

Exhibit A

El Dorado County River Management Plan Element 6.2.1.4

River Management Plan
Section Relating to Permit Transfers

- 6.2.1.4 River Use Permit Transfers - Where a commercial outfitter wishes to transfer a River Use Permit, the following guidelines and procedures shall be used.
- 6.2.1.4.1 For any proposed transfer of a River Use Permit, a written application must be submitted to the Planning Commission for its review and approval prior to a transfer being consummated. Said application letter is to be submitted through County Parks. The following guidelines are to be used to facilitate the application for transfer.
- 6.2.1.4.1.1 The buyer and seller negotiate and settle privately on the selling price of that commercial outfitter's business and inventory, excluding the South Fork River Use Permit. The River Use Permit shall have no value assigned to it in the transaction.
- 6.2.1.4.1.2 The seller and buyer submit a Letter of Intent stating that the seller wishes to sell his business and transfer the River Use Permit to the buyer. The letter shall include the River Use Permit numbers and names of outfitters involved. This Letter shall be delivered to County Parks. With the Letter of Intent, when requested by the County, the buyer and seller shall include an inventory of equipment and other assets that shall be transferred along with the permit.
- 6.2.1.4.1.3 County Parks shall review the proposed transfer and forward a staff recommendation along with conditions to the Planning Commission.
- 6.2.1.4.1.4 Permit holders with outstanding violations may not be allowed to transfer a permit until the violations are resolved.
- 6.2.1.4.1.5 An existing outfitter's business may be sold to an individual who does not currently hold a River Use Permit or to another permit holder. Upon such sale a transfer fee, set by the Board of Supervisors, will be paid to the County by the new Permit holder.
- 6.2.1.4.2 Transfer of a Portion of a River Use Permit - In some instances where an outfitter would like to sell a portion, but not all of his business, or an existing partnership is proposed to be dissolved, the Planning Commission may consider the transfer of a portion of that River Use Permit. The guidelines outlined in the preceding Elements shall apply as well as the following.
- 6.2.1.4.2.1 A portion of a River Use Permit that is proposed to be transferred must include a proportional share of equipment or other physical assets.
- 6.2.1.4.2.2 The transfer of a portion of a River Use Permit must specifically state what portion of the weekday and weekend capacity is to be transferred.

- 6.2.1.4.2.3 The transfer of a portion of a River Use Permit can only be authorized between two commercial outfitters that each hold a valid County River Use Permit. A new River Use Permit cannot be created by division of an existing partnership, except when two Permits had been combined into one.
- 6.2.1.4.2.4 The permittees' past history of river use, violations, complaints, and other operating characteristics will be carefully considered prior to approving any transfer of permit capacity. In general, the County wishes to allow partial transfers only to those outfitters who have exhibited the highest level of expertise and commercial management and have operated without violations or infractions.
- 6.2.1.4.3 Consolidation of River Use Permits – The County strongly desires that outfitters who hold more than one County River Use Permit combine those Permits into a single Permit. This will greatly simplify the County's accounting procedures. In some situations, it is a business advantage to an outfitter to hold more than one Permit. The County will not, in general, require that multiple permits be combined unless problems with reporting, accounting, exceeding permit capacity, and other problems occur. Multiple permits may be required to be combined in the following instances.
- 6.2.1.4.3.1 When there is a history of reporting and accounting problems by either the County or the outfitter.
- 6.2.1.4.3.2 When the capacity limits as described in the permit(s) are exceeded.
- 6.2.1.4.3.3 When a transfer of a permit is proposed.
- 6.2.1.4.3.4 When the outfitter does not properly mark equipment and boats with the company name (if there is more than one company name on each permit and each permit is accounted for separately and distinctly.)
- 6.2.1.4.3.5 If the company names on the permits are the same, the overall multiple permit capacity shall be the sum total of the individual permits' weekend day and weekday allocations.

Exhibit B

County Code Ordinance 5.48

Streams and Rivers Commercial Boating

CHAPTER 5.48. - STREAMS AND RIVERS COMMERCIAL BOATING

Sec. 5.48.010. - Title.

This chapter shall be referred to as the Streams and Rivers Commercial Boating Ordinance.

(Code 1997, § 5.48.010; Ord. No. 4594, 1-15-2002)

Sec. 5.48.020. - Purpose.

The Board of Supervisors recognizes that recreational use of the County's streams and rivers includes the use of streams and rivers by rafts, kayaks, and other floating devices. The Board has further found it necessary to manage whitewater recreation, through the County's River Management Plan, to protect the riparian environment and the safety, health, and welfare of river users and riparian landowners. Consistent with the policies and purposes of the 2001 El Dorado County River Management Plan, as it may be amended from time to time, this chapter regulates commercial boating on County rivers and streams.

(Code 1997, § 5.48.020; Ord. No. 4594, 1-15-2002)

Sec. 5.48.030. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Boat rental means the lease, rental, loan, or bailment for consideration of any floating device for use on any stream or river named in Section 5.48.040.

Commercial outfitter means any operation that meets any of the criteria specified in Subelement 6.1 of the 2001 El Dorado County River Management Plan, as it may be amended from time to time.

Commercial river use means any operation of a boat rental or commercial outfitter.

Commercial river use permit means a discretionary permit issued pursuant to this chapter that entitles the permittee to engage in commercial river use.

County Parks means the Parks Division of the Chief Administrative Office.

Floating device means any raft, kayak, canoe, inner tube, kickboard, water wheel, or similar object, or any "vessel" as defined by Harbors and Navigations Code § 21, as it may be amended from time to time. The term "floating device" expressly excludes U.S. Coast Guard approved personal flotation devices, Types 1 through 5.

(Code 1997, § 5.48.030; Ord. No. 4594, 1-15-2002)

Sec. 5.48.040. - Permit required.

No person or entity shall engage in commercial river use on the reaches of the South Fork of the American River between Chili Bar and Salmon Falls, except as authorized by a valid commercial river use permit in good standing.

(Code 1997, § 5.48.040; Ord. No. 4594, 1-15-2002)

Sec. 5.48.050. - Permit issuance procedure.

Commercial river use permits shall be issued by the Planning Commission. The procedure for permits is as follows:

- A. The applicant shall submit an application for a commercial river use permit, accompanied by a river use plan, and appropriate fee, to County Parks on or before an annual deadline set by County Parks.
- B. Within 60 days of the deadline for receipt of the application and river use plan, County Parks shall review them for compliance with the standards of this chapter and of the River Management Plan and submit a written report of its conclusions and recommendations to the Planning Commission. If County Parks concludes that an applicant's river use plan is not complete or does not meet the standards of Section 5.48.070, it shall recommend that the application be denied.
- C. Upon receipt of the report from County Parks, the matter shall be placed on the agenda of the next available meeting of the Planning Commission. The Planning Commission shall approve the permit upon a finding that the application and plan meet all standards of this chapter and of the River Management Plan; it shall deny the permit upon a finding that the application and plan do not meet one or more standards, identified in the finding, of this chapter or of the River Management Plan.
- D. Following the decision of the Planning Commission, either the applicant or any other person who is adversely affected by the decision may file an appeal to the Board of Supervisors in accordance with Chapter 2.09. The appeal must be filed within ten days after the action of the Planning Commission on a form furnished by the Clerk to the Board of Supervisors. The appeal must be accompanied by a fee for every permit or application included in the appeal. The appeal fee shall be in an amount as established by the Board of Supervisors from time to time.

(Code 1997, § 5.48.050; Ord. No. 4594, 1-15-2002)

Sec. 5.48.060. - Permit term; annual review; fees.

- A. Commercial river use permits shall be issued for a three-year term, with mandatory annual review by County Parks. The permit term shall run from the earlier of April 1 or the date of issuance.
- B. Notwithstanding Subsection A of this section, the following permits shall have one-year terms:
 1. A permit issued for a commercial river use that has been operating for less than one year.
 2. A permit issued to an operator who does not currently hold a permit.
- C. In its annual review, County Parks shall review any violations or complaints regarding the permittee and require the permittee to provide the following: a statement of any changes in its river use plan, current certificates of insurance, a newly executed letter agreeing to observe all standards enacted or enforced by the Director of Environmental Health regarding food storage, handling, and preparation, solid waste, sewage and sewage disposal, and water supply.
- D. Fees for the issuance and annual review of commercial river use permits shall be established by resolution of the Board of Supervisors. The issuance fee shall be an amount equal to the estimated cost of enforcing and administering the provisions of this chapter, including the processing of the application. The annual review fee shall not exceed the costs of conducting the annual review.

