



6.1 INTRODUCTION

The provisions contained herein are intended to regulate design and development within the Borba Village Specific Plan area. The regulations contained herein provide for the development of all land use categories with development regulations established for residential uses, commercial service uses, and landscaping.

6.2 DEFINITION OF TERMS

The meaning and construction of words, phrases, titles, and terms used herein shall be the same as provided in the City of Ontario Development Code except as otherwise specifically provided herein.

6.3 APPLICABILITY

The development regulations contained herein provide specific standards for land use development within the Borba Village Specific Plan. Regulations address residential and commercial land uses. General landscaping regulations are also provided. Application of the following regulations is intended to encourage the most appropriate use of the land, create a harmonious relationship between land uses, ensure the highest quality of development, and protect the health safety and general welfare of the community. The adoption of the Borba Village Specific Plan by ordinance, supersedes otherwise applicable City of Ontario zoning regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario Development Code, the provisions of the Borba Village Specific Plan shall take precedence. Where the Specific Plan is silent, City codes shall apply. These regulations shall reinforce specific planning and design guidelines contained in Section 5 of the Specific Plan.

6.4 ADMINISTRATION

The Borba Village Specific Plan is adopted by ordinance and will serve as the implementation tool for the General Plan as well as the zoning for the project site. The Borba Village Specific Plan addresses general provisions, permitted uses, development standards, and community design guidelines.

6.5 METHODS AND INTERPRETATION

Development within the Borba Village Specific Plan shall be implemented through the approval by the City of Ontario of parcel maps, tentative maps, and Development Plan Review. The administration process described below provides for the mechanisms for review and approval of development projects within Borba Village consistent with the Specific Plan objectives.

6.6 GENERAL SITE DEVELOPMENT CRITERIA

The following general site development criteria shall apply to all land development proposed in Borba Village.

- a. Development within the project site shall utilize grading techniques which implement the City of Ontario Grading Ordinance. Grading concepts shall respond to the community design guidelines included in the Specific Plan which guide the development of land use toward the goal of providing for a traditional residential community with streets and entries designed for walking and resident interaction.
- b. Areas proposed for residential development should reserve space for development of a pedestrian corridor. The precise location of the pedestrian corridor shall be determined at the time of the approval of the first Development Plan Review for the residential component of the project. The alignment of the pedestrian corridor shall generally adhere to the alignment described in the Borba Village Specific Plan.
- c. Additions and/or projections into setback areas permitted by this Specific Plan shall match the architectural style of the primary unit and shall be constructed of the same materials and colors as the primary unit.
- d. All new and existing public utility distribution lines of 66 kV or less shall be subsurface throughout the planned community.
- e. The maximum number of residential dwelling units within the Borba Village Specific Plan shall be 26 single family detached and 198 multifamily dwelling units.
- f. A maximum allowable floor area ratio of .40 shall be established for commercial development within the Borba Village Specific Plan.
- g. If any portion of these regulations is declared to be invalid or ineffective in whole or in part, such decision shall not affect the validity of the remaining portions thereof. The legislative body hereby declares that they would have enacted these regulations and each portion thereof irrespective of the fact that any one or more portions be declared invalid or ineffective.

6.7 IMPLEMENTATION

All development proposals within Borba Village shall be subject to the implementation procedures established herein. Whenever the provisions and development standards contained herein conflict with those contained in the City of Ontario Development Code, the provisions of the Specific Plan shall take precedence.

6.8 INTERPRETATION

Unless otherwise provided, any ambiguity concerning the content or application of the Borba Village Specific Plan shall be resolved by the Planning Director, hereinafter referred to as “Director”, in a manner consistent with the goals, policies, purpose and intent established in this Specific Plan.

6.9 DEVELOPMENT PLAN REVIEW

All development projects within Borba Village shall be subject to the Development Plan Review Process as established in Article 8 of the City’s Development Code. Adoption of the Specific Plan by the City includes adoption of the design guidelines contained herein which shall provide direction for the design of development projects within Borba Village. Where the Borba Village design guidelines are silent, the applicable design guidelines contained within the City’s Development Code shall apply. The design guidelines are intended to be flexible in nature while establishing basic evaluation criteria for the review by the City of developer projects during design review.

Any major deviation from the design guidelines within the Specific Plan shall require a Specific Plan Amendment. The determination of whether a proposed change constitutes a major deviation shall be determined by the Director.

6.10 SUBDIVISION MAPS

Approval of the Borba Village Tentative Tract Map No.16514 concurrently with the adoption of the Specific Plan creates legal lots for development. All future tentative parcel maps and tentative tract maps will be reviewed and approved pursuant to applicable provisions of the City of Ontario Subdivision Ordinance and consistent with the applicable provisions contained within the Specific Plan.

6.11 SPECIFIC PLAN MODIFICATIONS AND AMENDMENTS

6.11.1 MINOR MODIFICATIONS

The following constitute minor modifications to the Specific Plan not requiring a Specific Plan Amendment and are subject to review and approval by the Director. The Director shall have the discretion to refer any such request for modification to the Planning Commission.

- a) Change in utility and/or public service provider.
- b) Collector roadway alignment when the change results in a centerline shift of less than 100 feet.
- c) Adjustment of neighborhood area boundaries provided the total acreage of the affected planning area does not increase or decrease by more than 20% of the total stated in the approved Specific Plan.
- d) Minor changes to landscape materials, wall materials, wall alignment, entry design, and streetscape design which are consistent with the conceptual design set forth in the design guidelines contained within the Specific Plan.
- e) Minor changes to the design guidelines, which are intended to be conceptual in nature only, and are intended to be flexible in implementation.
- f) Other modifications of a similar nature to those listed above, which are deemed minor by the Director, which are in keeping with the purpose and intent of the approved Specific Plan and which are in conformance with the General Plan.

6.11.2 SPECIFIC PLAN AMENDMENTS

Amendments to the Borba Village Specific Plan may be requested by the applicant at any time pursuant to Section 65453(a) of the Government Code. Amendments shall be processed pursuant to the provisions of the of the Government Code for Specific Plan Amendments. In the event the proposed amendment requires supplemental environmental analysis pursuant to the California Environmental Quality Act (CEQA), the applicant(s) are responsible for preparing the necessary CEQA documentation.

6.12 APPEALS

Appeals from any determination of the Director shall be made to the Planning Commission. The applicant(s) or any other entity shall have the right to appeal the decision of the Planning Commission on any determination by filing an application on forms provided by the City of Ontario within ten (10) calendar days after the notice of approval by the Planning Commission. Appeals shall be processed consistent with the provisions of the City of Ontario Development Code.

6.13 PROJECT FINANCING

Construction of public improvements to serve Borba Village will be privately financed by the developer.

6.14 MAINTENANCE RESPONSIBILITIES

The public and private improvements constructed within Borba Village will be maintained through a combination of public and private entities as described below.

6.14.1 PUBLIC

- a. Street "A", the local residential street serving single family residential uses within Borba Village will be dedicated as a public street to the City of Ontario and will be maintained by the City. The right of way improvements from curb face to curb face to be constructed as part of the project within Euclid Avenue, Riverside Drive, and Fern Avenue will be constructed and dedicated to the City of Ontario and will be maintained by the City.
- b. The establishment of a landscape and lighting district for maintenance of the landscape improvements including entries within public right of way will be the first priority for maintenance of these areas. In the event the formation of a landscape and lighting district is not possible the landscape improvements within the public right of way of streets will be maintained by the adjacent users as follows:
 - The parkway north and south on Street "A" adjacent to single family lots and the entry landscaping and signage for single family development at Euclid Avenue on the north side of the entry will be the responsibility of the single family residential development.
 - The parkway landscaping located on south side of the shared entry to single family detached residential and commercial development at Euclid Avenue will be the responsibility of the commercial development.
 - The parkway and entries located on the east side of Fern Avenue and north side of Riverside Drive adjacent to multifamily residential development will be the responsibility of the multifamily residential development.

- The parkway and entries located on the west side of Euclid Avenue and the north side of Riverside Drive adjacent to commercial development will be the responsibility of the commercial development.
- c. Infrastructure improvements such as water and storm drain lines will be dedicated to the City of Ontario and maintained by the City. The sewer connection at Riverside Drive and Fern Avenue will be maintained by the City of Chino.

6.14.2 PRIVATE

Multifamily Residential Area

- a. All development and improvements within the multifamily residential area including on-site water, sewer, and storm drains shall be privately constructed and maintained.

Commercial Service Center

- a. All development and improvements, including on-site water, sewer, storm drains, and landscaped buffer areas, within the neighborhood commercial service center shall be privately constructed and maintained.

6.15 DEVELOPMENT STANDARDS

6.15.1 SINGLE FAMILY DETACHED (SFD)

a. General

This category includes the development of single family detached dwelling units. The purpose of the residential standards for conventional single family detached housing is to establish the minimum criteria for the development of these product types on individual lots within the neighborhoods specified within Borba Village.

b. Permitted Uses

1. Single family detached dwellings
2. Public or private parks, recreational facilities, greenbelts, or open space
3. Accessory uses to include the following:
 - Garages
 - Home occupations
 - Swimming pools, spas, sports courts, and other similar outdoor recreational amenities
 - Patios and patio covers
 - Storage, garden structures, and greenhouses

- Temporary uses such as model home and subdivision sales trailers; temporary construction parking, offices, and facilities; real estate signs, signage indicating future development and directional signage.
- Second story additions to existing single story dwelling units.

**TABLE 3 SINGLE FAMILY RESIDENTIAL
Site Development Standards**

7,200 S.F. Lots (Average) (4.1 Du/Ac)	
LOT CRITERIA	
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH AT FRONT PL FOR STANDARD LOT	50 ft
MIN. LOT WIDTH ON CURVE, KNUCKLE OR CUL-DE-SAC	35 ft
MIN. LOT DEPTH ON STANDARD LOT	90 ft
MIN. LOT DEPTH ON CURVE, KNUCKLE OR CUL-DE-SAC	70 ft
AVERAGE LOT WIDTH	60 ft
SETBACKS (1) (2)	
FRONT (Living Area)	
• MINIMUM FROM PROPERTY LINE	15ft
FRONT Porch with Single Story Plate Line	
• MINIMUM FROM FRONT PROPERTY LINE	10 ft
GARAGES	
• FROM FRONT PROPERTY LINE	20 ft
• From Rear Property Line	10 ft
• From Interior Property Line	5 ft (Min)/10 ft (Agg)
• From Street Side Property Line	10 ft
• From Front of Main Structure	5 ft
SIDE (4) (5)	
• FROM RESIDENTIAL STREET	10 ft
• FROM INTERIOR PROPERTY LINE	5 ft (Min)/ 15 ft (Agg)
REAR	
• Main Structure	20 ft
• Accessory Structure (Single Story Plate Line)	5 ft
• Accessory Structure (Two Story Plate Line)	20 ft
• Porches, Decks, Patio Cover, Balconies	10 ft
Lot Coverage	
Max. Coverage (Single Story Residence)	60%
Maximum Building Height	
MAIN STRUCTURE	35 ft
WALLS, FENCES AND HEDGES	

Per the Article 14, City of Ontario Development Code

ACCESSORY STRUCTURES

Per Article 14, City of Ontario Development Code

PARKING

Per Article 30, City of Ontario Development Code

PORCHES

MINIMUM DEPTH DIMENSION	7 ft
MINIMUM USABLE AREA	70 sf

BUILDING SEPARATION

MINIMUM SPACE BETWEEN BUILDINGS	10 ft
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FOOTNOTES

1. All front and corner side setbacks are measured from the back of property line.
 2. All setbacks are measured to habitable area not architectural appurtenance or projection. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements. Such elements may project a maximum of 3 feet into required front, rear or side setback areas, however, in no case shall such projection be closer than 3 feet to any property line.
 3. Does not apply to lots fronting cul-de-sacs or knuckles.
 4. Side yard slopes may not encroach more than 50% into side yard setback areas.
 5. Accessory structures shall be set back 5 feet if located within 75 feet of the front property line and 3 feet if setback greater than 75 feet from the front property line.
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6.15.2 MULTIFAMILY

a. General

This category includes the development of multifamily residential type dwelling units. The purpose of the residential standards for multifamily uses is to establish the minimum criteria for the development of these types of residences.

b. Permitted Uses

1. Multifamily residential units.
2. Public or private parks, recreational facilities, greenbelts, or open space
3. Accessory uses to include the following:
 - Garages
 - Carports
 - Home occupations
 - Swimming pools, spas, tennis courts, sports courts, and other similar outdoor recreational amenities
 - Patios and patio covers
 - Mailboxes
 - Community center buildings
 - Maintenance storage buildings
 - Monument signage (Project identification signs per the approved sign program)
 - Temporary uses such as model units, sales offices, and subdivision sales trailers, temporary construction offices and facilities, real estate signs, signage indicating future development and directional signage.

**TABLE 4 MULTIFAMILY RESIDENTIAL
Site Development Standards**

Multifamily	
DENSITY	
Maximum Dwelling Units per Acre	16
LOT CRITERIA	
MIN. LOT AREA	NA
MIN. LOT AREA PER UNIT	NA
MIN. LOT WIDTH	NA
MIN. LOT DEPTH	NA
MINIMUM BUILDING SETBACKS (1)	
FROM RIVERSIDE DRIVE PL & FERN AVENUE PL (2)	
• LIVING AREA	20 ft
• PORCH WITH SINGLE STORY PLATE LINE	15 ft
ABUTTING SINGLE FAMILY DETACHED	20 ft
ABUTTING COMMERCIAL	10 ft
From Interior Private Streets & Property Lines	
• Living Area	Min. 14 ft Min. 9 ft
Minimum Building Separation	32 ft
Lot Coverage	60%
Maximum Dwelling Units Per Building	16
Maximum Building Height	35 ft
Accessory Structures	Per Article 14, City of Ontario Development Code
Porches, Decks & Balconies	
SETBACKS:	
• FROM RIVERSIDE DRIVE & FERN AVENUE PROPERTY LINE	15 ft
• FROM INTERIOR PROPERTY LINE	10 ft
• FROM PRIVATE STREETS & DRIVE AISLES	10 ft
• FROM PARKING STALLS	10 ft
• FROM COMMERCIAL LAND USES	10 ft
• FROM SINGLE FAMILY RESIDENTIAL LAND USES	20 ft
MINIMUM DEPTH DIMENSION	7 ft
MINIMUM USABLE AREA	70 ft
WALLS, FENCES, AND HEDGES	Per Article 14, City of Ontario Development Code

Maximum Building Length	150 ft
PARKING	Per Article 30, City of Ontario Development Code
OPEN SPACE	
<ul style="list-style-type: none"> • PRIVATE • COMMON 	150 sf per dwelling unit 25% of project site, with a minimum dimension of 15 ft
PARKING AND DRIVE AISLE SETBACKS	
FROM PRIVATE STREETS & DRIVE AISLES TO BUILDINGS	15 ft
FROM PARKING STALLS TO BUILDINGS	10ft
FROM PARKING STALLS AND DRIVE AISLES TO THE STREET PROPERTY LINE	15ft
FROM COMMERCIAL LAND USE	5ft
FROM SINGLE FAMILY RESIDENTIAL LAND USE	5 ft

FOOTNOTES

1. All front and corner side setbacks are measured from the back of sidewalk.
2. All setbacks are measured to habitable area not architectural appurtenance or projection. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements. Such elements may project a maximum of 3 feet into required front, rear or side setback areas, however, in no case shall such projection be closer than 3 feet to any property line.

6.15.3 COMMERCIAL SERVICE

a. General

This section sets forth the development regulations for the commercial land uses within Borba Village.

Commercial land uses within Borba Village shall be as set forth for C3 (Commercial Service) uses in Table 13-1 of the City of Ontario Development Code. For a complete listing, refer to Article 13: *Land Use and Special Requirements*. Examples:

b. Permitted Uses

1. Specialty stores and shops for retail sales.
2. Grocery stores
3. Pharmaceuticals
4. Pet supplies
5. Restaurants
6. Video Stores
7. Personal services such as dry cleaning and/or laundering, barber shops and salons, home appliance repair, shoe repair, postal and printing, and other similar businesses
8. Food services such as delicatessen, ice-cream parlors, and other similar uses
9. Financial institutions such as banks and credit unions
10. Professional office uses
11. Public and private educational facilities

c. Conditionally Permitted Uses

1. Alcoholic beverage sales
2. Bars and Taverns
3. Liquor stores
4. Child care centers/Day care centers
5. Drive through facilities
6. Public and Private educational facilities
7. Variety and discount stores greater than 5,000 square feet in size
8. Fast Food, with or without drive-through.
9. Building materials and/or garden supply stores w/outdoor storage

d. Prohibited Uses

1. Live entertainment
2. Motor vehicle service and repair

e. Determination of Use

Uses not specifically listed in Table 13-1 of the City of Ontario Development Code may be deemed permitted subject to a “Determination of Use” as provided for in Section 9-1.1310 of the City of Ontario Development Code.

**TABLE 5 COMMERCIAL
SITE DEVELOPMENT STANDARDS**

MINIMUM LOT AREA	NA
MINIMUM BUILDING SETBACKS (1) (2)	
MAXIMUM DEVELOPMENT FLOOR AREA RATIO	.40
MAXIMUM LOT COVERAGE	60 %
MINIMUM BUILDING SETBACKS (1) (2)	
FROM PUBLIC STREET PROPERTY LINES	20 ft
FROM PRIVATE STREET PROPERTY LINES	15 ft
FROM INTERIOR PROPERTY LINES	0 ft
From Residential Land Use	25 ft
PARKING & DRIVE AISLE SETBACKS	
FROM PRIVATE STREETS & DRIVE AISLES TO BUILDINGS	20 FT ALONG FRONT AND SIDES OF BUILDINGS. 5 FT SETBACK REQUIRED IN REAR OF PROPERTY.
FROM PARKING STALLS TO BUILDINGS	5 FT
FROM PARKING STALLS & DRIVE AISLES TO STREET PROPERTY LINE	20 FT
FROM RESIDENTIAL LAND USE	5 FT
MINIMUM LANDSCAPE COVERAGE	15%
MINIMUM BUILDING SEPARATION	
BETWEEN STRUCTURES	0 ft
MAXIMUM BUILDING HEIGHT	
MAIN STRUCTURE	47 ft
ARCHITECTURAL PROJECTIONS AND FOCAL ELEMENTS SUCH AS TOWERS, CUPOLAS, AND OTHER APPURTENANCES (3)	55 ft.

WALLS, FENCES, & HEDGESPER ARTICLE 16, CITY OF
ONTARIO DEVELOPMENT CODE

PARKINGPER ARTICLE 30, CITY OF
ONTARIO DEVELOPMENT CODE

SCREENING

ALL LOADING AREAS SHALL BE SCREENED FROM ADJACENT PUBLIC STREETS, RESIDENTIAL, AND OPEN SPACE USES THROUGH THE USE OF LANDSCAPING, EARTHEN BERMS, OR DECORATIVE WALLS OR FENCING. ALL STORAGE, INCLUDING CARTONS, CONTAINERS, MATERIALS OR TRASH SHALL BE SHIELDED FROM VIEW WITHIN A BUILDING OR AREA ENCLOSED BY A SOLID FENCE OR WALL NOT LESS THAN SIX FEET IN HEIGHT.

ALL ROOF-MOUNTED EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MECHANICAL EQUIPMENT, SATELLITE DISHES, TANKS, DUCTS, AND TOWERS, AND ALL EQUIPMENT APPURTENANT THERETO, SHALL BE SCREENED ON ALL SIDES FROM PUBLIC VIEW FROM THE STREET, ADJOINING PROPERTIES, AND NEIGHBORING RESIDENTIAL UNITS, BY A PARAPET WALL, DECORATIVE ENCLOSURE, OR OTHER ARCHITECTURAL ELEMENT. EQUIPMENT SCREENING SHALL APPEAR AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.

LIGHTING

ALL INTERIOR AND EXTERIOR LIGHTING SHALL BE DIRECTED AWAY FROM RESIDENTIAL AND OPEN SPACES USES.

FOOTNOTES

1. All setback areas shall be landscaped
2. All setbacks are measured to habitable area not architectural appurtenance or projection. An architectural projection is defined as an element that articulates the building elevation such as eaves, window and door pop-out surrounds, media niches, bay windows, pot shelves, chimneys, enhanced window sills, shutter details, window trim, balconies and entry gates, and other similar elements. Such elements may project a maximum of 3 feet into setback areas.
3. Architectural element only not to be used for signage, subject to Planning Director approval.

6.16 LANDSCAPE STANDARDS

6.16.1 GENERAL PROVISIONS

- a) All landscape plans, streetscape plans and graphic designs with regard to community identity, neighborhood identity or entry monumentation shall conform to the design guidelines and regulations as set forth herein and shall be subject to review and approval by the City of Ontario or their authorized representative.
- b) The Landscape/Streetscape improvements for the Borba Village Specific Plan shall establish a landscape architectural theme reminiscent of the landscape character of the surrounding area.

6.16.2 LANDSCAPE STANDARDS

- a) Landscaping within the Borba Village Specific Plan shall be provided in accordance with the Community Design Guidelines for Streetscapes and Entries and consistent with the materials included on the plant palette established for Borba Village as described in Table 6, which follows.
- b) Boundary landscaping will be required adjacent to residential areas abutting storage, loading, parking, and commercial areas. Landscaping shall generally be placed along the entire property line.
- c) The developer shall be responsible for the installation of landscaping and an automatic irrigation system within the front yards and parkways of single family detached residential dwellings.
- d) Parking lot landscaping within commercial areas shall be required in accordance with Section 9-1.3040 of the City's Development Code.
- e) All perimeter wall and fencing materials throughout the planned community will be consistent with the Community Wall and Fence Plan, Exhibit 42 and be of uniform manufacture with colors specified for the overall community design.
- f) The use of wood and/or chain link materials are prohibited.
- g) The Developer will provide site inspection of all construction and installation of open space areas in accordance with City of Ontario requirements.
- g) Non-toxic vegetation shall be utilized adjacent to all public open space areas.

**TABLE 6
PLANT PALETTE**

TREES

<i>Albizia julibrissen</i>	Silk Trees
<i>Arbutus unedo</i>	Strawberry Tree
<i>Agonis flexuosa</i>	Peppermint Willow
<i>Brachychiton populneus</i>	Bottle Tree
<i>Calistemon viminalis</i>	Weeping Bottlebrush
<i>Cedrus deodara</i>	Deodar Cedar
<i>Cedrus atlantica</i> 'Glauca'	Blue Atlas Cedar
<i>Cercis occidentalis</i>	Western Redbud
<i>Chitalpa taskentensis</i>	Chitalpa
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupaniopsis anacardioidies</i>	Carrotwood
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Geijera parviflora</i>	Australian Willow
<i>Ginko biloba</i>	Maidenhair Tree
<i>Koelrueteria bipinnata</i>	Chinese Flame Tree
<i>Koelreuteria paniculata</i>	Golden Rain Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Magnolia grandiflora</i>	Southern Magnolia
<i>Olea europaea</i>	Olive
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Mondell Pine
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Pittosporum undulatum</i>	Victorian Box Tree
<i>Platanus x acerifolia</i> 'Bloodgood'	London Plane Tree
<i>Platanus racemosa</i>	Western Sycamore
<i>Podocarpus gracilior</i>	Fern Pine
<i>Pyrus calleriana</i> 'Chanticleer'	Ornamental Pear
<i>Pyrus kawakamii</i>	Evergreen Pear
<i>Prunus cerasifera</i> 'Krater Vesuvius'	Purple-leaf Plum
<i>Quercus ilex</i>	Holly Oak
<i>Raphiolepis</i> 'Majestic Beauty'	Indian Hawthorne
<i>Rhus lancea</i>	African Sumac
<i>Schinus molle</i>	California Pepper
<i>Tristana conferta</i>	Brisbane Box Tree

TALL SHRUBS

Camelia species	Camelia
Dodnaea viscosa 'Atropurpurea'	Purple Hopseed Bush
Escallonia 'Pink Princess'	Escallonia
Grevillia noellii	Grevillea
Heteromeles arbutifolia	Toyon
Magnolia soulangiana	Saucer Magnolia
Mahonia aquifolia	Oregon Grape
Osmanthus fragrans	Sweet Olive
Photinia x fraseri	Photinia
Pittosporum tobira	Mock Orange
Viburnum tinus	Lauristinus

MEDIUM SHRUBS

Abelia grandiflora	Glossy Abelia
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Buxus macrophila japonica	Boxwood
Calistemon citrinus 'Little John'	Dwarf Bottle Brush
Eleagnus pungens	Silverberry
Escallonia 'Compacta'	Escallonia
Euonymus species	Euonymus
Nandina domestica	Heavenly Bamboo
Raphiolepis indica	Indian Hawthorne
Rosa species	Rose Bushes
Rosmarinus officinalis 'Tuscan Blue'	Tall Rosemary
Xylosma congestum 'Compacta'	Shiny Xylosma

GROUNDCOVERS

Achillea species	Yarrow
Bougainvillea 'Rosenka'	Bougainvillea
Fragaria chiloensis	Wild Strawberry
Geranium sanguineum	Cranesbill
Hypericum calycinum	Creeping St. John's Wort
Lantana species	Creeping Lantana
Lonicera japonica 'Halliana' Hall's	Honeysuckle
Myoporum 'Pacific'	Myoporum
Oenothera berlandieri	Mexican Primrose
Trachelospermum jasminoides	Star Jasmine
Verbena species	Verbena
Vinca minor	Dwarf Periwinkle

VINES

Clytostoma callistegioides	Lavender Trumpet Vine
Ficus pumila	Creeping Fig
Parthenocissus tricuspidata	Boston Ivy
Macfadyena unguis-cati	Cat's Claw
Rosa banksia	Climbing Rose