



**THE PORT  
OF LOS ANGELES**

Executive Director's  
Report to the  
Board of Harbor Commissioners

**DATE: OCTOBER 27, 2025**

**FROM: CARGO MARKETING**

**SUBJECT: RESOLUTION NO. \_\_\_\_\_ - APPROVAL OF FOREIGN-TRADE ZONE (FTZ) DEVELOPER AGREEMENT BETWEEN THE CITY OF LOS ANGELES HARBOR DEPARTMENT AND 11850 RIVERSIDE LLC, FTZ 202, SITE 20**

**SUMMARY:**

Staff requests approval of a Foreign-Trade Zone (FTZ) Developer Agreement (Agreement) between the City of Los Angeles Harbor Department (Harbor Department) and 11850 Riverside LLC (Riverside), to continue to maintain their FTZ status and promote the FTZ Program within FTZ 202, Site 20, located in Mira Loma, California. Riverside is a real estate investment firm whose principal address is in Newport Beach, California. The other properties on Site 20 are owned by IDI Corporation and State Teachers Retirement System of Ohio CA Real Estate Investment II LLC. This is a 141.8-acre site with a warehouse and office space located approximately 64 miles north of the Port of Los Angeles (Port).

The proposed Agreement is for a term of five years with three, five-year renewal options. Riverside has had a Developer Agreement since 2005 with the Third Amendment set to expire on November 1, 2025.

**RECOMMENDATION:**

It is recommended that the Board of Harbor Commissioners (Board):

1. Find that the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of the California Environmental Quality Act (CEQA) under Article II Section 2(f) of the Los Angeles City CEQA Guidelines;
2. Approve the proposed Foreign-Trade Zone Developer Agreement between the Harbor Department and Riverside;
3. Authorize the Executive Director to execute and the Board Secretary to attest to the proposed Foreign-Trade Zone Developer Agreement; and
4. Adopt Resolution No. \_\_\_\_\_.

**SUBJECT: FOREIGN-TRADE ZONE DEVELOPER AGREEMENT WITH 11850 RIVERSIDE LLC, FTZ 202, SITE 20**

**DISCUSSION:**

Background and Context – The FTZ Act of 1934, as amended (19 U.S.C. 81a-81u), was established to support U.S. commerce and create jobs by reducing import duties or excise taxes by deferring payment of duties, thereby making it attractive for companies to perform some work on their products in the U.S. rather than offshore. The definition of an FTZ is a restricted access site located in the U.S. Customs and Border Protection territories. The importer may defer payment of duties and other fees until the merchandise is brought into the U.S. for consumption.

Need for Agreement – The Harbor Department, as the FTZ grantee, is required by the FTZ Board to have a Developer Agreement with FTZ site owners. The term of this proposed FTZ Developer Agreement is five years with three, five-year extensions (Transmittal 1). This 141.8-acre site property includes warehouse and office space (Transmittal 2) and is within the FTZ 202 service area (Transmittal 3). The Agreement does not permit warehouse operations, only use of the FTZ designation in marketing the industrial park.

Approving the proposed Agreement with Riverside creates an entity that confers, among other advantages, tax and operating benefits to the operator, and provides a tool for economic development. As the Harbor Department is a designated FTZ grantee under the State of California enabling legislation, granting FTZ status to a developer allows more efficient operations and allows Riverside to remain competitive.

Need for Approval – Riverside is requesting approval from the Harbor Department to execute the proposed FTZ Developer Agreement for a term of five years with three five-year options to extend in order to continue maintaining FTZ status for this property. If approval is not granted, Riverside will lose their current FTZ status, which is required by the FTZ Board. Riverside will not be able to offer additional incentives to attract new business to the Los Angeles economic area. Its tenants potentially have the choice of going to another FTZ in California such as Long Beach, San Diego, Palmdale, or even going out of state. Since FTZ facilities exist in every state, Riverside's tenants could potentially shift its employees to other FTZ facilities if the proposed Agreement is not approved.

**ENVIRONMENTAL ASSESSMENT:**

The proposed action is the approval of the FTZ Developer Agreement with Riverside, which is an administrative activity. Therefore, the Director of Environmental Management has determined that the proposed action is administratively exempt from the requirements of CEQA in accordance with Article II Section 2(f) of the Los Angeles City CEQA Guidelines.

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SUBJECT: FOREIGN-TRADE ZONE DEVELOPER AGREEMENT WITH 11850 RIVERSIDE LLC, FTZ 202, SITE 20

**FINANCIAL IMPACT:**

Approval of the proposed Agreement will allow Riverside to maintain its FTZ status and market the site as an FTZ site. If approved, Riverside will not be responsible for paying the one-time activation fee as Riverside paid the fee at the inception of the previous agreement. As a common practice of the Harbor Department, the fee is only charged once per developer.

Approval of the FTZ Developer Agreement is not anticipated to result in additional, incremental FTZ-related consulting service expenses being incurred by the Harbor Department. However, if approved, the Harbor Department anticipates an increase in FTZ revenue as a result of new FTZ Operating Agreements from this site.

**CITY ATTORNEY:**

The City Attorney's Office has prepared and approved the proposed Developer Agreement as to form and legality.

**TRANSMITTALS:**

1. Proposed FTZ Developer Agreement, FTZ 202, Site 20
2. FTZ 202, Site 20 Site Map
3. FTZ 202 Service Area Map



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Director of Cargo Marketing

FIS Approval: JS  
CA Approval: BO

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