Licensed Child Care Facilities in Belmont, Redwood City and San Carlos			
Belmont	**Address**	**Capacity**	**Type**
Belmont Community Learning Ctr/Park & Rec	1835 Belburn Dr., Belmont	75	Daycare
Challenge school/Belmont	580 Masonic Way, Belmont	60	Daycare
Footsteps @ Nesbit Puma Cubs (infant toddler)	500 Biddulph Belmont	44 15	Daycare Infant Ctr
Footsteps@Cipriani	2525 Buena Vista Ave., Belmont	180	School Age
Footsteps@Nesbit	500 Biddulph Way, Belmont	160	School Age
Happy Campers at Carlmont	1400 Alameda de las Pulgas, Belmont	36 24	Daycare Infant Ctr
Holy Cross Preschool	900 Alameda de las Pulgas, Belmont	48	Daycare
Immaculate Heart of Mary Preschool	1000 Alameda de las Pulgas, Belmont	36	Daycare
Merry Moppet Nursery School	2200 Carlmont Dr., Belmont	237	Daycare
Notre Dame Preschool	1200 Notre Dame Ave., Belmont	30	Daycare
San Carlos-Belmont After School	3100 St. James Rd, Belmont	150	School Age
San Carlos-Belmont After School - Central	525 Middle Rd., Belmont	105	School Age
		Capacity Range: 30-180	

Redwood City	Address	Capacity	Type
Beresford Montessori/Redwood City	178 Clinton Avenue, Redwood City	45	Daycare
Building Kidz of Redwood City	907 Roosevelt Avenue, Redwood City	124 16	Day Care Infant Ctr
Casa dei Bambini School Inc.	1835 Valota Rd., Redwood City	57	Day Care
Catalyst Kids/Henry Ford	2498 Massachusetts Ave., Redwood City	36 70	Day Care School Age
Catalyst Kids - Orion	590 Myrtle St., Redwood City	26	School Age
Champions at Sandpiper	797 Redwood Shores, Redwood City	40 75	Day Care School Age
Congregation Beth Jacob Preschool	1550 Alameda de las Pulgas, Redwood City	44	Day Care
Creative Learning Center	815 Allerton St., Redwood City	30	Day Care
EA Childcare Ctr – Bright Horizons	211 Redwood Shores Pkwy, Redwood City	57	Day Care
EA Childcare Ctr – Bright Horizons	250 Shoreline Dr., Redwood City	42	Infant Ctr
Edison Montessori	303 Twin Dolphin Dr. #104	45	Day Care
Footsteps@ Redwood Creek	715 Bradford St. Redwood City	60 18	Day Care Infant Ctr
Footsteps@Shores	225 Shearwater Pkwy, Redwood City	160	School Age
Harper School	3150 Granger Way, Redwood City	110	Day Care
Kids Konnect/Redwood City	1968 Old County Road, Redwood City	21 24	Day Care Infant Ctr
L'Academy Preschool/Redwood City	2336 El Camino Real, Redwood City	48 14	Day Care Infant Ctr
Marin Day School (SMC)	403 Winslow St., Redwood City	64	Day Care

		28	Infant Ctr
Neighborhood Kid's Corner	3790 Oak Way, Redwood City	120	School Age
Neighborhood Kid's Corner	225 Clifford Avenue, Redwood City	120	School Age
Nitty Gritty Preschool at Acton SV	233 Topaz St., Redwood City	48	Day Care
Odyssey Preschool	590 Myrtle St., Redwood City	24	Day Care
Open Gate Nursery School	2124 Brewster, Redwood City	25	Day Care
Our Lady of Mount Carmel School	601 Katherine Ave, Redwood City	30	Day Care
Peninsula Covenant Preschool & Aftercare	3560 Farm Hill Blvd., Redwood City	55 140	Day Care School Age
Pine Cone Children's Center	900 Barron Ave., Redwood City	102 46	Day Care Infant Ctr
Rainbow Preschool	2223 Vera Ave., Redwood City	22	Day Care
RCSD Child Dev Services – Hawes Child Development Center	909 Roosevelt Ave., Rm 1, Redwood City	24	Day Care
RCSD Child Dev Services – Hoover Child Development Center	701 Charter St. Port 1, 2, 3 &4, Redwood City	105	Day Care
RCSD Child Dev Services – Roosevelt (PEC) Center	2434 McGarvey Way, Redwood City	72	Day Care
RCSD Child Dev Services – Taft CDC	903 10th Avenue, Redwood City	18	Day Care
RSCD – Orion Child Development Ctr	555 Avenue del Oro, Redwood City	24	Day Care
Redwood Children's Center/Pen Preschools	1445 Hudson St., Redwood City	46	Day Care

Redwood Church Preschool & Afterschool Care	901 Madison Ave., Redwood City	82 20	Day Care School Age
Redwood City Child Development Program	2600 Middlefield Rd., Redwood City	66 20	Day Care Infant Ctr
Redwood International Montessori House of Children	2000 Woodside Rd., Redwood City	48	Day Care
Roots N Wings Montessori School	2323 Euclid Ave., Redwood City	40	Day Care
Safari Kid	1709 Woodside Rd., Redwood City	97 12	Day Care Infant Ctr
Sequoia Children's Center/Brewster	1234 Brewster Ave., Redwood City	75 16	Day Care Infant Ctr
Shores Child Development Center	1050 Twin Dolphin Dr., Redwood City	158 112	Day Care Infant Ctr
St. Matthias Preschool	533 Canyon Rd., Redwood City	90	Day Care
St.Michael Preschool & Infant Center	401 Hudson St., Redwood City	101 33	Day Care Infant Ctr
St. Pius Preschool	1100 Woodside Rd., Redwood City	36	Day Care
Thumbelina Nursery School	20 Horgan Ave., Redwood City	45	Day Care
		Capacity Range: 18-270	

