

FOREST STEWARDSHIP ASSESSMENT

Protecting Land. Defending Homes.

★ SAMPLE REPORT — For Website Demonstration Purposes Only ★



Firebreak

PROPERTY SERVICES

Protecting Land. Defending Homes.

Prepared for:	Anderson Family Trust
Property:	Pine Hollow Ranch — 4820 Ridge View Road, Georgetown, CA 95634
County / State:	El Dorado County, California
APN:	089-340-012
Assessment Date:	June 2026
Acreage:	78 acres (verified via county parcel records)
Assessment Type:	General Forest Stewardship Assessment (Non-RPF)

This document provides a general land-health overview and is not a professional forestry plan, legal certification, or guarantee of wildfire safety. See Disclaimer section for important notices.

1. Property Summary

The following table summarizes the key physical attributes of the assessed property. Values are based on county parcel records, USGS topographic data, and remote imagery unless otherwise noted.

Attribute	Value	Notes / Source
Total Acreage	78 acres	El Dorado County parcel records
APN / Parcel ID	089-340-012	El Dorado County Assessor
Elevation Range	1,920 - 2,480 ft	USGS 1/3 arc-second DEM via CalTopo
Dominant Vegetation	Oak-Pine Woodland	Blue oak, valley oak, ponderosa pine dominant
Secondary Vegetation	Chaparral Shrubland	South- and west-facing slopes; manzanita dominant
Riparian Zone	~4 acres	Dry Hollow Creek corridor; elderberry present — flag
Road Access	Improved dirt road	~0.4 mi to county road; seasonal gate; Apr–Nov use
Structures	Home (~2,400 sq ft), workshop	Propane tank, 1,500-gal water storage on site
Water Features	Dry Hollow Creek (seasonal)	Flows approx. Oct–Apr; intermittent pools in summer
Soil Type	Sandy loam / gravelly clay	Variable by aspect; erosion risk on steep south slopes
General Condition	Fair – Good	Active fuels; limited invasive coverage; beetle pressure

Overall Property Condition Rating

Current Rating: Fair–Good — Property shows a healthy stand structure with manageable fuel accumulation, limited invasive coverage in most areas, and good access. Priority concerns include standing dead trees (beetle mortality), ladder fuel continuity in drainages, partial defensible-space compliance, and an elderberry resource requiring survey before disturbance.

KEY FINDINGS AT A GLANCE

1. Standing dead pines (beetle mortality) — 2 confirmed; immediate removal evaluation required near structures.

2. Defensible space partially non-compliant — Zone 0 firewood issue; Zone 2 chaparral density exceeds targets.

3. Yellow starthistle — 2 patches (~0.25 ac) along road; spring treatment window is now-or-never.

4. Elderberry present in riparian corridor — Valley Elderberry Longhorn Beetle survey required before any disturbance.

5. Black bear activity confirmed on propane tank — secure attractants immediately.

2. Map & Site Context

The map below illustrates the property boundary, primary vegetation zones, seasonal creek corridor, road access, structures, and noted hazard features. For an accurate GIS-based parcel boundary map, see the companion GIS Mapping Package.

