

# Notice of Determination

**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

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

**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

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 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: 4/8/26



Los Angeles County Clerk  
Environmental Filings  
12400 Imperial Hwy., Rm. 2001  
Norwalk, CA 90650

FROM: City of Palmdale  
Planning Division  
38250 Sierra Highway  
Palmdale, CA 93550

Office of Planning and Research  
P.O. Box 3044  
Sacramento, CA 95812-3044

CONTACT: Justin Sauder  
Associate Planner  
(661) 267-5372

**SUBJECT: Filing of Notice of Determination in Compliance With Section 21108 or 21152 of the Public Resources Code**

State Clearinghouse Number: N/A

Project No.: Tentative Tract Map No. 81337

Project Applicant: Royal Investors Group, LLC

Project Location (include county): Between 70<sup>th</sup> Street West and 65<sup>th</sup> Street West approximately 650 feet south of West Avenue M, Palmdale, CA 93550 (APN: 3204-025-048), Los Angeles County, CA

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

This is to advise that the City of Palmdale ( Lead Agency or  Responsible Agency) has approved the above-described project on March 11, 2021, and has made the following determinations 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.
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 the 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 NOTICE WAS POSTED

ON March 16 2021

UNTIL April 15 2021

REGISTRAR – RECORDER/COUNTY CLERK

2021 065676



FILED  
Mar 16 2021

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by MAXINE CARRASCO

Notice of Determination  
Project No. TTM 81337  
March 11, 2021

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval, is available to the General Public at: City of Palmdale Planning Division, 38250 Sierra Highway, Palmdale, CA 93550.

Signature (Public Agency):

  
\_\_\_\_\_  
Megan Taggart, Planning Manager  
City of Palmdale

3/11/21  
\_\_\_\_\_  
Date

Authority cited: Section 21083, Public Resources Code.  
Reference: Sections 21000-21174, Public Resources Code.

2021 065676  
  
FILED  
Mar 16 2021  
Dean C. Logan, Registrar - Recorder/County Clerk  
Electronically signed by MAXINE CARRASCO

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:

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

PAYMENT METHOD:

- Cash     Credit     Check     Other \_\_\_\_\_ \$ 2,555.25

SIGNATURE <b>X</b> 	TITLE 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: M. CARRASCO



Tuesday, March 16, 2021 5:24 PM

Item(s)

<u>Fee</u>	<u>Qty</u>	<u>Total</u>
NoD - County Posting Fee 2021065676	1	\$75.00
NoD - Negative Declaratio 2021065676	1	\$2,480.25
<b>Total</b>		<b>\$2,555.25</b>

Total Documents: 1

Customer payment(s):

Check \$2,555.25

Check List:  
#1137 \$2,555.25