San Carlos	Address	Capacity	Type
Afterschool Care Enrichment (ACE) @ Arroyo	1710 Arroyo Ave., San Carlos	75	School Age
ACE @ Mariposa	750 Dartmouth Ave., San Carlos	95	School Age
Happy Campers Infant/Toddler Center	300 El Camino Real, San Carlos	44	Infant Ctr
Little Learners Preschool	785 Walnut St., San Carlos	24	Day Care
San Carlos School District (SCSD) Arundel Preschool & ACE	200 Arundel Rd., San Carlos	72 90	Day Care School Age
SCSD Brittan Acres Preschool & ACE	2000 Belle Ave., San Carlos	84 75	Day Care School Age
SCSD Heather Preschool & ACE	2757 Melendy Dr., San Carlos	60 75	Day Care School Age
SCSD White Oaks Preschool & ACE	1901 White Oak Way, San Carlos	48 60	Day Care School Age
San Carlos-Belmont After School – Brittain Acres	2000 Belle Ave., Rm F, San Carlos	90	School Age
San Carlos-Belmont After School – Arundel Site	200 Arundel Rd., San Carlos	110	School Age
San Carlos-Belmont After School – Heather site	2757 Melendy Dr., San Carlos	105	School Age
San Carlos-Belmont After School – White Oaks site	1901 White Oak Way, San Carlos	90	School Age
Shu Academy San Carlos	1601 Laurel St., San Carlos	55	Day Care
Sora Intnl Preschool of San Carlos	356 El Camino Real, San Carlos	30	Day Care
The Children's Place	1336 Arroyo Ave., San Carlos	36	Day Care

Trinity Presbyterian Preschool	1106 Alameda de las Pulgas, San Carlos	64	Day Care
Wonder Years San Carlos – Bright Horizons	2851 San Carlos Ave., San Carlos	79	Day Care
		Capacity Range: 24-110	

Daycare – Child Care Center/Preschool (ages 2-5)

Infant Ctr – Under 2

School Age – 5+

Located within Safety Zone 6

Sources:

https://www.ccld.dss.ca.gov/carefacilitysearch/Search/ChildCare

https://sanmateo4cs.org/child-care-programs/

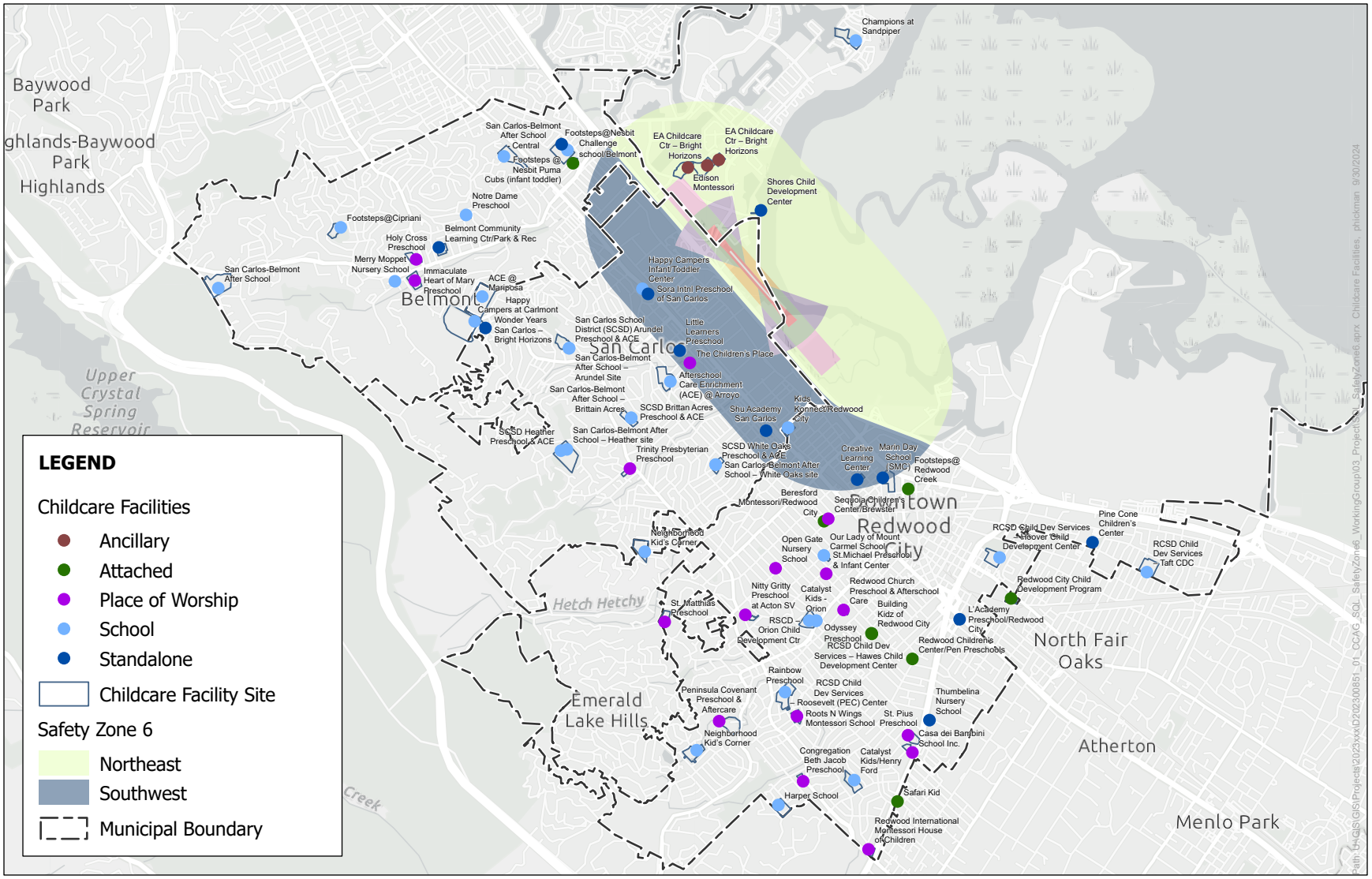

Figure 1
Childcare Facility Locations
San Carlos Airport Environs

California State Requirements for Child Care – Summary

(from CCR Title 22, Div 12)

Capacity Determination

- Indoor Activity Space Requirements – 35 sf/child (not including bathrooms, halls, kitchen space, etc.)
- Outdoor Space Requirements – 75 sf/child
- Staff to infant ratios – 1:4
- Teacher child ratios – 1:12

Disaster and Mass Casualty Plan

(a) Each licensee shall have a disaster and mass casualty plan of action. The plan shall be in writing and shall be readily available.

