



NOTICE OF PREPARATION

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

DATE: February 27, 2025

TO: Agencies, Organizations, and Interested Parties

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

California State University Monterey Bay (CSUMB)
100 Campus Center
Seaside, California, 93955

SUBJECT: Notice of Preparation of an Environmental Impact Report for the CSUMB Stadium Expanded Use Project

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) (California Public Resources Code, Section 21000 et seq.) and the CEQA Guidelines (Title 14 of the California Code of Regulations [CCR] 1500 et seq.). Per California Education Code Section 66606, the Board of Trustees is the governing body and owner of the CSUMB campus and has the authority to certify the EIR. CSUMB will act as point of contact for the CEQA process.

This Notice of Preparation (NOP) has been prepared in accordance with CEQA Guidelines (14 CCR 15082 and 15375). The EIR will address the environmental effects of the proposed CSUMB Stadium Expanded Use Project (proposed project or project). Implementation of the proposed

project would include two components at the existing CSUMB Stadium: 1) an expansion of existing programming at the CSUMB Stadium by CSUMB and the Monterey Bay Football Club (MBFC); and 2) the construction and operation of two new locker room facilities, two new restroom buildings, and a gated event staging area just north of the stadium.

The underlying purpose of the proposed project is the expansion of current stadium programming and facilities to accommodate college athletic championship events, additional CSUMB activities, and additional professional teams and games. The proposed facility improvements are necessary to ensure alignment with the requirements of the United Soccer League (USL) and the National Collegiate Athletic Association (NCAA). The project would support the educational mission of CSUMB by strengthening its role as a hub for athletics, academic growth, and community engagement.

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 new teams under the oversight of the MBFC (the existing professional team in a Facilities Shared-Use Agreement with CSUMB): one USL League Two (Men's Amateur), one USL Super League (Women's Pro), and one 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 concerts annually, with a maximum attendance of 3,000 and 6,500 attendees, respectively.

Proposed new facilities include the following:

- I. **Men's & Women's Locker Room and Shower Facility.** Two permanent 1,400-sf locker room facilities would be constructed. One 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 permanent restroom buildings, each approximately 1,000 sf, would be constructed within the existing beer garden area to replace the 3,000-sf area containing approximately 36 portable facilities currently used.
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. Shipping containers, or other temporary units that do not require construction, may be moved into the staging area to protect equipment from the weather.

Construction of these facilities is anticipated to take approximately nine months beginning in spring 2026.

Agencies: The Board of Trustees requests agencies' views on the scope and content of the environmental information that is germane to an agency's statutory responsibilities in connection with the project, in accordance with Sections 15082(b) and 15103 of the CEQA Guidelines. Agencies may need to use the EIR to consider permits or other approvals.

Organizations and Interested Parties: The Board of Trustees requests comments and concerns regarding the proposed scope of environmental topics to be evaluated in the Draft EIR.

Public Review Period: The Board of Trustees issued this NOP for public review and comment pursuant to the CEQA Guidelines (14 CCR 15082 and 15375). The Board of Trustees established a 30-day review and scoping period from **February 27, 2025**, through **March 31, 2025**, in accordance with the CEQA Guidelines (14 CCR 15082). The NOP is available for review online here: <https://csumb.edu/facilities/planning/>.

Scoping Comments: At this time, the Board of Trustees of the California State University is soliciting comments on the scope and content of the Draft EIR. Comments may be submitted by mail, email, or by attending the Public Scoping Meeting (see details below) and submitting a written comment. All comments should indicate a contact person for the agency or organization, if applicable. All comments should be sent to the following address, to arrive no later than 5 p.m. on **March 31, 2025**:

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

Public Scoping Meeting: The Board of Trustees will hold a Scoping Meeting to give the public an opportunity to receive more information on the proposed project, and to provide written comments on the scope of the Draft EIR. All members of the public and interested persons are welcome to attend and provide written comments at that time. The meeting will be held on **March 12, 2025**, from 5:30 p.m. to 7:00 p.m. both in person and online at the Otter Student Union, 3118 Inter-Garrison Rd, Seaside, CA 93955 and Zoom (access information below). See the campus map provided at the following location for details about the meeting location: csumb.edu/maps.

Zoom access information:

Join Zoom Meeting
ID: 84221858320
(US) +1 309-205-3325

Join Zoom Meeting:

<https://csumb.zoom.us/j/84221858320>

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



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

2/24/25

Date

NOTICE OF PREPARATION

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

I INTRODUCTION

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the potential environmental effects of a proposed project. The environmental review process is intended to provide public agencies with the environmental information necessary to evaluate a proposed project to determine whether it may have a significant effect on the environment, to establish methods for reducing adverse environmental impacts, and to consider alternatives prior to approval. This section provides a project overview, location of the project, and project background.

I.1 Project and CEQA Overview

The Draft EIR will address the potential environmental effects of implementation of the proposed California State University Monterey Bay (CSUMB) Stadium Expanded Use Project (proposed project or project). The proposed project would involve two components: 1) an expansion of the programming and facilities at the CSUMB Stadium by CSUMB and the Monterey Bay Football Club (MBFC); and 2) the construction and operation of two new locker room facilities, two new restroom buildings, and a gated event staging area just north of the stadium. The EIR will describe each of the proposed project components and evaluate potential impacts on the environment.

Under State California Environmental Quality Act (CEQA) Guidelines, the EIR is being prepared as a project EIR. A project EIR examines the environmental impacts of a specific development project. This EIR will focus on the changes in the environment that would result from the proposed expanded programming of the CSUMB Stadium, in terms of the number and frequency of events hosted by CSUMB and the MBFC and the construction and operation of the proposed facilities.

I.2 Project Location

The proposed project encompasses physical improvements to the existing CSUMB Stadium located at 4111 2nd Avenue, Seaside, California, 93955, in Monterey County (County) (Assessor's

Parcel Number 0311-0104-4000). The 2022 CSUMB Master Plan designates the stadium site, as well as the areas surrounding it to the south and east, for a range of athletics and recreational uses. Directly south of the stadium are the CSUMB baseball and softball fields, with two additional soccer fields to the southwest, the CSUMB aquatic center to the west, and a disc golf course to the northeast. Parking for the stadium is provided in two existing parking lots located to the north/northwest and to the south/southwest.

The CSUMB Stadium is accessible via Divarty Street and 2nd Avenue. Regional and local access to the project site is provided by State Highway (Hwy) 1, which is located approximately 0.6 miles west of the project site, and Lightfighter Drive. **Figures 1** and **2** illustrate the project's regional context and the project's location, respectively.

1.3 Project Background

The former Freeman Stadium (now the CSUMB Stadium) was constructed over 70 years ago. Historically, the Freeman Stadium was the home of the Fort Ord Warriors, a semi-professional football team comprising service members stationed at the former Fort Ord army base. In 2020, the MBFC approached CSUMB with a proposal to renovate, utilize, and maintain the existing Freeman Stadium and Field House at CSUMB as a shared campus-United Soccer League (USL) facility with the intent of bringing sports entertainment (soccer) to the Monterey Bay area. CSUMB and the MBFC entered into a 14-year Facilities Shared-Use Agreement to share the use of the stadium. Renovations to the CSUMB Stadium were completed in 2022 and consisted of upgrades to the existing 5,700-square-foot (sf) field house and construction of a 90,000-sf synthetic soccer pitch, a 3,000-sf portable restroom facility, four sets of seating areas, four 90-foot-tall poles for broadcast-quality light standards, a 200-sf illuminated scoreboard, and a beer garden with space for vendors. Seating improvements included seatbacks and bleacher seats that accommodate 6,000 spectators. Renovations to the stadium also involved improvements to three campus roadways that provide access from the parking lots to the stadium.

The renovations allowed CSUMB and the MBFC to share the stadium for professional and collegiate sporting events, practices, and CSUMB-sponsored community events such as Spring Commencement. Currently, the men's USL Championship (Men's Professional) team hosts 18 games over 18 days during the United Soccer League Championship (USLC) regular season, with an average attendance of 4,200 spectators. Each event requires an average of 216 staff members including players and coaches.

The renovations and operations were evaluated in a Mitigated Negative Declaration (MND) adopted by the California State University Chancellor's Office on September 8, 2021 (State Clearinghouse [SCH] # 2021070153).¹

Currently, the men's USL Championship (Men's Professional) team hosts 18 games over 18 days during the United Soccer League Championship (USLC) regular season, with an average attendance of 4,200 spectators. Each event requires an average of 216 staff members including players and coaches. The MBFC also hosts one post-season game, one tournament, and one international-friendly game; each event requires one day and attracts approximately 5,600 spectators. Currently, the CSUMB women's soccer program consists of 28-32 student athletes and four staff members. The women's program hosts 12-14 games, two to three recruiting camps, and one youth camp annually. The men's soccer program consists of 28-32 student athletes and four staff members. Like the women's program, the men's program hosts 12-14 games, two to three recruiting camps, and one youth camp annually. For both programs, CSUMB occasionally hosts tournaments depending on post-season opportunities each year.

