



MARIPOSA COUNTY

BED & BREAKFAST / VACATION RENTAL / AGRICULTURAL HOMESTAY / TAX CERTIFICATE / AMENDED CERTIFICATE GENERAL INFORMATION AND APPLICATION

Mariposa County Planning Department
5100 Bullion Street, P.O. Box 2039
Mariposa, CA 95338
Telephone (209) 966-5151 Toll Free (866) 723-5151
FAX (209) 742-5024
www.mariposacounty.org

To the Applicant:

This form is used for a new residential transient occupancy business. This form is also used when a property with an existing residential Transient Occupancy Tax (TOT) Certificate changes ownership and the new property owner wishes to operate a residential transient occupancy business. This form is used for an increase in the number of bedrooms in an existing transient occupancy business. This form is always used when an on-site inspection is required to issue a Transient Occupancy Tax (TOT) Certificate.

Bed and Breakfasts (B&Bs) and Vacation Rentals are allowed in all zones except in the Agricultural Exclusive (AE) zone. Only two vacation rentals are allowed per parcel, irrespective of the number of single-family residences located on the parcel. Special provisions apply to these uses in the communities of Wawona and Fish Camp, and in the AE zone. An Agricultural Homestay is a permitted use in the AE zone, subject to compliance with development standards established by the zone. (Please note: a B&B, a Vacation Rental and an Agricultural Homestay are not permitted on Williamson Act contracted land, due to terms of the contract.)

A Bed and Breakfast is defined as a single family structure that is occupied by a full time, permanent resident family with a limited number of guest bedrooms available for rent for 30 days or less. Breakfast is prepared each day for guests in a kitchen appropriately permitted by the Health Department. A maximum of five (5) guest bedrooms may be rented, depending on location in the county (in some areas of the county, the limit is three [3] guest bedrooms in a B&B).

A Residential Vacation Rental establishment is defined as a single family structure which is available for rental to a family or a group on a transient basis for 30 days or less. A Vacation Rental is also defined as the commercial rental of an entire single family dwelling for short-term periods of less than thirty-one days. There is a limit of ten (10) or fewer occupants and three (3) bedrooms which may be occupied by transients. 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 10 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.

An Agricultural Homestay is a business that provides overnight transient occupancy accommodations in five (5) or fewer guest rooms with not more than ten (10) guests. An Agricultural Homestay may serve meals at any time only to registered guests in a kitchen appropriately permitted by the Health Department. Guests are educated about and actively participate in the on-site agricultural activities. Agricultural homestays are located in the residence of the property owner or accessory dwelling or other existing dwelling.

Tourist rental accommodations which do not fall within any of the descriptions above require a zoning designation other than residential or agricultural, and typically must undergo a discretionary permitting process.

Transient Occupancy Tax (TOT) & Tourism Business Industry District (TBID) Assessment

For the privilege of occupancy in any Transient Occupancy Facility in Mariposa County (including all of those facilities listed above), each transient (guest staying less than 30 consecutive days) is subject to and shall pay a **tax** in the amount of ten percent (10%) of the rent charged by the operator. In addition, there is a one percent (1%) **assessment** for the Tourism Business Industry District.

Each operator shall collect the tax and the assessment at the same time as the rent is collected and give the transient an itemized receipt. The operator is collecting the tax and assessment on **behalf of Mariposa County** and these funds shall be kept separate and remitted on a **monthly basis** to the Mariposa County Tax Collector's office.

Any person, whether as the principal, agent or employee who violates any of the provisions established by the Mariposa County Code Chapter 3.36 is guilty of a misdemeanor and upon conviction shall be punished by a fine of not more than one thousand dollars (\$1,000), plus assessment on fines or by imprisonment, not to exceed six (6) months, or by **both** fine and imprisonment.

Failure to Obtain Certificate and Pay Taxes

Should an operator fail to obtain a Transient Occupancy Tax (TOT) Certificate prior to renting to transients, and fail to pay taxes as due according to Mariposa County Code Chapter 3.36, the operator shall be subject to a penalty as determined by the Tax Collector pursuant to County Code.

