

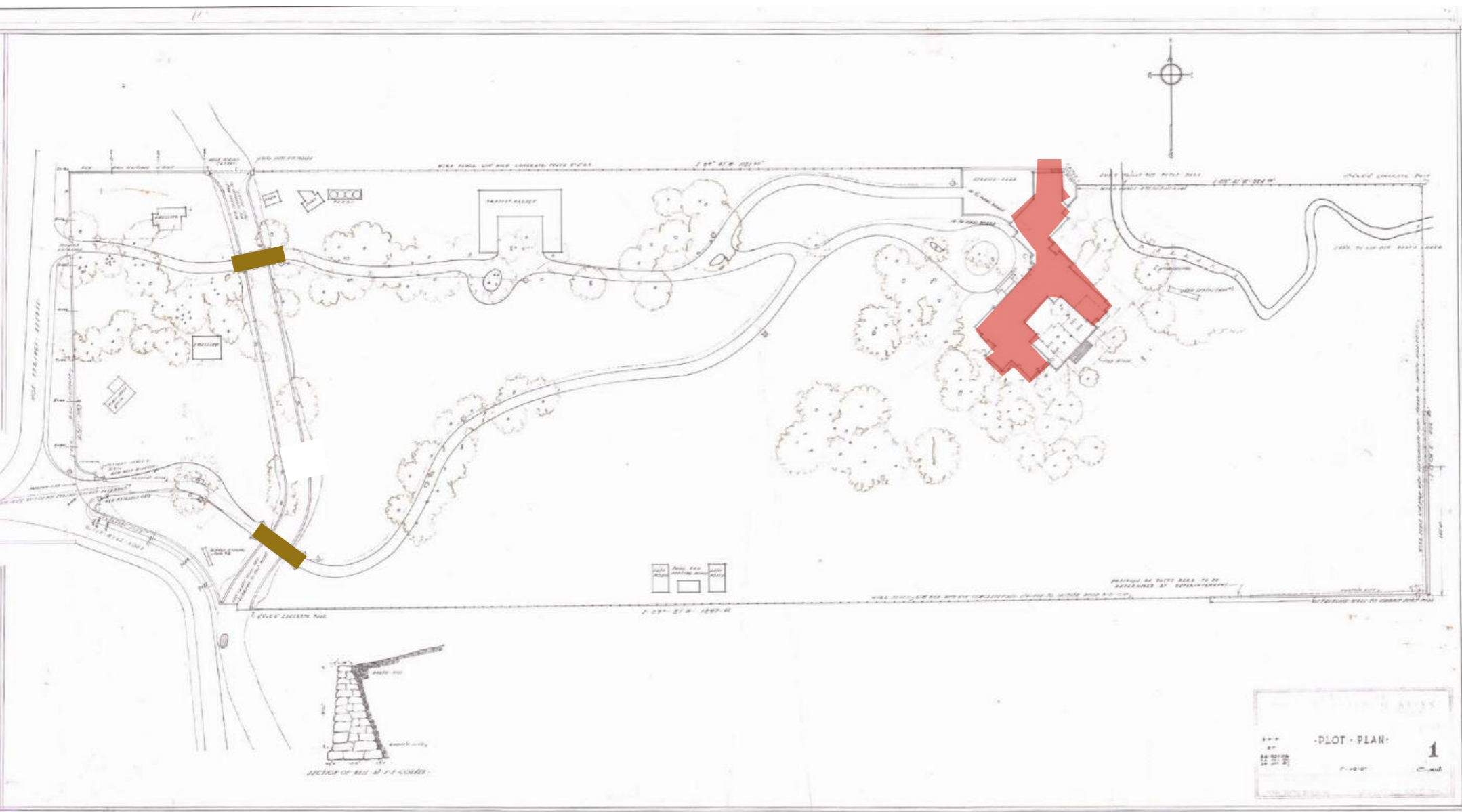
CASA DORINDA

Master Plan

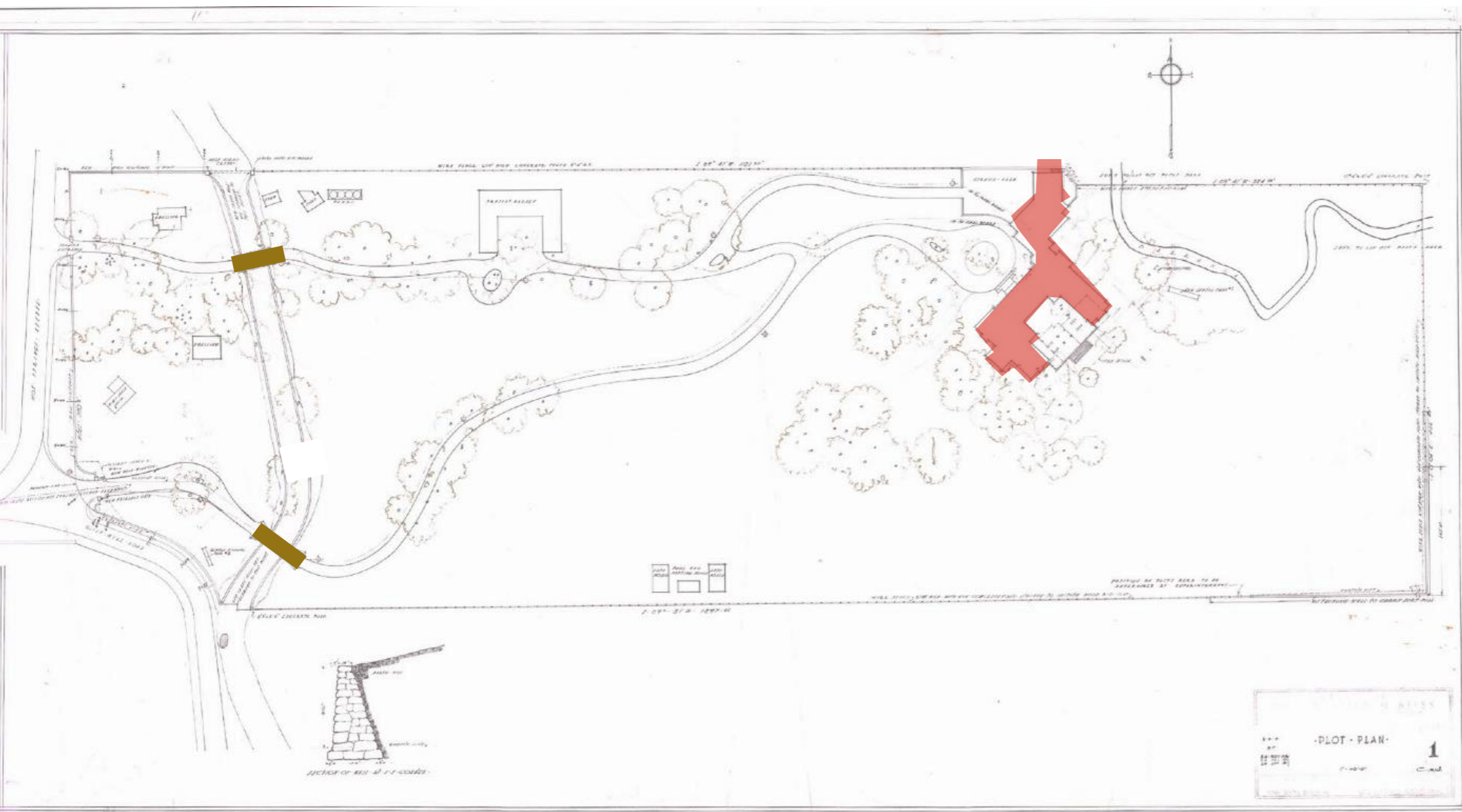








CARLETON WINSLOW SR. SITE PLAN of 1917



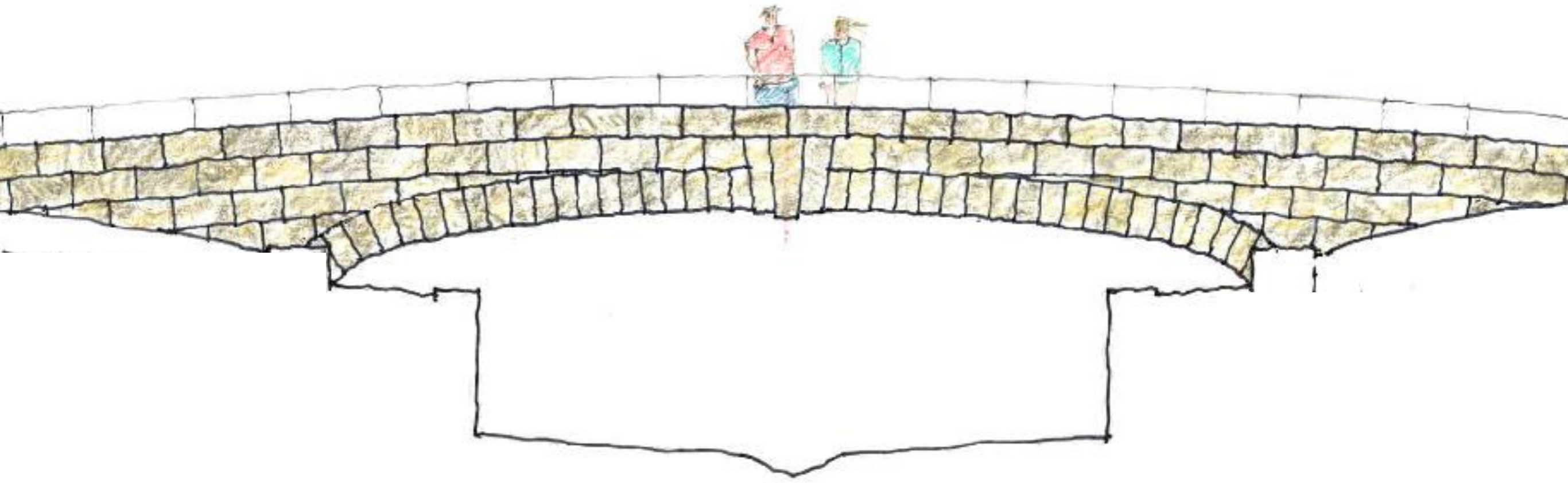
CARLETON WINSLOW SR. SITE PLAN of 1917



Image U.S. Geological Survey

GOO

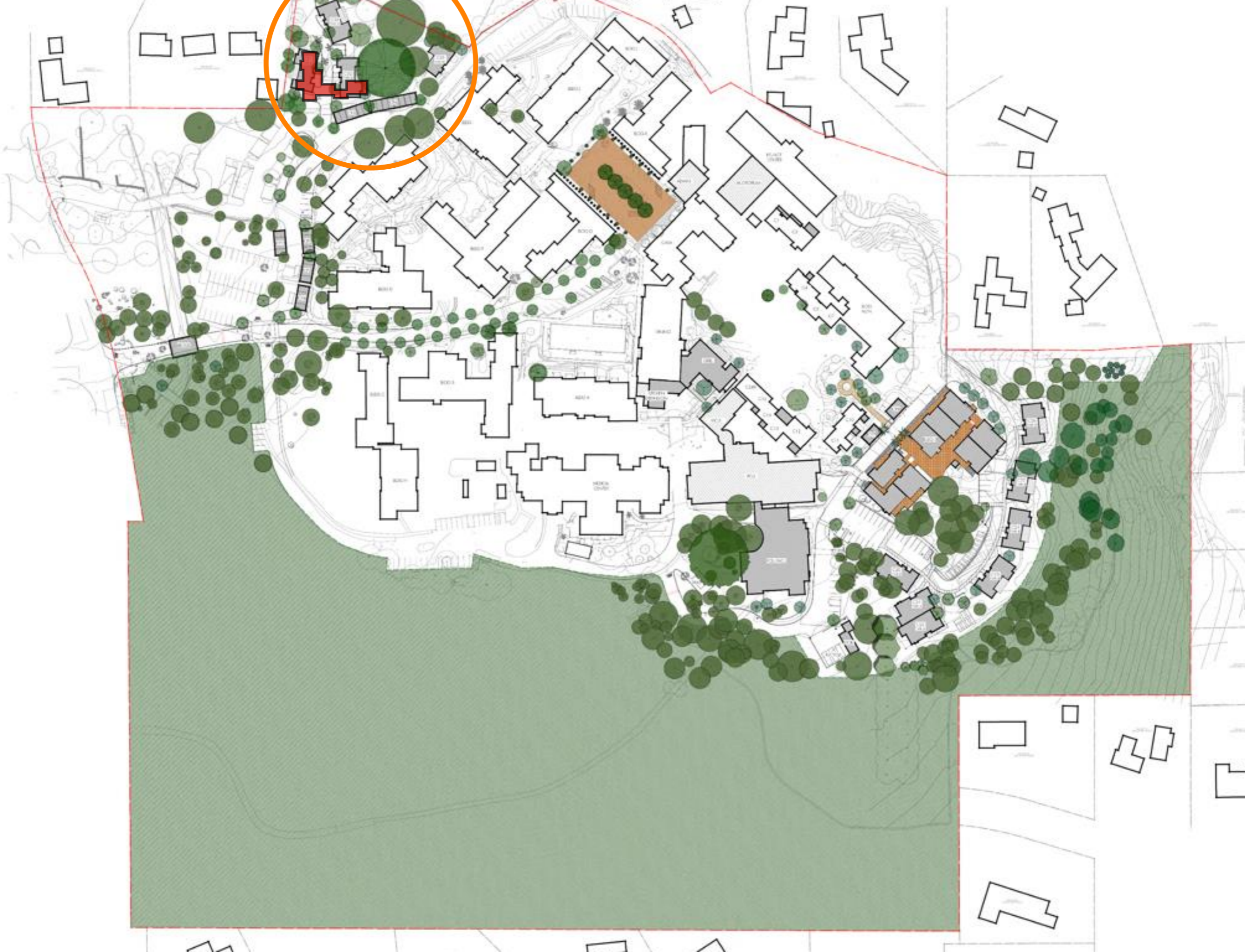










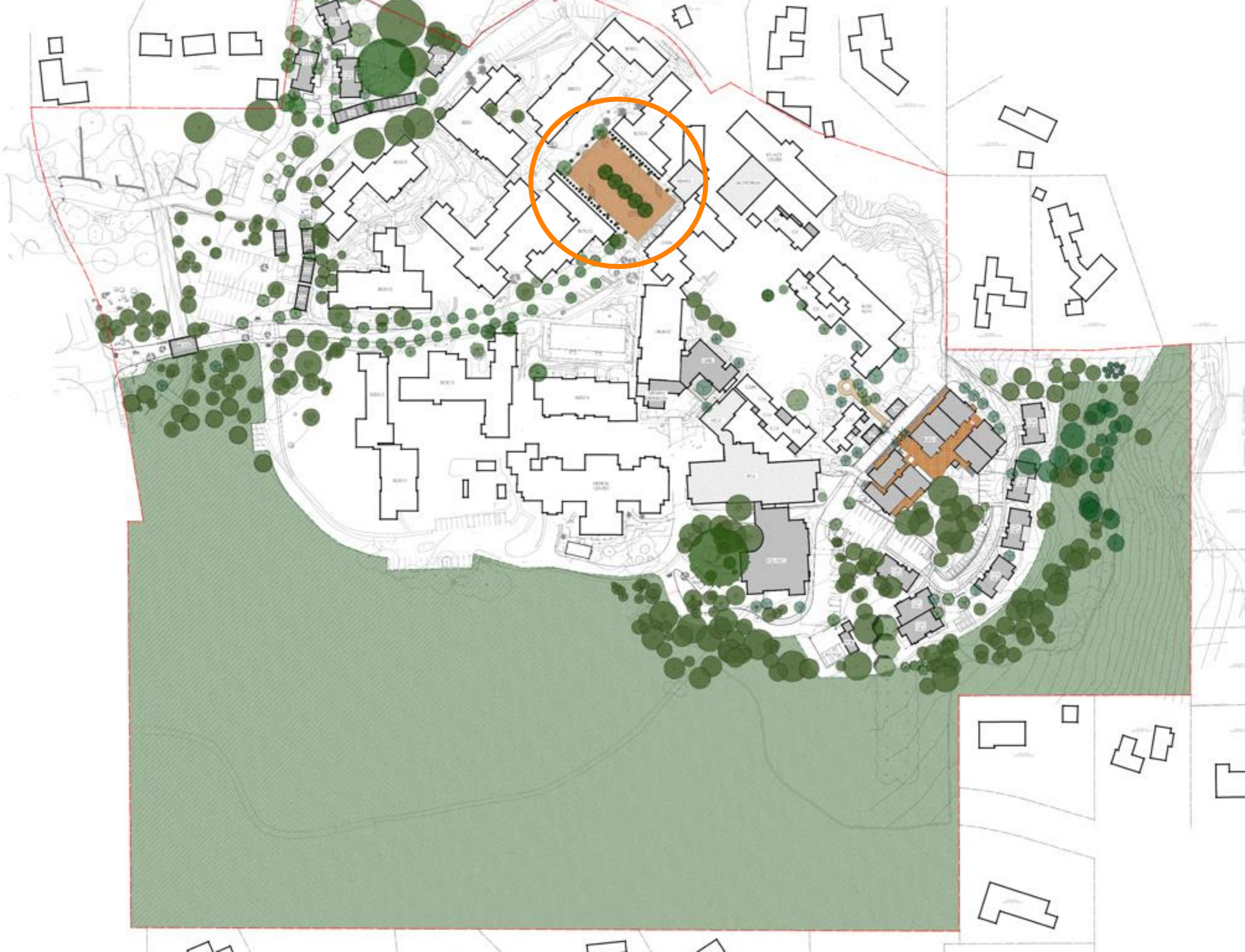






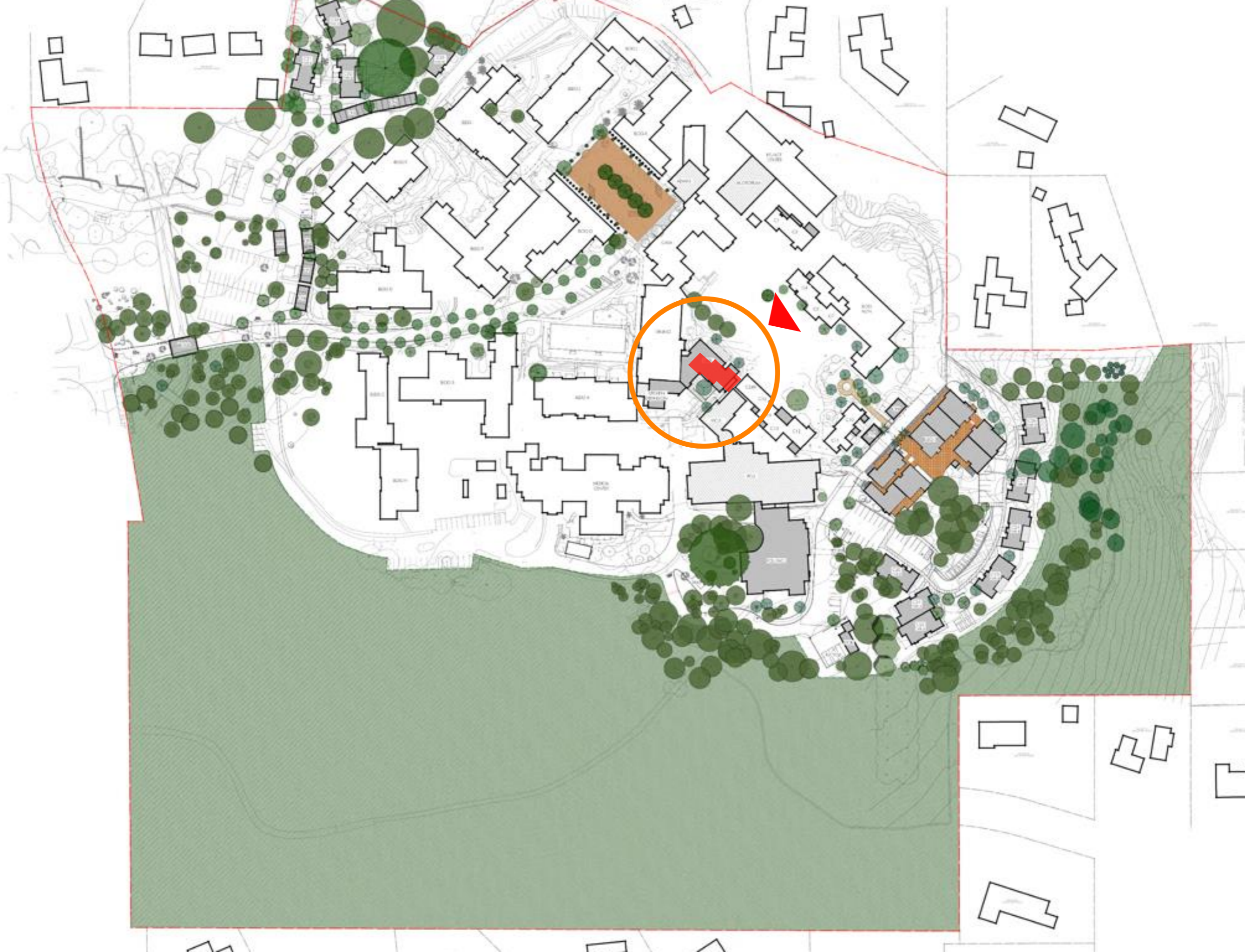




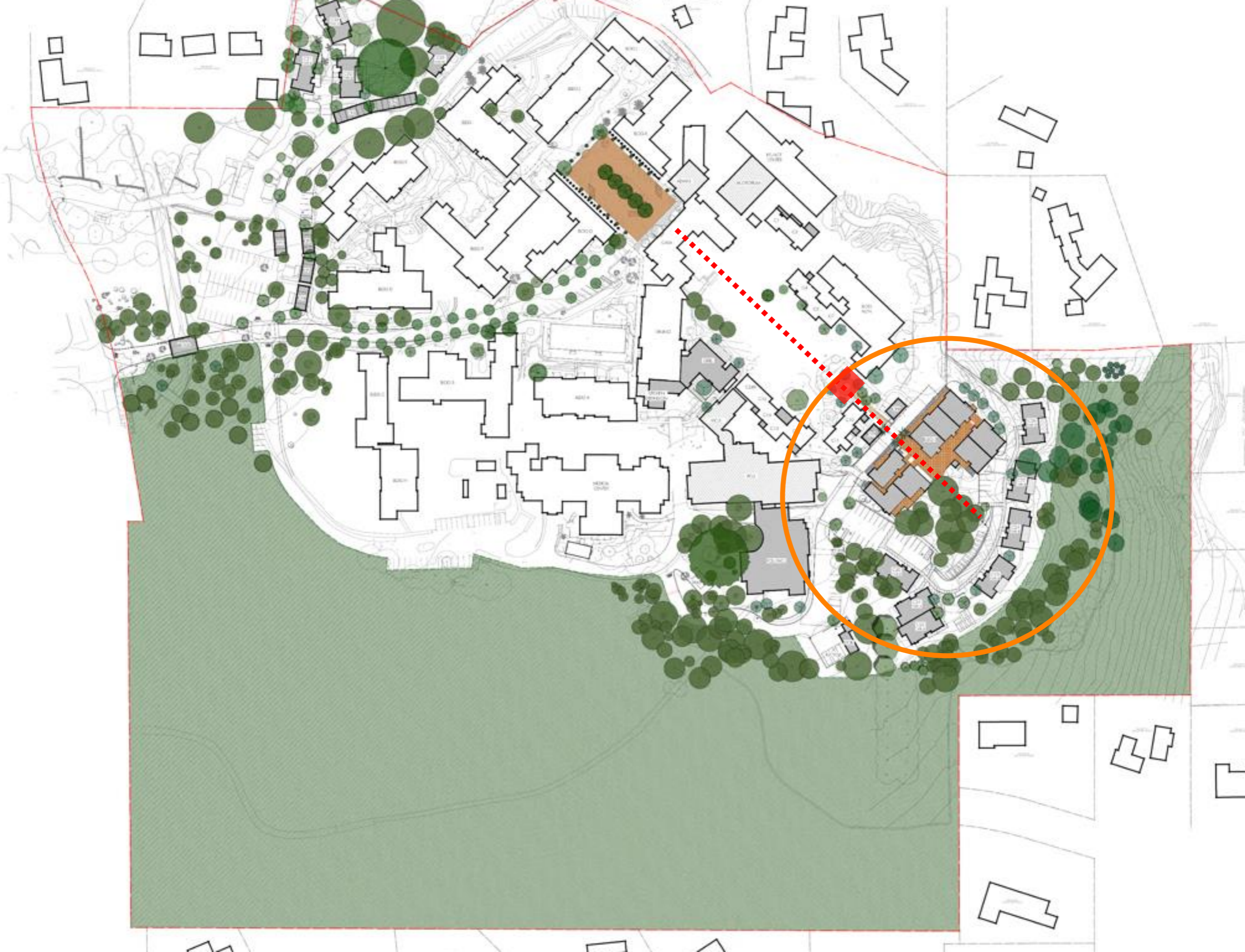


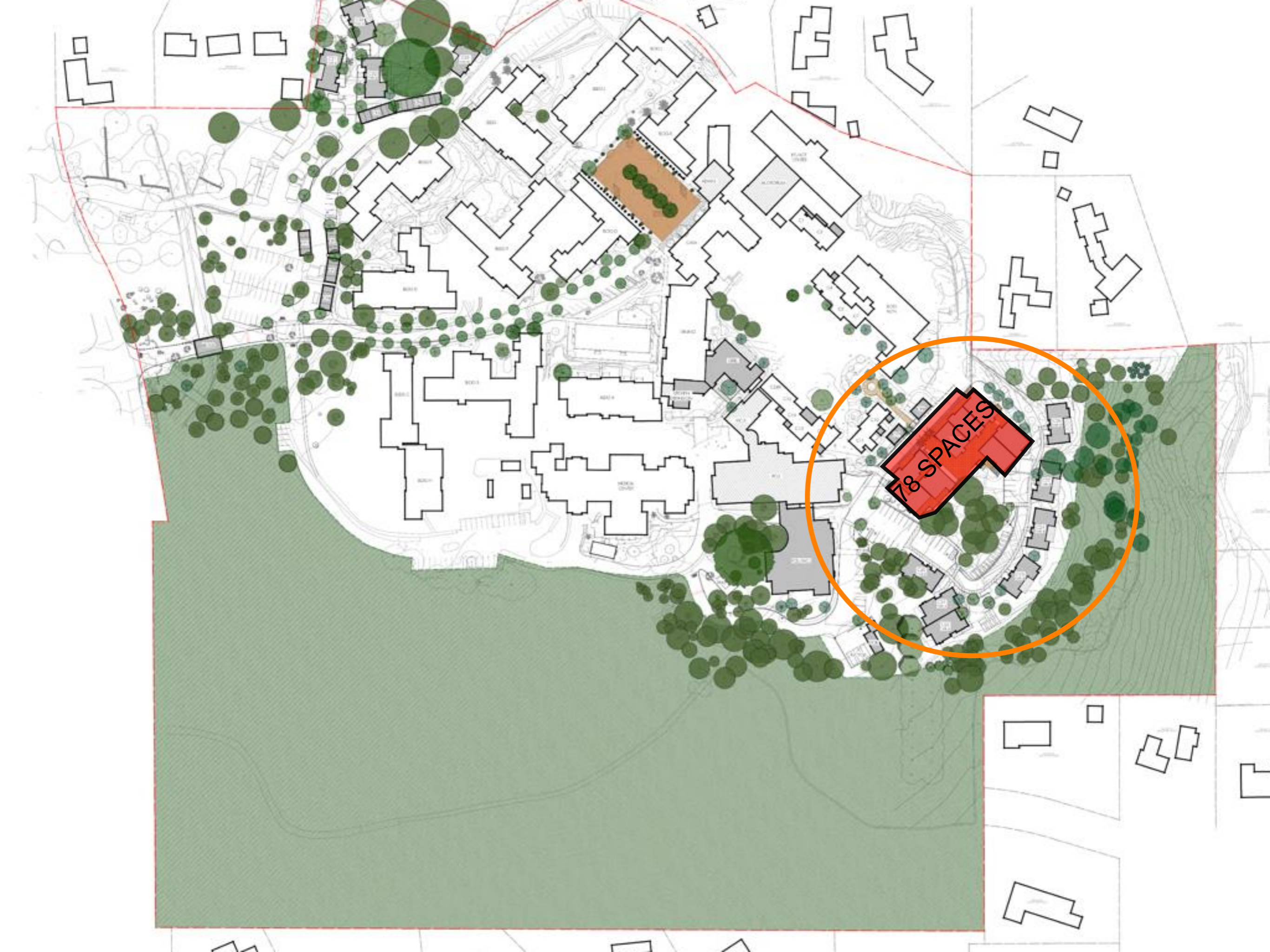




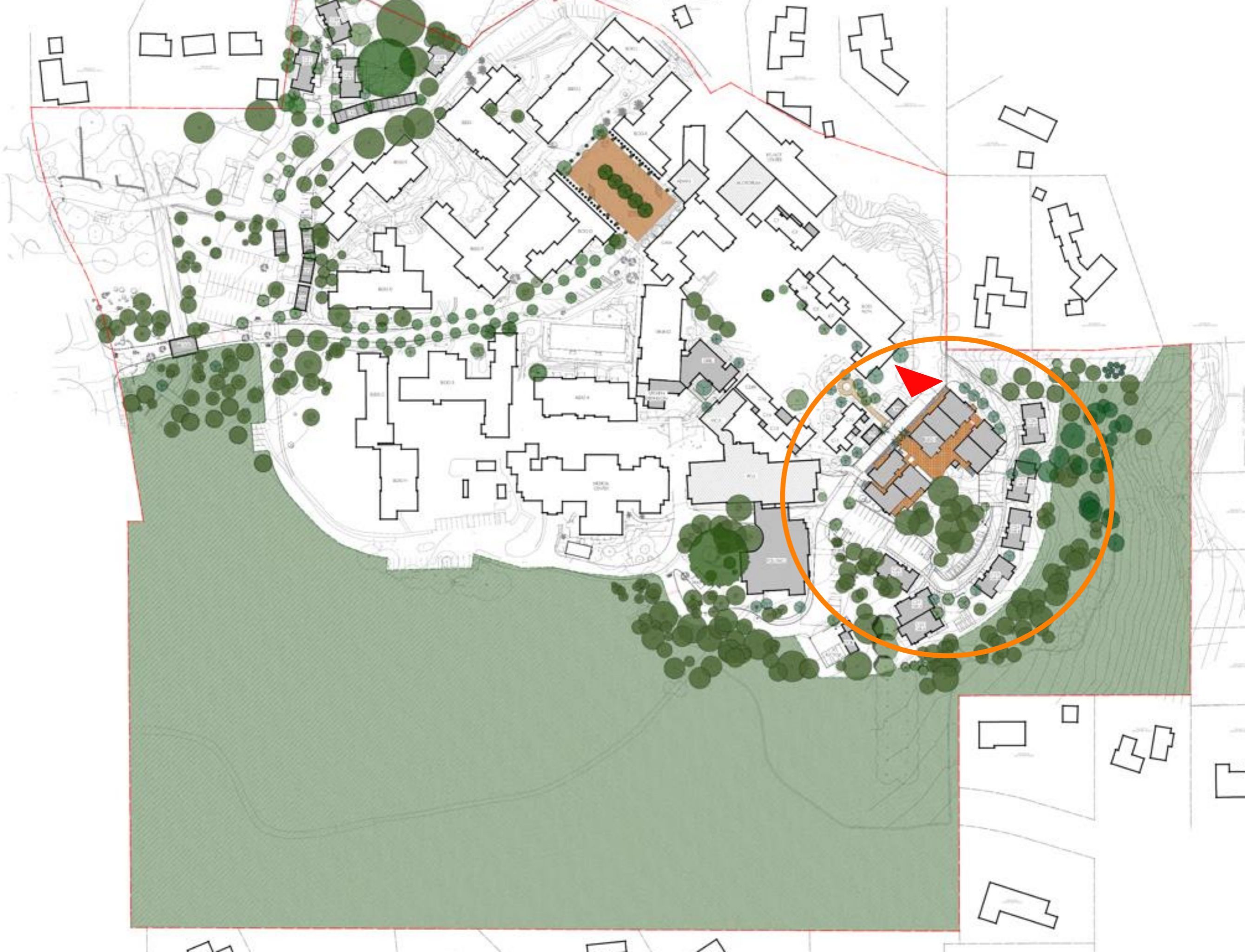




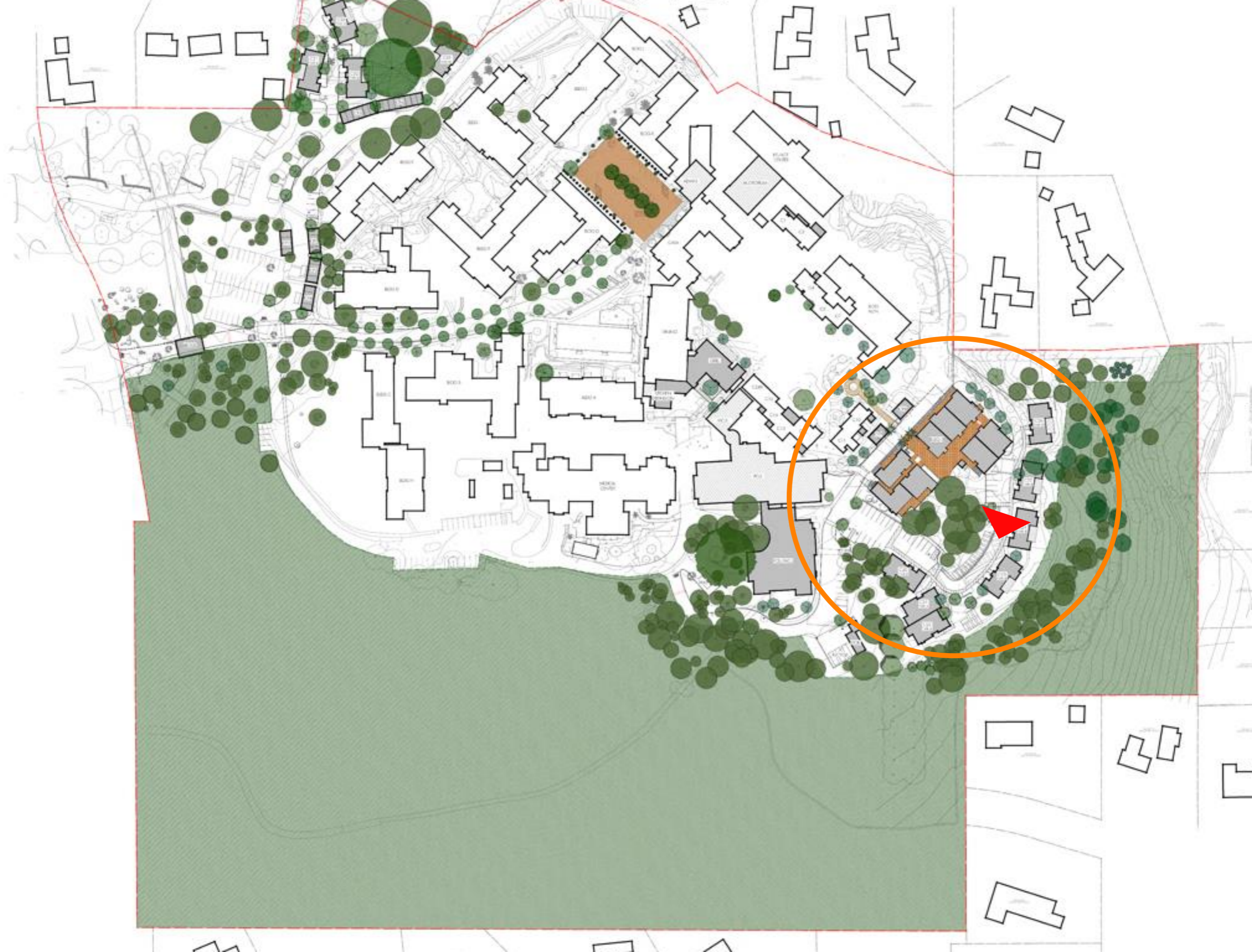




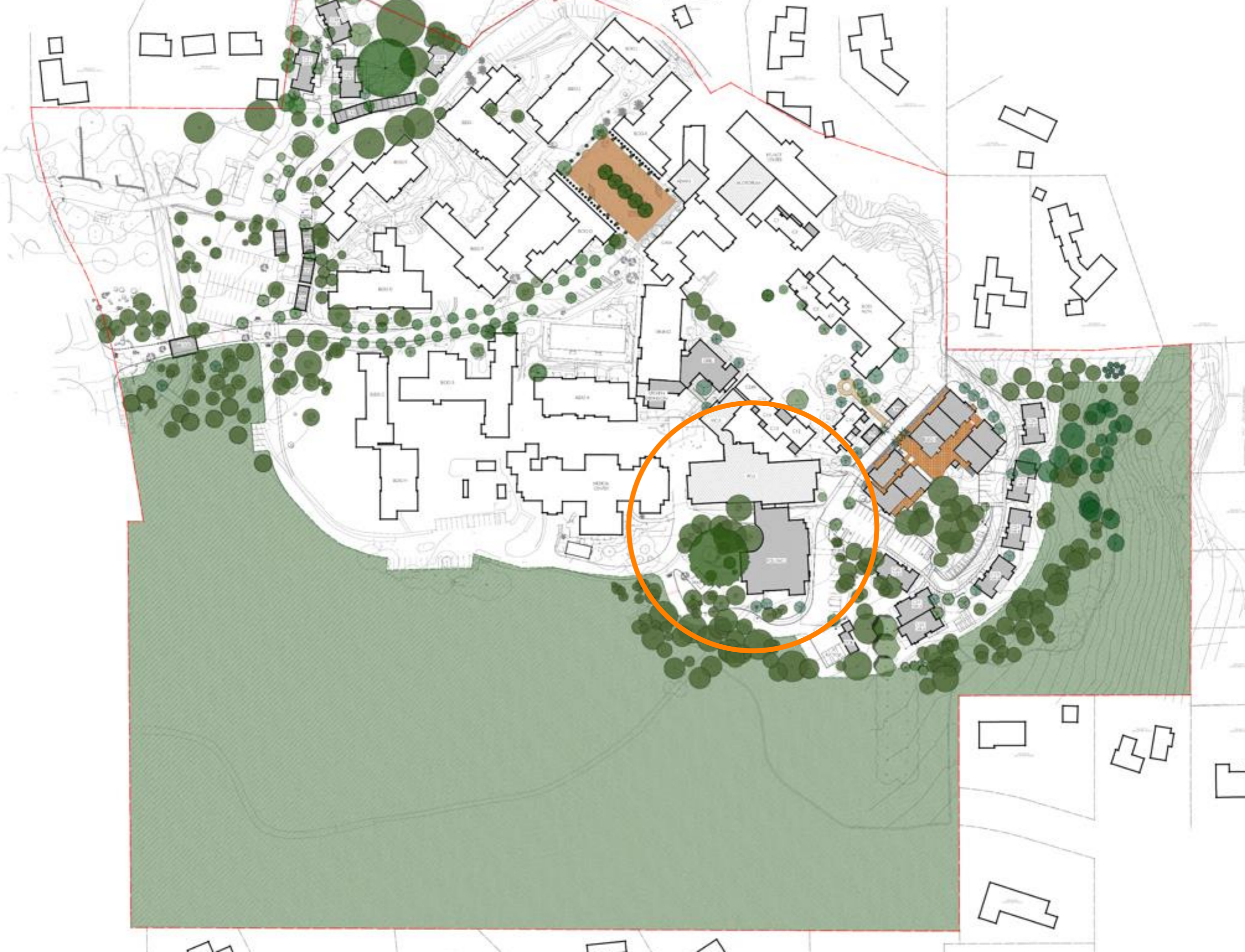
78 SPACES

