



NOTICE OF AVAILABILITY

DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CALIFORNIA STATE UNIVERSITY MONTEREY BAY STADIUM EXPANDED USE PROJECT

DATE:	May 15, 2026
PROJECT TITLE:	California State University Monterey Bay Stadium Expanded Use Project
LEAD AGENCY:	The Board of Trustees of the California State University 401 Golden Shore Long Beach, California 90802-4210
PROJECT PROPONENT:	California State University Monterey Bay (CSUMB) 100 Campus Center Seaside, California, 93955

The Board of Trustees of The California State University (Board of Trustees) is the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA) (Cal. PRC Section 21000 et seq.), and the CEQA Guidelines (14 CCR Section 15000 et seq.). The Board of Trustees has prepared this Notice of Availability of the California State University, Monterey Bay (CSUMB) Master Plan Draft EIR in accordance with CEQA Guidelines Sections 15087. The Draft EIR addresses the environmental effects of the Project.

Project Location: The proposed project is located on the CSUMB campus within the City of Seaside, in Monterey County, CA, at 4113 2nd Avenue (Assessor's Parcel Number (APN) 031-101-044-000).

Project Description: The CSUMB Stadium Expanded Use Project proposes an expansion of existing programming at the CSUMB Stadium by CSUMB and the Monterey Bay Football Club (MBFC) and the construction and operation of two new locker room facilities, two (2) new restroom buildings, and a gated event staging area just north of the stadium. The underlying purpose of the proposed project is to modernize and enhance the existing stadium to function as a flexible, multipurpose venue that better supports CSUMB's academic and athletic programs while accommodating expanded use, including partnerships with external organizations such as professional athletic entities (e.g., United Soccer League).

The expanded programming of CSUMB Stadium would allow CSUMB to host the men's and women's California Collegiate Athletic Association (CCAA) Championship tournaments and the NCAA Division II National Championships. CSUMB would also host the following non-athletic events: Latinx Affinity Ceremonies for graduating students; Monte's 5k and post-race event; new student fall convocation; Otter Cross Cultural Center (OC3) affinity celebration; fall welcome concert; a spring concert; the Relay for Life; and up to 25 other university-related events.

Additionally, the project would allow the CSUMB Stadium to host three (3) new teams under the oversight of the MBFC (the existing professional team that is engaged in a 14-year Facilities Shared-Use Agreement with CSUMB): one (1) USL League Two (Men's Amateur), one (1) USL Super League (Women's Pro), and one (1) USL W League (Women's Amateur). The project would accommodate games associated with these teams, totaling 18 events over 18 days for the USL Super League and 12 events over 10 days each for the USL League Two and USL W League. The CSUMB Stadium would also host other MBFC events, including a 28-day Winter Festival and up to 20 weekend concerts annually, with a maximum of 6,000 attendees.

Proposed new facilities include the following:

1. Men's & Women's Locker Room and Shower Facility. Two (2) permanent 1,400-sf locker room facilities would be constructed. One (1) facility would replace the existing portable showers utilized by the men's teams and would be built at the stadium entrance northwest of the field house. Another facility would be constructed to accommodate the women's teams southwest of the field house.
2. Permanent Restroom Facilities. Two (2) permanent restroom buildings, each approximately 1,000 sf, would be constructed within the existing beer garden area to replace the existing 36 portable facilities.
3. Storage and Staging Area. A new 1.25-acre dedicated storage and staging area would be established north of the stadium to support event operations, equipment storage, and logistical needs. No permanent construction of any structures besides fencing is planned for this site.

Potential Environmental Effects: The Draft EIR identifies "potentially significant impacts" for the following environmental issues: biological resources and cultural and Tribal cultural resources. Implementation of feasible mitigation measures would avoid or substantially reduce all environmental impacts, except for vehicle-generated greenhouse gas emissions, vehicle-related noise, and VMT during operation of the proposed project, which would be reduced to the maximum extent with implementation of the identified mitigation measures but would remain significant and unavoidable.

The proposed project would not occur on an existing hazardous materials site as listed by Government Code Section 65962.5.

Public Review and Comment: The 45-day public review period for the Draft EIR is from May 15, 2026, through June 29, 2026, in accordance with the CEQA Guidelines (14 CCR Section 15105). During this period, the Draft EIR will be available for review online at the following websites: <https://csumb.edu/departments/facilities/planning/> and <https://ceqanet.lci.ca.gov/2025021013>. A printed copy of the Draft EIR may be reviewed at the following locations:

- CSUMB Library (Reference Desk), on the CSUMB campus
- CSUMB Facilities Management Office, on the CSUMB campus

Please provide comments in writing to the mailing address or email provided below prior to the close of the 45-day public review period, **not later than 5:00 pm on June 29, 2026**. Address all written comments on the Draft Environmental Impact Report to:

Matthew S. McCluney, AICP
Director of Campus Planning & Development
100 Campus Center
Seaside, CA 93955
T: 831-582-4721
fm@csumb.edu

Further Information: For environmental review information or questions about the project, please contact Matthew McCluney (831)-582-4721 or fm@csumb.edu.



Matthew S. McCluney, AICP
Director of Campus Planning & Development
California State University Monterey Bay

05/13/2026

Date