Application Process

The attached application package contains all the necessary information and materials needed to submit a Bed & Breakfast / Vacation Rental / Agricultural Homestay / Amended TOT Certificate application. This package includes a list of materials that must be submitted by the applicant in order to meet the application filing requirements. In addition, general information is provided relating to the costs and time required to process the application. Please call the Mariposa County Planning Department at (209) 966-5151 or toll free (866) 723-5151 if you have any questions regarding the application package.

Note: A different application form is required for hotels and motels.

If a property with an existing, permitted B&B, Vacation Rental, or Agricultural Homestay changes ownership, the existing TOT Certificate becomes void and a new application, fees and inspections are required. All current County Code development standards for a B&B, Vacation Rental or Agricultural Homestay will be applied through this review.

If a property is transferred into or within a trust, the existing TOT Certificate becomes void and a new application and fees are required to change the name on the certificate; no inspections are required and no new development standards shall be applied.

If a property is transferred between parents and their children, as defined by California Revenue and Tax Code, the existing TOT Certificate becomes void and a new application and fees are required to change the name on the certificate; no inspections are required and no new development standards shall be applied.

Existing and permitted B&Bs, Vacation Rentals, or Agricultural Homestays that propose to add a room or rooms for rent shall also require a new application, fees and inspections. Application of current County Code development standards shall be limited to impacts associated with the additional capacity.

Mariposa Planning will not accept incomplete applications.

Applications may be mailed to our office. Please be aware, however, that incomplete applications will be mailed back to the applicant along with a written list describing needed information. This will cause a delay in the processing of the application. For this reason, we strongly encourage applicants to submit their application in person or to schedule a pre-application meeting with a staff planner.

County Inspections:

When you have submitted a complete application for a Bed and Breakfast, Vacation Rental, Agricultural Homestay, or Amended TOT Certificate together with the required fees, Mariposa Planning will begin reviewing and processing your application. As part of the review process, the Building Department and Planning Department must inspect the residence. The Health Department will review and verify Health Department requirements and inspect as needed. Depending upon the location of your project, a Yosemite National Park review may also be required.

The applicant is responsible to arrange for inspections with each County Department.

Building and Fire Department Inspection:

The Building Department will inspect the residence to determine if the residence complies with the Residential Safety Checklist for transient occupancy. The building inspector may require corrections to bring the residence into compliance with the checklist, and all corrections must be made before Mariposa Planning will approve the application. If re-inspection is required you may be subject to re-inspection fees.

A note on Mobile Homes: A mobile home may not be altered in any way from its original "as delivered" condition, unless done through a permitting process with California Housing and Community Development (HCD). For a mobile home that will require repairs/alterations to the structure which are necessary in order for the mobile home to pass the residential safety checklist inspection, a permit must be obtained from HCD for the repairs/alterations. Once HCD has completed their processing of that repair/alternation permit then the Building Department would be able to complete the inspection process. Mobile homes cannot be pre-1976, unless they've completed a process with HCD to comply with the seal standards of the US Department of Housing and Urban Development or equivalent standards established by the HCD. Mariposa County Code prohibits the issuance of a TOT Certificate to a mobile home located within a mobile home park.

To schedule a Residential Safety Checklist inspection of your residence by a building inspector, please contact the Building Department at (209) 966-3934. The applicant or agent must be available on-site during inspection as access to the interior of the structure is required.

The Fire Department has established safety requirements for B&B, Vacation Rental, and Agricultural Homestay establishments. The required fire inspections are currently being conducted by the Building Department. The Fire inspection will determine if the residence is in compliance with the Residential Safety Checklist and all corrections must be made before Mariposa Planning will approve the application.

