

**EXHIBIT "C"**  
**ZONING ORDINANCE AMENDMENTS (revised, 10/25/22)**

**Zoning Code Amendments:**

- ~~1. Replace Public Facilities (PF) with Special Purpose Zone Sonoma Developmental Center (SDC)~~
- ~~2. Replace B7 with B6 for Core Campus parcels (054-090-001 and 054-150-005)~~
- ~~3. Replace Local Area Development Guidelines (LG) with Sonoma Developmental Center Specific Plan Design and Development Standards for Core Campus parcels (054-090-001 and 054-150-005)~~

The Official Zoning Database (OZD) of the County, adopted by reference in Section 26-02-110 of the Sonoma County Code, shall be amended to reclassify the following real property:

- ~~1. from Public Facilities (PF) B7, Floodplain Combining District (F2), Historic Combining District (HD), LG/MTN, Riparian Corridor (RC50/50, 50 foot setbacks), SR, VOH zoning districts; and shall be reclassified as the Sonoma Developmental Center Specific Plan (SDC), B6, F2, HD, Riparian Corridor (RC50/50, 50 foot setbacks), SR, VOH zoning districts, for 180 acres located at 15000 Arnold Dr, Eldridge, APN: 054-090-001 and 054-150-005~~
- ~~2. from Public Facilities (PF) B7, Floodplain Combining District (F2), Historic Combining District (HD), LG/MTN, Riparian Corridor (RC50/50, 50 foot setbacks), SR, VOH zoning districts; and shall be reclassified as the Sonoma Developmental Center Specific Plan (SDC), B7, Floodplain Combining District (F2), Historic Combining District (HD), LG/MTN, Riparian Corridor (RC50/50, 50 foot setbacks), SR, VOH zoning districts, for 745 acres located at 15000 Arnold Dr, Eldridge, APN: 054-150-010, 054-150-013, 054-080-001~~

**Core Campus**

1. from Public Facilities (PF) B7, Floodplain Combining District (F2), Historic Combining District (HD), LG/MTN, Riparian Corridor (RC50), SR, VOH zoning districts; and shall be reclassified as the Sonoma Developmental Center Specific Plan (SDC), B6, F2, HD, Riparian Corridor (RC50), SR, VOH zoning districts, for 512 acres located at 15000 Arnold Dr, Eldridge, APN: 054-090-001
2. from Public Facilities (PF) B7, Floodplain Combining District (F2), Historic Combining District (HD), Riparian Corridor (RC50), SR, VOH zoning districts; and shall be reclassified as the Sonoma Developmental Center Specific Plan (SDC), B6, F2, HD, Riparian Corridor (RC50), SR, VOH zoning districts, for 119 acres located at 15000 Arnold Dr, Eldridge, APN: 054-150-005

**Open Space**

3. from Public Facilities (PF) B7, Riparian Corridor (RC50), SR, VOH zoning districts; and shall be reclassified as the Sonoma Developmental Center Specific Plan (SDC), B7, Riparian Corridor (RC50), SR, VOH zoning districts, for 291 acres located at 15000 Arnold Dr, Eldridge, APN: 054-150-010
4. from Public Facilities (PF) B7, Riparian Corridor (RC50), SR zoning districts; and shall be reclassified as the Sonoma Developmental Center Specific Plan (SDC), B7, Riparian Corridor (RC50), SR zoning districts, for 36 acres located at 15000 Arnold Dr, Eldridge, APN: 054-150-013
5. from Public Facilities (PF) B7, LG/MTN, Riparian Corridor (RC50), SR zoning districts; and shall be reclassified as the Sonoma Developmental Center Specific Plan (SDC), B7, Riparian Corridor (RC50), SR zoning districts, for 12 acres located at 15000 Arnold Dr, Eldridge, APN: 054-080-001, as described in Map PLP22-0024 -A.

## CHAPTER 26. SONOMA COUNTY ZONING REGULATIONS

### ARTICLE 14. SPECIAL PURPOSE ZONES

Sec. 26-14-020. - Purpose of special purpose zones.

A. Planned Community (PC). The PC zone allows diverse mixes of uses, buildings, structures, lot sizes and open spaces while ensuring compliance with the general plan and protecting the public health, safety and general welfare.

B. Public Facilities (PF). The PF zone provide sites to serve the community or public need and to protect these sites from encroachment of incompatible uses.

