

or any other applicable entitlement for use which is required in order to comply with a zoning ordinance would result in that threat to public health, safety, or welfare. Gov. Code, § 65858, subd. (c).

On May 19, 2026, the City Council adopted Ordinance No. 7769, which established a 45-day moratorium on the establishment or expansion of wooden pallet storage yards within the City in order to allow staff to study options for permanent regulations for such uses to protect the public health, safety and welfare (Attachments 2, 3 and 4). Staff have worked to develop recommendations for potential new regulations and are preparing to present them to the City Council Land Use Committee in July 2026. With direction from the Committee, staff will then draft an amendment to Title 19 of the RMC, which must be considered at public hearings by the Planning Commission and City Council prior to adoption.

DISCUSSION:

Unregulated and under-regulated stockpiling and storage of combustible wooden pallets has become a persistent issue in the City's industrial areas subject to Code Enforcement and Fire Department corrective action. The lack of Zoning standards exacerbates this issue, as the general standards applicable to all outdoor storage uses are not designed to address the specific hazards associated with wooden pallet storage yards, including but not limited to:

1. **Fire Risk:** Wooden pallet storage yards present a significant fire hazard due to the concentration of large quantities of combustible material on a single site. Most recently, in March 2026, a large fire originating at a pallet storage yard in the Northside neighborhood damaged or destroyed multiple businesses and resulted in three Riverside Fire Department personnel being transported to the hospital. According to RFD, since January 2025, there have been a total of 29 incidents involving pallet storage yards that required emergency response.
2. **Stacking Hazards:** Pallet storage yards often store wooden pallets in high stacks. Without adequate regulation of the location, height, and volume of these stacks, or the separation between these stacks, the health, safety, and welfare of the public may be endangered. The improper or unsafe stacking of wood pallets could also be a falling risk, endangering employees, and visitors to these sites, or may become a fire hazard, endangering the public and neighboring properties.

In addition, recent Code Enforcement activity related to pallet storage yards has highlighted aesthetic, neighborhood livability, and land use compatibility concerns. These arise from pallet storage yards and stacked pallets that are not properly screened from view of surrounding properties and public streets; do not provide adequate on- and off-site circulation for transportation of materials; do not provide adequate fencing, lighting, property maintenance, security, and pest control; and, in some cases, are engaged in unpermitted outdoor manufacturing activities such as assembling and disassembling pallets. Since 2023, Code Enforcement has issued a total of 36 Notices of Violation to 11 different pallet storage businesses throughout the City, nine of which have ongoing Code Enforcement cases as of the writing of this report.

For the foregoing reasons, staff believes that the continued approval of entitlements, building permits, or other approvals for new pallet storage yards or expanded pallet storage yards without further studies and regulatory standards poses a current and immediate threat to public health, safety, and general welfare.

Staff continue to study the issues associated with wooden pallet yards including new site location, operational and development standards that may be imposed on their operation to mitigate any potential impacts. This includes evaluating all land use districts in which wooden pallet yards are permitted for suitability and evaluating development standards and best practices from other jurisdictions. Preliminary recommendations are tentatively scheduled to be presented to the Land Use Committee in July 2026, followed by preparation of amendments to zoning regulations and required public hearings before the Planning Commission and City Council. For these reasons, Staff recommend extending the current moratorium for 10 months and 15 days to allow sufficient time for this legislative process and associated public engagement efforts.

REQUIRED INTERIM ORDINANCE FINDINGS:

As discussed above, in order to protect the public safety, health, and welfare, the City may adopt an interim ordinance prohibiting any uses that may be in conflict with a contemplated general plan, specific plan or zoning proposal that the legislative body is considering, studying, or intends to study within a reasonable time. Such an interim ordinance requires a four-fifths vote of the City Council for adoption.

An interim ordinance is only effective for an initial period of no more than 45 days. Prior to its expiration, the City Council may, after a public hearing, extend the interim ordinance for up to 10-months and 15-days, and be subsequently extended for one year. Extensions also require support by a four-fifths vote.

If extended, the interim ordinance will prohibit the approval or issuance of any entitlement, permit or other authorization to establish a new, or expand an existing, wooden pallet storage yard. Adoption of an urgency ordinance is necessary due to an immediate threat to the public health, safety and welfare based on the following findings:

1. The City Council hereby finds wooden pallet storage yards pose a current and immediate threat to the public health, safety and welfare on the citizens of the City and are a use which may be in conflict with a contemplated general plan, specific plan, or zoning proposal that the City Council, Planning Commission or the Planning Division is considering or studying or intends to study within a reasonable time.
2. The City Council further hereby finds that the approval of land use permits, building permits, business licenses, or any other applicable approval or decision for the establishment or expansion of wooden pallet storage yards would result in that threat to public health, safety, or welfare.
3. These findings are based upon all the facts recited in this staff report and in the proposed Urgency Ordinance accompanying this report, all matters and information presented to this City Council at its meeting on May 19, 2026, in addition to the additional information presented at this hearing.
4. The City Council hereby directs the Planning Division and the City’s Fire Department to work together to consider and study impacts and adoption of zoning and regulatory standards to protect the public health, safety, and welfare and to create new or revised regulations and/or ordinances that address such impacts.

FISCAL IMPACT:

There is no fiscal impact associated with this report.

Prepared by:	Matthew Taylor, Principal Planner
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Certified as to availability of funds:	Julie Nemes, Interim Finance Director
Approved by:	Mike Futrell, City Manager
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Concurs with:	Steve McKinster, Fire Chief

Attachments:

1. Draft Moratorium Extension Ordinance
2. Ordinance No. 7769
3. City Council Staff Report – May 19, 2026
4. City Council Minutes – May 19, 2026
5. Presentation