EXHIBIT C

HACIENDA

August 5, 2014

Mr. Adam Weinstein
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, CA 94566

Re: **Conditional Use Permit**
The Quarry Lane School
Site 21B, 5959 W. Las Positas Boulevard

Dear Adam:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed the application for a conditional use permit. This application was submitted by HKIT Architects, on behalf of Sabri Arac, Site 21B, dated July 11, 2014. This approval replaces the approval granted in the Association's letter dated January 18, 2013. This modification is in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

The proposed conditional use permit will allow The Quarry Lane School to operate an english as a second language and tutoring school at 5959 W. Las Positas Boulevard on the first floor only. The school will be open Monday through Friday from 3:45 pm to 9:15 pm and Saturday and Sunday from 9:00 am to 5:00 pm. The proposed program contemplates a maximum enrollment of 200 students with no more than 52 students attending at one time during the week and up to 51 students maximum attending during the weekend. Approximately 5 to 10 instructors and 1 to 2 administrators will be present at any given time period during the operational hours. In consideration of the conditional use permit, the applicant has reviewed site parameters of concern including: parking, traffic and noise. Based on a comprehensive review of space allocation and business practice, the applicant has demonstrated that their use is compatible with currently approved uses. The description of the use proposal for this modification is attached.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,

James Paxson
General Manager, HBPOA

cc: Sabri Arac
Christophe Laverne

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CITY OF PLEASANTON
PLANNING DIVISION

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