LOS ANGELES COUNTY
DEPARTMENT OF
REGIONAL PLANNING

AMY J. BODEK, AICP
Director,
Regional Planning

DENNIS SLAVIN
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Regional Planning

CONNIE CHUNG, AICP
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DAVID DE GRAZIA
Deputy Director,
Current Planning

SHARON GUIDRY
Deputy Director,
Land Use Regulation

JOSEPH HORVATH
Administrative Deputy,
Administration

October 6, 2026

**ADOPTED**
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

40 October 6, 2026

EDWARD YEN
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**VACATING THE BOARD OF SUPERVISORS' APPROVAL OF**
**CANYON VIEW ESTATES**
**PROJECT NO. R2016-002179-(5)**
**VESTING TENTATIVE TRACT MAP NO. 74650 (RPPL2016004402)**
**CONDITIONAL USE PERMIT NO. 2016004409**
**OAK TREE PERMIT NO. 2017009209**
**ENVIRONMENTAL ASSESSMENT NO. 2016004410**
**APPLICANT: WILLIAMS HOMES, INC.**
**APN 2826-020-063**
**SANTA CLARITA VALLEY PLANNING AREA AND NEWHALL ZONED DISTRICT**
**FIFTH SUPERVISORIAL DISTRICT (3-VOTES)**

## SUBJECT

This item is to vacate and set aside the prior approval by your Los Angeles County (County) Board of Supervisors (Board) of the Canyon View Estates Project (Project), which would have created 37 single-family lots as well as public facility and open space lots on approximately 94 acres in unincorporated Santa Clarita Valley. The Project also included a clustered housing development design within a Hillside Management Area, with Project grading exceeding 100,000 cubic yards of grading, and the removal of one non-heritage Oak Tree.

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,**

Adopt the resolution (i) vacating and setting aside all approvals associated with Project No. R2016-002179-(5), consisting of Vesting Tentative Tract Map No. 74650, Conditional Use Permit No. 2016004409, and Oak Tree Permit No. 2017009209, (collectively, Project entitlements); (ii) vacating and setting aside certification of the Mitigated Negative Declaration

(MND), prepared in connection with the Project, the findings and conditions, and Mitigation Monitoring and Reporting Program adopted in connection with the Project Entitlements (collectively, Environmental Documents); and (iii) suspending any and all specific Project activity or activities pursuant to the Project approvals that could result in any adverse change or alteration to the physical environment.

## PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On March 15, 2022, the Board adopted the MND and approved Project No. R2016-002179-(5).

On March 11, 2026, the Applicant and property owner Williams Homes, Inc. (Applicant) sent a letter to the County Department of Regional Planning providing notice that the Applicant is withdrawing the Project application and will not be proceeding with the Project or the Project entitlements and actions granted by the County for the Project.

By approving the recommended action, the County will effectuate the withdrawal of the application and the termination of the Project entitlements.

## FISCAL IMPACT/FINANCING

Vacating the adoption of the Project entitlements and Environmental Documents would not result in any new significant costs to the County, as the Project is a private development. Any related costs will be borne by the Applicant.

## ENVIRONMENTAL DOCUMENTATION

Pursuant to CCR Section 15270, approval of the recommended action does not require compliance with the California Environmental Quality Act (CEQA) as it is not a Project under CEQA and because it can be seen with certainty that there is no possibility that the recommended action may have a significant effect on the environment.

## IMPACT ON CURRENT SERVICES (OR PROJECTS)

Vacating the Project entitlements and Environmental Documents is not anticipated to have a negative impact on current services.

For further information, please contact Marie Pavlovic of the Subdivisions Section at (213) 974-6433 or mpavlovic@planning.lacounty.gov.

Respectfully submitted,

Amy J. Bodek, AICP
Director of Regional Planning

AJB:DJD:EGA:MP:lm

Attachments:

1. Resolution
2. Applicant Withdrawal Letter

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

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**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES VACATING THE BOARD OF SUPERVISORS' APPROVAL OF PROJECT NO. R2016-002179-(5), VESTING TENTATIVE TRACT MAP NO. 74650-(5), CONDITIONAL USE PERMIT NO. 2016-004409-(5), OAK TREE PERMIT NO. 2017-009209-(5), AND ENVIRONMENTAL ASSESSMENT NO. 2016-00410-(5)**

**WHEREAS**, on August 31, 2021, the County of Los Angeles (County) Board of Supervisors (Board) held a public hearing on the appeal of Project No. R2016-002179-(5) (Project), consisting of Vesting Tentative Tract Map No. 74650-(5) (VTTM), Conditional Use Permit No. 2016-004409-(5) (CUP), Oak Tree Permit No. 2017-009209-(5), and Environmental Assessment No. 2016-00410-(5), for the subdivision and development of approximately 94.38 acres of open space into 37 single-family lots, six public facility lots, and two open space lots in the Fifth Supervisorial District, known as Canyon View Estates applied for by Pico Canyon, LLC (Pico Canyon);

