City of Downey

NOTICE OF INTENT TO ADOPT MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING

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

Applications: Site Plan Review, & Variance (PLN-24-00151)

Location: The Project Site is located in the South Gate USGS quadrangle, immediately north of Cleta Street between Patton Road and Lakewood Boulevard at 8729 Cleta Street, Downey, CA 90241. The Project Site occupies portions of the existing Coca-Cola Bottling Plant Facility, which is comprised of Los Angeles County Assessor's Parcel Numbers 6255-020-015, 6255-020-023, 6255-020-025, 6255-020-027, and 6255-020-028. The Project Site is located in an urbanized setting, surrounded by residential and commercial uses to the east; industrial, commercial, and residential uses to the north; a hospital and a single-family residential neighborhood to the west; and industrial and residential land uses to the south.

Zoning/Land Use: General Manufacturing (M-2), Commercial Manufacturing (C-M), Parking Buffer (PB)

Project Description: 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 to permit a fence/wall height of 8 feet, and site plan review.

Applicant: Pehr Peterson

Property Owner: Reyes Holdings, LLC

Lead Agency: City of Downey

Contact Person: Lindsay H. Ortega, AICP, Contract Planner
(562) 904-7154
LHOrtega@downeyca.org

Review Period: October 9, 2026 to October 29, 2026

The Initial Study and Mitigated Negative Declaration will be circulated for a 20-day review period. Written comments must be received by the City of Downey Planning Division prior to 5:00 p.m. on the last date of the public review period.

Purpose of Review: The purpose of this review is to allow public agencies and interested members of the public the opportunity to share expertise, disclose agency analysis, check for accuracy, detect omissions, discover public concerns, and solicit counter-proposals pursuant to CEQA Guidelines Section 15200 (Purpose of Review).

Send Comments to: City of Downey – Planning Division
Lindsay H. Ortega, AICP, Contract Planner
11111 Brookshire Avenue
Downey, CA 90241
Email – LHOrtega@@downeyca.org

Documents are available for review at:

City of Downey City Hall
Planning Division
11111 Brookshire Avenue
Downey, CA 90241
Website – www.downeyca.org

Barbara J. Riley Community Center
7810 Quill Drive
Downey, CA 90242

Public Hearing Scheduled: The City of Downey's Planning Commission will conduct a public hearing to consider the applications, including the Mitigated Negative Declaration, at **6:30 p.m. on November 18, 20126**, in the Council Chambers of Downey City Hall, located at 11111 Brookshire Avenue, Downey, CA. All interested parties are invited to attend and give testimony on the request.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, contact the City Clerk's Department at 562-904-7280 or the California Relay Service at 711. Notification at least 48 hours prior to the meeting will enable the City to make arrangements to assure accessibility. The City of Downey does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services or activities. Questions, concerns, complaints or requests for additional information regarding the Americans with Disabilities Act may be forwarded to the City's ADA/Section 504 Coordinator at 11111 Brookshire Avenue, Downey, CA 90241, ADACoordinator@downeyca.org, Phone: 562-299-6619, Fax: 562-923-6388, and California Relay 711.

If you challenge the proposed actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing.

Lindsay Ortega, AICP
Contract Planner, City of Downey

Publish Date: October 9, 2026