

Resolution No. 2025-XXX N.C.S.
of the City of Petaluma, California

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PETALUMA APPROVING A
FIRST AMENDMENT TO THE AMENDED AND RESTATED LEASE AGREEMENT WITH THE
ROOSTER RUN GOLF COURSE WHICH ADDRESSES THE LOCATIONS OF WETLANDS
IMPROVEMENTS, ROOSTER RUN'S INTEGRATED PEST MANAGEMENT PLAN, AND THE
RENOVATION AND MANAGEMENT TRUST FUND**

WHEREAS, the City of Petaluma entered into an Amended and Restated Lease Agreement with Rooster Run Golf Club, LLC in March 2022 via Ordinance No. 2810 N.C.S., consolidating and superseding the original lease and five prior amendments; and

WHEREAS, the City has not yet implemented a citywide Integrated Pest Management Plan (IPMP) and does not anticipate doing so for approximately one year, and the Rooster Run Golf Club has submitted and received City approval for its own IPMP to govern operations during this interim period; and

WHEREAS, to reflect this arrangement, the lease will be amended to approve alternative compliance for Rooster Run with the City's IPMP in accordance with its own Integrated Pest Management Plan, attached as Exhibit J; and

WHEREAS, the Lessee represents that Lessee has completed the Initial Improvements required under Section 16.2 of the lease in the manner described in Exhibit K, and Lessee shall document to City's reasonable satisfaction the costs Lessee has incurred in completing the Initial Improvements, and shall be entitled to reimbursement from the Trust Fund as required by Exhibit K for Initial Improvements the City confirms have been completed; and

WHEREAS, as part of the City's forthcoming capital improvements to the adjacent Petaluma Community Sports Fields Baseball Diamond project, wetlands must be created as a mitigation measure in accordance with the requirements of a Water Quality and Certification Order of the San Francisco Bay Regional Water Quality Control Board, and the City intends to permanently designate portions of the Rooster Run Golf Course for this purpose, with lease language currently under review by the City Attorney to formalize this designation; and

WHEREAS, the proposed lease amendments collectively support responsible environmental stewardship, capital reinvestment, and long-term land use planning, and are consistent with the public interest and intent of the original lease framework; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Petaluma hereby:

1. Declares that the above recitals are true and correct are incorporated herein as findings of City Council.
2. Finds that compliance with the California Environmental Quality Act (CEQA) was required for approval of the original Lease and the statute of limitations for CEQA challenges has lapsed. Regardless, an amendment to an amended and restated lease with Rooster Run Golf Club, LLC for the operation of an already existing golf course is not a "project" under the California Environmental Quality Act (CEQA)

pursuant to CEQA Guidelines Section 15378 as this action is an organizational and administrative activity and the terms of the proposed Lease, attached hereto as Exhibit A, will not result in direct or indirect physical changes in the environment. As regards the wetlands creation to be performed on the Rooster Run leased property pursuant to the Water Quality and Certification Order, on October 20, 2010, the City, as lead agency, adopted a Mitigated Negative Declaration (State Clearinghouse No. 2008122112) for the Petaluma Community Sports Fields Baseball Diamond project and filed a Notice of Determination on October 21, 2010. The San Francisco Bay Regional Water Quality Control Board, as a Responsible Agency under CEQA, has reviewed the project CEQA documents and found that the project’s significant environmental effects that are within the Water Board’s purview and jurisdiction have been identified and will be mitigated to less-than-significant levels. Specifically, significant impacts pertaining to wetland and aquatic habitat and water quality will be mitigated to less-than-significant levels..

- 3. Approval of Lease Amendment. In accordance with Section 46 of Article VII of the Petaluma City Charter and other applicable law, and Ordinance No. 2810 N.C.S., and the authority granted to the City Manager pursuant to that ordinance, the First Amendment to the Amended and Restated Lease between the City of Petaluma and Rooster Run Golf Club, LLC that is attached to and made a part of this resolution as Exhibit A is hereby approved, and the City Manager is hereby authorized to execute on behalf of the City a lease amendment with Rooster Run Golf Club, LLC that is substantially in accordance with Exhibit A and that includes any amendments deemed necessary and appropriate by the City Manager and that are approved as such by the City Attorney.

Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:	I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a Regular meeting on the 2 nd day of June 2025, by the following vote:	Approved as to form:
		<hr/> City Attorney
AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
ATTEST:	<hr/> City Clerk	<hr/> Mayor

EXHIBIT A

LEASE AMENDMENTS