C. Sonoma Developmental Center Specific Plan (SDC). The SDC zone implements the policies, design and development standards in the Sonoma Developmental Center Specific Plan.

Sec. 26-14-030. - Allowed land uses.

A. General.

1. Table 14-1 identifies the allowed uses and permit requirements in the special purpose zones, except that the allowed uses and permit requirements applicable in the Sonoma Developmental Center (SDC) Specific Plan shall be as identified in the SDC Specific Plan, as it may be amended from time to time. (PROPOSED)

2. Allowed uses in the PC zone apply as follows:

a. "PCRR" applies where the base zoning is planned community and the underlying general plan land use is rural residential.

b. "PCUR" applies where the base zoning is planned community and the general plan land use is urban residential.

c. "PCCOM" applies where the base zoning is planned community and the general plan land use is limited commercial, limited commercial/traffic sensitive, or general commercial.

3. All uses may be subject to additional standards and regulations and may require a zoning permit, design review, or other additional review. Additional regulations that apply to allowed uses are noted in the "use regulations" column in Table 14-1.

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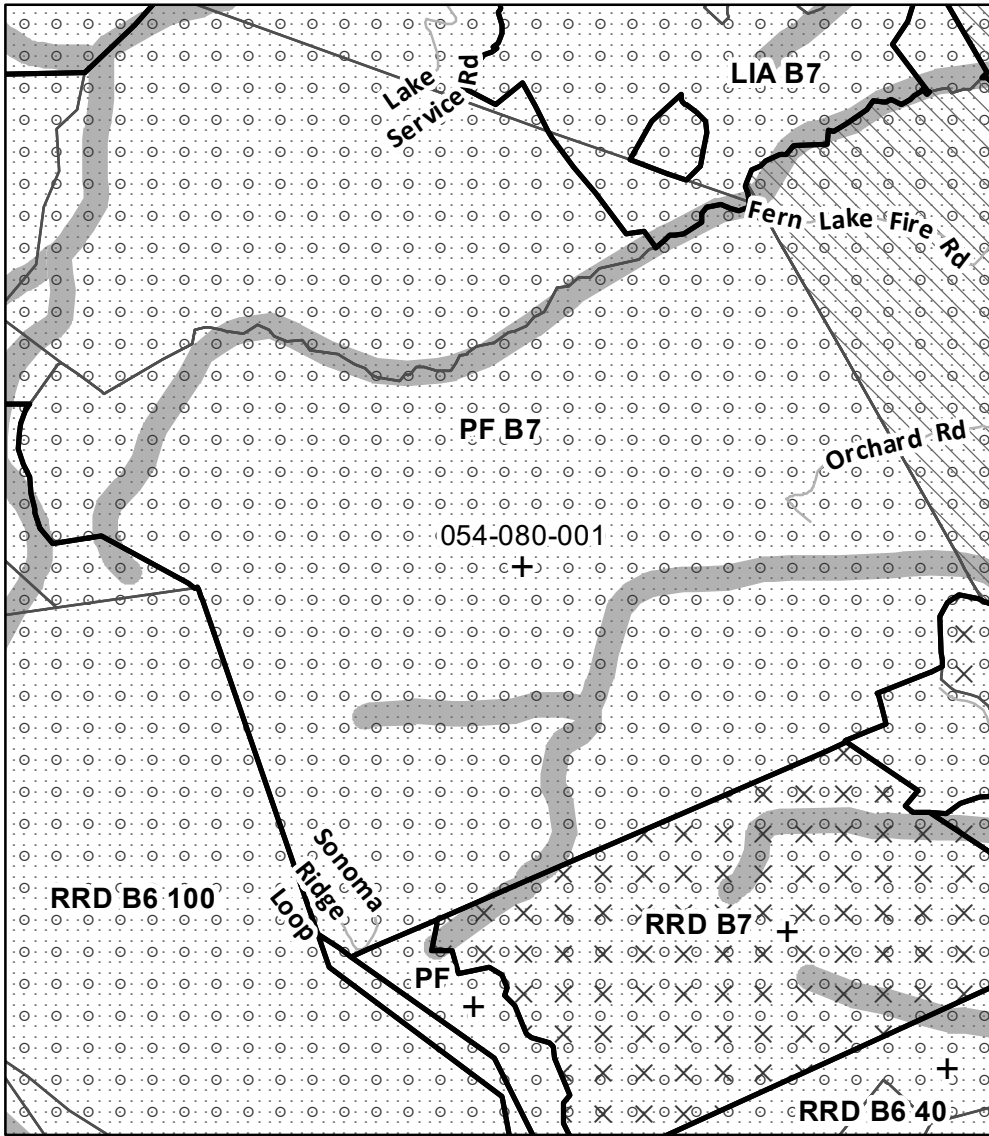
5. If Table 14-1 shows two (2) permit types separated by a slash mark (e.g., "P/C"), this indicates that the permitting level may differ depending upon project conditions, described in the use regulations for the allowed use.

