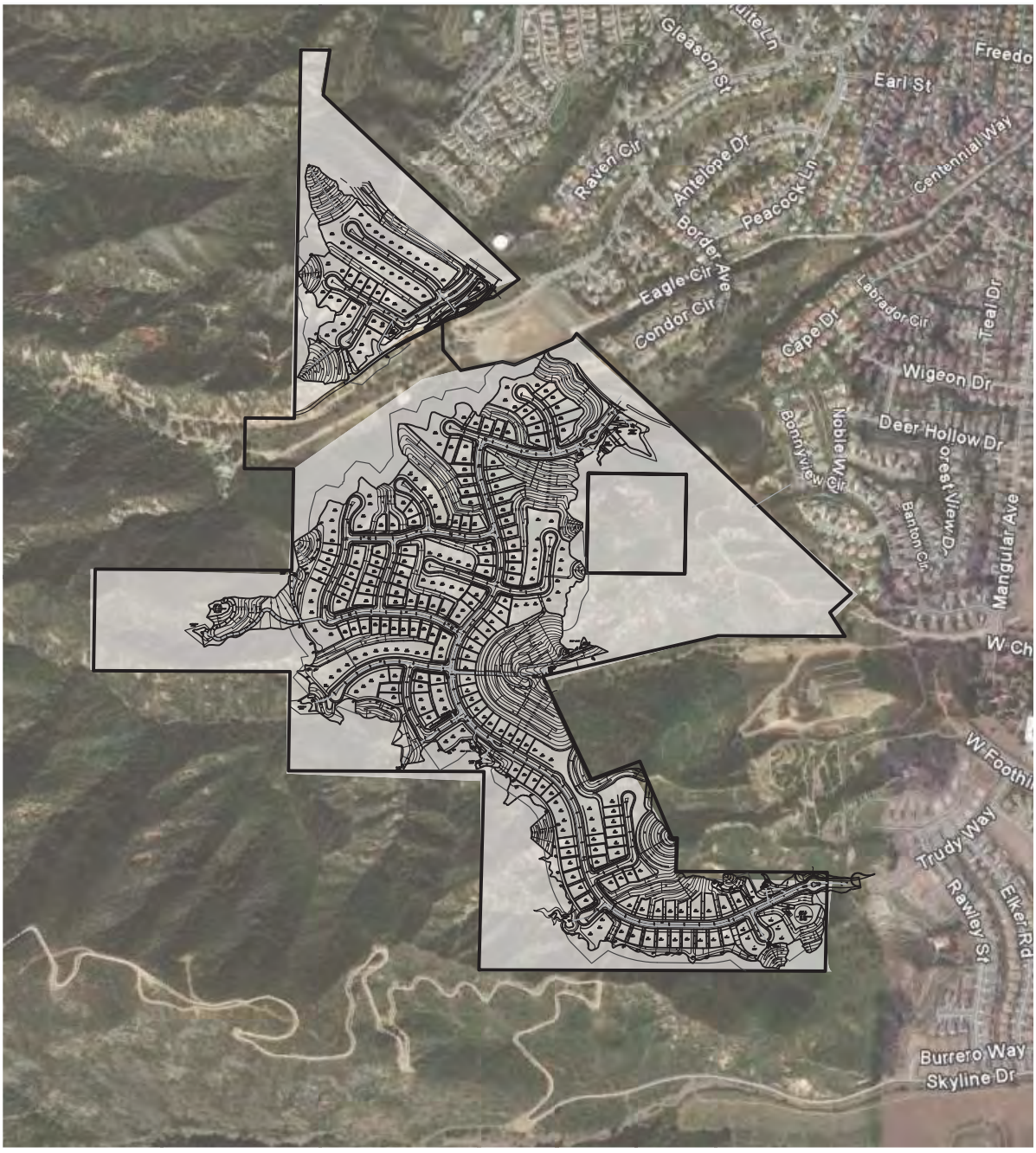
SKYLINE HEIGHTS FUEL MODIFICATION REPORT

Tentative Tract # 36544 270.91 Acres



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April 17, 2014

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RECOMMENDATIONS

1.0 Project Description

The Skyline development is located adjacent to the Cleveland National Forest with residential development to the north and east and forest lands to the south. The project will be accessed by the westerly Foothill expressway extension and Trudy Way to the east.

The project consists of 292 single family residential units located on minimum 7,200 square foot lots. Because this project is a hillside development extensive grading will be required and much of the natural vegetation within the development limits will be removed and replaced with irrigated slopes, roads and fuel modification buffers where development is adjacent to wildlands.

2.0 Conditions

The natural vegetation on this site is consistent with the north facing slopes of Corona adjacent to the National Forest. Fuel model 4 can be best described as a chaparral plant community with areas of buckwheat, grasses, chemise and ceanothus. This property has not been subject to a wild fire in several decades and has a high potential for large amounts of fuel loading in the understories of the large shrub masses.

The topography can be best described as steep slopes and narrow canyons or valleys. The land shows the impact of human use through the existence of trails, narrow service roads and paths. The property is not fenced at its boundary and is accessible by foot in all directions.

The climate can be described as an inland valley transitional environment. The summers are hot and the winters are mild, because of down slope air mass drainage the site is not affected by freezing and because of the coastal effects the hot days are tempered by gentle breezes moving west to east through the Santa Ana canyon at the end of each day.

Like most of the Inland Empire the effects of the Santa Ana winds have a strong impact on the site. This would be especially true throughout the fall months. Though the winds are not limited to these months they are especially impactful and create an identified fire season. The Santa Ana winds are strong off-shore winds driven by the heat of the desert creating a high pressure that can drive the wind gusts to 60 miles per hour and greater. The direction is generally out of the north east. The site is also affected in a positive way by the south westerly breezes carrying coastal moisture down the slopes of the site thus providing the additional moisture to support the Chaparral habitat that the Cleveland National Forest is known for.

3. Fire Analysis

The existing conditions of this site combine to create a high potential for significant wildland fire danger. The northeast slopes will be exposed to high updraft winds which will present higher danger to the residential units located at the top of northeast facing, naturally vegetated slopes. The residential units located at the base of northeast facing slopes will have a reduced danger level as the winds will drive the fire away from the project. This will be especially true during the periods of Santa Ana winds. The design and maintenance challenge is to provide the maximum of protection with the least amount of disturbance to the natural environment. Refer to the BeHave exhibits in the Appendix (pg 7-10).

4. Recommendations

a. Private Lot Development: (Refer to the Fuel Modification Plan areas in tan)
The individual building lots must conform to the defensible space principals as set forth by the City of Corona Health and Safety codes and Building codes prohibiting the encroachment of flammable improvements into the fuel modification zones. The private property shall have planting that conforms to the City's adopted acceptable plant list and irrigated to maintain moisture content. This defensible space zone will be a minimum of 30' between the property line and the structure.

b. HOA Maintained slopes and open spaces: (Refer to the Fuel Modification Plan areas in dark green)
The common open spaces within the project consist of manufactured slopes and small planted recreational spaces and flood and water quality basins. The spaces will be irrigated in accordance with the City's standards and the areas shall planted to conform to the adopted plant list. Access will be maintained to the HOA area with the construction of 15 foot maintenance paths and service access roads where required for basin maintenance. All constructed features such as walls, fences and pilasters shall constructed of non flammable material. The plant material to be planted within this area shall conform to the 2010 Plant Palette for Defensible Space Guideline provided by the Fire Department.

c. Fuel Modification Zone 1: (Refer to the Fuel Modification Plan areas in yellow)
The native vegetation shall removed and replaced with plants from the 2010 Plant Palette for Defensible Space Guideline provided by the Fire Department. The area will be overhead irrigated and maintained to provide necessary moisture content in the plantings. The zone shall be a minimum of 30' wide which limits are measured horizontally from the residential property line. Lots where this apply are: 3,12,14,15,18, 44-50, 53-58, 83-85, 87, 88, 140, 141, 152, 153, 201, 229, 230, 240-242, 279-282, 285-290, and 259. The zone may also include maintenance pathways or service roads, these will be fenced and gated (see Fence Exhibit). The paths and roads shall be kept weed free at all times. This zone will be maintained by the HOA.

d. Fuel Modification Zone 2: Refer to the Fuel Modification Plan areas in light green)
The native planting shall be thinned by 50% removing the fuel loading and dead vegetation from this zone. The area shall be maintained in accordance with the city's weed abatement policies. This zone shall be a minimum of 70' wide beginning at the outer limits of the 30' wide irrigated zone 1. This zone will be maintained by the HOA.

5. Maintenance

Zone 1

A. Automatic irrigation systems to maintain healthy vegetation with high moisture content and be regularly irrigated.

B. Pruning of foliage to reduce fuel load, maintain vertical continuity, and removal of plant litter and dead wood.

C. Complete removal of undesirable plant species. There is also minimal allowance for retention of selected native vegetation.

D. Plants in this zone shall be highly fire resistant and selected from the 2010 Plant Palette for Fuel Modification (Appendix pg 11-17).

E. Tree species within Zone 1 are not allowed within 10 feet of combustible structures (measured from the edge of a full growth crown).

F. Maintenance includes thinning and removal of over-growth, replacement of dead or dying fire resistant plantings, and maintenance of the operation of the irrigation system.

H. No combustible construction shall be allowed within Zone 1.

Zone 2

A. Removal of dead and dying vegetation and undesirable plant species.

B. In order to maintain proper coverage, native grasses shall be allowed to go to seed. Native grasses shall be cut after annual seeding. Cut heights shall be approximately 4 inches.

C. Groups of trees, tree-form shrubs, and shrubs that naturally exceed 4 feet in height shall be vertically pruned, and horizontally spaced in accordance with Corona Fire Department's Ready Steady Go document (Appendix pg. 18).

D. Reduce fuel loading by reducing fuel in each remaining shrub or tree without substantial decrease in the canopy cover or removal of tree holding root systems. Maintain sufficient cover to prevent erosion without requiring planting.

6. Annual Inspection and Maintenance

The HOA is responsible for all maintenance of the fuel modification. All areas must be maintained indefinitely in accordance with notes on the approved fuel modification plans. This includes a minimum of two growth reduction maintenance activities throughout all fuel modification zones each year. Perform maintenance sometime within time periods of mid to late spring and once again in early to mid fall. Other activities include maintenance of irrigation systems, replacement of dead or dying vegetation with approved species, removal of dead plant material, removal of trees and shrubs not on the approved plans, and removal of undesirable highly combustible species. The Corona Fire Department will conduct inspections of established fuel modification areas. Ongoing maintenance shall be conducted a minimum of twice each year regardless of the dates of these inspections. The property owner shall retain all approved fuel modification plans. The plans should be used to perform the maintenance. As property is transferred, the HOA shall disclose the location and regulations of fuel modification zone to the new property owners.

Inclusion in CC&R's:

a) Each home owner is responsible for all areas 'Maintained Irrigated Defensible Space Zone' within their own lot per Skyline Heights HOA.

b) The City of Corona Fire Department will hold the HOA accountable for enforcement of all wildland fire protection issues discussed in this plan.

c) No trash dumping or disposal of green waste shall be allowed in open space or fuel treatment zones. The HOA has the authority to enforce this ban.

d) The HOA will review all new landscape plans, including structures, under the guidance and approval of the

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City of Corona Fire Department.

e) The HOA is responsible for the maintenance of Fuel Modification Zones 1 & 2. The HOA has the authority to enforce defensible space zones within private lots.

f) Any dispute regarding the HOA interpretation of the Skyline Heights Fuel Modification Plan will be decided by the City of Corona Fire Department. This decision will be final and binding on the private lot owner.

7. Delineation of the Fuel Modification Limits in the field

The zone markers made of 4' high steel fence posts with the top third painted international Orange. The posts shall be located at the outside limits of the thinning zone. There is no specific lateral spacing requirement due to topography issues. However, adjacent markers shall be spaced to be visible laterally when standing at each marker regardless of how far apart the markers are visible. Marker location and visibility will be verified upon installation by CFD. In all lots, additional structures such as patios, decks, arbors and fences shall be built of non-combustible materials.

8. Structure Construction

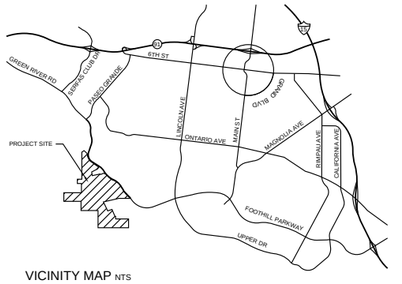
a) All structures built within the Skyline Heights development shall be constructed to meet city building codes, international Wildland-Urban interface codes, California fire and building codes. Lots adjacent to Fuel Modification Zone I shall have roof overhangs or eaves enclosed with 1-hour rated or non-combustible materials per City Building Code, Chapter 15.12.150, Article 11. Skylights are not allowed on structure roofs in these areas.

b) The fuel modification treatments that include trimming of native vegetation must be complete prior to delivery of combustible material to the site.

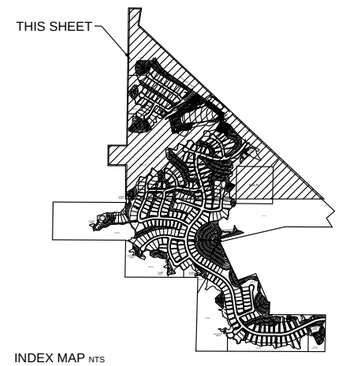
c) All homes (structures) which are located within 200' of wildland areas, shall require one hour constructed eaves. This shall apply to the entire perimeter of the structure. To be verified by CFD inspection personnel prior to the issuance of C of O.

d) All homes within this project shall be constructed in accordance with Chapter 7A of the 2010 California Building Code. This shall apply to ROOFING, VENTS, EXTERIOR COVERINGS, EXTERIOR WINDOWS AND DOORS, DECKING and ACCESSORY STRUCTURES.

e) Any chimney, flue or stovepipe will have an approved spark arrestor. An approved spark arrestor is defined as a device constructed of non-flammable materials, 12 gauge minimum thickness, or other approved material found satisfactory by the Corona Fire Department, and having 1/2" perforations for arresting carbon or sparks and installed to be visible for the purposes of inspection and maintenance.



VICINITY MAP NTS



INDEX MAP NTS

SECTION A-A

DEFENSIBLE SPACE DIAGRAM

MATCHLINE: SEE SHEET 2

MAINTAINED, IRRIGATED DEFENSIBLE SPACE ZONE.

FUEL MODIFICATION ZONE 1
A 30' WIDE, IRRIGATED NATURAL SLOPE THINNING ZONE WHERE NATIVE VEGETATION IS THINNED TO 50% OF ITS ORIGINAL FUEL LOADING, AND/OR MOWED (WEED WHIPPED) GRASSES.

FUEL MODIFICATION ZONE 2
A 70' WIDE, NON-IRRIGATED NATURAL SLOPE THINNING ZONE WHERE NATIVE VEGETATION IS THINNED TO 70% OF ITS ORIGINAL FUEL LOADING, AND/OR MOWED (WEED WHIPPED) GRASSES.

