

The Trustees of the California State University

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CEQA – NOTICE OF DETERMINATION

This Notice is being filed in compliance with Section 21108 of the Public Resources Code.

Project Title

California State University, Monterey Bay Stadium Expanded Use Project

State Clearinghouse Number

2025021013

Lead Agency Contact Person

Matthew S. McCluney, AICP, Director, Facilities Management – Campus Planning and Development,
California State University, Monterey Bay
831-582-4721

Project Location

The proposed project is located at the existing California State University, Monterey Bay (CSUMB) Stadium located in the Athletics and Recreation District of the campus at 4113 2nd Avenue, Seaside, California, 93955, in Monterey County (Assessor's Parcel Number 0311-0104-4000).

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 (2) new locker room facilities, two (2) new restroom buildings, and a gated event storage and 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 [USL]).

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 National Collegiate Athletic Association (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 proposed 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 proposed 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:

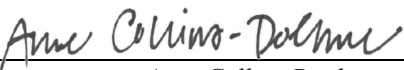
1. Men's & Women's Locker Room and Shower Facility. Two (2) permanent 1,400-square foot (sf) locker room facilities would be constructed. One (1) facility would replace the existing portable showers utilized by the men's teams and would be built at the stadium entrance northwest of the Field House. Another 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. Gated Event Storage and Staging Area. A new 1.25-acre dedicated gated event 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.

This Notice of Determination is to advise that the Board of Trustees of the California State University (Board of Trustees), as the lead agency, has approved the above-described project on September 23, 2026, and has made the following determinations regarding the project:

1. The Board of Trustees finds that the CSUMB Stadium Expanded Use Project Final Environmental Impact Report (Final EIR) has been prepared in accordance with the requirements of California Environmental Quality Act (CEQA).
2. The Final EIR addresses the project and all discretionary actions related to the project as identified in the CSUMB Stadium Expanded Use Project Final EIR.
3. Prior to certification, the Board of Trustees reviewed and considered the above Final EIR and found it to reflect the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the Final EIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:
 - (a) The Draft EIR for the CSUMB Stadium Expanded Use Project;
 - (b) The Final EIR, including comments received on the Draft EIR, responses to comments, and revisions to the Draft EIR in response to comments received;
 - (c) The proceedings before the Board of Trustees relating to the project, including testimony and documentary evidence introduced at such proceedings; and
 - (d) All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
4. This resolution is adopted pursuant to the requirements of CEQA, which requires the Board of Trustees to make findings prior to approval of the project (Cal. Pub. Res. Code § 21081; Guidelines § 15091).
5. The Board of Trustees hereby adopts the CEQA Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, which identifies the environmental impacts of the project and required mitigation measures, hereby incorporated by reference. The required mitigation measures shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program, which meets the requirements of CEQA (Cal. Pub. Res. Code § 21081.6; Guidelines § 15097).
6. The project will benefit the California State University.
7. The chancellor or her designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the CSUMB Stadium Expanded Use Project Final EIR.

This is to certify that the Final Environmental Impact Report with responses to public comments, administrative record, and record of project approval are available to the general public online at: <https://csumb.edu/departments/facilities/planning/> and by appointment at Facilities Management – Campus Planning and Development, Attn: Matthew S. McCluney, mmccluney@csumb.edu.



Signature Anne Collins-Doehne

September 23, 2026

Date

Title Director, Land Use Planning and Environmental Review - Capital Planning, Design and Construction