

**ORDINANCE 2025-XX**

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANTECA, STATE OF CALIFORNIA, REPEALING ORDINANCE 779 APPROVING REZONE MAP 87-8 AND THE ST. DOMINIC'S HEALTHCARE FACILITIES CAMPUS STANDARDS & DESIGN GUIDELINES AND SUBSEQUENT AMENDMENTS TO THE SAME FOR PROJECT PARCELS APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44 AND 200-140-29, -30, AND -31.

WHEREAS, at a duly noticed meeting of October 16, 2025, the Planning Commission considered a city-initiated Municipal Code Amendment (MCA 25-149) relating to an ordinance repealing Ordinance 779 and subsequent amendments to the same; and

WHEREAS, on December 7, 1987, the Manteca City Council adopted Ordinance 779 approving Rezone Map 87-8 to rezone a site into a Planned Development Overlay Zone District (herein the "PD Zone District") and adopting the St. Dominic's Healthcare Facilities Campus Standards & Design Guidelines (herein the "PD Document"); and

WHEREAS, PD Zone District and the PD Document affect project site parcels APN: 200-180-16, -17, -34, -35, -37, -39, -40, -41, -42, -43, -44, and 200-140-29, -30, and -31; and

WHEREAS, on May 3, 1993, the Manteca City Council adopted Ordinance 970 amending Ordinance 779 to add critical fire safety standards to the approved PD document; and

WHEREAS, in January 2025, the project site was rezoned from the PD Overlay Zone District to the Public/Quasi Public and Mixed Use Commercial zone districts as part of a City-wide Rezone; and

WHEREAS, the PD Document established by Ordinance 779 remains in place after the City-wide Rezone; and

WHEREAS, the Manteca Municipal Codes 17.10.140, 17.20.020, and 17.30.030 establish requirements and procedures that require each PD Document to correspond to a PD Zone District; and

WHEREAS, without the PD Zone District in place, the PD Document cannot be appropriately enforced; and

WHEREAS, the attached ordinance, included as Exhibit 'A', repealing Ordinance 779 and any subsequent amendments to the same, is necessary to prevent any conflicting regulations or inconsistencies with current development standards; and

## ATTACHMENT 3

WHEREAS, a Notice of Public Hearing was circulated on September 26, 2025, in accordance with Manteca Municipal Code § 17.08.050 and Government Code Section 65854; and

WHEREAS, the proposed Zoning Code Amendment, the “Project”, is subject to CEQA Guidelines, and it can be seen with certainty that there is no possibility that the Project in question may have a significant effect on the environment, and therefore, the Project is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)); and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

THE CITY COUNCIL OF THE CITY OF MANTECA DOES ORDAIN AS FOLLOWS:

**SECTION 1: Repeal.** Ordinance 779, adopted on December 7, 1987, and Ordinance 970, adopted on May 3, 1993, amending Ordinance 779, and any other ordinance in conflict with this ordinance are hereby repealed in their entirety.

**SECTION 2: CEQA.** The City Council finds and determines that the proposed Zoning Text Amendment, the “Project”, is subject to CEQA Guidelines and it was determined that it can be seen with certainty that there is no possibility that the Project in question may have a significant effect on the environment, and therefor, the Project is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)).

**SECTION 3: Typographical or Clerical (Scrivener) Errors.** Any typographical or clerical errors in this Ordinance may be remedied by the City Attorney with the assistance of the City Clerk and shall not constitute an alteration.

**SECTION 4: Severability.** If any section, sub-section, subdivision, paragraph, clause, or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause, or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses, or phrases may be declared invalid or unconstitutional.

**SECTION 5: Publication.** This Ordinance shall be published in accordance with the provisions of Government Code Section 36933.

**SECTION 6: Effective Date.** This Ordinance shall become effective thirty (30) days following adoption.

## ATTACHMENT 3

City of Manteca, a municipal corporation

MAYOR: \_\_\_\_\_  
GARY SINGH

ATTEST: \_\_\_\_\_  
CASSANDRA CANDINI-TILTON  
CITY CLERK

STATE OF CALIFORNIA }  
COUNTY OF SAN JOAQUIN } SS:  
CITY OF MANTECA }

I, Cassandra Candini-Tilton, City Clerk of the City of Manteca, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the \_\_\_\_ day of \_\_\_\_, 2025, and had its second reading and was adopted and passed during the public meeting of the City Council on the \_\_\_\_ day of \_\_\_\_, 2025, by the following vote:

AYES:

NOES: