

MOTION BY SUPERVISOR JANICE HAHN

AGN. NO.
December 9, 2025

Authorize Negotiations for an Exclusive Negotiation Agreement for the Potential Development of a Portion of the Rancho Los Amigos South Campus

The Rancho Los Amigos South Campus is a 70-acre property owned by Los Angeles County (County) and located within the City of Downey. Rancho Los Amigos South Campus (South Campus) is an extension of the renowned Rancho Los Amigos National Rehabilitation Center, serving as a vital hub for health, wellness, and community support.

The South Campus presents a major development opportunity for the County, with approximately 172 acres of land, 62 of which are prioritized under the adopted Specific Plan positioned for mixed-use growth. The vision for the site includes County administrative offices, retail, affordable housing, and community-serving facilities, alongside a regional sports complex and future Metro Station.

The City of Downey has positioned itself as a major partner and is taking lead in the potential development of the South Campus with the involvement of the County.

In order for the County to determine whether the development of an area within the South Campus is viable, the County should enter into an Exclusive Negotiating Agreement (ENA) between the City of Downey and the County. During the ENA period, the City of Downey and the County will negotiate the terms of a development agreement,

MOTION

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that are acceptable to both parties. There are no anticipated costs to the County during the ENA period for the management and oversight of predevelopment activities, as the City of Downey will provide funds for the payment of costs incurred by the County. The terms for payments to the County to cover such costs will be included in the ENA. The City of Downey shall also be responsible for maintenance and security costs of the South Campus, throughout the ENA period. At the conclusion of the ENA period, the Chief Executive Office will return to the Board with a recommendation regarding certification of the environmental documentation and approval of a final development agreement to include a ground lease between the County and City of Downey.

I, THEREFORE, MOVE that the Board of Supervisors:

1. Find that the proposed action is not a project pursuant to the California Environmental Quality Act (CEQA) because the action is excluded from the definition of a project by Section 15378(b) of the State CEQA guidelines. The proposed action is an administrative activity of government which will not result in direct or indirect physical change to the environment. The actions herein do not commit the County to any activity that would be a project under CEQA. The Chief Executive Office will return to the Board to recommend appropriate environmental findings under CEQA, should a project be recommended.
2. Authorize and delegate authority to the Chief Executive Officer (CEO), or designee, to negotiate and execute, and if necessary amend, extend, or terminate an Exclusive Negotiating Agreement (ENA) with the City of Downey, approved as to form by County Counsel, for an initial twelve month term, and to extend the term of the ENA for a maximum of up to four (4) additional six-month ENA extension periods, if needed in order to negotiate the potential Rancho Los Amigos South Campus Project, collect

deposits and fees in connection with the terms of the ENA, administer the expenses and accounting associated with the ENA, and to execute any and all related or ancillary documents or amendments to the ENA necessary to effectuate the action authorized hereby.

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