Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Coca-Cola Bottling Plant Dock Expansion and Quad Generation Project

Lead Agency: City of Downey, CA | Contact Person: Lindsay Ortega, AICP Contract Planner

Mailing Address: 11111 Brookshire Avenue | Phone: 562-904-7154

City: Downey | Zip: 90241 | County: Los Angeles

Project Location: County: Los Angeles | City/Nearest Community: Downey, CA

Cross Streets: Patton Road and Cleta Street | Zip Code: 90241

Longitude/Latitude (degrees, minutes and seconds): 33 ° 56 ′ 00.3 ″ N / 118 ° 07 ′ 47.6 ″ W Total Acres: 34

Assessor's Parcel No.: 6255-020-015, 6255-020-023, 6255-020-025, 6255-020-027, and 6255-020-028 Section: 3 Twp.: 3S Range: 12W Base: SBM

Within 2 Miles: State Hwy #: SR-19 Waterways: San Gabriel River, Rio Hondo

Airports: None Railways: Union Pacific Railroad Schools: Downey HS, Rio San Gabriel EA, Doty MS, Alameda ES, Kirkwood Christian ES, Rio Hondo ES, Mary Stauffer MS, Williams ES, Old River ES, St. Raymond School, Imperial ES, Sussman MS, EW Ward ES, AL Gauldin ES

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec Other: _____ ☐ FONSI _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☒ Office: Sq.ft. 5,488 Acres 1 Employees 1 ☐ Transportation: Type _____
☒ Commercial: Sq.ft. 87,676 Acres 33 Employees 1 ☐ Mining: Mineral _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☒ Power: Type Quad Generation MW 3
☐ Educational: _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Recreational: _____ ☐ Hazardous Waste: Type _____
☐ Water Facilities: Type _____ MGD _____ ☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☒ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

General Manufacturing (M-2), Commercial Manufacturing (C-M), Parking Buffer (PB)

Project Description: *(please use a separate page if necessary)*

The Project proposes the construction of a new 89,889-square-foot industrial tilt-up building (i.e., dock expansion building); installation of a new 3,275-square-foot ingredients cooler to be located to the west immediately adjacent to the existing warehouse (i.e., Building 6); construction of a quad generation facility; and implementation of circulation, parking, and landscaping improvements within the existing Coca-Cola facility in Downey, CA. The proposed dock expansion building would have a maximum height of 42 feet and 7 inches and would be rectangular in shape. While the new structure would include a new production line, there would not be an increase in the number of employee vehicles or trucks accessing the facility or in the quantity of production at the facility. The proposed 3,275-square-foot ingredients cooler would be located within an existing, open truck yard on the west side of the Project Site. North of existing Building 6, the Project proposes to construct a quad generation facility, which would include installation of new combined heat and power (CHP) units that would supply electricity and chilled water to the Coca-Cola facility. The quad generation system would capture and recover exhaust carbon dioxide (CO_2) from the CHP units, converting it to beverage-grade CO_2 for use in the bottling plant operations. The Project would include site pavement, drainage, and landscaping improvements and would include off-site improvements, including resurfacing (grinding and overlaying) the full width of Cleta Street between Patton Road and Lakewood Boulevard, resurfacing half-width of Patton Road from Cleta Street to the northern extent of the Project Site, and undergrounding the overhead utility lines along the Project Site's Patton Avenue frontage. The Project requires approval of a variance to consider a reduction in required parking and site plan review.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

S	Air Resources Board	S	Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
S	Caltrans District # 7		Public Utilities Commission
	Caltrans Division of Aeronautics	S	Regional WQCB # 4
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
S	Fish & Game Region # 5		Tahoe Regional Planning Agency
	Food & Agriculture, Department of	S	Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date October 9, 2026 Ending Date October 29, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Michael Baker International, Inc.
Address: 3760 Kilroy Airport Way, Suite 270
City/State/Zip: Long Beach, CA 90806
Contact: Brent Schleck
Phone: 562-200-7181

Applicant: Reyes Holdings, LLC
Address: 6250 North River Road
City/State/Zip: Rosemont, IL 60018
Phone: 847-430-9766

Signature of Lead Agency Representative: _____ **Date:** October 7, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.