

**STANISLAUS SPECIAL INVESTIGATIONS UNIT / HIDTA / CAL-MMET****S.I.U. REPORT****P.O. BOX 3484, MODESTO, CA 95353 • (209) 558-6300 • FAX (209) 558-8714****CASE NUMBER N24-399**

LOCATION OF OCCURRENCE

1000 WATSON AVENUE, MODESTO, CA 95358

DATE & TIME OF OCCURRENCE

12/31/2024 AT 0900 HOURS**CRIME REPORT****XREF CASE NUMBER(S) N24-398****TYPE
OF
REPORT**☐ CAMP☐ ASSET SEIZURE☐ PAROLE/PROBATION SEARCH☐ DTO☐ K9 SNIFF☐ DEC(DRUG ENDANGERED CHILDREN)
(INDICATE # OF CHILDREN INVOLVED)**FELONY**

CODE SECTION

11366.5 HS

CRIME/DESCRIPTION

OWNING OR MANAGING A DRUG HOUSE

CASE DISPOSITION:

☐ OPEN☐ SUSPENDED☒ CLOSED☐ CLOSED BY ARREST**CASE STATUS**☐ BHO☐ COCAINE☐ FIREARMS☐ GANGS☐ HEROIN☐ HUMAN TRAFFICKING☐ LAB☒ MARIJUANA☐ METH☐ PARCEL

FUGITIVES:

☐ STATE☐ FEDERAL**AMOUNT SEIZED OF DRUGS****ESTIMATED VALUE**☐ MARIJUANA PLANTS

INDOOR:

OUTDOOR:

TOTAL:

\$

☐ PROCESSED MARIJUANA

OUNCES:

LBS:

GRM:

\$

☐ METHAMPHETAMINE

OUNCES:

LBS:

GRM:

\$

☐ FENTANYL

OUNCES:

LBS:

GRM:

\$

☐ M30 PILLS

QTY:

GRM:

\$

☐ PILLS *SPECIFY

QTY:

GRM:

\$

☐ COCAINE

OUNCES:

LBS:

GRM:

\$

☐ HEROIN

OUNCES:

LBS:

GRM:

\$

☐ OTHER *SPECIFY

QTY:

\$

☐ OTHER *SPECIFY

OUNCES:

LBS:

GRM:

\$

☐ LIQUIDS *SPECIFY

LITERS:

GALLONS:

\$

☐ CHEMICALS

LITERS:

LBS:

\$

☐ LAB *SPECIFY

LAB CAPACITY

☐ LAB DUMP

LAB CAPACITY

AMOUNT SEIZED OF GUNS / OTHER WEAPONS

OF GUNS:

OF OTHER WEAPONS:

ASSET VALUE TOTALS

CURRENCY:

OTHER:

TOTAL VALUE:

VEHICLES:

TOTAL NUMBER:

TOTAL VALUE:

REAL PROP:

TOTAL NUMBER:

TOTAL VALUE:

REPORTING OFFICER: **J. MARTINEZ-LOERA, S01824**DATE & TIME OF REPORT: **01/02/2025 1500**

PROCESSED BY:

SUPERVISOR: **F. SORIA SR15**DATE & TIME APPROVED: **01/15/2025 1540****S03569****CONTROLLED DOCUMENT
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PARTY CODES:	AR-ARRESTEE	C-CITEE	LE-LAW ENFORCEMENT	LO-LEGAL OWNER	ME-MENTIONED	O-OWNER
	RO-REGISTERED OWNER		RP-REPORTING PARTY	S-SUSPECT	V-VICTIM	W-WITNESS
CODE AR	NAME (LAST, FIRST, MIDDLE) ZAVALA PEREZ, VICTOR PABLO		DOB 02/11/1975	AGE	NICKNAME/ALIAS	
RACE HISPANIC	SEX MALE	HAIR BLK	EYES BRN	HT. 506	WT. 155	DRIVER'S LICENSE/IDENTIFICATION NO. E1952490
ADDRESS # 1000	DIR	STREET NAME / PO BOX WATSON		ST/AVE/ETC. AVENUE	APT #	CITY MODESTO
HOME PHONE N/A		BUSINESS PHONE N/A		OTHER PHONE 209-496-1458		EMPLOYER
SCARS, MARKS, TATTOOS						
CII NUMBER A31581536		FBI NUMBER 151100KD3		SOCIAL SECURITY NUMBER 614-69-9268		STANCO ID 337674
CHARGES 11366.5 HS, 11358 HS, 11359 HS			CHARGE LEVEL FELONY		ARRESTED YES	BOOKING NUMBER 1556105

CODE ME	NAME (LAST, FIRST, MIDDLE) MORALES, GUSTAVO		DOB 12/28/1976	AGE	NICKNAME/ALIAS	
RACE HISPANIC	SEX MALE	HAIR	EYES	HT.	WT.	DRIVER'S LICENSE/IDENTIFICATION NO.
ADDRESS #	DIR	STREET NAME / PO BOX		ST/AVE/ETC.	APT #	CITY
HOME PHONE		BUSINESS PHONE		OTHER PHONE		EMPLOYER
SCARS, MARKS, TATTOOS						
CII NUMBER		FBI NUMBER		SOCIAL SECURITY NUMBER		STANCO ID
CHARGES			CHARGE LEVEL		ARRESTED	BOOKING NUMBER

CODE LE	NAME (LAST, FIRST, MIDDLE) DETECTIVE GAARDE		DOB	AGE	NICKNAME/ALIAS	
RACE	SEX	HAIR	EYES	HT.	WT.	DRIVER'S LICENSE/IDENTIFICATION NO.
ADDRESS #	DIR	STREET NAME / PO BOX		ST/AVE/ETC.	APT #	CITY
HOME PHONE		BUSINESS PHONE		OTHER PHONE		EMPLOYER
SCARS, MARKS, TATTOOS						
CII NUMBER		FBI NUMBER		SOCIAL SECURITY NUMBER		STANCO ID
CHARGES			CHARGE LEVEL		ARRESTED	BOOKING NUMBER

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	RO-REGISTERED OWNER		RP-REPORTING PARTY	S-SUSPECT	V-VICTIM	W-WITNESS
CODE LE	NAME (LAST, FIRST, MIDDLE) DETECTIVE STAMPER		DOB	AGE	NICKNAME/ALIAS	
RACE	SEX	HAIR	EYES	HT.	WT.	DRIVER'S LICENSE/IDENTIFICATION NO. STATE
ADDRESS #	DIR	STREET NAME / PO BOX		ST/AVE/ETC.	APT #	CITY STATE ZIP CODE
HOME PHONE		BUSINESS PHONE	OTHER PHONE		EMPLOYER	
SCARS, MARKS, TATTOOS						
CII NUMBER		FBI NUMBER		SOCIAL SECURITY NUMBER		STANCO ID
CHARGES			CHARGE LEVEL	ARRESTED	BOOKING NUMBER	

CODE LE	NAME (LAST, FIRST, MIDDLE) DEPUTY VICTORINO		DOB	AGE	NICKNAME/ALIAS	
RACE	SEX	HAIR	EYES	HT.	WT.	DRIVER'S LICENSE/IDENTIFICATION NO. STATE
ADDRESS #	DIR	STREET NAME / PO BOX		ST/AVE/ETC.	APT #	CITY STATE ZIP CODE
HOME PHONE		BUSINESS PHONE	OTHER PHONE		EMPLOYER	
SCARS, MARKS, TATTOOS						
CII NUMBER		FBI NUMBER		SOCIAL SECURITY NUMBER		STANCO ID
CHARGES			CHARGE LEVEL	ARRESTED	BOOKING NUMBER	

CODE LE	NAME (LAST, FIRST, MIDDLE) DEPUTY MADRIGAL		DOB	AGE	NICKNAME/ALIAS	
RACE	SEX	HAIR	EYES	HT.	WT.	DRIVER'S LICENSE/IDENTIFICATION NO. STATE
ADDRESS #	DIR	STREET NAME / PO BOX		ST/AVE/ETC.	APT #	CITY STATE ZIP CODE
HOME PHONE		BUSINESS PHONE	OTHER PHONE		EMPLOYER	
SCARS, MARKS, TATTOOS						
CII NUMBER		FBI NUMBER		SOCIAL SECURITY NUMBER		STANCO ID
CHARGES			CHARGE LEVEL	ARRESTED	BOOKING NUMBER	

