



RANCHO VISTA
C H U R C H

Our ten-year quest for a church location

April, 2006 - Pastor John Rose and various RVC leaders meet with City of Chula Vista staff members Harold Phelps, Kimberly Vander Bie, and Scott Donaghe to inquire about available properties in Otay Ranch area. CPF properties were described as follows:

- 1695 Discovery Falls, Chula Vista 91915 – in process with Concordia Lutheran Church
- 1420 E Palomar St, Chula Vista, CA 91913 – sold to La Roca Church

May, 2007 – Meetings with McMillan company regarding large CPF property

- 1771 E Palomar St, Chula Vista, CA 91913 – already sold to Calvary Chapel

January, 2007 – December 2009 – Various meetings with Otay Ranch Company

- February 2007 several meetings and discussions with Otay Ranch Company's Rod Cameron
- March-May various property tours and discussions with Otay Ranch Company representative Frank Hahn.
 - Possible small property available in Santa Rita community of Otay Ranch. This property was later removed from master plan. RVC was informed Baldwin company accommodated a land swap regarding water rights.
 - Bank representatives for Rancho Vista church fly out from Chicago for a special meeting on a very small parcel directly adjoining the North/Western section of the Otay Ranch Center. RVC commits to work within any price structure and to conduct a 15-day escrow. Otay Ranch Company later declares no interest in this deal.

Spring, 2011 – Otay Real Estate company is contracted to search for properties in area for church

- Broker Frank Ohrmund charts local property market and consistently reports back to City.

November, 2011 – Calvary Chapel owned lot on corner of East Palomar and Santa Rosa Drive in Otay Ranch is pursued by church

- Size and price of lot is perfect, and deal looks promising
- RVC is told by seller that neighbors have successfully fought placement of a church at this location

April, 2012 – an offer is made and earnest money deposit given for 2381 Boswell Rd, Chula Vista, CA 91914

- Offer is never countered and shortly removed from the market by owner.

September, 2012 – Review of property available at 816 Starboard St, Chula Vista, CA 91914

- Property too small for a church

January 2013 – CPF property 1420 E Palomar St, Chula Vista, CA 91913 – (La Roca Eterna church) is foreclosed on, giving Rancho Vista Church a second opportunity at a very rare CPF property that meets church's needs.

- RVC makes contact with the Bank that owns property
- RVC discusses project with city and is informed City has other plans for that lot.
- Property is quickly sold to St. Paul's senior services.

March 2013 – Broker Frank Ohrmund discusses property at 125 and Eastlake Drive with City

- Though less than ideal RVC invests 6 months researching feasibility of project.
- Traffic patterns make ingress onto property nearly impossible

July, 2014 – Intense searching and communications with various owners in design district

- Inquiries to Vogt properties regarding raw land in the area. Price of raw land far beyond churches budget.
- Various conversations with independent owners in the design center. Most need to sell more square footage than church can afford (average is around 20,000 sq. feet).

November, 2015 – 2088 Otay Lakes Road property is discovered, a perfect property for churches needs

- Size of 7000 square ft. size and price is perfectly within churches budget
- CC&R's specifically allow for church usage (section 6.2)
- Owners are amicable to sell to a church
- Parking allotment is feasible as most business do not operate on Sundays
- City planning departments confirms that SPA plan "Non church usage" is contradicted by Federal Law and that a fast track "administrative process" would be appropriate.
- Project is unanimously supported by church members, members of the community, other neighbors in the business park except one loan neighbor who opposes project.

January 13th, 2016 CUP Notice of Approval is given.

- City Attorney, City Staff, and Zoning Administrator support project.