Sec. 26-14-040. - Development standards.

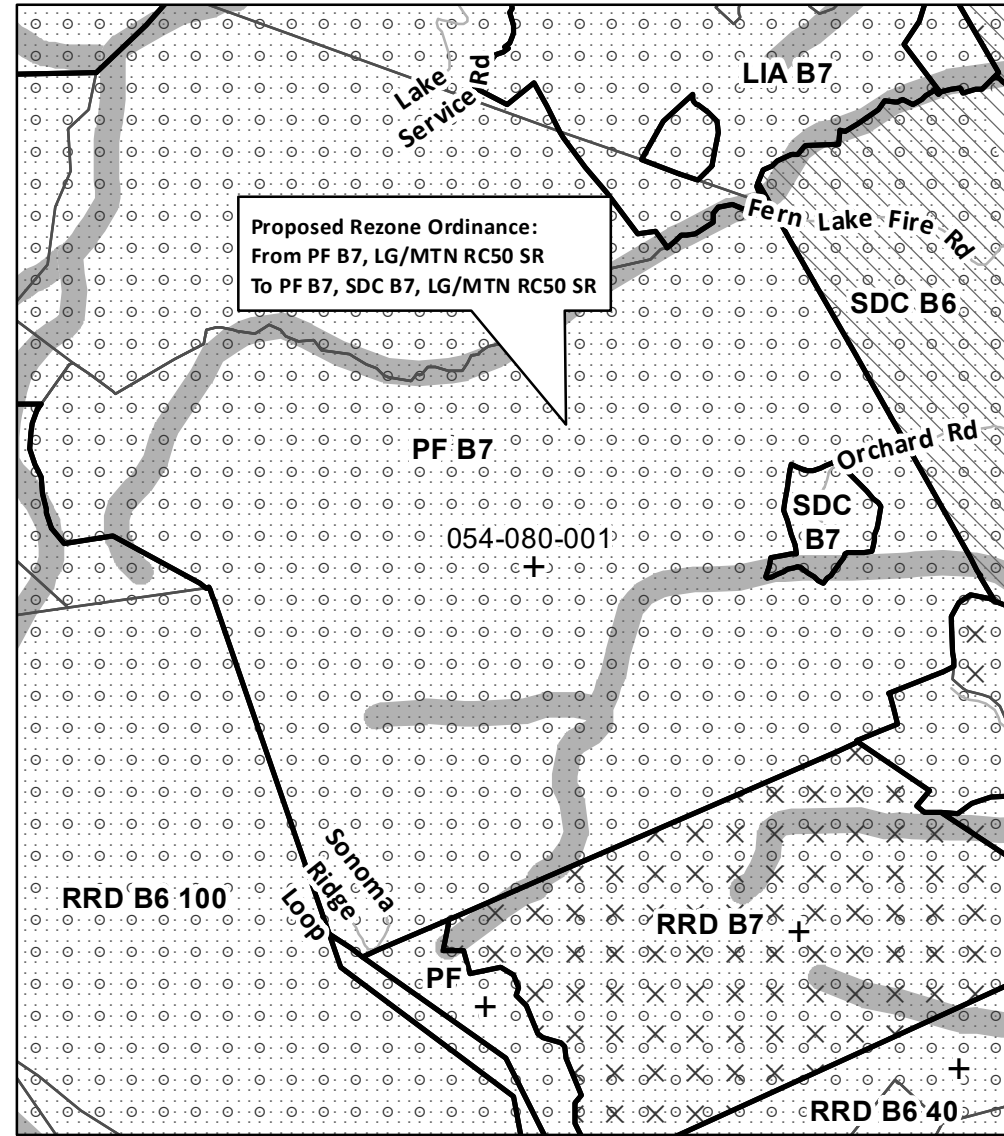
A. General. Table 14-2 identifies the development standards in the special purpose zones, except that the development standards applicable in the Sonoma Developmental Center Specific Plan (SDC) Specific Plan shall be as identified in the SDC Specific Plan, as it may be amended from time to time. (PROPOSED)

B. Combining Zones. Properties with a combining zone designation as shown in the zoning database (ex. LG local guidelines combining district) may be subject to additional development standards and design guidelines. Where such designations apply, see the appropriate zoning code section for more information on whether the applicable combining zone may modify the development standards.

