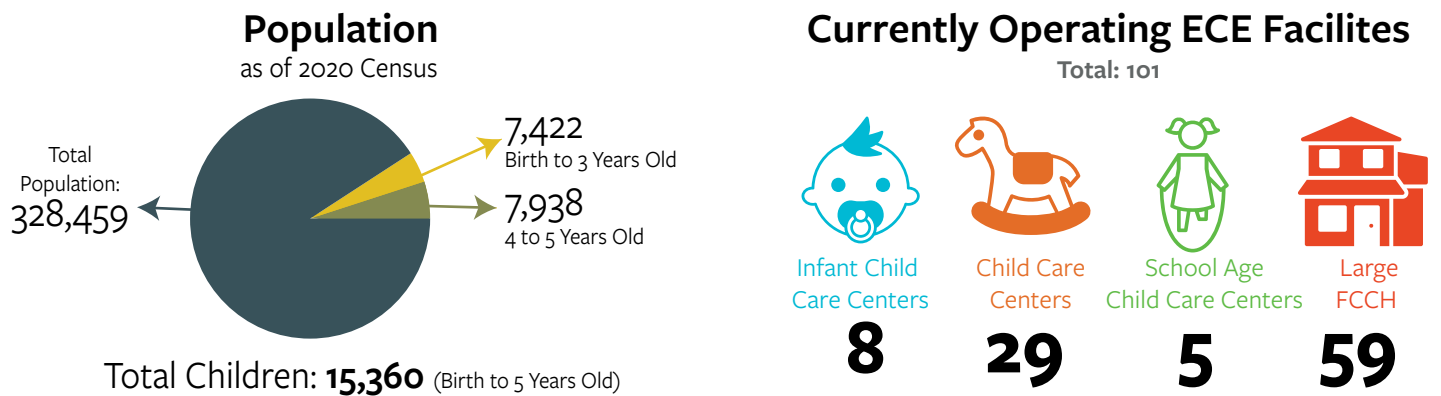


Establishing a Child Care Facility - Guide to Zoning and Permitting

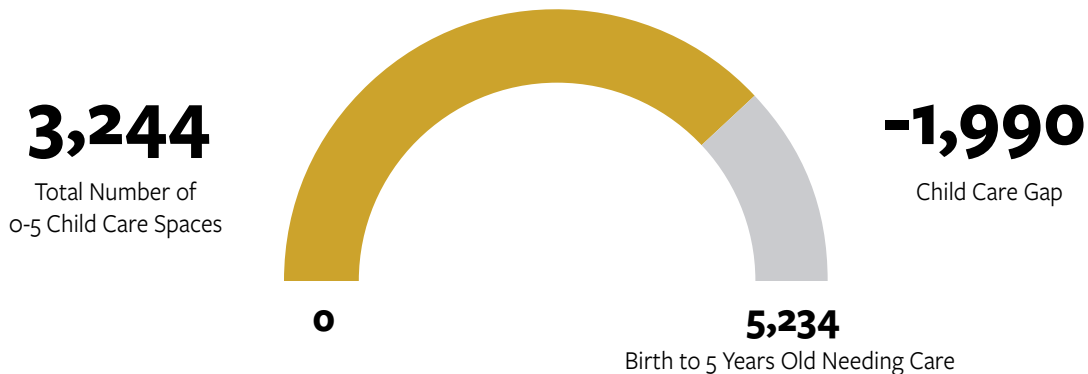
In 2021, Riverside County ranked 56 out of 58 for the availability of child care. This severely limits working families access to quality, safe, and healthy licensed child care spaces. The fact sheet below (with data self-reported through a survey conducted in 2023) provides a snapshot of current child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

Riverside County Unincorporated Communities by the Numbers:



Child Care Gap



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)	—	—	—	✓	Neighborhood Business Park
Prohibited	—	—	✓	—	Mineral Resources Areas, Watercourse, Watershed, Conservation Areas
Zones Where Child Care is Allowed with a Conditional (Discretionary) Use Permit	—	—	—	—	There is no CUP applicable for child care centers / Plot plan