2 PROJECT DESCRIPTION

The proposed project consists of two primary components: 1) an expansion of programmed use of the CSUMB Stadium by CSUMB and the MBFC; and 2) the construction and operation of two new locker room facilities, two new restroom buildings, and a gated event staging area just north of the stadium (**Figure 3**).

2.1 CSUMB Stadium Expansion of Use

California State University Monterey Bay

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, involving approximately three events over two days and three events over five days, respectively, for both the men's and women's soccer programs.

CSUMB would also host the following non-athletic events that would last for one day each: 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.

¹ California State University Monterey Bay (2021). *Final Initial Study Initial Study/Mitigated Negative Declaration: Freeman Stadium Facilities Renovation at California State University Monterey Bay*. SCH# 2021070153.

Monterey Bay Football Club

Additionally, the project would allow the CSUMB Stadium to host three new teams under the oversight of the MBFC (the existing professional team in a Facilities Shared-Use Agreement with CSUMB): one USL League Two (Men's Amateur), one USL Super League (Women's Pro), and one 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 concerts annually, with a maximum attendance of 3,000 and 6,500 attendees, respectively. The Winter Festival would require 10 set-up days, and the weekend concerts would require one to two set-up days per event.

2.2 New Facilities

The proposed new facilities would involve the construction of a men's and a women's locker room and shower facility, permanent restroom facilities, and a storage and staging area. Both the men's and women's locker room facilities would be permanent 1,400-sf concrete facilities located at the stadium entrance. The men's locker room and shower facility would be located to the northwest of the field house while the woman's facility would be located to the southwest of the field house. The project would also construct two permanent 1,000-sf concrete restroom buildings within the existing beer garden area to replace the 3,000-sf area containing approximately 36 portable facilities currently in use. 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. Shipping containers, or other temporary units that do not require construction install, may be moved into the staging area to protect equipment from the weather. Construction of these facilities is anticipated to take approximately nine months beginning in spring 2026.

3 ENVIRONMENTAL TOPICS TO BE ADDRESSED IN THE DRAFT EIR

The Draft EIR will summarize the following key environmental issues for the proposed project. Direct and indirect impacts will be analyzed for the short-term (construction) and long-term (life of the project) based on thresholds of significance that meet State guidelines and accepted professional standards and practice. The Draft EIR will identify mitigation measures for impacts determined to be significant. Issues not anticipated to result in significant impacts and, therefore, not proposed to be evaluated in detail in the Draft EIR include agricultural/forestry resources,

hazards and hazardous materials, mineral resources, population/housing, recreation, and wildfire. The Draft EIR will address those topics determined not to result in significant impacts or require detailed evaluation in the “Other CEQA Considerations” chapter.

Aesthetics. The Draft EIR will review and describe the existing visual characteristics of the stadium and surrounding area and evaluate whether the proposed expanded programming and facilities would have a potentially significant impact on aesthetic resources. If potentially significant visual impacts are identified, the Draft EIR will include feasible mitigation measures.

Air Quality. This section of the Draft EIR will be based on estimates of emissions and associated changes in air quality that are likely to occur based on activities that result from the implementation of the proposed project. The Draft EIR will summarize air quality regulations and ambient air pollutant data from the local monitoring station and other stations representative of regional air quality conditions. Pollutants of concern include criteria pollutants and toxic air contaminants. An assessment of the air quality impacts will be conducted, and emissions estimated using the California Emissions Estimator Model (CalEEMod) land use and air quality model. The results will be compared to significance thresholds developed by the Monterey Bay Air Resources District. The Draft EIR will identify feasible mitigation measures to reduce the significance of air quality impacts, if identified.

Biological Resources. The Draft EIR will identify, characterize, and evaluate biological resource issues, including sensitive habitats, special-status species, and wildlife nesting/breeding. Existing biological resources will be described based on a biological study conducted for the project site. The Draft EIR will analyze the potential adverse effects to sensitive biological resources that may result from implementing the proposed project. The Draft EIR will identify feasible mitigation measures to reduce the significance of biological resource impacts, if identified.

Cultural Resources. According to the Record of Decision for acquisition of the campus, there are no historic sites on the campus that have been identified in past studies as eligible or potentially eligible for listing in the National Register. The Draft EIR will use existing documentation, supplemented with updated records searches and field reconnaissance surveys, to evaluate potential impacts to cultural resources that may result from implementation of the proposed project. The Draft EIR will address archaeological, historical, and cultural resource issues. The Draft EIR will identify mitigation measures to reduce potentially significant cultural resources impacts, if required, and ensure that cultural resources that may be discovered unexpectedly during construction are protected.

Energy. The Draft EIR will assess impacts resulting from the proposed project relating to the use of energy and determine whether implementation of the proposed project would result in significant impacts. Specifically, the Draft EIR will examine whether the project would use energy in a wasteful or inefficient manner and compare proposed activities against energy standards expressed in existing State and local renewable energy plans. Evaluation of the project's potential energy impacts will be consistent with CEQA Guidelines Appendix G. Mitigation measures will be identified to reduce potentially significant energy impacts, if identified.

Geology/Soils. The Draft EIR will assess the geologic and soils impacts resulting from the proposed project and determine whether implementation of the proposed project would result in significant impacts. Mitigation measures will be identified to reduce potentially significant geology and soils impacts, if identified.

Greenhouse Gas Emissions. The Draft EIR will include a setting and background discussion consisting of a summary of the greenhouse effect and global climate change; potential changes to the global climate system and to California; and emissions inventories at the federal, State, and local levels. It will also include a summary of the key regulatory measures at the federal and State levels as the regulatory setting for this topic. GHG emissions resulting from the project will be estimated using the CalEEMod emissions model. The net change in operational GHG emissions relative to those under the baseline scenario will be calculated. Impact significance will be assessed in accordance with State and regional guidelines and standards. Mitigation measures will be identified to reduce potentially significant GHG impacts, if identified.

Hydrology and Water Quality. Drainage and water quality impacts will be evaluated with respect to compliance with campus stormwater management plans and applicable State requirements. The Draft EIR will include a review of the project's regulatory context, development standards pertaining to water quality, and their applicability to the proposed project. Potential impacts will be compared against existing conditions, and additional mitigation measures will be identified, where necessary, to avoid or substantially reduce impacts.

Land Use and Planning. The Draft EIR will evaluate the proposed project to determine whether the project would physically divide an established community or conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project, per Appendix G of the CEQA Guidelines. Conflicts with existing or planned land uses adjacent to the project site will also be evaluated where such conflicts could result in environmental impacts.

Noise. The existing noise environment on and in the vicinity of the project site will be discussed based on existing environmental documentation and onsite reconnaissance data. As part of the onsite reconnaissance, up to five short-term (e.g., 10-30 minute) noise measurement surveys at various locations within the project area will be conducted to document current ambient noise conditions. Nearby existing noise-sensitive receptors and noise sources contributing to the ambient noise environment will be identified and discussed. Relevant background information, including noise fundamentals, descriptors, and applicable State and local regulatory framework, will be described. The Draft EIR will also evaluate noise levels generated by various construction activities and equipment. Mitigation measures will be identified to reduce potentially significant noise impacts, if identified.