# Existing Zoning



# Proposed Zoning

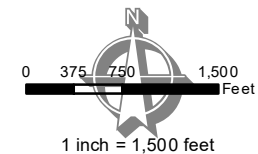


## Base Map Data

- Parcel
- Basezoning by Area
- Street

## Zoning Combining Districts

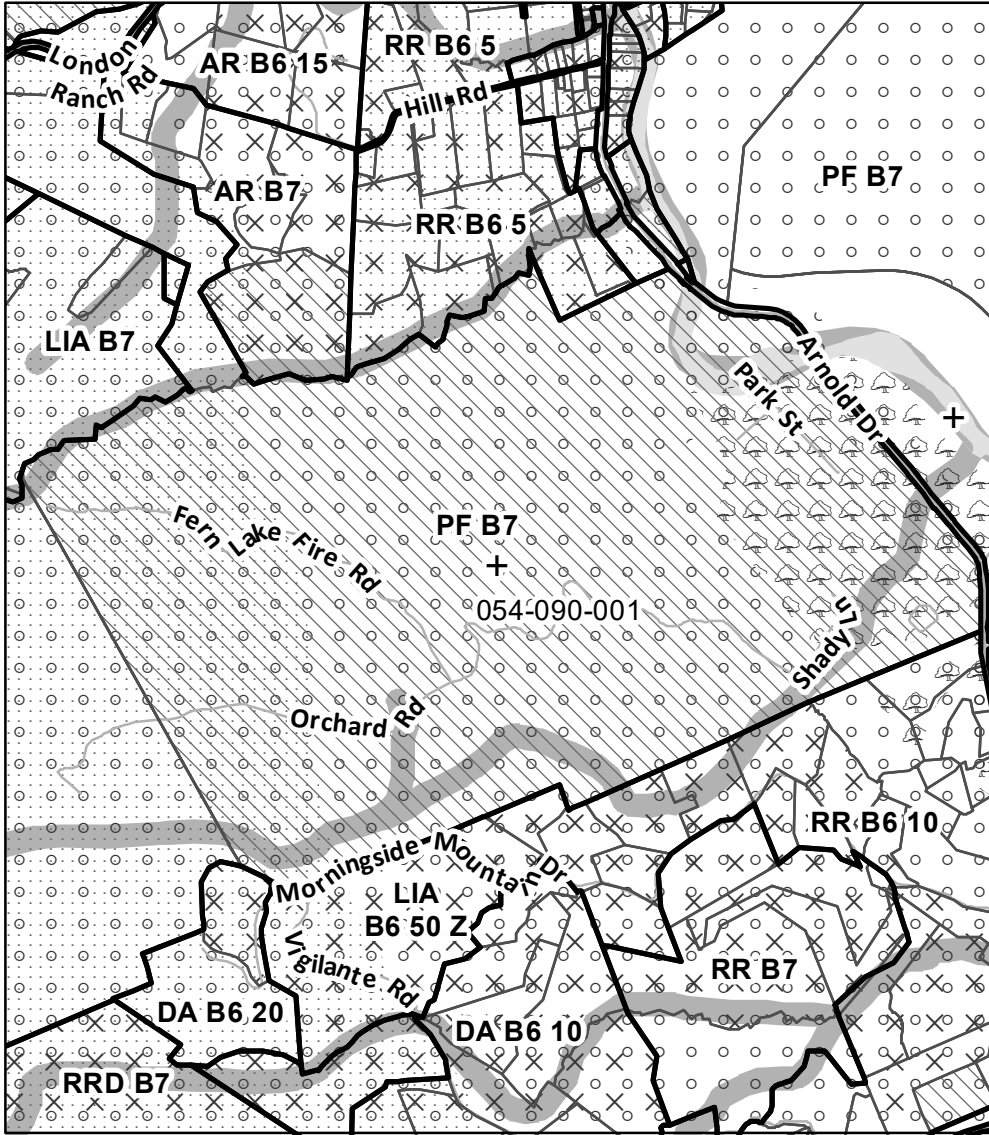
- LU Policy
- HD Historic District
- LG Local Guidelines
- RC Riparian Corridor
- SR Scenic Resource
- X Vacation Rental Exclusion



