
2.0 Project Characteristics

2.1 Project Characteristics and Objectives

The project includes the construction of a combination of warehouse and distribution uses with potential office building(s).

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 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 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 may include freestanding office buildings and Research and Development (R&D) facilities. Non-auto related businesses may also select to locate within the Toyota/Ontario Business Park due to the geographic location or quality of development. Other ancillary or complementary uses are also allowed. Ample landscaping and related amenities will be provided throughout the site as described in Section 3.3 of the Specific Plan.

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 Toyota Motor Sales, U.S.A., Inc. (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.
- Construct the above land uses in a high-quality, project setting which will allow on-site uses to be complimentary 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.



Scale 1"=300'

Exhibit 3
Land Use Concept



This Page Intentionally Left Blank