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		ME-MENTIONED		S-SUSPECT		V-VICTIM		W-WITNESS	
CODE	STATE	LICENSE #	YEAR	MAKE	MODEL	STYLE	COLOR		
VIN #			CHP180			SEIZED			

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12/31/2024 AT 0900 HOURS**CRIME REPORT****NARRATIVE****SYNOPSIS:**

This report is regarding the arrest Victor Pablo Zavala Perez (DOB 02/11/1975) for 11366.5(a)- any person who is under control or management of any building, room, space, or enclosure for the purpose of unlawfully manufacturing or distributing any controlled substance, 11358 H&S- cultivation of marijuana, and 11359 H&S - possession of marijuana for sales. Detectives with the Stanislaus County Marijuana Enforcement Team (MET) served a search warrant at 1000 Watson Avenue, in Modesto, regarding an illegal indoor marijuana grow contained in a shop. Upon arrival, Victor was observed in the front yard of the property. During his detention, Victor was found to be in possession of a set of keys that later opened the locked doors to the marijuana grows.

A search of residence revealed several evidentiary items. In a bedroom, Detectives located an approximate 1lb bag of processed marijuana. In a different room, later determined to belong to Victor, Detectives located indicia to the name of Victor, a cell phone, and an approximate 1lb bag of processed marijuana. A search of the backyard revealed a large metal shop. The shop was split into two rooms. The rooms were fully converted and equipped into indoor marijuana grows. The grow rooms contained approximately 482 live marijuana plants. The entire shop was used solely to cultivate and process marijuana for sales, in violation of 11366.5 H&S. Based on my training and experience I know that possessing 2(1lb) bags of processed marijuana and 482 live marijuana plants is not for personal use, but for marijuana sales.

Victor was arrested, transported, and booked into the Public Safety Center for the above-mentioned charges. A body worn camera was activated and on my person throughout this investigation.

NARRATIVE:

On 11/12/2024, I was working as a Detective assigned to Stanislaus County Sheriff's Marijuana Enforcement Team (MET). At approximately 1540 hours, I was in the area of Church Lane and Watson Avenue, in Modesto. I entered the public alleyway located between Watson Avenue and Parklawn Avenue, from Church Lane. I traveled east through the alleyway towards Midway Avenue. As I traveled east through the alleyway, I could smell a strong odor of marijuana emitting from a property. I identified the property as 1000 Watson Avenue, Modesto, Ca 95358.

I stopped behind the property and noticed that it contained a large metal shop in the backyard. Based on my training and experience, I know that subjects who grow marijuana tend to use these large metal shops to cultivate marijuana indoors. These shops provide shelter for the plants and reduce the risk of law enforcement detecting the marijuana grow.

I drove through the alley and circled around to the front of the property. The premises at 1000 Watson Avenue, Modesto, Ca 95358 (APN# 086-007-034-000) is further described as a 6,700 square-foot property containing a

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12/31/2024 AT 0900 HOURS**CRIME REPORT****NARRATIVE**

single-story family residence and a large metal shop. The property is located on the south side of the roadway and the front door faces to the north. The residence has tan colored exterior and a black trim. The front door is secured by a black screen door. There are two windows to the right of the front door and two windows to the left of the front door. The numbers "1-0-0-0" are labeled on the wall to the left of the front door. The front yard is secured by a black steel fence. The driveway is located at the northeast corner of the property, which is secured by a gate.

While searching through The Stanislaus County Property Accessor, it revealed that the property owners for 1000 Watson Avenue, Modesto, Ca 95358, is Marisol Valencia Salazar with the address of 1000 Watson Avenue, Modesto, Ca 95358.

On 11/13/2024, at approximately 0910 hours, I emailed Turlock Irrigation District (TID) and requested power usage information and comparable services for 1000 Watson Avenue, Modesto, Ca 95358.