FUEL LOAD TO BE REDUCED ANNUALLY BY REMOVING NON-NATIVE PLANTS AND ANY DEAD VEGETATION. NATIVE TREES TO BE LIMBED A MINIMUM HEIGHT OF 6 FEET FROM GROUND AND GRASS SPECIES WEED WHIPPED TO A MAXIMUM HEIGHT OF 6 INCHES. THIS MAINTENANCE TO OCCUR ANNUALLY BETWEEN SEPT 1ST AND FEB 14TH

MAINTAINED, IRRIGATED LANDSCAPE IMPROVEMENT ZONES.

FOOTHILL PARKWAY IMPROVEMENT ZONE, IRRIGATED LANDSCAPE.

SKYLINE HEIGHTS

FUEL MODIFICATION EXHIBIT

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APRIL 17, 2014

MATCHLINE: SEE SHEET 1

MATCHLINE: SEE THIS SHEET AT RIGHT

MATCHLINE: SEE ABOVE LEFT

MAINTAINED, IRRIGATED DEFENSIBLE SPACE ZONE.

FUEL MODIFICATION ZONE 1
A 30' WIDE, IRRIGATED NATURAL SLOPE THINNING ZONE WHERE NATIVE VEGETATION IS THINNED TO 50% OF ITS ORIGINAL FUEL LOADING, AND/OR MOWED (WEED WHIPPED) GRASSES.

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MAINTAINED, IRRIGATED LANDSCAPE IMPROVEMENT ZONES.

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BehavePlus 5.0.5 (Build 307)			
North East exposure existing			
Sun, Jun 02, 2013 at 14:15:59			
Input Worksheet			
Inputs: SURFACE			
Input Variables		Units	Input Value(s)
Fuel/Vegetation, Surface/Understory			
	Fuel Model		4
Fuel Moisture			
	1-h Moisture	%	2
	10-h Moisture	%	3
	100-h Moisture	%	5
	Live Herbaceous Moisture	%	30
	Live Woody Moisture	%	50
Weather			
	Midflame Wind Speed (upslope)	mi/h	40
Terrain			
	Slope Steepness	%	70
Notes			
Results			
Output Variable	Value	Units	
Surface Rate of Spread (maximum)	2869.8	ch/h	
Flame Length	118.1	ft	

End

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BehavePlus 5.0.5 (Build 307)			
North East exposure modified			
Sun, Jun 02, 2013 at 14:17:00			
Input Worksheet			
Inputs: SURFACE			
Input Variables		Units	Input Value(s)
Fuel/Vegetation, Surface/Understory			
	Fuel Model		4, gr1
Fuel Moisture			
	1-h Moisture	%	2
	10-h Moisture	%	3
	100-h Moisture	%	5
	Live Herbaceous Moisture	%	30
	Live Woody Moisture	%	50
Weather			
	Midflame Wind Speed (upslope)	mi/h	40
Terrain			
	Slope Steepness	%	70
Notes			
Results			

Fuel Model	ROS (max)	Flame Length	
	ch/h	ft	
4	2869.8	118.1	
gr1	37.6	3.1	
End			

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BehavePlus 5.0.5 (Build 307)			
South West exposure existing			
Sun, Jun 02, 2013 at 14:13:16			
Input Worksheet			
Inputs: SURFACE			
Input Variables		Units	Input Value(s)
Fuel/Vegetation, Surface/Understory			
	Fuel Model		4
Fuel Moisture			
	1-h Moisture	%	2
	10-h Moisture	%	3
	100-h Moisture	%	5
	Live Herbaceous Moisture	%	30
	Live Woody Moisture	%	50
Weather			
	Midflame Wind Speed (upslope)	mi/h	20
Terrain			
	Slope Steepness	%	70
Notes			
Results			
Output Variable	Value	Units	
Surface Rate of Spread (maximum)	1149	ch/h	
Flame Length	77.5	ft	
End			

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BehavePlus 5.0.5 (Build 307)			
South West exposure modified			
Sun, Jun 02, 2013 at 14:11:38			
Input Worksheet			
Inputs: SURFACE			
Input Variables		Units	Input Value(s)
Fuel/Vegetation, Surface/Understory			
	Fuel Model		4, gr1
Fuel Moisture			
	1-h Moisture	%	2
	10-h Moisture	%	3
	100-h Moisture	%	5
	Live Herbaceous Moisture	%	30
	Live Woody Moisture	%	50
Weather			
	Midflame Wind Speed (upslope)	mi/h	20
Terrain			
	Slope Steepness	%	70
Notes			
Results			

Fuel Model	ROS (max)	Flame Length	
	ch/h	ft	
4	1149	77.5	
gr1	37.6	3.1	
End			

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Defensible Space Landscaping – Plant Pallet for Fuel Modification in Riverside, Orange and San Diego Counties

	Code	Botanical Name	Common Name	Plant Form
1.	**W**	Abelia x grandiflora	Glossy Abelia	Shrub
2.	**_**	Acacia redolens desert carpet	Desert Carpet	Shrub
3.	**_**	Acer macrophyllum	Big Leaf Maple	Tree
4.	**X**	Achillea millefolium	Common Yarrow	Low shrub
5.	**W**	Achillea tomentosa	Wolly Yarrow	Low shrub
6.	**X**	Aeonium decorum	Aeonium	Ground cover
7.	**X**	Aeonium simsii	Aeonium	Ground cover
8.	**W**	Agaave attenuata	Century Plant	Succulent
9.	**W**	Agave shawii	Shaw's Century Plant	Succulent
10.	**N**	Agave victoriae-reginae	Agave	Ground cover
11.	**X**	Ajuga reptans	Carpet Bugle	Ground cover
12.	**W**	Alnus cordata	Italian Alder	Tree
13.	**_**	Alnus rhombifolia	White Alder	Tree
14.	**N**	Aloe aborescens	Torch Aloe	Shrub
15.	**N**	Aloe aristata	Dwarf Aloe	Ground cover
16.	**N**	Aloe brevifolia	Aloe	Ground cover
17.	**W**	Aloe Vera	Medicinal Aloe	Succulent
18.	**W**	Alyogyne huegelii	Blue Hibiscus	Shrub
19.	**_**	Ambrosia chamissonis	Beach Bur-Sage	Perennial
20.	**_**	Amoroha fruticosa	Western False Indigobush	Shrub
21.	**W**	Anigozanthus flavidus	Kangaroo Paw	Perennial Accent
22.	**_**	Antirrhinum nuttalianum ssp. Nuttatianum	Beard Tongue	Subshrub
23.	**X**	Aptenia cordifolia x 'Red Apple'	Red Apple Aptenia	Ground cover
24.	**W**	Arbutus unedo	Strawberry Tree	Tree
25.	**W**	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	Ground cover
26.	**W**	Arctostaphyis edmundsil	Little Sur Manzanita	Ground cover
27.	**_**	Arctostaphylos glandulosa	Eastwood Manzanita	Shrub
28.	**W**	Arctostaphylos hookeri 'Monterey Carpet'	Monterey Carpet Manzanita	Low shrub
29.	**N**	Arctostaphylos pungens	Heather	Shrub
30.	**N**	Arctostaphylos refugioensis	Refugio Manzanita	Shrub
31.	**W**	Arctostaphylos uva-ursi	Bearberry	Ground cover
32.	**W**	Arctostaphylos x 'Greensphere'	Greensphere Manzanita	Shrub
33.	**N**	Atemisia caucasia	Caucasian Artemisia	Ground cover
34.	**N**	Artemisia pycnocephaia	Beach Sagewort	Perennial
35.	**X**	Atriplex canescens	Four-Wing Saltbush	Shrub
36.	**X**	Atriplex lentiformis ssp. Breweri	Brewer Saltbush	Shrub
37.	**_**	Baccharis emoryi	Emory Baccharis	Shrub
38.	**W** _	Baccharis pilularis ssp. Consanguinea	Chaparral Bloom	Shrub

X = Plant Species prohibited in wet and dry fuel modification zones adjacent to native open space lands. Acceptable in all other fuel modification zones and locations.

