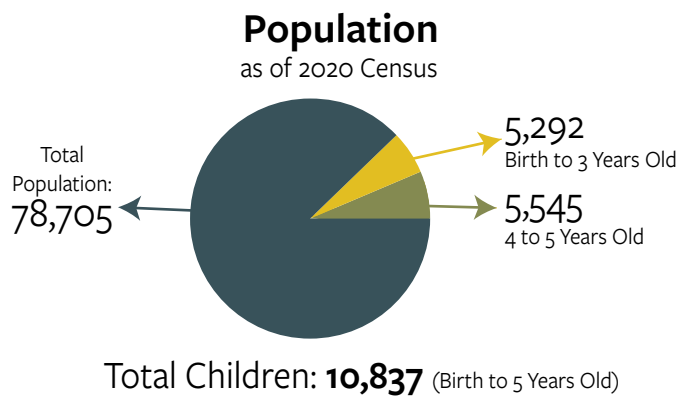


## Establishing a Child Care Facility - Guide to Zoning and Permitting

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 Temecula by the Numbers:

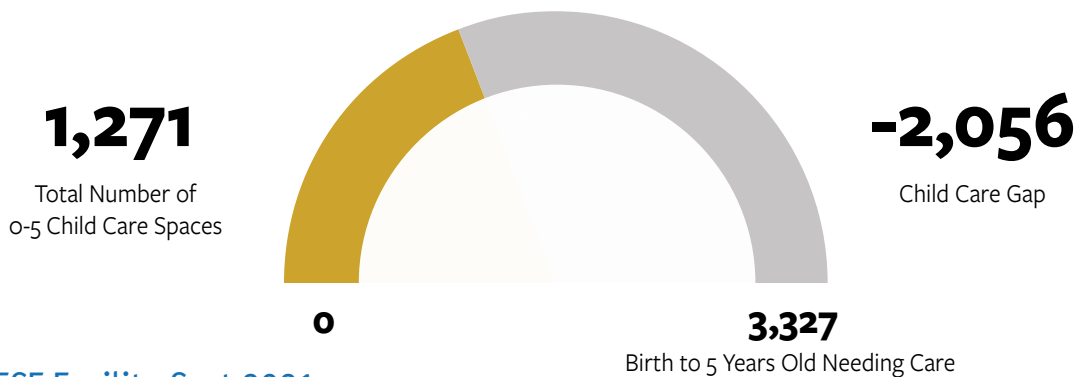


#### Currently Operating ECE Facilities

Total: 40

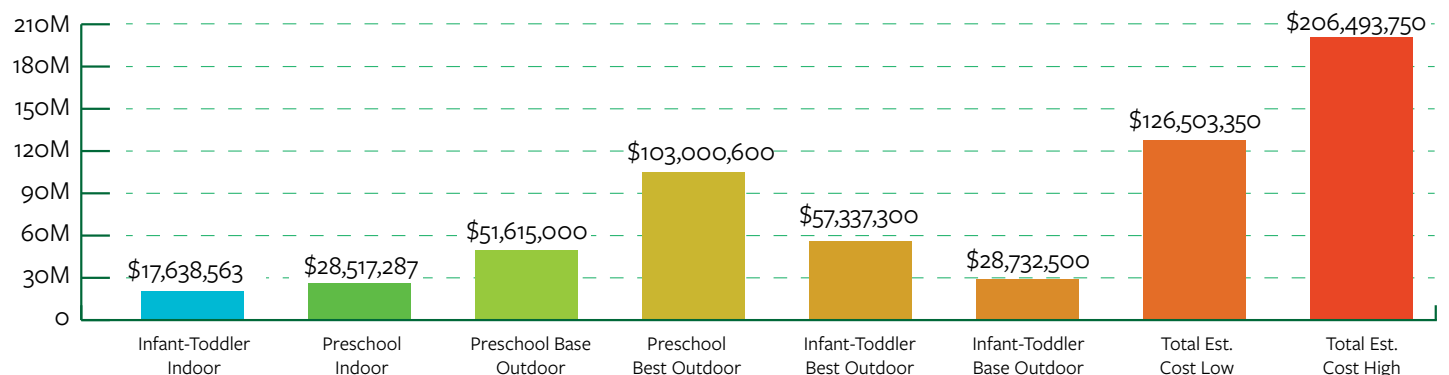


#### Child Care Gap



#### 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	—	—	✓	—	—
Zones where child care is allowed with a Conditional (Discretionary) Use Permit	✓	—	—	—	Neighborhood Commercial, Service Commercial, Business Park Zones and Residential within the City’s Development Code (Title 17 of the Temecula Municipal Code) require a CUP for ChildCare Center. NOTE: These may be outright permitted or conditional use depending on whether its a specific plan or if its not in a “Specific Plan” area of the City but we will use the City’s Development Code (Title 17 of Municipal Code)

