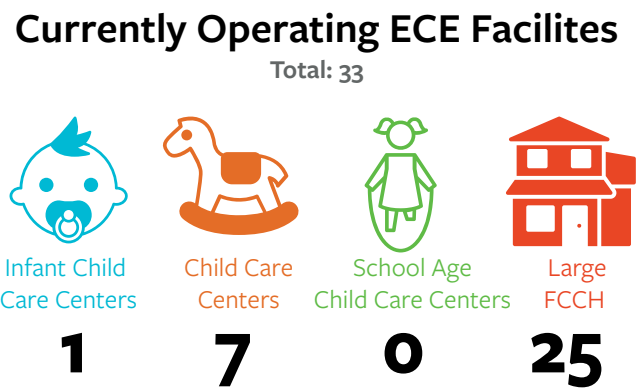
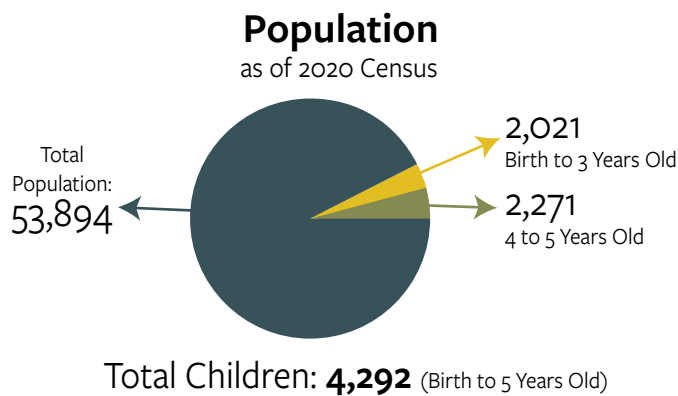


Establishing a Child Care Facility - Guide to Zoning and Permitting

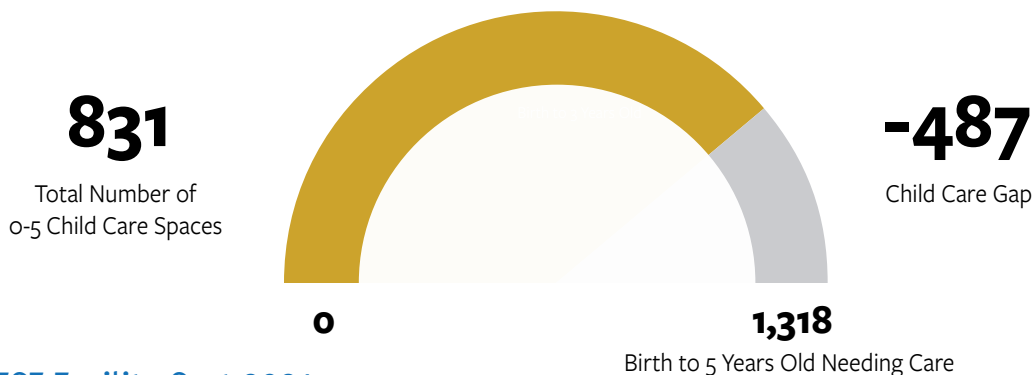
In 2021, Riverside County ranked 56 out of 58 for the availability of child care. This severely limits working families access to quality, safe, and healthy licensed child care spaces. The fact sheet below (with data self-reported through a survey conducted in 2023) provides a snapshot of current child 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 San Jacinto by the Numbers:

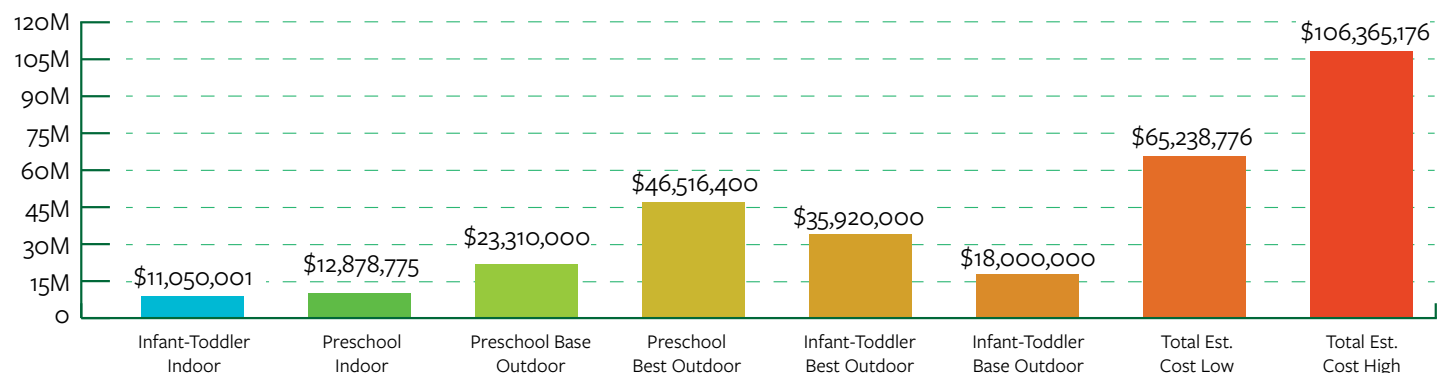


Child Care Gap



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, Regional (CR) and Special Purpose Zones (i.e., Open Space General/Recreation and Public/Institutional Zones)
Zones where child care is allowed with a Conditional (Discretionary) Use Permit	—	✓	—	✓	A Minor Use Permit (MUP) is required, which is a simpler process than a CUP. A development permit may be required if the building is new, which has separate fees (~\$9,250)

About the Permit Application Process

Approximate Timeline	3 - 6 months
Noise Requirements	Conditioned to stay within compatible decibel levels (up to 70 dBA) and noise pollution cannot exceed interior/exterior limits (45/65 dBA)
Landscaping Requirements	Yes, if new construction landscaping exceeds 500 sq. ft. and refurbished landscaping exceeds 2,500 sq. ft.
Parking Requirements	Yes, 1 per employee on duty and 1 drop-off/parking space per 7 care recipient
Traffic Requirements	Infill is exempt; specific project can screen out. New development may need study/analysis and road improvements
Setback Requirements	Yes, depending on zone. Typical commercial setbacks are 15 feet front setback and 10 feet side/15 feet rear setbacks (if abutting residential); if not abutting residential, no setback for side/rear
Other	State licensing required. Play equipment area required (per State). Standard sign provisions. Minimum 10,000 sq. ft. lot required. Minimum 30 feet separation from residential site
Requirements to Obtain a Child Care Center Clearance From the Fire Department	<ul style="list-style-type: none"> • Please contact the Riverside County Fire. City contracts with County Fire and adheres to County/State requirements • Family child care home - County Fire usually requires a County Fire Permit for compliance checks/verification. Mandatory fire extinguishers and smoke detector devices shall meet all standards established by County Fire

About the Permit Hearing Process

Permit Hearing Caused By	Director may choose to refer any MUP to Planning Commission (PC) for hearing/decision. If change of zone or general plan amendment is necessary, a PC and City Council hearing is required
Hearing Conducted By	Planning Division, Community Development Department reviews/approves MUP (and development permit if necessary). If item requires hearing, Planning staff prepares project for hearing. Planning Commission or City Council conducts meeting
Notified of Hearing	No CUP required, only MUP. All hearings require notice to be published in the newspaper (of greater circulation), directly mailed to neighbors within 300 feet, provided to affected agencies, and mailed to anyone else who requests it
Approves or denies the permit	Community Development Director approves MUP, unless referred to Planning Commission. Planning Commission approved referred MUP. If MUP has legislative act (CZ/GPA), City Council approves MUP together with legislative act
Appeal Process	<p>Step 1: Appeal and fee filed within 10 days of decision</p> <p>Step 2: Report / hearing preparation</p> <p>Step 3: Hearing / decision</p> <p>Step 4: Appeal period of appeal decision (10 day)</p>

Child Care Centers Costs and Fees*

Permit Hearing Costs:	\$750 (application fee) + \$3,000 (initial deposit) = \$3,750
Business License Fee:	\$74/year
Planning Permit Fees:	Fee 1 - Application Fee, \$3,000
	Fee 2 - Initial Deposit Fee, \$5,000

*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	✓	✓	✓	✓	Large facilities are not allowed in some residential (RM, RH, RVH zones) or Mixed Use Zones. Fam. child care not allowed in some commercial/office zones (CN/OP zones) or Special Use Zones (OSG, OSR, PI)

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	✓	—
Fire Department Permit Clearance and Fees for FCCH Not Required	✓	—

Costs and Fees*
FCCH Business License Fee: \$74

General Plan

Next Update to the General Plan	More than 6 months
Child Care Included In General Plan	No

Additional Information

San Jacinto Connect Online - <https://tinyurl.com/5a9n2fhd>

The City supports establishment of new business and development of sites, including the establishment/development of new child care facilities. The City will review and propose changes to Development Code (zoning code) as it relates to community care and child care facilities soon, within the next year. If any City code is not consistent with State law, changes will be proposed for adoption

Quick & Helpful Contacts*

	Planning Dept	Building Dept	Build Up Riverside County
Name	Robert Flores	N/A	Andrea Del Valle
Email	rflores@sanjacintoca.gov	Building@sanjacintoca.gov	adelvalle@liifund.org
Phone	(951) 537-6373	(951) 487-7330	(323) 986.6465 - Ext 465
Website	https://www.sanjacintoca.gov/city_departments/community-development/planning	https://www.sanjacintoca.gov/city_departments/community-development/building-safety	https://buildupca.org/riverside/

*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.