Health Department Inspection:

The Health Department will require that the operator demonstrate the adequacy of the sewage disposal system and water supply. The Health Department may require sewage disposal system and water tests to determine if the sewage disposal system and well or spring water meet health standards for a B&B or Vacation Rental or Amended TOT certificate. No inspection is needed for Vacation Rentals in areas that have community sewer and community water systems. The residence shall be serviced by an approved community sewage disposal system, or have an individual system satisfying current code requirements. Existing and newly constructed

individual systems shall meet the current sizing requirements of the Health Department for new dwellings based on the number of bedrooms in the dwelling, or the system shall be designed to serve the planned number of occupants. Septic systems serving homes constructed in 1985 or before may be required to be upgraded when the home is being converted to bed and breakfast or vacation rental use.

The Health Department will require that all B&B and Agricultural Homestay establishments have a food facility permit and will conduct periodic inspections for compliance with applicable sections of the California Health and Safety Code (a copy of which will be provided upon request from the Health Department). B&B establishments may serve food to their overnight guests only, and the food service is limited to a morning meal. Agricultural Homestays are also limited to serving food to their overnight guests only, however these facilities may serve meals at any time to their guests. In addition, if meals will be served as part of an operation, the applicant must demonstrate to the Health Department how multi-service eating utensils will be cleaned in accordance with State Health Regulations.

If you have any questions regarding these requirements, or would like a food facility permit as well as a pamphlet providing an overview of Mariposa County and State of California requirements, please contact the Health Department at (209) 966-2220. The applicant or agent must be available on-site during inspection as access to the interior of the structure is required.

National Park Service Review:

If the site for a transient occupancy facility is in Wawona or Foresta, Mariposa Planning will send a copy of your application to the Superintendent's office at Yosemite National Park (YNP) for a 21-day review. If the site is in Wawona, as a result of an Act of Congress, the County and Superintendent have concurrent jurisdiction for permitting. This means your permit must be approved by both the County and the National Park Service. Permits in Wawona are not valid until approved by both agencies. Decisions of the County or the Superintendent can be appealed to the Wawona Board of Appeals (not the Board of Supervisors). Although YNP does not have the same concurrent jurisdiction in Foresta an application is still subject to YNP review, and applicable laws and regulations, which may preclude the operation of some commercial establishments, or require additional YNP review and/or permit processes. In both of these communities, generally Residential Vacation Rentals that meet other County requirements may be approved because the use of the property is similar to full time residential use in that a family or a group is the only occupant. Because of Park Service contractual restrictions and regulatory requirements, B&B applications in these communities (Wawona and Foresta) are not possible on residentially-zoned lands because the use is of a commercial or business nature, in effect, a small scale motel and restaurant. Vacation Rentals are not permitted at the El Portal Administrative site due to the terms and provisions between the Park Service (property owner) and leaseholders. The Park Service cannot authorize commercial or business uses within the park except in accordance with federal regulations.

Planning Department Inspection:

Lastly, Mariposa Planning will inspect the residence to ensure all requirements on the Planning Checklist have been met. All required signs and parking must be in place prior to inspection. This inspection will be completed after all other approvals have been obtained (approvals from the Building and Health Departments). If the property needs re-inspection you may be subject to re-inspection fees and additional mileage charges. Once all of the agencies have approved your application, an approval letter from the Planning Department and a TOT Certificate from the Tax Collector will be sent to you. These two documents constitute the final approval to operate your residence as a B&B, Vacation Rental establishment (or amended facility), or an Agricultural Homestay as shown on your application, provided that all code and certificate requirements are complied with at all times in the future.

For informational purposes, please find the attached Building/Fire Department and Health Department requirements, and the Zoning Ordinance standards that regulate B&B, Vacation Rental, and Agricultural Homestay establishments (including amended establishments). Please contact Mariposa Planning at (209)

966-5151 if you should have any questions on the requirements or on the processing of the application, or for information regarding processing of an application for other types of rental facilities.