(b) The plan shall be subject to review by the Department and shall include:

(1) Designation of administrative authority and staff assignments.

(2) Contingency plans for action during fires, floods and earthquakes including, but not limited to, the following:

(A) Fire safety plan.

(B) Means of exiting.

(C) Transportation arrangements.

(D) Relocation sites that are equipped to provide safe temporary accommodations for children.

(E) Supervision of children during evacuation or relocation, and contact after relocation to ensure that relocation has been completed as planned.

(F) Means of contacting local agencies, including but not limited to the fire department, law enforcement agencies, and civil defense and other disaster authorities.

(3) Any special methods and procedures necessary for the evacuation and relocation of nonambulatory children.

(c) The licensee shall instruct all children, age and abilities permitting, and all child care personnel, including volunteers, in their duties and responsibilities under the plan.

(d) Disaster drills shall be conducted at least every six months.

Fire Clearance

(a) All child care centers shall secure and maintain a fire clearance approved by the city or county fire department, the district providing fire protection services, or the State Fire Marshal.

(1) The request for fire clearance shall be made through and maintained by the Department.

(b) The applicant shall notify the Department if the child care center plans to enroll children who are nonambulatory as defined in Section 101152 n.(1), so that an appropriate fire clearance approved by the city or county fire department, the district providing fire protection services, or the State Fire Marshal can be obtained prior to the acceptance of such children.

Plan of Operation

(a) Each licensee shall have and keep on file a current written, definitive plan of operation. A copy of the plan shall be submitted to the Department with the license application.

(b) The plan and related materials shall contain the following:

(1) Statement of purposes, and program methods and goals.

(2) Statement of admission policies and procedures.

(3) A copy of the admission agreement.

(4) Administrative organization, if applicable.

(5) Staffing plan, qualifications and duties, if applicable.

(6) Plan for in-service education of staff if required by regulations governing the specific child care center category.

(7) A sketch of the building(s) to be occupied, including a floor plan that describes the capacities of the buildings and the uses intended, the room dimensions, and the rooms to be used for nonambulatory children; and a sketch of the grounds that shows buildings, driveways, fences, storage areas, pools, gardens, recreation areas and other space used by the children. All sketches shall show dimensions.

(8) Sample menus and a schedule for one calendar week indicating the time of day that meals and snacks are to be served.

(9) Transportation arrangements provided by the applicant/licensee for children who do not have independent arrangements.

(10) Rate-setting policy including, but not limited to, a policy on refunds.

(11) Consultant and community resources to be utilized by the child care center as part of its program.

(c) Any proposed changes in the plan of operation that affect services to children shall be subject to departmental approval prior to implementation and shall be reported as specified in Section 101212.

(d) The child care center shall operate in accordance with the terms specified in the plan of operation.

Brion Economics INC.

Final Report:

SNAPSHOT OF FINDINGS

San Mateo County

Child Care Needs Assessment 2022 and 2032:

Supply and Demand Summary

Prepared for

San Mateo County Child Care Partnership Council,

San Mateo County Office of Education, and San Mateo County Superintendent of Schools

San Mateo County Child Care Partnership Council

Prepared by

Brion Economics, Inc.

November 2022

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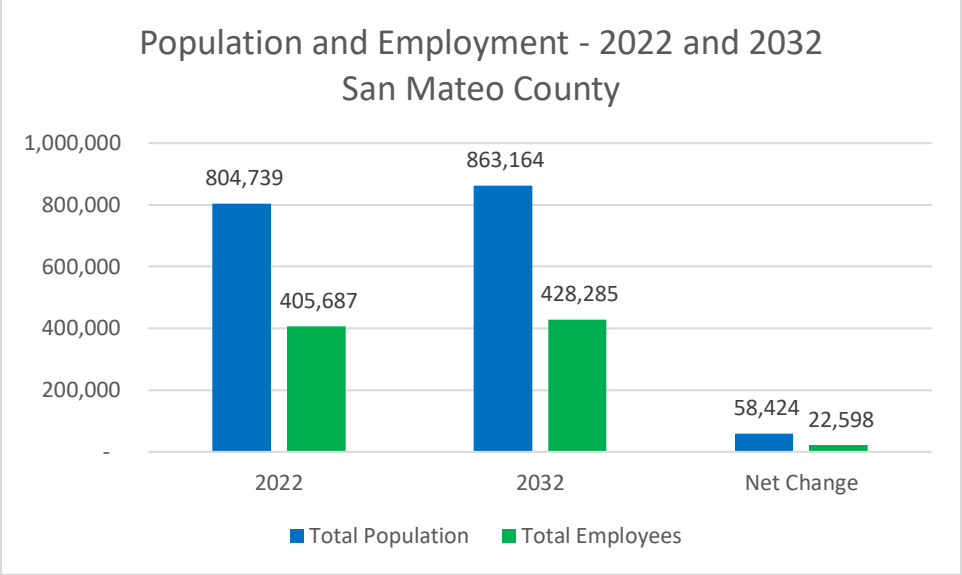
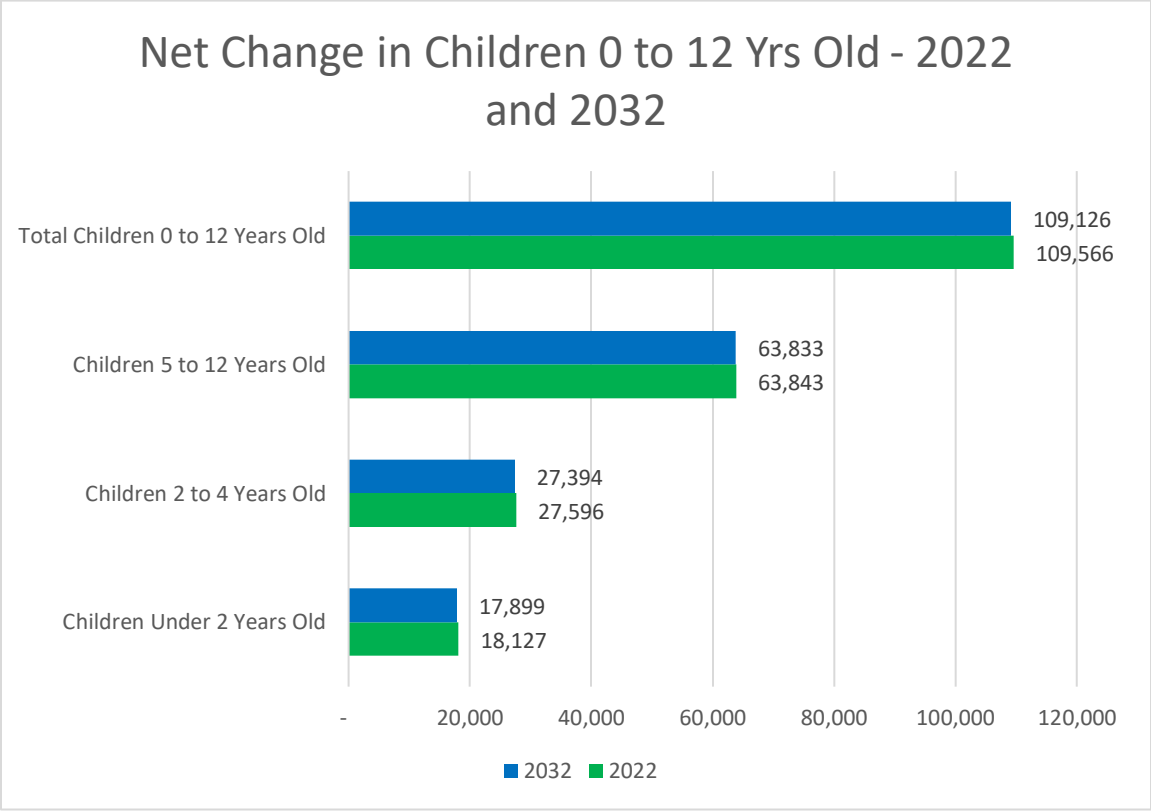
2022 Child Care Needs Assessment – Snapshot of Findings