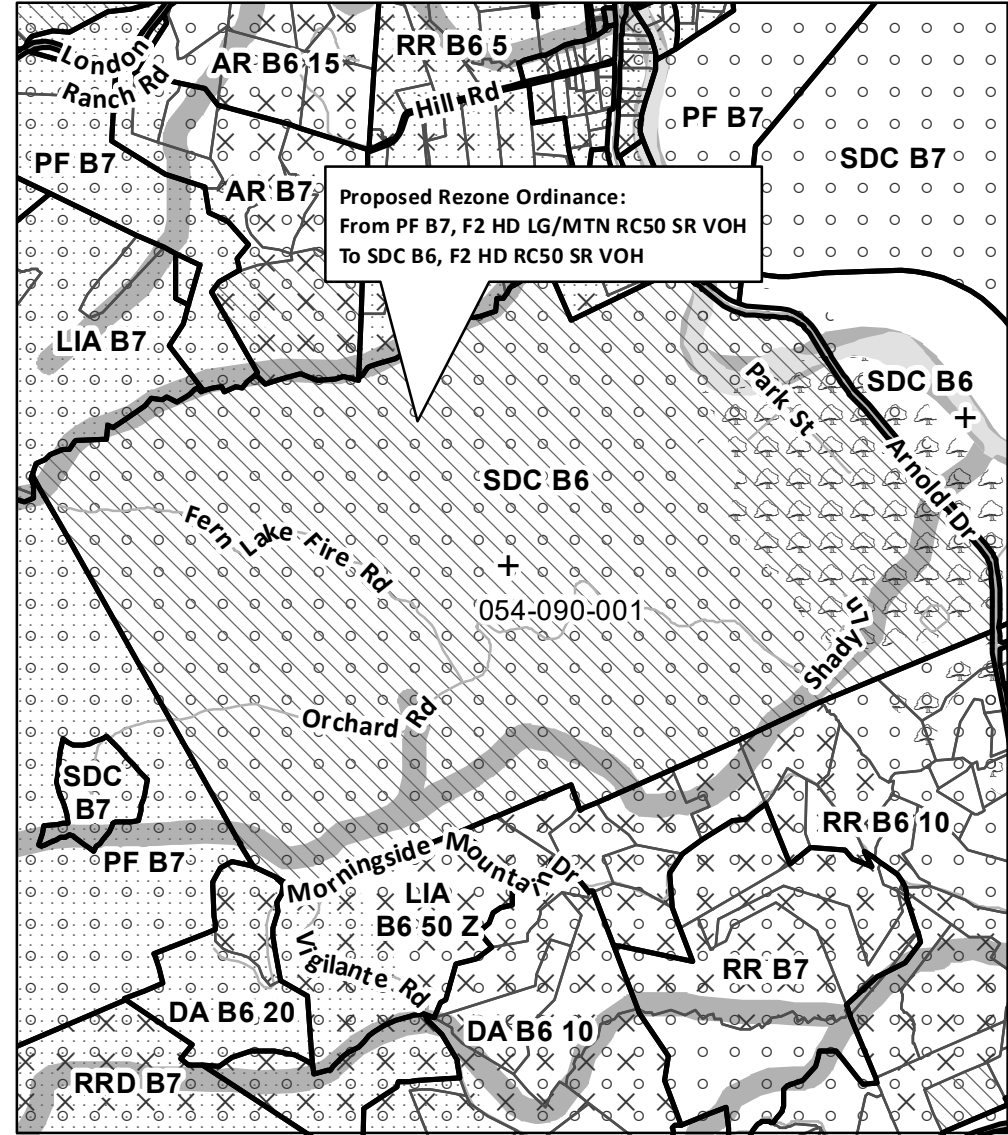
FILE: PLP22-0024  
 APN: 054-080-001  
 Ordinance No. TBA  
 Sectional District Map No. TBA