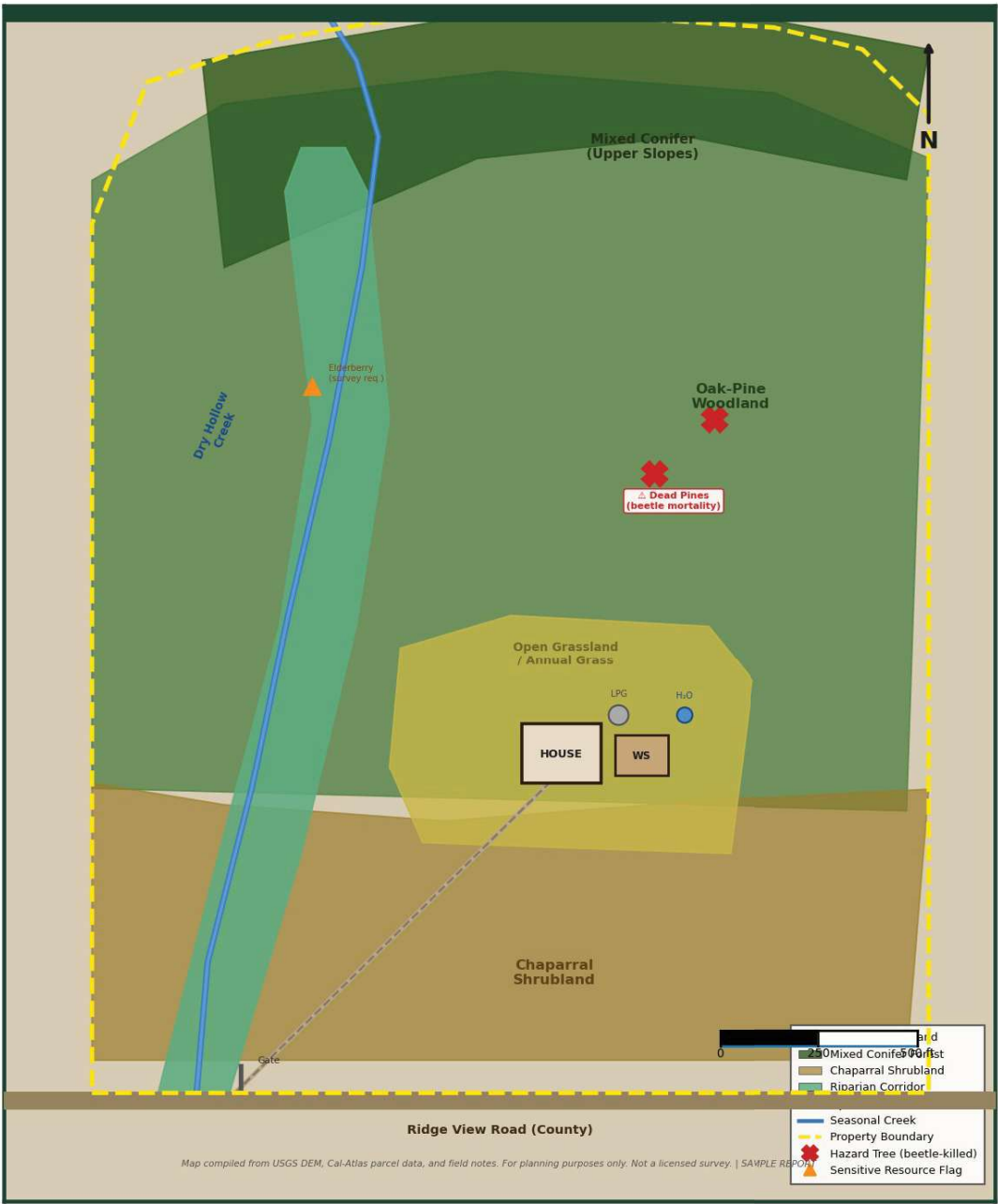


Figure 1 — Property overview map. Vegetation zones, seasonal creek, road access, structures, and hazard locations shown. Not a licensed survey; use for planning purposes only.

Mapping Tool	Use Case	Access
Google Earth Pro	Satellite imagery, KML boundary overlay, measurement tools	Free (download required)
CalTopo	Topographic mapping, slope analysis, field navigation	Free / Pro tier at caltopo.com
QGIS	Full GIS analysis, parcel overlays, contour generation	Free — qgis.org
ArcGIS Online	Professional parcel data, agency layers, fire history	Subscription — arcgis.com

3. Field Observations & Photo Log

Observations below are from the June 2026 assessment. Each entry is classified as Observed (directly seen), Expected (inferred from habitat and regional ecology), or Client-Reported (per landowner, unverified by assessor).