Key Findings: Supply and Demand

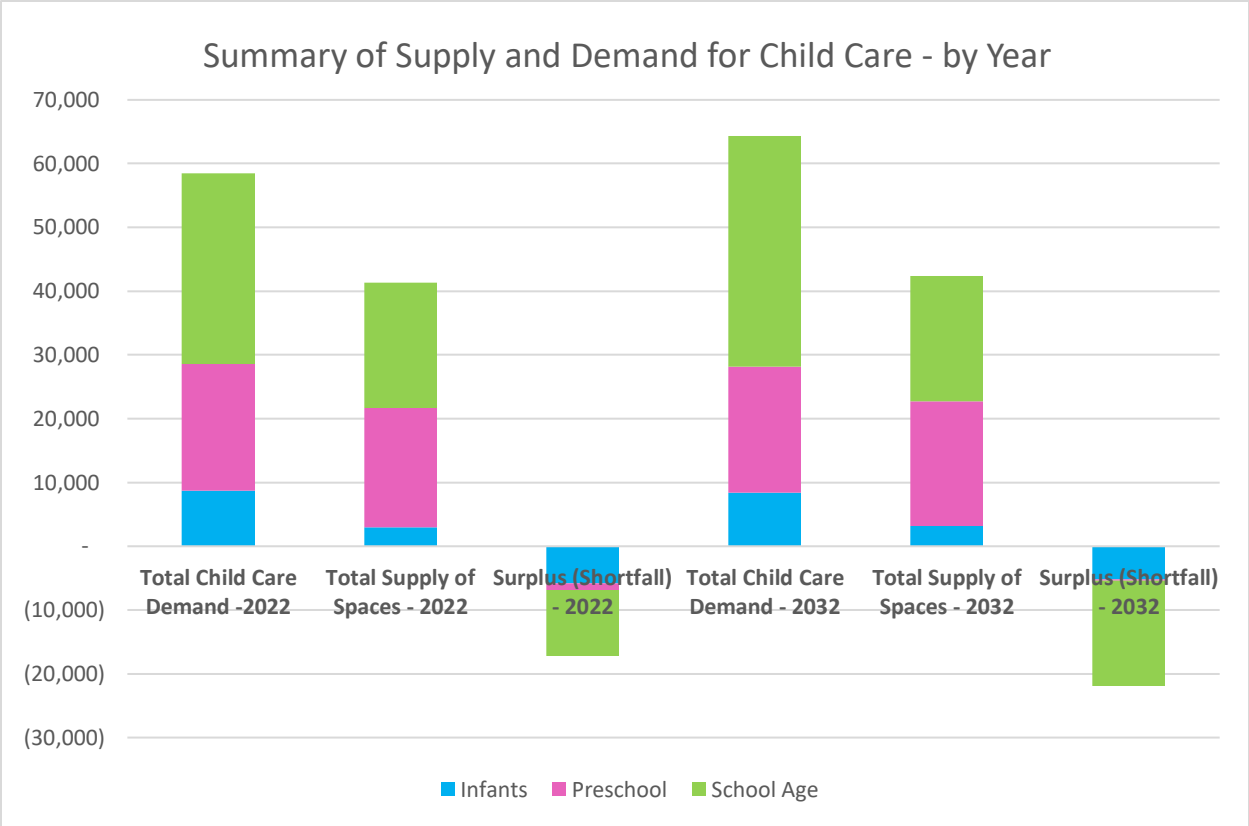
- **Overall Demographic Changes in San Mateo County – 2022 and 2032**





- **Child Care Shortage 2022 and 2032**: As of 2022, the current shortage of child care spaces for children 0 to 12 years old is about 17,000 with 71% of the current demand met overall, countywide. By 2032, the shortage of child care spaces increases to about 22,000 spaces or 66% of demand being met. Shortages vary by city/region and age group, as shown below.

