



Roseville Electric Building, 116 S. Grant Street, 1st Floor

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Board of Appeals are held on the second Tuesday of the month at 9:00 a.m. and the fourth Thursday of the month at 3:00 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: According to the Brown Act, the Board of Appeals is prohibited from taking any action, debating, or discussing items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting, including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.
City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol.



Joseph Bales, Board Member
Sharon Lawin, Board Member
Connor Milligan, Board Member
Arthur Pauly, Jr., Board Member
Howard Rudd, Board Member
Tom Rutherford, Board Member
Charles Sandoval, Board Member
Louise Santiago, Board Member
Robert Schmitt, Board Member
Andrea Seminer, Board Member
Sandeep Upamaka, Board Member
Lynda Risucci, Secretary
Travis Cochran, Liaison

AGENDA

Board of Appeals Hearing Meeting
January 13, 2026

9:00 AM

Roseville Electric Building, 116 S. Grant Street, 1st Floor

I. CALL TO ORDER

II. ROLL CALL (SILENT)

III. IDENTIFICATION OF CHAIR

IV. PLEDGE OF ALLEGIANCE

V. PUBLIC COMMENTS

VI. SWEAR IN

VII. MATTERS TO BE HEARD

1. Appeal of Administrative Citation No.: 22493 - Yubo Wang

Summary: Appellant: Yubo Wang, 1721 Pinion Drive, Roseville, CA 95747

Roseville Municipal Code Sections:

9.10.030(B) - CAMTC Certificate or Exemption Required (\$250)

9.10.200(A) - Owner/Manager Not Present (\$250)

9.10.200(E) - Display of CAMTC Certificate (\$100)

9.10.210(F) - Toilet Facilities (\$100)

9.10.210 (K) - Window Covering (\$100)

9.10.220(H) - Client Register (\$250)

CONTACT: Lynda Risucci 916-774-5363 lmrisucci@roseville.ca.us

2. Appeal of Administrative Citation No.: 22149 - Charles Sylvester

Summary: Appellant: Charles Sylvester, 1792 San Esteban Circle, Roseville, CA 95747
Roseville Municipal Code Section 7.12.010, Leash Law (\$100)

CONTACT: Lynda Risucci 916-774-5363 lmrisucci@roseville.ca.us

VIII. STAFF/BOARD REPORTS

IX. ADJOURNMENT



Board of Appeals Communication

Meeting Date: 1/13/2026
Item #: VII.1
Item ID: 2025-954

Title: Appeal of Administrative Citation No.: 22493 - Yubo Wang
Contact: Lynda Risucci 916-774-5363 lmriscucci@roseville.ca.us

SUMMARY

Appellant: Yubo Wang, 1721 Pinion Drive, Roseville, CA 95747

Roseville Municipal Code Sections:

9.10.030(B) - CAMTC Certificate or Exemption Required (\$250)

9.10.200(A) - Owner/Manager Not Present (\$250)

9.10.200(E) - Display of CAMTC Certificate (\$100)

9.10.210(F) - Toilet Facilities (\$100)

9.10.210 (K) - Window Covering (\$100)

9.10.220(H) - Client Register (\$250)

RECOMMENDATION

Consider the appeal of Administrative Citation No.: 22493, submitted by Yubo Wang for the following violations:

Violation RMC 9.10.030(B) – CAMTC Certification or Exemption

It is unlawful for any person to own, conduct, operate or maintain a massage business within the city unless all persons providing massage services at the massage business each hold an active and valid certificate from the CAMTC as a massage practitioner or massage therapist or qualify as an exempt therapist. A massage business permit shall in no way be construed to allow any person to perform massage services within the city without either an active and valid certificate from the CAMTC or qualifying as an exempt therapist.

Violation RMC 9.10.200(A) – Designated Manager or Owner Present

It is unlawful and a public nuisance to own, conduct, control, or operate a massage business unless the owner or manager designated in the application for the massage business is present within such massage business at all times.

Violation RMC 9.10.200(E) – Display of CAMTC or Exemption Certificate

The owner and/or manager shall ensure that the CAMTC certificate or exemption certificate for each on-duty massage professional is conspicuously displayed, visible from the entrance and/or reception and waiting area of the massage business, and that each massage professional has at his or her immediate disposal the CAMTC photo identification card or copy of the applicable exemption certificate at all times when working in the massage business. Such identification shall be provided upon request by a member of the public, the CAMTC, a member of law enforcement, or a city official.

Violation RMC 9.10.210(F) – Toilet Facilities

A minimum of one toilet and one separate wash basin shall be provided for clients in each massage business. The wash basin shall provide soap and hot and cold running water at all times and shall be

located within close proximity to the massage rooms. A permanently installed soap dispenser, filled with soap, and a single service towel dispenser or hand dryer shall be provided at the restroom wash basin. Bar soaps shall not be used. A trash receptacle shall be provided in each toilet room.

Violation RMC 9.10.210(K) – Window Coverings

Any windows in the lobby shall not be covered. The lobby must be clearly visible from the exterior of the massage business at all times.

Violation RMC 9.10.220(H) – Client Service Records

Every owner and/or manager shall keep a record of the dates and hours of each treatment or service, the name, address, and phone number of the client, the name of the massage professional administering such service and a description of the treatment or services rendered. These records shall be prepared prior to administering any massage or treatment and shall be retained for a period of two years after such treatment or service. These records shall be open to inspection upon demand by the police chief, the fire chief, the building official, any enforcement officer (as defined by Section 2.50.020 of the Roseville Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

Respectfully Submitted,
Lynda Risucci, Legal Assistant

Travis Cochran, Senior Deputy City Attorney

ATTACHMENTS:

1. Wang Staff Report with Attachments-1
2. Wang Citation with Attachments
3. Wang Request for Hearing

REVIEWERS:

Lynda Risucci, City Attorney Department

Created -



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

**Administrative Citation Appeal Hearing
Staff Report**

Date of Hearing: Tuesday, January 13, 2026 at 9:00 a.m.
Appellant: Yubo Wang, (Sisters Massage, 4010 Foothills Blvd, Ste 106)
Citation: 22493

Narrative:

On 08/12/2025, at approximately 1530 hours, Community Service Officer ("CSO") E. Broussard, Roseville Police Department Crime Suppression Unit (CSU) and EDD Associate Tax Auditor-Amy Pollard arrived at Sisters Massage (4010 Foothills Blvd, Ste 106) to conduct an unannounced massage compliance inspection. Prior to inspecting the massage business, CSO Broussard confirmed that there was a current Massage Business Permit issued to the establishment owner, Yubo Wang (2024-00000002, Valid 2/4/2024-2/4/2026) for this specific massage business and address.

Upon arrival, Yubo Wang who is the sole business owner was not present, and she did not have a documented on-site responsible (manager/supervisor) reported to the Roseville Police Department. (see attached application submitted 1/3/2024) This is a violation of **RMC 9.10.200(A)**. Wang was contacted by phone by an employee, and she arrived approximately 20 minutes later.