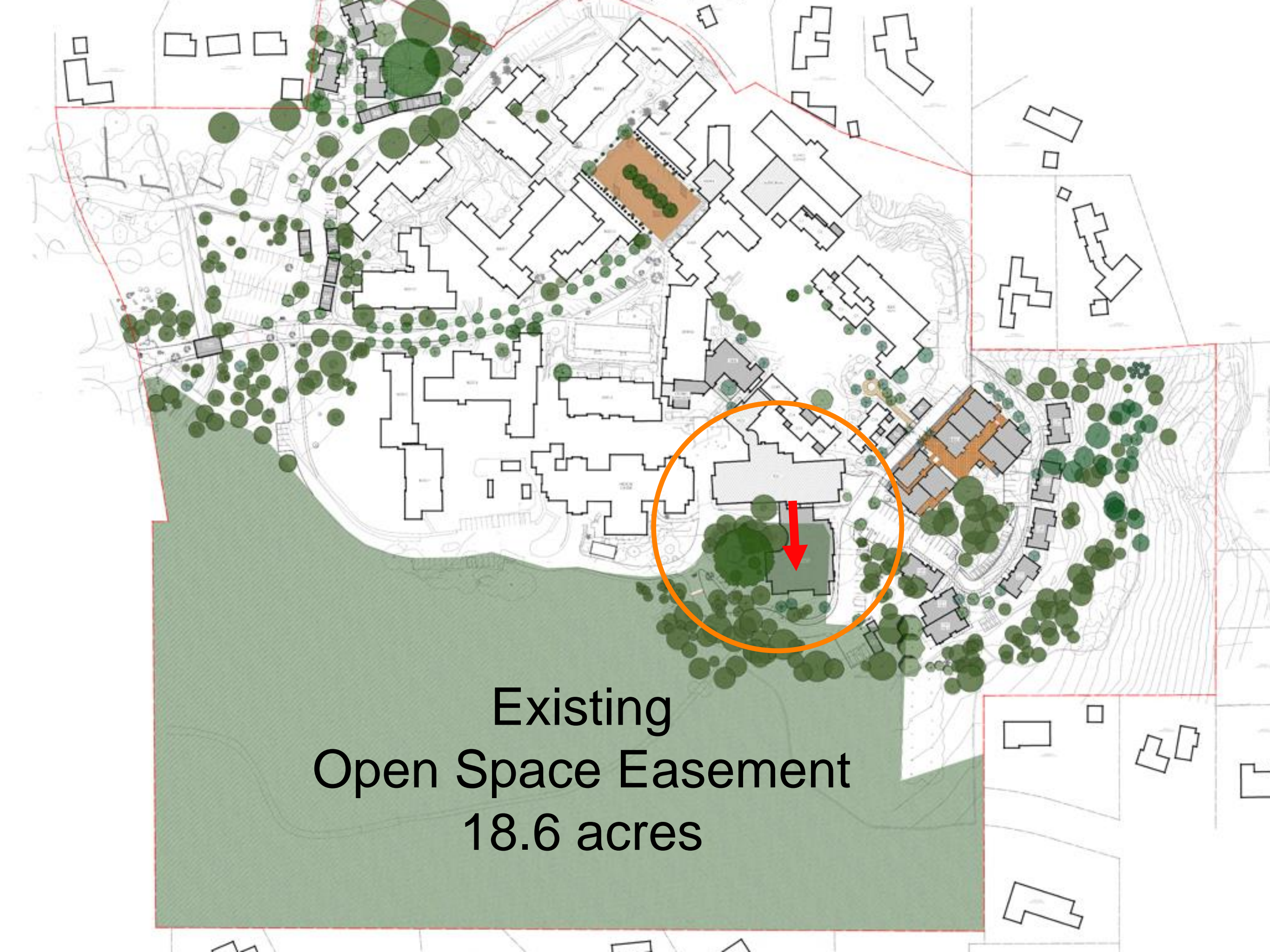






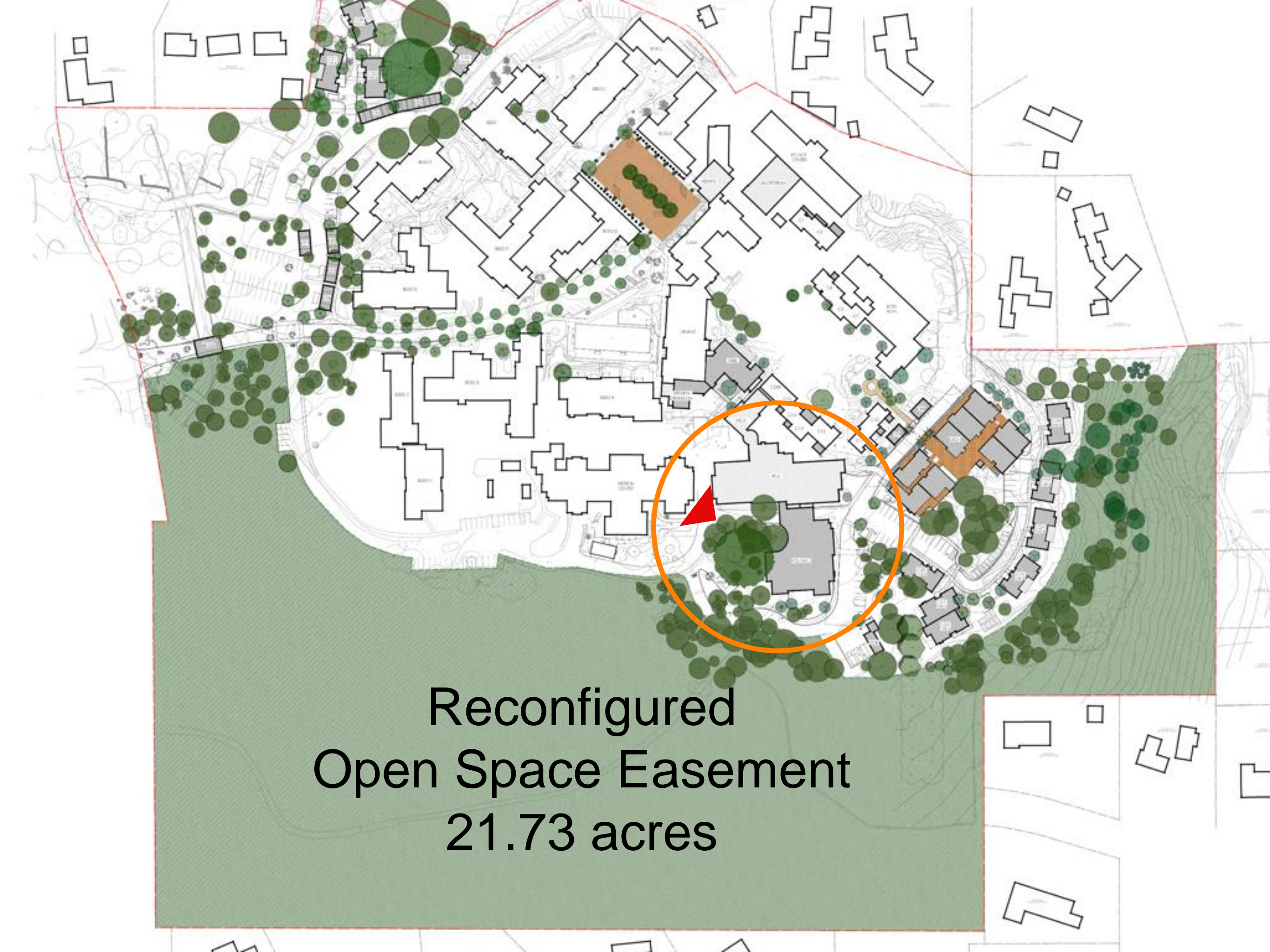






Existing
Open Space Easement
18.6 acres

The image is a detailed site plan or architectural drawing of a campus. It features numerous building footprints outlined in black, some of which are shaded in light gray or brown. A large, irregularly shaped area in the lower-left and bottom-center is shaded in a light green color, representing an 'Existing Open Space Easement' of 18.6 acres. This area is bordered by a thin red line. A red arrow points from a building footprint in the center-right towards the green shaded area. An orange circle highlights a specific building footprint and the area immediately surrounding it, which is partially adjacent to the green shaded area. The map also includes various symbols for trees (green circles of different sizes) and topographic contour lines, particularly on the right side. The overall layout shows a dense cluster of buildings with significant open space integrated into the design.