Estimated Surplus or Shortage by Year - San Mato County				
Age Group	Shortage of Spaces - 2022	% of Demand Met - 2022	Shortage of Spaces - 2032	% of Demand Met - 2032
Infants	(5,790)	34%	(5,191)	38%
Preschool	(1,107)	94%	(250)	99%
School Age	(10,260)	66%	(16,487)	54%
Total Surplus/(Shortage)	**(17,157)**	**71%**	**(21,928)**	**66%**

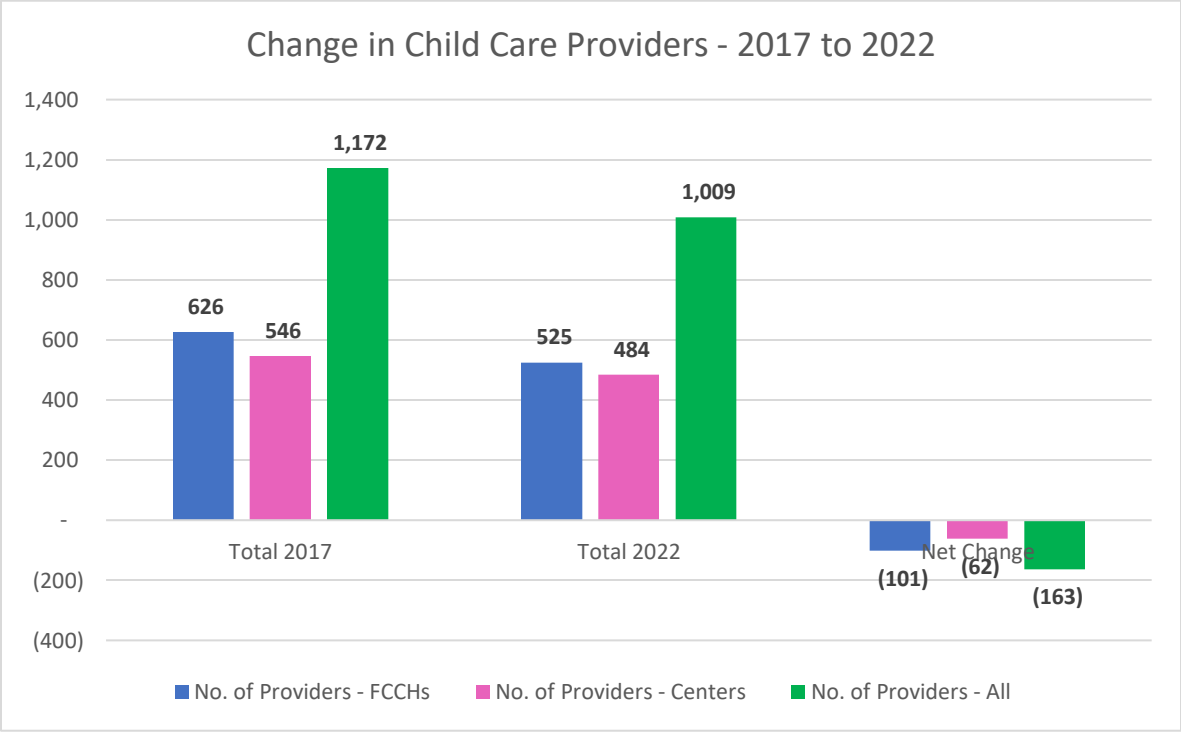


- **Change in Family Child Care Homes (FCCHs) since 2017:** Between 2017 and 2022, there has been a loss of 101 FCCH providers and 897 spaces. This represents a 16% decline in providers and a 13% decline in the number of spaces. This loss is likely associated with the impacts of the COVID-19 Pandemic. It should be noted that not all licensed FCCHs are in operation; they may have closed temporarily and are holding onto their license.

2017 to 2022 Change in Supply of FCCHs - San Mateo County				
Age of Children	**FCCH Spaces 2017**	**FCCH Spaces 2022**	**Net Change**	**% Change**
Under 2 Years Old	2,332	1,334	(998)	-43%
2 to 4 Years Old	2,932	2,669	(263)	-9%
5 to 12 Years Old	1,399	1,763	364	26%
Total Supply	**6,663**	**5,766**	**(897)**	**-13%**
No. of Providers	626	525	(101)	-16%

- **Change in Center-Based Care since 2017**: Since 2017, there has been a decline in the number of center-based providers, but a net increase of child care spaces in center-based care, primarily due to a 19% increase in School Age spaces.

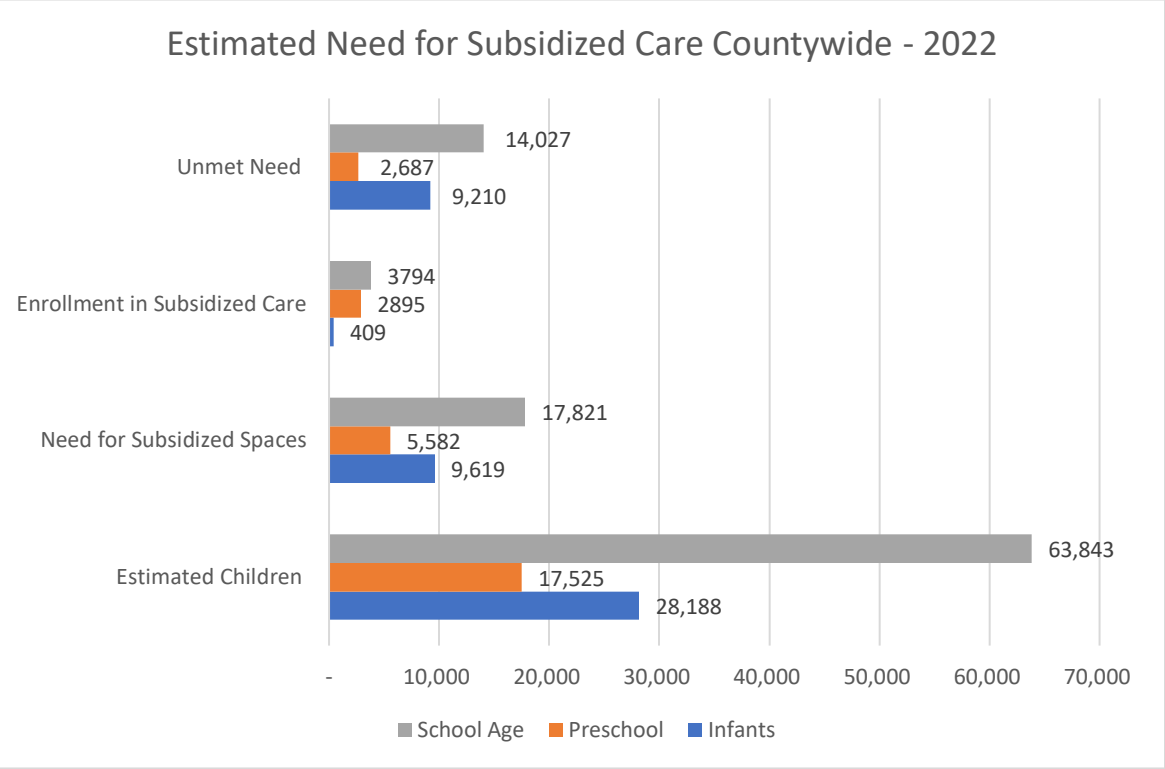
2017 to 2022 Change in Supply of Center-Based Spaces - San Mateo County				
Age of Children	**Center Spaces 2017**	**Center Spaces 2022**	**Net Change**	**% Change**
Under 2 Years Old	1,478	1,591	113	8%
2 to 4 Years Old	16,297	16,071	(226)	-1%
5 to 12 Years Old	15,090	17,919	2,829	19%
Total Supply	**32,865**	**35,581**	**2,716**	**8%**
No. of Providers	546	484	(62)	-11%