Permit and Resource Management Department  
 Project Review Section  
 2550 Ventura Avenue, Santa Rosa, CA 95403  
 (707) 565-1965 Fax (707) 565-1103

# Existing Zoning



# Proposed Zoning



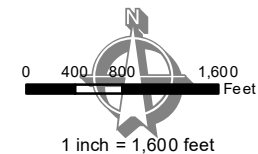
## Base Map Data

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- Street

## Zoning Combining Districts

- LU Policy
- F2 Floodplain
- HD Historic District
- LG Local Guidelines
- RC Riparian Corridor
- SR Scenic Resource

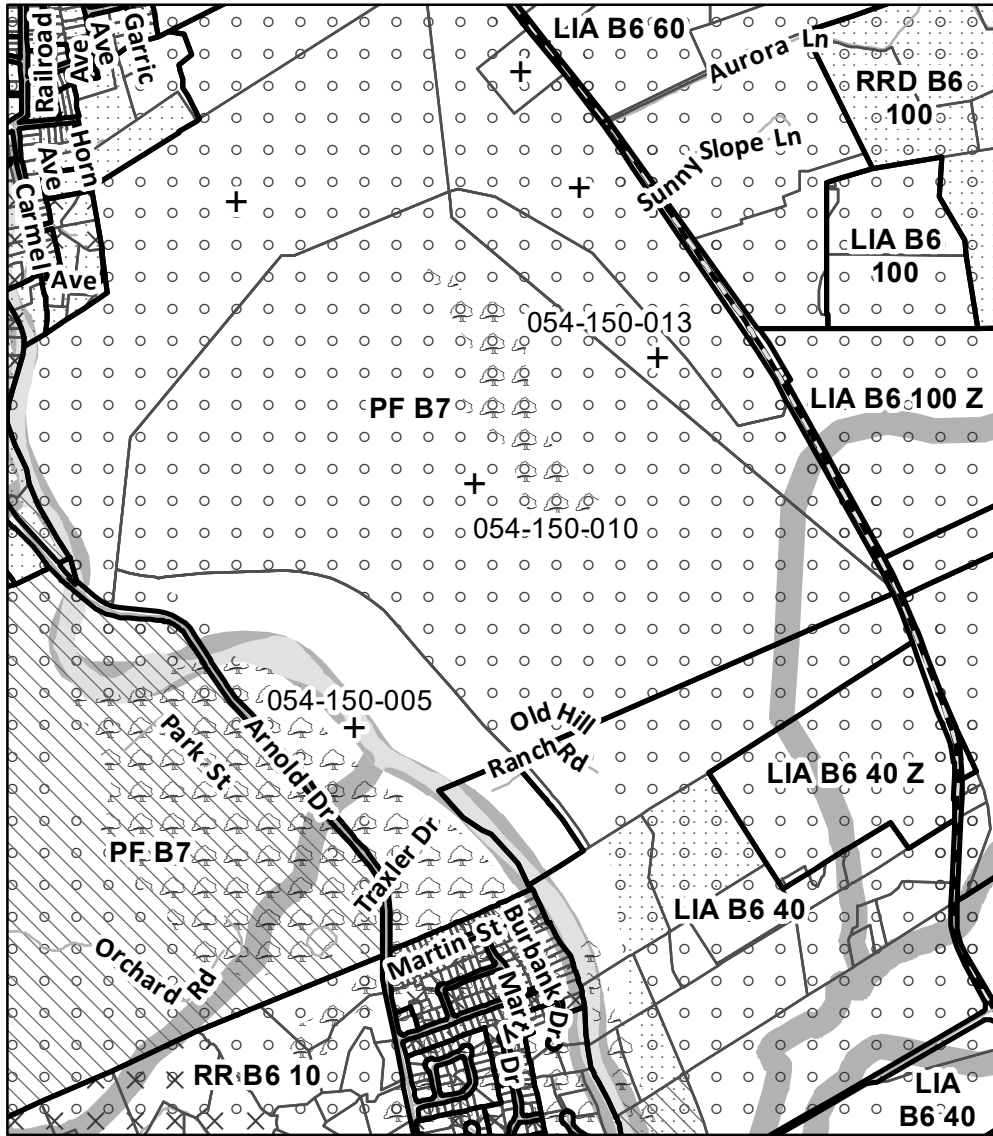
- VOH Valley Oak Habitat
- X Vacation Rental Exclusion



