

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Sacramento
P.O. Box 839
Sacramento, CA 95812-0839

From: (Public Agency): City of Rancho Cordova
2729 Prospect Park Drive
Rancho Cordova, CA 95670
(Address)

Project Title: Economic Development & Participation Agreement KozPure Development, LLC

Project Applicant: KozPure Dev, LLC, 3195 Zinfandel Dr. Ste 21 Rancho Cordova, CA 95670 (916) 416-7848

Project Location - Specific: 072-0490-024-0000, 072-0223-004-0000, 072-0223-001-0000, 072-0223-003-0000, 072-0223-002-0000, 058-0530-001-0000, 058-0530-002-0000, and 072-0490-004-0000

Project Location - City: Rancho Cordova Project Location - County: Sacramento

Description of Nature, Purpose and Beneficiaries of Project: The Economic Development & Participation Agreement would allow for the development of a multi-use arena, two or more hotels with a minimum room count of 800 rooms, retail and dining district, movie theater, at least 640 residential units, potential cardroom, structured and surface parking lots, and public amenities.

Name of Public Agency Approving Project: City of Rancho Cordova

Name of Person or Agency Carrying Out Project: Joshua Wood, KozPure Development, LLC

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
[X] Categorical Exemption. State type and section number: 15183
Statutory Exemptions. State code number:

Reasons why project is exempt:

The agreement is for financing only and does not have a physical impact on the environment. Under CEQA Guideline 15004 (b)(4) it would be premature for the City to prepare an environmental document for the project. The subsequent project is consistent with the land use plan and density that was previously analyzed. Therefore, it is exempt per CEQA Exempt. 15183, Projects Consistent with Comm Plan, General Plan, or Zoning.

Lead Agency Contact Person: Darcy Goulart Area Code/Telephone/Extension: 916-851-8784

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? [ ] Yes [ ] No

Signature: [Signature] Date: 9.29.2025 Title: Comm. Dev. Director

[X] Signed by Lead Agency [ ] Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: