

PREMIUM REPORT · PARCEL HAZARD MAP INCLUDED

Parcel Risk Report

PREPARED THIS REPORT

California Natural Hazard Disclosure Report

Civil Code §1103 — includes the statutory §1103.2 NHD Statement · California

321 POPLAR ST, HALF MOON BAY, CA, 94019

Elevated hazard classifications at this parcel — see Hazard Details

Prepared by Parcel Risk Report

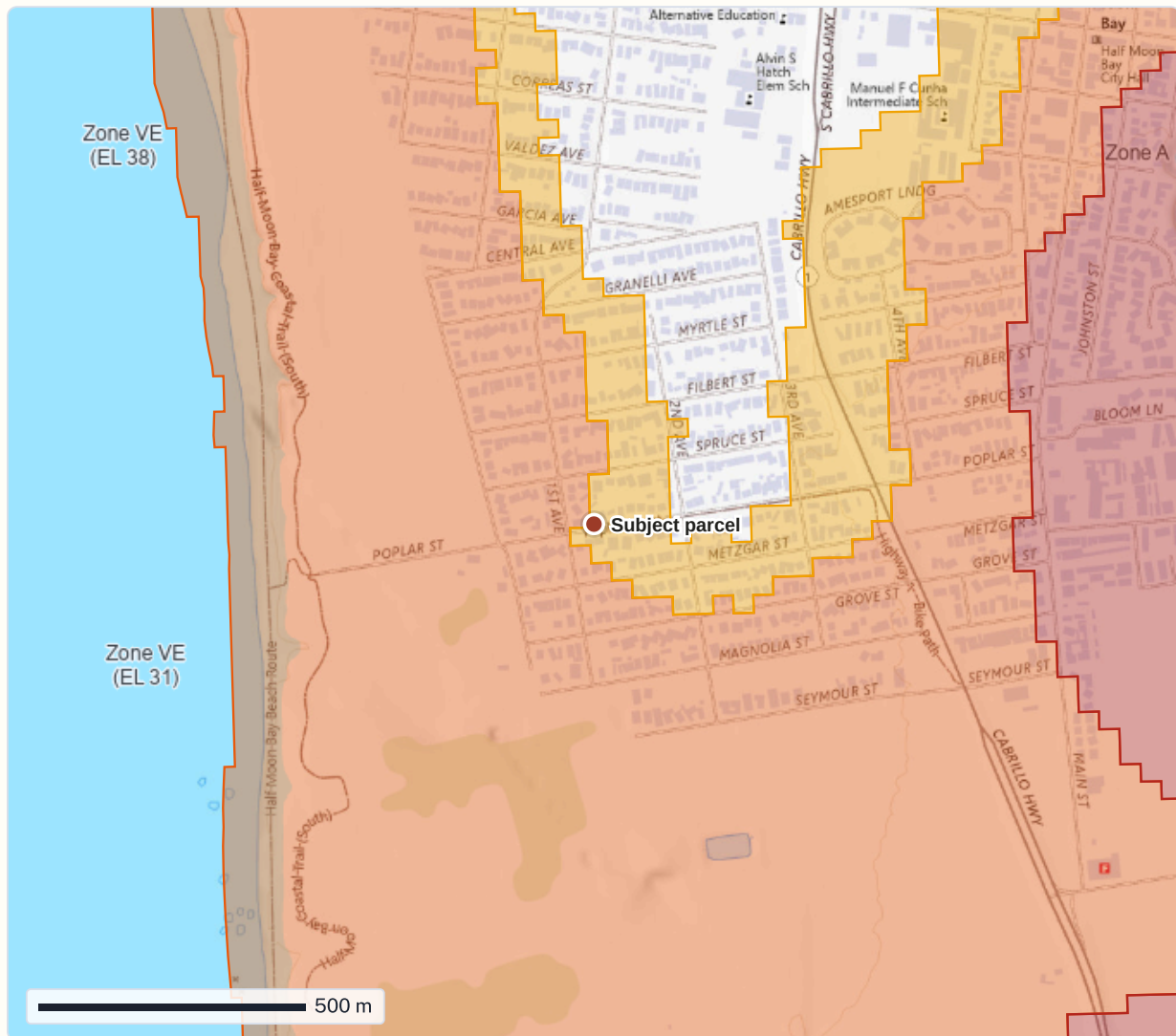
2026-06-23 · Report SAMPLE-SM-PREMIUM

Built on official public sources — FEMA · CAL FIRE · USGS · NOAA · EPA · U.S. Census. Categorical hazard classes only; no personalized probability scores. Issued with the statutory California Natural Hazard Disclosure Statement (Civil Code §1103.2).

PREMIUM · PARCEL HAZARD MAP

Parcel Hazard Map

321 POPLAR ST, HALF MOON BAY, CA, 94019



■ FHSZ High ■ FHSZ Very High ■ FHSZ Moderate ■ FEMA flood zone ● subject parcel

Map layers current as of 2026-06-23T22:06:08.717Z · ILLUSTRATIVE SAMPLE overlay for San Mateo County — generated for demonstration only. NOT reviewed or approved by a licensed GIS reviewer, and NOT a Published Studio county layer. This map composites the live USGS basemap and the FEMA NFHL flood layer at the parcel; a real, Published county overlay would additionally composite reviewer-digitized CAL FIRE FHSZ, CGS, DSOD, and General-Plan Safety-Element local-hazard polygons..

This parcel-precise overlay shows the subject parcel on the USGS National Map basemap, overlaid with FEMA flood zones and CAL FIRE Fire Hazard Severity Zone boundaries where they fall within the mapped area. Flood: FEMA Zone X — outside the SFHA. Wildfire: Moderate Fire Hazard Severity Zone (LRA). Informational overlay — not a survey, a FEMA flood determination, or the statutory NHD.

Sources: USGS National Map (basemap) · FEMA National Flood Hazard Layer (ArcGIS MapServer) · CAL FIRE/OSFM Fire Hazard Severity Zones (ArcGIS FeatureServer)

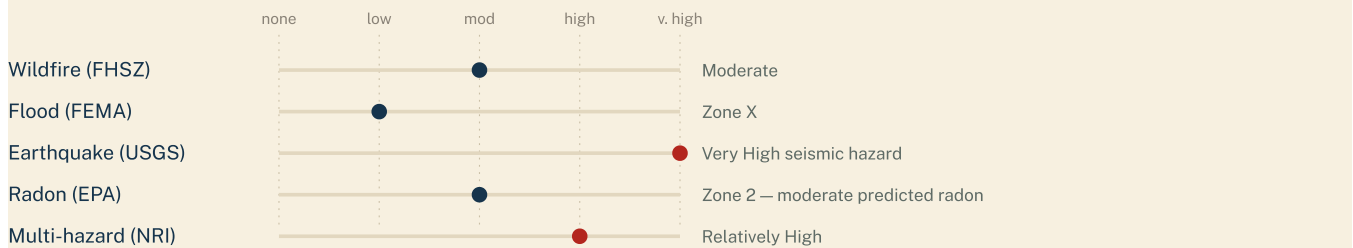
What's included & how to use it

- This parcel-level hazard report — every finding drawn live from official government maps, labeled parcel-precise vs. area-level, with its source cited.
- The statutory California Natural Hazard Disclosure Statement (Civil Code §1103.2) — included at the end of this report and also available as a separate file.

Deliver this package to the buyer with the other transaction disclosures. The §1103.2 statement requires the buyer's and seller's signatures — sign, date, and retain a copy. Each determination cites the official agency source it is based on.

Executive Summary

This natural-hazard assessment for 321 Poplar Street in Half Moon Bay provides a factual overview of environmental conditions based on federal, state, and local databases. The property is located in an area with very high seismic ground-shaking potential and is situated within a Moderate Fire Hazard Severity Zone. However, it sits outside of high-risk flood zones and is elevated well above projected sea-level rise scenarios. Some findings are based on broad regional data (such as county-level radon and census-tract risk indices) and should be understood as regional context rather than parcel-specific measurements.



Hazard	Classification	Data resolution	Data current as of
Flood	Zone X	Parcel-precise	Current at retrieval (2026-06-23)
Wildfire	Moderate	Parcel-precise	2024–2025 adopted maps
Earthquake	Very High seismic hazard	Point estimate	Current at retrieval (2026-06-23)
Multi-Hazard Baseline (FEMA National Risk Index)	Relatively High	Census tract (area-level)	Current at retrieval (2026-06-23)

Radon	Zone 2 – moderate predicted radon	County-level	Current at retrieval (2026-06-23)
Sea-Level Rise	Not low-lying through 6 ft SLR (ground ≈ 66 ft)	Point estimate	Current at retrieval (2026-06-23)
Air Quality	Current AQI: Good · 30-day worst AQI 43	Point estimate	Current at retrieval (2026-06-23)
Earthquake Fault Zone (Alquist-Priolo)	Not in an Earthquake Fault Zone	Parcel-precise	Current at retrieval (2026-06-23)
Seismic Hazard Zone (Liquefaction & Landslide)	Not in a Seismic Hazard Zone	Parcel-precise	Current at retrieval (2026-06-23)
Dam-Failure Inundation	Not in a dam-failure inundation area	Parcel-precise	Current at retrieval (2026-06-23)

Statutory NHD Determinations (Civil Code §1103.2)

The six statutory determinations for this property. The full, signable California Natural Hazard Disclosure Statement is included at the end of this report.

This property is situated in:	Determination
A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency	No
AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map	No
A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.	No
A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.	No
AN EARTHQUAKE FAULT ZONE	No

Hazard Details

Flood

Zone X

PARCEL-PRECISE

According to the parcel-specific FEMA National Flood Hazard Layer (NFHL), this property is located in Zone X, which is designated as an Area of Minimal Flood Hazard. It is not located within a Special Flood Hazard Area (SFHA), meaning there is no high-risk 1% annual chance (100-year) flood designation currently mapped for this specific parcel.

Area Of Minimal Flood Hazard

Recommended mitigation

- Maintain clear gutters, downspouts, and surface drains around the home to prevent localized pooling during heavy coastal storms.
- Consider purchasing a voluntary, low-cost preferred-risk flood insurance policy for peace of mind, as standard homeowners insurance does not cover flood damage.

Data current as of: Current at retrieval (2026-06-23)

Source: FEMA National Flood Hazard Layer (NFHL) — <https://msc.fema.gov/portal/home>

Wildfire

Moderate

PARCEL-PRECISE

CAL FIRE Fire Hazard Severity Zone



▲ this parcel

The property is located within a Moderate Fire Hazard Severity Zone in a Local Responsibility Area (LRA), according to the parcel-specific CAL FIRE and Office of the State Fire Marshal maps. Because it is classified as Moderate rather than High or Very High, the strict real estate disclosure mandates of Assembly Bill 38 do not automatically apply to this transaction. However, wildfire remains a standard regional consideration in California's coastal-urban interfaces.

LRA — Local Responsibility Area

Recommended mitigation

- Maintain Zone 0 (0 to 5 feet from the home) by removing all dead vegetation, bark mulch, and combustible materials directly adjacent to the siding.
- Establish and maintain defensible space in Zone 1 (5 to 30 feet) and Zone 2 (30 to 100 feet) by keeping grass mowed to 4 inches or less and trimming low tree branches.
- Ensure attic and crawlspace vents are screened with 1/8-inch metal mesh to prevent ember intrusion, consistent with State Fire Marshal low-cost retrofit recommendations.

Data current as of: 2024–2025 adopted maps

Source: CAL FIRE / OSFM Fire Hazard Severity Zones (SRA effective 2024-04-01; LRA recommended 2025-03-24) — <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones>

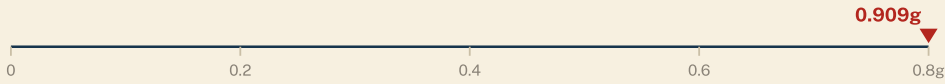
Earthquake

Very High seismic hazard

POINT ESTIMATE

Peak ground acceleration · USGS / ASCE 7 design value

Mapped design ground motion at this point — not a probability of earthquake.



Based on the USGS Seismic Design Maps, this location is classified as having a Very High seismic hazard. The mapped peak ground acceleration is approximately 0.91 g, reflecting a high potential for severe ground shaking during a major earthquake on nearby active faults. This is a point-specific geological finding for this address.

Mapped peak ground acceleration ≈ 0.91 g (risk-targeted MCE ground motion).

Recommended mitigation

- Verify that the home's wood-frame walls are properly bolted to the concrete foundation and that any cripple walls are braced with plywood.
- Strap the water heater securely to the wall studs using an approved seismic strapping kit.
- Anchor tall, heavy furniture such as bookcases, filing cabinets, and wardrobes to wall studs to prevent tipping during shaking.

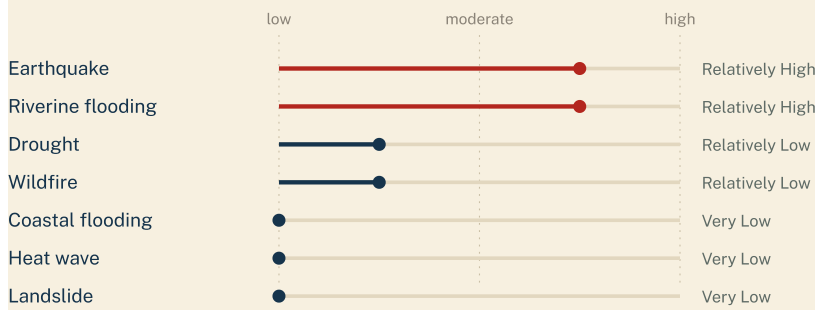
Data current as of: Current at retrieval (2026-06-23)

Source: USGS Seismic Design Maps (ASCE 7-16) — <https://earthquake.usgs.gov/ws/designmaps/>

Multi-Hazard Baseline (FEMA National Risk Index)

Relatively High

CENSUS TRACT (AREA-LEVEL)



The FEMA National Risk Index rates this census tract (06081613701) as having a Relatively High overall risk profile. This rating is an approximate, tract-level assessment rather than a parcel-specific measurement. The index identifies Earthquake and Riverine Flooding as Relatively High drivers of expected annual loss for the wider community, while noting a Relatively Low risk for Wildfire and Drought, and a Very High rating for Community Resilience.

Recommended mitigation

- Review community emergency response plans and identify local evacuation routes established by San Mateo County.
- Assemble a standard 72-hour disaster supply kit containing water, non-perishable food, flashlights, a first-aid kit, and essential medications.

Data current as of: Current at retrieval (2026-06-23)

Source: FEMA National Risk Index (Census Tract) — <https://hazards.fema.gov/nri/>

Radon

Zone 2 — moderate predicted radon

COUNTY-LEVEL

According to the EPA Map of Radon Zones, San Mateo County is classified as Zone 2, indicating a moderate predicted average indoor radon screening level between 2 and 4 pCi/L. Because this is a broad county-level classification, it does not predict the exact radon level inside this specific home. Indoor radon levels can vary significantly from house to house on the same street.

EPA predicts a county-average indoor radon screening level of 2–4 pCi/L for San Mateo County. Radon varies home-to-home; the EPA and U.S. Surgeon General recommend testing every home regardless of zone.

Recommended mitigation

- Purchase an inexpensive, DIY short-term radon test kit to measure the actual indoor air quality of the home.
- If test results indicate radon levels at or above the EPA action level of 4.0 pCi/L, consult a certified radon mitigation professional to install an active soil depressurization system.

Data current as of: Current at retrieval (2026-06-23)

Source: EPA Map of Radon Zones — <https://www.epa.gov/radon/epa-map-radon-zones>

Sea-Level Rise

Not low-lying through 6 ft SLR (ground ≈ 66 ft)

POINT ESTIMATE

NOAA sea-level-rise scenarios — is the parcel low-lying?



Not low-lying through the highest modeled scenario.

A point-specific elevation screening using USGS 3DEP ground elevation data indicates the property sits at approximately 66 feet above sea level. When screened against NOAA sea-level rise scenarios, the property is not classified as low-lying and is not exposed to coastal inundation even under a severe 6-foot sea-level rise scenario.

The parcel ground elevation is about 66 ft (USGS 3DEP, NAVD88) — above the screening threshold for 6 ft of sea-level rise (NOAA scenarios are measured above mean higher-high water, ~2.5–5 ft above NAVD88 on this coast). It does not screen as low-lying. Confirm parcel detail on the NOAA Sea Level Rise Viewer.

Recommended mitigation

- No immediate physical mitigation is required for sea-level rise at this elevation. Periodically monitor regional coastal erosion reports for the Half Moon Bay shoreline.

Data current as of: Current at retrieval (2026-06-23)

Source: USGS 3DEP ground elevation (EPQS) screened against NOAA SLR scenarios — <https://coast.noaa.gov/slr/>

Air Quality

Current AQI: Good · 30-day worst AQI 43

POINT ESTIMATE

Air quality — current snapshot · EPA AirNow

A real-time reading, not a permanent property characteristic.



Real-time air quality data from the EPA AirNow station in the Redwood City reporting area indicates a current Air Quality Index (AQI) of 26, which is classified as Good. Over the sampled 30-day window, the air quality remained consistently Good, with a worst recorded AQI of 43. This is a temporary regional snapshot and is not a permanent characteristic of the property.

Current Air Quality Index is 26 (Good) for the Redwood City reporting area, driven by O3. This is a real-time snapshot, not a permanent property characteristic. Over the past ~30 days (9 days sampled): 9× Good. Worst was AQI 43 (PM2.5) on 2026-06-06. No elevated-PM2.5 (smoke-signal) days were sampled in this window.

Recommended mitigation

- Install high-efficiency HVAC air filters (MERV 13 or higher) to maintain clean indoor air during seasonal wildfire or regional smog events.
- Keep windows closed and run the HVAC system on recirculate during days when the regional AQI rises into the moderate or unhealthy ranges.

Data current as of: Current at retrieval (2026-06-23)

Source: EPA AirNow — <https://www.airnow.gov/>

Earthquake Fault Zone (Alquist-Priolo)

Not in an Earthquake Fault Zone

PARCEL-PRECISE

This parcel is not within a mapped Alquist-Priolo Earthquake Fault Zone. This determination addresses surface fault rupture only; strong ground shaking from nearby or distant faults can still affect any California property. This determination can be independently verified with the official CGS EQ Zapp address tool (<https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>).

Recommended mitigation

- Secure heavy furniture, water heaters, and appliances to wall studs.
- Confirm the home is bolted to its foundation and that cripple walls are braced.
- Consider California Earthquake Authority (CEA) coverage; earthquake damage is excluded from standard homeowners policies.

Data current as of: Current at retrieval (2026-06-23)

Source: CGS Alquist-Priolo Earthquake Fault Zones (PRC §2622) — <https://www.conservation.ca.gov/cgs/alquist-priolo>

Seismic Hazard Zone (Liquefaction & Landslide)

Not in a Seismic Hazard Zone

PARCEL-PRECISE

This parcel is within a released CGS Seismic Hazard Zone map and is not located in a zone of required investigation for liquefaction or earthquake-induced landslide. Strong ground shaking can still affect any California property. This determination can be independently verified with the official CGS EQ Zapp address tool (<https://www.conservation.ca.gov/cgs/geohazards/eq-zapp>).

Within a released Seismic Hazard Zone map; not in a liquefaction or earthquake-induced-landslide zone of required investigation.

Recommended mitigation

- Secure heavy furniture, water heaters, and appliances; brace cripple walls and bolt the home to its foundation.
- Consider California Earthquake Authority (CEA) coverage.

Data current as of: Current at retrieval (2026-06-23)

Source: CGS Seismic Hazard Zones (PRC §2696) — <https://www.conservation.ca.gov/cgs/shp>

Dam-Failure Inundation

Not in a dam-failure inundation area

PARCEL-PRECISE

This parcel is not within a mapped DSOD-approved dam-failure inundation area. This addresses dam failure only and is independent of FEMA flood-zone status, which is covered separately in this report.

Recommended mitigation

- Maintain site drainage and gutters to manage ordinary stormwater.
- Review the Flood section of this report for FEMA Special Flood Hazard Area status.

Data current as of: Current at retrieval (2026-06-23)

Source: Cal OES / DWR DSOD-approved dam-failure inundation (Gov. Code §8589.5) — <https://water.ca.gov/programs/all-programs/division-of-safety-of-dams/inundation-maps>

Insurance Availability Outlook

CALIFORNIA MARKET CONTEXT

This outlook is general educational context about how this parcel's mapped hazards relate to California insurance programs. Availability and price are set by individual carriers and depend on factors beyond mapped hazards. This parcel is in a Moderate Fire Hazard Severity Zone, which generally does not by itself constrain admitted-market homeowners coverage. Earthquake damage is excluded from standard homeowners policies in California. The California Earthquake Authority (CEA) offers separate earthquake coverage through participating insurers.

Next steps

- If earthquake coverage matters to you, ask your insurer about a California Earthquake Authority (CEA) policy.

Insurance availability and pricing are set by individual carriers and California's regulatory environment, change frequently, and depend on factors beyond mapped hazards (claims history, construction, prior coverage). This is general educational information — not insurance advice, an offer, or a prediction of any carrier's decision. Confirm with a licensed California insurance agent.

Sources: California FAIR Plan (cfpnet.com); FEMA National Flood Insurance Program (floodsmart.gov); California Earthquake Authority (earthquakeauthority.com); California Department of Insurance (insurance.ca.gov)

Climate Outlook — How These Hazards May Evolve

FORWARD-LOOKING CONTEXT (OFFICIAL SCENARIOS & RATINGS)

This section synthesizes how this parcel's officially mapped hazards may evolve, drawn only from public agency scenarios and ratings. It is buyer-side context, not a forecast or a proprietary score. Wildfire — this parcel is mapped in a Moderate Fire Hazard Severity Zone today. CAL FIRE periodically revises these maps; a Moderate parcel can be re-classified as conditions are reassessed, so it is worth re-checking the official zone map over time. Sea-level rise — this parcel is in a NOAA-mapped coastal California county but is not shown within a low-lying / potential-inundation area through NOAA's 6 ft sea-level-rise scenario. NOAA's scenarios are revised as coastal data improves; the viewer is the source to re-check over time. Multi-hazard baseline — for this census tract, FEMA's National Risk Index rates the following climate-linked hazards at a relatively elevated level today: riverine flooding (Relatively High). These are FEMA's categorical community ratings (not a parcel-level score and not a dollar figure); they describe the baseline this parcel's neighborhood starts from as these hazards intensify.

What to watch

- Re-check the CAL FIRE / OSFM Fire Hazard Severity Zone map for this address at the next state revision.
- Track the FEMA National Risk Index ratings for this tract; they are updated as FEMA refreshes the index.

This outlook is a qualitative, buyer-side synthesis of official public data (NOAA, FEMA, CAL FIRE) about how mapped hazards may evolve. It is general educational context, not a forecast, a probability, or a proprietary risk score, and it does not predict conditions at any future date. Climate science and official maps are revised over time; re-check the cited sources before relying on this.

Sources: NOAA Office for Coastal Management — Sea Level Rise Viewer (coast.noaa.gov/slr); FEMA National Risk Index (hazards.fema.gov/nri); CAL FIRE / OSFM Fire Hazard Severity Zones (osfm.fire.ca.gov)

Prioritized Mitigation

1. Securely strap the water heater to wall studs and anchor heavy furniture to prevent tipping during seismic shaking.
2. Verify foundation bolting and cripple wall bracing to mitigate the Very High seismic hazard.
3. Clear combustible materials and bark mulch within 5 feet of the home (Zone 0) to establish basic wildfire defensible space.
4. Install 1/8-inch metal mesh screens over all crawlspace and attic vents to prevent ember entry.
5. Perform a simple, low-cost home radon test to determine the actual indoor radon levels at this specific address.
6. Ensure gutters and surface drains are clear to handle seasonal coastal downpours.

Glossary of hazard terms

FEMA flood zone (A, AE, V)	A Special Flood Hazard Area — the 1%-annual-chance (100-year) floodplain, where flood insurance is typically required.
FEMA Zone X	An area of minimal flood hazard, outside the Special Flood Hazard Area.
Fire Hazard Severity Zone (FHSZ)	CAL FIRE's wildfire classification — Moderate, High, or Very High — based on fuel, terrain, and fire weather.
SRA / LRA	State vs. Local Responsibility Area — which agency is responsible for wildland fire protection at the parcel.
Seismic Design Category (A–F)	An ASCE 7 building-design category derived from the mapped earthquake ground motion at the site; later letters mean greater design demand.
Alquist-Priolo Earthquake Fault Zone	A state-mapped zone astride an active fault's surface trace, where special construction setbacks apply.
Seismic Hazard Zone	A state-mapped zone of potential liquefaction or earthquake-induced landslide.
Dam-failure inundation area	An area that could be flooded if an upstream dam failed, per the state's mapped inundation boundaries.
FEMA National Risk Index (NRI)	A census-tract baseline rating a community's relative risk across multiple natural hazards.
Radon Zone (1–3)	EPA's county-level prediction of indoor radon potential; Zone 1 is highest, Zone 3 lowest.

Methodology & Data Sources

Every classification in this report is drawn from the official public source listed below and labeled by spatial precision (parcel-precise vs. area-level) — never a proprietary risk score. Full methodology: parcelriskreport.com/methodology

- **FEMA National Flood Hazard Layer (NFHL)** (parcel-level) · Current at retrieval (2026-06-23) · <https://msc.fema.gov/portal/home>
- **CAL FIRE / OSFM Fire Hazard Severity Zones (SRA effective 2024-04-01; LRA recommended 2025-03-24)** (parcel-level) · 2024–2025 adopted maps · <https://osfm.fire.ca.gov/what-we-do/community->

wildfire-preparedness-and-mitigation/fire-hazard-severity-zones

- **USGS Seismic Design Maps (ASCE 7-16)** (point-level) · Current at retrieval (2026-06-23) · <https://earthquake.usgs.gov/ws/designmaps/>
- **FEMA National Risk Index (Census Tract)** (tract-level) · Current at retrieval (2026-06-23) · <https://hazards.fema.gov/nri/>
- **EPA Map of Radon Zones** (county-level) · Current at retrieval (2026-06-23) · <https://www.epa.gov/radon/epa-map-radon-zones>
- **USGS 3DEP ground elevation (EPQS) screened against NOAA SLR scenarios** (point-level) · Current at retrieval (2026-06-23) · <https://coast.noaa.gov/slr/>
- **EPA AirNow** (point-level) · Current at retrieval (2026-06-23) · <https://www.airnow.gov/>
- **CGS Alquist-Priolo Earthquake Fault Zones (PRC §2622)** (parcel-level) · Current at retrieval (2026-06-23) · <https://www.conservation.ca.gov/cgs/alquist-priolo>
- **CGS Seismic Hazard Zones (PRC §2696)** (parcel-level) · Current at retrieval (2026-06-23) · <https://www.conservation.ca.gov/cgs/shp>
- **Cal OES / DWR DSOD-approved dam-failure inundation (Gov. Code §8589.5)** (parcel-level) · Current at retrieval (2026-06-23) · <https://water.ca.gov/programs/all-programs/division-of-safety-of-dams/inundation-maps>
- Geocoding: U.S. Census Geocoder (2020 tract vintage)
- Narrative: gemini-3.5-flash

