

SAFE BUSINESS RE-OPENING PLAN

OVERVIEW

On March 19, 2020, the State Public Health Officer and Director of the California Department of Public Health issued an order requiring most Californians to stay at home to disrupt the spread of COVID-19 among the population. That original order has been updated and revised on several occasions. The impact of COVID-19 on the health of Californians is not yet fully known. Reported illness ranges from very mild (some people have no symptoms) to severe illness that may result in death. Certain groups, including people aged 65 or older and those with serious underlying medical conditions, such as heart or lung disease or diabetes, are at higher risk of hospitalization and serious complications. Transmission is most likely when people are in close contact with an infected person, even if that person does not have any symptoms or has not yet developed symptoms. Precise information about the number and rates of COVID-19 by industry or occupational groups, including among critical infrastructure workers, is not available at this time.

There have been multiple outbreaks in a range of workplaces and settings, indicating that persons are at risk of acquiring or transmitting COVID-19 infection. Examples of these workplaces and settings include long-term care facilities, prisons, food production, warehouses, meat processing plants, and grocery stores. As stay-at-home orders are modified, it is essential that all possible steps be taken to ensure the safety of workers and the public.

Key prevention practices include:

- physical distancing to the maximum extent possible;
- use of face coverings by independent contractors (where respiratory protection is not required) and renters/clients;
- frequent handwashing and regular cleaning and disinfection; and
- training independent contractors on these and other elements of the COVID-19 prevention plan.

In addition, it is critical to have in place appropriate processes to identify new cases of illness and when they are identified, to intervene quickly and work with public health authorities to halt the spread of the virus.

PURPOSE

This document provides guidance for short term rental of the property located at **2721 White Gull Ct., Albion, CA 95410** to support a safe, clean environment for independent contractors and renters/clients. This guidance is not intended to revoke or repeal any employee or independent contractor rights, either

statutory, regulatory or collectively bargained, and is not exhaustive, as it does not include county health orders, nor is it a substitute for any existing safety and health-related regulatory requirements such as those of Cal/OSHA.

PROPERTY SPECIFIC PLAN

The following is the written, property-specific COVID-19 prevention plan for **2721 White Gull Ct., Albion, CA 95410**:

1. Following each engagement, we will perform a comprehensive risk assessment of all areas on the property.
2. Ms. Rosa Rivas has been identified as the Caretaker of this plan and is available within one hour on site. Ms. Rivas can be contacted at **(707) 357-1831**. Ms. Rivas is responsible for cleaning and disinfecting the site following each engagement. Signage will be placed prominently in the home.
3. The contact information for the local health department where the facility is located is as follows:
 - a. Mendocino County Health Department - 1120 S Dora St, Ukiah, CA 95482, (707) 472-2637 - <https://www.mendocinocounty.org/government/health-human-services-agency>
4. The property at 2721 White Gull Ct., Albion, CA will be vacant for 48 hours between engagements to allow for a thorough cleansing and disinfecting as outlined below.
5. Each adult occupant for each engagement will provide the following information outlined in the attached Renter/Client Acknowledgment and Hold Harmless and Indemnification Agreement:
6. Each adult occupant for each engagement will formally acknowledge this policy and sign the attached Renter/Client Acknowledgment and Hold Harmless and Indemnification agreement.
7. All reservations and payments will be contactless.
8. Currently, a maximum of 6 Renters/Clients are allowed on the property at any one time. This includes any additional visitors. The Renters/Clients are responsible for their own physical distancing on-site. No more than two guests are allowed in each bedroom.
9. There is a hot tub on site which is available to Renter/Client for an extra fee. The hot tub will be cleaned and sanitized by the Caretaker after each Renter/Client checks out of the facility. It is up to each guest to maintain social distancing during hot tub engagement. Cleaning will include, but is not limited to (testing the water (using the strips for chloring and PH levels), using a cap full of the anti-oxidizing system (fresh n clear), using a cap of Alkalinity up and making sure there is a bromine tablet in the float.
10. The Caretaker will utilize the following guidelines with respect to the cleaning and disinfecting of the Property following each engagement.
 - a. This property has no employees, only the independent contractor/Caretaker. Owner will coordinate with the Caretaker to ensure proper disinfection, sanitation, cleaning

