



SAMPLE REPORT — Wildfire Readiness Report



SAMPLE REPORT — This is a fictional example created for demonstration purposes. Property details, names, and observations are illustrative only. All recommendations follow the Firebreak Property Services standard methodology.

Wildfire Readiness Report

Sierra Foothills Ranch

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Tagline: *Protecting Land, Defending Homes.*

Date of Assessment: June 15, 2026

Property Address: 4821 Ridge Oak Road, Oroville, CA 95966

County: Butte

APN: 041-280-014

Acreage: 47 acres



Client: *(Sample — Name Redacted)*

Executive Summary

Sierra Foothills Ranch is a 47-acre mixed conifer and blue oak woodland property located in the Very High Fire Hazard Severity Zone (VHFHSZ) in the Sierra Nevada foothills of Butte County. The property contains a primary residence, a detached garage, and approximately 3 miles of unpaved access roads. Field observations identified significant ladder fuel accumulation throughout the mixed conifer zone, limited defensible space around the main structure, and moderate volumes of dead and down woody debris along the southern slope.

The overall wildfire risk for this property is rated **7 out of 10 — High Risk**. Immediate action on fuel reduction within Zone 1 around the main residence is the top priority.

Overall Risk Score

Category	Rating (1–10)	Level
Fuel Conditions	8	● High
Vegetation	7	● Elevated
Structural Vulnerability	6	● Elevated
Access & Egress	5	● Moderate
Overall	7	● High Risk

Property Overview

Elevation: 1,840 ft

Aspect: Primarily southwest-facing



Slope: Moderate to steep (15–30%) on southern half; gentle (5–15%) near residence

Fire Hazard Severity Zone: Very High (SRA — CAL FIRE jurisdiction)

Dominant Vegetation: Ponderosa pine, blue oak, incense cedar, manzanita understory

Forest Type: Mixed conifer with oak woodland transition at lower elevations

Structures: Primary residence (wood frame, composition roof), detached garage

Water Features: Seasonal creek on northeast boundary; 1,500-gallon water storage tank

Wildfire Risk Assessment



Fuel Conditions — Rating: 8/10

Fuel loading across the property is high. The mixed conifer zone on the upper slopes exhibits dense white fir regeneration creating continuous ladder fuels from the ground to the mid-canopy. Surface fuels on the southwest-facing slope consist of accumulated pine needle duff (4–6 inches), scattered downed logs, and annual grass in open gaps. Ladder fuel continuity is unbroken for approximately 200 feet upslope of the main structure.

Fine fuel moisture at time of visit: Estimated 8–10% (critically dry)



High Risk Observation: Ladder fuels within 30 feet of the main residence create a direct pathway for fire to move from ground fuels into the tree canopy and onto the structure. This is the highest-priority item on this property.



Vegetation — Rating: 7/10



The lower 15 acres around the residence are dominated by mature blue oak and manzanita. While blue oak is a fire-adapted species that typically resprouts after fire, the manzanita is old-growth (estimated 15–20 years since last disturbance), highly resinous, and represents a significant ignition and spread risk. The upper slopes are densely stocked ponderosa pine and white fir with a near-continuous canopy.

Invasive species observed: **yellow starthistle** (*Centaurea solstitialis*) along the main access road (low to moderate coverage, approximately 0.5 acres).

 Structural Vulnerability — Rating: 6/10

Structure	Roof	Vents Screened	Zone 1 Clear	Zone 2 Clear
Main Residence	Composition shingle	Partially — 3 of 6 vents open-mesh	☐ No	☐ Partial
Detached Garage	Metal	N/A	✓ Yes	✓ Yes

The main residence has a composition shingle roof (Class A — adequate), but three soffit vents are covered with standard insect screen rather than ember-resistant 1/8" mesh. A wood deck on the south side of the residence abuts the structure with no ember-resistant buffer.

 Access & Egress — Rating: 5/10

The primary access road is a single-lane unpaved road, approximately 1.1 miles from the county road to the residence. Road width averages 10–12 feet (adequate for single-vehicle fire apparatus). One section near the creek crossing narrows to approximately 8 feet — tight for large equipment. No formal turnaround exists at the residence; a three-point turn is required. Signage is adequate (address numbers visible from the road).

Recommendations



● High Priority — Address within 30 days

1. **Clear Zone 1 (0–30 ft) around the main residence.** Remove all dead vegetation, branches within 10 feet of the structure, and break up continuous manzanita patches within 30 feet. Prune lower limbs of all conifers to at least 6–10 feet from the ground.
2. **Replace open-mesh soffit vents.** Install 1/8" ember-resistant screening on all open soffit and foundation vents. This is one of the highest-impact, lowest-cost actions available.
3. **Create an ember-resistant zone beneath the wood deck.** Remove all combustible items stored under the deck. Consider replacing with composite decking or adding a Class A-rated skirt board to reduce ember intrusion.

● Medium Priority — Address within 90 days

1. **Reduce ladder fuels upslope of the residence (30–200 ft).** Hand-thin or mechanically remove white fir regeneration to break up vertical fuel continuity. Target density of less than 1 stem per 100 sq ft in this zone.
2. **Treat old-growth manzanita on southwest slope.** Consider cut-stump treatment or mastication to reduce fuel loading in the highest-risk burn pathway. Consult a licensed herbicide applicator if chemical treatment is used.
3. **Widen creek crossing access road to 10 ft minimum.** This is a critical bottleneck for emergency vehicle access.
4. **Construct a formal vehicle turnaround at or near the residence** (minimum 40 ft diameter for fire apparatus).



● Long-Term Stewardship

1. **Develop a forest management plan** for the upper mixed conifer zone. Overstocking creates ongoing fuel accumulation and increases bark beetle susceptibility. Consider working with a Registered Professional Forester (RPF) for a formal management plan.
2. **Control yellow starthistle** along the access road before it spreads further. Mowing before seed set (May–June) or targeted herbicide application (clopyralid) are effective options.
3. **Schedule an Annual Stewardship Review** to track progress on recommendations and update the assessment as conditions change.

Professional Referral Flags

⚠ The following situations observed on this property may require evaluation by a licensed professional:

- **Forest management and thinning on upper slopes** — A Registered Professional Forester (RPF) is required for any commercial timber harvest or formal management plan qualifying for tax benefits.
- **Herbicide application for manzanita or starthistle** — Use a licensed pesticide applicator for broadcast or cut-stump chemical treatment.
- **Creek crossing improvements** — Any grading or work within the creek channel may require a CDFW 1602 Lake and Streambed Alteration Agreement.

Disclaimer



This report is based on field observations made on June 15, 2026, under the conditions present at that time. It does not constitute a legal survey, engineering assessment, regulatory compliance determination, or guarantee of wildfire safety. Recommendations are advisory only. Conditions on the property may change. Consult licensed professionals for all activities requiring permits, professional oversight, or regulatory compliance. Firebreak Property Services is not a Registered Professional Forester (RPF) and this report does not substitute