Disclaimers

- The statutory California Natural Hazard Disclosure Statement (Civil Code §1103.2) for this property is provided as a separate document; this is the supplemental hazard report that explains and supports those determinations.
- Parcel Risk Report prepares the statutory disclosure as an independent third-party provider under Civil Code §1103.4 and carries Errors & Omissions insurance. California does not license or register natural-hazard disclosure providers.
- This report is not a substitute for a professional home inspection, a FEMA flood determination, a local fire-agency defensible-space inspection, or any insurance underwriting decision.
- Data resolution varies by hazard from parcel-precise to census-tract or county level, as labeled in each section. Area-level findings may not reflect conditions at this specific parcel.
- Hazard classifications use official FEMA flood zones, CAL FIRE Fire Hazard Severity Zone classes, and FEMA National Risk Index categorical ratings. This report does not provide personalized probabilistic risk scores.
- This report is one input among many and should not be the sole basis for a purchase, insurance, or mitigation decision.
- The Insurance Availability Outlook is general educational information about California insurance programs and is not insurance advice, an offer of coverage, or a prediction of any insurer's decision.

California Natural Hazard Disclosure Statement

Civil Code §1103.2 · Prepared as a substituted disclosure under §1103.4

Property: 321 POPLAR ST, HALF MOON BAY, CA, 94019

Prepared by: Parcel Risk Report · **Date:** 2026-06-23 · Report SAMPLE-SM-PREMIUM

The following are representations made by the seller and the seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. The maps on which these disclosures are based estimate where natural hazards exist; they are not definitive indicators of whether a property will be affected by a natural hazard. Buyer and seller may wish to obtain professional advice regarding those hazards and other hazards that may affect the property.

THIS PROPERTY IS SITUATED IN:	DETERMINATION	DATA BASIS
<p>A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency</p> <p>Civ. Code §1103(c)(1)</p>	No	FEMA National Flood Hazard Layer (NFHL)
<p>AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map</p> <p>Gov. Code §8589.5</p>	No	Cal OES / DWR DSOD-approved dam-failure inundation (Gov. Code §8589.5)
<p>A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.</p> <p><input type="checkbox"/> High FHSZ in a state responsibility area <input type="checkbox"/> Very High FHSZ in a state responsibility area <input type="checkbox"/> Very High FHSZ in a local responsibility area</p> <p>Gov. Code §51178 / §51182; PRC §4201 et seq.</p>	No	CAL FIRE / OSFM Fire Hazard Severity Zones (SRA effective 2024-04-01; LRA recommended 2025-03-24)
<p>A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.</p> <p>PRC §4125 / §4291 / §4142</p>	No	CAL FIRE / OSFM Fire Hazard Severity Zones (SRA effective 2024-04-01; LRA recommended 2025-03-24)

AN EARTHQUAKE FAULT ZONE

PRC §2622

No

CGS Alquist-Priolo Earthquake Fault Zones (PRC §2622)

A SEISMIC HAZARD ZONE

PRC §2696

No

CGS Seismic Hazard Zones (PRC §2696)

"Map not yet released by the State Geologist" is the statutory condition where the State has not published a regulatory seismic-hazard or fault-zone map for this location. "Map not available" indicates the official map could not be retrieved when this report was generated. Neither is a determination that the hazard is absent; confirm with the local jurisdiction.

Substituted disclosure (Civil Code §1103.4). The representations in this Natural Hazard Disclosure Statement are based upon information provided by an independent third-party disclosure provider as a substituted disclosure pursuant to Civil Code §1103.4. Neither the seller nor any agent (1) has independently verified the information contained in this statement, nor (2) is personally aware of any error or inaccuracy, and the report has been selected in good faith as provided in Civil Code §1103.7. This statement was prepared by the provider identified above using the official agency data cited; the provider does not warrant the accuracy of the underlying government maps.

Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code.

Buyer represents that Buyer has read and understands this document. Pursuant to Section 1103.8 of the Civil Code, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

Signature of Seller(s) & Date

Seller's Agent(s) & Date

Signature of Buyer(s) & Date

Third-party report provider (Civil Code §1103.4): Parcel Risk Report

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