Cuihua Liu was present during the inspection, I located an original CAMTC certificate on display in the lobby for Liu but she was unable to produce a CAMTC Identification Card. Haitao Jiang and Cuijin Xiang were both present during the inspection, neither had an active CAMTC and neither had an active CAMTC exemption certificate issued or on display. This is a violation of **Violation 9.10.200(E)**. CAMTC State Law requires a CAMTC ID Card to be in possession when working and a display of an original CAMTC Certificate at each workplace (see attached)

Haitao Jiang and Cuijin Xiang were both present during the inspection. Neither individual produced a California Massage Therapy Council (CAMTC) certification or CAMTC Exemption issued by the Roseville Police Department. A check of the California Massage Therapy Council website confirmed neither individual had a CAMTC certification. This is a violation of **Violation RMC 9.10.030(B)**. Yubo Wang, Haitao Jiang and Cuijin Xiang were all mailed letters dated 8/1/2024 regarding Ordinance Revising Roseville Municipal Code Chapter 9.1- Massage Services. (see attached) Haitao Jiang previously applied for CAMTC certification and was denied on 10/20/2017 based upon inadequate education. (see attached)

Client service records were provided however, they were incomplete. (see attached) This is a violation of **RMC 9.10.220(H)**.

CSO Broussard issued citation #22493 for the violations noted above, specifically:

- RMC 9.10.030(B) RMC 9.10.200(A)
- RMC 9.10.200(E) RMC 9.10.210(F)
- RMC 9.10.210(K) RMC 9.10.220(A) ****Not Appealed****
- RMC 9.10.220(H) RMC 9.10.220(B) ****Not Appealed****

Violation RMC 9.10.030(B) – CAMTC Certification or Exemption

It is unlawful for any person to own, conduct, operate or maintain a massage business within the city unless all persons providing massage services at the massage business each hold an active and valid certificate from the CAMTC as a massage practitioner or massage therapist or qualify as an exempt therapist. A massage business permit shall in no way be construed to allow any person to perform massage services within the city without either an active and valid certificate from the CAMTC or qualifying as an exempt therapist.

Violation RMC 9.10.200(A) – Designated Manager or Owner Present

It is unlawful and a public nuisance to own, conduct, control, or operate a massage business unless the owner or manager designated in the application for the massage business is present within such massage business at all times.

Violation RMC 9.10.200(E) – Display of CAMTC or Exemption Certificate

The owner and/or manager shall ensure that the CAMTC certificate or exemption certificate for each on-duty massage professional is conspicuously displayed, visible from the entrance and/or reception and waiting area of the massage business, and that each massage professional has at his or her immediate disposal the CAMTC photo identification card or copy of the applicable exemption certificate at all times when working in the massage business. Such identification shall be provided upon request by a member of the public, the CAMTC, a member of law enforcement, or a city official.

Violation RMC 9.10.210(F) – Toilet Facilities

A minimum of one toilet and one separate wash basin shall be provided for clients in each massage business. The wash basin shall provide soap and hot and cold running water at all times and shall be located within close proximity to the massage rooms. A permanently installed soap dispenser, filled with soap, and a single service towel dispenser or hand dryer shall be provided at the restroom wash basin. Bar soaps shall not be used. A trash receptacle shall be provided in each toilet room.

Violation RMC 9.10.210(K) – Window Coverings

Any windows in the lobby shall not be covered. The lobby must be clearly visible from the exterior of the massage business at all times.

Violation RMC 9.10.220(A) – Sanitation

Each owner and/or manager shall provide and maintain on the premises adequate equipment and supplies for disinfecting and sterilizing instruments used in providing massages. Every portion of a massage business, including appliances and apparatus, shall be kept clean and in a sanitary condition. Appliances, apparatus, and equipment shall be disinfected after each use.

Violation RMC 9.10.220(B) – Linen

Shared use of towels or linen shall not be permitted. Towels and linen shall be laundered or changed promptly after each use and stored in a sanitary manner.

Violation RMC 9.10.220(H) – Client Service Records

Every owner and/or manager shall keep a record of the dates and hours of each treatment or service, the name, address, and phone number of the client, the name of the massage professional administering such service and a description of the treatment or services rendered. These records shall be prepared prior to administering any massage or treatment and shall be retained for a period of two years after such treatment or service. These records shall be open to inspection upon demand by the police chief, the fire chief, the building official, any enforcement officer (as defined by Section 2.50.020 of the Roseville Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

On 11/11/2025 at approximately 1330 hours, Community Service Officer (“CSO”) E. Broussard, Roseville Police Department Crime Suppression Unit (CSU) and Detective C O’Shea arrived at Sisters Massage (4010 Foothills Blvd, Ste 106) to conduct an unannounced massage compliance inspection to determine if any of the violations from 8/12/2025 had been resolved. CSO E Broussard determined the following violations had been resolved:

- RMC 9.10.210(F) Toilet Facilities RMC 9.10.210(K) Window Coverings

Respectfully Submitted,

Erika Broussard
Community Service Officer II/Permit Coordinator

Attachment(s):
Massage Business Permit Application (Renewal) 2024-00000002 for Sisters Massage (Yubo Wang) submitted 1/3/2024

Letters dated 8/21/2024 addressed to Yubo Wang, Haitao Jiang and Cuijin Xiang regarding Ordinance Revising Roseville Municipal Code Chapter 9.1- Massage Services

Letters from CAMTC dated 12/27/2016 re: Final Decision on Proposed Un-Approval of Lincoln Institute of Body Therapy School and letter dated 10/20/2017 re: Notice of Final Decision on Application for Certification for Haitao Jiang.

Photocopy of back of CAMTC ID Card outlining “California State Law requirements” for CAMTC certificate holders

Photos- Client Service Records



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

August 21, 2024

Sister Massage
Yubo Wang
4010 Foothills Blvd, #106
Roseville Ca 95747

Re: Ordinance Revising Roseville Municipal Code Chapter 9.1 – Massage Services

To Whom It May Concern:

We are reaching out to notify you of an important change to Chapter 9.10 of the Roseville Municipal Code, titled, "Massage Services." As you may be aware, Chapter 9.10 of the Municipal Code regulates massage business activity within the City of Roseville's jurisdictional boundaries. This includes regulations regarding massage business permitting, massage business operations, and education and training requirements for massage service providers.

On August 7, 2024, the Roseville City Council adopted an ordinance that, among other changes, modifies the minimum training and education requirements for those who may provide massage services within the City. Below is a brief summary of the key changes to Chapter 9.10:

- Any person providing massage services within Roseville must hold a valid certificate from CAMTC or obtain an exemption from the City.
- If a proposed massage business will be operated at a premises that is leased or rented, the owner of the premises must be informed that massage services are being provided.
- A massage business permit applicant must submit the names and birthdays of every person who will be providing massage therapy services at the proposed business.
- Any new massage business is prohibited from operating in the same location of massage business previously closed within the prior 3 years due to criminal activity.
- Any person who has their massage business permit revoked must wait 3 years before applying for a new permit.
- Any person denied a massage business permit is prohibited from reapplying within 2 years after the denial unless the applicant can show a material change in their situation justifying issuance of a permit.

- **Massage businesses must report the hiring or termination of any massage professional (both employees and independent contractors) to the police department within 7 days of the hiring or termination.**
- **Windows that allow the lobby area of a massage business to be viewed from the exterior of the building may not be covered and the lobby area must be visible from the exterior of the massage business.**
- **Any violation of Chapter 9.10 is a misdemeanor. However, this does not require that the City criminally prosecute every violation of Chapter 9.10 as a misdemeanor, and the City still has discretion to pursue other non-criminal remedies, like administrative fines.**

Please be aware that the requirement that all massage professionals be CAMTC certified does not go into effect until January 1, 2025. All of the other requirements noted above go into effect on September 6, 2024. Also, please be aware that the City of Roseville requires a business license and a massage business permit in order to operate a massage business establishment within the City. Please contact me at the information provided below if you need assistance obtaining your business license or massage business permit.