Application Fees:

The fee for processing a B&B, Vacation Rental, Agricultural Homestay or Amended TOT Certificate application depends on the area in which the property is located. Mariposa Planning also collects fees for the Building Department and the Health Department. County Fire fees will be charged to each applicant individually by the County Fire Department. It should be noted that in Fish Camp affected property owner noticing fees are also collected. See the required fees as listed in the application form.

Nuisance Provisions:

Mariposa County Code requires that the use of property for a residential transient occupancy purposes shall not be detrimental to the area by reason of appearance, traffic, noise, dust, smoke, or odor. Operations which are in violation of these provisions may be subject to code compliance actions

Annual Owner Confirmation:

Mariposa County Code requires that, on a yearly basis, by the 30th day of April, the owner or manager of a residential transient occupancy establishment shall provide to the Planning Department on a County – approved form confirmation that the establishment complies with the following:

1. Smoke alarms and CO detectors are in working condition with fresh batteries.
2. Fire extinguishers are adequately charged.
3. The structure and any improvements or modifications were constructed under appropriate building permits or permits from the CA Housing and Community Development Department (for mobile homes).
4. The facility remains compliant with the residential transient occupancy safety checklist in effect at the time the transient occupancy registration certificate was issued.

Failure of a landowner or manager to maintain their transient occupancy facilities in compliance with the conditions and requirements of County Code is a violation and may result in the rescinding of the TOT Certificate.

Public Noticing in Fish Camp:

If the project site is in the community of Fish Camp, property owners within 300 feet of the project site of a new proposed B&B or Residential Vacation Rental are mailed a "Notice of Proposed Bed & Breakfast / Vacation Rental," and the site is posted. If more than 50% of noticed property owners protest the new proposed B&B / Vacation Rental, then the project shall require a Conditional Use Permit.

For those applications in Fish Camp where property ownership of an existing established approved B&B or Residential Vacation Rental has changed, an application for a new TOT Certificate is required (and subject to review as described within this application); however no surrounding property owner noticing is required. For those facilities where the business has not operated within the past year, an application is reviewed and processed as a new proposed B&B / Vacation Rental, including surrounding property owner notification.

For those applications in Fish Camp which propose to add an additional room or rooms to an approved operating B&B or Residential Vacation Rental, an amended TOT Certificate is required (and subject to review as described within this application); however no surrounding property owner noticing is required.

MARIPOSA PLANNING CHECKLIST

These establishments are specifically excluded from the definition of "hotel". Bed and breakfasts, agricultural homestays, and residential transient 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 approved 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)



Mariposa County Health Department

Robert W. Ryder, MD, MSc, Health Officer

Public Health Section
5085 Bullion Street
P.O.Box 5
Mariposa, California 95338
(209) 966-3689 FAX (209) 966-4929

Environmental Health Section
5100 Bullion Street
P.O.Box 5
Mariposa, California 95338
(209) 966-2220 FAX (209) 966-8248

The Mariposa County Health Department is charged with the responsibility for enforcement of laws and regulations relating to the construction, operation and maintenance of Restricted Food Service Transient Occupancy Establishments (Bed & Breakfasts & Ag Homestays). The Health Department has three main areas of concerns as follows:

I. FOOD SERVICE

- A. B&B's serving only "continental-type" breakfasts (pre-packaged breakfast rolls, toast, coffee, juices, etc.) and using only single-use eating and drinking utensils will be required to have a food facility permit and be subject to annual inspections.
- B. B&B's serving a full breakfast involving food preparation must have a food facility permit. Inspection frequency shall be at least twice annually. Additionally, those B&B's serving a full breakfast must have at least one person certified in food safety.

Existing utensil washing equipment (sinks, dishwashing machines) may be continued in use until replace, however, utensil sanitization must be accomplished in accordance with the Health and Safety Code.

II. SEWAGE DISPOSAL

Applicant must demonstrate that the sewage disposal system can adequately serve the propose project by:

- A. Having the septic tank pumped by a septic tank pumper holding a valid Mariposa County Septic Pumpers Permit, and certified to be in good working condition at the time of pumping. Verification of adequacy of sewage system for maximum flows may be required;

Or

- B. Provide documentation that the sewage disposal system was installed within the past three years and meets current standards, or at least have had the septic tank pumped within the past three years.