W = Plant species appropriate for use in wet fuel modification zones adjacent to native open space lands. Acceptable in all other wet and irrigated dry (manufactured slopes) fuel modification zones and locations.

_ = Plant species native to Riverside, Orange and San Diego Counties. Acceptable in all fuel modification (wet or dry zones) in all locations.

N = Plant species acceptable on a limited basis (maximum 30% of the area at time of planting) in wet fuel modification zones adjacent to native open space reserve lands. Acceptable in all other fuel modification zones and locations.

***** = If seed collected from local seed source.

****** = Not native plant species but can be used in all fuel modification zones.

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	Code	Botanical Name	Common Name	Plant Form
39.	**X**	Baccharis pilularis var. pilularis 'Twin Peaks #2'	Twin Peaks	Ground cover
40.	**_**	Baccharis salicifolia	Mulefat	Shrub
41.	**N**	Baileya Multiradiata	Desert Marigold	Ground cover
42.	**W**	Beaucarnea recurvata	Bottle Palm	Shrub/Small tree
43.	**N _**	Bougainvillea spectabilis	Bougainvillea	Shrub
44.	**N _**	Brahea armata	Mexican Blue Palm, Blue Hesper Palm	Palm
45.	**N _**	Brahea brandegeei	San Jose Hesper Palm	Palm
46.	**N _**	Brahea edulis	Guadalupe Palm	Palm
47.	**_**	Brickellia californica	Hoary Nettle	Subshrub
48.	**W _**	Bromus carinatus	California Brome	Grass
49.	**_**	Camissionia cheiranthifolia	Beach Evening Primrose	Perennial subshrub
50.	**N**	Carissa macracarpa	Green Carpet Natal Plum	Ground cover/shrub
51.	**X**	Carpibrotus chilensis	Sea Fig Ice Plant	Ground cover
52.	**W**	Ceanothus gloriosus 'Point Reyes'	Point Reyes Ceanothus	Shrub
53.	**W**	Ceanothus griseus 'Louise Edmunds'	Louis Edmunds Ceanothus	Shrub
54.	**W**	Ceanothus griseus horizontalis	Yankee Point	Ground cover
55.	**W**	Ceanothus griseus var. horizontalis	Carmel Creeper Ceanothus	Shrub
56.	**_**	Ceanothus megacarpus	Big Pod Ceanothus	Shrub
57.	**W**	Ceanothus prostrastus	Squaw Carpet Ceanothus	Shrub
58.	**_**	Ceanothus spinosus	Green Bark Ceanothus	Shrub
59.	**W**	Ceanothus verrucosus	Wart-Stem Ceanothus	Shrub
60.	**W**	Cerastium tomentosum	Snow-in-summer	Ground cover/shrub
61.	**W**	Ceratonia siliqua	Carob	Tree
62.	**W**	Cercis occidentalis	Western redbud	Tree/Shrub
63.	**X**	Chrysanthemum leucanthemum	Oxeye Daisy	Groundcover
64.	**W**	Cistus hybridus	White Rockrose	Shrub
65.	**W**	Cistus incanus	Mauve Rockrose	Shrub
66.	**W**	Cistus incanus salviafolius	Sageleaf Rockkrose	Shrub
67.	**W**	Cistus purpureus	Orchid Rockrose	Shrub
68.	**W**	Citrus species	Citrus	Tree
69.	**_**	Clarkia bottae	Showy Fairwell to Spring	Annual
70.	**_**	Cneoridium dumosum	Bushrue, Pt. Reyes Ceanothus	Shrub
71.	**_**	Collinsia heterophylla	Chinese Houses	Annual
72.	**W _**	Comarostaphylis diversifolia	Summer Holly	Shrub
73.	**N**	Convolvulus cneorum	Bush Morning Glory	Shrub
74.	**W**	Coprosma kirkii	Creeping Coprosma	Ground cover/Shrub
75.	**W**	Coprosma pumila	Prostrate Coprosma	Low Shrub
76.	**_**	Coreopsis californica	California coreopsis	Annual
77.	**W**	Coreopsis lanceolata	Coreopsis	Ground cover

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	Code	Botanical Name	Common Name	Plant Form
78.	**N**	Correa pulchella	Australian Fushia	Ground cover
79.	**W**	Cotoneaster buxifolius	Grayleaf Cotoneaster	Shrub
80.	**W**	Cotoneaster congestus Likiang	Likiang Cotoneaster	Ground cover/Vine
81.	**X**	Crassula lactea	Taylor's Parches	Ground cover
82.	**X**	Crassula ovata	Jade Tree	Shrub
83.	**X**	Crassula tetragona	Jade Plant	Shrub
84.	**W**	Croton californicus	California Croton	Ground cover
85.	**X**	Delosperma 'alba'	White Trailing Ice Plant	Ground cover
86.		Dendromecon rigida	Bush Poppy	Shrub
87.		Dichelostemma capitatum	Blue Dicks	Herb
88.	**N**	Distictis buccinatoria	Blood-Red Trumpet Vine	Vine/Climbing vine
89.	**N**	Dodonaea viscosa	Hopseed Bush	Shrub
90.	**X**	Drosanthemum floribundum	Rosea Ice Plant	Ground cover
91.	**X**	Drosanthemum hispidum	Ice Plant, Showy Dewflower	Ground cover
92.		Dudleya lanceolat	Lance Leaved Dudleya	Succulent
93.		Dudleya pulverulenta	Chalk Dudleya	Succulent
94.	**W**	Elaeagnus pungens	Silverberry	Shrub
95.		Encelia californica	California Encelia	Small shrub
96.		Epilobium canum (Zauschneria californica)	Hoary California Fushia	Shrub
97.		Eriastrum sapphirinum	Mojave Wolly Star	Annual
98.	**N**	Eriobotrya japonica	Loquat	Tree
99.		Eriodictycon crassifolium	Thick-Leaf Yerba Santa	Shrub
100.		Eriodictycon trichocalyx	Mojave Wooly Star	Annual
101.	**W**	Eriophyllum confertiflorum	Golden Yarrow	Shrub
102.	**W**	Erythrina species	Coral Tree	Tree
103.	**W**	Eschscholzia californica	California Poppy	Flower
104.	**X**	Eschscholzia mexicana	Mexican Poppy	Herb
105.	**N**	Euonymus fortunei	Winter Creeper Euonymus	Ground cover
106.	**N**	Fiejoa sellowiana	Pineapple Guava	Shrub/Tree
107.	**N**	Fragaria chiloensis	Wild Strawberry/ Sand Strawberry	Ground cover
108.		Frankenia salina	Alkali Heath	Ground cover
109.	**W**	Fremontodendron californicum	California Flannelbush	Shrub
110.	**X**	Gaillardiaa x grandiflora	Blanketflower	Ground cover
111.	**W**	Galvezia speciosa	Bush Snapdragon	Shrub
112.	**W**	Garrya ellipta	Silktassel	Shrub
113.	**X**	Gazania hybrids	South African Daisy	Ground cover
114.	**X**	Gazania rigens leucolaena	Trailing Gazania	Ground cover
115.		Gilia capitata	Globe Gilia	Perennial
116.	**W**	Gilia lepthantha	Showy Gilia	Perennial