The City takes great pride in its business community, and we thank you for choosing to do business here. We are more than happy to answer any questions you might have. Upon request, we can also provide a copy of the ordinance showing the specific changes being made to Chapter 9.10 of the Roseville Municipal Code. I can be contacted at (916) 746-1069 or you may email me directly at embroussard@roseville.ca.us.

Sincerely,



**Erika Broussard
Community Service Officer II
City of Roseville**



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

August 21, 2024

Sister Massage
Haitao Jiang
4010 Foothills Blvd, #106
Roseville Ca 95747

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**Erika Broussard
Community Service Officer II
City of Roseville**



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

August 21, 2024

**Sister Massage
Cuijin Xiang
4010 Foothills Blvd, #106
Roseville Ca 95747**

Re: Ordinance Revising Roseville Municipal Code Chapter 9.1 – Massage Services

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Sincerely,



**Erika Broussard
Community Service Officer II
City of Roseville**



One Capitol Mall, Suite 800
Sacramento, CA 95814
camtcreview@amgroup.us

December 27, 2016

VIA USPS PRIORITY MAIL

To: Angela De Leon, Owner
Lincoln Institute of Body Therapy
202 W. Lincoln Avenue, Suite A
Orange, CA 92865-1067

Sotoodeh & Associates
Ms. Yass McNeil
5 Hutton Centre Drive, Suite 860
Santa Ana, CA 92707

From: California Massage Therapy Council

Re: Final Decision on Proposed Un-Approval of School

On May 12, 2016, the California Massage Therapy Council ("CAMTC") sent your school, Lincoln Institute of Body Therapy ("LIBT"), a letter notifying it that CAMTC was proposing to un-approve the school. You timely responded to the proposed un-approval letter, requested a continuance, and requested an oral presentation before the Board. You and your counsel appeared at the September 28, 2016 Board meeting and made an oral presentation to CAMTC's full Board. You also provided documents in opposition to the proposed un-approval. After careful consideration of all of the evidence in your case, including all documentation and your oral presentation, CAMTC has decided to un-approve your school.

CAMTC proposed to un-approve your school based on the findings stated in the proposed un-approval letter sent to you on May 12, 2016. Those findings can generally be summarized as follows. Statements were made to CAMTC's undercover operative by Ms. De Leon, who specifically and personally told the operative, among other things, that:

- LIBT offers a day program and an evening program. The day program was described as being from 9:30am – 1:30pm, and with an hour for lunch, and the evening program was described as being from 6:00pm – 9:00pm. Each program therefore was described as providing classes for only 3 hours a day. Ms. De Leon stated that regardless of which program was attended, the operative would get a full 8 hours of credit for classes each day;
- Ms. De Leon further stated that the operative could receive an additional 2 hours of class credit a day for "clinical" hours if the operative brought in friends and family

members to work on, with no indication that these hours would be performed under the direct supervision of a live instructor;

- Ms. De Leon directed the operative to lie to others about the number of hours actually attended at the school, and specifically told the operative to tell others that eight hours a day were attended, even though only three hours a day would actually be attended.

Based on these statements, CAMTC proposed to un-approve your school for engaging in the following violations of its Procedures for Un-Approval of Schools: offering to sell and selling transcripts and providing transcripts without requiring full attendance at the school in violation of CAMTC Procedure section 1.a; failing to require students to attend all of the classes listed on the transcript in violation of CAMTC Procedure section 1.b.; failing to require students to attend all of the hours listed on the transcript in violation of CAMTC Procedure section 1.c.; engaging in fraudulent practices including the creation of fake documents to aid or abet students seeking CAMTC certification in addition to other conduct in violation of CAMTC Procedure section 1.d.; violating both a law and a rule of CAMTC by failing to require that all hours of instruction were provided before a live instructor and by providing hours credit for hours that were not actually attended, in violation of CAMTC Procedures section 1.e.; and failing to create, record, and maintain accurate records including student attendance records and student transcripts in violation of CAMTC Procedure section 1.g.

In opposition to the proposed un-approval of your school, you provided a written statement, documents, and an oral presentation to the full Board. In your written statement, you tried to explain the statements made to the undercover operative offering to provide 8 hours of credit for attending only 3 hours a day as being made "sarcastically and in anger, and frustration in dealing with an unreasonable prospective student." The Board does not find this characterization of the situation credible. What is clear is that you did make these statements to the undercover operative, which you have admitted. The Board notes that while the proposed un-approval letter merely stated that you told the operative to lie to CAMTC or "another authority" about the hours attended at the school, in your opposition you identify this other authority as the FBI, which is in fact the other authority the operative identified as the party you told the operative to lie to. The fact that these statements were made to the operative is therefore not in dispute. The Board finds that the statements made to the undercover operative about how LIBT's program operates were in fact made, and were made in earnest. The Board therefore finds that Ms. De Leon offered to provide 8 hours of class credit a day on weekdays while requiring attendance for only 3 hours of classes a day.

Additionally, many of the statements Ms. De Leon made to the operative are supported by the materials submitted in opposition to the proposed un-approval of your school and by statements made on your website and in your official school documents. On your school's website it describes your class schedule as follows:

"Mondays-Fridays
Daytime – 9:30 a.m. – 1:30 p.m.
Evening – 6:00 p.m. – 9:00 p.m."

This schedule conforms to the statements made to the undercover operative, which is that your school has two programs, a daytime program for 3 hours a day (9:30am-1:30pm with an

hour for lunch) and an evening program for 3 hours a day (6-9pm). There is no indication anywhere that students may attend BOTH the daytime program and the evening program at the same time. Nor is there any indication anywhere that students can attend at other times, such as from 9:00 a.m. until 6:00 p.m. or from 6pm until 10pm. However, the documents you submitted in opposition to the proposed un-approval have attendance records that show very different school schedules than the one listed on your website. For [REDACTED] and [REDACTED] the records show alleged attendance from 9am-6pm every day regardless of subject matter.

For the other students ([REDACTED]) their schedules show attendance from 9:30am – 1:30pm and 6pm – 10pm on most days, with attendance for “Sports” from 9am-6pm. It makes no logical sense that students would be attending different schedules for the same classes. For example, the records you submitted show that [REDACTED] allegedly attended “Circulatory” on 7/23/15 from 9:30am -1:30pm and 6pm – 10pm, while [REDACTED] allegedly attended “Circulatory” on 9/1/15 from 9am – 6pm. The daily attendance records with the split schedules (9:30am – 1:30pm and 6-10pm) appear to be a fraudulent effort to create documents showing an 8-hour day, even though the hours don’t correspond to your school’s published class schedule. The same can be said about the 9am – 6pm attendance records.