(Code 1997, § 5.48.060; Ord. No. 4594, 1-15-2002)

Sec. 5.48.070. - River use plan contents.

The river use plan required by Section 5.48.050 shall include, but need not be limited to, the following information:

- A. Applicant's name, mailing address, and location of place of business.
- B. If the place of business is not located in the County, the name, address, telephone number, and other relevant contact information of a local agent within the County who will be available in the event of emergencies or other problems.
- C. Full description of all activities proposed to be conducted under the commercial river use permit being sought.
- D. Full descriptions, including location, of all planned ingress and egress from the water, as well as all rest stops, lunch stops, or other planned non-emergency stops on adjoining lands. All lands so specified must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.
- E. Full description, including location, of the parking facilities for the permittee's commercial vehicles, employees, clients, and guests. Parking facilities must provide parking allocated to the permittee's exclusive use that meets the standards of Chapter 130.18. All lands specified for parking facilities must be property for which the private landowner has secured a special use permit that allows the planned use, or property owned by a State or Federal agency.
- F. Written proof that the applicant has obtained the landowners' or managing public agencies' permission for the activities planned on all lands specified in response to Subsections D and E of this section, if the applicant is not the landowner.
- G. Written confirmation that the permittee will provide shuttle transportation services to and from all points of ingress and egress. Vehicles used by permittee to transport clients, employees, or equipment shall meet at current State Vehicle Code requirements.
- H. Written confirmation of compliance with County Environmental Health permit requirements and all food storage, handling and preparation, solid waste, sewage and sewage disposal, and water supply standards enacted or enforced by the Director of Environmental Health. This requirement may be satisfied by a letter and Environmental Health permit application, signed by the applicant, agreeing to observe all such standards.
- I. Full description of planned safety measures for river users that meet that standards of Section 5.48.120.
- J. Written proof of bodily injury and liability insurance covering all activities of the permittee and the permittee's employees or agents relating to or incidental to river use pursuant to the permit sought. Liability insurance must meet scope and amount standards set by resolution of the Board of Supervisors, and must name the County, its officers and employees, and riparian landowners as additional insureds.
- K. Full description of a name or logo identification, to be utilized on all flotation devices, that meets the criteria of Subelement 6.2.5 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.070; Ord. No. 4594, 1-15-2002)

Sec. 5.48.080. - Limitation on allocations.

Notwithstanding Section 5.48.050, no river use permit will be issued if its issuance would cause the total weekend or weekday commercial use allocation to exceed the allocations authorized by permits in effect on November 20, 2001, unless a permit is sought for the provision of a truly new and unique commercial river use, as determined by the Planning Commission or the Board of Supervisors on appeal. The purpose of this limitation is to protect the health, safety and welfare of river users and riparian landowners, as well as the riparian environment.

(Code 1997, § 5.48.080; Ord. No. 4594, 1-15-2002)

Sec. 5.48.090. - No vested right.

The granting of a commercial river use permit does not vest any right or entitlement to an extension or renewal beyond the permit period.

(Code 1997, § 5.48.090; Ord. No. 4594, 1-15-2002)

Sec. 5.48.100. - Revocation, denial, or non-renewal of permit.

- A. A commercial river use permit may be revoked by the County Hearing Officer, or the Board of Supervisors on appeal, and may be reapplied for in the following year, pursuant to the standards and procedures of the River Management Plan as it may be amended from time to time.
- B. If a commercial river use permit has been revoked and not issued on reapplication, denied, or no timely application for its renewal has been submitted, the weekday and weekend use allocations associated with that permit shall revert to the County. After first soliciting a recommendation from the river management advisory committee, the Board of Supervisors may dissolve those allocations or assign them to one or more existing commercial outfitters or new commercial outfitters who apply for all or a portion of the allocations.

(Code 1997, § 5.48.100; Ord. No. 4594, 1-15-2002)

Sec. 5.48.110. - Permit transfer, consolidation, or inactivation.

Commercial river use permits may not be transferred or consolidated in whole or part, or inactivated, except as provided in Subelement 6.2.1.4 of the River Management Plan, as it may be amended from time to time.