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	Code	Botanical Name	Common Name	Plant Form
117.	**W**	Gilia tricolor	Bird's Eyes	Perennial
118.	**W**	Ginko biloba	Maidenhair Tree	Tree
119.	**_**	Gnaphalium californicum	California Everlasting	Annual
120.	**W**	Grewia occidentalis	Starflower	Shrub
121.	**_**	Grindelia stricta	Gum Plant	Ground cover
122.	**N**	Hakea suaveolens	Sweet Hakea	Shrub
123.	**W**	Harde bergia comptoniana	Lilac Vine	Shrub
124.	**N**	Helianthemum mutabile	Sunrose	Ground cover/Shrub
125.	**_**	Helianthemum scoparium	Rush Rose	Shrub
126.	**_**	Heliotropium curassavicum	Salt Heliotrope	Ground cover
127.	**X**	Helix canariensis	English Ivy	Ground cover
128.	**W**	Hesperaloe parviflora	Red Yucca	Perennial
129.	**_**	Heteromeles arbutifolia	Toyon	Shrub
130.	**X**	Hypericum calcycinum	Aaron's Beard	Shrub
131.	**N**	Iberis sempervirens	Edging Candytuft	Ground cover
132.	**N**	Iberis umbellatum	Globe Candytuft	Ground cover
133.	**_**	Isocoma menziesii	Coastal Goldenbush	Small shrub
134.	**_**	Isomeris arborea	Bladderpod	Shrub
135.	**W**	Iva hayesiana	Poverty Weed	Ground cover
136.	**N**	Jublans californica	California Black Walnut	Tree
137.	**_**	Juncus acutus	Spiny Rush	Perennial
138.	**_**	Keckiella antirrhinoides	Yellow Bush Penstemon	Subshrub
139.	**_**	Keckiella cordifolia	Heart Leaved Penstemon	Subshrub
140.	**_**	Keckiella ternata	Blue Stemmed Bush Penstemon	Subshrub
141.	**W**	Kniphofia uvaria	Red Hot Poker	Perennial
142.	**W**	Lagerstroemia patersonii	Crape Myrtle	Tree
143.	**X**	Lampranthus aurantiacus	Bush Ice Plant	Ground cover
144.	**X**	Lampranthus filicaulis	Redondo Creeper	Ground cover
145.	**X**	Lampranthus spectabilis	Trailing Ice Plant	Ground cover
146.	**W**	Lantana camara cultivars	Yellow Sage	Shrub
147.	**W**	Lantana montevidensis	Trailing Lantana	Shrub
148.	**_**	Lasthenia californica	Dwark Goldfields	Annual
149.	**W**	Lavandula dentataq	French Lavendar	Shrub
150.	**W**	Leptospermum laevigatum	Australian Tea Tree	Shrub
151.	**W**	Leucophyllum frutescens	Texas Ranger	Shrub
152.	**_**	Leymus condensatus	Giant Wild Rye	Large grass
153.	**N**	Ligustrum japonicum	Texas Privet	Shrub
154.	**X**	Limonium perezii	Sea Lavender	Shrub
155.	**W**	Liquidambar styraciflua	American Sweet Gum	Tree
156.	**W**	Liriodendron tulipifera	Tulip Tree	Tree

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Defensible Space Landscaping – Plant Pallet for Fuel Modification in Riverside, Orange and San Diego Counties

	Code	Botanical Name	Common Name	Plant Form
157.	**X**	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle	Vining Shrub
158.	**_**	Lonicera subspicata	Wild Honeysuckle	Vining Shrub
159.	**X**	Lotus corniculatus	Bird's Foot Trefoil	Ground Cover
160.	**_**	Lotus Heermanii	Woolly Lotus	Perennial
161.	**_**	Lotus Scoparius	Deerweed	Shrub
162.	**W**	Lupinus arizonicus	Desert Lupine	Annual
163.	**W**	Lupinus benthamil	Spider Lupine	Annual
164.	**_**	Lupinus bicolor	Sky Lupine	Flowering annual
165.	**_**	Lupinus sparsiflorus	Coulter's Lupine	Annual
166.	**W**	Lyonothamnus floribundus ssp. Asplenfolius	Fernleaf Ironwood	Tree
167.	**W**	Macademia Integrifolia	Macadamia Nut	Tree
168.	**W**	Mahonia aquifolium 'Golden Abundance'	Golden Abundance, Oregon Grape	Shrub
169.	**W**	Mahonia nevinii	Nevin Mahonia	Shrub
170.	**_**	Malacothamnus fasciculatus	Chaparral Marrow	Shrub
171.	**X**	Makephora luteola	Trailing Ice Plant	Ground cover
172.	**W**	Maytenus boaria	Mayten Tree	Tree
173.	**W**	Melaleuca nesophila	Pink Melaleuca	Shrub
174.	**N**	Metrosideros excelsus	New Zealand Christmas Tree	Tree
175.	**_***	Mimulus species	Monkeyflower	Flower
176.	**_**	Mirabilis californica	Wishbone Bush	Perennial
177.	**N**	Myoporum debile	Trailing Myoporum	Shrub
178.	**N**	Myoporum insulare	Boobialla	Shrub
179.	**W**	Myoporum parvifolium	Creeping Boobialla	Ground cover
180.	**W**	Myoporum 'Pacificum'	Trailing Myoporum	Shrub
181.	**_**	Nassella [stipa] lepida	Foothill Needlegrass	Ground cover
182.	**_**	Nassella stipa] pulchra	Purple Needlegrass	Ground cover
183.	**_**	Nemophila menziesii	Baby Blue Eyes	Annual
184.	**X**	Nerium oleander	Oleander	Shrub
185.	**_**	Oenothera hookeri	California Evening Primrose	Flower
186.	**W**	Oenothera speciosa	Showy Evening Primrose	Perennial
187.	**X**	Ophiopogon japonicus	Mondo Grass	Ground cover
188.	**_***	Opuntia littoralis	Prickly Pear	Cactus
189.	**_***	Opuntia oricola	Oracle Cactus	Cactus
190.	**_***	Opuntia prolifera	Coast Cholla	Cactus
191.	**W**	Osmanthus fragrans	Sweet Olive	Shrub
192.	**X**	Osteospermum fruticosum	Trailing African Daisy	Ground cover
193.	**X**	Parkinsonia aculeata	Mexican Palo Verde	Tree
194.	**W**	Pelargonium peltatum	Ivy Geranium	Ground cover
195.	**X**	Penstemon species	Beard Tongue	Shrub