A detailed site plan map of a campus or residential area. The map features numerous buildings represented by black outlines, some of which are shaded in light gray. A large, irregularly shaped area in the lower-left and bottom-center is shaded in a light green color with a fine grid pattern, representing the 'Reconfigured Open Space Easement'. This area is bounded by a red line. An orange circle highlights a specific area within the green-shaded region, with a red arrow pointing to a building within it. The map also includes various green circles of different sizes representing trees and landscaping. The overall layout shows a dense cluster of buildings with interspersed green spaces and a large open area at the bottom.

**Reconfigured
Open Space Easement
21.73 acres**



A detailed site plan of a campus. The plan shows numerous buildings, some labeled with codes like B1001, B1002, B1003, B1004, B1005, B1006, B1007, B1008, B1009, B1010, B1011, B1012, B1013, B1014, B1015, B1016, B1017, B1018, B1019, B1020, B1021, B1022, B1023, B1024, B1025, B1026, B1027, B1028, B1029, B1030, B1031, B1032, B1033, B1034, B1035, B1036, B1037, B1038, B1039, B1040, B1041, B1042, B1043, B1044, B1045, B1046, B1047, B1048, B1049, B1050, B1051, B1052, B1053, B1054, B1055, B1056, B1057, B1058, B1059, B1060, B1061, B1062, B1063, B1064, B1065, B1066, B1067, B1068, B1069, B1070, B1071, B1072, B1073, B1074, B1075, B1076, B1077, B1078, B1079, B1080, B1081, B1082, B1083, B1084, B1085, B1086, B1087, B1088, B1089, B1090, B1091, B1092, B1093, B1094, B1095, B1096, B1097, B1098, B1099, B1100, B1101, B1102, B1103, B1104, B1105, B1106, B1107, B1108, B1109, B1110, B1111, B1112, B1113, B1114, B1115, B1116, B1117, B1118, B1119, B1120, B1121, B1122, B1123, B1124, B1125, B1126, B1127, B1128, B1129, B1130, B1131, B1132, B1133, B1134, B1135, B1136, B1137, B1138, B1139, B1140, B1141, B1142, B1143, B1144, B1145, B1146, B1147, B1148, B1149, B1150, B1151, B1152, B1153, B1154, B1155, B1156, B1157, B1158, B1159, B1160, B1161, B1162, B1163, B1164, B1165, B1166, B1167, B1168, B1169, B1170, B1171, B1172, B1173, B1174, B1175, B1176, B1177, B1178, B1179, B1180, B1181, B1182, B1183, B1184, B1185, B1186, B1187, B1188, B1189, B1190, B1191, B1192, B1193, B1194, B1195, B1196, B1197, B1198, B1199, B1200. A prominent feature is a thick green line that forms a large loop around the central and right portions of the campus, with several smaller green lines branching off. This green line is labeled as the 'Pedestrian Loop & Montecito Trails'. The area enclosed by this loop is filled with numerous green circles of varying sizes, representing trees. A large, solid green area is located in the bottom-left corner of the plan, also labeled as 'Pedestrian Loop & Montecito Trails'. A red dashed line outlines the perimeter of the main campus area. The text 'Pedestrian Loop & Montecito Trails' is written in a large, bold, black font in the bottom-left quadrant of the image.

**Pedestrian Loop
&
Montecito Trails**









Looking upstream at bridge during January 1995 flood event. Photo courtesy of Santa Barbara County Flood Control.

