

May 2, 2024

City of Capitola
Katie Herlihy, AICP
420 Capitola Avenue
Capitola, CA 95010

Subject: Mitigation of the Grocery Outlet Operational Impact

Dear Ms. Herlihy:

Thank you very much for responding to Supervisor Manu's e-mail and for the invitation to speak at an upcoming City Council meeting. The homeowners adjacent to the rear of the Grocery Outlet store location are seeking City help to put in place operational guidelines and limits to mitigate the negative impact caused by the store's operation.

This is truly a quality-of-life issue affecting nearby residents and in particular, seniors living in the Trade Winds Park. Listed below are operational steps that Grocery Outlet could, and should, take to ensure a healthy and reasonable coexistence.

- Noisy equipment, such as refrigerators, freezers, speakers, etc. should be placed inside the store and not in the rear of the store building next to residents.
- Garbage dumpsters should be locked after hours and placed away from the back wall separating the parking lot from residents' homes. Collection of garbage should occur no earlier than 7:00 AM and before 5:00 PM.
- Grocery Outlet should maintain the same hours of operation followed by New Leaf Market, 8:00 AM – 9:00 PM. This is essential to limit noise to an acceptable level.
- The store's cardboard box crushing machine, which causes significant noise, should only be used between the hours of 8:00 AM and 5:00 PM
- Store employees should not congregate in the back parking lot during breaks and refrain from playing loud music in vehicles or otherwise making excessive noise outside the store.
- Vendor delivery trucks should not, at any time, idle in the parking lot at the rear of the store. This causes excessive noise and the exhaust fumes create a significant health hazard for the residents on the other side of the dividing wall.

- Outdoor seating and grocery carts should remain near the front entrance of the store and not located in the back parking lot area.

These operating procedures and rules should be documented by store management and distributed to all employees. Regular reminders to employees should also be standard practice. Enforcement of the above listed items should be the responsibility of store management. However, I ask that City staff monitor compliance and respond to residents' identification of violations.

Finally, I wish to again thank you and the City Council for allowing the impacted residents to inform and speak to you regarding this issue and for taking action to seek a resolution.

Sincerely,



Fariba Ghahremani
4160 Jade St. # 11
Capitola, CA 95010

Wendy Chop Face #12
Sue #10
Carol + STEVE #10
#6

Phil #11
Janet #110
John #110
Thomas E. Taylor #12
Boni
John #9
Justice #9
M. Gay #3
Shirley #16
Jo #13
Ken Maus #13

Suzanne #5
Kay Nagasaki #2
Ginny #106
Gale #106
Sandra #15
Priscilla #113
Deborah #17
Alan #17
David #114
Diane #109

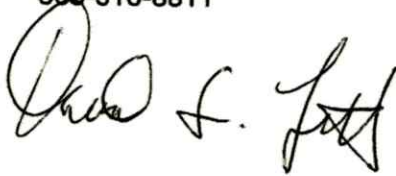
To Whom it may concern-

Please take this request to heart. My father's home is directly behind the old New Leaf loading dock. It has long been a sore spot and the notion that it might get worse (with a larger business such as Grocery Outlet) really is a cause for concern. He is 90 years old and the last thing we want at this stage in his life is a decline in his quality of life. In between the sounds of grocery carts and clanging bins, trucks beeping at 5AM and the loud and often vulgar chatter of employees on break, the idea that the annoying and intrusive activity on the other side of the wall could continue and possibly even get worse is untenable.

Thank You

David Little (for Donald Little Space 10)

503-516-8811

A handwritten signature in black ink, appearing to read "David L. Little". The signature is written in a cursive, flowing style with a large initial "D" and "L".