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## COVELO COMMUNITY PLANNING AREA



The Covelo community planning area in Round Valley is accessed by State Route 162 and Round Valley Airport. This remote planning area borders the Mendocino National Forest.

Round Valley encompasses the town of Covelo with commercial, residential, and limited industrial uses. The core area of Covelo retains the historic character embodied by its older commercial buildings and residences. Most of the surrounding valley is devoted to agricultural uses (grazing lands, orchards) and rural residential home sites. The Round Valley Indian Reservation encompasses much of the north end of Round Valley, with forest and rangelands extending further to the north.

Residents have expressed interest in retaining Covelo's historic nature and the rural character of the valley, while increasing economic development and affordable housing opportunities. Some factors affecting



community growth include limited vehicular access, distance to employment centers such as Willits and Ukiah, lack of a public water system, and limited wastewater capacity provided by the Covelo Community Services District.

**Covelo Goals and Policies**

The following goals, policies, and actions are specific to Covelo, and supplement the countywide goals and policies elsewhere in this General Plan.

**Covelo Community Goals**

- Goal CP-C-1: Conserve Round Valley’s natural, visual and historical resources while maintaining agricultural operations including grazing lands.
- Goal CP-C-2: Expand economic opportunities in Round Valley consistent with the desired rural character of the valley.
- Goal CP-C-3: Maintain compact development patterns by focusing commercial, residential and community uses in Covelo.

**Covelo Community Area Policies**

- Policy CP-C-1: Preserve and enhance the established historic character of downtown Covelo.  
  
Action Item CP-C-1.1: Enhance Covelo’s downtown and incorporate beautification improvements through circulation, streetscapes, signage, landscaping and other means.
- Policy CP-C-2: Retain and restore historic buildings and sites.
- Policy CP-C-3: The design of new development should reflect the rural character of the Covelo community.
- Policy CP-C-4: Discourage subdivision activity in the outlying Rural and Remote Residential lands, including on lands adjacent to Rangelands and Forest Lands.
- Policy CP-C-5: Encourage higher density residential uses, including affordable housing units, in or near the commercial centers as part of a mixed-use strategy.
- Policy CP-C-6: Encourage improvements to existing residential structures.
- Policy CP-C-7: Establish places and facilities that create a sense of community.



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Action Item CP-C-7.1: Revitalize the commercial core of Covelo as the focal point of the community, with mixed-use potential for convenience retail, office and residential uses, focusing on the State Route 162 (Covelo Road) corridor and Greely Street.

Action Item CP-C-7.2: Consider installation of a central plaza or gazebo in the downtown.

Policy CP-C-8: Expand and diversify economic ventures.

Policy CP-C-9: The County encourages the expansion of commercial uses in Covelo.

Policy CP-C-10: Commercial uses should be focused near the established core areas along State Route 162.

Policy CP-C-11: Actively pursue light industrial manufacturing employers for Round Valley.

Action Item CP-C-11.1: Consider placement of a community signboard along State Route 101 at the State Route 162 intersection advertising services and special events in Round Valley.

Action Item CP-C-11.2: Designate the mill site northwest of the town center as a study area to consider a range of future land uses, including industrial, light industrial, commercial and other uses supporting jobs creation for local residents

Policy CP-C-12: Increase economic and social ties with the Round Valley Indian Tribes.

Policy CP-C-13: Encourage joint-use opportunities with Round Valley Indian Reservation.

Policy CP-C-14: Support a community fire hydrant system to facilitate economic and public safety.

Policy CP-C-15: Encourage the Covelo CSD to plan for the provision of a public water system.

Action Item CP-C-15.1: Assist the Covelo Community Services District (CSD) in its efforts to serve future growth with water capacity consistent with the land use patterns and densities established in the General Plan.

Policy CP-C-16: Consider upgrades to the Round Valley Airport to support economic development and emergency services.

*Note: the map on the following page, **Figure CP-3** is an excerpt from the Land Use Map contained in the Development Element and is provided for informational purposes only. The Land Use Map in the Development Element should be consulted to determine the official land use policy of the County for this area.*





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## FORT BRAGG COMMUNITY PLANNING AREA



The Fort Bragg community planning area includes the greater Fort Bragg area, which includes surrounding unincorporated areas. Areas in the Coastal Zone are addressed in the County's Local Coastal Plan and in the Coastal Element of this General Plan. State Routes 1 and 20 provide the backbone circulation system.

Although most of the Fort Bragg area is in the Coastal Zone, two areas of residential development (Simpson Lane south of the city and Pudding Creek north of the city) are located outside of the Coastal Zone.

The Mendocino Coast is very popular with tourists, who seek its coastal views and small town charm. The unincorporated areas around the City of Fort Bragg exhibit a mix of local and tourist-oriented commercial, residential and rural uses along with scattered commercial uses (primarily local service, highway-oriented, and tourist-related businesses).