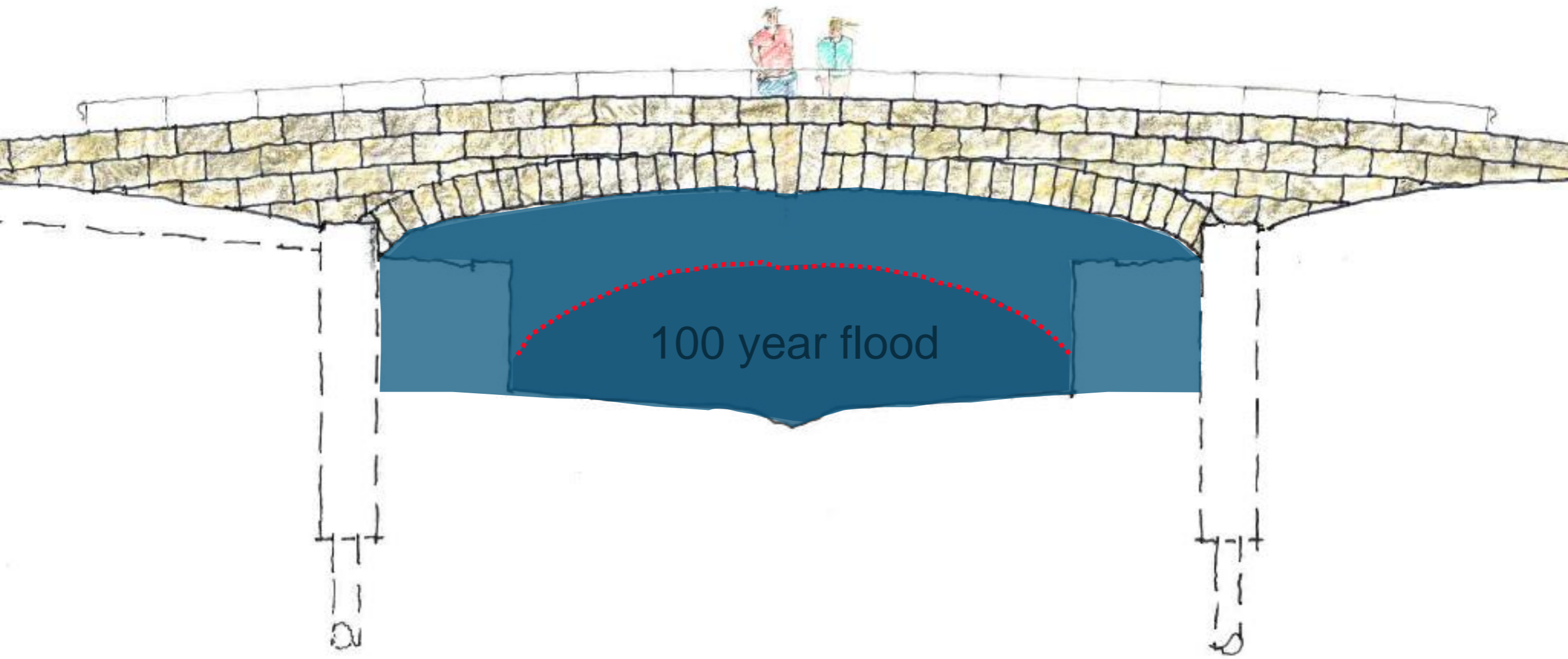




10 year flood



10 year flood



4 WAY STOP

BUS STOP



4 WAY STOP

BUS STOP

BLDG E

CP1

CP2

CP3

CP4

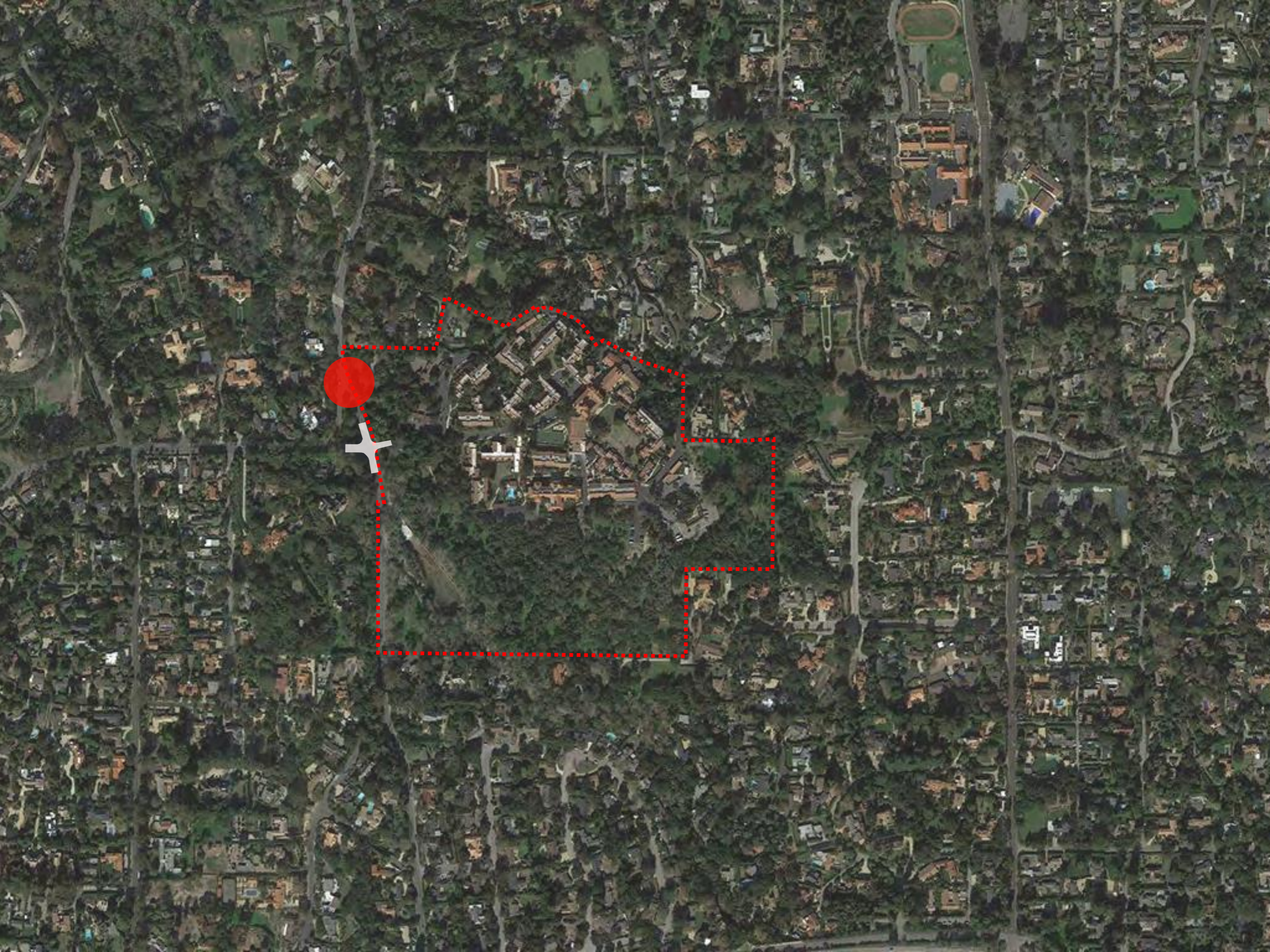
BLDG E

BLDG D

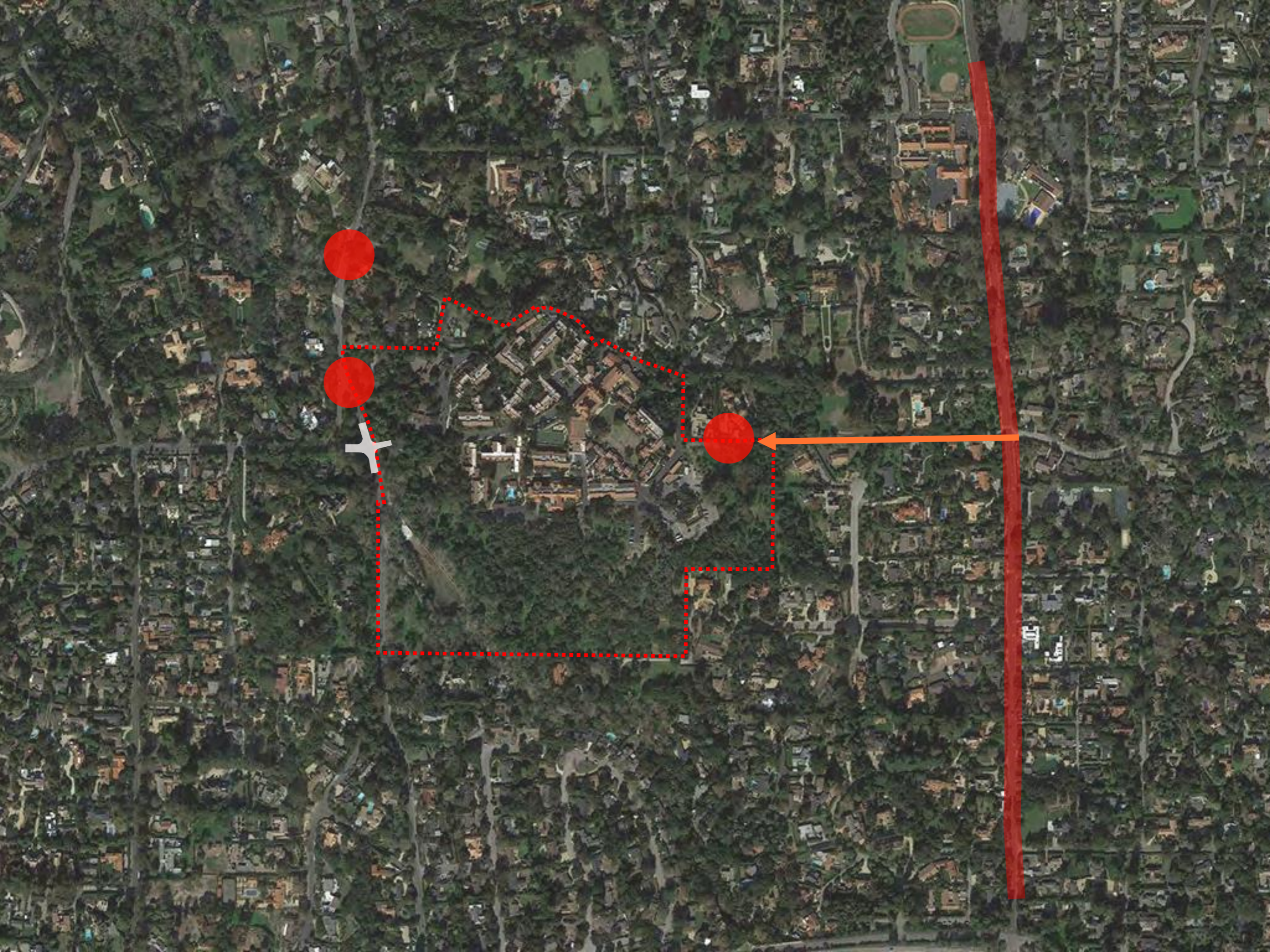
BLDG C







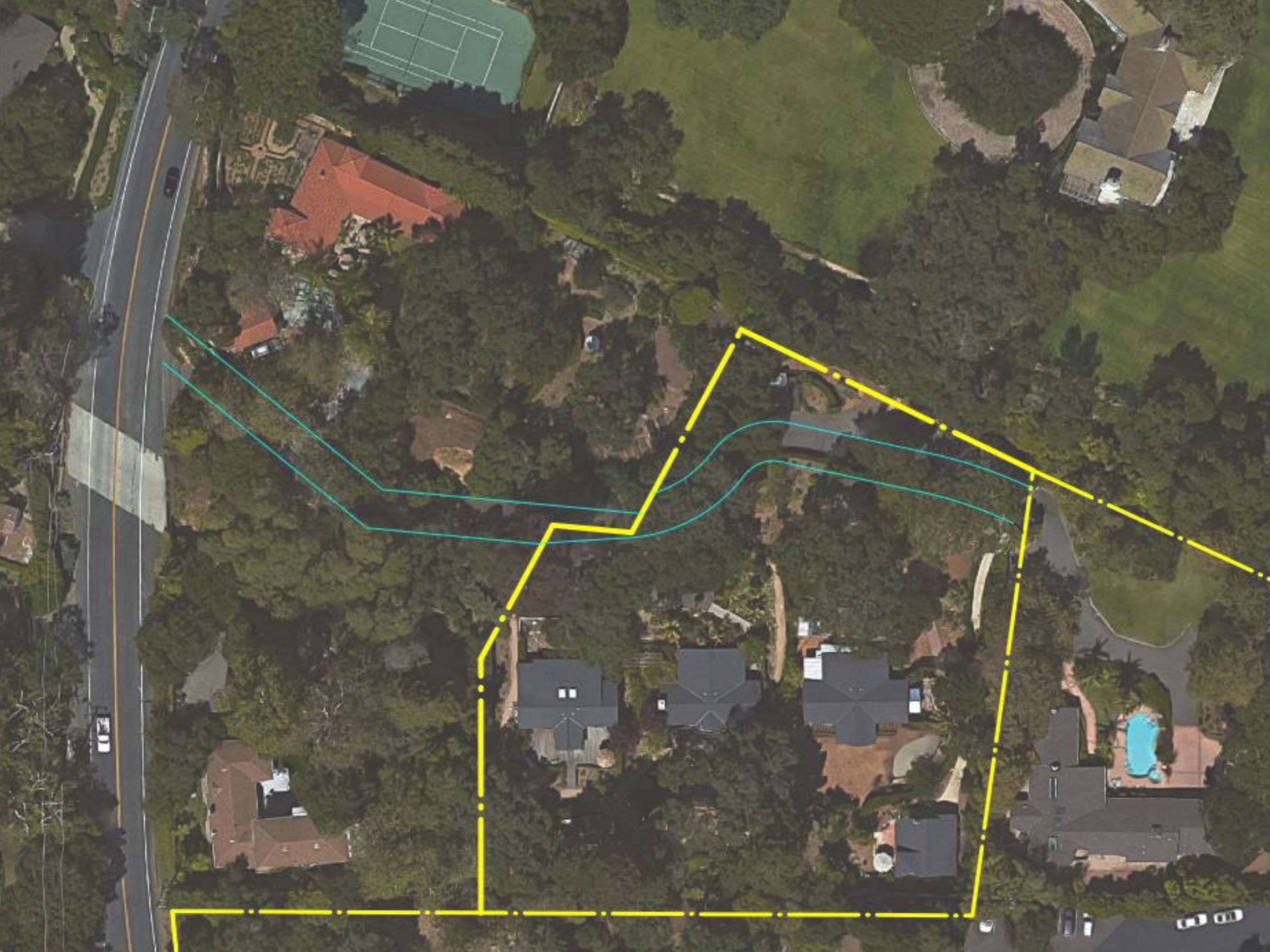








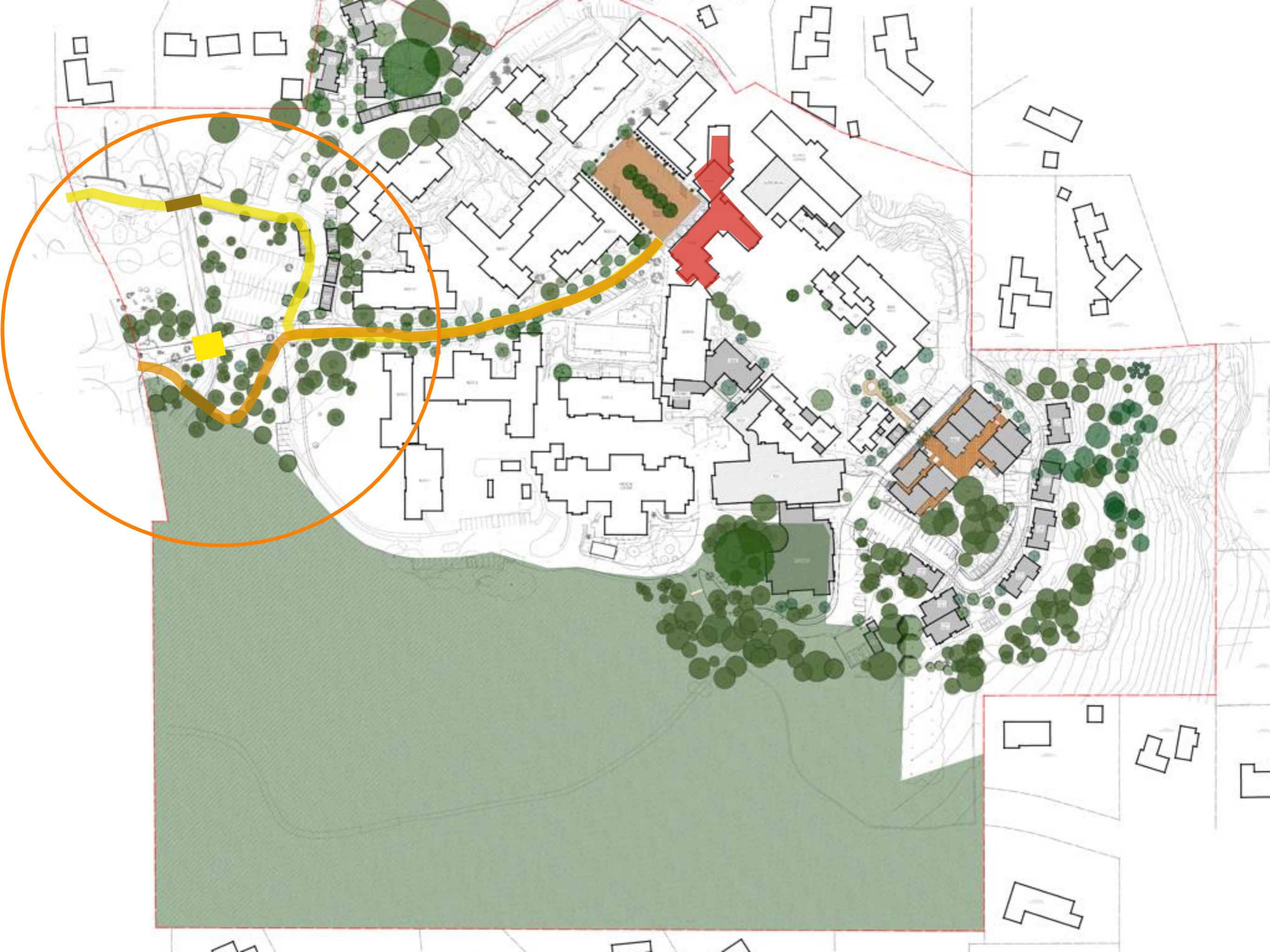






3 WAY STOP



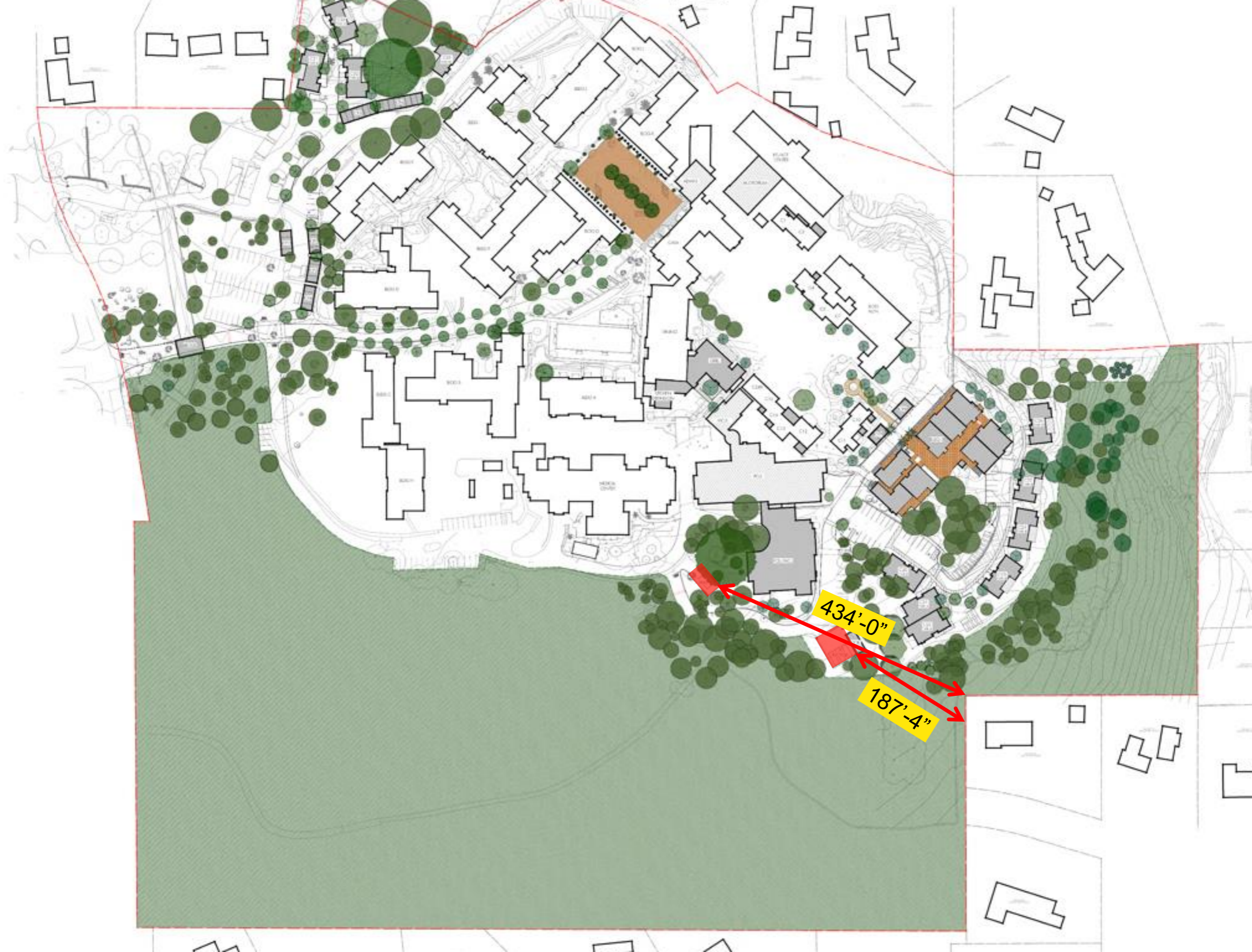




152'-6"

294'-9"

336'-6"



Environmental Studies

no significant impacts

- biology

- 21 + acres dedicated open space (+3 acres net new)
- open space management plan
- oak impacts = 2% of overall oak trees on campus

- water

- Casa actively reducing water use
(August/September: 42% less than drought allocation)
- Montecito Water District issued Can & Will Serve letter

Environmental Studies

no significant impacts

- traffic

- Hot Springs/Olive Mill intersection
 - Level of Service B (before and after project)
 - safer entry & exit
- seniors drive off-peak; shift changes at 7am, 3pm, 11pm

- noise

- trash moved 400'+ from nearest neighbor
- sound projected at 38 decibels (65 decibels = County threshold)

Environmental Studies

no significant impacts

- historic resources
 - 2 independent, local historians
 - architecture compliments historic Main Casa
- aesthetics
 - maintains Montecito style of old estate
 - MBAR: positive comments at 3 concept reviews



Master Plan

Within existing Conditional Use Permit limits

Apartment Status	Independent Living Units	Personal Care Units	Memory Care Units
Existing	209	21	5
Proposed	19 net new	6 new	6 new
Total	228	27	11
Master Plan Total	266		
County Authorized Totals	286		

Master Plan

Within existing Conditional Use Permit limits

Status	Residents
Existing	321
Proposed	36
Total	357
Master Plan Total	357
County Authorized Totals	360

● neighbor

S

- 220 households
- approx. 1000'
(County req'd 300')
- 3 years
- 40+ meetings,
letters, workshops
- Memorandum of
Agreement

● residents

- 321 residents
- 3 years
- 45+ meetings,
letters, newsletters