Additionally the documents you submitted for [REDACTED] also do not appear to be authentic attendance records that accurately track the hours of classes attended at your school. For example, for a listing for 10/12/15 the class content is described as “Holiday.” A quick review of a calendar indicates that 10/12/15 was Columbus Day. A review of your 2014 Catalog, linked to from BPPE’s website, notes on page 17 that Columbus Day is a holiday that your school observes by being closed. Therefore your school was closed on this day, yet this student has an attendance record that shows that the student was at your school from 9am-6pm. Even more concerning is that fact that the hours for this day have an instructor sign off, and the Director of Education (“ADL” – which appears to be Angela De Leon) has also signed the sheet that includes this entry. The attendance log for this student for 12/3/15 lists the class content as “no school.” Again, the hours are listed as 9am-6pm and there is an instructor sign off and sign off from the Director of Education for this listing as well. Entries of this nature are consistent with fraudulently created attendance records executed by an individual with a limited grasp of the English language or a lack of understanding of what they were copying when the fraudulent records were created. Clearly for this student at least, your school has provided hours credit for hours of education that were not provided by a live instructor. On this basis alone the Board has the authority to un-approve your school.

While CAMTC brings the discrepancies with this student record to your attention, it is not the only discrepancy in the documents you provided. For example, the documents for [REDACTED] show a schedule of attendance generally from 9:30 a.m. – 1:30 p.m., and 6 p.m. until 10 p.m. most days, with days for “Sports” being from 9-6 p.m. The Board notes that on some days where it says 9-6, it looks like different times were inadvertently written and then whited out and written over. This adds to the inauthentic nature of the documents. As noted above, none of the daily attendance times match the class schedule on your website. While most of the attendance records for this student follow this pattern, for the last two pages of records for [REDACTED] there are no “in” and “out” times (from 9/16/15 – 12/9/15) yet

these days are still signed off by an instructor and the Director of Education. These discrepancies make it appear as if these documents were fraudulently created for your opposition to CAMTC's proposed un-approval, but the parties failed to completely fill in the documents before submission.

Likewise the documents for [REDACTED] suffer from the same discrepancies. The documents generally show a split schedule from 9:30am – 1:30pm and 6pm – 10pm, until the page of attendance records from 9/9/15 through 10/27/15, which just show an in time of 9:30am with no out time, and then an in time of 6pm with an out time of 10pm. It appears that the person filling in this page of the form failed to list the morning session out times for any of the entries on this sheet. Again, this sheet is signed off by the instructor and the Director of Education. This makes it appear as if this sheet was signed off by the instructor and the Director of Education and then given to the student to add the rest of the information, which was improperly done. Also, on the first page of the attendance records for this student there are entries for "Sports" where it can clearly be seen that a different start time (it appears to be 9:30am) was whited out, and the start time of 9am was added for the page dated from 6/16/15 – 7/28/15.

The documents you have provided therefore strengthen CAMTC's case against you and make it clear that you have violated CAMTC's policies and procedures. After receiving CAMTC's proposed un-approval letter, your school responded on June 10, 2016, attached blank attendance logs, and requested a continuance so that you would have sufficient time to submit evidence in opposition to the proposed un-approval. This continuance was granted, but CAMTC notes that the majority of documents you submitted in opposition were "attendance records" for students, which are documents that allegedly date from 2015 and therefore should have existed and been in your files on the date that you received the proposed un-approval letter. You have failed to explain why you submitted blank attendance records with your June 10, 2016 letter instead of submitting completed attendance records. You did not submit the "attendance records" for the specific students discussed above until August 31, 2016.

After carefully considering all of the evidence in this case, including but not limited to your oral presentation to the Board, the documents you submitted in opposition to the Proposed Un-Approval, and the arguments of your counsel, CAMTC finds the following:

- Your school offered to provide or has provided a transcript or transcripts without requiring full attendance at the school, in violation of CAMTC Procedures section 1.a.
- Your school has failed to require students to attend all of the classes listed on their transcript, in violation of CAMTC Procedures section 1.b.
- Your school has failed to require students to attend all of the hours listed on their transcript in violation of CAMTC Procedures section 1.c.
- Your school has engaged in fraudulent practices in violation of CAMTC Procedures section 1.d by doing all of the following:
 - Offering to provide a transcript without requiring full attendance at the school;
 - Creating fraudulent documents that do not accurately reflect the actual hours of class attended at your school;
 - Creating transcripts that do not accurately reflect the actual classes attended by students;

- Providing hours credit for hours when students are not actually present at the school attending classes before a live instructor;
- Providing hours of “clinical” credit for hours of massage provided by students that are not performed under the direct supervision of an instructor; and
- Creating fake documents for CAMTC certification, including attendance records.
- Your school has violated or attempted to violate, or assisted or abetted in the violation of, or conspired to violate a rule of CAMTC by providing hours credit for hours that are not hours of education provided under the direct supervision of a live instructor in violation of CAMTC Procedure section 1.e.; and
- You have failed to create, record, or maintain accurate records in that you are creating student transcripts that do not accurately reflect the number of hours and classes actually attended by students, and the attendance records for your students include hours that are not hours of education provided by a live instructor, all in violation of CAMTC Procedure section 1.g.

CAMTC therefore has decided to uphold its proposed decision to un-approve your school. The decision of the Board is final.

For all students that have submitted a transcript from your school and whose applications were received on or before June 30, 2016, CAMTC will notify them that they are required to provide additional proof of adequate education, beyond a transcript and/or diploma, by sending them a proposed denial letter. Applications received on or after July 1, 2016, with transcripts from your school will be notified that education from your school will not be accepted and that they have one year to complete additional education at a CAMTC approved school before their applications are purged.



One Capitol Mall, Suite 800
Sacramento, CA 95814
camtcreview3@camtc.org

October 20, 2017

VIA FIRST CLASS MAIL

**To: Haitao Jiang, ID #115338
1890 Junction Blvd. #3523
Roseville, CA 95747**

**Christine Rydell
Senior District Representative
Senator Jim Nielsen
2200 Douglas Blvd., Suite 100
Roseville, CA 95661**

**From: California Massage Therapy Council
Professional Standards Division**

Re: Notice of Final Decision on Application for Certification

On March 9, 2017, the California Massage Therapy Council (hereafter "CAMTC") issued you a proposed denial of certification letter based on inadequate education. In accordance with CAMTC's procedures you timely informed CAMTC that you were requesting submission of a written statement. On July 20, 2017, the Hearing Officers of the Professional Standards Division met to consider the documents you submitted and all of the evidence in your case.

In support of your application for certification you submitted the following evidence before the document deadline:

- Transcript from Lincoln Institute of Body Therapy (500 hours), 10/1/15 to 01/8/16
- Certificate of Completion
- Employee Evaluations
- Handwritten class notes
- Diagrams with handwritten notes
- Written Statement, dated 5/10/17
- Letters of Reference from:
 - Yubo Wang, dated 5/17/17

- Mark Borba, dated 5/7/17
- Larry Reese, dated 5/1/17
- Roseville Police Department Massage Permit
- Federation of State Massage Therapy Boards: Score Report MBLEx - Pass
- Veracity Insurance Paperwork
- 2016 IRS Tax Forms
- CAMTC Correspondence
- Email Correspondence

The hearing officers carefully considered all of the evidence in your case. You attended a school from which the transcript alone is not considered sufficient proof of adequate education. In support of your education you failed to provide sufficient credible proof that you actually attended all of the classes listed on your transcript and received all of the required education. While you submitted a massage permit from the City of Roseville, tax documents, insurance documents, employee evaluations, and letters of recommendation, these go to prove your work history, not your education. Your school also submitted materials on your behalf. However, because these documents were created and submitted by a school that CAMTC does not consider to be a reliable source, they carry very little weight.

