

Fire and earthquake zones — 5555 SKYWAY, PARADISE, CA, 95969

This is not a Natural Hazard Disclosure statement. It reads open state maps at one point and does not check flood or dam zones. A seller in California still owes the statutory disclosure.

1. Location

Address matched	5555 SKYWAY, PARADISE, CA, 95969
City or place	Paradise town
County	Butte County

2. The six natural hazard disclosure questions

Very High fire hazard severity zone	Yes (mapped Very High, local responsibility area)
Wildland area (state responsibility) with fire protection duties	Not shown on the state responsibility map
Earthquake fault zone	Not inside
Seismic hazard zone: liquefaction	Not evaluated here: the state has not mapped this area, which is not a clean result
Seismic hazard zone: landslide	Not evaluated here: the state has not mapped this area, which is not a clean result
Special flood hazard area	NOT CHECKED. No open source could be read. FEMA flood map
Dam inundation area	NOT CHECKED. No open source could be read. State dam map

What the Very High zone means: Sellers must disclose it. Defensible space and ember-resistant building rules apply; a home built before 2010 needs the home hardening disclosure at sale.

3. Fires recorded at this point since 1950

CAMP (2018)	153,336 acres
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4. Other recent fires within 5 miles

CENTERVILLE (2024)	62 acres
HONEY (2017)	154 acres
SADDLE (2016)	740 acres
CENTERVILLE (2013)	54 acres
BTU LIGHTNING COMPLEX (2008)	53,699 acres
HUMBOLDT (2008)	23,344 acres
CENTERVILLE (2003)	91 acres
CONCOW (2000)	1,835 acres
DOE MILL (1999)	10,857 acres

BURTON (1992)	5,915 acres
DRY (1992)	820 acres

How Paradise town compares

Very High zone	100.0% of the area
High zone	0.0%
Moderate zone	0.0%
Earthquake fault zone	0.0%
Fires recorded since 1950	3
Median home value	\$391,100 (Census ACS 2019-2023)

How Butte County County compares

Very High zone	37.6% of the area
High zone	13.3%
Moderate zone	5.8%
Earthquake fault zone	0.1%
Fires recorded since 1950	266
Median home value	\$408,700 (Census ACS 2019-2023)

What it costs

A Natural Hazard Disclosure statement	about \$100 to \$150, usually ordered by the seller's side
This report	\$19, before you make an offer

The law

Fire hazard severity zones	Government Code §§ 51175-51189 (local responsibility areas); Public Resources Code §§ 4201-4204 (state responsibility areas)
Natural hazard disclosure	Civil Code §§ 1103-1103.15
Defensible space	Public Resources Code § 4291; Government Code § 51182; Civil Code § 1102.19
Home hardening disclosure	Civil Code § 1102.6f (homes built before 2010)
Building in fire zones	California Building Code, chapter 7A
Earthquake fault zones	Alquist-Priolo Act, Public Resources Code §§ 2621-2630
Seismic hazard zones	Seismic Hazards Mapping Act, Public Resources Code §§ 2690-2699.6

Explanations drafted with the help of artificial intelligence from the legislation cited; they are general and are not legal advice.

Before you remove contingencies

1. Have your agent order the Natural Hazard Disclosure statement: the seller owes it, and it also covers flood and dam zones, which this report does not.
2. Look up the flood zone on the FEMA map and the dam inundation map: both links are in section 2.

3. In a High or Very High zone, ask for the defensible space documents and, for a home built before 2010, the home hardening disclosure.
4. Ask your insurer for a quote before you remove contingencies: a fire zone can change price and availability.
5. Ask the city whether it adopted its own fire map: local maps can go further than the state map.

Sources

CAL FIRE Fire Hazard Severity Zones (LRA 2025, SRA 2023) and California Fire Perimeters; California Geological Survey, Seismic Hazards Program: Creative Commons Attribution. U.S. Census Bureau geocoder, boundaries and American Community Survey. Read on October 30, 2026. Independent report, not an official document.