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196.	**W**	Photinia Fraseri	Red Robin	Shrub
197.	**W**	Pistacia chinensis	Chinese pistache	Tree
198.	**X**	Pittosporum undulatum	Victorian Box	Tree
199.	**_**	Plantage erecta	California Plantain	Annual
200.	******	Plantago insularis	Woolly Plantain	Annual
201.	**X**	Plantago sempervirens	Evergreen Plantain	Ground cover
202.	**W**	Platanus racemosa	California Sycamore	Tree
203.	**W**	Plumbago auriculate	Plumbago Cape	Shrub
204.	**_**	Populus fremontii	Western Cottonwood	Tree
205.	**X**	Portulacaria afra	Elephant's Foot	Shrub
206.	**_**	Potentilla glandulosa	Sticky Cinquefoil	Subshrub
207.	**X**	Potentilla tabernaemontanii	Spring Cinquefoil	Ground cover
208.	**X**	Prunus caroliniana	Carolina Cherry Laurel	Shrub/Tree
209.	**_**	Prunus ilicifolia ssp. Ilicifolia	Holly Leaved Cherry	Shrub
210.	**X**	Prunus lyonii	Catalina Cherry	Shrub/Tree
211.	**N**	Punica granatum	Pomegranate	Shrub/Tree
212.	**W**	Puya species	Puya	Succulent/shrub
213.	**W**	Pyracantha species	Firethorn	Shrub
214.	**_**	Quercus agrifolia	Coast Live Oak	Shrub
215.	**_***	Quercus berberdifolia	California Scrub Oak	Shrub
216.	**_***	Quercus dumosa	Coastal Scrub Oak	Shrub
217.	**X**	Quercus engelmannii	Engelmann Oak	Tree
218.	**X**	Quercus suber	Cork Oak	Tree
219.	**X**	Rhamnus alaternus	Italian Buckthorn	Shrub
220.	**_**	Rhamnus californica	California Coffee Berry	Shrub
221.	**_**	Rhamnus crocea	Redberry	Shrub
222.	**_**	Rhamnus crocea ssp. Ilicifolia	Hollyleaf Redberry	Shrub
223.	**N**	Rhaphiolepis species	Indian Hawthorn	Shrub
224.	**_**	Rhus integrifolia	Lemonade Berry	Shrub
225.	**N**	Rhus lancea	African Sumac	Tree
226.	**_**	Rhus ovataa	Sugarbush	Shrub
227.	**_**	Ribes aureum	Golden Currant	Shrub
228.	**_**	Ribes indecorum	White Flowering Currant	Shrub
229.	**_**	Ribes speciosum	Fuschia Flowering Gooseberry	Shrub
230.	**W**	Ribes viburnifolium	Evergreen Currant	Shrub
231.	**_***	Romneya coulteri	Matilija Poppy	Shrub
232.	**X**	Romneya coulteri 'White Cloud'	White Cloud Matilija Poppy	Shrub
233.	**W** _	Rosmarinus officinalis	Rosemary	Shrub
234.	**W** _	Salvia greggii	Autumn Sage	Shrub

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235.	**W** _	Salvia sonomensis	Creeping Sage	Ground cover
236.	_	Sambucus mexicana	Mexican Elderberry	Tree
237.	**W**	Santolina chamaecyparissis	Lavender Cotton	Ground cover
238.	**W**	Santolina virens	Green Lavender Cotton	Shrub
239.	_	Satureja chandleri	San Miguel Savory	Perennial
240.	_	Scirpus acutus	Hard-Stem Bulrush	Perennial
241.	_	Scirpus californicus	California Bulrush	Perennial
242.	**X**	Sedum acre	Goldmoss Sedum	Ground cover
243.	**X**	Sedum album	Green stonecrop	Ground cover
244.	**X**	Sedum confusum	Stonecrop	Ground cover
245.	**X**	Sedum x rubrotinctum	Pork & Beans	Ground cover
246.	**X**	Senecio serpens	Dusty Miller	Ground cover
247.	_	Sisyrinchium bellum	Blue-Eyed Grass	Ground cover
248.	_	Solanum douglasii	Douglas Nightshade	Shrub
249.	_	Solanum xantii	Purple Nightshade	Perennial
250.	**W**	Stenocarpus sinuatus	Firewheel Tree	Tree
251.	**W**	Strelitzia nicolai	Giant Bird of Paradise	Perennial
252.	**W**	Strelitzia reginae	Bird of Paradise	Perennial
253.	_	Symphoricarpos mollis	Creeping Snowberry	Shrub
254.	**W**	Tecoma stans [stenolibium stans]	Yellow Bells	Shrub/small tree
255.	**X**	Tecomaria capensis	Cape Honeysuckle	Ground cover
256.	**N**	Teucrium chamaedrys	Germander	Ground cover
257.	**N**	Thymus serpyllum	Lemon Thyme	Ground cover
258.	**N**	Trachelospermum jasminoides	Star Jasmine	Shrub
259.	_	Trichostems lanatum	Wolly Blue-Curls	Shrub
260.	**X**	Trifolium hirtum 'Hyron'	Hyron Rose Clover	Ground cover
261.	**X**	Trifolium fragiferum 'O'Connor's'	O'Connor's Legume	Ground cover
262.	_	Umbellularia californica	California Laurel	Tree
263.	_	Verbena Lasiostachys	Western Vervain	Perennial
264.	**N**	Verbena peruviana	Peruvian Verbena	Ground cover
265.	**X**	Verbena species	Verbena	Ground cover
266.	**X**	Vinca minor	Dwarf Periwinkle	Ground cover
267.	_	Vitis Girdiana	Desert Wild Grape	Vine
268.	**X**	Vulpia myuros 'Zorro'	Zorro Annual Fescue	Grass
269.	**W**	Westringia fruticosa	Coast Rosemary	Shrub
270.	**W**	Xanthorrhoea species	Grass Tree	Perennial / shrub
271.	**W**	Xylosma congestum	Shiny Xylosma	Shrub
272.	**X**	Yucca species	Yucca	Shrub
273.	_	Yucca whippiei	Yucca	Shrub

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What is Defensible Space ?

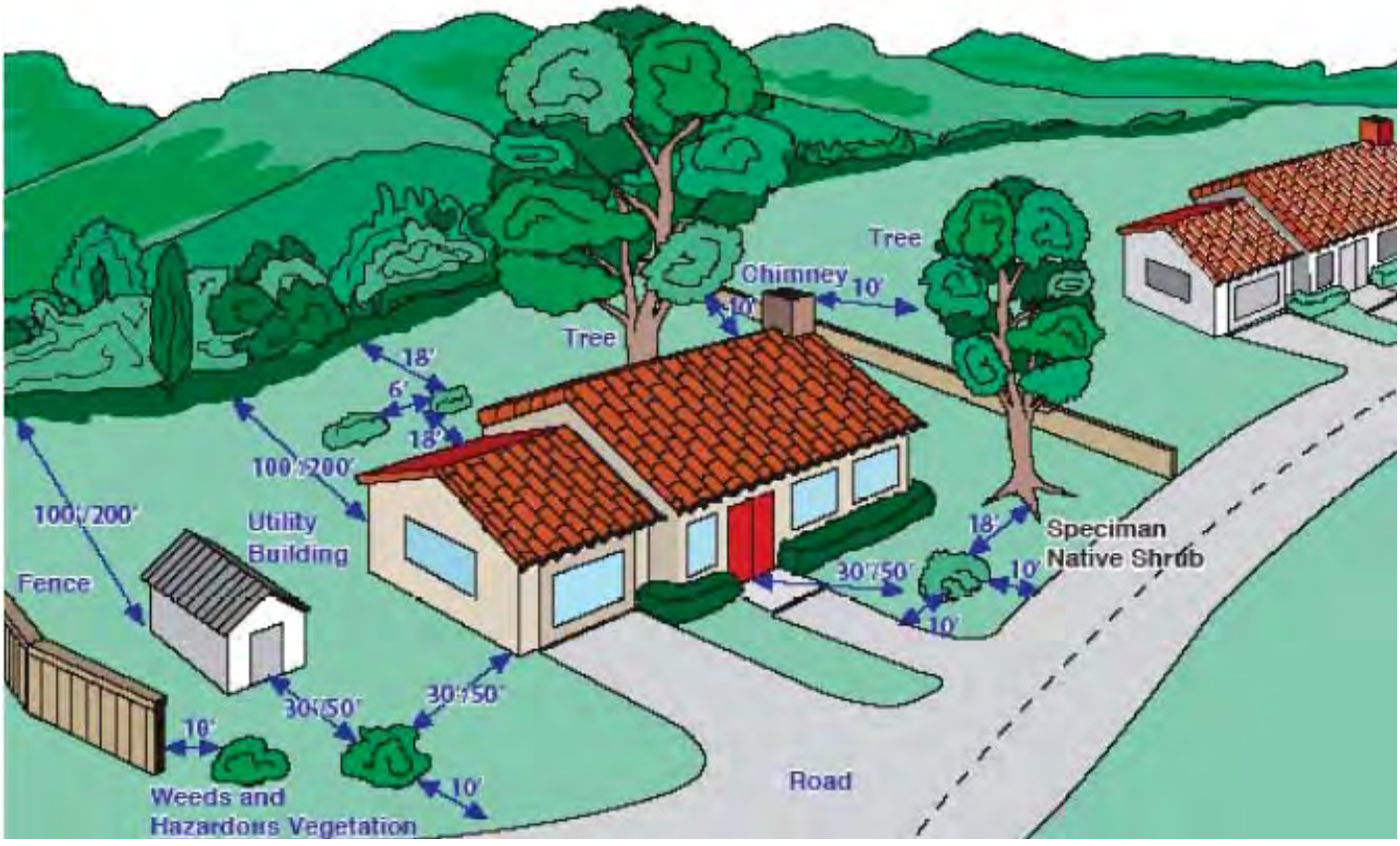
Defensible space is the area around a structure free of flammable plants and objects that creates a zone in which firefighters can operate safely in order to help protect a home during a wildfire. This space is wide enough to prevent direct flame impingement and reduce the amount of radiant heat reaching the structure. The defensible space for each structure varies, depending on the type of vegetation and topography.