In support of your education you submitted a written statement. Although your written statement lists the documents you are submitting in support of your education, your written statement fails to provide any other details about your education at Lincoln Institute of Body Therapy (hereinafter "Lincoln") that would have provided additional evidence of your education. For example, you failed to discuss the specific classes you took, your class schedule, your instructors, or what you learned during your time at Lincoln that would have supported that you actually attended all of the 500 hours listed on your transcript. Moreover, the hearing officers note that your home address and work location are in Roseville, California, and Lincoln is located in Orange, California. Given that Roseville is over 400 miles away from Orange, California, the hearing officers would have expected you to discuss in your written statement, the difficulty of attending a school that is so far from your residence and also to discuss the reasons why you attended a school so far away from home. CAMTC did receive a letter from Larry Reese, who states that he assisted you in finding a school to attend in your native language. He states that there were no schools in the area that taught in your native language and that the closest school was Lincoln. However, the hearing officers find that all of the documents you submitted from Lincoln are in English and it appears that the classes were taught in English. Therefore, the hearing officers find it is not credible that you attended Lincoln so that you could attend a school that taught in your native language. The hearing officers find it is not credible that you attended a school over 400 miles from your home, but provided no credible explanation for doing so in your written documents.

Additionally, in support of your education you submitted approximately 63 pages of handwritten notes. However, the hearing officers find that the notes you submitted are not consistent with notes that would have been taken in a massage class. Specifically, the notes you submitted are extremely neat and either in numbered lists or paragraph form and do not appear to have been taken in a classroom setting. Additionally, some of the notes are not

massage related. For example, there are notes relating to ophthalmology, which is a topic that would not typically be covered during a massage therapy program. Moreover, there are no diagrams contained in the handwritten notes, which would have been expected had these notes been taken in a massage course. Instead, the hearing officers find that the notes you submitted are more consistent with self-study or MBLEX preparation. Overall, the hearing officers find that the handwritten notes you submitted are not persuasive evidence in support of your education.

Finally, in support of your education you submitted a number of handouts. However, only a few of the handouts you submitted had any writing on them. Because the handouts do not have many handwritten notes on them, there is not sufficient evidence that these handouts were used during classes at Lincoln. As such, the hearing officers find that the handouts do not provide strong evidence that you actually attended all of your classes at Lincoln. Therefore, the hearing officers find that the handouts do not support that you have all of the education listed on your transcript.

Overall, the hearing officers find that you have failed to submit sufficient additional evidence of your education. After carefully weighing all of the evidence in your case, the hearing officers have decided to uphold its proposed decision to deny your application for certification in accordance with CAMTC's Procedures for Denial of Certification or Discipline/Revocation section 1.a. The decision of the hearing officers is final. The denial of your application for certification is effective on August 10, 2017. In accordance with CAMTC policy, denied applicants must wait two years from the effective date of denial before reapplying.

KL/rk

**Lincoln Institute
of Body Therapy**



Teaching the Art and Science of Massage
hereby confers Certificate No. 0212072016 upon

HAITAO JIANG

500 HOURS

MASSAGE THERAPIST

This Certificate of Proficiency in recognition of satisfactory completion of a course
in Therapeutic Massage Therapy including: assessment, theory, application,
anatomy, physiology, kinesiology, pathology, business practices, ethics and hygiene


Director

Feb 12, 2016

Date



Instructor

Lincoln Institute of Body Therapy (BPPE Approval No. 3012471)
202 West Lincoln Avenue, STE A, Orange, CA 92665



ROSEVILLE POLICE DEPARTMENT
 1051 Junction Boulevard, Roseville, CA 95678
 (916) 746-1069

MESSAGE BUSINESS PERMIT APPLICATION (RENEWAL)

Permit Number Issued: 2024-00000002

All information requested on this application is required. Completed applications can take up to 45 days to process. Incomplete applications will be rejected, delaying issuance of a Massage Business Permit. Any Massage Business Permit application should be submitted at least 45 days before the Massage Business Permit is required. It is unlawful for any new applicant to provide massage services without first obtaining a Massage Business Permit. Massage Business Permits shall be issued for a term of two years from the date of issuance without a qualified renewal.

YOU ARE REQUIRED TO SUBMIT THE FOLLOWING WITH YOUR RENEWAL APPLICATION:

| | |
|--------|---|
| 1. ✓ | Copy of applicant and manager/supervisor (responsible persons) Driver's License or other valid government-issued photo ID with proof that applicant and manager are over the age of eighteen (18) years |
| 2. | Current photo of the applicant (Taken in front of a solid back drop) |
| 3. | \$37.00 Non-refundable renewal application fee (Check payable to the City of Roseville, sent by mail to the Roseville Police Department) |
| 4. n/a | LiveScan fingerprint service for any <i>new</i> applicant, or responsible persons, such as managers/supervisors, who were not listed in the prior permit application + \$32.00 Non-refundable DOJ fee + \$20.00 Non-refundable LiveScan fingerprint fee + \$17.00 Non-refundable FBI fee – Payable at the time of the LiveScan service. Please bring the LiveScan form to the service and when complete, scan and send the document to the permitcoordinator@roseville.ca.us email address. |
| 5. ✓ | Proof of liability insurance policy – Minimum coverage \$1,000,000.00 |
| 6. ✓ | Current City of Roseville Business License (City of Roseville main webpage – Online Services) |
| 7. n/a | Fictitious name filing with Placer County (County of Placer main webpage) if the business name is not the applicant's surname, or a business was purchased and the name was changed – Not applicable for Corporations and LLC's |
| 8. ✓ | Copy of rental lease for the business location in the applicant's name (If any changes) |
| | Zoning Approval from the Planning Department – If the permit location has changed from the prior permit (Handled by the Permit Coordinator) |
| 9. ✓ | Certificate of Occupancy – If the permit location has changed, or the main tenant listed on the current Certificate of Occupancy has changed from the prior permit (Building Division –Permits Center, located at 311 Vernon Street, appointment required) |
| 10. | Fire/Life Safety Inspection – If the permit location has changed from the prior permit (Fire Department) |
| 11. ✓ | Proof of business entity status (W-9 Forms are available on the main IRS webpage): <ul style="list-style-type: none"> • If a sole proprietor, please provide your current Form W-9. • If a corporation, please provide your current Form W-9, date of incorporation, evidence corporation is in good standing under laws of California, the names and capacities of all officers and directors and name and address of registered agent for service of process. • If a limited liability corporation, please provide your current Form W-9, date of formation, evidence limited liability company is in good standing under laws of California, the names and capacities of all members, and name and address of registered agent for service of process. • If a partnership, please provide a copy of the partnership agreement the names and contact information for all partners, and a current Form W-9 for all partners. |
| 12. | If applicant is also an independent contractor, in addition to providing the information in Section 7 above, evidence of the independent contractor relationship must be provided. *Please note, review of independent contractor relationship is for application purposes only and is no representation, certification, or guarantee that applicant is in fact an independent contractor under the California Labor Code. |

Review City Municipal Code, Title 9 Health and Safety, Chapter 9.10: Massage Services

ROSEVILLE POLICE DEPARTMENT

MESSAGE BUSINESS PERMIT- RENEWAL
Page 2 of 5

Business Name Tubo wong

BUSINESS ESTABLISHMENT INFORMATION

REQUIRED: Message Establishment name and address you will be working at:
(Please note: message business permits are non-transferable and unique to a specific business. If a message business permit already exists for this address, additional documentation will be required to establish relationship of applicant to current message business permit holder, if any.)