On 11/26/2024, at approximately 0830 hours, I received an email from TID with the requested information. The current TID utility subscriber is Christopher Zavala cell phone number (650)771-2600, significant other Marisol Valencia (650)679-0256, the start service date is 07/25/2022. I reviewed the information and the power usage at 1000 Watson Avenue, Modesto, Ca 95358, is several times higher than all the comparable addresses. Throughout the last few months, the power usage at the 1000 Watson Avenue location is consistently higher than the 3 comparable services. Based on my training and experience in investigating indoor marijuana grows, the power usage is consistent with that of an indoor marijuana grow.

On 11/27/2024, I authored a drone surveillance flight warrant for 1000 Watson Avenue, Modesto, Ca 95358. The Honorable Judge L. McFadden signed the warrant.

On 11/27/2024, at approximately 1140 hours, Deputy M. Garcia with the Stanislaus County Sheriff's Unmanned Aerial Systems team (UAS) served the drone surveillance flight warrant at 1000 Watson Avenue, Modesto, Ca 95358. Deputy Garcia recorded the flight which I later reviewed.

The flight revealed one large metal structure in the backyard of the property. The structure appeared to be a metal shop. I observed two air conditioning units attached to the metal shop. Based on my training and experience, I know that subjects who cultivate indoor marijuana tend to install multiple air conditioning units on a structure used to cultivate marijuana. The air conditioning units cool down the grow rooms which are typically equipped with multiple LED grow lights, which emit a large amount of heat. Behind the main residence, I also observed two large water tanks, which are commonly located at marijuana grows.

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CRIME REPORT

NARRATIVE

Based on the surveillance flight, the power usage from TID, and my observations, I authored a search warrant for 1000 Watson Avenue, Modesto, Ca 95358. On 12/27/2024 at approximately 1015 hours, the Honorable Judge D. Hood signed the search warrant.

On 12/31/2024, at approximately 0845 hours, MET Detectives and assisting investigators caravanned to 912 Watson Avenue, in Modesto, to serve an unrelated search warrant (N24-398). 912 Watson is about 4-5 properties to the west of 1000 Watson Avenue. As Detectives served the search warrant at the 912 Watson location, Detective Stamper, Deputy Victorino, and Deputy Madrigal, were assigned to keep a visual of the 1000 Watson property.

Ultimately, Detective Stamper, Deputy Victorino, and Deputy Madrigal detained two subjects from the 1000 Watson location. Victor Pablo Zavala Perez (DOB 02/11/1975) was observed in the front yard of 1000 Watson Avenue and detained. Once Victor was detained, Detective Stamper conducted a search of Victor's person. In his pocket, Detective Stamper located a set of keys. Gustavo Morales (DOB 12/28/1976) was observed walking out of the main residence attempting to take out a trash bag. Gustavo was called out and detained.

Once the 912 Watson Avenue property was searched for bodies and secured, units surrounded 1000 Watson Avenue, Modesto, Ca 95358, and began making announcements. The announcements identified us as law enforcement and asked anyone on the property to come out with their hands up. There was no movement and/or response from the residence. Detective Stamper handed the set of keys he had located on Victor to Detective Gaarde, who was part of the entry team.

The entry team approached the residence and made entry through the front door. The residence was searched, and no other bodies were located. The entry team then entered the backyard. The backyard contained the large metal shop with two doors, facing towards the residence. Detective Gaarde unlocked the two doors to the shop using the set of keys Detective Stamper had given him. The entry team entered the shop, which was fully converted into two indoor grows, and searched for bodies. Nobody else was located on the property.

Once the property was rendered safe, MET Detectives began the investigation. As case agent, I assigned Detective Gaarde as the "finder/evidence collector". I assigned Detective Stamper to take photographs. I recovered the necessary marijuana samples per the search warrant.

The finder/evidence collector is tasked with collecting and documenting the items collected as evidence. If evidence is located by the detectives participating in the search, they will leave the evidence in place where it was originally located. The finder is notified by the detective who located the evidence. The designated Detective assigned to take photos will photograph the evidence. The evidence collector will take custody of the evidence and will later book the evidence into the evidence room at the SIU headquarters.

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Once the investigative search was conducted, I contacted Detective Gaarde who briefed me on the following evidence located at the different locations on the property.