- and plan for protecting Caretaker and Renter/Client guest health is implemented as outlined below.
- b. Caretaker is instructed to open windows, if possible, to increase air circulation while on site cleaning and disinfecting as well as utilize her own Personal Protective Equipment (PPE);
 - c. Handwashing before and after cleaning the property is required;
 - d. Caretaker will perform thorough cleaning in high traffic areas such as the living room, kitchen, bathrooms and bedroom that includes disinfecting commonly used surfaces including door handles, light switches, TV remote controls, washer and dryer doors cabinet doors, toilets, and handwashing facilities;
 - e. Caretaker will ensure that sanitary facilities are properly stocked prior to each engagement and will ensure additional soap, paper towels, and hand sanitizer is provided;
 - f. When choosing cleaning chemicals, caretaker will use products approved for use against COVID-19 on the Environmental Protection Agency (EPA)-approved list and follow product instructions;
 - g. Caretaker will wear gloves as required by the product instructions;
 - h. All reusable collateral, such as magazines, papers, local attraction details, coupons, etc., will be removed from the property following each engagement; and
 - i. Dirty linens will be removed and transported from property following each engagement and will be replaced with clean linens previously washed at a high temperature and cleaned in accordance with CDC guidelines.
11. Renters/Clients agree to discontinue the use of shared food and beverage equipment in pantries and refrigerator.
 12. Renters/Clients are required to provide their own Personal Protective Equipment (PPE).
 13. Renters/Clients agree to handwash dishes, plates, glasses, mugs, utensils, etc. prior to running them through the dishwasher. Renters/Clients are encouraged to wash each item prior to use if they have any concern as to its cleanliness.
 14. In the event of a presumptive case of COVID-19, the property will be removed from service and quarantined until the case has been confirmed or cleared.
 15. In the event of a positive case, the property will only be returned to service after undergoing an enhanced sanitization protocol in accordance with CDC guidelines.
 16. Owners of the property hereby agree to provide space for Renters/Clients, without primary residence in Mendocino County, for isolation and/or quarantine purposes in the event a Renter/Client is determined by a medical professional to require isolation or quarantine for COVID-19. It is understood and agreed that this will be at Renter/Client(s) expense at the same rate per day as the initial engagement plus the costs for food and other basic essentials should Owner and Caretaker need to provide those items. It is further understood and agreed that it is the obligation of the Renter/Client to fully comply with any such allocation of costs without recourse against Owner, Caretaker or the County of Mendocino.

COVID-19 SYMPTOMS

The following symptoms may appear **2-14 days after exposure**.

- Fever
- Cough
- Shortness of breath

HAND HYGIENE AND OTHER PREVENTATIVE MEASURES

- Occupants should wash hands often by washing hands with soap and water for 20 seconds. If soap and water are not available and hands are not visibly dirty, an alcohol-based hand sanitizer that contains at least 60% alcohol may be used. However, if hands are visibly dirty, always wash hands with soap and water. Washing your hands is easy, and it's one of the most effective ways to prevent the spread of germs.
- Washing hands with soap and water is the best way to get rid of germs in most situations. If soap and water are not readily available, you can use an alcohol-based hand-sanitizer that contains at least 60% alcohol.

Follow these five steps every time.

1. **Wet** your hands with clean, running water (warm or cold), turn off the tap, and apply soap.
2. **Lather** your hands by rubbing them together with the soap. Lather the backs of your hands, between your fingers, and under your nails.
3. **Scrub** your hands for at least 20 seconds.
4. **Rinse** your hands well under clean, running water.
5. **Dry** your hands using a clean towel or air dry them.