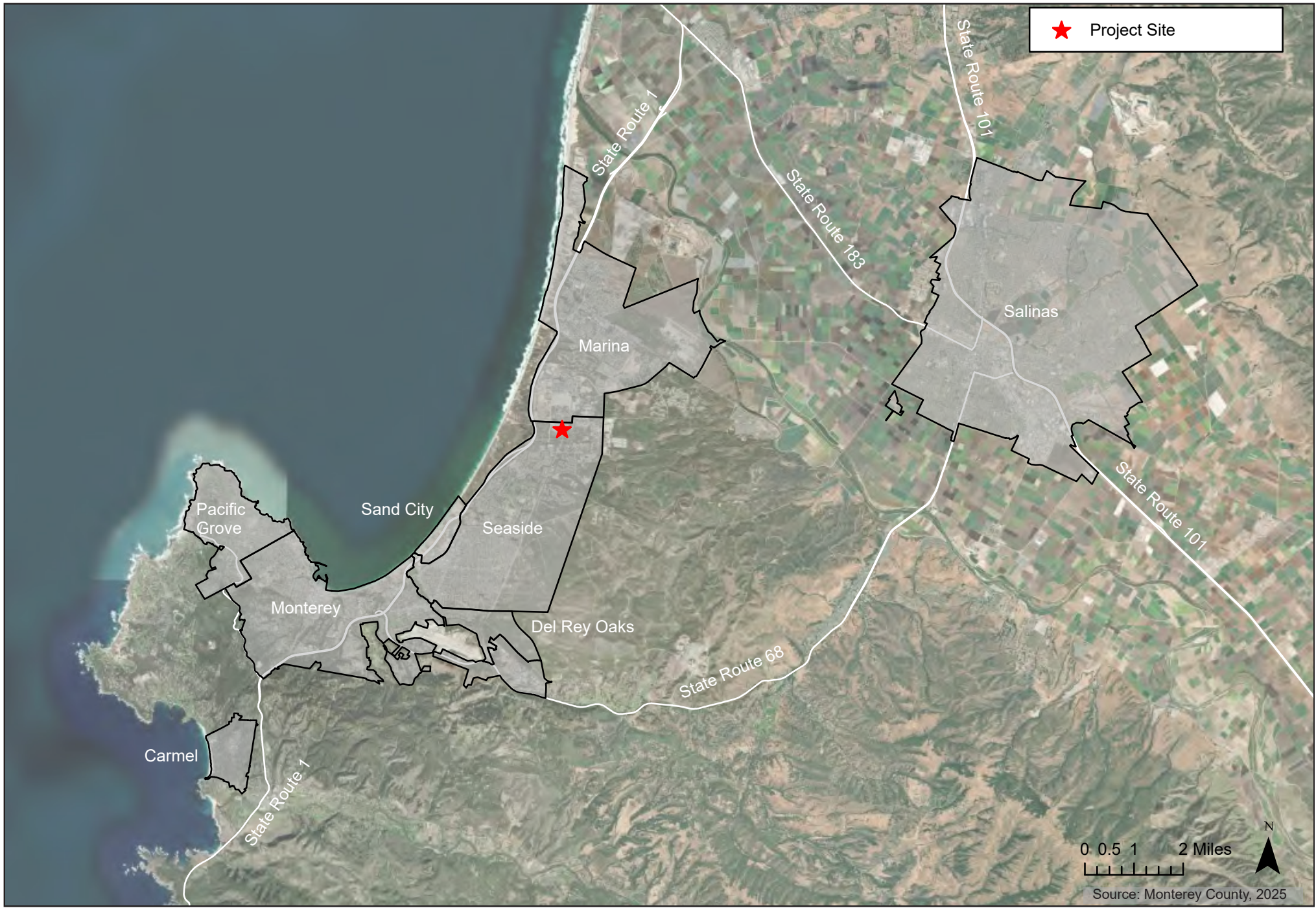
Public Services. Existing conditions related to fire protection service, police protection service, parks and recreation, and schools will be described. The Draft EIR will examine whether the project would result in potentially significant impacts to performance levels of these public services and thus result in substantial physical impacts associated with the provision of new or physically altered governmental facilities, consistent with CEQA Guidelines Appendix G.

Transportation. The Draft EIR will assess transportation and traffic impacts on Vehicle Miles Traveled (VMT). A VMT impact analysis will be conducted that will compare the estimated project generated VMT and project's effects on VMT by specific geographic scale, such as County-level, or regional-level, against thresholds of significance. If potentially significant impacts are identified, mitigations for those impacts will be provided.

Tribal Cultural Resources. The Draft EIR will address tribal cultural resources based on consultation between the Board of Trustees and Native American Tribes, per Assembly Bill 52.

Utilities and Service Systems. The Draft EIR will address potential impacts to water supply, wastewater treatment, solid waste, and electrical and natural gas utility services. Stormwater drainage utilities will be addressed in the Hydrology and Water Quality Section of the Draft EIR. The Draft EIR will document and update existing conditions and provide impact assessments for these utilities. Mitigation measures will be identified to reduce potentially significant utility and service systems impacts, if identified.

Other CEQA-Required Sections. In accordance with CEQA requirements, topics screened out because they were determined to result in less than significant impacts, cumulative impacts, alternatives, and growth-inducement effects of the proposed project will be discussed in this chapter.



