

MARIPOSA PLANNING CHECKLIST

These establishments are specifically excluded from the definition of "hotel". Bed and breakfasts, agricultural homestays, and vacation rentals shall meet the following requirements:

A. No more than three (3) bedrooms are available for occupancy by transients in vacation rentals and occupancy is limited to ten (10) or fewer occupants.

B. No more than five (5) bedrooms are available for occupancy by transients for bed and breakfast establishments and agricultural homestays (allowance of 5 bedrooms not applicable in Fish Camp, which limits bedrooms in a B&B to 3).

C. Occupancy in a vacation rental submitted on or after April 14, 2016 shall be limited to ten (10) or fewer occupants. This limit shall apply to new vacation rental facilities, as well as vacation rental facilities which are being permitted following a property ownership change. Vacation rentals must post a minimum 8-1/2 x 11 inch NOTICE over or next to the facility's primary exit door stating "Maximum Occupancy 10 Persons", or such lesser occupancy as desired by the owner or as required pursuant to Section D below. Lettering shall be clearly visible through contrast from the background and a minimum of 1-1/2 inches in height and width.

D. Private on-site sewage disposal systems or small, private community systems that serve a bed and breakfast or vacation rental facility shall have sufficient capacity to serve occupants within the facility. If such a system does not meet this design standard, the facility shall be limited to an occupancy of two (2) persons per approved bedroom. Should the "maximum occupancy" allowed be less than 10 persons, the occupancy notice as described in Section C. above shall reflect that number.

E. A sign of not more than four (4) square feet shall be posted and clearly visible from the nearest road. The sign shall require the street address and may contain the name of the owner or the establishment. Larger signs shall require Planning Commission approval through the variance process.

F. At a minimum, an 8-1/2 x 11 inch written notice must be placed in each rental unit (in the main living area), which contains the following information:

1. Instructions in case of fire or other emergency, including the name and phone number of the property owner or rental manager.
2. Quiet hours are between 10:00 p.m. and 8:00 a.m. and shall be strictly enforced.
3. Water and energy conservation measures.
4. Proper use of wood burning stoves and fireplaces.
5. Parking and snow removal requirements if necessary. No parking on roadway is permitted during snow removal periods declared by the Director of Public Works, pursuant to County Code, Section 10.08.110.
6. An identification of the character or area in which the unit is located (i.e. rural, agricultural, residential).
7. A statement relative to respect for adjacent property owner's rights and trespassing concerns.
8. Proper trash disposal, and bear prevention/control measures if applicable (Wawona, Fish Camp and Yosemite West require bear prevention/control measure for trash disposal in accordance with Chapter 8.44 of County Code)

G. Vacation rentals must place a minimum 5 x 7 inch weather-proof NOTICE that is easily and conspicuously visible (from the exterior of the structure) at or near the main entrance to the vacation rental which contains the name and phone number of the property owner or rental manager. The property owner or rental manager must be available by phone in case of an emergency and in addition may also state "In Case of Emergency Call 911".

H. The following on-site parking standards shall apply (parking for transient occupancy facilities in the community of Yosemite West may be off-street, subject to review and compliance with County Code standards):

1. Bed and breakfast and agricultural homestay establishments shall have two (2) on-site parking spaces for the residence plus at least one (1) on-site space for each bedroom available for rent.
2. Vacation rental establishments shall have one (1) parking space for each bedroom to be rented.
3. Parking provided shall be maintained so that it is usable and utilized at all times during the year, when it is occupied.

I. The applicant shall apply to the Mariposa County Planning Department for site plan review and approval. The Planning Department shall forward the application to the Building Department and Health Department.

J. Following approval by all appropriate agencies, a valid transient occupancy registration certificate shall be issued by the Mariposa County Tax Collector.

Building Department Checklist - RESIDENTIAL SAFETY CHECKLIST (including Building and Fire Safety Items)

PLEASE NOTE: Applicants are encouraged to review the requirements on this checklist PRIOR to scheduling a Building Residential Safety Checklist Inspection.

- [] **Fire Extinguishers:** all fire extinguishers shall comply with the following:
1. At least one (1) extinguisher of minimum 2-A 10-BC shall be provided for each building or occupancy.
 2. Extinguishers shall be mounted no higher than five (5) feet and no lower than (3) feet.
 3. Extinguishers shall be underwriter laboratory or fire marshal listed or approved by the State Fire Marshal.
 4. All extinguishers shall be conspicuously located, readily available, plainly marked and near the kitchen.
 5. Extinguishers shall be located so that travel distance shall not exceed 75 feet.
 6. Extinguishers shall be of a serviceable type with metal neck and valve. Disposable extinguishers with plastic hardware will not be acceptable. If extinguishers do not have date stamped on bottle, they shall be tagged by a licensed firm.
- [] **Posted Fire Escape Routes:** each unit for rent shall have a laminated notice (8 ½ x 11 inch minimum size) posted that identifies escape routes from the structure in a visible location in each sleeping room.
- [] **Smoke Detectors:** guest rooms that are used for sleeping purposes and rooms leading to the guest rooms shall be provided with smoke detectors that are installed in accordance with the approved manufacturer's instructions (one for each floor level).
- [] **C O Detectors:** each floor shall be provided with Carbon Monoxide detectors that are installed in accordance with the approved manufacturer's instructions.
- [] **Electrical:** Ground Fault Interrupter (GFI) receptacles shall be provided within six (6) feet of all sinks and for all exterior receptacles (with rain-proof covers). Clothes washers and dryers and all kitchen counter top receptacles that are available for guest use shall be properly grounded.
- [] **Stairs:** all interior stairs and exterior stairs shall have 8" rise maximum and 9" minimum run on steps, if built prior to January 1, 2008. If built after January 1, 2008 and all new construction, maximum riser height is 7 ¾ and minimum tread depth shall be 10". The top of the handrails shall be 34-38 inches in height above surface of tread at the nose, have a minimum 1 ½ inch clearance to the wall and be of sound construction and shall have a 1 ¼" to 2" handgrip. Contact the Building Department if you have questions on this requirement.
- [] **Guardrails:** all decks or elevated areas with a drop-off of more than 30 inches to an adjacent level or ground shall have guardrails installed to prevent falls. Guardrails shall be a minimum of 36 inches high and constructed with baluster or intermediate rails with an opening so a 4" sphere cannot pass through, whether vertically or horizontally. New or rebuilt guardrails after 1/1/11 are 42" high.
- [] **Wood-burning Stoves & Fireplaces:** all wood-burning stoves that are available for guest use shall be installed to manufacturer's instructions and meet appropriate construction codes. Instructions for proper use of wood-burning stoves and fireplaces shall be made available to guests. When they are not available for guest use, precautions shall be taken to preclude the use (padlocking or permanent screening).
- [] **Floor/Wall Mounted Heaters:** in rental units where floor mounted heaters are in use, posting of potential fire hazards resulting from placement of combustible material on the floor grate shall be posted in the immediate area.
- [] **Bedroom Emergency Escape:** all bedrooms must have two exits. If one is a window, the sill must be no higher than 44" above the floor. The open area of the window must be at least 5.7 square feet with a minimum open height of 24" and minimum opening width of 20". Window bars, grills or grating are not permitted.
- [] **Means of Egress:** at least one side-hinged door with 32" clear width with the door open 90° shall be provided per dwelling. Stairways and hallways shall be 36" minimum in width. A landing shall be provided at the top and bottom of each stairway.
- [] **Other:** if, at the time of inspection, a health or safety violation is observed by the inspector, the violation must be corrected prior to final approval from the Mariposa County Building Department.

(Revised 3/31/16)