Key Findings: Subsidized Care

Countywide, only 21% of the subsidized care need is being met. About 33,000 children, 0 to 12 years old, need a licensed subsidized child care space, and only7,000 exist currently.

- Countywide there is a shortage of about 26,000 subsidized spaces.
- Infants – only 4% of current demand is met
- Preschool – 52% of current demand is met
- School Age – 21% of current demand is met



Key Findings: Parent Needs and Preferences

As part of the Needs Assessment, a countywide parent survey was conducted in the fall of 2022. The survey provides important new data on the current use of care by age group and the preferred use of child care by parents. These data have been integrated into the supply and demand analysis.

- One of the most striking results is that **73% of survey respondents stated that they have turned down work due to a lack of child care**.
- Overall, parents prefer licensed care.

- About 37% of parents **use** licensed Infant care, 61% use licensed Preschool care, and 47% use licensed and license-exempt School Age care.
- About 35% of parents **desire** licensed Infant care, 69% desire licensed Preschool care, and 54% desire licensed and license-exempt School Age care.

Age Group	2022 Demand - Current Use	2032 Demand - Preferred Use	Difference
Infants - Under 2 Years	37.2%	35.0%	-2.2%
Preschool, 2-4 Years	61.2%	68.8%	7.7%
School Age, 5 or older	46.9%	54.0%	7.2%

- Affordability of child care was the highest consideration for families;
  - **65% of respondents indicated that affordable child care was somewhat or very hard to find.**

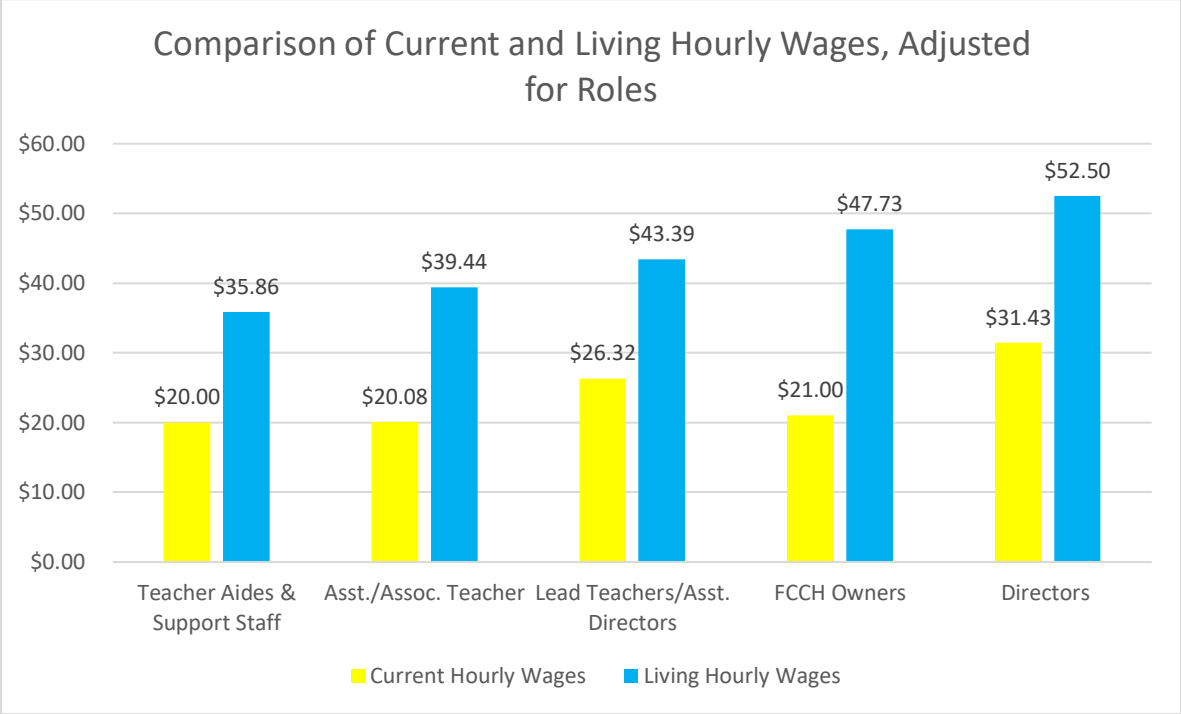
Key Findings: Child Care Workforce

San Mateo County, like many counties in California, has a child care workforce shortage. Low wages play a key role in the lack of workforce, as possible workers find higher wages in other industries. In order to expand the supply of child care spaces in all age groups, there is an urgent need to increase wages for teachers' aides, lead teachers, and administrators. Child care is an important function in the overall economy of San Mateo County. It allows parents to go to work, allows employers to have more stable employees, and generates overall economic benefits to the County. Young children benefit developmentally from early care and education and are more "ready" for kindergarten.