III. WATER SUPPLY

Applicant must provide results of current water analyses to demonstrate compliance with standards set for transient non-community water systems. A monitoring schedule is attached.

PLEASE CONTACT THE MARIPOSA COUNTY HEALTH DEPARTMENT AT (209) 966-2220 IF YOU HAVE ANY QUESTIONS.

**Water Quality Monitoring Schedule
Transient Non-Community Systems
(Food Facilities and Bed and Breakfast Establishments)**

Chemical – Section/Table	Maximum Contaminant Level (mg/L)	Frequency
Fluoride	2.0 (varies)	Once
Nitrate (as NO ₃)	45	Annual if < ½ MCL, Quarterly for 1 Year if > ½ MCL, then annual
Nitrite (as nitrogen)	1	Once/36 months if <1/2 MCL Quarterly for 1 yr if > ½ MCL then annual
Iron	0.3	Once
Manganese	0.05	Once
Bicarbonate	N/A	Once
Carbonate	N/A	Once
Hydroxide Alkalinity	N/A	Once
Calcium	N/A	Once
Magnesium	N/A	Once
Sodium	N/A	Once
Total Hardness	N/A	Once
pH	6.5 to 8.5	Once
Specific Conductance	N/A	Once
Bacteriological Examination to be Performed Quarterly		

Note: All water analyses are to be performed by laboratories certified by the State of California. A list of certified laboratories is available from the Mariposa County Health Department. Advise the laboratory to send copies of lab reports to:

Mariposa County Health Department
Environmental Health
Post Office Box 5
Mariposa, CA 95338

Water samples which are found to contain coliform organisms are to be reported by the lab immediately to the Health Department at (209) 966-2220.

**Partial List of Water Labs
and/or companies that provide water testing services**

Contact lab or testing company for sample bottle requirements

TWINING LABORATORIES
2527 Fresno Street
Fresno, CA 93721
559-268-7021

A & L LABORATORIES
1311 Woodland Ave. Suite 1
Modesto, CA 95351
209-529-4080

YOSEMITE FALLS PUMP SERVICE
Post Office Box 96
Midpines, CA 95345
209-966-2783

BSK LABORATORIES
1414 Stanislaus
Fresno, CA 93706
559-497-2888

MARIPOSA PUBLIC UTILITY DIST. (MPUD)
Post Office Box 494
Mariposa, CA 95338
209-966-2515

FRESNO COUNTY PUBLIC HEALTH LAB
1221 Fulton Mall
Fresno, CA 93721
559-445-3407

YOSEMITE FALLS WELL DRILLING
Post Office Box 1808
Mariposa, CA 95338
209-966-4461
yosemitefalls@sti.net

**The Mariposa County Health Department provides this partial list as a service only.
This is not a recommendation for any firm, whether listed or not.**

SEPTIC PUMPERS

Mariposa Portable Sanitation
4054 Silver Bar Rd.
Mariposa, CA 95338
209-966-3438

Lake McClure Marinas
3100 Barrett Cove Road
La Grange, CA 95329
209-378-2441

Bio-Tech
29959 Yosemite Springs
Coarsegold, CA 93614
559-642-0490

El Dorado Septic Service
Post Office Box 488
Soulsbyville, CA 95372
209-586-1623

Big Oak Septic
37130 Mudge Ranch Road
Coarsegold, CA 93614
559-683-7707

Motherlode Portables
201 Roscoe Rd.
Modesto, CA 95357
209-524-0401
1-800-834-0401

Cedar Septic Services
Post Office Box 488
Soulsbyville, CA 95372
209-586-1623

Strong Septic
3249 Highway 49 South
Mariposa, CA 95338
209-966-7474

Tri-County Septic
35674 Highway 41
Coarsegold, CA 93614
559-642-0490

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FOR OFFICE USE ONLY

Date Received _____ Received By _____
Fees Paid \$ _____ Receipt No. _____ Received By _____
Application No. _____ Application Complete _____
Certificate No. _____ Date Issued _____

