Exhibit B

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MONTEREY COUNTY

PLANNING AND BUILDING INSPECTION DEPARTMENT

P.O. BOX 1208 SALINAS, CALIFORNIA 93902 (408) 755-5025

ROBERT SLIMMON, JR.
DIRECTOR OF PLANNING AND BUILDING INSPECTION

March 5, 1992

Jim Lewis
Monterey County Sheriff's Posse, Inc.
P. O. Box 1547
Salinas, CA 93902.

Dear Mr. Lewis:

Thank you for taking the time to meet with me on March 2. The information you were able to provide relative to the use of the Posse Grounds for events was most helpful in being able to come to a decision as to the historic legal level of use of the Posse Grounds. The key issues we discussed dealt with the number of days on average that the Posse Grounds is used for various events and the use of the Posse Grounds for carnivals. We discussed the limitations of the use of the Posse Grounds due to its legal non-conforming status.

During the course of our discussions, you indicated that the Posse Grounds has historically been used for approximately 100 days per year for various Posse events, 4-H events, junior rodeos, private parties, and similar non-profit events. This level of 100 days per year for the type of events we discussed seems reasonable in light of our knowledge of the historic use of the Posse Grounds. Additionally, events such as Circus Vargas and the Big Hat Barbeque are part of the 100 days per year. It is our opinion, then, that such uses can continue at the Posse Grounds to a level of 100 days per year for those types of uses described.

We also discussed at some detail the history of concerts at the Posse Grounds. You indicated that prior to 1990 no concerts were held at the Posse Grounds. Three concerts were held in 1990 and eight concerts were held in 1991. As I told you at our meeting, in that there had been no history of such concerts, they are considered to be an intensification and expansion of the legal non-conforming use and as such are illegal. The Sheriff's Posse may, however, apply for a Use Permit as a non-conforming/quasi-public use for such concerts and have such requests considered on their merits by the Monterey County Planning

Commission. Any such Use Permit will require public hearings before the Planning Commission and, as such, the neighborhood will undoubtedly be involved.

To summarize, it is our opinion that the Posse Grounds may be used for the type of events that have historically occurred at the Posse Grounds up to 100 days per year. No concerts similar to those that were held in 1990 and 1991 are allowed unless a Use Permit is first approved by the Monterey County Planning Commission or the Monterey County Board of Supervisors on appeal.

Should you have any questions in this matter, please feel free to call me.

Sincerely,

Dale Ellis, AICP
Zoning Administrator

DE:bg

cc: Carolyn Anderson, Supervising Planning Investigator