



Escondido Fire Department
1163 N Centre City Parkway
Escondido, CA 92026
Phone: 760-839-5400
fire.escondido.org



06/15/2026

SCUKANEC JAMES
1853 Cathedral Gln
Escondido, CA 92029

AB 38 DEFENSIBLE SPACE INSPECTION COMPLIANCE

On and after July 1, 2021, sellers of real property located in High or Very High Fire Hazard Severity Zones must provide documentation that the property complies with defensible space requirements. The inspection for this documentation must have been completed within the six-month period preceding the transaction date. (AB 38, Section 1102.19)

Date of Inspection: 06/15/2026

Property: 1853 Cathedral Gln, Escondido, CA, 92029-3030
(Parcel Number 2353607000)

Fire Hazard Severity Zone: High

This document certifies that the property listed above is in compliance with defensible space requirements related to vegetation management. However, this does not preclude other recommended hazard reduction actions that are outside the scope of AB 38.

For more information, contact the Escondido Fire Department at (760) 839-5400.

La Vona Koretke, Deputy Fire Marshal
(760) 839-5400

If you do not own this property, have already cleared your property, or feel you have received this notice in error, please contact the Escondido Fire Department as soon as possible at (760) 839-5417. If no one is available to answer your call, leave a message with your phone number, property address or parcel number and best time to return your call.

Note: If you suspect your property may contain any rare/endangered species or related sensitive habitat such as coastal sage or a riparian zone, a permit from the California Department of Fish and Wildlife (858-467-4201) and/or the U.S. Fish and Wildlife Service (760-431-9440) may be required prior to clearing. Call for more information.

Review/Appeal: Property owners may request a review of the determination that a nuisance or violation exists or to the administrative fee, or both, by filing a written objection with the Chief of the Escondido Fire Department within 5 days of the date of service of this Notice. The decision of the Chief of the Fire Department may be appealed as set forth in Escondido Municipal Code Ch. 11, Article-2, Division-2, 11-43.

La Vona Koretke, Deputy Fire Marshal
(760) 839-5400



Escondido Fire Department

HAZARD REDUCTION AND VEGETATION CLEARANCE STANDARD

All property owners and responsible parties within Escondido Fire Department's jurisdiction must maintain **100 feet of defensible space** around all structures to protect lives, property, and the environment from wildfire threats.

ZONE 0: IMMEDIATE ZONE (0-5 feet from structures)

✓ REQUIRED:

NO combustible mulch; NO vegetation in direct contact with structures; **NO firewood, lumber, or combustible materials** storage; Remove all needles, leaves, and debris from roofs, gutters, decks, and foundations.

✗ PROHIBITED:

Trees (except existing mature trees with no branches below roofline and no ladder fuels); Combustible attachments to structures (fences, awnings, shade sails); Any combustible storage or decorative items.

Please note that aesthetics is not a consideration in determining the presence of a fire hazard. In addition, if the location on the

property, topography, waterways, nonnegotiable grades or other similar conditions make completion of the fuel and vegetation management requirements unattainable, an approved alternative means of fire protection may be considered by the Fire Marshal.

ZONE 1: INTERMEDIATE ZONE (5-50 feet from structures)

✓ VEGETATION REQUIREMENTS:

Grass/weeds: Maximum 4 inches height; **Organic mulch:** Maximum 3 inches depth (composted wood chips preferred). Remove all dead, dying, or diseased vegetation.

✓ STORAGE REQUIREMENTS:

Firewood: Minimum 30 feet from structures with 10-foot bare mineral soil clearance; Wood piles separated from tree crowns by 15 feet minimum.

ZONE 2: EXTENDED ZONE

(50-100 feet from structures)

✓ VEGETATION REQUIREMENTS:

Grass/weeds: Maximum 4 inches height; **Leaf litter:** Maximum 3 inches depth under healthy trees; **Organic mulch:** Maximum 3 inches depth.

✓ MAINTENANCE METHODS:

Mowing, thinning, trimming (to preserve root structure for soil stability); Remove all dead, dying, or diseased vegetation; Fire-resistant plants for new/replacement landscaping.





Escondido Fire Department

HAZARD REDUCTION AND VEGETATION CLEARANCE STANDARD

ROADWAY AND DRIVEWAY CLEARANCE REQUIREMENTS

20 feet clearance on each side of roadways/driveways; **13.5 feet vertical clearance** minimum above the road surface.

SPECIAL REQUIREMENTS

High-Hazard Areas/Evacuation Routes:

Fire Chief may require up to **30 feet clearance** along designated evacuation routes.

Property Size Variations:

≤ 1 acre: 100-foot defensible space from structures+ complete property clearance required.

> 1 acre: 100-foot defensible space from structures + 30-foot perimeter clearance.

Vacant Parcels:

All vegetation: 4 inches maximum height; Remove all dead, dying, diseased vegetation; Maintain roadway clearances as specified above.

All Trees in Defensible Space:

Limbing: 6 feet minimum clearance from ground; **Canopy clearance:** 10 feet minimum from structures, rooflines, and chimneys; **Ladder fuels:** Remove or limb up 3x shrub height or tree height; **Palm trees:** Remove all dead fronds; and "skirts."

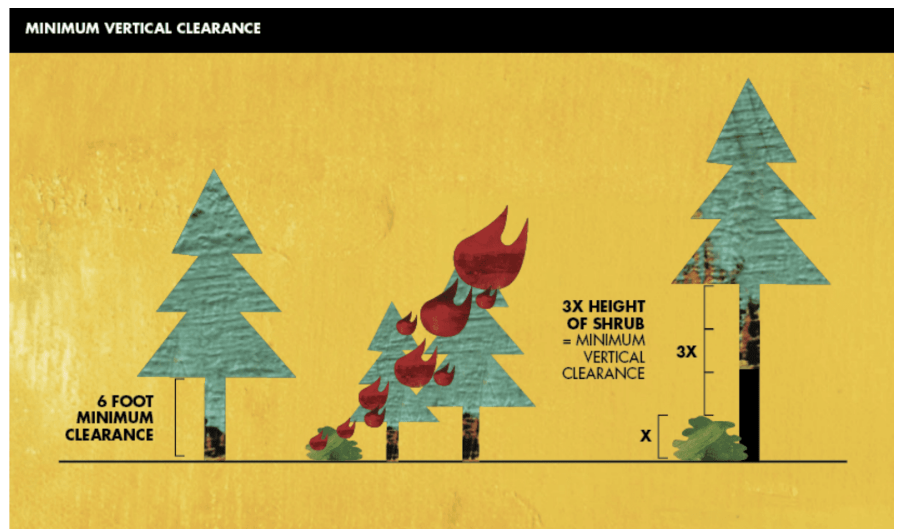
ORCHARDS, GROVES, AND VINEYARDS

✓ REQUIREMENTS:

10-foot firebreak around perimeter; Remove all dead, dying, or diseased vegetation; **Dead grass between rows:** Mowed to 4 inches or disked to bare soil; **Mulch placement:** Requires Fire Department approval.

REMEMBER!

Your defensible space is your first line of defense against wildfire. Proper maintenance protects not only your property but your entire community. Compliance is not optional – it's essential for public safety.



(California Fire Code, as Adopted; Escondido Municipal Code; California Wildland-Urban Interface Code; California Public Resources Code; California Government Code;)