APPLICANT INFORMATION

Applicant Name _____

Mailing Address _____

Daytime Telephone Number(s) (_____) _____ (_____) _____

E-Mail Address _____

Property Owner Name _____

PROVIDE NAME OF PROPERTY OWNER IF DIFFERENT THAN APPLICANT

Mailing Address _____

Daytime Telephone Number(s) (_____) _____ (_____) _____

E-Mail Address _____

Business Operator (Manager) Name _____

PROVIDE NAME OF BUSINESS OPERATOR IF DIFFERENT THAN APPLICANT

Mailing Address _____

Daytime Telephone Number(s) (_____) _____ (_____) _____

E-Mail Address _____

Type of Organization Owning/Operating Business _____

Individual _____ Partnership _____ Corporation _____ Other (specify) _____

Names of Partners or Corporation Officers

NAME	TITLE	MAILING ADDRESS	DAYTIME TELEPHONE NUMBER

NAME	TITLE	MAILING ADDRESS	DAYTIME TELEPHONE NUMBER

NAME	TITLE	MAILING ADDRESS	DAYTIME TELEPHONE NUMBER

PROJECT INFORMATION

Please check the proposed use or application type and complete the information below:

New Vacation Rental or **Amended Vacation Rental TOT Certificate**

Number of bedrooms: _____ Number of guest bedrooms to be rented: _____

Maximum Number of guests (if fewer than 10): _____

New Bed & Breakfast or **Amended Bed & Breakfast TOT Certificate**

Number of guest bedrooms to be rented: _____

Number of permanent residents in occupied residential structure: _____

New Agricultural Homestay or **Amended Agricultural Homestay TOT Certificate**

Number of guest bedrooms to be rented: _____

Number of permanent residents in occupied residential structure: _____

Agricultural use on-site: _____

Describe how guests participate in the on-site agricultural activities or are educated about agriculture: _____

Is this is a ***change of ownership*** application for an existing facility (the property has changed ownership) or an **increase in bedrooms** application for an existing facility? Yes No

If yes, then do not submit a site plan, unless an accurate site plan does not exist in the previous application file. Please provide copies of any previous land use approval forms and site plan.

Is this a ***new*** facility (bed and breakfast or Vacation Rental or agricultural homestay)? Yes No
If yes, then submit a site plan (see requirements for site plan below)

PROPERTY INFORMATION

Business Name _____
 (this is not for the management company name but if you have a business name or a cabin name put that here)

How long have you owned or operated this business? _____

Physical Address of property _____

Assessor's Parcel Number (APN) _____ Parcel Size (acres) _____

Driving Directions to Site _____

Describe present or associated uses of property (residential uses, commercial uses, home enterprise, nursing home, day care, agricultural, etc.):

Number of *existing* parking spaces adjacent to rental unit / room _____

Number of *proposed* parking spaces adjacent to rental unit / room _____

Water Source: Well Spring Water System Other _____

Sewage System: Sewer Septic System/Leach Field Other _____

Estimated % of time per year the unit is used as:

_____ % Rental (compensated) _____ % Residential (non compensated rental)
 _____ % Vacant

**BED & BREAKFAST / VACATION RENTAL / AGRICULTURAL HOMESTAY
SITE PLAN REQUIREMENTS CHECKLIST**

Please draw site plan accurately and neatly showing all the required information. Thank you.

