



Repeal Ordinance for the St. Dominic's Campus Standards & Design Guidelines File No. MCA 25-149

November 18, 2025
City of Manteca City Council Public Hearing

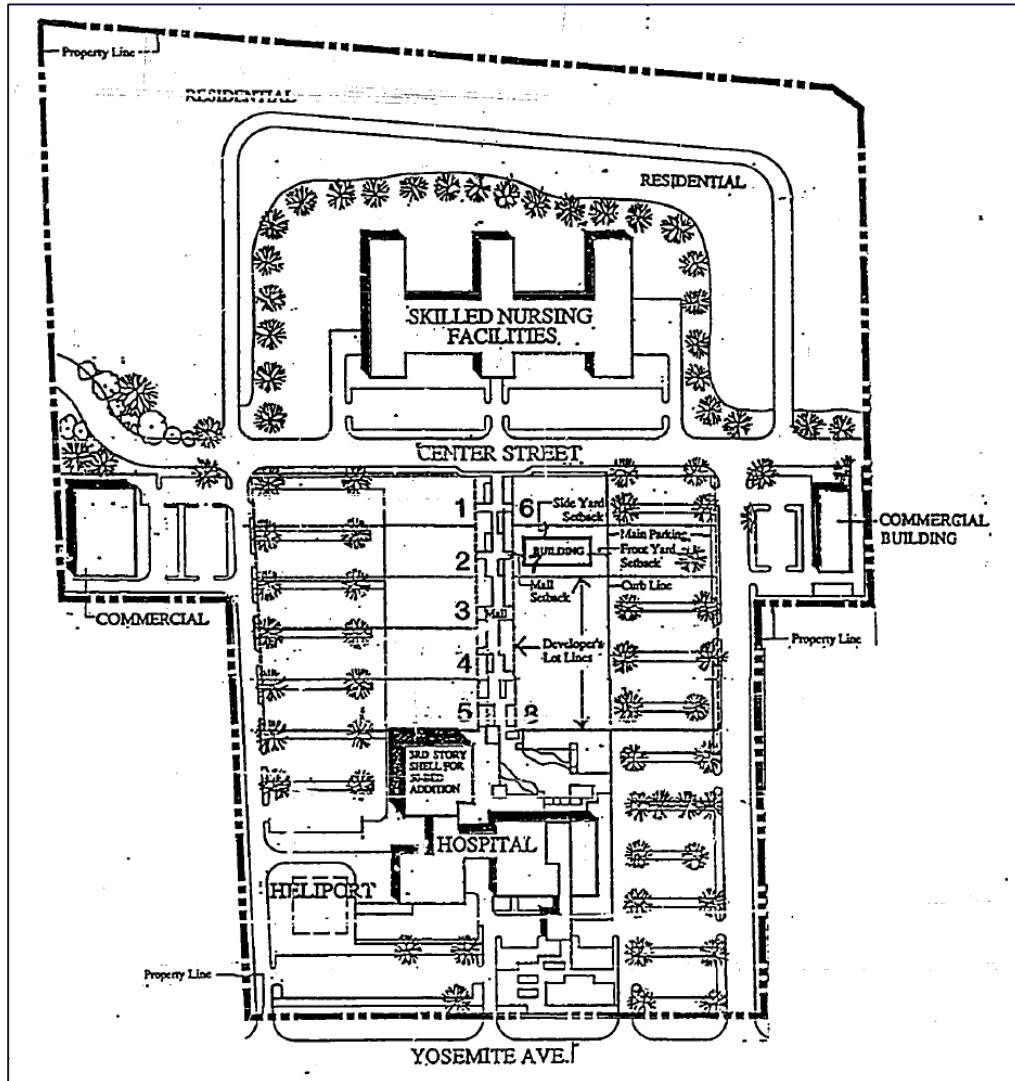
Project Background

St. Dominics Planned Development