- Current child care workforce totals about 5,300, including teachers, aides, support staff, and owners/directors.
- To meet the current shortfall of child care spaces, 2,800 new staff are needed in 2022.
- Average wages range from **a low of $20 per hour to a high of $31 per hour** for directors; many FCCH workers make even less per hour.
  - **Living wages are $36 to $52 per hour**, given the cost of living in San Mateo County
- Wages need to increase 65 - 127% to equal a living wage in San Mateo County
  - An additional $207 million per year is needed to bring current child care workers up to a living wage.
- 50% of community-based preschools need additional staff and have limited capacity due to staff shortages.
- In San Mateo County only 32 child development permits were issued in 2019-2020 and only 46 were issued in 2020-2021.

- In contrast, in 2009-2010, 308 permits were issued in the County.

- About 328 ECE workers who work with children 0 to 5 child do not have a BA degree, based on the Workforce survey conducted as part of this effort.
  - The cost of assisting these workers to achieve a BA or BS totals $2.4 million, assuming 65% qualify for financial aid. This equals about $7,300 per worker



Key Findings: True Cost of Care

Most child care providers do not have enough income from tuition (including State subsidies) to provide all the goods, supplies, wages, etc. that would equal quality care. The current cost of care does not reflect the rates needed to pay a living wage and most parents can't afford to pay more. Current State reimbursement rates do not cover the "true cost of care."

- The reimbursement rates for FCCHs are from 33% to 41% of the true cost of care for Infant and Preschool care and 61% to 72% for School Age Care.
- For Center-based care, reimbursement rates are 57% to 73% for Infant and Preschool care, while School Age center-based care is the only category where current reimbursement rates equal the true cost of care.
- Reimbursement rates for subsidized CCSP and CCTR care range from 54% to 85% of the true cost of care.

Item/Age Group	Title 22 Rates (AP, CalWORKs, etc.)			CCSP/CCTR
	Licensed Child Care Center	Small FCCH	Large FCCH	Title 5 Child Care Center
Living Wage Cost of Child Care				
Infants	$42,800	$54,800	$44,500	$57,800
Preschooler	$27,700	$54,800	$44,500	$37,400
School Age	$16,159	$27,400	$23,000	$21,900
2022 State Reimbursement Rates				
Infants	$24,500	$18,300	$18,300	$49,300
Preschooler	$20,100	$18,100	$18,100	$20,200
School Age	$16,300	$16,600	$16,600	$14,600
Reimb. Rates as % of Living Wage				
Infants	57%	33%	41%	85%
Preschooler	73%	33%	41%	54%
School Age	101%	61%	72%	67%

Note figures have been rounded to the nearest hundred.

Key Findings: Preschool Attendance, Kindergarten Readiness & Impacts of Pandemic

Preschool has the potential to improve kindergarten readiness – focus on proven literacy practices. The County's Big Lift project, which has been operating in seven school districts for eight years reports reported some very positive outcomes.

- Independent evaluations of The Big Lift show that children attending The Big Lift Preschool are **22% more likely to be ready for kindergarten** than children with no Preschool at all, after controlling for socioeconomic differences.
- Readiness for most **districts increased from 2019 to 2021**, with the exception of Jefferson ESD, which experienced a very slight decline.
- There is a **49% difference in readiness rates between children** who attend Preschool and whose families are middle-to-high income and children who attend Preschool whose families are very low-income.
- Family data reveal a **13% drop in Preschool enrollment for incoming kindergarten families compared to before the pandemic**. In Fall 2021, 69% of incoming kindergarten families reported that their children had received at least one year of Preschool, compared to 82% before the pandemic.

- Impact of COVID Pandemic: 58% of incoming kindergarten families in the seven Big Lift districts experienced one or more of the following impacts: job or income loss (44%), trouble meeting basic needs (14%), mental health struggles (10%), and knowing someone who was very sick or died from COVID-19 (18%).

As of 2020, about 5,800 3- and 4-year-olds were eligible for California State Preschool, and Transitional Kindergarten (TK). In total, 2,165 3- and 4-year-old children were served by CSPP, TK, and other subsidized programs, or 38% of those eligible.

Study Acknowledgments and Funding

BEI would like to acknowledge the following organizations for their support in this effort:

- Sarah Kinahan, Project Manager, San Mateo County Child Care Partnership Council
- Child Care Coordinating Council of San Mateo County (also known as 4Cs)
- San Mateo County Office of Education
- Child Care Needs Assessment Ad Hoc Committee Members

Funding for this study was provided by:

About CCPC

The San Mateo County Child Care Partnership Council (CCPC) is a state-mandated local council under joint auspices of the San Mateo County Board of Supervisors and the San Mateo County Superintendent of Schools. The CCPC takes the lead in planning and advocating for quality care and early education for all children, from birth to 12, in San Mateo County. Learn more at https://www.smcoe.org/about/child-care-partnership-council/.

Nonresidential Intensity

The concept of use intensity, as it is employed in airport land use compatibility planning, refers to the number of *people per acre* (people/acre) on a particular site. This is seen as the "best common denominator by which to compare the safety compatibility of most land use types."[1] The Caltrans Handbook specifies a prescribed intensity should be indicative of the typical busy period rather than an absolute maximum capacity.

Land use intensity is <u>not</u> a direct indicator of the actual number of people occupying a particular building. For example, if a use is limited to 300 people/acre, this does not necessarily mean 300 individuals would be within the associated building(s). Rather, the intensity of the use is a measure of the number of people on a site divided by the area, in acres, of the overall site in question. Like floor area ratio (FAR), which is a ratio of building floor area to overall lot area, people/acre is a ratio of the number of people in a building to overall lot area. Both FAR and people/acre enable development professionals to normalize the intensity of use relative to the size of the site in question. If a site has many square feet of floor area on a relatively small site, such as a multi-story building on a small urban lot, then the intensity will be higher. On the other hand, if a relatively large site accommodates a small building, then the intensity would be lower. Unlike FAR, people/acre can account for the type of use and the number of people that can be expected to use the site. This is helpful for airport land use compatibility planning, as some land uses, such as restaurants and theaters, typically attract more occupants to a site than uses like warehouses or vehicle maintenance facilities.

