Willits Weekly | Edition 61 | September 9, 2021

# REALESTATE SECTION

Business opportunity and property for sale

### 1681 South Main Street, Willits



## Crystal Car Wash

MLS: 321082120

Offered for sale at: \$1,650,000

by Audrey Low, agent of Coldwell Banker Mendo Realty

Agent: Lic: 02074437 / 707-972-0524 Broker Lic.: 01420657 / 707-459-5389

Well-established business with great customer base located on .50-acre lot. Five spray bays and one soft-touch, drive-through automatic bay. Covered vacuum area with six vacuums, one upholstery and carpet cleaner, and nine air freshener/cleaning product vending machines. Public and well water with one 2,500-gallon storage tank and one 1,200-gallon storage tank for spot-free rinse, and more!





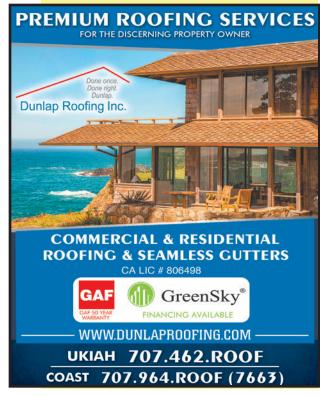












### PG&E installs 17 new weather stations in Mendocino County

Pacific Gas & Electric has installed more than 200 new weather stations this year predictive capabilities for PSPS events. We now have a historical database of alone – 17 of those are in Mendocino County, more than any other installations these observations, many in remote areas where we have never had this level for a county in 2021. PG&E plans to have a total of 1,300 weather stations by the of detailed data before, and it is now used to help finetune our models to better end of 2021. This will equip the company with one weather station for every 20- predict when critical fire weather conditions may occur," said Ashley Helmetag, line miles of electric distribution circuits within

Tier 2 and Tier 3 High Fire-Threat Districts, as designated by the California Public Utilities

With this ever-expanding network of weather stations across its service area, PG&E is positioned to refine the scope of public safety power shutoff events and prepare for increasingly common severe weather events.

Data captured by the weather stations such as temperature, wind speed and humidity levels help PG&E meteorologists evaluate where severe weather may be headed and inform utility operational planning. During a PSPS, PG&E turns off specific power lines, based on severe weather conditions, for public safety. This is to prevent tree branches and other debris from contacting energized

"We know that losing power disrupts lives, especially for our customers with medical needs. That is why we are finding ways to reduce the impact of PSPS events without compromising safety. The sole focus of a PSPS is to keep our customers safe," said Mark Quinlan, vice president of PSPS Operations and Execution.

Since 2018. PG&E has installed more than 1.200 weather stations mostly across high fire-threat areas in Northern and Central California. There is a total of at least 67 weather stations in Mendocino County, with some of the newest ones installed in the following locations: Willits, Fort Bragg, Ukiah, Hopland, Boonville, Willits, and Redwood Valley

"Observations from the weather stations contribute to the improvement of our pae.com/news."







Solve the code to discover words related to getting organized. Each number corresponds to a letter. (Hint: 4 = R)

8 2 Clue: Neat and tidy

B. 12 21 17 23 2 22

Clue: Place for clothing

#### Redwood Mortgage **Hard Money** Investor opportunities Loans (707) 462-8622 (707) 459-2330 Independently Owned & Operated CalBRE # 01219546; NML # 366784 PO Box 1089 or 218 S. Humboldt Street. Willits, CA 95490 redwoodmortgage@att.net (707) 459-1038 Fax

12 21 24 22 22 2 4

senior PG&E meteorologist.

to do so with higher confidence."

with partners through MesoWest.

also includes the installation of hundreds of sectionalizing devices to break the

grid into smaller pieces and hardening hundreds of miles of lines, poles, and other

infrastructure to reduce wildfire risk and lessen the effects of PSPS events on

Coupled with PG&E's growing network of weather data, temporary generation

and microgrids, these tools and technologies helped keep the lights on for hundreds

PG&E, a subsidiary of PG&E Corporation (NYSE:PCG), is a combined natural

"As the model is improved, the forecast becomes

more accurate, allowing meteorologists to limit the scope of PSPS events to the areas where the

riskiest fire weather conditions are expected, and

These new weather stations across PG&E's

service territory are now sending hyperlocal data

not only to PG&E meteorologists, but also to

analysts and experts in PG&E's Wildfire Safety

Operations Center. The WSOC is the hub where

PG&E detects, evaluates, monitors and responds

to wildfire threats across its service area. The

information from these stations is also viewable

by the public at pge.com/weather and is combined

with other weather station information and shared

Weather stations are just one part of PG&E's

Community Wildfire Safety Program. The program

Clue: Excess stuff

22 17 4 18 1 2

Clue: Space for housing items

See answers at bottom of page



Answers: A. orderly B. closet C. clutter D. storage

COLUMN | How's the Market?

#### Homeowners insurance covers more and less than you think

think of the coverage they'd need if their house burned covered by your auto policy, but it may be covered by your down. (With the recent fires, insurance is a topic of some homeowners insurance. And if your son decides he's had interest right now.) However, homeowners insurance enough of the school bully and he knocks out the bully's covers far more than fire damage.

It can also cover structural damage caused by some water issues, a tree falling on your house, and any number of other non-maintenance-related disasters. In some cases, it will even cover plumbing or wiring, and you can always purchase a home warranty to cover maintenance-related issues for your appliances, heating, air conditioning, and

Most renters hear the term "homeowners insurance" and assume it isn't for them. They're wrong. While they may not own the structure they're living in, they have a home where everything except the structure can be covered by a homeowners policy.

Let's say a pipe bursts and water floods vour house and destroys valuable personal property: this is typically covered by homeowners insurance. Should this happen to you, you'll be really pleased if you've already taken the advice I'm about to give: do a walk-through of your home with a video camera and record your belongings with narration that describes each item's value.

If you have receipts for big purchases, capture images

of those, too. Go into the and open the drawer that holds your grandmother's silver serving set and capture a good image of it. If your armoire is solid cherry and 150 years old, mention these details you're recording If you remember details about where you bought expensive items and how much they cost, record it all. Trust me, 10 years from now you will not remember those details. If you're like me, you probably won't remember them a week from now.

In addition to covering structural damage and damage to your home's homeowners insurance also includes liability coverage for things of thousands of customers during the PSPS events in 2020, as compared to those like a dog bite or a mailman's slip and fall. It can even cover you, believe it or not, gas and electric utility serving more than 16 million people across 70,000 square for things that have nothing miles in Northern and Central California. For more information, visit pge.com and to do with your home. For example, if you have

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and ad copy

deadline

first Friday

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Ads go

online and

in-print for

one price

Second

When most people think of homeowners insurance, they a laptop stolen out of your car, the theft is unlikely to be front teeth, your homeowners policy may cover that, too.

You'll notice I'm not promising your homeowners insurance covers all these situations - that is because every policy is different and as painful as it is, you should read the whole policy and ask questions about information you don't understand before signing the contract.

Be aware that some homeowner policies include a brush warranty. The brush warranty says your

insurance company won't cover your home for wildfire damage if your home is within 100 to 200 feet of brush vegetation, even if the brush is on someone else's property. Like I said, read the policy before paying for it.

If you have questions about real estate or property management, contact me at rselzer@selzerrealty.com. If you have ideas for this column, let me know. (If I use your suggestion in a column, I'll send you a \$25 gift card to Roland's Bistro!) If you'd like to read previous articles, visit https://selzerrealty. com/ and click on "How's the Market?"

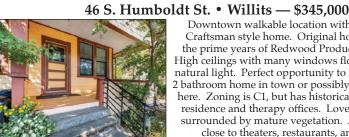
Dick Selzer is a real estate broker who has been in the business for more than 45 years.



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bathroom home in town or possibly run your business here. Zoning is C1, but has historically been used as a residence and therapy offices. Lovely covered porch surrounded by mature vegetation. All this tucked in close to theaters, restaurants, and shopping.

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spray bays and one soft touch, rive-through automatic. ered vacuum area with six cuums, one upholstery and rpet cleaner, and nine air hener/cleaning products nding machines. ented at: \$1,650,000



oad. 2500 gallon water tank, generators and shed. ented at \$225,000 Formerly used as a medical hospital complex the building is 30,566 square feet on 3.17

acres and Currently zoned PF

(public facility). Easy access to

and from Hwy 101 and Hwy 20

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bedroom, 1 and a half bathroo

ome ready for you and yours.

sented at \$240,000







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40+/- Acre Ranch Located in a Desirable Community The property was meticulously developed and maintained. The home has 1,920 sq. ft. 3 bedrooms and 2 baths. There are too

many amenities to list. There is a sturdy 40'x60' barn with 6 stalls, a caretakers quarters, a 70'x100' arena and a covered 50' round pen. Around the subdivision, there are miles of riding trails and roads to explore. Abundance of wildlife, beautiful peaceful views, good well water and PG&E. This is a must see property. \$850,000



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COLUMN | Journal

# **Stormy Seas**

When I was a kid growing up next to the Columbia River in Oregon, I had two uncles. Each had a sizable boat that could sail down the river and cross the bar of river siltation into the Pacific. We'd go with one or the other uncle to

ocean fish. To my dad and my uncles, this was a great adventure but to a child, something else. I've never been particularly comfortable on the ocean. There's a whole mysterious world under that inscrutable surface. I don't recall there ever having been one of those "smooth as glass" seas.

We would bob on those powerful swells of ocean and the other boats nearby would disappear until our boat was on the crest of the swell and they would appear again. I remember, several times, when a huge ocean-going ship would sail past us and I would look up to see the massive wall of steel rising many stories, knowing that we would soon be bouncing in the wake of that ship. I felt so small and helpless as

that wall sailed past, beneath me the unknown that I had no skills to survive in.

I'm reminded of a final scene in the movie, "The Perfect Storm," where the last survivor of the sunken fishing boat is floating on a rough sea as the camera pulls back. The man becomes smaller and smaller amidst the waves and we know that soon he will drown, like his already dead crew members. Strangely, I've always felt a sense of peace watching that scene.

Our world today is turbulently unsettled. It's like that stormy sea but instead of floating on the rolling ocean of unknown perils, the ocean is social conflict, the stormy ocean of human power-lust. Be it nations, religion, hunger for wealth – we've become our own hazardous unknown. Fear is the classic tool of fascism. Stirring up the dread of

our insecurities is how people like Adolf Hitler and those who aspire to his ambitions seek to gain power over others.

Fortunately, in the United States, our forefathers threw us a life preserver – the right to vote. The U.S. Constitution

is a living document that has been amended 27 times to try to make it more relevant and perfect. The first 10 of those amendments are called the Bill of Rights. At first the right to vote was limited to white men who owned land. Clearly, an inappropriate, exclusive group. That needed to change because the United States is a dynamic, ever-changing tide of humanity attracting people seeking freedom. Expressing your wants and desires through voting is fundamental to the mechanism of freedom in the U.S.

How can I say this tactfully? As my friend Gail recently said, "If you don't vote, you're stupid." That says it pretty well. People who try to suppress voting are afraid of not being

in control over you. In the U.S. we have what we call a "democracy," from the Greek demos "people" and kratos

The more people that vote, the more real democracy we achieve. When people don't vote or are prevented from voting, the less of a democracy we have. The United States was founded and is constantly evolving into a nation where, ideally, common man and woman have a government for "the common good."

Lately we as individuals have had just too much thrown at us. Modern media makes world events and personal opinions instantly available and in your face. Literally "in your face." It's just too much information, and much of it

Our brains can't process it all so we often get angry. When people feel overwhelmed, we often tend to tune out. The problem with that is getting people to "tune out" is a tool of those who will then step in and take away your freedom.

Some people are even willing to trade freedom just to make the complications of maintaining freedom go away. Nobody ever said freedom is easy. Personally, I want my freedom, but there are limits on freedom and the limits are when you seek to hurt others in the pursuit of your own

My column is about my own personal views and feelings. If you don't agree with me, that's your right. Personally, I want you to be free but I don't want you to hurt me. I don't want you to try to deprive me of my right to life, liberty, and the pursuit of happiness. When you consider your "happiness" contingent on hurting me or depriving me of my right to vote, you've overstepped. Same thing for me. There's that old Golden Rule, "Do unto others as you would have others do unto you." Ostensibly a simple saying, but in reality, a complex philosophy requiring a deep commitment to decency.

I'll close this difficult column that could go on and on, with this image that may seem like a total non sequitur. When I used to live in the redwood forest up Sherwood Road, nothing delighted me more than walking through the woods on a snowy day with my excited dogs as they ran ahead flipping that mysterious fluff in the air with their noses, then scooping the cold, wet stuff into their mouths. Their joy became my joy.

Bill Barksdale was a 2016 inductee into the Realtor® Hall of Fame. Although retired, he was an active agent in Mendocino County for 30 years. Read more of his columns at his blog at bbarksdale.com.



Bill Barksdale



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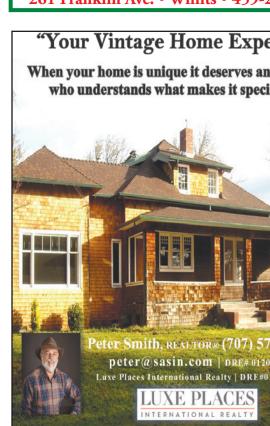
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