

ORDINANCE NO. 2624
(Uncodified)

**ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICO APPROVING
AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT 18-01 BETWEEN THE
CITY OF CHICO AND JP REAL ESTATE INVESTMENTS, LLC (COURTESY
MOTORS)**

WHEREAS, JP Real Estate Investments, LLC (“Courtesy Motors”) has requested to the City to amend the Development Agreement between the City of Chico and Courtesy Motors; and

WHEREAS, the proposed DA Amendment No. 1 would affect only Courtesy Motors existing obligations relating to the timing and method of satisfying the deferred City Standard Public Improvements along the Garner Lane frontage, including reimbursement to the City for Courtesy Motors proportionate share of actual costs if such improvements are constructed by or on behalf of the City, and does not alter the term, permitted uses, density or intensity of use, provisions for reservation or dedication of land, conditions, terms, restrictions or requirements relating to subsequent discretionary actions, or any conditions or covenants relating to the use of the Courtesy Motors site; and

WHEREAS, the second sentence of Section 1.7 of the Development Agreement provides for Courtesy Motors and City to amend such ministerial provisions of the Development Agreement by mutual consent and without the necessity of noticed public hearings; and

WHEREAS, in connection with its approval of DA Amendment No. 1, this Council finds that the development provided for is consistent with the City’s General Plan, is in the best interests of the City, and will promote the public interest and welfare.

BE IT ORDAINED by the Council of the City of Chico as follows:

1. With regard to DA Amendment No. 1, this Council, in exercising its independent judgment, finds as summarized in the Preamble.
2. That DA Amendment No. 1, as set forth in Exhibit “A” hereto, is hereby approved.
3. The City Manager is authorized and directed to execute Amendment No. 1 of the Development Agreement on behalf of the City of Chico.
4. Within 10 days after DA Amendment No. 1 has been fully executed, the Clerk is authorized

1 and directed to cause it to be recorded in the Office of the Butte County Recorder.

2 THE FOREGOING ORDINANCE WAS ADOPTED at a meeting of the City Council of the
3 City of Chico held on August 18, 2026 by the following vote:

4 AYES:

5 NOES: None

6 ABSENT: None

7 ABSTAINED: None

8 DISQUALIFIED: None

9 ATTEST:

APPROVED AS TO FORM:

10
11 
12 _____

13 Deborah R. Presson
14 City Clerk

15 
16 _____
17 Ryan Jones (Jun 30, 2026 15:58:44 PDT)

18 Ryan R. Jones, City Attorney*

19
20 *Pursuant to The Charter of
21 the City of Chico, Section 906(E)
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Exempt from payment of
recording fees pursuant to
§6103 and §27383 of the
California Government Code.

After recording, return to:
City Manager
City of Chico
P. O. Box 3420
Chico, CA 95927-3420

**AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT
CITY OF CHICO/JP REAL ESTATE INVESTMENTS, LLC
(DA18-01)**

THIS AMENDMENT NO. 1 TO DEVELOPMENT AGREEMENT (DA18-01) (“Amendment”) is made this ____ day of ____, 2026, between the CITY OF CHICO, a municipal corporation, (“the City”), and JP REAL ESTATE INVESTMENTS, LLC, a California Limited Liability Company, (“Courtesy”), pursuant to the authority of Sections 65864 through 65869.5 of the California Government Code and Chapter 19.32 of the Chico Municipal Code.

WHEREAS, the City and JP REAL ESTATE INVESTMENTS, LLC entered into a Development Agreement which was recorded on April 16, 2021, as document 2021-0017529 of the Butte County Recorder’s Office (the “Development Agreement”); and

WHEREAS, the parties now desire to make certain amendments to the Development Agreement.

NOW, THEREFORE, the parties agree as follows:

SECTION 3.2 of the Development Agreement is amended to read as follows:

SECTION 3.2 Deferral of City Standard Public Improvements. Courtesy has the option to defer installing any or all portions of the City Standard Public Improvements subject to meeting the provisions set forth in this section (the “Deferred Improvements”).

3.2.1 City, in coordination with Chico Area Recreation District (CARD) and Courtesy, has funded improvements on Garner Lane. Courtesy agrees to reimburse the City for their proportional share of the costs, estimated at \$1.19 million (2026 dollars). This includes all construction, inspection and contingency amounts. In addition, interest (utilizing the State of California Local Agency Investment Fund (LAIF)) charges associated with this funding advance) will be accrued each year. Actual reimbursement amount will be based on actual costs along the Courtesy property frontage. Courtesy shall reimburse the City no later than twenty (20) years from the effective date of the original Ordinance (April 16, 2021).

3.2.2 Courtesy shall provide the City, and the City’s authorized agents, contractors, and

representatives, reasonable permission to enter upon the Property as necessary to complete minor construction work required to connect the Garner Lane improvements to existing or proposed improvements on the Property.

- 3.2.3 The Parties agree that the construction of the Deferred Improvements along Garner Lane and Esplanade is deferred, and Courtesy shall construct the County Standard Public Improvements ("Interim Improvements") until such time as either of the Trigger Events are reached, but, in no case, shall this deferral exceed 20 years from the adoption date of the Ordinance.

IN WITNESS THEREOF, the parties have duly signed this Amendment as of the date first written above.

JP Real Estate Investments, LLC
A California Limited Liability Company

By: _____ *

CITY OF CHICO,
A Municipal Corporation

APPROVED AS TO FORM AND CONTENT:

By: Gillian Haen, City Manager*

Pursuant to Council Action on _____

Approved pursuant to City of Chico City
Council Ordinance No. _____
Adopted _____


Ryan Jones (Jul 6, 2026 13:27:45 MDT)

By: Ryan R. Jones, City Attorney**

** Pursuant to Chico Charter sec. 906.D

* Signatures to be acknowledged