

ON April 08 2026

UNTIL May 08 2026

**Notice of Determination**

REGISTRAR - RECORDER/COUNTY CLERK

TO:

Office of Planning and Research.  
For U.S. Mail: Street Address:  
P.O. Box Box 3044 1400 Tenth  
Sacramento, CA 95812-3044 Sacramento, CA 95814

FROM:

Responsible Agency: Local Agency Formation  
Commission for the County of Los Angeles (LAFCO)  
Street Address: 80 South Lake Avenue suite 870  
Pasadena, CA 91101  
Contact: Paul A. Novak, AICP  
Phone: (626) 204-6500

County Clerk  
County of Los Angeles  
12400 E. Imperial Highway room 1201  
Norwalk, CA 90650

Lead Agency:  
City of Palmdale  
Address: 38250 Sierra Highway  
Palmdale, CA 93550  
Contact: Justin Sauder  
Phone: (661) 267-5372

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code.**

State Clearinghouse Number (if submitted to State Clearinghouse): \_\_\_\_\_

Project Title: Tentative Tract Map No. 81337

Project Applicant: Royal Investors Group, LLC

Project Developer: \_\_\_\_\_

Project Location (include county): City of Palmdale, County of Los Angeles, State of California

Located between 70th St. West and 65th St. West approx 650 feet South of West Avenue M. (APN 3204-025-048).



Project Description:

A request to subdivide 40 acres into 86 single-family lots.

This is to advise that the Local Agency Formation Commission for the County of Los Angeles, as Responsible Agency, has approved the above described project on April 8, 2026 and has considered the Mitigated Negative Declaration (date)

as prepared by the Lead Agency regarding the above described project:

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration, and record of project approval is available to the General Public at: LAFCO, 80 South Lake Ave. Suite 870, Pasadena, CA 91101

Signature: *Novak* Title: Executive Officer Date: 4/8/26

State of California—Natural Resources Agency  
 CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**

RECEIPT # 202103160520332
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY: CITY OF PALMDALE			DATE: 03/16/2021
COUNTY/STATE AGENCY OF FILING LOS ANGELES			DOCUMENT NUMBER 2021065676
PROJECT TITLE TENTATIVE TRACT MAP NO. 81337			
PROJECT APPLICANT NAME JUSTIN SAUDER			PHONE NUMBER (661) 26-7 53
PROJECT APPLICANT ADDRESS 38250 SIERRA HIGHWAY	CITY PALMDALE	STATE CA	ZIP CODE 93550
PROJECT APPLICANT (Check appropriate box): <input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,445.25	\$ 0.00
<input checked="" type="checkbox"/> Negative Declaration (ND)(MND)	\$2,480.25	\$ 2,480.25
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ 0.00
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,171.25	\$ 0.00
<input checked="" type="checkbox"/> County Administrative Fee	\$50.00	\$ 75.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> CDFW No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ 0.00

PAYMENT METHOD:

<input type="checkbox"/> Cash <input type="checkbox"/> Credit <input checked="" type="checkbox"/> Check <input type="checkbox"/> Other _____	\$ 2,555.25
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SIGNATURE X 	TITLE ITC
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**2026 077418**



**FILED**  
Apr 08 2026

Dean C. Logan, Registrar—Recorder/County Clerk

Electronically signed by TINA TRAN



State of California—Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE  
 CASH RECEIPT**

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT Number: 19 — 04/08/2026 — 202604080480003
STATE CLEARING HOUSE # (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY LOCAL AGENCY FORMATION COMMISSION FOR THE COUNTY OF LOS ANGELES (LAFCO)	LEAD AGENCY EMAIL	DATE 04/08/2026
COUNTY/STATE AGENCY OF FILING LACC	DOCUMENT NUMBER 2026077418	

PROJECT TITLE TENTATIVE TRACT MAP NO. 81337		
PROJECT APPLICANT NAME PAUL A. NOVAK	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY STATE PASADENA CA	ZIP CODE 91101

PROJECT APPLICANT (Check appropriate box):

Local Public Agency     School District     Other Special District     State Agency     Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ 0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ 0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ 0.00
<input type="checkbox"/> Exempt from fee		
<input type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$ 25.00
<input type="checkbox"/> Other		\$ 0.00

**PAYMENT METHOD:**

Cash     Credit     Check     Other

**TOTAL RECEIVED**    \$ 25.00

SIGNATURE <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE TINA TRAN, ITC
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State of California—Department of Fish and Wildlife  
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  Other

TOTAL RECEIVED \$ 25.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE TINA TRAN, ITC
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Dean C. Logan  
Los Angeles County Registrar / Recorder  
12400 Imperial Highway, Norwalk, CA  
(800)201-8999

BUSINESS FILINGS REGISTRATION  
NORWALK DEPARTMENT HEADQUARTER

Cashier: T. TRAN



\* 2 0 2 6 0 4 0 8 0 4 8 0 0 0 3 \*

Wednesday, April 8, 2026 1:23 PM

5600  
LAFCD - Local Agency Formation Co...

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
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NoD - County Posting Fee 2026077418	1	\$25.00
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<b>Total</b>		<b>\$25.00</b>
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Total Documents:	1	
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Customer payment(s):		
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Billing		\$25.00
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