Photo #	Location / GPS Reference	Observation	Status	Priority
01	Main driveway, 0.1 mi from gate (lat/long on file)	Dense manzanita encroaching on road shoulder; low canopy creating ember transport corridor over access road	Observed	HIGH
02	South slope, Zone 2, mid-property	Continuous chaparral to 7-9 ft height; no horizontal breaks; uninterrupted ladder fuel path to open woodland	Observed	HIGH
03	Workshop area, north side (approx. Zone 0)	Firewood stack within 3-4 ft of workshop siding; combustible debris and sawdust against structure base	Observed	HIGH
04	Northeast corner, old homesite remnant	Tree of Heaven cluster (~6 stems); active root-sprouting; remove before established. Adjacent disturbed soil at risk for starthistle	Observed	HIGH
05	Oak woodland, center-north parcel	Two standing dead ponderosa pines; bark beetle galleries confirmed; structural integrity compromised; one within 40 ft of access road	Observed	HIGH
06	Dry Hollow Creek, mid-reach (approx. N 38.91°)	Elderberry shrubs (3 individuals); riparian structure intact; poison oak abundant; do not disturb pending beetle survey	Observed	MEDIUM
07	Road shoulder, 0.2 mi from gate	Yellow starthistle — patch approx. 0.15 ac; early-bloom stage; treat immediately before seed-set	Observed	HIGH
08	North slope ridge, large oak stand	Mature valley oak with active acorn woodpecker colony (granary tree); 4-6 visible cache holes; retain — high wildlife value	Observed	LOW

4. Vegetation & Stand Overview

Species identifications use "Observed" only for specimens directly seen during assessment. "Expected" indicates species likely present based on habitat, elevation, aspect, and regional ecology. "Client-Reported" indicates landowner-provided information not independently verified.

Vegetation Group	Status	Observations & Notes
Oaks (Quercus spp.)	Observed	Blue oak (Q. douglasii) — dominant on dry south and west aspects; generally healthy crowns. Valley oak (Q. lobata) — scattered large specimens (18–26" DBH) on gentle north slopes; high wildlife value. Interior live oak (Q. wislizeni) — dense multi-stemmed clusters in transition zones; some browsing pressure. Oregon white oak (Q. garryana) — expected near upper ridge based on elevation and aspect.
Pines (Pinus spp.)	Observed	Ponderosa pine (P. ponderosa) — scattered; 2 standing dead confirmed (bark beetle galleries, blue stain); 3–4 live individuals showing pitch tube stress indicators. Gray pine (P. sabiniana) — common on south slope chaparral-woodland ecotone. Sugar pine (P. lambertiana) — 3 large specimens on moist north drainage; healthy crowns; high value.
Shrub Layer	Observed	Manzanita (Arctostaphylos spp.) — dominant in chaparral zones; dense stands 6–10 ft; continuous ladder fuel concern. Ceanothus (Ceanothus spp.) — nitrogen-fixing; common along road margins and disturbed areas. Toyon (Heteromeles arbutifolia) — scattered; good wildlife forage value. Buckbrush (C. cuneatus) — dense on drier slopes. Poison oak (T. diversilobum) — abundant along creek; manage carefully.
Grasses & Forbs	Observed	Annual grasses (Bromus, Avena spp.) — dominant in open areas and disturbed patches; curing by early June; high flashy-fuel load. Native bunchgrasses (Nassella spp.) — present in woodland understory; limited but present. Native forbs — lupine and clarkia observed near ridge; pollinator value. Yellow starthistle — 2 patches confirmed along road shoulder; treat immediately.
Riparian Vegetation	Observed	Willow (Salix spp.) — along Dry Hollow Creek; observed. Elderberry (Sambucus nigra ssp. caerulea) — 3 shrubs confirmed in riparian zone; Valley Elderberry Longhorn Beetle survey REQUIRED before any disturbance. Sedges, rushes — present in seep areas. Poison oak — abundant along banks. Flag all riparian work for permit review (CDFW/USACE).
Invasive Species	Observed	Yellow starthistle (Centaurea solstitialis) — 2 confirmed patches (~0.25 ac total); treat before seed-set. Tree of Heaven (Ailanthus altissima) — cluster of 6 stems, NE corner; remove with treatment plan. Italian thistle (Carduus pycnocephalus) — 30–40 individuals along road margin; hand-pull before seed. Medusahead (Taeniatherum caput-medusae) — suspected in disturbed areas; early detection walk needed.

Stand Health Notes

- Crown discoloration, pitch tubes, and blue stain wood confirmed in 2 standing dead ponderosa pines — bark beetle mortality. Three live pines showing stress indicators; monitor annually.
- Oak regeneration is present but under browse pressure from deer — consider temporary protection in priority areas.
- Dense manzanita thickets in drainages create significant ladder fuel continuity; mechanical thinning is the priority treatment.
- Large legacy oaks and the granary oak (woodpecker colony) provide irreplaceable wildlife value; retain all healthy mature specimens.
- Elderberry in riparian corridor: do not disturb, grub, cut, or apply herbicide without prior VELB survey (federal listed species concern).
- No evidence of unauthorized vehicle access, erosion, or livestock presence observed on this visit.

5. Wildfire Readiness & Defensible Space

Based on vegetation conditions, fuel loading, slope, aspect, and structure exposure, overall wildfire risk for this property is assessed as

OVERALL FIRE RISK: MODERATE-HIGH

Primary drivers: continuous ladder fuels in drainages, standing dead pines, un-cured annual grasses by June, partially non-compliant defensible space. Risk can be reduced to LOW-MODERATE through targeted fuel treatment.

Defensible Space Zone Evaluation

Zone	Requirement	Current Status	Priority Action
Zone 0 (0-5 ft)	Ember-resistant; no combustibles against structures	PARTIALLY COMPLIANT — firewood stacked within 3-4 ft of workshop; sawdust/debris at structure base	Remove firewood from Zone 0 immediately; clear debris from all structure bases; relocate storage to Zone 2+
Zone 1 (5-30 ft)	Lean, clean, green; reduced ladder fuels	PARTIALLY COMPLIANT — some brush within zone; low pine limbs un-pruned; ornamental shrubs too close to deck	Prune pine lower limbs to 6 ft minimum; remove dead material; separate shrubs from structure; mow annual grasses
Zone 2 (30-100 ft)	Reduced fuel; 50% horizontal canopy reduction; thinned brush	NON-COMPLIANT — manzanita density exceeds 50% horizontal cover; no thinning completed on south slopes	Mechanical mastication or hand-cut to achieve 50%+ canopy reduction; create 10-ft horizontal gaps between shrub clumps; limb pines to 10 ft
Access Road	Min. 12-ft clearance; 15-ft vertical clearance; turnaround	PARTIALLY COMPLIANT — 11-12 ft width adequate; some overhead canopy closure within 0.2 mi; gate locked (key with neighbors?)	Clear overhead brush to 15 ft along full 0.4-mi access; confirm neighbors/fire district have gate access or install Knox Box