- On Victor's person, Detective Gaarde located a dark purple cellphone in a black case.
- In Room B, Detective Gaarde located an approximate 1lb bag of processed marijuana.
- In Room C, later determined to belong to Victor, Detective Gaarde located documents and indicia to the name of Victor. Detective Gaarde also located a blue PCD touchscreen cellphone on the bed and an approximate 1lb bag of processed marijuana.
- In Room F, a closet attached to the kitchen, appeared to be a marijuana clone room. The room was equipped with several high wattage grow-lights and several black plastic planter pots. No live plants were located in this room.
- The metal shop was fully converted and equipped into an indoor marijuana grow room. One room contained approximately 212 live marijuana plants. The second room contained approximately 270 live marijuana plants.

Refer to Detective Gaarde's supplement report for further detail on any evidence located and its location.

I contacted Gustavo who was secured in the backseat of a patrol vehicle. I spoke to Gustavo in Spanish. I explained to Gustavo why he was detained. I read Gustavo his Miranda Rights in Spanish, translated from my department issued Miranda Card. Gustavo replied "Si" which means "Yes" when asked if he understood his rights. Gustavo gave me the following information in summary.

STATEMENT OF GUSTAVO MORALES:

Gustavo has been living at the 1000 Watson Avenue location for approximately 6 months. Gustavo lives there with Victor. Gustavo rents a bedroom in the residence for \$500 per month. I asked Gustavo who is his landlord. Gustavo rents the room from Christopher (the homeowner). I asked Gustavo which bedroom was his. Gustavo sleeps in the master bedroom. Gustavo advised his phone was in the bedroom playing music.

I asked Gustavo if he knows it is illegal to cultivate marijuana. Gustavo admitted he knows it is illegal to cultivate marijuana. I asked Gustavo if he is the owner of the marijuana grow or is involved in any way. Gustavo advised he is not involved at all. I asked Gustavo if Victor is the owner or involved in any way. Gustavo claimed he did not know.

I asked Gustavo if there were any photos or text messages in his phone that would indicate he is involved with the marijuana grow. Gustavo said no. I asked Gustavo for permission to search through his phone. Gustavo gave consent and gave me his passcode 23-10-19. Gustavo had no further information.

NARRATIVE CONTINUED:

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I searched through Gustavo's phone in front of him. I checked messages, photographs, and the WhatsApp application. Even though the phone appeared to be somewhat new, there was no indications of Gustavo being involved.

I contacted Victor who was secured in the backseat of a patrol vehicle. I spoke to Victor in Spanish. I explained to Victor why he was detained. I read Victor his Miranda Rights in Spanish, translated from my department issued Miranda Card. Victor replied "Si" which means "Yes" when asked if he understood his rights. Victor gave me the following information in summary.

STATEMENT OF VICTOR PABLO ZAVALA PEREZ:

Victor currently lives at the 1000 Watson Avenue location. Victor lives there with Gustavo. Victor has been living at this residence for approximately 6-8 months. Victor pays \$500 per month for his room. Victor advised that his nephew rented him the property.

I asked Victor if there were any guns, drugs, or large amounts of cash in his bedroom or anywhere else in the residence. Victor said no. Victor advised he does smoke marijuana, and he does have about an ounce in his bedroom. Victor claimed he had a license to smoke. I told Victor there was no such thing.

I asked Victor if he is the owner of the marijuana grow or is involved in anyway. Victor denied having any involvement. I asked Victor if he tends the grow. Victor advised he went into the grow one time and claimed that the grow belongs to an old man. The old man comes and goes. I asked Victor if there were any photos or text messages in his phone that would indicate he is involved with the sales and cultivation of marijuana. Victor admitted he has a lot of photographs of marijuana grows, but from other locations, not the 1000 Watson Avenue location. Victor insisted he has friends who have marijuana grows, but he works at a restaurant. I asked Victor if he would allow me to search through his phone. Victor gave consent and advised the phone was not locked.

I asked Victor about the approximately 1lb bag of processed marijuana in his room. Victor admitted the bag was his and claimed it was gifted to him by a friend. I asked Victor if he knew it's illegal to cultivate marijuana. Victor claimed he knew about permits which allowed people to cultivate marijuana. Victor advised that years back he had a marijuana grow and that "sheriffs" respected the permit. Victor had no further information.

NARRATIVE CONTINUED:

I searched Victor's phone in front of him. I searched through the media files and observed multiple photographs of marijuana. I stopped searching the phone.

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Turlock Irrigation District was contacted, and a representative came out to the scene. The power to the property was cut due to the hazards located on the property. Since the marijuana plants were not budded, all the marijuana plants were cut and left in place.

Based on my training and experience, I know that a single indoor marijuana plant can yield from 1-11 ounces of cannabis flower, depending on what growth technique is used. On the property, Detectives located approximately 482 live, budded indoor marijuana plants. If each plant yielded 6 ounces (conservatively), approximately 2,892 of marijuana bud would be produced. 2,892 ounces is equal to approximately 180 pounds of processed marijuana. In the residence, Detectives also located approximately 2(1lb) bags of processed marijuana. Based on my training and experience and in talking to subjects who sell marijuana, I know that a pound of indoor marijuana is being sold for \$800-\$1,200 locally, depending on the quality. Based on this information, I believe the 482 live marijuana plants and the 2(1lb) bags of processed marijuana were not possessed for personal use, but to sell marijuana. Based on the evidence located at 1000 Watson Avenue, Modesto, Ca 95358, the shop was solely used to cultivate and process marijuana.

11366.5(a) states "Any person who has under his or her management or control any building, room, space, or enclosure, either as an owner, lessee, agent, employee, or mortgagee, who knowingly rents, leases, or makes available for use, with or without compensation, the building, room, space, or enclosure for the purpose of unlawfully manufacturing, storing, or distributing any controlled substance for sale or distribution shall be punished by imprisonment in the county jail for not more than one year, or pursuant to subdivision (h) of Section 1170 of the Penal Code."

Based on the evidence located on the property, Victor's statement, and my training and experience, Victor was placed under arrest. Detectives did not locate any marijuana cultivation/sales indicia in Gustavo's bedroom or phone. As a result, Gustavo was released at the scene. Victor was transported and booked into the Public Safety Center for 11366.5 H&S, 11358 H&S, and 11359 H&S.

EVIDENCE:

- JM1- 36g random sample of a green leafy substance.
- JM2- 33g random sample of a green leafy substance.
- JM3- 31g random sample of a green leafy substance.
- JM4- 30g random sample of a green leafy substance.
- JM5- 33g random sample of a green leafy substance.
- JM6- 1.8lbs of a green leafy substance.
- JM7- .68lb bag of a processed marijuana.
- JM8- a blue PCD touchscreen cellphone, belonging to Victor Pablo Zavala Perez.
- JM9- a dark purple cellphone in a black case, belonging to Victor.

REPORTING OFFICER: J. MARTINEZ-LOERA, S01824		DATE & TIME OF REPORT: 01/02/2025 1500	PROCESSED BY: S03569
SUPERVISOR: F. SORIA SR15		DATE & TIME APPROVED: 01/15/2025 1540	
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**STANISLAUS SPECIAL INVESTIGATIONS UNIT / HIDTA / CAL-MMET****S.I.U. REPORT****P.O. BOX 3484, MODESTO, CA 95353 • (209) 558-6300 • FAX (209) 558-8714****CASE NUMBER N24-399**

LOCATION OF OCCURRENCE

1000 WATSON AVENUE, MODESTO, CA 95358

DATE & TIME OF OCCURRENCE

12/31/2024 AT 0900 HOURS**CRIME REPORT****NARRATIVE**

-Body worn camera footage.

DISPOSITION:

Closed.

RECOMMENDATIONS:

Forward this report to the District Attorney's Office for prosecution.

END OF REPORT.

END OF REPORT.REPORTING OFFICER: **J. MARTINEZ-LOERA, S01824**DATE & TIME OF REPORT: **01/02/2025 1500**

PROCESSED BY:

SUPERVISOR: **F. SORIA SR15**DATE & TIME APPROVED: **01/15/2025 1540****S03569****CONTROLLED DOCUMENT
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