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FILED

MAY 14 2021

DEPARTMENT OF REAL ESTATE
By: J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of
RUBEN G. VENEGAS,
Respondent.

No. H-7007 SAC
STIPULATION AND
AGREEMENT

It is hereby stipulated by and between RUBEN G. VENEGAS ("Respondent"), represented by Joseph P. Hougnon, and the Complainant, acting by and through Kyle Jones, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on February 5, 2021, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of this Stipulation and Agreement.

2. Respondent has received, read, and understands the Statement to Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department in this proceeding.

1 3. Respondent filed a Notice of Defense pursuant to Section 11505 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
4 acknowledges that Respondent will waive Respondent's right to require the Real Estate
5 Commissioner ("Commissioner") to prove the allegations in the Accusation at a contested
6 hearing held in accordance with the provisions of the APA and that Respondent will waive other
7 rights afforded to Respondent in connection with the hearing such as the right to present evidence
8 in defense of the allegations in the Accusation and the right to cross-examine witnesses.

9 4. Respondent, pursuant to the limitations set forth below and solely for the
10 purpose of this Stipulation and Agreement, waives any requirement that the Commissioner be
11 required to provide further evidence to prove the factual allegations in the Accusation filed in this
12 proceeding and stipulates that the Commissioner may properly impose discipline as set forth
13 herein as if the evidence in the Commissioner's possession and any allegations based thereon had
14 been proven.

15 5. It is understood by the parties that the Commissioner may adopt the
16 Stipulation and Agreement as his Decision and Order in this matter thereby imposing the penalty
17 and sanctions on Respondent's real estate license and license rights as set forth in the below
18 "Order". In the event the Commissioner in his discretion does not adopt the Stipulation and
19 Agreement, it shall be void and of no effect, and Respondent shall retain the right to a hearing
20 and proceeding on the Accusation under all the provisions of the APA and shall not be bound by
21 any admission or waiver made herein.

22 6. This Decision and Order or any subsequent Order of the Commissioner
23 made pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar
24 to any further administrative or civil proceedings by the Department with respect to any matters
25 which were not specifically alleged in Accusation H-7007 SAC.

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1 DETERMINATION OF ISSUES

2 By reason of the foregoing stipulations, admissions, and waivers and solely for the
3 purpose of settlement of the pending Accusation without hearing, it is stipulated and agreed that
4 the following Determination of Issues shall be made:

5 The acts and/or omissions of Respondent as described in the Accusation violate
6 Sections 490 and 10177(b) of the Business and Professions Code ("Code").

7 ORDER

8 Respondent RUBEN G. VENEGAS's restricted real estate salesperson license is
9 revoked; provided, however, a restricted real estate salesperson license shall be issued to
10 Respondent pursuant to Section 10156.5 of the Code if Respondent makes application therefor
11 for the restricted license within 90 days from the effective date of this Decision and Order. The
12 restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7
13 of the Code and to the following limitations, conditions and restrictions imposed under authority
14 of Section 10156.6 of that Code:

15 1. The restricted license issued to Respondent may be suspended prior to
16 hearing by Order of the Commissioner in the event of Respondent's conviction or plea of nolo
17 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real
18 estate licensee.

19 2. The restricted license issued to Respondent may be suspended prior to
20 hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that
21 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
22 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted
23 license.

24 3. Respondent shall not be eligible to apply for the issuance of an
25 unrestricted real estate license nor for removal of any of the conditions, limitations or restrictions
26 of a restricted license until four (4) years have elapsed from the effective date of this Decision
27 and Order.

1 4. Respondent shall submit with any application for license under an
2 employing broker, or any application for transfer to a new employing broker, a statement signed
3 by the prospective employing real estate broker on a form approved by the Department which
4 shall certify:

- 5 (a) That the employing broker has read the Decision and Order of the
6 Commissioner which granted the right to a restricted license; and
7 (b) That the employing broker will exercise close supervision over the
8 performance by the restricted licensee relating to activities for which a real
9 estate license is required.

10 5. Respondent shall notify the Commissioner in writing within 72 hours of
11 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate,
12 Post Office Box 137000, Sacramento, CA 95813-7000. The letter shall set forth the date of
13 Respondent's arrest, the crime for which Respondent was arrested and the name and address of
14 the arresting law enforcement agency. Respondent's failure to timely file written notice shall
15 constitute an independent violation of the terms of the restricted license and shall be grounds for
16 the suspension or revocation of that license.

17 6. All licenses and licensing rights of Respondent are indefinitely suspended
18 unless or until Respondent pays the sum of \$897.00 for the Commissioner's reasonable cost of
19 the investigation and enforcement which led to this disciplinary action. Said payment shall be in
20 the form of a cashier's check made payable to the Department. The investigative and
21 enforcement costs must be delivered to the Department, Flag Section at P.O. Box 137013,
22 Sacramento, CA 95813-7013, prior to the effective date of this Order.

23
24 4/22/21
25 DATED


23
24 *Kyle Jones*
25 KYLE JONES, Counsel
26 DEPARTMENT OF REAL ESTATE
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1 * * *

2 I have read the Stipulation and Agreement and its terms are understood by me
3 and are agreeable and acceptable to me. I understand that I am waiving rights given to me by
4 the APA (including but not limited to Sections 11506, 11508, 11509, and 11513 of the
5 Government Code), and I willingly, intelligently, and voluntarily waive those rights, including
6 the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing
7 at which I would have the right to cross-examine witnesses against me and to present evidence
8 in defense and mitigation of the charges.

9 Respondent can signify acceptance and approval of the terms and conditions of
10 this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by
11 Respondent, to the Department at fax number (916) 576-7840 or by e-mail to
12 kyle.jones@dre.ca.gov. Respondent agrees, acknowledges, and understands that by
13 electronically sending to the Department a copy of Respondent's actual signature as it appears
14 on the Stipulation and Agreement, that receipt of the copy by the Department shall be as
15 binding on Respondent as if the Department had received the original signed Stipulation and
16 Agreement.

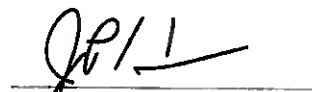
17
18 04/20/2021
19 DATED

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21 
22 RUBEN G. VENEGAS
23 Respondent

24 * * *

25 I have reviewed this Stipulation and Agreement as to form and content and have
26 advised my client accordingly.

27 04/20/2021
DATED

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29 JOSEPH P. HOUGNON
30 Attorney for Respondent

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The foregoing Stipulation and Agreement is hereby adopted by the Real Estate
Commissioner as his Decision and Order and shall become effective at 12 o'clock noon on
JUN 03 2021

IT IS SO ORDERED 51 B-21

DOUGLAS R. McCAULEY
Real Estate Commissioner

Douglas R. McCauley