



CITY OF GARDEN GROVE, CALIFORNIA

11222 ACACIA PKWY, P.O. BOX 3070, GARDEN GROVE, CALIFORNIA 92842

Community Development Department Code Enforcement Division Complaint and Inspection Report

CASE# 191118

13096 BLACKBIRD ST Sp. 82 - R-3

Walk-ins Report

Inspector: Jake Tran **RD#** 145

Date/Time: 07/21/23 - 04:42 PM **N.O.V Date:**

Reinspection: **Closed Date:** 08/14/23

Referred to Building & Safety: **Red tagged:**

COMPLAINING PARTIES

Name: [REDACTED] **Phone:** [REDACTED]
Address: [REDACTED]

VIOLATION CODE:

- 04.1 Storage of Debris
- 20 Animal Complaints - Feces
- 20.1 4 Dogs / Cats Allowed
- 23 California Building Code Violation(s)

CITATIONS

None.

EXPLANATION OF VIOLATION / COMPLAINT:

APS received complaint from neighbor of hoarder situation. Neighbor was allowed inside and said the smell was overwhelming. Water was turned off, feces on site. Resident admitted to neighbor that she is eating the cats and said "the bathtub looked like a crime scene".

PROPERTY / WATER / BUSINESS OWNER INFORMATION:

Property Contact: Resident Sp. #82 - [REDACTED] **Phone #:** [REDACTED]
Email:

Property Contact: Maria Herrera - Property Manager **Phone #:** [REDACTED]
Email: [REDACTED]

Property Contact: Bill Simmon - State Inspector **Phone #:** [REDACTED]
Email: [REDACTED]

Property Owner: CARITAS ACQUISITIONS I LLC **Phone #:** None.
Address: 13096 BLACKBIRD ST, GARDEN GROVE, CA 92843
Email: None.

Water Account#: [REDACTED]
Name: [REDACTED] **Phone #:** [REDACTED]
Address: [REDACTED]
Email: [REDACTED]

Inspection Report

07/27/23 - 10:55 AM

Jake Tran

CBO Chief Building Official David Dent, CE Officer Amanda Plascencia, and I met with Adult Protective Services and Animal Control at the property. Heidi from Animal Control made contact with the resident, Jessica Truong, and she gave us access to inspect the entire property. The mobile home has a strong urine odor and visible cat feces on the ground. As we entered the interior, we observed the mobile home is in an unsanitary condition with visible cat feces, cat snot, and cobwebs throughout. Jessica stated the mobile home does not have hot water or heat. The sink, kitchen, and walls have dark smears due to dirt collection, cat snots, and cat sneezes (based on Animal Control's observance). The refrigerator inside has old and expired food with visible microbial substances. Animal control found a kitten in the bedroom in an unstable condition. They also found six (6) deceased frozen cats in the freezer of the outside refrigerator. Animal control seized the deceased cats for evidence as well as the kitten. Crisis Assessment Team arrived at the property shortly after the deceased cats were discovered. After the assessment, Jessica was taken to the hospital for evaluation. CBO David Dent posted the substandard building sign on the mobile home stating "Do Not Occupy."

07/25/23 - 04:26 PM

Jake Tran

Chief Building Official David Dent, CE Officer Amanda Plascencia, and I met with Adult Protective Services and Crisis Assessment Team at the office of the mobile home park. Thuong from APS told us that the property owner left right before we arrived. We spoke to the property manager, Maria Herrera, and she informed us that their attorney is currently working on the eviction judgment. She said that the state inspector is named Bill. She said that she will email us the information about the inspector, the eviction judgment, and when it will be served. We also went to unit 82 and observed several cats around the mobile home. There was strong urine and an unpleasant odor.