FILED

SEP 01 2026

DEPARTMENT OF REAL ESTATE

By _____

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of DANIELLE AMANDA RADDAVERO, Respondent.	No. H-12792 SF STIPULATION AND AGREEMENT (B&P § 10100.4)

Respondent DANIELLE AMANDA RADDAVERO ("Respondent") is presently licensed and/or have license rights under the Real Estate Law, Part 1, of Division 4, of the California Business and Professions Code ("Code") as a real estate salesperson.

Respondent has been informed by the Department of Real Estate that Respondent is the subject of an investigation of possible violations of the Real Estate Law, Sections 10000 et seq., of the Code, and Regulations of the Real Estate Commissioner, Title 10, Chapter 6, of the California Code of Regulations, which could result in the filing of an Accusation to revoke or suspend Respondent's real estate license. Pursuant to Code Section 10100.4, it is hereby stipulated by and between Respondent DANIELLE AMANDA RADDAVERO and the Complainant, acting by and through Jack Gonzalez Jr., Counsel for the Department of Real Estate ("Department"), to enter into this Stipulation and Agreement ("Stipulation") as follows:

1. Respondent acknowledges that that by entering into this Stipulation,

Respondent is stipulating that the Real Estate Commissioner ("Commissioner") has found grounds to file an Accusation to revoke or suspend Respondent's real estate license and license rights pursuant to Section 10177(b) of the Code based on Respondent's December 9, 2024 conviction for violation of California Vehicle Code section 23153(b) (DUI alcohol: causing bodily injury), a misdemeanor, in the Superior Court of California, County of Santa Clara, Case No. 2416454.

2. All issues which were to be contested and all evidence which was to be presented by the Department and Respondent at a formal hearing on an Accusation, and hearing 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.

3. Respondent understands that by signing of this Stipulation, provided this Stipulation is accepted and signed by the Commissioner, the Commissioner will not file an Accusation based on the grounds herein, and Respondent is waiving Respondent's right to a formal hearing and the opportunity to present evidence at the hearing to establish Respondent's rehabilitation in order to maintain an unrestricted real estate salesperson license.

4. Respondent understands that the Commissioner, in her discretion, will revoke Respondent's real estate salesperson license and licensing rights, and under the authority of Code Section 10100.4, issue a restricted real estate salesperson license to Respondent pursuant to Code Section 10156.5 if Respondent makes application therefore and pay to the Department of Real Estate the appropriate fee for the restricted license within ninety (90) days of the effective date of the below Decision and Order adopting this Stipulation. Respondent understands that any such restricted license will be issued subject to the provisions and limitations of Code Sections 10156.6 and 10156.7.

5. Respondent understands that by agreeing to this Stipulation and Agreement, Respondent agrees to pay, pursuant to Section 10106 of the Code, the cost of the investigation and enforcement which resulted in the determination that the Commissioner has grounds to file an Accusation to revoke or suspend Respondent's real estate license and license rights pursuant

to Code Section 10177(b). The total amount of said costs is $1,178.75.

6. Respondent understands that the Commissioner will adopt this Stipulation as her decision in this matter, imposing penalty and sanctions on Respondent's real estate licenses and license rights, as set forth in the Order below.

7. Respondent understands that the Order or any subsequent Order of the Commissioner made pursuant to this Stipulation will not constitute an estoppel, merger, or bar to any further administrative or civil proceedings by the Department with respect to any matters which were not specifically alleged as grounds for discipline in this matter or known by the Department.

DETERMINATION OF ISSUES

By reason of the foregoing stipulations, admissions, and waivers and solely for the purpose of settling, without a hearing, the Department's investigation of Respondent's acts and omissions, it is stipulated and agreed that the following Determination of Issues shall be made:

The conduct, acts, or omissions of Respondent DANIELLE AMANDA RADDAVERO, as described above in Respondent's December 9, 2024 conviction for violation of California Vehicle Code section 23153(b) (DUI alcohol: causing bodily injury), a misdemeanor, constitutes cause for the suspension or revocation of all real estate licenses and license rights of Respondent DANIELLE AMANDA RADDAVERO under California Business and Professions Code ("Code") sections 490 and 10177(b).

ORDER

All license and licensing rights of Respondent DANIELLE AMANDA RADDAVERO under the Real Estate Law are revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Code if Respondent makes application therefor and pays to the Department the appropriate fee for the restricted license within ninety (90) days from the effective date of this Decision. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the

Code and to the following limitations, conditions, and restrictions imposed under Section 10156.6 of the Code:

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

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

3. Respondent shall not be eligible to apply for the issuance of any unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of a restricted license until **four (4) years** have elapsed from the effective date of the Decision and Order. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions attaching to the license have been removed.

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

(a) That the employing broker has read the Decision and Order of the Commissioner which granted the right to a restricted license; and

(b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

5. Respondent shall, within nine (9) months from the effective date of this Decision and Order, present evidence satisfactory to the Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully

completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the Commissioner may order the suspension of the restricted license until the Respondent presents such evidence. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the Administrative Procedure Act to present such evidence. Proof of completion of the continuing education courses must be delivered to the Department of Real Estate, Flag Section at 651 Bannon St., Suite 507, Sacramento, CA 95811.

6. Respondent shall notify the Commissioner in writing within seventy-two (72) hours of any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, 651 Bannon St., Suite 507, Sacramento, CA 95811. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

7. Pursuant to Section 10106 of the Code, Respondent shall, within six (6) months from the effective date of this Decision and Order, pay the sum of $1,178.75 for the Commissioner's reasonable cost of the investigation and enforcement which resulted in the determination that the Commissioner has grounds to file an Accusation to revoke or suspend Respondent's real estate license. Said payment shall be in the form of a cashier's check or certified check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section, 651 Bannon St., Suite 507, Sacramento, CA 95811, within six (6) months from the effective date of this Decision and Order.

(a) The Commissioner shall suspend the license(s) of Respondent pending a hearing held in accordance with Section 11500, et. seq., of the California Government Code, if payment is not timely made as provided for herein, or as provided for in a subsequent agreement between the Respondent and the

Commissioner. The Commissioner shall afford Respondent the opportunity for a hearing pursuant to the APA to present such evidence that payment was timely made. The suspension shall remain in effect until payment is made in full or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

DATED: June 23, 2026

Jack Gonzalez Jr.
Jack Gonzalez Jr., Counsel
Department of Real Estate

* * *

Respondent has read this Stipulation, herein, and its terms are understood by Respondent and are agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving rights given to Respondent by the California Administrative Procedure Act (including, but not limited to, California Government Code sections 11504, 11506, 11508, 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the right to a hearing on an Accusation at which Respondent would have the right to cross-examine witnesses against Respondent and to present evidence in defense and mitigation of the charges.

Respondent agrees, acknowledges and understands that by signing this Stipulation Respondent am bound by its terms as of the date of such signature and that such agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Commissioner.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by sending a hard copy of the original signed signature page(s) of the Stipulation herein to Jack Gonzalez Jr., Legal Section, Department of Real Estate, 651 Bannon St., Suite 507, Sacramento, CA 95811.

Alternatively, Respondent agrees to acceptance and approval of the terms and

conditions of this Stipulation and Agreement by emailing a scanned copy of the signature page, as actually signed by Respondent, to the Department counsel assigned to this case. Respondent agrees, acknowledges and understands that by electronically sending the Department a scan of Respondent's actual signature as it appears on the Stipulation and Agreement that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation and agreement.

6/12/2026
Date

DANIELLE AMANDA RADDAVERO,
Respondent

* * *

I have read the foregoing Stipulation signed by Respondent DANIELLE AMANDA RADDAVERO I am satisfied that the hearing for the purpose of requiring further proof as to honesty and truthfulness of Respondent need not be called, and that it will not be inimical to the public interest to issue a restricted real estate salesperson license to Respondent.

Therefore, IT IS HEREBY ORDERED that the real estate salesperson license of Respondent DANIELLE AMANDA RADDAVERO be revoked and a restricted real estate salesperson license be issued if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted real estate salesperson license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and Agreement.

The foregoing Stipulation and Agreement is hereby adopted as my Decision in this matter and shall become effective at 12 o'clock noon on SEP 22 2026.

IT IS SO ORDERED August 25, 2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

By: CHIKA SUNQUIST
Real Estate Commissioner