



Sacramento County
District Attorney's Office

ANNE MARIE SCHUBERT
District Attorney

Stephen J. Grippi
Chief Deputy

Michael A. Neves
Assistant District Attorney

July 27, 2017

Non Violent Parole Review Process
Board of Parole Hearings
Correspondence – NV
P.O. Box 4036
Sacramento, CA 95812-4036

Defendant: JOHN ZEPEDA
Charge: PC 273.5
ADC # AK9168

Docket: 13F03796/14F02720.

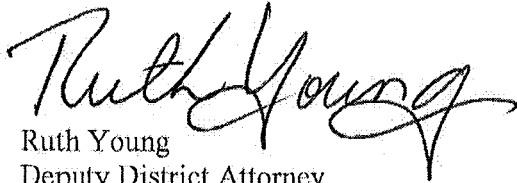
Inmate John Zepeda ran a sophisticated and massive criminal enterprise throughout California for many years ripping off victims desperate to save their homes. As it is clear from the circumstances surrounding his current conviction and his prior criminal record that he continues to pose an unreasonable risk of ongoing criminal activity, inmate Zepeda should not be paroled.

On July 1, 2013, Zepeda was charged with multiple felony counts against for various acts of fraud related to real estate and foreclosure scams. Specifically, Defendant was charged with conspiracy, six counts of PC 487(a), eight counts of PC 470, four counts of PC 115 and one counts of PC 530.5. Inmate Zepeda ran a sophisticated criminal organization, Sunset Beach Management, with numerous employees and business locations. Inmate Zepeda's scheme involved finding individuals who were about to lose their homes, fraudulently getting them to deed over their homes, make mortgage payments directly to Sunset Beach Management and promise to negotiate loan modifications or stop foreclosures. Zepeda, through his business, would then pocket the money and never contact the bank. Inmate Zepeda victimized hundreds of people throughout California.

Several counties were involved in investigating Zepeda and Sunset Beach Management; including Sacramento, San Diego & Los Angeles. In 2012, Zepeda plead to multiple related counts charged in San Diego County Superior Court (SCD 229456) and received 12 years. In 2015, Zepeda pled to related charges from Los Angeles County and was sentenced to 5 years. In 2015, Zepeda was brought to Sacramento to face the additional charges as stated above. On November 3, 2015, Zepeda pled to PC §487 to run concurrent with his other two convictions from southern California.

In addition to the plethora of white collar crime convictions wherein Zepeda victimized hundreds of Californians, he was also arrested for battery in Florida in 1999. While the financial crimes committed by the Zepeda in this county, Los Angeles County and San Diego County may be a step down in violence from his prior battery arrest in Florida, his current crimes simply represent a different methodology of victimizing people. As Zepeda has managed to victimize innocent people from one end of the country to another during his criminal career, conduct remains consistent; he commits crimes against innocent people and remains an ongoing threat.

As we are given 30 days to respond, and we are not provided with any disciplinary history or any other information aside from the one page notice of parole review, no comment can be made on inmate Zepeda's prison conduct. However, from the record that is available it is clear the defendant poses an unreasonable risk of ongoing criminal conduct.

A handwritten signature in cursive script that reads "Ruth Young". The signature is written in black ink and is positioned above the typed name and title.

Ruth Young
Deputy District Attorney
Sacramento County District Attorney's Office