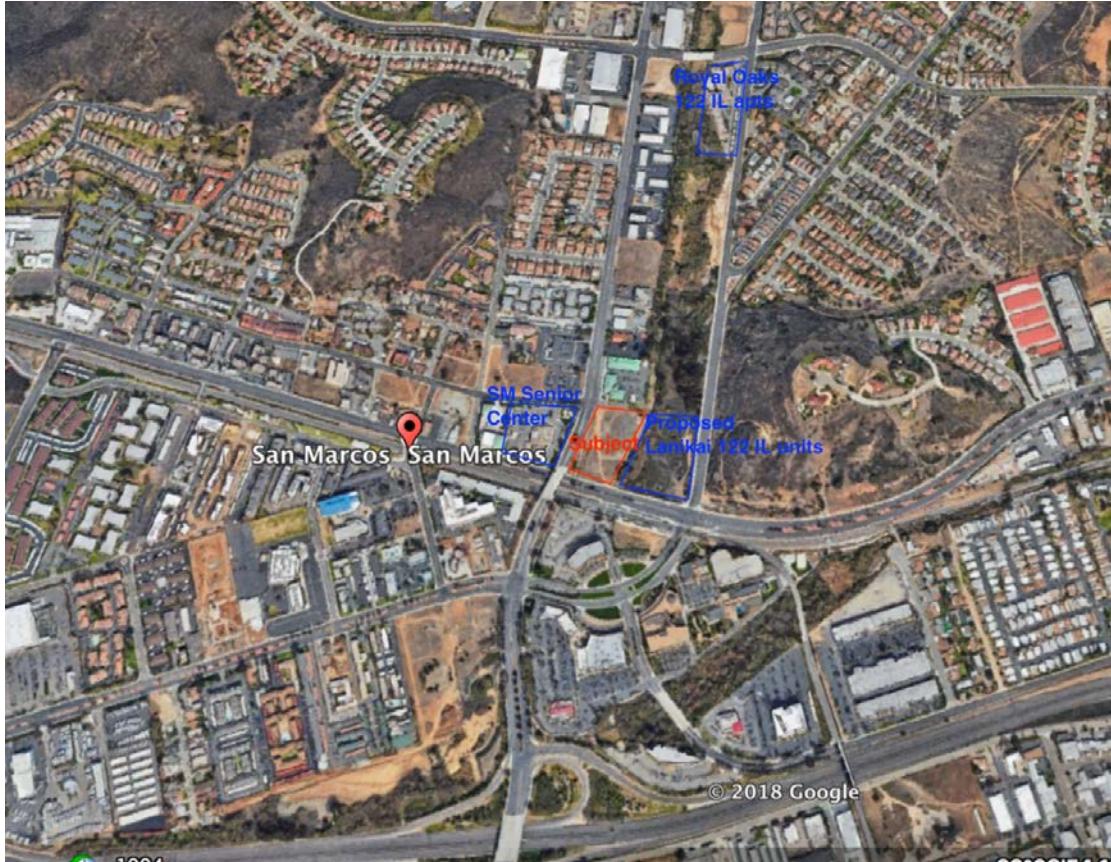
Assisted Living and Memory Care

BREAKERS
REAL ESTATE

San Marcos, CA

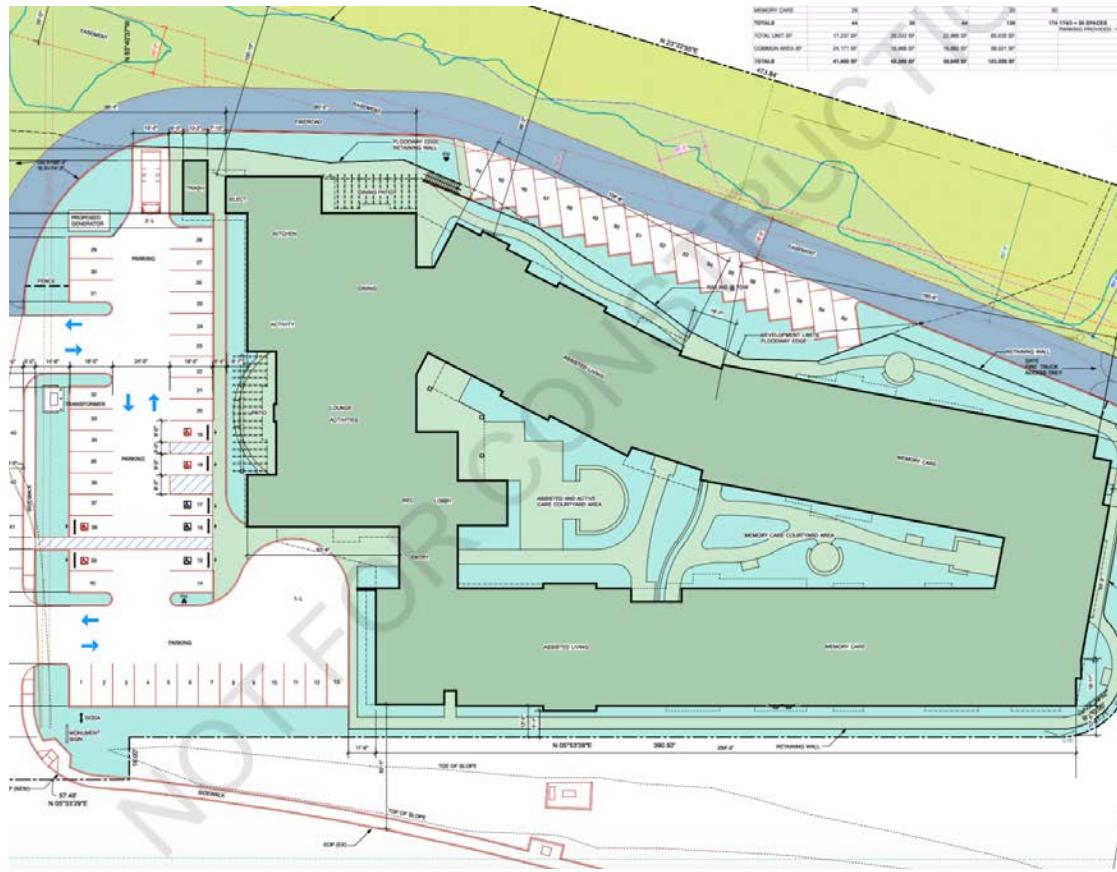
Background

Breakers Real Estate is a full-service Senior housing development company with a focus on Active, Independent, Assisted Living and Memory care communities. The Breakers team has worked collectively to develop and manage a comprehensive array of Senior focused properties throughout the Western states. Our current portfolio has built or is currently in the planning/development stages for over 550+ Senior living beds.



Location

- Located on NE corner of Twin Oaks Valley Rd. and Mission Blvd.
- Adjacent to the Civic Center, Library, Sprinter Station, Bus Station, restaurants, and easy access to 78 freeway.
- Ideally located next to the San Marcos Senior Center.
- Adjacent to the proposed 115-unit Lanikai Senior Independent Living project.
- Close in proximity to other Senior Living properties creating synergy and Senior living continuum.



Project Summary

- Total Area: 3.78 acres
- Zoning: Commercial
- Specific Plan: Heart of the City SP
- Building: 138 units, (109 AL, 29 MC) 121,556 sf
- Features: Roof top Deck and Bistro, walking gardens, multiple patios and walking paths, outside dining, theatre, libraries, activity rooms, central restaurant and dining, salon, gym and more.
- Landscape Area: 37,070 sf
- Natural Landscape Area: 31,016 sf
- Parking Stalls: 60
- Loading Zones: 3
- EV Parking: 3