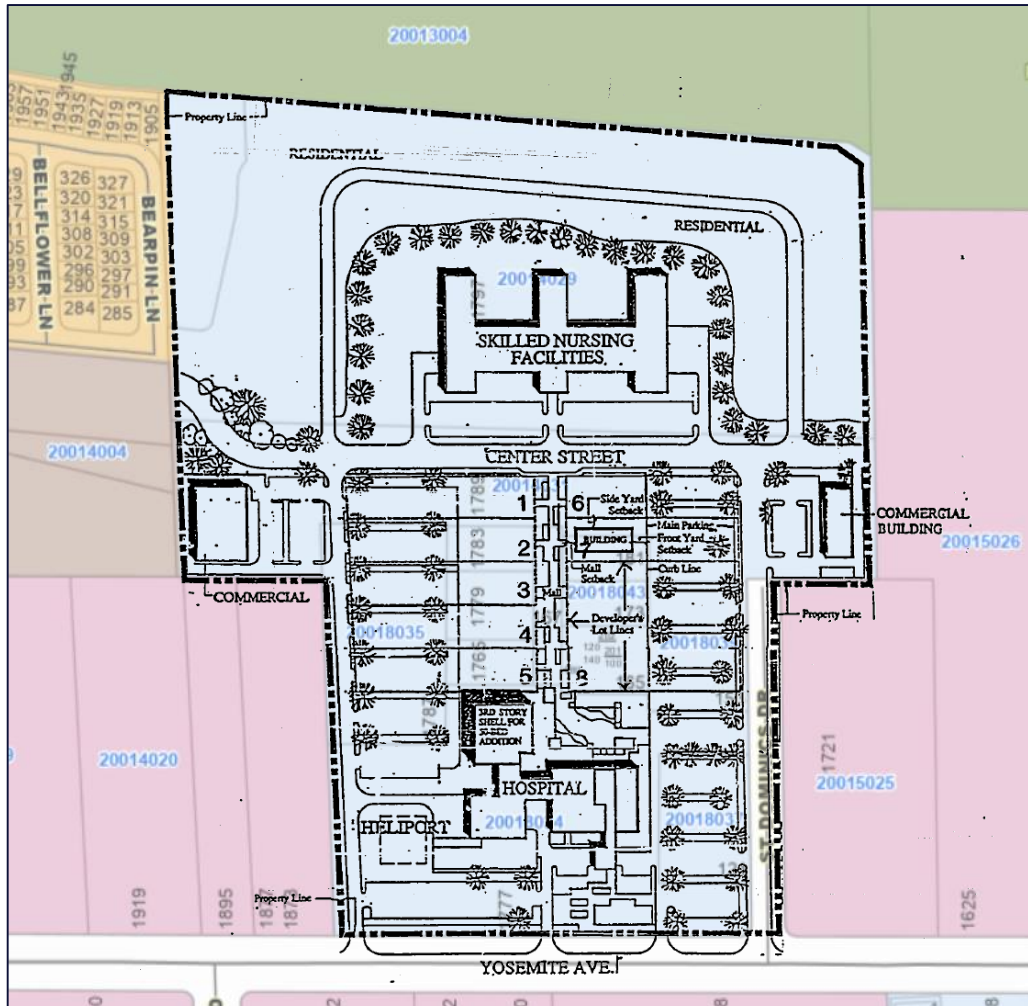
- PDs are a Zone District with corresponding site-specific development standards & guidelines
- Ordinance 779 (12/1997) Rezone & PD Document
- Ordinance 970 (05/1993) Amended the PD Document
- 2025 City-wide Rezone, changed the site's zoning



