

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: P.O. Box Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth 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 [x] 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. [x] A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [] was not adopted for this project.
5. A statement of Overriding Considerations [] was [x] was not adopted for this project.
6. Findings [x] 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: [Handwritten Signature] 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 # 202103160520J32
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:

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

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 25.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE TINA TRAN, ITC
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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:

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- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$ 25.00
- Other \$ 0.00

PAYMENT METHOD:

Cash Credit Check 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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Total		\$25.00
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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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THIS NOTICE WAS POSTED

ON May 12 2026

UNTIL June 11 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 Lancaster
Address: 44933 Fern Avenue
Lancaster, CA 93534
Contact: Jocelyn Swain
Phone: (661) 723-6100

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2023120563

Project Title: Tentative Tract Map No. 83497

Project Applicant: Civil Design and Drafting, Inc./Imad Aboujawdah

Project Developer: Prime 40 West, LLC

Project Location (include county): ±30 gross acres on the north side of Avenue I at 42nd Street West (Assessor Parcel Numbers [APNs] 3105-018-014, 3105-018-044, 3105-018-045, 3105-018-046), City of Lancaster, County of Los Angeles, State of California



Project Description:

The project consists of the subdivision of approximately 30 gross acres into 163 single family residential lots in the Mixed Use - Neighborhood (MU-N) zone. The lots within the subdivision would range in size from 4,785 square feet to 14,234 square feet. Two drainage basins would be included as part of the proposed project. Access to the subdivision would be from Avenue I and the streets within the subdivision would be private. A block wall would surround the subdivision and a meandering sidewalk with landscaping would be provided along Avenue I.

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 provision 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:  Title: Executive Officer Date: 5/11/28



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 — 05/12/2026 — 202605120500003
STATE CLEARING HOUSE # (if applicable)
2023120563

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 05/12/2026
COUNTY/STATE AGENCY OF FILING LOS ANGELES	DOCUMENT NUMBER 2026104358	

PROJECT TITLE TENTATIVE TRACT MAP NO. 83497		
PROJECT APPLICANT NAME PAUL NOVAK	PROJECT APPLICANT EMAIL	PHONE NUMBER
PROJECT APPLICANT ADDRESS 80 SOUTH LAKE AVENUE SUITE 870	CITY PASADENA	STATE 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) | | |
| <hr/> | | |
| <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 X	AGENCY OF FILING PRINTED NAME AND TITLE CORTNEY MAFFITT, ITC
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State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE
2024 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT #
202401260480003
STATE CLEARING HOUSE # (if applicable)
2023120563

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
CITY OF LANCASTER COMMUNITY DEVELOPMENT DEPARTMENT PLANNING AND PERMITTING DIVISION			01/26/2024
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
LOS ANGELES			2024018809
PROJECT TITLE			
TENTATIVE TRACT MAP NO. 83497			
PROJECT APPLICANT NAME			PHONE NUMBER
JOCELYN SWAIN			
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
44933 FERN AVE	LANCASTER	CA	93534
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) | \$4,051.25 | \$ 0.00 |
| <input checked="" type="checkbox"/> Negative Declaration (ND)(MND) | \$2,916.75 | \$ 2,916.75 |
| <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) | \$1,377.25 | \$ 0.00 |
| <input checked="" type="checkbox"/> County Administrative Fee | \$59.00 | \$ 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 _____ | \$ 2,991.75 |
|--|-------------|

SIGNATURE	TITLE
X 	ITC



Dean C. Logan
Los Angeles County Registrar / Recorder
12400 Imperial Highway, Norwalk, CA
(800)201-8999

BUSINESS FILINGS REGISTRATION

NORWALK DEPARTMENT HEADQUARTER

Cashier: C. MAFFITT



* 2 0 2 6 0 5 1 2 0 5 0 0 0 3 *

Tuesday, May 12, 2026 10:13 AM

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	1	\$25.00
2026104358		

Total		\$25.00
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Total Documents: 1

Customer payment(s):

Billing		\$25.00
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