Creekside Village- North and West Elevations



NORTH ELEVATION



WEST ELEVATION

Creekside Village- South and East Elevations



EVATION

Creekside Village- North Elevation



Creekside Village- East Elevation

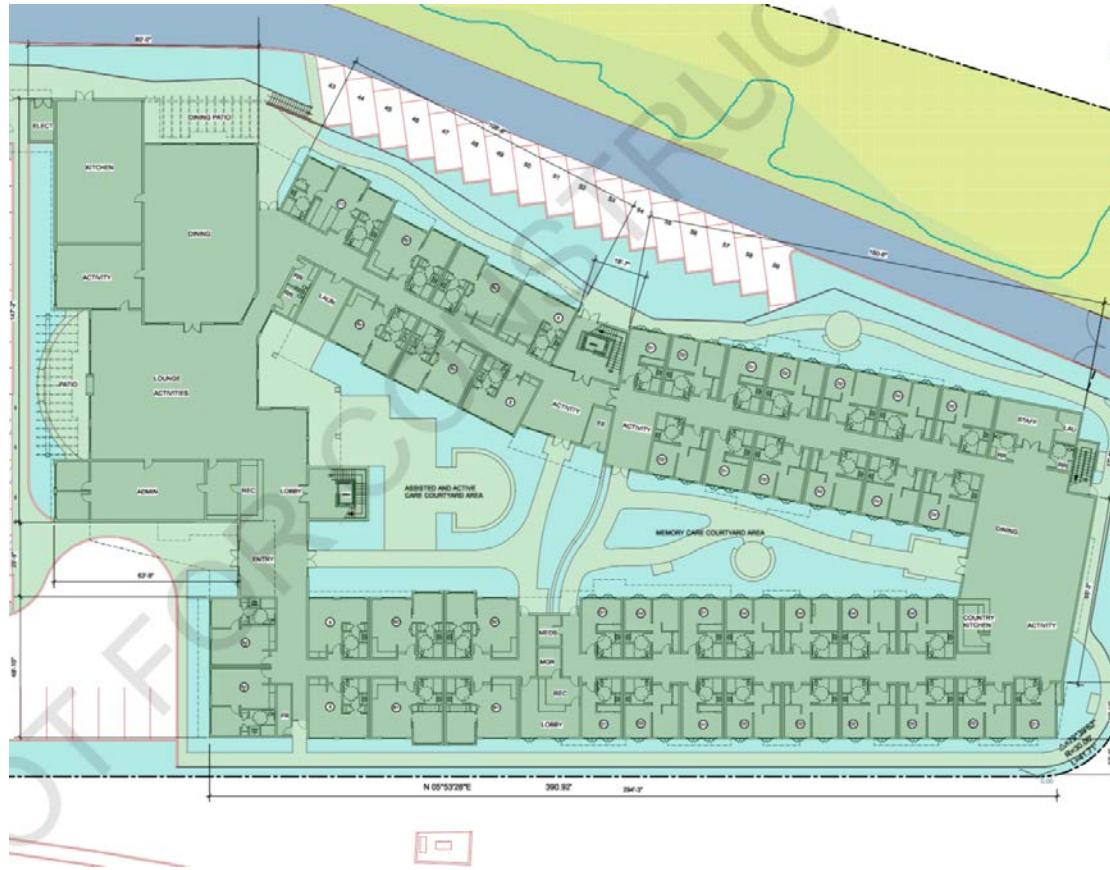


Creekside Village- South Elevation



Creekside Village- West Elevation





First Floor

- Convenient pick-up/drop off turnaround by front entrance.
- Numerous lounge and activity centers.
- Three outdoor patio locations for AL including outdoor fire-place.
- On-site restaurant /dining, catering to each resident's dietary needs.
- Beautifully manicured interior courtyard with sitting patios and walking paths.
- Walking path around the building with exercise stations.
- Memory Building includes separate Garden, patios, walking paths, dining room, activity centers, country kitchen and more.



Second Floor

- Second floor amenities include a beauty salon, movie theater/chapel, library, lounge with deck, activity room with deck and business center.
- Interior walking path around the building.
- Two elevators for resident convenience.
- Laundry rooms for staff and resident use.



Third Floor

- Additional amenities provided on the Third floor include a gym, library, lounge with deck, and full-service Bistro serving breakfast and lunch.
- Interior walking path around the building.
- Two elevators for resident convenience.
- Laundry rooms for staff and resident use.
- Roof top deck with landscaping, raised gardens and exterior fire-place for residents to enjoy.



- The project will be using trees/plants to match adjacent riparian area such as Coast Live Oaks and California Sycamore trees.
- Planting approximately 50+ new trees.
- Most plants/shrubs are drought resistant and will require low or very low water usage .
- Roof top deck includes a shade tree, raised gardens and other plants.
- Landscape enhancement along Mission Ave sidewalk.

Landscaping

CEQA Compliance Overview

Sophia Habl Mitchell
Sophia Mitchell & Associates

CEQA Compliance

- Mitigated Negative Declaration prepared
- Technical Reports
 - Biological Resources
 - Air Quality
 - Greenhouse Gas
 - Noise
 - Cultural Resources
 - Water/Sewer Study

Summary of Impacts

- Biological Resources
 - Sensitive habitat, sensitive species, migratory birds, indirect impacts
- Cultural Resources/Tribal Cultural Resources
 - Unidentified cultural resources
- Geology/Soils
 - Expansive Soils and potential for paleontological resources

Summary of Impacts

- Noise
 - Elevated noise at some open deck and/or balconies of future residences
 - Potential for elevated interior noise levels
- Public Services
 - Increase in demand for fire and police services
- Transportation
 - Contributes to City-wide traffic

Summary of Public Review

- Circulated for 30 days (3 letters received)
 - California Department of Fish and Wildlife
 - San Diego Archaeological Society
 - Rincon Band of Luiseno Indians

CEQA Summary

- MND adequately discloses the environmental impacts of the project
- Mitigation measures will reduce all environmental impacts to below a level of significance

Project Benefits

- Creekside will be the first Assisted living project built in the City since the 1980s
- Market Research performed by Healthtrust Advisors suggests that there is high demand for new assisted living and memory care units in the primary market area.
- Creekside will add approximately 100+ new jobs to the community.
- Project provides very minimal traffic and environmental impact to the surrounding areas.
- Completes a senior living destination hub for the community.