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## 2.0 Project Characteristics

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### 2.1 Project Characteristics and Objectives

The project includes the construction of a combination, warehouse and distribution and office complex for Toyota Motor Sales U.S.A., Inc. (TMS).

Land uses, which are described more fully in Chapter 3.0 of the Specific Plan, include two large warehouse and distribution structures. The larger of the two will be Toyota's NAPLD (North American Parts and Logistics Division) building, which will receive bulk auto parts from overseas and North American suppliers, sorted via manual and an automated materials handling system (described below), and then distributed to smaller, regional warehouse facilities throughout North America, Hawaii and the South Pacific. Parts will arrive and be shipped via tractor-trailer trucks with no use of on-site rail transit anticipated. A second, smaller warehouse and distribution facility will be built on the site which will be a regional facility to supply retail Toyota dealers throughout the Western United States. The warehouse and distribution buildings will also contain related administrative offices.

The materials handling component of the facility is described as follows. Automotive parts will be received in sea or land containers at the NAPLD facility on a scheduled basis. Containers will be unloaded, the contents broken down and moved by conveyor to areas designated for immediate shipping, repacking or storage. ~~Parts will then be moved to their final destination by conveyor, automatic guided vehicle or forklift.~~ The fastest moving (in terms of time in the warehouse) small parts will be stored in a system that will allow automated retrieval and storage. Slower moving and large parts will be stored and retrieved by warehouse personnel using wire-guided pickers or reach trucks. Such parts will then be transported to packing areas or staging areas by conveyor to shipping docks.

The entire inventory system will be paperless in that all parts will be received and shipped using bar code and computer scanner technology to verify quantities and order accuracy.

Other land uses will include freestanding office buildings and Research and Development (R&D) facilities. Office and R&D intended users may include administrative and corporate offices for Toyota, office and research space for the use of Toyota suppliers or establishments desiring to locate near Toyota's Ontario facility. Non-auto related businesses may also select to locate within the Toyota/Ontario Business Park due to the geographic location or quality of development. The Office and R&D component is envisioned to consist of multi-story buildings grouped around one or several courtyards or plazas. Ample landscaping and related amenities will be provided throughout the site as described in Section 3.3 of the Specific Plan and a landscaped parking area will be sited near the office complex.

The project will be built in multiple phases. Phasing is discussed in Section 3.8.

Project objectives are to:

- Permit the construction of a national auto parts warehouse and distribution center for TMS relatively close to a major port facility to be able to serve the needs of their national dealer network in an economic and efficient manner.
- Provide for the construction of a regional auto parts warehouse on the same site to serve Toyota dealers in the western United States.
- Permit the construction of office and research and development space, including offices related to the warehouse use and offices for other occupants desiring a high visibility site.
- Construct the above land uses in a high-quality, campus-like setting which will allow on-site uses to be complementary and which will present a positive image of the project and the City.
- Provide a range of employment opportunities for local residents, including managerial, technical, administrative and general labor.
- Link the construction of major facilities to the provision of required infrastructure and community facilities.
- Comply with local and regional programs and policies to improve air quality within the South Coast Air Basin.