ADDITIONAL RESOURCES

Coronavirus: What you can do Fact Sheet

https://foodsafetyfocus.com/FoodSafetyFocus/media/Library/pdfs/Coronavirus_2019-nCoV_Info_TipsforRestaurants.pdf

World Health Organization (WHO) Workplace Guidance

<https://www.who.int/docs/default-source/coronaviruse/getting-workplace-ready-for-covid-19.pdf>

Center for Disease Control (CDC) on Sanitation Practices and Isolation and Quarantine

<https://www.cdc.gov/coronavirus/2019-nCoV/summary.html>.

<https://www.cdc.gov/coronavirus/2019ncov/if-you-are-sick/index.html>)

RENTER/CLIENT ACKNOWLEDGEMENTS

- (1) Renter/Client hereby agrees to comply with the operative County Shelter-in-Place orders;
- (2) Renter/Client hereby agrees to comply with any and all isolation/quarantine orders and contract tracing required by County public health authorities, in the event a Renter/Client is determined by a medical professional to require isolation or quarantine for COVID-19;

WAIVER OF LIABILITY AND HOLD HARMLESS AGREEMENT

In consideration for receiving permission to BE ON PREMISES at 2721 White Gull Ct., Albion, CA 95410 (hereinafter the “Property”), I, on behalf of myself and any minor child/children for whom I have the authority, hereby acknowledge and agree to the following:

1. I understand the hazards of the novel coronavirus (“COVID-19”) and am familiar with the Centers for Disease Control and Prevention (“CDC”) guidelines regarding COVID-19. I acknowledge and understand the circumstances regarding COVID-19 are constantly changing and that, accordingly, the CDC guidelines are regularly modified and updated. I accept full responsibility for familiarizing myself with the most recent updates.
2. Notwithstanding the risks associated with COVID-19, which I readily acknowledge, I hereby willingly choose to rent the Property.
3. I acknowledge and fully assume the risk of illness or death related to COVID-19 arising from my being on the premises and hereby RELEASE, WAIVE, DISCHARGE, AND COVENANT NOT TO SUE (on behalf of myself and any minor children for whom I have the capacity to contract) this Owner and Caretaker, their agents and assigns (the “RELEASEES”) from any liability related to COVID-19 which might occur as a result my being on the premises.
4. I shall indemnify, defend and hold harmless the RELEASEES from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys’ fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, the infection of COVID-19 or any other illness or injury.
5. It is my express intent that this Waiver and Hold Harmless Agreement shall bind any assigns and representatives, and shall be deemed as a RELEASE, WAIVER, DISCHARGE, AND COVENANT NOT TO SUE the above-named RELEASEES. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of California. I HEREBY KNOWINGLY AND VOLUNTARILY WAIVE ANY RIGHT TO A JURY TRIAL OF ANY DISPUTE ARISING IN CONNECTION WITH THIS AGREEMENT. I ACKNOWLEDGE THAT THIS WAIVER WAS EXPRESSLY NEGOTIATED AND IS A MATERIAL INDUCEMENT THE PERMISSION GRANTED BY OWNER TO UTILIZW THE PROPERTY.

IN SIGNING THIS AGREEMENT, I ACKNOWLEDGE AND REPRESENT THAT I have read the foregoing Wavier of Liability and Hold Harmless Agreement, understand it and sign it voluntarily as my own free act and deed; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; I am at least eighteen (18) years of age and fully competent; and I execute this Agreement for full, adequate and complete consideration fully intending to be bound by same.

IN WITNESS WHEREOF, I have signed this Waiver and Agreement under seal on this _____ day of _____, 202_____.

SIGNATURE: _____
NAME: _____ Contact # _____

SIGNATURE: _____
NAME: _____ Contact # _____

SIGNATURE: _____
NAME: _____ Contact # _____

SIGNATURE: _____
NAME: _____ Contact # _____

SIGNATURE: _____
NAME: _____ Contact # _____

SIGNATURE: _____
NAME: _____ Contact # _____

PARENTAL CONSENT IF PATRON IS UNDER THE AGE OF 18
NAMES OF MINOR CHILD(REN):

SIGNATURE: _____
NAME: _____

SIGNATURE: _____
NAME: _____

SIGNATURE: _____
NAME: _____

SIGNATURE: _____
NAME: _____