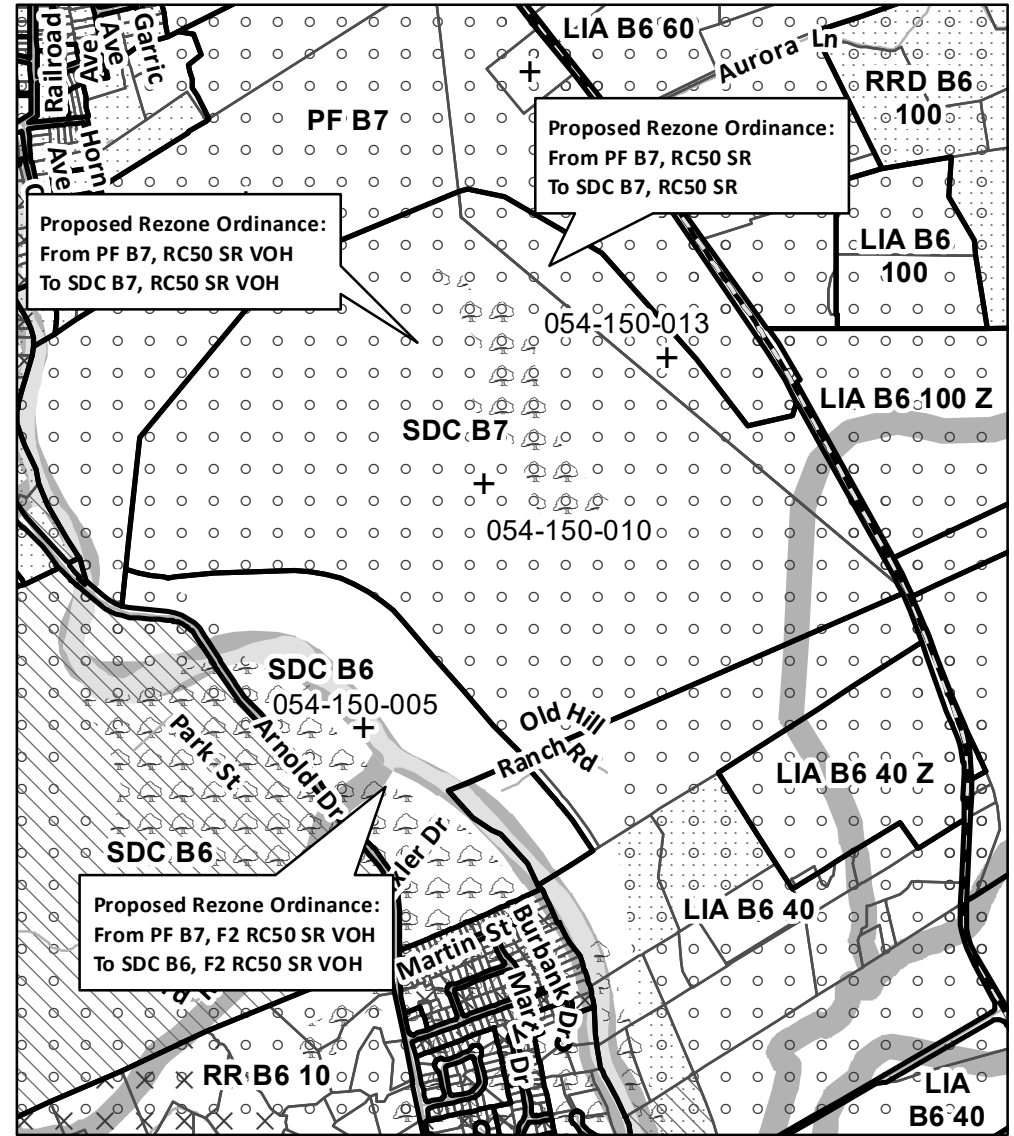
FILE: PLP22-0024  
 APN: 054-090-001  
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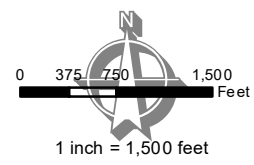
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- X Vacation Rental Exclusion



FILE: PLP22-0024  
 APN: 054-150-005, -010, -013  
 Ordinance No. TBA  
 Sectional District Map No. TBA

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