Defensible Space Zone Map

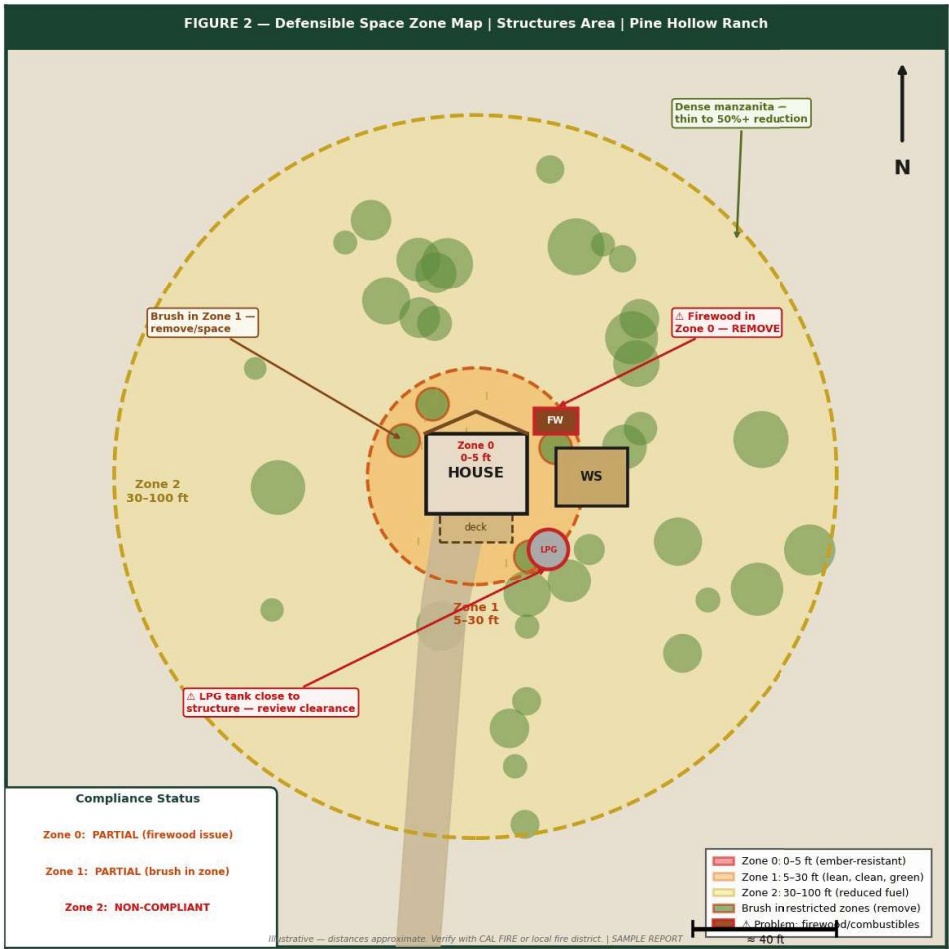


Figure 2 — Defensible space zone diagram for structures area. Distances approximate and illustrative. Verify compliance with CAL FIRE, local fire district, or county ordinance.

Ladder Fuels & Standing Dead Wood

- Dense manzanita and ceanothus (6-10 ft) in drainages create continuous vertical pathways from ground fuel to pine canopy — highest fire behavior risk on this property.
- Lower pine limbs within 6-10 ft of ground are un-pruned throughout the woodland; limbing to 10 ft is the priority mechanical treatment.
- Two standing dead ponderosa pines confirmed (beetle mortality); both are extreme fire hazards and should be evaluated for removal by a qualified tree professional.

- Annual grasses fully cure by late June, creating flashy surface fuel conditions that persist through October.
- Accumulated duff layer (2–3+ inches in unmanaged oak woodland areas) represents decades of fuel loading; reduce around structures first.

6. Wildlife Habitat & Sensitive Resources

The property's mix of oak woodland, mixed conifer, chaparral, and riparian corridor provides a high-quality habitat mosaic for native wildlife. The following section identifies observed and expected species, habitat features of note, and sensitive resources requiring special consideration before ground-disturbing work.

Habitat Feature / Species	Status	Management Note
Valley Oak / Blue Oak Woodland	Observed	High-value acorn mast, cavity habitat, and thermal cover. Retain all healthy mature oaks. Monitor regeneration for deer browse pressure.
Acorn Woodpecker Colony	Observed	Active granary tree identified (north slope, large valley oak). Colony indicates mature, healthy oak woodland. Do not cut, treat, or disturb granary tree.
Black-tailed Deer	Observed	Abundant — trails, browse, and scat observed throughout. Deer browse suppressing oak regeneration in cleared areas; consider wire tube protection for seedlings.
Wild Turkey	Observed (sign)	Feathers and scat in open oak areas. Flocks utilizing mast in fall/winter. Retain open grassland/forb patches for poult foraging.
Raptors (Red-tailed Hawk, Owls)	Observed / Expected	Red-tailed hawk regularly observed over open areas. Owl pellets found at base of old oak. No active nests confirmed — follow nesting season protocols for tree work (Feb–Aug).
Black Bear	Observed (sign)	⚠️ Scat and claw marks on propane tank cover confirmed. SECURE ALL ATTRACTANTS immediately: trash, pet food, birdseed, propane tank covers, and any food storage.
Mountain Lion	Expected	Adequate prey base; likely transient. No direct sign. Standard awareness protocols.
Dry Hollow Creek Corridor	Observed	Seasonal creek with healthy riparian structure. Functional travel corridor, bat foraging route, pollinator resource. Flag ALL work near creek for CDFW Streambed Alteration Agreement review.
Valley Elderberry Longhorn Beetle	⚠️ SURVEY REQUIRED	Elderberry shrubs (3 individuals) confirmed in riparian zone. VELB is federally listed — do not disturb, remove, or apply herbicide to elderberry before consulting USFWS/CDFW. Survey before ANY riparian work.
Western Pond Turtle	Expected	Seasonal creek with intermittent pools is suitable habitat. Assess slow reaches during wet season. Do not disturb pool areas without bio review.
Native Pollinators	Observed	Native bees observed on lupine and ceanothus bloom. Retain diverse flowering shrub and forb patches. Consider 0.5-acre native seed mix in identified open area.

