



# County of Yuba Community Development & Services Agency

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## Planning Department

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## PLUMAS LAKE SPECIFIC PLAN DESIGN REVIEW STAFF REPORT

- Case Number:** DREV-25-0005 (K. Hovnanian)
- Project Name:** Wheeler Ranch Phase 2 Subdivision, Luna Bella
- Request:** A request by K. Hovnanian for design review for a new series of single-family homes planned for Wheeler Ranch Phase 2.
- Location:** Wheeler Ranch, located 0.5 miles east of Feather River Blvd, south of Ella Avenue, and north of Plumas Arboga Road on the northernmost portion of the Plumas Lake Specific Plan
- Designation:** PLSP; Medium Density Residential (MDR-4 du/ac)
- Applicant:** K. Hovnanian Homes  
3721 Douglas Blvd, Suite 150  
Roseville, CA 95661

**Background:** The Plumas Lake Specific Plan (PLSP) sets forth requirements for design review approval of site plans, elevations drawings, and applicable landscaping schemes for residential, commercial, industrial, and certain public projects prior to the construction of any buildings associated with such projects.

The applicant is requesting design review approval for a new residential neighborhood known as Luna Bella at Wheeler Ranch II, located within the Plumas Lake Specific Plan (PLSP) area of Yuba County. The project proposes 72 single-family homes within a portion of Wheeler Ranch Phase 2. The site is zoned PLSP-MDR (Plumas Lake Specific Plan – Medium Density Residential) and is subject to the development standards and design guidelines established in the PLSP.

The project site is surrounded by other planned and existing residential subdivisions. To the north is the Wheeler Ranch Phase 2, Unit 4 development (DREV-25-0002), which was approved for a series of single-family homes by DR Horton. The proposed Luna Bella neighborhood is directly south of the DR Horton development and immediately north of previously built phases of Wheeler Ranch. This application continues the pattern of development envisioned by the

PLSP and is intended to complement adjacent neighborhoods through consistent use of materials, scale, and architectural styles.

This submittal includes updated architectural plans for four models: Boise (Plan 7410), Faro (Plan 7880), Seine ESP (Plan 8647), and Water Lily II (Plan 8486). Each model is offered in three architectural styles—Craftsman, Spanish Modern, and Contemporary—and incorporates varied elevations, massing, and setbacks to create visual diversity and avoid repetition along neighborhood streets. The proposal also includes front yard landscaping and fencing plans and demonstrates compliance with current setback, building height, and lot coverage standards. No variances or exceptions to the adopted development regulations are requested.

Design review is required pursuant to the PLSP to ensure architectural quality, neighborhood compatibility, and consistency with the County’s adopted design standards and review procedures.

**Proposed Home Plans:** The proposed home plans for the 72 lots in Wheeler Ranch Phase 2 (Luna Bella at Wheeler Ranch II) will feature four different floor plans, with one single-story plan and three two-story plans. The homes will range in size from approximately 1,923 square feet to 2,588 square feet. All homes will include two-car garages. For a complete list of the proposed plans, please see the table below or refer to the attachments labeled “3. NCD Luna Bella at Plumas Lake - DR Book.”

#### Floor Plans

| Plan | Plan Description                |
|------|---------------------------------|
| 7410 | 1 story, 3BR, 2BA, 2 Car Garage |
| 7880 | 1 story, 4BR, 3BA, 2 Car Garage |
| 8647 | 2 story, 4BR, 3BA, 2 Car Garage |
| 8486 | 1 story, 4BR, 3BA, 2 Car Garage |

The homes will feature varied exterior materials, roof shapes, trim details, garage door styles, and colors, all tailored to specific elevation styles. Design elements include varied front porch configurations, window trim, and exterior articulation that differ by elevation. Plans also incorporate pop-outs and recessed elements to enhance building modulation. Each home includes a covered entry porch of varying size and location, designed to reduce perceived building mass and contribute to an engaging streetscape. K. Hovnanian’s Luna Bella homes will feature three different architectural elevations listed here:

- **Craftsman** – Craftsman elevations include stucco siding, low-pitched gable roofs, enhanced front porches with column features, and accent siding in the gable ends. Trim is included at front-facing windows, and additional detailing helps create articulation and architectural interest.
- **Spanish Modern** – Spanish Modern elevations use smooth stucco finishes with tile roofs and simple, clean lines. Entry elements are modest and squared, with occasional use of arched forms, and roof overhangs are minimal.

- **Contemporary** – Contemporary elevations emphasize clean geometry with flat or low-slope rooflines, large stucco wall planes, and limited ornamentation. Window and trim treatments are streamlined, and porches or entry covers are typically integrated with horizontal massing.

Each elevation style has several corresponding color schemes to ensure the streetscape remains visually diverse. The proposed palettes include a range of earth tones and muted accent colors, with stone veneer used selectively to provide additional depth and texture. Between the four floor plans, three architectural elevation styles per plan, and multiple color schemes per style, the applicant proposes a variety of distinct home appearances throughout the neighborhood. Color palettes and referencing elevations have been attached for review (Attachment labeled “Color Menu”)

**Landscaping:** The applicant has submitted a comprehensive front yard landscaping and irrigation plan for the 72 single-family homes proposed within Luna Bella at Wheeler Ranch II. Each plan includes a planting layout and irrigation design for both interior and corner lots. Landscape plans are provided for each of the four home models (Plans 7410, 7880, 8486, and 8647), with adjustments based on lot orientation.

The landscaping palette includes a combination of low- to moderate-water-use trees, shrubs, and groundcovers. Typical tree species proposed include Shoestring Acacia, Southern Magnolia, Muskogee Crape Myrtle, Saratoga Laurel, and Red Push Pistache. Shrub and accent tree species are selected for drought tolerance and visual interest. Root barriers are included where applicable, and all plans incorporate an automatic drip irrigation system designed for water efficiency and compliance with local water conservation regulations.

Each home will feature a fully landscaped front yard, with corner lots receiving enhanced planting for additional streetscape presence. Landscape design plans include details for tree and shrub planting, staking, root barrier installation, and irrigation components. The applicant has provided a Community Tree Planting Plan and confirmed that the landscape design complies with the Model Water Efficient Landscape Ordinance (MWELo). Landscape plans and irrigation details have been included as part of the submitted construction drawing set for each plan type.

**Recommendation:** Staff has reviewed the elevations, materials, and floor plans of the proposed K. Hovnanian design review application and has determined that they are consistent with the PLSP and the colors and landscaping of the Wheeler Ranch subdivisions. With incorporation of the following conditions, the project meets the intent of Section 5.7 of the PLSP. It is staff’s recommendation, however, that the following conditions of approval would help this application maintain consistency with the PLSP:

**Conditions of Approval:**

1. Unless specifically provided otherwise herein or by law, each condition of these Conditions of Approval shall be completed to the satisfaction of the County.
2. In order to be in compliance with the Plumas Lake Specific Plan Design Guidelines structures are to be placed so the front yard setbacks are varied in order to create visual interest.

3. All perimeter fencing shall be of high quality redwood or cedar. Fencing facing a street shall be a complement color as the existing street fencing in the subdivision.
4. Production home fencing shall be constructed with steel posts.
5. All front windows shall have foam treatment or architectural elements (i.e. Shutters, wood trim, etc.) as proposed in submitted design plans.
6. All side corner lot homes with side yard windows visible from a public street and all second story windows that face a street shall have foam treatment or architectural elements (i.e. shutters, wood trim, etc.) on the windows that face the street.
7. Except as specifically requested and herein authorized, the applicant/developer shall comply with all standards and design guidelines as specified in the Plumas Lake Specific Plan.
8. Landscaping shall be installed in accordance with submitted landscape plans prior to the issuance of a Certificate of Occupancy. Developer shall maintain all landscaping until occupancy of the home.
9. Applicant shall submit documentation that landscaping meets State water efficient regulations.
10. A maximum of 25 percent of the required landscape areas shall be turf or planted with other high water use plants.
11. All required landscaping have weed cloth installed under all landscaping.
12. A minimum two-inch layer of mulch (bark, rock, or decomposed granite) shall be applied on all exposed soil surfaces or planting areas except in turf areas, creeping or rooting ground covers, or other special planting situations in which mulch is not recommended. Highly flammable mulches (i.e. finely shredded bark and plant fibers, pine needles, and shredded rubber) are prohibited in medians, greenway strips, parking strips, and common areas.
13. Pursuant to Yuba County Public Works' Improvement standards section 7.22.5, when street trees are required in landscape strips between the curb and sidewalk, trees shall be centered and planted in a deep root tree box per the Yuba Standard Drawing, or equivalent, shall be installed. Specifically, trees planted within 4 feet of back of walk shall require root barrier. In addition, barrier panels parallel to walk, equal in length to the diameter of the tree canopy at 85% maturity, are acceptable.
14. A 3 foot paved walkway shall be installed from the driveway leading to the optional side door of the garage.
15. All garage doors have the option of having windows.
16. All new homes directly adjacent to an existing subdivision shall install complimentary landscaping and be painted a complimentary color to the previously approved homes to ensure a consistent landscaping and color transition between the two separate design review approvals. Prior to the issuance of building permits for any home fronting the nearest street, the applicant shall submit color samples to the Planning Department to demonstrate consistency with adjacent Design Review applications.

17. Minor modifications, such as a change of floor plan or minor changes in square footage, that still meet the objectives of the approved plans can be approved administratively. The addition of new color palettes or building materials does not constitute a minor modification.

In conclusion, the new homes comply with and are consistent with the architectural guidelines set forth by the Plumas Lake Specific Plan. Proposed building materials architectural articulation, design and variations within each plan elevation are distinct and consistent.

**Attachments:**

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| ATT 1 | Residential Floor Plans and Elevations |
| ATT 2 | Fit List                               |
| ATT 3 | Color Menu                             |
| ATT 4 | Landscape Plans                        |
| ATT 5 | Fencing Plans                          |

Report Prepared By:

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County of Yuba