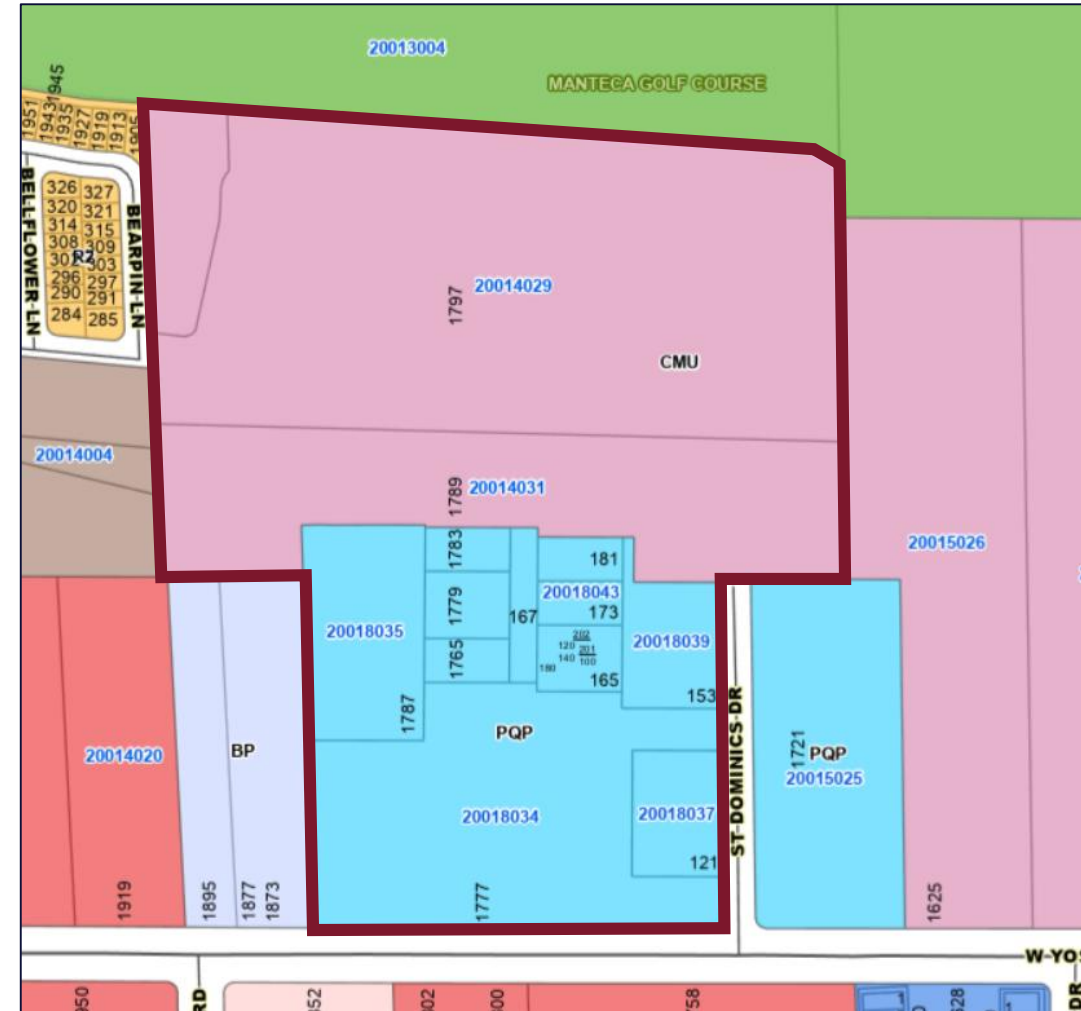
Project Location



Zoning



PD Zoning



CMU & PQP Zoning



CEQA

MCA 25-149: This repeal ordinance is exempt from further CEQA review pursuant to CEQA Guidelines 15061(b)(3)).) “Common Sense Exemption”, because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.



Recommendation

Staff recommends that the City Council conduct a public hearing and:

1. Find the project exempt from further environmental review pursuant to Section 15061(b)(3), "Common Sense Exemption" of the California Environmental Quality Act; and
2. Waive the first reading of an ordinance by substitution of the title and introduce an 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.





Thank you

CITY OF MANTECA
ADMINISTRATION CENTER