



# PROGRAMMATIC EIR

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City Council  
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## Background

- Our General Plan identifies all of our land uses within the City of Modesto. Historically, the City has also adopted a Master Environmental Impact Report (MEIR) The environmental report reviews and completes the CEQA analysis for the full General Plan with the current land uses and impact.
  - Having a Master EIR allows staff to streamline the CEQA process for new development applications submitted which align with the General Plan land uses.
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## Background

- The current General Plan and Master EIR was last certified by the City in 2019, and the Master EIR is valid for five years and lapsed in 2024.
  - To streamline the CEQA review, the City engaged with a consultant to prepare a new Programmatic Environmental Impact Report (PEIR) that reflects the adopted General Plan, all General Plan Amendments, and updated methodology of the review from Level of Service to Vehicle Miles Traveled.
  - As we embarked on updating our Programmatic EIR, we there was an opportunity to implement some of our Housing Element programs which was adopted by Council on December 5, 2023.
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# Residential Density

Zone	Existing Minimum Zon. Ord.	Existing Minimum Gen. Plan	Proposed Minimum (Both)	Existing Maximum Zon. Ord.	Existing Maximum Gen Plan	Proposed Maximum (Both)
R-1	N/A	N/A	N/A	11 du/acre	7.5 du/acre	10.9 du/acre
R-2	11 du/acre	10.9 du/acre	10.9 du/acre	14.5 du/acre	14.5 du/acre	22 du/acre
R-3	14.5 du/acre	21.8 du/acre	22 du/acre	29 du/acre	29 du/acre	45 du/acre

The City zoning code and General Plan densities did not align- we are looking to ensure that they align as well as accommodate an option for higher densities in our R-3 zone to assist with the implementation of our Housing Element.

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## Duplexes in the R-1 Zone

- Modesto currently allows duplexes on corner lots in the R-1 Zone by right, per MMC 10-3.217.
  - The Housing Element states that the City will allow duplexes on all properties in the R-1 zone
  - The regulations of the R-1 zone related to development standards will remain in effect for duplexes.
    - Maximum lot coverage of fifty (50) percent,
    - Height maximum of two (2) stories or thirty (30) feet, whichever is less
    - **Front setbacks of fifteen (15) feet**
    - Side setbacks of five (5) feet
    - Rear setbacks of ten (10) feet
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## Environmental

- As we initiated those changes to our General Plan, we ensured our consultant reviewed our current General Plan, all General Plan Amendments, and utilized all current CEQA methodology in their CEQA review
  - An Initial Study/Environmental Impact Report, Environmental Assessment No. EA/C&ED No. 2024-38, has been prepared by the City of Modesto that analyzed the proposed changes to the Municipal Code, and also recommended that the City Council should adopt a Statement of Overriding Considerations as well as written findings in accordance with State CEQA Guidelines Section 15091 and 15093.
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## Commission Recommendations

At its regularly scheduled meeting on May 5, 2025, the Planning Commission recommended that the City Council adopt the proposed General Plan Amendment, certify the EIR, and adopt an Ordinance updating the Modesto Municipal Code by a vote of 6-0.

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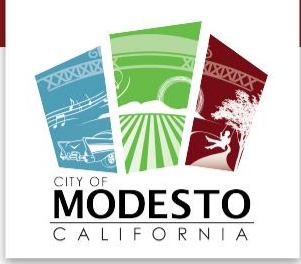


## Staff Recommendations

Resolution adopting an Amendment to the Modesto Urban Area General Plan to amend the densities of residential zones and certifying the Environmental Impact Report.

Ordinance updating Title 10 (Zoning Regulations) of the Modesto Municipal Code to amend Chapter 2 (Definitions), Article 1 (Definitions); Chapter 3 (Land Use Regulations), Article 1 (Permitted and Conditional Land Uses); Chapter 3, Article 2 (Specific Land Use Regulations); Chapter 4 (Development Standards), Article 1 (Residential Zones); and Chapter 4, Article 5 (Accessory Dwelling Units).

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Questions?

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