Zone One extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead or dying vegetation.
- Trim tree canopies regularly to keep their branches a minimum of 10 feet from structures and other trees.
- Remove leaf litter (dry leaves/pine needles) from yard, roof and rain gutters.
- Relocate woodpiles or other combustible materials into Zone Two.
- Remove combustible material and vegetation from around and under decks.
- Remove or prune vegetation near windows.
- Remove "ladder fuels" (low-level vegetation that allows the fire to spread from the ground to the tree canopy). Create a separation between low-level vegetation and tree branches. This can be done by reducing the height of low-level vegetation and/or trimming low tree branches.

Zone Two extends 30 to 100 feet out from buildings, structures and decks. You can minimize the chance of fire jumping from plant to plant by removing dead material and removing and/or thinning vegetation. The minimum spacing between vegetation is three times the dimension of the plant.

- Remove "ladder fuels."
- Cut or mow annual grass down to a maximum height of 4 inches.
- Trim tree canopies regularly to keep their branches a minimum of 10 feet from other trees.



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Corona Fire Department

Construction Standards

Notice to Remain Posted until Final Certificate of Occupancy

PURPOSE

The purpose of this document is to identify the minimum standards to be followed during construction, alterations, or demolition of any project within the City of Corona. Additional requirements may be found in Chapter 14 of the 2010 edition of the California Fire Code (CFC).

SCOPE

All new developments and construction sites shall comply with this standard, unless specific alternate methods of compliance have been approved by the Fire Marshal. The Fire Chief or Fire Marshal may determine the need for additional requirements. Failure to comply may result in the issuance of a "STOP WORK ORDER" for the project.

REQUIREMENTS

1. All new developments shall have vehicle access roadways to the project site as specified during the Development Plan Review or Building Plan Check, prior to the delivery of combustible materials to the site.

2. Approved vehicle access shall meet the City of Corona construction standards for public or private streets.

3. All emergency vehicle access roadways shall be approved prior to combustible construction.

4. Emergency access roadways shall be of an all-weather surface (asphalt or concrete) and shall be certified as capable of supporting 70,000 pounds gross vehicle weight.

5. Turns in access roadways shall be constructed with a minimum of 25' inside radius and 50' outside radius.

6. Fire Department emergency access roadways shall be maintained free from obstruction **at all times.** Gates or other obstructions shall be approved by the Fire Department and the Public Works Department, prior to installation. Vehicular parking on emergency access roadways is subject to citation.

7. All required fire hydrants shall be tested, accepted and placed in service prior to the delivery of any combustible materials.

8. At no time shall fire hydrants be blocked by building materials or equipment.

9. Should the water supply for the project be reduced or compromised, the Corona Fire Department shall be notified immediately at (951) 736-2220. If the water supply is

compromised after normal business hours, the contractor shall notify Corona Fire Dispatch at (951) 736-2334.

10. Buildings four or more stories in height shall be equipped with not less than one standpipe during construction, per CFC Section 1413.

11. Buildings that require an automatic fire sprinkler system shall not be occupied until the system has been tested and approved, per CFC Section 1414, except as approved by the Fire Marshal, and in accordance with CFC Chapter 1, Section 105.3.3.

12. Building materials shall be stored on site in a manner and location approved by both the Fire and Public Works Departments.

13. Combustible scrap materials and scrap lumber shall be picked up on a daily basis, or more frequently, as required by the Fire Department. Combustible debris shall not be accumulated within buildings.

14. The owner shall designate a person to be the fire prevention program superintendent. He/she shall determine that all fire protection equipment is maintained and serviced in accordance with the CFC.

15. The fire prevention program superintendant shall be responsible for supervising the permit system for hot work operations in accordance with CFC Chapter 26.

16. All welding, including arc welding, shall only be approved when there is a fire extinguisher or hose equipped with a suitable nozzle, able to reach all portions of the building or site and connected to a reliable water supply on the premises.

17. Asphalt kettles shall only be permitted when accompanied by at least one multipurpose portable fire extinguisher with a minimum 3-A 40-B:C rating on the roof being covered or repaired. Asphalt kettles shall only be operated by a contractor licensed and bonded for the type of roofing process being performed.

18. Open burning is prohibited anywhere on the site during construction, alteration or demolition projects.

19. Production welding shall require a Fire Department permit and shall comply with 2010 CFC Chapter 26, and the Welding and Hot Works guideline.

20. Grading operations on or near wildland areas shall require a fire plan which addresses fire safety in wildland areas, and shall be approved prior to commencement of grading. Spark arrestors and fire extinguishers shall be required. Additional site specific requirements may be made based on topography, distance, or other concerns, including the California Environmental Quality Act (CEQA).

Corona Fire Department

Weed Abatement Procedure

PURPOSE

The intent of this procedure is to provide the minimum standards necessary to meet the safety requirements in accordance with Corona Municipal Code (CMC) Chapter 8.24 and the Public Resources Code. Failure to comply with these procedures may result in administrative enforcement.

SCOPE

This procedure applies to the City of Corona Fire Department Weed Abatement Program, notice to abate, duty, City action, administrative citation and the administrative hearing process, cost report and account, payment to the City, and assessment for enforcement of the Corona Municipal Code, California Fire Code, and Public Resource Code, as adopted by the City of Corona.

DEFINITIONS

Abate: to reduce in degree of intensity

Administrative Citation: a written notice containing the information required in Section 108.130 of the Corona Municipal Code, informing a responsible person of one or more violations of the City code and imposing an administrative fine or penalty.

Non-Emergency Health or Safety Violation: a violation of any City code pertaining to building, plumbing, electrical or other similar structural or zoning issues which does not create an immediate danger to health or safety.

