



PLANNING & DEVELOPMENT SERVICES

CITY OF
PALO ALTO
250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
(650) 329-2441

Notice of Intent to Adopt a Mitigated Negative Declaration

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et sec.) that the following project will not have a significant effect on the environment.

File Number	APN(s)	Date
Not Applicable	147-08-052, 147-08-053	3/2/26
Project Name		Project Type
Cubberley Community Center Conceptual Master Plan		Community Center
Owner	Applicant	
City of Palo Alto 250 Hamilton Avenue Palo Alto, California 94301 Palo Alto Unified School District 25 Churchill Avenue Palo Alto, CA 94306	City of Palo Alto, Community Services Department 250 Hamilton Avenue Palo Alto, California 94301	
Project Location		
The Cubberley Master Plan Area (“Plan Area”) is located at 4000 Middlefield Road in the City of Palo Alto in Santa Clara County. The Plan Area encompasses approximately 15 acres on Assessor Parcel Number (APN) 147-08-052 and a portion of APN 147-08-053. The Plan Area is located along Middlefield Road east of the intersection of Middlefield Road and San Antonio Road and west of the intersection of Middlefield Road and East Charleston Road. The Plan Area is currently developed with facilities associated with the existing Cubberley Community Center. The Plan Area is not listed in hazardous materials databases pursuant to Government Code Section 95962.5.		
Project Description		
The proposed project would involve the adoption and implementation of the Cubberley Master Plan to redevelop the 15-acre Master Plan Area with a mix of community-serving uses, including recreation and wellness facilities, performing and visual arts spaces, education and enrichment areas, community services space, and indoor and outdoor gathering areas. The project would include renovation of approximately 35,000 square feet of existing buildings, demolition of approximately 149,000 square feet of existing buildings, and construction of approximately 249,000 square feet of new buildings. Parking at full buildout would include 528 on-site spaces supplemented by 323 leased spaces from Palo Alto Unified School District (PAUSD), provided through a combination of surface and structured parking. The City is also considering amending the 2030 Comprehensive Plan to change the Master Plan Area land use designation from School District Land to Major Institution/Special Facilities as part of plan implementation.		
Purpose of Notice		

Pursuant to Section 21092 and 21092.3 of the Public Resources Code and CEQA Guidelines Section 15072, as amended to date, this notice is to advise you that the City of Palo Alto has prepared an Initial Study on the following project to evaluate the environmental impacts of the project identified below. The Initial Study concludes that the project described below would not have a significant effect on the environment, and therefore, the City proposes to adopt a Mitigated Negative Declaration (MND). The purpose of this notice is to inform the public of the City’s intent to adopt a MND for the project, and to provide an opportunity for public comments on the draft MND/Initial Study.

Public Hearings

The Architectural Review Board (ARB) and Planning and Transportation Commission are anticipated to consider and make a recommendation on the project as part a special joint hearing on March 11, 2026. The hearing will start at 6:00 PM and will be held at the City of Palo Alto Council Chambers, located in City Hall at 250 Hamilton Avenue. The meeting agenda will be posted on the city’s website. Interested parties should check the agenda on the City’s website to confirm the meeting time, date, and location:

<https://www.paloalto.gov/Departments/Planning-Development-Services/Planning-and-Transportation-Commission-PTC>

The City Council is anticipated to consider and make a decision on the project as part of the regularly scheduled meeting following the circulation period and publication of a Final MND.

Public Review Period:	Begins: 3/2/26	Ends: 4/1/26
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Public Comments regarding the correctness, completeness, or adequacy of this negative declaration are invited and must be received on or before the hearing date. Such comments should be based on specific environmental concerns. Written comments should be addressed to:

Kristen O’Kane, Community Services Division Director
 City of Palo Alto
 1305 Middlefield Road
 Palo Alto, CA 94301

Or e-mailed to Kristen.O’Kane@paloalto.gov. Oral comments may be made at the hearing. A file containing additional information on this project may be reviewed at the City of Palo Alto Development Center located at 285 Hamilton Avenue, Palo Alto, California 94301. For additional information regarding this project and the Negative Declaration, please contact Kristen O’Kane at (650) 463-4908.

The Negative Declaration and Initial Study may be viewed at the following locations during regular business hours:

- (1) City of Palo Alto Development Center at 285 Hamilton Avenue, in Palo Alto
- (2) Downtown library at 270 Forest Avenue
- (3) Mitchell Park library at 3700 Middlefield Road
- (4) City’s website: <https://www.paloalto.gov/Departments/Community-Services/Help-Us-Improve-Cubberley>

Responsible Agencies that received a copy of this document:

No responsible agencies for this project

Mitigation Measures included in the project to reduce potentially significant impacts to a less than significant level:

Construction activities could generate toxic air contaminants; therefore, AQ-1 requires the use of Tier 4 Final construction equipment (or equivalent retrofits) and Level 3 diesel particulate filters for smaller equipment. The site contains liquefaction-prone, unstable, and expansive soils; therefore, GEO-1 requires completion of a final geotechnical investigation and implementation of all design recommendations. Deep excavation could encounter paleontological resources; therefore, GEO-2 requires paleontological oversight, worker training, fossil-find procedures, and monitoring for excavations exceeding 18 feet. Excavation and dewatering could expose workers or residents to contaminated soil or groundwater; therefore, HAZ-1 requires preparation and implementation of a Site Risk Management Plan. Amplified events at the amphitheater could affect nearby receptors; therefore, NOI-1 requires a sound amplification plan limiting noise to 80 dBA at 50 feet. Lastly, Mitigation Measure TRA-1 is required to ensure adequate site access, emergency access, and circulation.

Prepared by:

Claire Raybould, AICP

Print Name

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Claire Raybould

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Signature

2/27/2026

Date