SENSITIVE RESOURCE FLAGS — Stop and Verify Before Proceeding:

- ⚠️ Elderberry shrubs confirmed — VELB survey required before any riparian or adjacent work (federal listed species).
- ⚠️ Seasonal creek (Dry Hollow Creek) — CDFW Streambed Alteration Agreement may be required for work in or near the channel.
- ⚠️ Nesting season (Feb–Aug) — schedule tree work outside this window where possible; confirm no active nests before chainsaw work.

7. Invasive Species Watch List

Invasive species represent a significant long-term threat to native biodiversity, fire behavior, and ecological function on this property. Species below are confirmed present (Observed) or likely to establish without active monitoring (Expected / High Risk).

Species	Status on Property	Risk Level	Best Treatment Window	Notes & Action
Yellow Starthistle (<i>Centaurea solstitialis</i>)	OBSERVED — 2 patches (~0.25 ac total)	HIGH	Spring (now) before seed-set	IMMEDIATE TREATMENT REQUIRED. Mowing before bolt stage or targeted herbicide (2,4-D or clopyralid with permit). Plan 3-5 years follow-up. Map and expand survey area.
Italian Thistle (<i>Carduus pycnocephalus</i>)	OBSERVED — 30-40 plants along road margin	MODERATE	Rosette to early-bolt stage	Hand-pull before seed; bag seed heads. Gloves and eye protection required. Monitor next spring.
Tree of Heaven (<i>Ailanthus altissima</i>)	OBSERVED — NE corner (~6 stems)	HIGH	Species-specific window (late summer best)	Do NOT simply cut without treatment plan — cutting causes aggressive resprouting. Use basal bark or cut-stump herbicide with licensed applicator or RCD guidance.
Medusahead Grass (<i>Taeniatherum caput-medusae</i>)	SUSPECTED — disturbed areas	HIGH	Early season ID critical	Conduct targeted walk to confirm presence. Extremely invasive; silica-rich thatch resists decomposition and alters fire behavior. Contact RCD for assistance.
Scotch Broom (<i>Cytisus scoparius</i>)	Not observed — HIGH regional risk	VERY HIGH	Before seed-set; wet soil removal	Monitor road margins and disturbed areas. Eradicate any new plants immediately. Seed bank persists decades. Regional pressure from Highway 49 corridor.
Common Mullein (<i>Verbascum thapsus</i>)	OBSERVED — 15+ plants in disturbed areas	LOW-MODERATE	Rosette stage	Pull before seed-set; single plant easily managed. Flag disturbed soil areas for follow-up.
Barbed Goatgrass (<i>Aegilops triuncialis</i>)	Suspected in road margins	HIGH	Early season ID	Easy to miss until widespread. Contact local RCD for ID assistance and treatment guidance.

Weed Management Rules of Thumb

- Map before treating — random treatment without mapping means spending money twice and missing satellite infestations.
- Treat small and new patches first when resources are limited; large infestations require professional help.
- Sanitize tools, boots, tires, and mowers BETWEEN sites to avoid transporting seeds.
- Do not leave bare soil as a final condition — revegetate with native seed mix after treatment.
- Coordinate with neighbors; invasive species do not respect property lines.
- Contact the UC Cooperative Extension (Amador-El Dorado office) or El Dorado RCD for free or low-cost weed management assistance.
- Herbicide application on this property may require a California licensed pesticide applicator depending on use patterns.

8. Priority Recommendations

The following six priority actions are ranked by urgency, life-safety impact, and cost-effectiveness. Items marked HIGH require action before peak fire season (June–October).