Waste Matter: unused or discarded matter having no substantial market value, which is exposed to the elements and is not enclosed in any structure or otherwise concealed from public view, and which consists of such matter and materials as rubble, asphalt, concrete, plaster, tile, rubbish, crates, cartons, metal, and glass containers.

Nuisance: All weeds, dry grasses, dead shrubs, dead trees, rubbish or any material growing upon the streets, parking area, sidewalks or upon private property within the city which bears seeds of a wingy or downy nature or which by reason of their size, manner of growth and location constitute a fire hazard to any building, improvements, crops or other property and weeds or grasses which, when dry, will in reasonable probability constitute such a fire hazard are a public nuisance.

PROCEDURES

SERVICE

If it is determined by the Fire Chief, or his or her designee, that a public nuisance exists on any lot or premises, the Fire Chief shall cause a notice to be issued to abate the nuisance. The notice may be served in any of the following manners:

A) Personal service on the owner, occupant or person in charge or control of the property;

B) By regular mail addressed to the owner or person in charge and control of the property, at the address shown on the last available property assessment roll, or as otherwise known;

C) By posting at a conspicuous place on the land or abutting public right-of-way and/or insertion of an advertisement at least once a week for the period of two weeks in a newspaper of general circulation in the city. The newspaper advertisement shall be a general notice that a property in the city has been posted in accordance with policy/chapter and shall contain a general statement of the effect of such posting. The date of such newspaper advertisements shall not be considered in computing the appeal periods provide by this policy/chapter.

APPEAL

Within ten days from the date of posting, mailing, or personal service of the required notice, the owner or person occupying or controlling such lot or premises affected may appeal to the City Council. The appeal shall be in writing and shall be filed with the City Clerk. At the regular meeting or adjourned regular meeting of the City Council, not less than five calendar days nor more than 20 calendar days thereafter, it shall proceed to hear and determine such appeal. The decision of the City Council thereupon shall be final and conclusive. The City Clerk shall notify the appellant in writing no later than three days prior to the scheduling of the time, date and place of the hearing by mailing the notice to him or her at the address state in his for her written appeal.

DUTY

It shall be the duty of the owner, the agent of the owner or the person in possession of any lot or premises in the city to remove the nuisance within ten days from the date of the notice, unless an appeal is sustained by the City Council.

ADMINISTRATIVE CITATION

If the lot or premises is not abated in the time prescribed in the notice, the Fire Chief, or his or her designee, may issue an Administrative Citation. These citations will be issued in the increments defined under Citation Fees. Once a third citation fee of $500.00 is issued the Fire Chief, or his or her designee, may issue additional administrative citations in the amount of $500.00. To appeal the Administrative Citation, see the hearing process below. The Corona Fire Department Administrative Citation Policy and Guideline for Enforcement of the Fire Code are available for additional information.

CITY ACTION

If the lot or premises remains out of compliance with this policy, the Chief of the Fire Department shall cause such nuisance to be abated. The abatement work may be done by city crews or by private contractor. A report of the abatement proceedings and an accurate account of the cost of abating the nuisance on each separate property shall be filed with the City Council.

COST REPORT ACCOUNT

The City Clerk shall set the cost report and account for hearing by the City Council at the regular first or adjourned regular meeting, which will be held at least seven calendar days after the date of filing, and shall post a copy of the report and account, and notice of the time, date and place of hearing in a conspicuous place at or near the entrance to the Council chambers in City Hall.

The City Council shall consider the cost report and account at the time set for hearing, together with any objections or protests by any interested parties. Any owner of land or person interested may present a written or oral protest or objection to the report or account. At the conclusion of the hearing, the City Council shall approve the report and account as submitted or as modified or corrected by the City Council. The amounts so approved shall be liens upon the respective lots or premises upon which abatement was performed, and the City Council shall adopt a resolution assessing the amounts as liens upon the respective parcels of land as they are shown upon the most recent available property assessment roll.

The City Clerk shall prepare and file with the Auditor of the County of Riverside a certified copy of the resolution of the City Council as provide in the Corona Municipal Code.

PAYMENT TO CITY

The Finance Department of the City may accept payment of any amount due at any time prior to the City Council's final determination on the cost report and account.

ASSESSMENT

The provisions of California Government Code 39580 to 39585, inclusive, are incorporated in the Corona Municipal Code for reference. The County Auditor shall enter each assessment in the county tax roll opposite the parcel of land. The amount of the assessment shall be collected at the time and in the manner of ordinary municipal taxes; and if delinquent, the amount is subject to the same penalties and procedure of foreclosure and sale as is provided for ordinary municipal taxes

VIOLATIONS

The owner, occupant or agent of any lot or premises within the city who permits or allows the existence of public nuisance, as defined in the policy, upon any lot or premises owned, occupied or controlled by him or her or who violates any of the previsions of this policy is guilty of a misdemeanor.

CITATION FEES

Fees for violations are contained in the Corona Municipal Code Administrative Penalties Schedule. Fire and Building Code violations (Title 15) are assessed as follows:

First Offense	$100.00
Second Offense	$200.00
Third Offense	$500.00
Additional Offenses	$500.00

Fees are remitted to a third party agency on behalf of the City. Any requests for appeal shall accompany full payment of the citation.

THE ADMINISTRATIVE HEARING PROCESS

When the third party agency receives an appeal request, a copy of the appeal request shall be forwarded to the Inspector, the case file shall be updated and include the reason for the appeal

The Inspector shall work with the third party agency to schedule a hearing date. The hearing shall be scheduled no sooner than fifteen (15) days and no more than sixty (60) days from the appeal request.

The Inspector shall prepare a written staff report, with copies of any exhibits pertaining to the case. The original staff report and exhibits shall be placed in the case file, The appellant shall be notified of the hearing date and time via certified mail, and shall receive a copy of the staff report, no less than 10 days prior to the hearing. A copy of the staff report will be provided to the third party agency, who will forward the report to the assigned hearing officer.

A sign-in sheet will be provided at the hearing room for appellants on the day of the hearing. Hearings will be handled on a first come-first served basis. Failure of the party contesting the citation to appear at the hearing shall constitute forfeiture of the fine and a failure to exhaust his/her administrative remedies.

All hearings shall be recorded by a staff member acting as a proctor, and a copy of the recording will be kept in the appeal file.

At the commencement of the hearing, the hearing officer will read a prepared advisement regarding the purpose and scope of the hearing and his/her role. The hearing officer will then identify all interested parties, having appellant(s) and witnesses provide their name, address and relationship for the record. All Inspectors and City Staff will provide their name and title with the City of Corona.

All parties will be sworn in.

The hearing officer will start testimony by identifying the specific citation(s) and violation(s) that is being contested. All relevant or unduly repetitious evidence shall be excluded.

The hearing officer will confirm that the appellant has received a copy of the Inspector's staff report and will introduce the staff report as evidence of the Inspector's statement and the City's position on the matter.

The hearing officer will then allow the violator the opportunity to provide his/her statement, witnesses, and/or evidence on their behalf.

The Inspector may be present during the hearing, but is not required to be in attendance, as their citation and written report constitute prima facie evidence of the respective facts contained on those documents.

The Inspector will be available to the hearing officer to answer any additional questions or provide additional information prior to the hearing officer issuing a written decision.

The hearing officer will later render a decision based on all relevant information and evidence, and will provide a written decision within fifteen (15) days of the appeal to the appellant via certified mail. The letter will include the recipient's right to appeal the decision to the Superior Court with jurisdiction over the matter. A copy of the letter will also be forwarded to the City.

Upon receipt of the decision letter, the Inspector shall update the case file with the outcome of the hearing and proceed as needed. Copies of the decision letter will be placed in the case file and in the appeal file.