**WHEREAS**, after hearing from representatives for Pico Canyon and the Director of the Department of Regional Planning (Regional Planning), along with testimony from members of the public, the Board closed the public hearing on August 31, 2021, and indicated its intent to deny the appeal and affirm the Regional Planning Commission's approval of the Project and adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) associated with Environmental Assessment No. 2016-00410 for the Project, pursuant to the California Environmental Quality Act (CEQA), and instructed County Counsel to prepare the necessary documents for the Board's consideration for approval of the Project;

**WHEREAS**, on March 15, 2022, the Board considered the findings and conditions for the Project prepared by County Counsel and approved the VTTM, CUP, and Oak Tree Permit;

**WHEREAS**, after the Project's approval, litigation ensued challenging said Project approvals;

**WHEREAS,** Pico Canyon sold the Project to Williams Communities, LLC in October 2020, and Williams Homes, Inc., is a wholly-owned subsidiary of Williams Communities, LLC;

**WHEREAS**, physical construction of the Project has yet to begin, and Williams Homes, Inc. (Applicant) sent a letter dated March 11, 2026, to Regional Planning indicating its desire to abandon the Project and all related land use entitlements obtained from the County, including any environmental documents adopted by the Board; and

**WHEREAS**, Regional Planning does not object to Applicant's request to vacate its Project approvals;

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby:

1. Vacates and sets aside its approvals of Project No. R2016-002179-(5), consisting of Vesting Tentative Tract Map No. 74650-(5), Conditional Use Permit No. 2016-004409-(5), and Oak Tree Permit No. 2017-009209-(5), and Environmental Assessment No. 2016-00410-(5);

2. Vacates and sets aside its certification and adoption of the MND and MMRP associated with Environmental Assessment No. 2016-00410 for the Project; and

3. Suspends any and all specific Project activity or activities pursuant to the Project approvals that could result in any adverse change or alteration to the physical environment.

The foregoing resolution was adopted on the 6th day of October, 2026, by the Board of Supervisors of the County of Los Angeles and ex-officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts.

EDWARD YEN
Executive Officer
Board of Supervisors
County of Los Angeles

By _____
Deputy

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
Roland Trinh
Assistant County Counsel

COX CASTLE

**Cox, Castle & Nicholson LLP**
2029 Century Park East, Suite 2100
Los Angeles, California 90067-3284
**P**: 310.284.2200 **F**: 310.284.2100

Alexander M. DeGood
310.284.2205
ADeGood@coxcastle.com

March 11, 2026

**VIA E-MAIL @** *jhuntington@planning.lacounty.gov*

Mr. Josh Huntington, AICP
Subdivisions Section Head
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**Re**: **Withdrawal and Termination of Canyon View Estates Project No. R2016-002179-(5) – Vesting Tentative Tract Map No. 74650(5), Conditional Use Permit No. 2016-004409-(5), Oak Tree Permit No. 2017-009209-(5), Environmental Assessment No. 2016-00410**

Dear Mr. Huntington:

This office represents Williams Homes, Inc. ("Applicant") regarding its "Canyon View Estates" project ("Project"), which proposed to subdivide approximately 94.38 acres of open space ("Property") in the unincorporated community of Santa Clarita Valley into 37 single-family lots, six public facility lots, and two open space lots. On March 15, 2022, the County of Los Angeles ("County") Board of Supervisors ("BOS") approved the Project and its associated entitlements consisting of: (a) Vesting Tentative Tract Map No. 74650(5), (b) Conditional Use Permit No. 2016-004409-(5), (c) Oak Tree Permit No. 2017-009209-(5), and (d) Environmental Assessment No. 2016-00410.

This letter serves as **formal notice that Applicant is withdrawing the Project application and will not be proceeding with the Project or the entitlements and actions granted by the County for the Project**. While the Applicant believes its withdrawal of the application terminates the entitlements and related environmental clearance, for avoidance of doubt, the Applicant hereby requests that the County undertake a formal process to rescind all Project entitlements and approvals, which may involve a vote by the County's Board of Supervisors.

In addition, the Applicant requests a refund of applicable fees, if any, in the Project account. Please let this office know the process to obtain such fees in the event there are fees to be refunded.

The Applicant would appreciate **written confirmation** from the County acknowledging receipt of this letter and confirming that the County has terminated the application, closed the Project file, and is moving forward to rescind all Project entitlements and approvals.

If the County requires any additional information or documentation to process the withdrawal and termination, please let us know and we will promptly provide it. Thank you for your assistance.

Sincerely,

Cox, Castle & Nicholson LLP

Alexander M. DeGood

**Cc**: David J. DeGrazia, Deputy Director, Current Planning
Susan Tae, Assistant Deputy Director, Current Planning
Thomas R. Parker, Senior Deputy County Counsel
Tony Bell, General Counsel, Williams Homes