Title: **Regional Map**

Date 1-22-25
 Scale _____
 Project 2024-84



Monterey | San Jose
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 Environmental Consultants Resource Planners
 947 Cass Street, Suite 5
 Monterey, CA 93940
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Figure
1



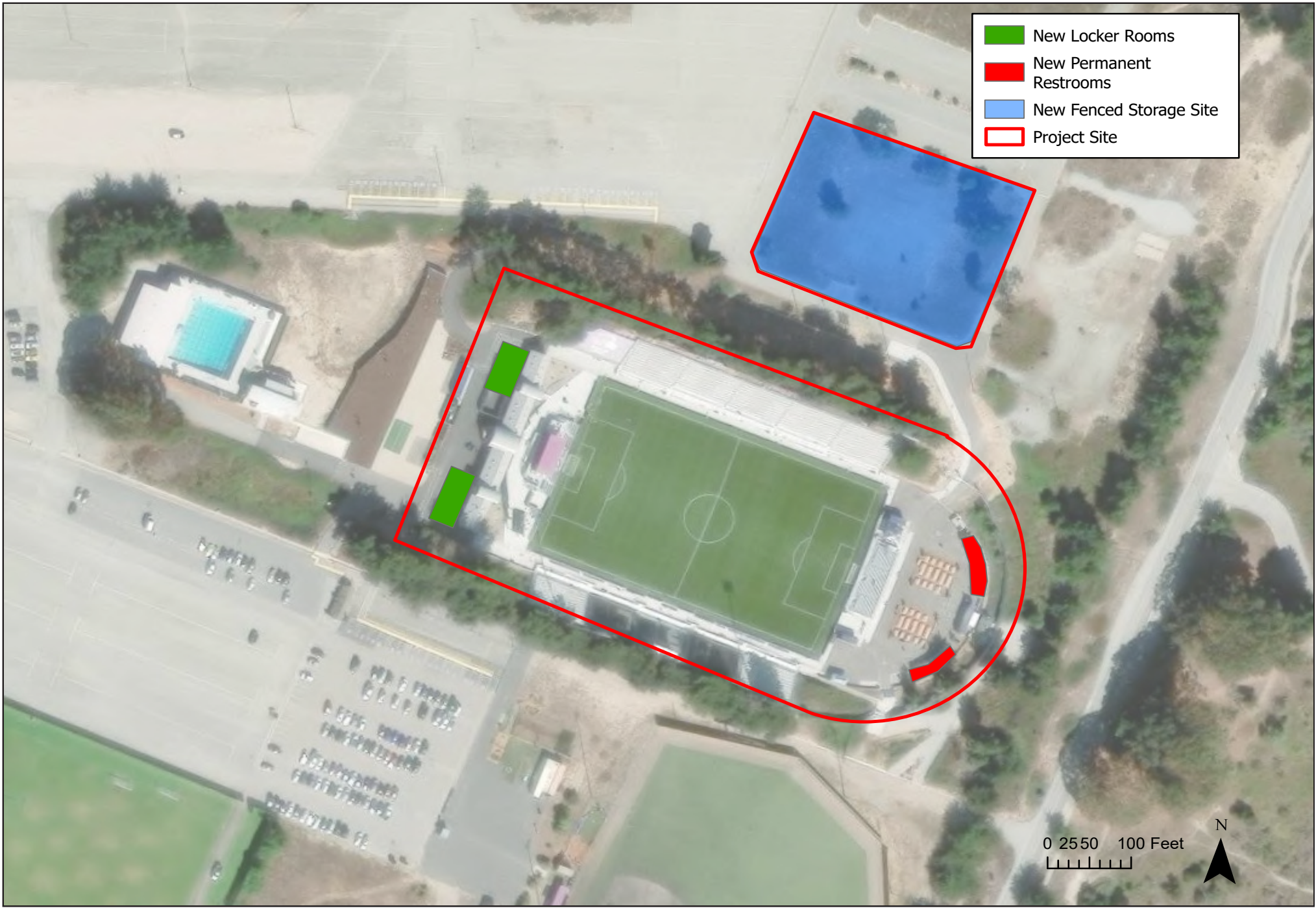
Title: **Project Location Map**

Date 1-22-25
 Scale _____
 Project 2024-84



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Figure
2



Title: **Proposed Site Plan**

Date 2-19-2025
 Scale _____
 Project 2024-84



Monterey | San Jose
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Figure
3