## About the Permit Application Process

Approximate Timeline	3 - 6 months
Noise Requirements	Noise: Chapter 9.20 of Temecula Municipal Code
Landscaping Requirements	Water Efficient Landscape: Chapter 17.32 of the Temecula Municipal Code
Parking Requirements	1 space/2 employees, plus 1 space/5 children, based on facility capacity
Traffic Requirements	Depending on location and CEQA review.
Setback Requirements	Setbacks vary depending on zone. Please refer to City of Temecula, CA Table of Contents (ecode360.com) <a href="https://tinyurl.com/2br5sttz">https://tinyurl.com/2br5sttz</a>
Other	If a CUP is required, regulations may be required to buffer impacts to neighbors (case by case basis depending on zone, location, etc.)
Requirements to Obtain a Child Care Center Clearance From the Fire Department	<ul style="list-style-type: none"> <li>• Fire fees are typically calculated in the application for a CUP or Development Plan for entitlement</li> <li>• Reminder, once the day care center is “entitled,” then the center pulls permits for construction</li> <li>• Construction permits will be additional cost (if a new building is being constructed).</li> <li>• If a daycare center is proposed to be located inside an existing building this would be much less and require non construction certificate of occupancy <a href="https://tinyurl.com/57we59y4">https://tinyurl.com/57we59y4</a>.</li> <li>• If Tenant Improvements will be done to the inside of an existing structure, they will pull building permits.</li> <li>• Fees will vary depending on what construction improvements they want to do.</li> <li>• Entire fee schedule is here: <a href="https://tinyurl.com/2ppeucrw">https://tinyurl.com/2ppeucrw</a></li> </ul>

## About the Permit Hearing Process

Permit Hearing Caused By	Conditional Use Permit (CUP) Process A Public Hearing is required for a CUP if required. A development plan (if new construction) also triggers a public hearing. No hearing would be required if it is a “permitted” use within an existing building
Hearing Conducted By	Planning Commission/Planning Director
Notified of Hearing	All property owners within 600 feet (or the 30 nearest individual property owners, whichever creates the greatest number of public notices)
Approves or denies the permit	Planning Dept./Planning Director/Planning Commission (depends on the type of application). If it’s a Development Plan, it goes to Planning Commission. If it is an approved use, without modifications, it could be an approval over the counter
Appeal Process	<b>Step 1:</b> Appeals of a decision by Planning Director go to Planning Commission <b>Step 2:</b> Appeals of a decision by Planning Commission go to City Council <b>Step 3:</b> Appeals must be filed with 15 days of decision <b>Step 4:</b> Steps are here: <a href="https://tinyurl.com/347y6vw6">https://tinyurl.com/347y6vw6</a>

### Child Care Centers Costs and Fees\*

Permit Hearing Costs:	\$488
Business License Fee:	\$39 for commercial day care centers
Planning Permit Fees:	Fee 1 - CUP is for existing building day care center with no site changes \$4089
	Fee 2 - If new construction, a CUP may be required plus a Development Plan is required to build a day care center, under 10,000 sq. ft. \$11,341
	Fee 3 - If new construction (Development Plan), DIF fees 9.06 sq. ft.
	Fee 4 - If new construction, there are many added variables on fees. If structure is already there, substantially less. If new build: <a href="https://temeculaca.gov/fees">https://temeculaca.gov/fees</a>
No Required Fee	The City stated there are a variety of scenarios that could trigger various fees at different levels. They have provided their fee schedule as a reference. <a href="https://temeculaca.gov/fees">https://temeculaca.gov/fees</a>

\*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	—	—	✓	—	—

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	Not Sure	—

**Costs and Fees\***  
**FCCH Business License Fee: \$59**

**General Plan**

Next Update to the General Plan	6-12 months
Child Care included in General Plan	Not Sure

**Additional Information**

Day Care Centers are allowed in various City zoning districts including: Community Commercial Zone, Professional Office Zone, Highway Tourist Zone. Day Care Centers need a CUP in Residential and are prohibited in the Industrial Zone. However, Family Day Care Centers (small & large) are permitted outright in residential homes (in residential zones). Day Care Centers in residential zones that are not in a family home will require CUP. The City of Temecula has specific plans areas with special zoning and uses that may differ from the overall Development Code of the City’s Municipal Code. Answers may vary if a daycare center is proposed within a Specific Plan versus in an area of the City that is governed by the City’s municipal code (Development Code). For example there are large areas with several types of “mixed use” zoning districts in the City’s Uptown Temecula Specific Plan that allow Child Care Centers administratively. Generally, for purposes of this survey for simplicity, the City has used the Development Code (Title 17 of the Temecula Municipal Code)

If needed a CUP <https://tinyurl.com/24tauh23> If needed a Development Plan (ie, building from the ground up): Also here are the fees: <https://temeculaca.gov/fees>

**Quick & Helpful Contacts\***

	Planning Dept	Building Dept	Community Development	Build Up Riverside County
Name	Stuart Fisk	Brian Clements	Luke Watson	Andrea Del Valle
Email	<a href="mailto:Stuart.fisk@temeculaca.gov">Stuart.fisk@temeculaca.gov</a>	<a href="mailto:Brian.clements@temeculaca.gov">Brian.clements@temeculaca.gov</a>	<a href="mailto:Luke.watson@temeculaca.gov">Luke.watson@temeculaca.gov</a>	<a href="mailto:adelvalle@liifund.org">adelvalle@liifund.org</a>
Phone	(951) 694-6400	(951) 694-6400 General: (951) 694-6439	(951) 694-6400	(323) 986-6465 - Ext 465
Website	<a href="https://temeculaca.gov/339/Planning">https://temeculaca.gov/339/Planning</a>	<a href="https://temeculaca.gov/275/Building-Safety">https://temeculaca.gov/275/Building-Safety</a>	<a href="https://temeculaca.gov/272/Community-Development">https://temeculaca.gov/272/Community-Development</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.