About the Permit Application Process

Approximate Timeline	More than 6 months
Noise Requirements	N/A
Landscaping Requirement	Must meet Landscape Dept Requirements
Parking Requirements	Must meet the requirement of 1 space/500 sq. ft. of gross floor area
Traffic Requirements	Must meet Transportation Dept Requirements - https://trans.rctlma.org/plan-check#2392643287-1993348576
Setback Requirements	Must meet the required building setbacks of the lot, per the zone
Other	In order to be exempt from CEQA: A store, motel, office, restaurant or similar commercial or institutional structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 sq. ft. in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 sq. ft. in floor area on sites zoned for such use, if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive
Requirements to Obtain a Child Care Center Clearance From the Fire Department	<ul style="list-style-type: none"> • For a new building construction, the fire permit fees are \$1,056, plus a \$696 sprinkler system deposit, for an existing building, fees are \$696 for a tenant improvement • Family child care home - The Business Registration fee covers the fire inspection required

About the Permit Hearing Process

Permit Hearing Caused By	Request by Adjacent Property Owners, Plot Plan Process
Hearing Conducted By	Planning Director
Hearing Notification	Notification of property owners within 300 ft radius, or more depending on number of unique property owners found
Who Approves or Denies the Permit	Planning Director
Appeal Process	<p>Step 1: Within ten (10) calendar days of the date of the Planning Director’s determination; an applicant may appeal the determination</p> <p>Step 2: Appeals shall be made in writing on the form provided by the Planning Department along with the required filing fee. The written appeal shall include a statement of facts supporting the appeal</p> <p>Step 3: Upon timely receipt of an appeal, a hearing shall be set for a date not less than ten (10) calendar days, but not more than thirty (30) calendar days from the date the appeal was received. Written notice of the hearing shall be sent to the Planning Director and applicant appealing the Planning Director’s determination</p> <p>Step 4: The County Hearing Officer appointed by the Board of Supervisors pursuant to Ordinance No. 643 shall preside over the hearing</p> <p>Step 5: At the hearing, the County Hearing Officer shall receive testimony and evidence from the Planning Director, the applicant, or their representatives, and any other concerned persons who may desire to speak at the hearing. The County Hearing Officer shall not be limited to the technical rules of evidence and may continue the hearing from time to time. 6. Within thirty (30) calendar days of concluding the hearing, the County Hearing Officer shall make his decision and provide it in writing to the applicant, Planning Director, Code Enforcement Department and the Building and Safety Department. 7. The decision of the County Hearing Officer shall be final</p>

Child Care Centers Costs and Fees*

Permit Hearing Costs:	\$983.28 + additional fees if appealing certain Conditions of Approval: \$228.48 - Fire Dept., \$180.54 - Dept. of Bldg. & Safety, \$319.26 - Flood Control Dist., and/or \$576.30 - Transportation Dept.
Business License Fee:	\$45
Planning Permit Fees:	Use Permit Fee: \$15,000 to \$30,000

*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	✓	—	—	✓	https://tinyurl.com/mwjz9nmp - Allows family day care homes by right in all zones allowing residential uses
Prohibited	—	✓	✓	—	Zones in which residential dwellings are not allowed as a use: Commercial, Industrial, Manufacturing, Mineral Resources Areas, Watercourse, Watershed, Conservation Areas

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: \$45

General Plan

Next Update to the General Plan	1-2 years
Child Care Included In General Plan	Yes

Additional Information

Each permit is reviewed case by case, approvals are not guaranteed and the fee is a range because review time is charged as needed by each relevant department

Riverside County Planning Department: General Application Form - <https://tinyurl.com/5xvzxvc2>

Riverside County (unincorporated communities) expect to be in compliance with state law SB 234 within the next 6 months

Riverside County will be making changes to the zoning code for large residential care facilities in unincorporated Hemet jurisdiction

General Plan - see pg 15, <https://tinyurl.com/y9xumypr>

For general questions, child care providers may reach out to planning@rivco.org or (951) 955-3200

Quick & Helpful Contacts*

	County of Riverside Planning	Building Dept	Build Up Riverside County
Name	General Line	General Line	Andrea Del Valle
Email	planning@rivco.org	landuseinfo@rivco.org	adelvalle@liifund.org
Phone	(951) 955-2525	(951) 955 -3223	(951) 870-8112
Website	https://planning.rctlma.org/	https://building.rctlma.org/	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.