A crowded restaurant represents a high-intensity use, while a sparsely occupied warehouse would be considered a low-intensity use.

Credit: MS Bing Image Creator, March 2025.

The number of people associated with a specific land use is determined by building occupancy and habitable floor area. Assumptions about the amount of floor area needed for each occupant can be derived from building codes listing the minimum floor areas required per person for individual use types. This can then be used to calculate maximum building occupancy. The Caltrans Handbook lists several sources, including building and fire codes, the facility management industry, local parking standards, and surveys of comparable uses, that can be referenced for building occupancy for calculating intensities. The San Carlos ALUCP refers to the California Building Code, Table 1004.1.1, which assigns floor areas per person according to the function of the space proposed. For some functions, such as office and retail spaces, the space is acknowledged to typically be occupied at no more than 50 % of maximum

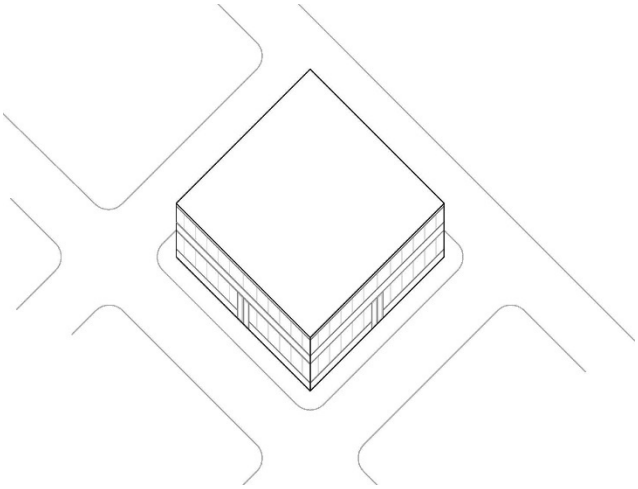
[1] California Department of Transportation, California Airport Land Use Planning Handbook, October 2011, p. 4-19.

occupancy. Therefore, the maximum occupancy can be a useful starting point for assigning floor area allowances, but some adjustments may be advisable to arrive at a typical occupancy for airport land use compatibility planning purposes.

Here are some examples of how intensity can be calculated using the San Carlos ALUCP Appendix G Maximum Floor Area Allowances as a basis for selecting an appropriate building occupancy.

1. If an office building with 20,000 square feet of usable space is proposed on a 10,000 square foot lot, then the nonresidential intensity can be calculated using our occupancy factor assumption.

   Occupancy Factor (sq. ft./person): 150 (100 gross square feet adjusted by 50 percent)



Credit: ESA, March 2025.

   The 150 sq. ft./person occupancy factor can be used to determine the typical number of occupants that can be expected to use the building by dividing the 20,000 square feet of total floor area by 150 square foot occupancy factor.

   20,000 square feet ÷ 150 square feet/person = 133.33 people or occupants

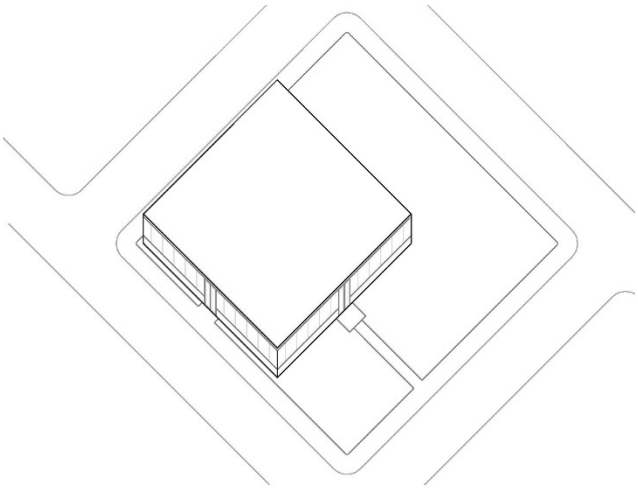
   The nonresidential intensity of the site can then be calculated by dividing the number of occupants by the total site area in acres.

   10,000 square feet = 0.23 acres

   133.33 occupants ÷ 0.23 acres = **580 people/acre**

2. If an office building with 10,000 square feet of floor area is proposed on a 25,000 square foot site, then the nonresidential intensity will be lower. Because the use is an office building, the occupancy will remain 150 square feet/person.

   Occupancy Factor (sq. ft./person): 150 (100 gross square feet adjusted by 50 percent)



Credit: ESA, March 2025.

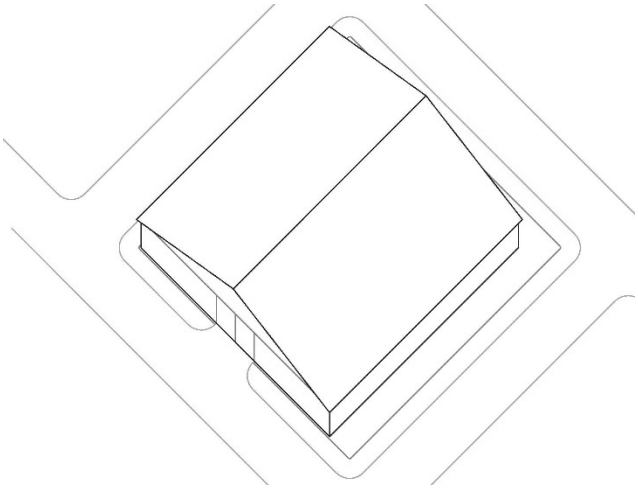
10,000 square feet ÷ 150 square feet/person = 66.67 occupants

25,000 square feet = 0.57 acres

66.67 occupants ÷ 0.57 acres = **117 people/acre**

3. Uses that attract fewer people to a site will also be associated with lower measures of intensity. If a warehouse building with 20,000 square feet of floor space is proposed on a 25,000 square foot site, then intensity will be calculated using a different occupancy factor assumption.

   Occupancy Factor (sq. ft./person): 500



Credit: ESA, March 2025.

20,000 square feet ÷ 500 square feet/person = 40 occupants

25,000 square feet = 0.57 acres

40 occupants ÷ 0.57 acres = **71 people/acre**