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FILED

JUN 19 2025

DEPARTMENT OF REAL ESTATE
By B. Victorino

7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of)
12 BRYAN VICTOR MENEGON,) No. H-7455 SAC
13 Respondent.) ACCUSATION

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15 The Complainant, HEATHER NISHIMURA, a Supervising Special Investigator
16 of the State of California, for cause of Accusation against BRYAN VICTOR MENEGON
17 (“Respondent”), is informed and alleges as follows:

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19 Complainant makes this Accusation against Respondent in their official capacity.

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21 Respondent is presently licensed and/or has license rights under the Real Estate
22 Law, Part 1 of Division 4 of the California Business and Professions Code (the “Code”) by the
23 Department of Real Estate (the “Department”) as a real estate salesperson.

24 3

25 On or about September 25, 2024, in the Superior Court of the State of California,
26 County of Lake, Case No. CR963935, Respondent was convicted of violating Section
27 20001(b)(2) (hit and run with permanent injury or death) of the California Vehicle Code, a

1 misdemeanor and crime which bears a substantial relationship to the qualifications, functions, or
2 duties of a real estate licensee under Section 2910, Title 10, Chapter 6, California Code of
3 Regulations.

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5 A diligent search was made of the records of the Department relating to
6 Respondent's Real Estate License. As a result, no record was discovered having been received
7 from Respondent notifying the Department in writing within 30 days of any felony complaint,
8 indictment and/or information, and/or any conviction.

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10 The facts alleged in Paragraph 3 above constitute cause under Sections 490
11 (conviction of crime), 10177(b) (conviction of crime), and 10177(j) (engaged in conduct that
12 constitutes fraud or dishonest dealing) of the Code for the suspension or revocation of
13 Respondent's license(s) under real estate law.

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15 The facts alleged in Paragraph 4 above constitute violations of Section 10186.2
16 (failure to report in writing a felony complaint, indictment and/or information, and/or failure to
17 report in writing a conviction within 30 days) of the Code, and each are grounds for revocation
18 of all licenses and license rights of Respondent under Section 10177(d) of the Code.

19 MATTERS IN AGGRAVATION

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21 On or about April 4, 2014, in the Superior Court of the State of California, County
22 of Napa, Case No. CR168292, Respondent was convicted of violating Section 11366.5(a)
23 (operating or maintaining a drug house) of the California Health and Safety Code, a felony.

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25 Section 10106 of the Code provides, in pertinent part, that in any order issued in
26 resolution of a disciplinary proceeding before the Department, the commissioner may request the

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1 administrative law judge to direct a licensee found to have committed a violation of this part to
2 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

3 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
4 of this Accusation and that upon proof thereof, a Decision be rendered imposing disciplinary
5 action against all licenses and license rights of Respondent under the Code, for the reasonable
6 costs of investigation and prosecution of this case, including agency attorney's fees and for such
7 other and further relief as may be proper under provisions of law.

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11 HEATHER NISHIMURA

12 Supervising Special Investigator

13 Dated at Sacramento, California
14 this 11th day of June, 2025.

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18 DISCOVERY DEMAND

19 The Department of Real Estate hereby requests discovery pursuant to Section
20 11507.6 of the California Government Code. Failure to provide discovery to the Department may
21 result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as the
22 Administrative Law Judge deems appropriate.