1. On an 8.5" x 11" or 11" x 17" sheet of paper, show parcel boundary drawn to scale.
2. Footprint and dimensions of the house(s) drawn to scale in its/their location on the property.
3. Access road(s) adjacent to or providing access to, the parcel.
4. The driveway from the access road to the dwelling.
5. If a garage is on-site, then location and dimensions must be shown.
6. Show existing and proposed parking spaces on the property. Parking Spaces must be dimensioned and drawn to scale and show the turning around area, if needed. Parking spaces must be on site and be 10' x 20' in size. Bed and Breakfast establishments and Agricultural Homestays require two (2) spaces for the dwelling, and one (1) space for each bedroom to be rented. Vacation Rentals require one (1) space for each bedroom to be rented.
7. Show location of existing well and septic system (including tank and leach lines) on the property.
8. Payment of application fees as determined by Mariposa Planning. Additional fees maybe charged by other agencies or county offices, depending on the type of application.

FEES These fees are for a new Bed and Breakfast, Vacation Rental or Agricultural Homestay, OR for a change in the number of rooms to be rented on an existing TOT Certificate. Projects involving separate structures or units shall require separate applications and separate fees.

Application Fee (Fish Camp).....	500.00
Application Fee (Wawona, Yosemite West).....	380.00
Application Fee (other locations)	260.00
Document Conversion Fee.....	15.00
Building Department Fee	61.00
Health Department Fee... (for areas on wells <u>&</u> or septic systems).....	114.00*
Health Department Fee...(for areas with community water <u>&</u> sewer).....	59.00

Additional Variable Fees:

Fish Camp Public Noticing Fee (____ names at .50 per name + 5.00)..... _____

Vehicle Mileage Fee (_____ miles at .54 cents per mile, roundtrip)..... _____

TOTAL FEE: _____

*this Health fee is for the 1st hour. If additional time is required by the Health Department they will bill applicant. If re-inspections have to be made they will be charged accordingly to the applicant by that inspecting department.

NOTE: As of September, 2011, the Building Department is conducting the required inspection for Mariposa County Fire.

AUTHORIZATION SIGNATURE(S)

Affidavit

Applicant/Agent Authorization:

I/we, _____, Property Owner(s) hereby authorize _____ to act as a representative/Applicant and/or _____ to act as a representative/Agent in all matters pertaining to the processing and approval of this application, including modifying the project, and agree to be bound by all representations and agreements made by the designated Applicant and/or Agent. I/we declare that if the Property Owner and/or Applicant is a Partnership, Limited Liability Corporation, Corporation or Trust, the individual(s) listed below certifies that he/she/they is/are authorized by that entity to execute the application form attached herewithin.

<u>Property Owner (printed name):</u>	<u>Applicant (printed name):</u>	<u>Agent (printed name):</u>
<u>Property Owner (signature):</u>	<u>Applicant (signature):</u>	<u>Agent (capacity/title):</u>
<u>Property Owner (capacity/title):</u>	<u>Applicant (capacity/title):</u>	
Date:	Date:	
<u>2nd Property Owner (printed name):</u>	<u>Co-Applicant (printed name):</u>	
<u>2nd Property Owner (signature):</u>	<u>Co-Applicant (signature):</u>	
Date:	Date:	

Property Owner(s)/Applicant Signature:

I/we, the undersigned (Property Owner and Applicant), agree to defend, indemnify, and hold harmless the County and its agents, officers and employees from any claim, action or proceeding against the County arising from the Property Owner and Applicant project.

I/we declare under the penalty of perjury that the statements and information submitted in this application are in all respects true and correct to the best of my/our knowledge. I/we acknowledge that I/we have read and understand the information contained in the application package relating to the submittal and processing of this application. I/we understand that the processing of the application will be delayed if any required information is incorrect, omitted, or illegible. I/we declare that if an entity listed below is a Partnership, Limited Liability Corporation, Corporation or Trust the signer(s) below certifies that he/she is authorized by that entity to apply and sign the application attached herewithin.

<u>Property Owner (printed name):</u>	<u>2nd Property Owner (printed name):</u>	<u>Applicant (printed name):</u>
<u>Property Owner (signature):</u>	<u>2nd Property Owner (signature):</u>	<u>Applicant (signature):</u>
Date:	Date:	Date: