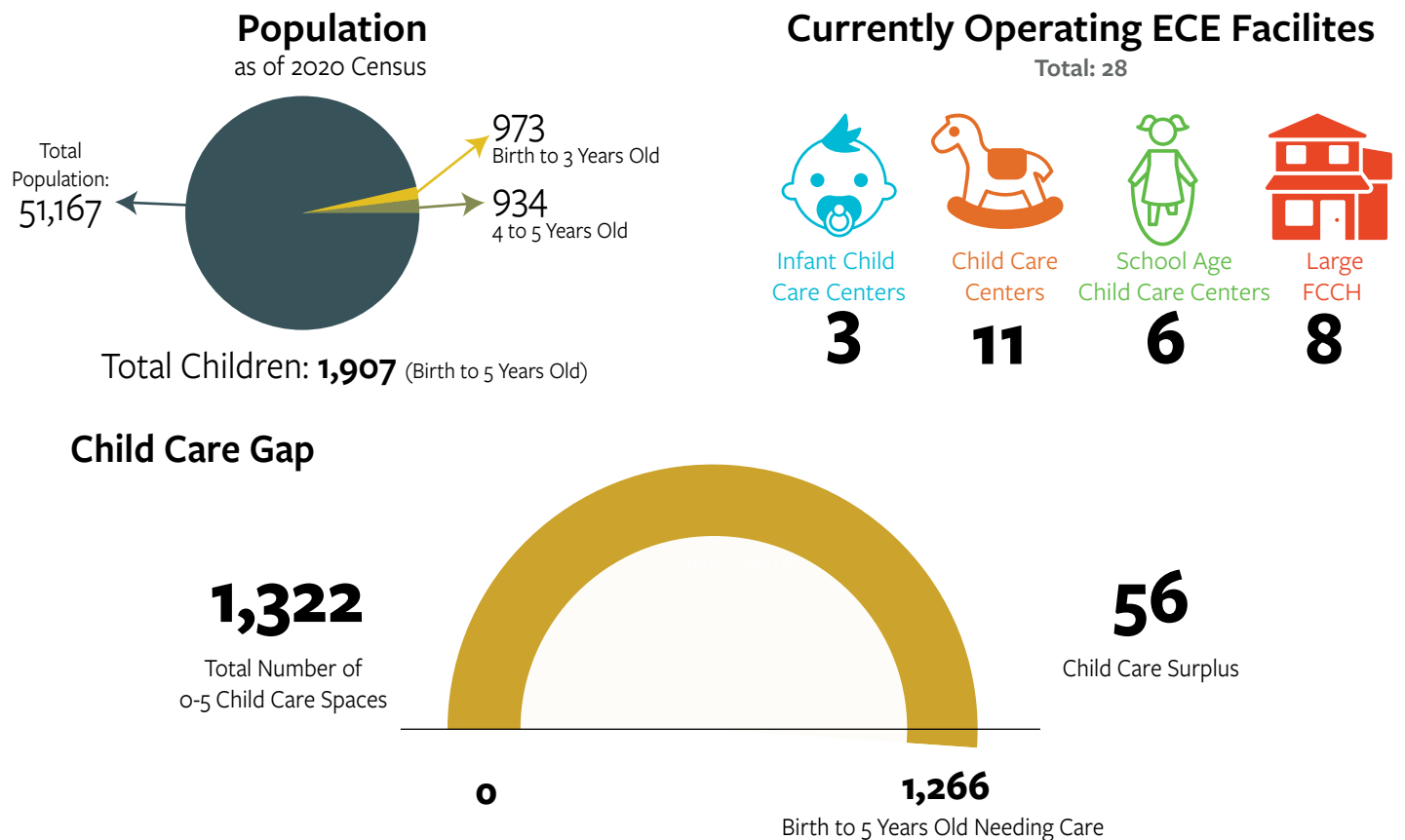


## Establishing a Child Care Facility - Guide to Zoning and Permitting

In 2021, Riverside County ranked 56 out of 58 for the availability of child care. This severely limits working families access to quality, safe, and healthy licensed child care spaces. The fact sheet below (with data self-reported through a survey conducted in 2023) provides a snapshot of current child care zoning, permitting and fees in each jurisdiction with the goal of helping guide changes to support and improve access to child care.

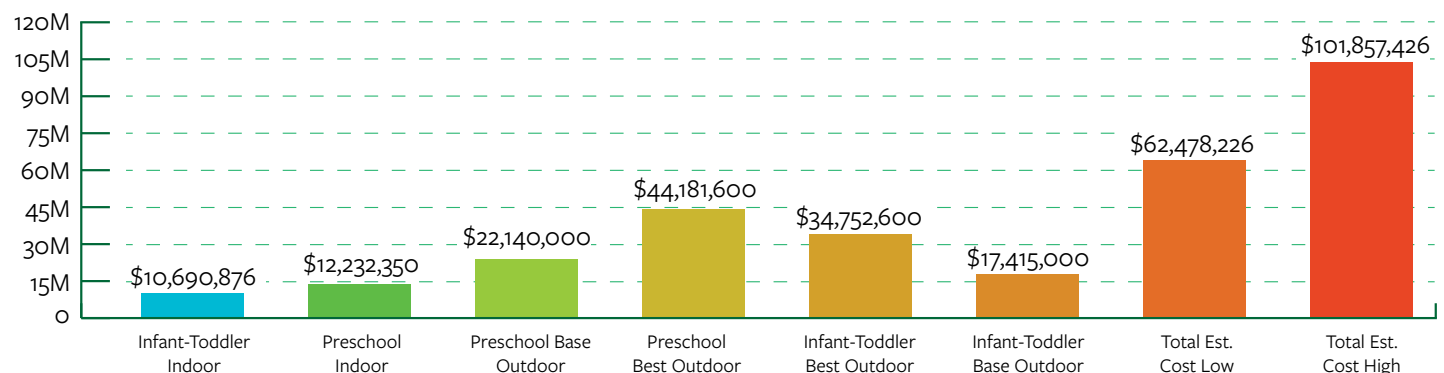
### Riverside County Population Census 2020: 2,418,177

#### City of Palm Desert by the Numbers:



### Estimated ECE Facility Cost 2021

(Average new construction sq. ft. per child is about 110 sq. ft.)



## Zones where Child Care Centers are Allowed and Not Allowed

Zone	Residential	Commercial	Industrial	Mixed-Use	Other/Notes
Allowed By-Right (with an Administrative Permit)	✓	—	—	—	—
Prohibited	—	✓	✓	—	Commercial in Office Professional District or Service Industrial areas. Also sections of the Downtown Overlay are prohibited.
Zones where child care is allowed with a Conditional (Discretionary) Use Permit	—	—	—	—	Day Care center allowed in some DOWNTOWN Areas with a CUP

## About the Permit Application Process

Approximate Timeline	6 weeks to 3 months
Noise Requirements	N/A
Landscaping Requirements	If new building a landscaping plan would be needed. Existing may require landscaping update.
Parking Requirements	Parking provisions required
Traffic Requirements	Parking is directly correlated to traffic
Setback Requirements	Depends on location/zoning
Requirements to Obtain a Child Care Center Clearance From the Fire Department	<ul style="list-style-type: none"> <li>• There is no permit or fee required by the Fire Department to obtain a fire clearance inspection of a new child-care center.</li> <li>• However, permits will be required if the new child-care center proposal involves a tenant improvement, remodel, change of use or occupancy classification change, or if a fire protection system is required to be installed or modified.</li> <li>• The required permit fee deposits are \$696 for a tenant improvement, \$627 for a fire alarm permit, and \$614 for a fire sprinkler permit</li> </ul>

## About the Permit Hearing Process

Permit Hearing Caused By	Conditional Use Permit (CUP) Process, Precise Plan
Hearing Conducted By	Planning Commission
Notified of Hearing	Any property owner in a 300 foot radius
Approves or denies the permit	Planning Commission
Appeal Process	<p><b>Step 1:</b> A letter of appeal must be sent to the Planning Department within 15 days of the ruling</p> <p><b>Step 2:</b> Pay fee \$276</p> <p><b>Step 3:</b> Planning Department schedules hearing date with City Council</p>

### Child Care Centers Costs and Fees\*

Permit Hearing Costs:	\$276 is the appeal fee
Business License Fee:	Not sure
Planning Permit Fees:	Fee 1 - \$2,894 - CUP
	Fee 2 - \$276 - Environmental Service Application (If applicable)
	Fee 3 - \$2,894 - Precise Plan (if building from ground up)

*\*Estimate as of September 2023. Additional fees may apply, for more information review Helpful Contacts.*

## Zones Where Family Child Care Homes are Allowed and are Not Allowed

Zones	Residential	Commercial	Industrial	Mixed-Use	Other/Notes
Allowed By-Right	✓	—	✓	✓	—
Prohibited	—	✓	—	—	Downtown District

State law SB 234 requirements which exempt small and large family child care home from any licenses, permits, home occupation permits, or fees ([Child Care Law Center’s Fact Sheet. Frequently Asked Questions: SB 234: The Keeping Kids Close to Home Act — Child Care Law Center](#)).

#### Find out where your city is with SB 234 implementation

	Non-Compliant	Compliant
FCCH Allowed in Residential	—	✓
FCCH Business License Fee Not Required	Not Sure	
Fire Department Permit Clearance and Fees for FCCH Not Required	Not Sure	

**Costs and Fees\***  
FCCH Business License Fee: Not Sure

#### General Plan

Next Update to the General Plan	More than 6 years
Child Care Included In General Plan	Not Sure

**Additional Information**

A Home Occupation permit is also required.

Merchant Support - <https://www.palmdesert.gov/businesses/starting-a-business>

The City has reached out to its third-party vendor who handles business licenses to ensure they are aware of SB 234

**Quick & Helpful Contacts\***

	<b>Planning Dept</b>	<b>Building Dept</b>	<b>Build Up Riverside County</b>
Name	Carlos Flores	Jovanni Jimenez	Andrea Del Valle
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Phone	(760) 776-6483	(760) 346-0611 - ext. 446	(323) 986.6465 - Ext.465
Website	<a href="https://www.palmdesert.gov/departments/planning">https://www.palmdesert.gov/departments/planning</a>	<a href="https://www.palmdesert.gov/departments/building-and-safety">https://www.palmdesert.gov/departments/building-and-safety</a>	<a href="https://buildupca.org/riverside/">https://buildupca.org/riverside/</a>

*\*We thank each jurisdiction for completing the survey. If you have any questions about this profile, please contact them directly. View the website for updated contact information.*