



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

200 Manabe Ow Road – Please Approve and Support Proposed Reyes Project

Benjamin Ow <benjaminmow@gmail.com>

Tue, Apr 11, 2023 at 11:33 AM

To: cityclerk@cityofwatsonville.org, citycouncil@cityofwatsonville.org, Rene Mendez <rene.mendez@cityofwatsonville.org>, Suzi Merriam <suzi.merriam@cityofwatsonville.org>, Matt Orbach <matt.orbach@cityofwatsonville.org>

Cc: George Ow <georgeowjr@gmail.com>, Andrew Ow <andrew.m.ow@outlook.com>, William Ow <williamgeorgeow@gmail.com>

April 11, 2023

RE: 200 Manabe Ow Road – Please Approve and Support Proposed Reyes Project

Dear Watsonville City Council,

I am writing to express my strong support for the proposed Reyes development at 200 Manabe Ow Road in Watsonville and ask that you please approve this project without any delay or additional conditions.

My family has been actively working with city staff and the community to develop the Manabe Ow Business Park land for the past 20+ years. We helped the city of Watsonville annex the land from the County; this was a very challenging political process that resulted in the land having countless obstacles for it to be developed. Aside from the major physical constraints: much of the land was under the floodplain (over 30,000 dump truck loads worth of dirt would need to be imported to raise the site), much of the project was not easily accessible by roads (new roads and a bridge would need to be built at the cost of many millions of dollars), the property was not served by utilities, etc., LAFCO imposed many use restrictions on the land as part of the annexation that disallowed many of the most logical uses from being able to go onto the land (housing, auto dealerships, big box retail, etc.). Many people said that developing the land was impossible and would never happen.

Nevertheless, my family and I worked with city staff and community groups to invest substantial capital, time, energy, and resources over the past 20 years to create the Manabe Ow Specific Plan and Infrastructure Plan and in 2016 we proved the naysayers wrong when we built the backbone infrastructure and FedEx Ground Distribution Center as the lead project of the Manabe Ow Business Park.

Reyes' proposed development project is consistent with what we envisioned and hoped would eventually be constructed when we formulated the Manabe Ow Specific Plan. Reyes (formerly Elyxir Distributing) has had a longtime presence in Watsonville, creates hundreds of quality local jobs, and adds millions of dollars to the local economy. I hope that you will enthusiastically support Reyes' proposed development and vote to approve it without any delay or additional conditions. This project is over 20 years in the making and we are fortunate that Reyes is reinvesting in the community and choosing to modernize and grow its facility and workforce in Watsonville.

Thank you for your time and consideration.

Sincerely,

Benjamin Ow

--

Benjamin Ow | Manager

Ow Family - Ohlone Parkway, LLC | [1601 41st Avenue #202](#) | [Capitola](#) | [CA 95010](#)

T 831.247.1175 | F 831.426.5772 | benjamin@owcommercial.com | www.owcommercial.com



Irwin Ortiz <irwin.ortiz@cityofwatsonville.org>

200 MANABE OW ROAD (APN 018-711-33).

1 message

George Ow <georgeowjr@gmail.com>

Tue, Apr 11, 2023 at 12:06 PM

To: cityclerk@cityofwatsonville.org, "citycouncil@cityofwatsonville.org" <citycouncil@cityofwatsonville.org>, citymanager@cityofwatsonville.org, Tamara Vides <tamara.vides@cityofwatsonville.org>, "matt.orbach@cityofwatsonville.org" <matt.orbach@cityofwatsonville.org>

TO: Watsonville City Council via email to: city council@cityofwatsonville.org and city staff.

RE: ADOPTION OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM, APPROVAL OF AN AMENDMENT TO THE MANABE OW BUSINESS PARK SPECIFIC PLAN, AND APPROVAL OF A SPECIAL USE PERMIT WITH DESIGN REVIEW (APP #2138 TO ALLOW CONSTRUCTION OF A NEW 155,847-SQUARE-FOOT DISTRIBUTION FACILITY ON AN 11.5-ACRE SITE LOCATED AT 200 MANABE OW ROAD (APN 018-711-33). FILED BY LONE OAK – WATSONVILLE, L.L.C., PROPERTY OWNER AND APPLICANT.

Dear Mayor Montesino and City Council

This is a letter of support from the Ow Family and Ow Family Properties in support of a project, the Manabe-Ow Business Park, specifically the new building at 200 Manabe Ow Road, that the City of Watsonville has been united in supporting for a generation.

The applicant represents a string of connected businesses that started as an independent beverage distributing business five generations ago, and then grew into a regional distributing business-- and then a national distributing business—Reyes Group-Elyxir Distributing. Today it is a company that produces hundreds of good paying jobs and adds millions of dollars to Watsonville's economic base.

Now it has outgrown its current facility and--wants to expand its Watsonville operations and produce more jobs and more dollars. Dollars that will feed people, pay rents or mortgages, support schools and produce tax monies. This is exactly what the entire community had in mind when Watsonville annexed the Manabe-Ow lands, then rezoned it and made a specific plan for the Manabe-Ow Business Park.

Please vote for this project, which is part of a greater project 20+ years in the making. Please keep a guiding, supporting hand on the related projects to come so that pay checks can be produced sooner rather than later. The time is now.

Thank you.

George Ow, Jr.
Ow Family Properties
Cell and Text: 831-247-4748
georgeowjr@gmail.com