(Code 1997, § 5.48.110; Ord. No. 4594, 1-15-2002)

Sec. 5.48.120. - Safety equipment and standards.

- A. Each floating device used to traverse a stream or river shall carry one U.S. Coast Guard approved personal flotation device per person using the floating device.
- B. The number of persons using a floating device shall not exceed the floating device's design capacity, except in an emergency or rescue situation.
- C. All commercial outfitters shall observe the safety, training, and equipment standards of Subelements 6.2.7 and 6.2.8 of the River Management Plan, as they may be amended from time to time.

(Code 1997, § 5.48.120; Ord. No. 4594, 1-15-2002)

Sec. 5.48.130. - Littering and trespass.

All persons, groups or business entities who use the streams and rivers of the County for recreational or commercial purposes shall be subject to State law regarding littering and trespass.

(Code 1997, § 5.48.130; Ord. No. 4594, 1-15-2002)

Sec. 5.48.140. - Penalty for violation.

- A. Violation by commercial river use permittees of certain standards and representations specified in Section 5.48.070 shall be penalized as follows:
1. Violations of Section 5.48.070.A, B, D, E, F, G, or K shall be punishable as specified in Subelement 6.2.10.3 of the River Management Plan, as it may be amended from time to time.
 2. Violations of Section 5.48.070.H shall be punishable by penalties imposed or enforced by the Department of Environmental Management.
 3. Violations of Section 5.48.070.C or J shall be punishable as specified in Subelement 6.2.10.4 of the River Management Plan, as it may be amended from time to time.
 4. Violation of Section 5.48.070.I shall be a misdemeanor punishable pursuant to Subsection B of this section.
- B. Except as otherwise specified in Subsection A of this section, violations of any provision of this chapter shall be a misdemeanor and punishable according to the general penalties described in Chapter 1.24.

(Code 1997, § 5.48.140; Ord. No. 4594, 1-15-2002; Ord. No. [5051](#), § 2, 4-18-2017)

Exhibit C
Letters of Intent



22 January 2021

County of El Dorado Parks Division
Vickie Sanders, Parks Manager
200 Armory Drive
Placerville, CA 95667-4197

Dear Vickie –

Please use this as a Letter of Intent and request to the County of the mutual interest of the parties below to transfer **River Use Permit #24**

from **Keith Miller, California Canoe & Kayak Inc.**

to **Melissa DeMarie, Waterlove LLC dba California Watersport Collective**

Prospective Transaction – purchase of the name and certain assets of California Canoe & Kayak Whitewater School presently owned by California Canoe & Kayak Inc (Seller) by Melissa DeMarie, Waterlove LLC (Buyer).

Sale is contingent on and finalized by successful transfer of RUP#24 by the County of El Dorado from Seller to Buyer.

This Letter of Intent is nonbinding on both parties. Please let me know what notice you will need to complete this process.

Thank you!

Keith A. Miller, President
California Canoe & Kayak, Inc.
510 893 7833
cckjefe@gmail.com

cc Melissa DeMarie

409 Water Street
Oakland, CA 94607
(510) 893-7833

11347 Folsom Blvd. Suite C
Rancho Cordova, CA 95742
(916) 851- 3600

487 Seaport Court
Redwood City, CA 94063
(650) 593-6060

Melissa DeMarie
Waterlove LLC
PO Box 632
Lotus, California 95651

December 14, 2020

Dear Ms. Sanders,

The intent of this Letter is to provide a written expression of the mutual interest of the following Parties:

"Transferee": Melissa DeMarie, Waterlove LLC, DBA California Watersport Collective
and

"Transferor": Keith Miller, California Canoe & Kayak

In which Transferee would be transferred the River Use Permit set forth in this Letter from Transferor.

Prospective Transaction

The transaction, which the parties have expressed a mutual interest in, involves the transfer of California Canoe & Kayak's River Use Permit, including User Days, on the South Fork American River to Waterlove LLC, DBA California Watersport Collective.

Nonbinding Agreement

This Letter of Intent is nonbinding for both parties.

Sincerely,



Melissa DeMarie, Owner

Waterlove LLC

melissa@cwwcollective.com

(530)217-7328