#	Urgency	Recommended Action	Estimated Cost	Who Does It
1	HIGH — NOW	Complete Zone 0–1 defensible space: remove firewood from workshop Zone 0, prune pine lower limbs to 10 ft, remove combustible debris from all structure bases, and clear ornamental plantings within 5–30 ft of structures.	\$0–\$1,500 DIY; \$2,500–\$6,000 pro	DIY for light clearing; licensed tree service for chainsaw work on larger material or steep terrain
2	HIGH — NOW	Evaluate and remove standing dead pines: obtain contractor quotes for removal of 2 confirmed dead ponderosa pines. One is within 40 ft of access road and poses a personnel and equipment risk.	\$800–\$3,500 depending on access	Licensed tree service recommended; RPF referral if harvest is involved
3	HIGH (seasonal window)	Treat yellow starthistle before seed-set; treat both confirmed patches (0.25 ac) with approved herbicide or timely mowing before bolt stage. Budget for 3–5 years follow-up.	\$300–\$1,200/yr depending on method	DIY mowing for small patches; licensed pesticide applicator for herbicide
4	HIGH (safety)	Secure bear attractants: install bear-proof latches on propane tank covers, trash storage, compost, and any food storage. Report continued bear activity to CDFW if damage continues.	\$50–\$300 (hardware only)	DIY immediately
5	MEDIUM (6 months)	Complete Zone 2 fuel reduction and defensible space to 100 ft: mechanical mastication or hand-cut manzanita in chaparral zones south of structures; achieve 50%+ horizontal canopy reduction; limb trees to 10 ft throughout Zone 2.	\$2,000–\$8,000+ depending on acreage treated	Licensed brush contractor; check CAL FIRE cost-share eligibility
6	MEDIUM (12 months)	Consult Registered Professional Forester (RPF): engage an RPF for 10-year forest management plan. May qualify property for Timberland Production Zone tax status and NRCS/CAL FIRE cost-share programs.	\$2,000–\$5,000+ for initial plan	Licensed RPF; contact California Board of Forestry for roster

Additional Stewardship Actions

- Survey for Valley Elderberry Longhorn Beetle before any riparian or elderberry disturbance (consult USFWS / CDFW).
- Establish 8–10 photo monitoring points and begin a stewardship journal — annual comparison tracks treatment effectiveness.
- Contact El Dorado Resource Conservation District (RCD) and NRCS for free technical assistance and cost-share program deadlines.
- Install 3–4 bluebird/wood duck nest boxes in open woodland areas away from structures (fall preferred).
- Seed 0.5-acre native pollinator mix in the identified open grassland area — consult NRCS or Soil and Water Conservation Service for species list.
- Plan a pile burning consultation with El Dorado County APCD — check seasonal burn restriction schedule before any pile work.

9. Priority Timeline & Action Schedule

The following schedule organizes recommended actions into achievable phases. Work should be sequenced around seasonal windows, contractor availability, and budget. Life-safety items come first regardless of season.

Timeframe	Action Items
Next 30 Days (IMMEDIATE)	Life-Safety & Compliance: ● Remove firewood pile from Zone 0 (within 5 ft of workshop) — today. ● Obtain 2–3 contractor quotes for standing dead pine removal. ● Secure bear-proof hardware on propane tank covers and trash storage. Invasive & Seasonal Window: ● Treat yellow starthistle patches — mow or spray before bolt/seed stage. ● Pull Italian thistle plants (30–40 individuals); bag seed heads. Reconnaissance & Setup: ● Contact El Dorado RCD and NRCS for cost-share program deadlines. ● Locate and flag elderberry shrubs; do not disturb pending survey. ● Begin zone 1 pruning and clearing around home (self or hire). ● Mow or disc annual grasses in open areas before fully cured.
Next 6 Months (FOUNDATIONAL)	● Complete Zone 2 fuel reduction and brush mastication (schedule contractor). ● Remove standing dead pines — complete once contractor is confirmed. ● Limb all pines within defensible space to 10 ft. ● Fall germination flush — second round of starthistle and thistle treatment. ● Establish 8–10 photo monitoring points; begin stewardship journal. ● Request Valley Elderberry Longhorn Beetle survey consultation. ● Install 3 bluebird nest boxes in open woodland areas. ● Clear access road: overhead brush to 15-ft vertical clearance full length. ● Engage RPF for initial site visit and management plan scoping.
Next 12 Months (LONG-TERM FOUNDATION)	● Finalize and adopt 10-year Forest Management Plan with RPF. ● Apply for Timberland Production Zone tax status if applicable. ● Complete 0.5-acre native pollinator seed mix planting. ● Install remaining nest boxes; survey use of spring installations. ● Plan prescribed burn feasibility or coordinate pile burning with El Dorado APCD. ● First annual monitoring walk; photo-point comparison. ● Evaluate NRCS EQIP or RCPP cost-share funding for Year 2 fuel work. ● Budget and plan Year 2 work priorities based on monitoring results.
Annual Routine (ONGOING)	● Spring weed walk — before seed-set; update invasive species map. ● Pre-fire-season defensible-space review (April–May). ● Photo-point comparison at 8–10 locations. ● Post-storm/fire hazard-tree check and road/culvert inspection. ● Gate, fence, address sign, and tank check. ● Review and update contractor contacts and cost-share program status. ● One-page stewardship summary to keep in property binder.

10. Client Next Steps

Step	Action
1	Review the priority list — circle the items you can handle yourself vs. those needing a contractor or licensed professional.
2	Before any ground-disturbing work: confirm parcel boundaries, access rights, burn permits, and local ordinance requirements with the appropriate authority (CAL FIRE, El Dorado County).
3	Contact El Dorado RCD for free weed management assistance and NRCS for cost-share program eligibility.
4	Contact USFWS or CDFW before ANY work near the elderberry shrubs or Dry Hollow Creek.
5	Engage a licensed tree service for the standing dead pine evaluation — obtain 2–3 quotes.
6	Schedule all tree work outside nesting season (Feb–Aug) or verify no active nests are present.
7	Document every completed treatment with photos, dates, and receipts — keep in a property binder.
8	Repeat the annual monitoring routine — land management is not one-and-done.

Professional Contacts & Resources

- Registered Professional Forester (RPF) — California Board of Forestry RPF Roster: bof.fire.ca.gov
- CAL FIRE — Defensible space guidance, inspections, burn permits: fire.ca.gov
- El Dorado Resource Conservation District (RCD) — Free weed, erosion, and land management assistance: eldoradors.org
- NRCS El Dorado County — Cost-share programs (EQIP, RCPP): nrcs.usda.gov
- UC Cooperative Extension — El Dorado/Amador office: ceamador.ucanr.edu
- CDFW — Streambed alteration, sensitive species, bear conflicts: wildlife.ca.gov
- USFWS Sacramento Fish and Wildlife Office — Valley Elderberry Longhorn Beetle: fws.gov/office/sacramento
- El Dorado County APCD — Burn permits and pile burning restrictions: edcgov.us/apcd

11. Disclaimer & Important Notices

IMPORTANT: This document is an informational assessment only and does NOT constitute a professional forestry management plan, timber harvest plan, biological survey, compliance certification, or any other legally binding document.

Not a Professional Forestry Plan

This assessment was not prepared by a Registered Professional Forester (RPF) as defined under California Public Resources Code Section 748. It does not satisfy the requirements of a Timber Harvest Plan (THP), Nonindustrial Timber Management Plan (NTMP), or any state- or federally-required forestry document. Landowners are strongly advised to engage a licensed RPF for all regulated forestry activities.

Accuracy of Information

Data presented in this report is based on available remote sensing, publicly available GIS resources, field observations, and general regional ecology references. Site-specific conditions may vary. Acreage, elevation, species lists, and condition ratings are approximations. Field verification by qualified professionals is recommended before any regulated activity, ground disturbance, or significant expenditure.

No Compliance Certification

Nothing in this report certifies compliance with Public Resources Code 4291, local ordinances, insurance requirements, building codes, defensible-space inspections, or any regulatory program. Landowners must independently verify applicable federal, state, and local regulations before undertaking any land management activity.

Wildlife & Sensitive Resources

Species lists are based on expected occurrence by habitat type and observed field indicators. A formal biological, botanical, or cultural resource survey has NOT been conducted. The presence of federally or state-listed species (including Valley Elderberry Longhorn Beetle) may impose additional regulatory requirements. Contact CDFW and USFWS prior to any ground-disturbing activity near sensitive habitat.

No Liability

Firebreak Property Services makes no warranty, express or implied, regarding the completeness, accuracy, or fitness for a particular purpose of the information herein. The landowner assumes all responsibility for management decisions made in connection with or reliance upon this assessment.

This Forest Stewardship Assessment was prepared in good faith for general informational purposes. The landowner acknowledges receipt of this document and understands it is not a substitute for professional forestry management services.
Assessment Date: June 2026 | Property: Pine Hollow Ranch | El Dorado County, CA | Version 1.0 | SAMPLE REPORT