Drought Resilience and Wildfire Prevention Strategies for Homes, Businesses, and Farms

Climate change has had a profound effect on California’s water supply. On the Mendocino coast, the vegetation is crispier, wells are drying up earlier in the summer season, and water trucks rumble down our roads delivering the precious stuff, shipped in from elsewhere, to households whose wells are already spent. The drought is a crisis that isn’t going away and won’t be solved overnight, but there are practical strategies we can implement to conserve water during the dry months, collect and store water during the rainy season, and replenish the groundwater that feeds our aquifers and streams. We need to stop letting water just run down the drain and start building drought-resilient solutions for our visitor-serving businesses, our homes, neighborhoods, and farms.
australian ask their neighbors, “How’s your tanks?” Here, we’re asking each other, “How’s your well?” “How’s your water bill?” The drought and climate change crisis has already arrived at too many of our doorsteps, and local climate experts warn it won’t be going away, even with all the recent rainfall. We’re urged to prepare for the long haul: hauling water from our neighbors’ wells and shared watersheds won’t be the sustainable “long haul” solution.

Yes, wells are drying up earlier, gardens look thirstier, and heavy water trucks filled with the precious commodity brought from other communities are already rumbling down our roads, delivering to households whose wells have gone dry. How can we move from our county-wide crisis of water scarcity and severe wildfire danger to “water, water everywhere,” a place where our local climate experts warn it won’t be going away, even with all the recent rainfall. We’re urged to prepare for the long haul: hauling water from our neighbors’ wells and shared watersheds won’t be the sustainable “long haul” solution.

Andy Lipkis, whose TreePeople [largest environmental movement headquartered in Southern California] inspired the city of Los Angeles to begin a series of successful rainwater harvesting strategies, urges us to act now, saying, “We need Superheroes to quickly stand up and save us. Superheroes are what happens when any among us link hands, say, ‘We care,’ and take smart, effective action. That’s community—caring, collaborative, and powerful…”

Here on the coast, we already have our caring, collaborative, powerful community. What are the smart, effective actions we all can take?

Here is what we’ve learned from Los Angeles and other cities, from Seattle to Sydney, Australia:

Regina Hirsch, of Watershed Progressive from Tuolumne County, California, which brings appropriate water management to clients through a regenerative, whole-systems approach, says, “More than twice the water demand falls on rooftops in Mendocino village in a drought year. It is not a question of if we have enough water, but how we manage it together.”

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PRICE REDUCED $30,000

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PRICE REDUCED $30,000

CLEAN, LIGHT AND SPACIOUS, this wonderful cozy house on the lake is ready for the new owner. Surrounded by porches and decks, it boasts a great floor plan and a quiet location near the southeast end of the park. New triple-pane windows in the living room are a great update in addition to the fresh paint and Fischer & Paykel refrigerator. Enjoy cozy winter nights by the pellet stove or summer evenings on the grand deck watching swans and sunsets… Just across the street from the Pudding Creek Beach and the coastal trail stretching for miles along the ocean both directions.

PRICE REDUCED $30,000

Drought Resilience and Wildfire Prevention Strategies for Homes, Businesses, and Farms

Water!—Continued on Page 7
Real Estate Magazine  July 22, 2022  Page 3

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COASTAL REAL ESTATE AND FOREIGN OWNERS

Local realtors and property managers likely have dealt with foreign-based buyers who are interested in purchasing coastal real estate. Some international buyers intend to use them as rental properties or as vacation homes. Others may simply own the real estate as investment to be sold in the future. These exciting events of ownership, rental, and eventual sale result in U.S. tax return filings for the foreign owners. Some tax topics are highlighted in this article.

According to recent annual survey by the National Association of Realtors, foreign buyers purchased 107,000 of existing-homes across the United States during April 2020 to March 2021. The number of homes bought by international buyers has been declining since its peak of 284,500 homes during the period ending March 2017. Measured by the number of homes bought, the top five countries of origin of international buyers are Canada, Mexico, China, India, and United Kingdom. Which states attract these foreign buyers? The popular destinations are topped by Florida, followed by California, Texas, Arizona, New York, and other states. California allured foreign buyers from China, India, Mexico, and others. Foreign buyers intended to use the residential real estate as vacation home, rental property, or a mix of both uses.

Outlined below are U.S. tax filings and topics. Here, let’s assume that the foreign owner is a nonresident alien for U.S. taxation purposes—not a U.S. citizen or green card holder.

**Rental Property:** Thirty percent rate of tax must be withheld from the gross rent and remitted to the Internal Revenue Service (IRS) by the “withholding agent” (i.e., the tenant or the property manager). The withholding agent is required to timely file with the IRS the annual tax slips (1042-S and 1042-T) to report the rent and taxes remitted. For 2022 payments, the filing due date is March 15, 2023. Can the 30 percent tax rate be reduced? If there is an income tax treaty between the U.S. and the country of the foreign owner, then a lower or zero tax percentage may be available. The foreign owner must file annual income tax returns with the IRS and the state where the real property is located. Local municipalities may also require filings. For a nonresident alien, the tax return reports only U.S. source income.

**Vacation Home:** Will there be U.S. income tax obligation for a year when the U.S. residential real estate is used for personal use by the foreign owner? Maybe. It depends on how many days the foreign owner was present in the U.S. in the three years, including the current year and the previous two years. U.S. tax rules track “substantial presence” in the U.S. which can then lead to U.S. taxation of foreign persons. If the nonresident is present here in the U.S. for at least 183 days (based on a formula) over three years, then U.S. income tax filings are required. How are U.S. days counted in each year? Here’s the formula: for the current year (say, 2022), all U.S. days are included; for the previous year (2021) U.S. days, take only 1/3 of those days; and for the second previous year (2020) include only 1/6 of the U.S. days. If the nonresident meets this so-called “substantial presence test” of at least 183 U.S. days, she is required to file U.S. IRS income tax return reporting her worldwide income. Additional special tax reports may also apply, such as the FBAR report of foreign bank and financial accounts. These U.S. filings could be an unpleasant and unintended obligation for a foreign owner. However, if there is an income tax treaty between the U.S. and the country of the nonresident person, then some protection may be available to the nonresident in order to reduce the U.S. income taxes. Tax returns and forms reporting the tax treaty benefits are required to be filed.

**Selling the Home:** The foreign owner is required to file a U.S. (Form 1040-NR) and state income tax return to report the sale of the U.S. real estate. For the calendar 2022 tax returns, the filing due date is April 15, 2023. Since the seller is a foreign person, the buyer (or escrow firm) is generally obligated to withhold 15 percent taxes from the gross sale price to be remitted to the IRS. California rules require 3.33 percent taxes withholding. The withholding tax topic has been previously discussed (see April 23, 2021 edition of Real Estate Magazine, Issue 745).

As highlighted in this column, foreign owners of U.S. real estate may have U.S. federal and state income tax filings to comply with. Even so, this should not dampen interest in coastal real properties. Welcome to Mendocino and enjoy its coastal trails, beaches, redwood trees, and historic sites.

Larry Flores, CPA of Hogan & Stickel, Inc.

Brandt R. Stickel, JD, LLM and Larry Flores, CPA of Hogan & Stickel, Inc. are providing this column as a courtesy to Real Estate Magazine readers regarding tax changes on the horizon.

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A Note from the Publisher  
Zida Borchich  

REST AS A FORM OF REST

Yesterday I got out of a weekend yoga retreat in Oregon, a yearly pilgrimage I used to make with my late, amazing partner, Ed Murrell. Breitenbush Hot Springs was his favorite place in the world and it was an honor to have the group accept and embrace me so warmly many years ago when he introduced me to his brilliant teacher and to this sangha that meets annually (except, you know, pandemic) and feels exactly like a big once-a-year family reunion. Still, I kind of surprised myself by saying yes to it this year, without him.

Considering that we hardly communicate the whole rest of the year, the group’s connections feel miraculously unbroken every time we meet. I always think I’m in pretty good shape when I arrive, but invariably find that not to be the case. The body, soul, and heart openings that come from getting up at six a.m. in a cold (though fairly plump-y) tent, walking a quarter mile to the so-called bathroom (aka: “Porta Potty”), then joining the others to practice this ancient discipline together awakened to my illusions of okay-ness and pull me, always, toward a clearer, stronger, more integrated, joyful, and more balanced state of mind and body and commitment.

This year, meeting again after a hiatus of three years, with a couple of very heavy realities to contemplate, was especially poignant. Breitenbush burned up in the terrible Oregon infernos a couple of years ago, although the main lodge was saved by a few unbelievably stalwart, possibly foolhardy superheroes who stayed in the choking smoke at their extreme personal peril.

We knew things would be different this year, and they were. Vistas of vast swaths of blackened forests as we drove through the Cascades were heartbreaking. When we arrived, all the cabins that used to stand amid deep green were gone, gone, and construction equipment rowed where new building was under way in the now-shadeless landscape. We had to reorient ourselves, accept this sorrow. The great thing is that it’s still there and there are still a bunch of souls dedicated to its Phoenix-like rise back to itself. And the river and hot springs are eternal.

The other great missing was that Ed, who had been a revered, I daresay, central part of this community for twenty years or so, as many of you know, died a year ago, leaving me and all of us to our own reveries of the kind, wise, light-filled place he occupied in all of our lives. The one-year anniversary of his memorial marked my embarkation northward. The ritual we created to celebrate him on the bridge over the rushing Breitenbush river moved me deeply.

This was deep contemplation, deep work, deep teachings and learnings. And most of all, it was deep rest, rest away from the news, the internet, phones, and all the other ways we distract ourselves. None of that there. Just our selves, our thoughts and feelings, our bodies working so hard, our sweet, sweet memories, our realizations of how lucky we are in this world to have such a place, such teachers, such traditions, such love. Really.

Brandt R. Stickel, JD, LLM and Larry Flores, CPA of Hogan & Stickel, Inc.

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We receive enough rain during the wet season to provide all the non-potable water we need—even through periods of drought. In most residences, only about 10 percent of the water we use needs to be potable. If we conserve, capture that rainwater and store it, reuse greywater appropriately, and work towards healthy soil permeability, we can secure our drinking water during the dry months, and reduce our tap consumption by as much as 90 percent. We all need to become water stewards this summer!

**Our Urgent Community Action Alert:** To be drought, wildfire, and climate-action-prepared, we need to implement these conservation and rainwater harvesting tools before our next rainy season.

### WHY ACT THIS SUMMER?

Many might say, “Oh, what’s my little drop in the bucket going to do to solve this crisis?” But it’s not true that your share makes no difference. All of us together build what’s called collective capacity, meaning that when we increase our individual water saving and storage capacity, we help increase our local and county-wide capacity. As we lessen our water use and reduce the impact on our wells and watersheds, we also gain greater water, fire, and climate resilience for the entire community. In Australia, government subsidies helped citizens increase personal storage capacity to prevent and fight wildfires. Portland, Oregon’s Clean Rivers Rewards and education programs offer incentives for stormwater capture.

Increased water saving and storage capacity can also help us reduce the high environmental, financial, and “taxing” costs of short-term interventions. So far, the coastal need for water hauling in 2021–22 has been subsidized by the state to the tune of $1.5 million—but that help is running out. With fossil fuel costs rising by the week, heavy water trucks impacting our roads, and salmon and trout-spawning rivers ever more threatened by reduced flows, we need better, long-term solutions.

### CONSERVATION AND REUSE ARE KEY

Emphasizing the importance of individuals’ participation in conservation measures, Laura Allen, of Localizing California Waters and founder of Greywater Action, a collaborative of educators who teach residents and tradespeople about affordable and simple household water systems that dramatically reduce water use and foster sustainable cultures of water, reminds us that, “When we save a gallon of freshwater, it’s a gallon our water company won’t look for in a new dam, a water transfer, or a desalination plant to provide more supply. It’s a gallon that could keep a river deeper and cooler, oxygenating a salmon as it swims to its spawning grounds, and preventing the growth of toxic algae. It’s a gallon of lifesaving drinking water for animals. It’s a gallon that can grow local food in a sustainable way without the waste and pollution of industrial agriculture.”

Transporting, processing, and using water are big energy polluters. Water uses 20 percent of California’s electricity, and 32 percent of its natural gas. The National Resource Defense Council found that all the energy used to treat and distribute water releases 116 billion pounds of carbon dioxide per year into the atmosphere—as much global pollution as ten million cars. That water was also diverted from our rivers, creeks, springs, and underground aquifers: It is water we and the fish need for our future…and the next generation’s future.

In Charles Fishman’s 2011 book, *The Big Thirst,* he highlights our strange relationship to water. Incredibly, in our belief that bottled water is “safer” than tap water (and being well trained consumers) we spend more on water bottled in plastic than we spend sustaining our own local water supply systems—and pay three thousand times more than at the tap. According to Food and Water Watch, bottled water is not safer: Our municipal systems are far more rigorously tested. Earth Policy calls this expensive habit of ours “pouring resources down the drain.” It takes seventeen million barrels of oil to produce enough plastic bottles to meet America’s bottled water demands—and 86 percent of those millions of bottles become garbage or litter, polluting the land and waterways, and the ocean’s food chain. The bottlers rob communities of their clean drinking water, while our water utilities struggle to maintain the systems we most depend on. Imagine taking our showers, cleaning dishes, flushing toilets, and watering our gardens with liter bottles of Fuji water! We cannot continue to depend on “the magic at the tap” going on forever. Yet each time we turn on the tap, we can be part of the solution.

### HOW TO BECOME WATER-WISE AND DROUGHT PREPARED

In Spring 2022, the Grassroots Institute’s Water Coalition responded to our local water crisis by sponsoring a series of water-wise workshops in Mendocino village, where residents, businesses, small farms, and tourism have been heavily impacted by the drought. The drought resiliency water “toolkit” the Water Coalition is adopting includes a survey that covers site assessment, water use, and budget, and provides proven design-install models for our homes, gardens, and businesses.

These initial water-wise workshops were presented by Localizing California Waters, Watershed Progressive, and their Land Resilience Partnership.

Statewide water experts from a variety of disciplines, including Anna Halligan of Trout Unlimited, Regina Hirsch of Watershed Progressive, and Michael Maley of Todd Groundwater, shared data, emerging best statewide practices, and successful city, community, and eco-biogard based solutions. The first two workshops were held in Mendocino village at Joshua Grindle Inn, where Ken Taylor, owner and innkeeper, has created a hands-on demonstration project for rainwater harvesting, and other water and energy saving tools.

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**HIGHLIGHT GALLERY**

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**Above: This is a rainwater catchment (or harvesting) system, showing inflow to the tank and outflow to an irrigation system. Photo provided.**

**Above: Joshua Grindle Inn and Water Progressive staff installing a new rainwater catchment tank. Photo provided.**
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Ken and his wife, Kate, took over ownership of the inn just before COVID arrived on the scene—and then the coastal water districts declared a Stage 4 drought emergency. As Ken puts it, “We’re on the edge of the village with a deep well that was not dry, but our coastal village was using more than 30,000 gallons a day—and the [water] trucks kept going by. This is what Stage 4 feels like! Kate and I decided to help by creating a water resilient ecosystem and share our experience with others. I even pulled the drain plugs on our tubs to achieve an almost 50 percent water reduction! I have understanding guests.”

Inspired by Ken and the first two workshops, Cally Dym, co-owner of Little River Inn, hosted a third workshop. Cally plans to implement many of the water re-use and saving strategies for their golf course, grounds, and facilities, as well as install interpretive signage, self-guided tours, and hold more workshops. “The good news is that we have all the water we need, we just have to learn new ways to capture and use it. Water resiliency cannot be achieved by just one business or home. We have to work together as a community so that we all have enough water to thrive.”

The project under way at Little River Inn includes: Building bioswales and rain gardens to slow erosion, regenerate ground water, and nourish pollutant corridors; capturing roof runoff into storage tanks; enlarging pond system to capture winter storm water; replacing lawns with climate appropriate plantings; replacing some impermeable surfaces with permeable and improving the slope of the driveway; using greywater for laundry; continuing water metering and use of low-flow fixtures, and building a fog garden to capture moisture in the air.

Here’s a quick overview of what we learned, and where to learn more:

**WATER-WISE SOLUTIONS**

**CONSERVE:** Each time we turn on the tap, let’s flip on our “water-wise awareness switch”: Rinsing veggies, cleaning dishes, running the dishwasher or garbage disposal, brushing our teeth, washing hands, taking a shower, giving a thirsty non-native garden or lawn too much water—How can we switch off unnecessary, over-heavy use and have a lighter touch? Find lots of useful information at www.watersensewisely.com/100-ways-to-conserve-water

**IDENTIFY AND FIX THE LEAKS:** “We ain’t dry. We just leaking”: Australian permaculture teacher on lack of conservation and water harvesting tools. Leaks waste an average of 14 percent of total home water use—an entire swimming pool of water lost every year! If the toilet is running, a faucet is dripping, or there are damp puddles around outdoor faucets or irrigation, it’s time to fix it! Use a water meter to see when it’s running and shouldn’t be. www.epa.gov/watersense/fix-leak-week

**CHANGE SHOWER HEADS AND TOILETS:** Switching from water-guzzling shower heads, toilets, and appliances for today’s efficient models can lower household water use up to 35 percent. Five minutes under an old model shower head uses 12.5 gallons. An efficient model will use 7.5 gallons. If budget permits, install a low- or dual-flow or waterless toilet. Limit flushes. See: www.epa.gov/watersense/showerheads and www.epa.gov/watersense/residential-toilets

**GREYWATER SYSTEMS:** Diverting bath, shower, and washing machine water from your sewer or septic into your garden makes ecological and dollar sense. Most of the water we use goes to greywater. “A typical family of four generates a minimum of three hundred, twenty gallons of greywater per week, which equates to the water needed for eighteen to thirty fruit trees or other pollutant plants, while also supporting healthy, cool soils, fire adaptive buffers, and carbon farming,” says Regina Hirsch of Watershed Progressive. Many cities and states give rebates and financial incentives for greywater and rainwater harvesting systems. Permits are usually required for most greywater conversions to meet public codes. The washing machine drainpipe is usually the easiest and most economical to use. See: “Daily Acts,” Greywater webinar with Laura Allen; also see Land Resilience Partnership’s “Water Toolkit.” www.watertoolkit.org

**RAINWATER HARVESTING WITH TANKS:** Tanks and cisterns are an effective way to store large amounts of water for drought and wildfire prone areas. Rain harvesting systems come in many sizes and materials, prefabricated and site-built. While rain barrels are the least costly and a good way to start—they may not have sufficient storage capacity or durability for your needs. A thorough and knowledgeable assessment of your site-specific issues and opportunities will help sort and long term. In Mendocino County, we can use roof-harvested rainwater for fire suppression, irrigation, laundry, flushing toilets, and livestock, but not for drinking. If properly collected and filtered, rainwater can last for years in the tank without aeration. Our city, county, and state agencies may be able to offer technical and financial help. www.mcrdc.org/resources/drought-resources; www.grassroots-institute.org/water; www.watertoolkit.org

**SOIL REGENERATION, SOIL PERMEABILITY, AND FIRE PREVENTION:** One of our main rainwater losses occurs when our soils are depleted and/or hardened from drought. Healthy, living soils soak up rainwater, sink it deep into the ground, and recharge the critical groundwater that supplies our wells—seeping back into our creeks and rivers if wells aren’t overused. The Natural Resource Conservation Service (NRCS) has calculated that increasing organic matter by 1 percent in the top six inches of soil would hold approximately 27,000 gallons of water per acre. This healthy “sponge”—which supports crucial mycelium networks—is also key to fire prevention: Moist, healthy soils help prevent the accumulation of dangerous tinder and drought-damaged timber on our properties and in our forests. If we grow healthier soils, then for every square foot we grow, that’s water storage under our feet to buffer the plants and community from drought, heat, wind, and fire.

www.mcrdc.org/programs/soil—Information and resources on Climate Beneficial Agriculture, Carbon Farm Planning and Soil Health; www.kissthesoilground.com; and www.vintnermag.com/the-soil-restoration-method-barra-is-exploring

**RAIN GARDENS:** Most garden landscapes have a drinking problem! Americans’ lawns guzzle nineteen trillion gallons of water each year. Switching to native and dryland plants will make our community more sustainable, the idea of a rain garden is gaining momentum. “If you place the right plant in the right place it will make the plants and the water bill even happier. Then mulch, mulch, mulch. Consider designing your garden in and around swales and mulch basins that filter and slow flow, routing the water to valuable trees and plantings.

North Coast Rain Gardens—UCCE Marin; also Portland Oregon’s Clean Rivers Program; and www.raingardennetwork.com

**WHERE TO START**

**LEARN HOW TO SAVE WATER!**

Friday, August 19
11:00 a.m. to 3:00 p.m.
**ROTARY PARK IN MENDOCINO**

Join the Grassroots Institute (GRI) Water Coalition team to learn more about greywater, harvesting and storing rainwater, and extending our vital groundwater resources.

Start with a homeowner survey, request an assessment, ask questions, check out the displays!

**THE GRI WATER COALITION** is a growing group of concerned community members working collaboratively with local organizations and county and state agencies to increase ground and rainfall storage, and ensure that everyone in our community has enough water to meet their needs. We can help with information, site assessments, resources, and demonstration projects. Please join us—get involved! www.grassroots-institute.org/water; www.watertoolkit.org

**THE GRASSROOTS INSTITUTE (GRI) studies, promotes and works to carry out progressive solutions for the common good. The county-wide membership focuses on the systemic, political, environmental, and economic problems confronting all of us, and seeks collaborative solutions to improve our communities through informed action. GRI currently has seven working groups: The Water Coalition, Climate Action, Noyo Headlands, Headlands Eradication and Restoration (HEART), Mendocino Vision, Housing and Agricultural Land Trusts, and a Local Elections and Candidates Workshop. www.grassroots-institute.org; 707-953-6084; grassrootsinstitute707@gmail.com cdurkee@mcn.org; rtp@mcn.org

ABOVE: Gluing pipe on a rainwater harvesting system. Photo provided.
MENDOCINO COUNTY RESOURCES CONSERVATION DISTRICT (MCRCD) is a non-regulatory local public agency providing technical, financial, and educational support for voluntary stewardship of our natural resources: Water quality and quantity for people and the environment—including home water audits, soil health and climate-resilient agricultural systems, forest health through best fire and drought resiliency practices, and land and habitat stewardship, including streamflow enhancement.

MENDOCINO COUNTY FIRE SAFE COUNCIL: The prolonged drought means that all of our communities are more fire prone, even here on the coast. Through their mini-grant program, the Fire Safe Council has been funding community projects throughout the county, primarily for fuel reduction, but also to add capacity for fire suppression and make water sources more readily available to fire fighters. Their website has a wealth of information on best practices for reducing combustibles, and other home hardening strategies. www.firesafenmendocino.org

FORT BRAGG GARDEN CLUB:

Changing Gardens for a Changing World, September 2022–April 2023, second Monday each month (except December), 1:00 p.m., Mendocino Coast Botanical Gardens Education Center. Learn active responses to our drying environment and new ways with water resources in our gardens, in support of wildlife, and beyond.

September 12, water-wise and ecological reasons to Start Your Pollinator Garden This Fall.


VICTORY GARDENS FOR PEACE: One of the best ways to save water is by growing our own food. We use almost 90 percent of our water to grow the food we buy commercially. In a drought, you can easily reduce your water footprint by two-thirds by growing your own garden.

Matt Drewno, director of Victory Gardens for Peace says, “It is easy, fun, and you get delicious homegrown food that is full of love and nutrition. Careful cultivation and composting techniques can also increase organic matter and soil fertility, lower our carbon footprints, reduce energy consumption, enrich our health, lower our food costs, and relieve stress.” He adds, “Eating less meat and dairy helps too. It takes about six hundred gallons of water to grow the food fed to a cow to produce a hamburger. A pound of cheese? Nine hundred gallons! Holy cow! Growing your own food in your own backyard can be thirty-three times more water-efficient than that cow. Start today!” Free seeds, gardening resources, growing guides, and more can be found at: www.victorygardensforpeace.com, Project of Ecology Action, a 501(c)(3) based in Willits, California teaching people worldwide to better feed themselves while conserving resources and building soil since 1972. You can learn more about Ecology Action from the story we ran in the March 25, 2022 issue of this magazine: www.realestatemendocino.com

TROUT UNLIMITED AND SALMONID RESTORATION: Anna Halligan, North Coast Coho Project Coordinator for Trout Unlimited, works on projects focused on restoring habitat for freshwater fisheries, enhancing water quality and instream flow, addressing stormwater impacts, political advocacy, watershed stewardship, and public education. www.tu.org and www.calsalmon.org

JUG HANDLE CREEK FARM AND NATURE CENTER: Jug Handle has partnered with Trout Unlimited, the Mendocino County Resource Conservation District and others to undertake restoration projects in coastal watersheds, and on public and private lands— including collaborative partnerships with local middle and high school groups. Jug Handle’s Native Plant Restoration/Education Nursery provides hands-on group learning for up to fifty students at one time, where they learn to propagate native plants from seeds, cuttings, or divisions. The farm also offers affordable accommodations for families, groups, tribes, and schools. www.jughandlecreekfarm.org; Accommodations: 707-357-6480; Education and Native Plant Nursery, Restoration Projects: 707-357-0783, 707-937-3498; jughandlefarm@gmail.com

THANKSGIVING COFFEE BEE BOLD ALLIANCE PLEDGE for water stewardship and water tending. www.thanksgivingcoffee.com/blogs/blog/expanding-story

CITY OF FORT BRAGG: Offers free water conservation kits, water monitoring use. See their SAVE OUR WATER website for drought and water wise tips and tools. www.city.fortbragg.com/departments/public-works/water-conservation

MENDOCINO CITY COMMUNITY SERVICES DISTRICT: MCCSD has issued a Stage 4 Water Shortage Emergency and is asking residents and businesses to conserve use and increase water storage capacity. www.mccsd.com

BELOW: Did you know that fungi, soil bacteria, and plants can help to clean stormwater pollutants like too much sediment and toxins that could hurt us and other animals? As water moves through the rain garden, plants filter out sediment and water migrates down into the water table, getting a chance to be cleaned naturally. The water table is the water under our feet. When water is sent to the aquifer like this, creek summer water flows are sustained over time, rather than subjected to intense cycles of flood and drought. To learn more about how to reuse stormwater, visit www.watertoolkit.org.

Stormwater ~ Spread it!

Stormwater gardens clean Drip and recharge groundwater

Rain gardens are simple troughs or depressions that soak in rainwater runoff that flows from roofs, driveways or lawns.

Rain gardens with level bottoms that follow countours slow water down, giving it a chance to soak in.

Root systems add air to soil and provide a pathway for water to infiltrate the soil and recharge groundwater.
or library books at checkout to get five-dollar gift certificate for Racine’s (Spunky Skunk Toy Store), sponsored by Rotary of Fort Bragg and Friends of the Fort Bragg Library.

Fort Bragg Library
964-2020

Ongoing—Tues. 08/02
The Art of Wood
Mendocino Coast Furnituremakers: eleven wood artists explore use and unique character of wood from diverse points of view.

11:00 a.m. to 4:00 p.m daily
Highlight Gallery, 10480 Kasten Street, Mendocino
937-3132

Ongoing—Fri. 08/12
Summer Art, Summer Reading Event
Kids 3–16 turn original art with themes Camping or Read Beyond the Beaten Path. Any medium. Entry form at library. Art show August 13.

Fort Bragg Library, 499 East Laurel Street
964-2020

Ongoing—Sun. 08/21
The Moors
Jen Silverman’s dark comedy about two sisters and a dog living out their lives on the English moors, dreaming of love and power. Mendocino Theatre Company, 45200 Little Lake Street, Mendocino
937-4477; mendocinotheatre.org

Ongoing—Sun. 08/28
Cat Mother and Mendocino Coast Music
Memorabilia, artwork, and music of the 1970s local band. Also showing graphic artistry of John Chamberlin, Chuck Hathaway, and Mervin Gilbert.

Thursdays–Sundays, 11:00 a.m. to 3:00 p.m.
Kelley House Museum, 45007 Albion Street, Mendocino
937-5791

July, 2022

Sat. 07/09—Sat. 07/23
Mendocino Music Festival
Find schedule of concerts and venues at mendocinomusic.com

Aug., 2022

Tues. 08/02—Mon. 09/05
Catalo and Hurd
Sally Catalo, watercolor and mixed media paintings; Francine Hurd, pastel paintings. A mother/daughter show.

11:00 a.m. to 4:00 p.m daily
Highlight Gallery, 10480 Kasten Street, Mendocino
937-3132

Thurs. 08/04–Sun. 08/07
Redwood Empire Fair
Traditional livestock auction and exhibits as well as live entertainment and a full carnival with rides and games for guests of all ages. Fair food available throughout the weekend.

Pre-sale carnival wristband tickets (saves $5 at gate) available at select stores in Ukiah and Willits (check website below); parking is $10, cash only.

Fair admission (includes grandstand shows, not carnival): Seniors, $7; adults, $9; children 6–12, $7; age five and under, free. 3:00 p.m. gates open Thursday, Friday Noon gates open Saturday, Sunday

Redwoodempirefair.com, 482-3884
Fri. 08/05

Hagie and Weiss
Featured artist Chris Hagie and guest artist Richard Weiss, first Friday reception. Abstract mixed media; in iterative paintings.

Free; light refreshments, masks optional.

5:00 p.m. to 8:00 p.m.
Edgewater Gallery, 356 North Main Street, Fort Bragg
964-4668
Fri. 08/05

Sutherland Art
Featured art in August. Ceramic and bronze figurative sculpture and watercolor paintings.

Gallery hours: 10:00 a.m. to 4:00 p.m.

Opening August 5 reception: noon to 3:00 p.m.
Artists’ Collective Elk, 6031 South Highway 1
877-1128

Sat. 08/06–Sun. 08/07
Art in the Gardens
Mendocino Coast Botanical Gardens annual fund-raiser. Gardens, music, food, and drink. Advance tickets strongly recommended; gardenbythesea.org

11:00 a.m. to 5:00 p.m.
Event lawn, Mendocino Coast Botanical Gardens
964-4352

Sat. 08/06
Nature Walk and StoryTime, Summer Reading Event
Meet the hike leaders at library and head over to Otis R. Johnson Park for storytime about camping. Families can explore park or follow trail back to library for camping Kids Craft.

10:00 a.m.
Fort Bragg Library
964-2020

Sat. 08/13
Art and Talent Show, Summer Reading Event
Children bop to age 12 will perform non competitively—music, dance, comedy, magic, etc. No need to audition but sign up in advance.

2:00 p.m. to 3:00 p.m.
499 East Laurel Street, Fort Bragg
707-964-2020

Sat. 08/27
Sinister Science: Shake and Make Ice Cream
Kids ages 5–12, wear your grubbies as it’s bound to get messy! This month’s experiment will explore chemistry, freezing, emulsion, and more. You get to consumo your experiment, ice cream!

2:00 p.m. to 3:00 p.m.

Fort Bragg Library, 499 East Laurel Street
964-2020

Sat. 08/27
Great Day in Elk
Parade at noon, followed by afternoon carnival, food, activities, and live entertainment until dusk. Benefit for Greenwood Community Center in Elk. No dogs please.

Non-Start
Highway 1, Elk
elkweb.org, meabloyd@gmail.com

September, 2022

Sat. 09/10
Winesong 2022
Celebration for the years’ supporters; limited invitations out in July; iconic Winesong at botanical gardens with Pinot celebration is slated for September 2024, stay tuned.

3:00 p.m. to 8:00 p.m.
Winesong.org

Fri. 09/23–Sun. 09/25
Mendocino County Fair and Apple Show
Started in 1924, old-time harvest festival. Elegant floral displays, booths and racks of home-made specialties, tables of quilted, knitted, domestic items, photographs and paintings, and 4-H and FHA livestock. Anderson Valley apples, cider, and local wines are available for tasting. Football game, C.C.P.R.A. rodeo, sheep dog trials, classic car show, parade, and more.

Fairgrounds, Boonville
mendocountyfair.com

TOTAL RAINFALL*
for the MENDOCINO COAST

<table>
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<th>Year</th>
<th>Rainfall</th>
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Total Rainfall

2002–2023

44.00”

To Date 0.32”

Real Estate Magazine July 22, 2022 Page 15

*Total rainfall is measured from July 1 of the preceding year to June 30 of the current year.
PRIVATE CUSTOM home in parklike setting on quiet country road. Enter through a wisteria-draped front porch into an open-beamed living room with cozy wood stove. Tall windows, skylights and many custom touches in this artistically influenced home. The unconventional interior has three bedrooms, two full baths, and a bonus office that is currently being used as a fourth bedroom. The primary bedroom is located in the upstairs loft and offers a sanctuary among the treetops. Decks surround the home with views of stately redwoods including a majestic old-growth redwood at the property entrance. Bordered by Lyme Timberland, there are endless trails that are easily accessed from your backyard. Oversized garage to store any outdoor toys and projects. Water storage tank is attached to the well. (28209) $640,000

COMFORTABLE and very well-kept residence situated to the back of the property with many upgrades and nice open yard with perimeter privacy from shrubs and redwoods. Residence is situated in a nice subdivision neighborhood and hosts a large master bedroom, central heating and fireplace/insert, Milgard windows, aluminum gutters, Trex decking, 50 gallon water heater, newer blinds, newer flooring, and newer garage door/battery backup. Well has a calcite water treatment system and 2,700 gallon water storage tank. There is full storage area across attic, water treatment system and 2,700 gallon water storage tank. In the kitchen there is pantry storage with pull out drawers, oak cabinets, and carousel turntables by sink. Neighborhood is situated off Simpson Lane and is between the towns of Fort Bragg and Mendocino. Easy to show and sellers are motivated! (28328) $659,000

THIS PROPERTY began life as a Burger King. It has had several operations since then, now a turn-key restaurant property. La Playa is well established. The drive-through window is still in operation for current restaurant property. La Playa is well established. The drive-through window is still in operation for current restaurant. Wonderful commercial location, access, and well maintained property. Access from the motel to the east and Main Street. Fantastic location, access, and great parking. Ready for you to take over or change to your business model. (28336) $1,399,000

AN OASIS in the city limits. Find your secluded piece of paradise with abundant wildlife and nature only minutes from the conveniences of city life. Set back from the road by a long driveway; families of deer, birds, and changing seasons can be viewed from your living room. Natural, protected wetland with natural, protected wetland with graceful alders that provide a privacy screen and fruit trees that include tasty plums and apples. Spacious open floor plan has a sitting room, living room, and three bedrooms. Meticulously cared for cook's kitchen. Skylights, solar tubes, and 9 ft. ceilings provide light and warmth to every room. Forced-air heat as well as a Jotul propane stove. There's an RV hookup with dedicated power and power source for a generator. Garage has additional workshop/storage space. (28295) $612,000

COUNTRY LIVING just minutes from town offering all the amenities. Two recently remodeled homes on 0.59 acres with distant ocean views. Elevated and enclosed back deck gives expanded views. Professionally landscaped backyard with garden space awaits your touch. (28267) $650,000

BUILT IN 1979. One-story, 3 bedroom, 2 bath home with a two-car garage. Very nice and bright floor plan; single-story, low-traffic street. Outside is a very well laid out patio, garden area, greenhouse, and an additional structure that could be an extra bedroom, or restore the existing sauna. Lots of parking, access from front and back of the home. Has pellett stove, electric solar ray heat, and has set up for an oil monitor type stove. New kitchen appliances, and water heater just installed, new flooring and paint. (28332) $990,000

THIS FULLY SUSTAINABLE, spacious, automated, multi-generation countryside home is ideal for remote work and school needs. The custom smart home is equipped with a professional grade network, enterprise Wi-Fi which supports streaming and Zoom needs, a dedicated THX home theater, over 20 touchscreens, backlit engraved keypads, distributed audio throughout the home, whole home video intercom system, commercial grade security (over 20 cameras) and smoke detection system, flood and security light sensors, automated separately pumped irrigation system, automated lighting system that is easy to use, 4 zones of automated central air heating, steam showers, brand new furnace, 2 full kitchens, 1,000 gallon below ground propane tank, 3,000 gallon water storage tank with built-in ozonation system, and newly upgraded driveway. (28142) $1,990,000

FANTASTIC opportunity on the north Mendocino Coast. It was operating as a B&B and can be again; now on month-to-month occupancy. Many upgrades to this Victorian property. Beautiful grounds and exterior are just the beginning. Great southern exposure. Ten guest rooms with ample private off-street parking. Each room tastefully done and the timeless beauty of the redwood interior is showcased. Inviting dining areas and gardens welcome guests. Private innkeepers unit. Multiple entrances for guest privacy. Property is two parcels with city services. Ready for you to add your thoughts to the inn. (28167) $1,300,000

PRIME CENTRAL Business District location. Northeast corner of Pine and North Franklin. It has been a dental office for years. Five rooms set up for dental work and an office, waiting room, reception area, bathroom, and small back patio or yard area. Could be reconfigured. Tenant wishes to stay until September 2022. (28296) $350,000

GREAT LOCATION for this affordable housing complex. Well-cared-for Fort Bragg income property. Fourteen spaces for mobile homes, RVs, Tiny Homes; twelve are owned and included in sale; two apartments with garages, storage and laundry room facilities. In the heart of Fort Bragg, Great cash flow with many upgrades and improvements already done to keep these units in great condition. Many long-term tenants, potential for increased income. Tenants pay for electric and gas. This is a turn-key business with immediate income. New mobile will be leaving; new owner can decide if a Tiny Home is a good fit. Onsite laundry facilities for tenants. Known as Fort Bragg Trailer Court. (28295) $1,750,000
Seascape Realty
45050 Little Lake Street • P.O. Box 583
Mendocino, California 95460
707 937-2121
www.c21seascaperealty.com • Lic. #01300756

CALL US TO RECEIVE AN AUTOMATIC E-MAIL NOTICE OF ALL NEW LISTINGS!

INVENTORY IS LOW AND DEMAND IS HIGH.
If you’re thinking of marketing your property please give us a call. We can give you a current market analysis and answer any questions you may have.

SWEET HOME perched above South Harbor surrounded by nature and beautiful views, while still being conveniently located to downtown Fort Bragg services. Spacious country kitchen, hardwood flooring, stone fireplace with insert, and large picture windows add to the charm. There is a single attached garage and a basement with laundry area. Well-established landscaping, back deck, and good privacy in a natural setting.
(28183) $499,000

THREE FULLY occupied units in the favorably located Franklin Street Shopping Center. Good exposure with adjacencies to popular restaurants, businesses, and Savings Bank. Lots of off-street parking.
(28342) $395,000

SMALL LIVABLE house needing some TLC sits at the back of a large lot zoned high density residential. Consult with the city for multiple unit development possibilities. House has a newer roof and attached garage, currently used as a workshop. There is also a 280 sq. ft. storage building on the property. Convenient to shopping, downtown, and restaurants. Property currently shares water and septic with adjacent property to the north.
(28280) $275,000

THE TEN MILE DUNES are in the backyard! Old homestead has sunny, level building areas, well, and septic. This special parcel is about two minutes from coastal recreation and nature preserves providing quick access to some very special coastal habitats.
(28088) $575,000

WHISTLETOP Twenty-plus years in Mendocino, this well-known and established shop on Main Street has a unique inventory. Gifts, clocks, chimes, clothing, and many other items makes this shop a must-see among locals as well as visitors. Time for the owners to retire. Great opportunity. Leased space in one of the most visible locations in Mendocino. Inventory is not included in sales price. Call for information on this going concern and see if it is a good fit for you.
(27014) $60,000

® and ™ trademarks of Century 21 Real Estate Corporation. Equal Housing Opportunity. EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.
We own it!
The Woods Cooperative Association, Inc (WCA) formerly known as The Woods is now a Community Owned, Limited Equity Housing Cooperative

Contact or visit:
43300 Little River Airport Road, Little River, CA 95456
thewoodspr43300@gmail.com | 707.937.0294
Ocean view (sweet building site) from top of 2582 mountain view acres. Abundant water from south fork of Brush Creek...Listen to the breezes in the trees, watch the weather cross the sky...breathe. Feel the rhythm of the earth...

Lots of water, several nicely open building sites and LOTS of room to roam. Prepper dream. Rugged, wild, and tame all at once...Way Nature-quiet with broad coastal canyon and forest vistas. About three hours from the Bay Area on the redwood coast; a few miles-close to stunning open beaches, vast state and national park lands, a great store, post office, and good community. About forty-five minutes to Mendocino.

$789,000

Beautiful 1602 Acres Fish Rock Road, Yorkville area. South-facing Mendocino streams, forest, clearings and meadows—and a waterfall. Set in serene, expansive panorama of open country within a short distance from the Bay Area, and wonderful air. Great solar site. Madrone, oak, bay, fir, toyon, and so much more. Just the right distance to and from “civilization.”

$800,000

Ocean, river and wooden bridge view Albion Cottage. Two-story, decks, south-facing porch and sunny, open yard ready for your re-do. Walk to everything and enjoy functional coastal (great air, water and SO much more) village quality of life.

$597,000

Come visit us at our new in-town-location: 45021-A Little Lake Street, Mendocino!
FOLLOW YOUR DREAM, HOME.

MOVE-IN READY

Newly-remodeled home in cul de sac. Located in the sunbelt, with a greenhouse. Close to downtown | Fort Bragg (28334) OFFERED AT $662,000

SPRAWLING RANCH

Privately gated 10+ acre ranch with newly built modern farmhouse | 3,000 sq. ft. workshop and livable treehouse | Fort Bragg (28129) OFFERED AT $1,495,000

DEVELOPMENT OPPORTUNITY

Existing rental on 10+ acres Zoned for high density residential Fort Bragg (27997) OFFERED AT $875,000

EXCLUSIVE MULTI-USE OFFERING

4 bedroom, 5 bath, 8 units Mixed-use, three-story building; best views in town | Mendocino (28123) OFFERED AT $1,500,000

OCEAN VIEW LIVING

Highly attractive location with all the benefits of city utilities. Zone for 6-12 units. Fort Bragg (27826) OFFERED AT $329,000

COMMERCIAL & RESIDENTIAL

Architecturally-renovated commercial/residential building in Fort Bragg’s historic Central District. | Fort Bragg (28260) OFFERED AT $2,300,000

STUNNING 84 ACRE RETREAT

Beautifully landscaped, Sustainably designed idyllic botanical sanctuary, beautiful greenhouse, barn, outdoor kitchen Ft Bragg (28162) | OFFERED AT $3,100,000

LOCATION AND LIGHT

2 bedroom, 2 bath; in 55+ aged community Freshly painted interior and cleaned carpets Little River (28021) OFFERED AT $221,900

3 ACRE COMPTCHE GEM

This rare Comptche property makes for a splendid weekend getaway or homestead in beautiful Mendocino. | Comptche (28172) OFFERED AT $719,000

PERFECT LOT FOR DREAM HOME

3.2 acres of land with an ocean view. Minutes from the charming village. Mendocino (28340) OFFERED AT $795,000

CORNER LOT CRAFTSMAN

One-bedroom cottage in desirable area. Large private yard, attached storage/workshop room. | Fort Bragg (28330) OFFERED AT $550,000

CHARMING HOME WITH GARAGE

2 bedroom, 2 bath with bonus office, storage, private deck ready for your hot tub. Little River (28308) OFFERED AT $334,900

ENGEL & VÖLKERS MENDOCINO COUNTY

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