Message Establishment Name Sisters message

Message Establishment Address 4010 foothills blvd #106

Location Square Footage (Include square footage of the room, as well as the full suite)
1500 SF 10x10

Establishment Owner Tubo wong Business Owner's Telephone ~~916 771 033~~ 916 771 033

Website Address Sistersmessage.roseville.com

Maximum Occupancy _____

Hours of Operation 7:30 AM - 9:30 PM

Has a new rental lease been signed, or has the lease been updated, since the prior permit?

Yes No If "Yes", provide a copy of the updated lease with this application.

Has the main tenant, or building owner, listed on the Certificate of Occupancy submitted with the prior permit changed?

Yes No If "Yes", provide a copy of the updated Certificate of Occupancy with this application.

APPLICANT INFORMATION

Sole Proprietor Independent Contractor Corporation Limited Liability Corporation
 Partnership Other _____

Applicant Full Name Tubo wong

Applicant Business Name Tubo wong

Other Names Used Aziz

Date of Birth [REDACTED] Age 32

Male / Female Height 5' 8" Weight 150 Hair black Eyes brown

Scars, tattoos or other distinguishing marks no

ROSEVILLE POLICE DEPARTMENT

MESSAGE BUSINESS PERMIT- RENEWAL
Page 3 of 5

Business Name Induway

Driver's License # [REDACTED] Social Security # [REDACTED]

Residence Address 1721 Pinion Dr City Roseville State CA Zip 95747

Home Phone () _____ Work Phone (916) 771-0333 Cell Phone () _____

E-mail address jjabike1950@gmail.com

Residential Address _____

Applicant's Residence Address past five (5) years (Begin with the current address)

Sisters Massage
1721 Pinion Dr

Employment history for the past five (5) years (Begin with the current or most recent; include the business name, address, and phone number)

Sisters Massage

Have you ever had a permit/license suspended or revoked (for any reason)? Yes No

If "Yes", provide explanation _____

Have you ever been convicted of any Misdemeanor or Felony crime? Yes No

If "Yes", provide an explanation: _____

Have you ever been convicted of a misdemeanor involving moral turpitude? Yes No

What is "Moral Turpitude"? Moral turpitude is a legal concept in the United States that refers to the gross violation of standards of moral conduct. Conviction of crimes of moral turpitude may disqualify someone from an employment opportunity. Some examples of crimes involving "moral turpitude" include: grand theft, perjury, vice crimes, bigamy, rape, arson, blackmail, embezzlement, fraud, robbery, prostitution, murder, voluntary manslaughter, narcotic sales and falsifying a crime report. Liquor law violations and disorderly conduct do not fall under this classification.

If yes to the above concerning moral turpitude, provide details and jurisdiction where offense occurred.

ROSEVILLE POLICE DEPARTMENT

MESSAGE BUSINESS PERMIT- RENEWAL
Page 4 of 5

Business Name _____

Are you presently or have you **EVER** been on informal/formal probation or parole in California or elsewhere? Yes No

If yes, provide all details, including probation/parole officer's name, office address and phone number.

Provide three (3) character references other than immediate family members (name, address, & phone number)

I give permission to allow a background investigation to verify the information provided.

YES Initial: Ym

ON-SITE RESPONSIBLE PERSONS
(Managers/Supervisors)

Employee Other _____

Manager/Supervisor Name _____

Other Names Used _____

Date of Birth _____ Age _____ Driver's License Number _____ State _____

Residence Address _____

Residence Phone _____ Alternate Contact Phone _____

Primary E-mail address _____

Please advise the On-Site Manager/Supervisor (responsible persons) there will be a background check and have them sign below acknowledging and providing permission for the background check. This individual(s) will be required to complete a LiveScan fingerprint service.

X _____

Are there additional On-Site Responsible Persons (Managers/Supervisors) Yes No

ROSEVILLE POLICE DEPARTMENT

MESSAGE BUSINESS PERMIT- RENEWAL
Page 5 of 5

Business Name _____

Note: If you have more than one manager/supervisor please list their information on a separate page that includes the items mentioned in the "On-Site Responsible Persons" section along with their signature acknowledging there will be a background check. Please provide the separate page(s) along with the rest of the application.

CHANGES OF ANY KIND TO THE ABOVE INFORMATION MUST BE REPORTED TO THE ROSEVILLE POLICE DEPARTMENT IN WRITING WITHIN 10 BUSINESS DAYS.

I, the undersigned applicant, hereby certify under penalty of perjury that the answers and statements I have made on all pages of this application and in all supporting documents are true, correct and complete to the best of my knowledge and belief. I understand that any information misrepresented or intentionally omitted will result in automatic denial of this application, and/or revocation of the permit, and may subject me to criminal prosecution. I have read and understand the applicable sections of the Roseville Municipal Code as it applies to ice cream vendors and agree to abide by such ordinances.

Tubo wang
APPLICANT: Signature

Tubo wang
Print Name

12/20/23
Date

Eric Broussard
CITY REPRESENTATIVE: Signature

Erika Broussard 3070
Print Name

1/3/24
Date

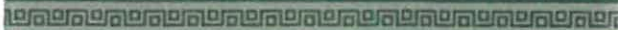
▽ FOR POLICE DEPARTMENT USE ONLY ▽

- Driver's License or other approved government issued photo identification
- Current photo of applicant
- Fees paid/cleared
- LiveScan fingerprint service (If applicable)
- Proof of Liability Insurance – Minimum coverage \$1,000,000.00
- Current City of Roseville Business License
- Proof of business entity status
- Fictitious Name Filing
- Rental Lease (If any changes)
- Zoning approval (If the permit location has changed)
- Confirm Certificate of Occupancy on file is current
- Fire/Life Safety Inspection (If the permit location has changed)
- LiveScan fingerprint service return (If applicable)
- Proof of Business Entity Status
- LERMS
- NCIC
- DMV
- APOLLO
- WEBKPF

California State Law requires you to

- Inform CAMTC within 30 days regarding changes to your home address and workplace(s)
- Keep CAMTC ID Card in your possession when working
- Display original CAMTC Certificate at each workplace
- Request additional CAMTC Certificate(s) for each workplace
- Include your name and number as shown on your CAMTC ID in all advertising, including business cards and websites
- If you let your certification expire, you will lose all legal privileges afforded by California law to certified massage professionals

This ID Card and CAMTC Certificate(s) are the property of CAMTC



www.camtc.org info@camtc.org (916) 669-5336

Confidential Information

Name: Melinda

Phone:

Address

IX

1. What kind of massage do you want:

Swedish / deep tissue / soft touch/Thai massage (Free hot stone including)

2. what pressure do you prefer: light / medium / hard

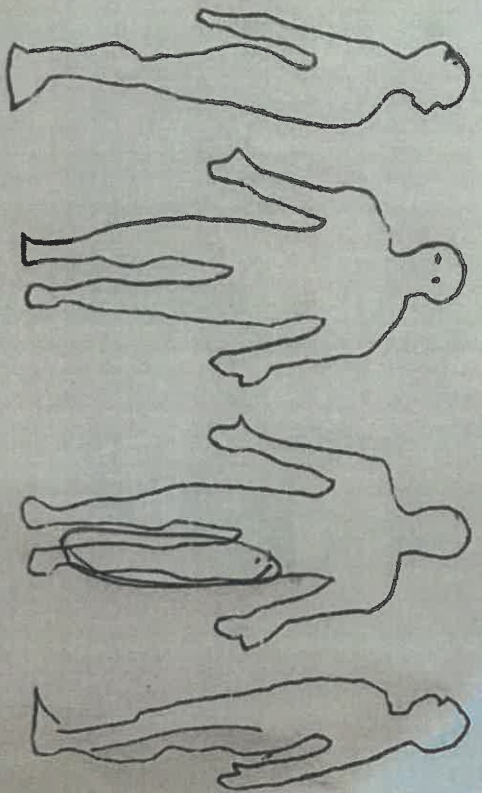
3. Do you have any health conditions we should know before we start? Like surgery, pregnant? Yes or No

Therapist:

Time:

Date: 8-11

Signature:



All over -
back
ham strings
15 min on feet

Confidential Information

Name.

Sharna

Phone.

Address

1. What kind of massage do you want :

Swedish / deep tissue / soft touch/Thai massage (Free hot stone including)

2. what pressure do you prefer: light / medium / hard

3. Do you have any health conditions we should know before we start ? Like surgery, pregnant ? Yes or No

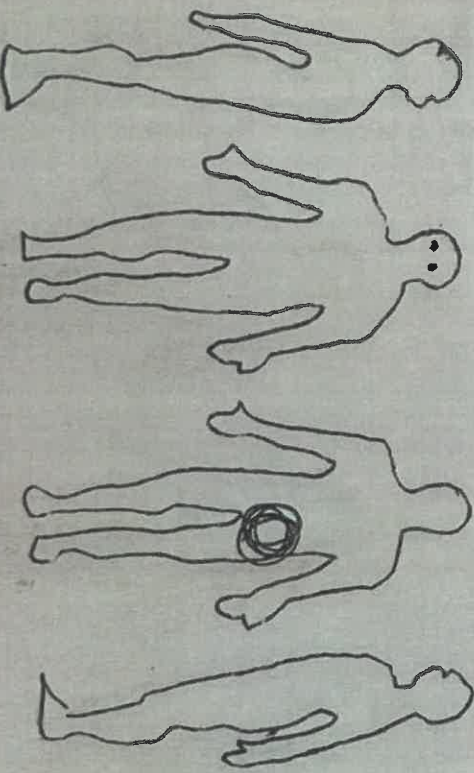
Therapist:

1/1

Time: 1.40

Date: 8-11

Signature:



Date **8/26/25** Time **0900** Day of Week **Tues**

Name (First, Middle, Last) **Yubo Wang**

Residence Address
**1721 Pinion Dr
 Roseville CA 95747**

Business Address
**Sisters Massage
 4010 Foothills Blvd, Ste 106
 Roseville CA 95747**

Driver's Lic. No. [Redacted] State [Redacted] Class [Redacted] Date of Birth [Redacted]
 Sex **M** Hair [Redacted] Eyes [Redacted] Height [Redacted] Weight [Redacted] Decent [Redacted] Age [Redacted]

Description of Animal (If Applicable)
 Breed: _____ Color: _____ Age: _____ Sex: _____
 Vehicle Make _____ License #: _____
 Model: _____
 Color: _____ Year: _____

Location of Violation
4010 Foothills Blvd, Ste 106

Date / Time of Violation
8/12/25 1530 hr

Code / Ordinance _____ Description of Violation _____

Rmc 9.10.030(B) CAMTC Cert or Exempt

Rmc 9.10.200(A) Owner Present

Rmc 9.10.200(E) Display Cert or Exempt

Rmc 9.10.210(F) Toilet Facility

VIOLATIONS NOT COMMITTED IN MY PRESENCE, CERTIFIED ON INFORMATION AND BELIEF.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT.

Date: **8/26/25** Issuing Officer: **E Broussard** Badge No. **3070**

COMPLAINING PARTY

X Signature: **Evan Broussard**

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

X Signature: **Complaint City**

**YOU DO NOT NEED TO DO ANYTHING AT THIS TIME.
 YOU WILL RECEIVE NOTICE BY MAIL WITHIN 14 DAYS.
 CITY ATTORNEY'S OFFICE (916) 774-5325**

pg 2 of 2

Roseville Police Department 22493

CONTINUATION OF NOTICE TO APPEAR MISDEMEANOR Traffic Nontraffic (Citation No.)

Date **8/26/25** Time **0900** AM PM **PM** Day of Week **SMOWTFS** Case No. **25-47796**

Name (First, Middle, Last) **Yubo Wang**

Veh. Lic. No. or VIN _____ State _____

Correctable Violation (Veh. Code, § 40610)

| Yes | No | Code and Section | Description | Misdemeanor or Infraction (Circle) |
|--------------------------|--------------------------|------------------------|------------------------|------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Rmc 9.10.210(K) | Window Covering | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | Rmc 9.10.220(A) | Sanitation | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | Rmc 9.10.220(B) | Linens | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | Rmc 9.10.220(H) | Client Register | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | | | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | | | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | | | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | | | M I |
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| <input type="checkbox"/> | <input type="checkbox"/> | | | M I |
| <input type="checkbox"/> | <input type="checkbox"/> | | | M I |

Violations not committed in my presence, declared on information and belief.

I declare under penalty of perjury under the laws of the State of California the foregoing is true and correct, and a continuation of the enforcement document noted.

22. **E Broussard** **3070**
 Arresting or Citing Officer Badge No.

23. Date _____ Name of Arresting Officer, if different from Citing Officer _____ Badge No. _____

24. **Complaint City**
 X Signature



**City of Roseville
Police**
1051 Junction Blvd, Roseville CA 95678
CRIME / INCIDENT REPORT

**CASE NUMBER:
2025-00047796**
ASSOCIATED CASE NUMBER:

| | | |
|--|--|--|
| REPORTED DATE/TIME 8/12/2025 15:18 | OCCURRED FROM DATE/TIME 08/12/2025 15:18 | OCCURRED THRU DATE/TIME 08/12/2025 15:18 |
|--|--|--|

| | |
|--|--|
| OCCURRED INCIDENT TYPE MUNI CODE VIOLATION | LOCATION OF OCCURRENCE 4010 FOOTHILLS BLVD 106 ROSEVILLE, CA 95747 |
|--|--|

| | |
|---|---|
| ROUTE TO | |
| <input type="checkbox"/> Placer DA <input type="checkbox"/> Placer Probation | <input type="checkbox"/> Sac DA <input type="checkbox"/> Sac Probation <input type="checkbox"/> Parole <input type="checkbox"/> CPS <input checked="" type="checkbox"/> Other CAMTC/ CITY ATTORNEY |

| STATUTE / DESCRIPTION | CLASS |
|---|-------------------|
| 01 9.10.030(B) RMC-I DIPLOMA/CERTIFICATE OF GRADUATION FROM APPROVED MASSAGE SCHOOL | INFRACTION |
| 02 9.10.200(A) RMC-I DESIGNATED MGR/OWNER PRESENT | INFRACTION |
| 03 9.10.200(E) RMC-I MASSAGE DIPLOMA OR CERTIFICAT OF GRADUATION FOR EACH MASSAGE PROFESSIONAL | INFRACTION |

| | | |
|-------------------------------|--|-----|
| SUBJECT TYPE VICTIM | NAME (LAST, FIRST, MIDDLE SUFFIX) CITY OF ROSEVILLE, | DOB |
|-------------------------------|--|-----|

| | |
|-----------------|--|
| RELATED OFFENSE | ADDRESS (STREET, CITY, STATE, ZIP) 311 VERNON ST ROSEVILLE, CA 95678 |
|-----------------|--|

| | |
|------------------------------|-------|
| SCHOOL EMPLOYER NAME/ADDRESS | EMAIL |
|------------------------------|-------|

| | | | |
|-------------------|---------------|----------|----------|
| DL NUMBER / STATE | PRIMARY PHONE | PHONE #2 | PHONE #3 |
|-------------------|---------------|----------|----------|

| | | | | | | |
|------|-----|-----------------|-----------------|------|-----------|------------------|
| RACE | SEX | HEIGHT or RANGE | WEIGHT or RANGE | HAIR | EYE COLOR | AGE or AGE RANGE |
|------|-----|-----------------|-----------------|------|-----------|------------------|

| |
|----------------------|
| SCAR / MARK / TATTOO |
|----------------------|

| |
|----------------------|
| CLOTHING DESCRIPTION |
|----------------------|

| | | |
|------------------------------|--|-----|
| SUBJECT TYPE CITED | NAME (LAST, FIRST, MIDDLE SUFFIX) WANG, YUBO | DOB |
|------------------------------|--|-----|

| | |
|-----------------|---|
| RELATED OFFENSE | ADDRESS (STREET, CITY, STATE, ZIP) 1721 PINION DR ROSEVILLE, CA 95747 |
|-----------------|---|

| | |
|------------------------------|-------|
| SCHOOL EMPLOYER NAME/ADDRESS | EMAIL |
|------------------------------|-------|

| | | | |
|-------------------|------------------------------------|----------|----------|
| DL NUMBER / STATE | PRIMARY PHONE CELL PERSONAL | PHONE #2 | PHONE #3 |
|-------------------|------------------------------------|----------|----------|

| | | | | | | |
|------|-----|-----------------|-----------------|------|-----------|------------------|
| RACE | SEX | HEIGHT or RANGE | WEIGHT or RANGE | HAIR | EYE COLOR | AGE or AGE RANGE |
|------|-----|-----------------|-----------------|------|-----------|------------------|

| |
|----------------------|
| SCAR / MARK / TATTOO |
|----------------------|

| |
|----------------------|
| CLOTHING DESCRIPTION |
|----------------------|

| | |
|--|--|
| SYNOPSIS | Unlawful dissemination of this restricted information is prohibited. |
| A massage compliance inspection was conducted at Sisters Massage (4010 Foothills Blvd, Ste 106) and violations were noted. | Released to: |
| | _____ |
| | Date/Badge: |
| | _____ |

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

| | | | |
|--|--|---|-------------------|
| REPORTED BY / ID# 3070 BROUSSARD | DATE / TIME 08/26/2025 10:59 | APPROVED BY HAGERMAN, MICHAEL | 08/26/2025 |
|--|--|---|-------------------|



**City of Roseville
Police**
1051 Junction Blvd, Roseville CA 95678
CRIME / INCIDENT REPORT

**CASE NUMBER:
2025-00047796**
ASSOCIATED CASE NUMBER:

ADDITIONAL SUBJECTS

| | | | | | | |
|---|------------|---|------------------------|-----------------|------------------|-------------------------|
| SUBJECT TYPE MENTIONED | | NAME (LAST, FIRST, MIDDLE SUFFIX) SISTERS MASSAGE, | | | | DOB |
| RELATED OFFENSE | | ADDRESS (STREET, CITY, STATE, ZIP) 4010 FOOTHILLS BLVD 106 ROSEVILLE, CA 95747 | | | | |
| SCHOOL/EMPLOYER NAME/ADDRESS | | | EMAIL | | | |
| DL NUMBER / STATE | | PRIMARY PHONE BUSINESS (916)771-0333 | | PHONE #2 | | PHONE #3 |
| RACE | SEX | HEIGHT or RANGE | WEIGHT or RANGE | HAIR | EYE COLOR | AGE or AGE RANGE |
| SCAR / MARK / TATTOO | | | | | | |
| CLOTHING DESCRIPTION | | | | | | |

| | | | | | | |
|---|------------|--|------------------------|-----------------|------------------|--------------------------|
| SUBJECT TYPE MENTIONED | | NAME (LAST, FIRST, MIDDLE SUFFIX) JIANG, HAITAO | | | | DOB [REDACTED] |
| RELATED OFFENSE | | ADDRESS (STREET, CITY, STATE, ZIP) 1721 PINION DR ROSEVILLE, CA 95747 | | | | |
| SCHOOL/EMPLOYER NAME/ADDRESS | | | EMAIL | | | |
| DL NUMBER / STATE [REDACTED] | | PRIMARY PHONE | | PHONE #2 | | PHONE #3 |
| RACE | SEX | HEIGHT or RANGE | WEIGHT or RANGE | HAIR | EYE COLOR | AGE or AGE RANGE |
| SCAR / MARK / TATTOO | | | | | | |
| CLOTHING DESCRIPTION | | | | | | |

| | | | | | | |
|---|------------|--|------------------------|-----------------|------------------|--------------------------|
| SUBJECT TYPE MENTIONED | | NAME (LAST, FIRST, MIDDLE SUFFIX) XIANG, CUIJIN | | | | DOB [REDACTED] |
| RELATED OFFENSE | | ADDRESS (STREET, CITY, STATE, ZIP) 8546 WILLOW GROVE WAY SACRAMENTO, CA 95828 | | | | |
| SCHOOL/EMPLOYER NAME/ADDRESS | | | EMAIL | | | |
| DL NUMBER / STATE [REDACTED] | | PRIMARY PHONE CELL PERSONAL [REDACTED] | | PHONE #2 | | PHONE #3 |
| RACE | SEX | HEIGHT or RANGE | WEIGHT or RANGE | HAIR | EYE COLOR | AGE or AGE RANGE |
| SCAR / MARK / TATTOO | | | | | | |
| CLOTHING DESCRIPTION | | | | | | |

| | | | | | | |
|---|------------|---|------------------------|-----------------|------------------|--------------------------|
| SUBJECT TYPE MENTIONED | | NAME (LAST, FIRST, MIDDLE SUFFIX) LIU, CUIHUA | | | | DOB [REDACTED] |
| RELATED OFFENSE | | ADDRESS (STREET, CITY, STATE, ZIP) 3000 BRANDENBURGER DR ROSEVILLE, CA 95747 | | | | |
| SCHOOL/EMPLOYER NAME/ADDRESS | | | EMAIL | | | |
| DL NUMBER / STATE [REDACTED] | | PRIMARY PHONE CELL PERSONAL [REDACTED] | | PHONE #2 | | PHONE #3 |
| RACE | SEX | HEIGHT or RANGE | WEIGHT or RANGE | HAIR | EYE COLOR | AGE or AGE RANGE |
| SCAR / MARK / TATTOO | | | | | | |
| CLOTHING DESCRIPTION | | | | | | |

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

| | | | |
|---|---|--|-------------------|
| REPORTED BY / ID# 3070 BROUSSARD | DATE / TIME 08/26/2025 10:59 | APPROVED BY HAGERMAN, MICHAEL | 08/26/2025 |
|---|---|--|-------------------|



NARRATIVE

(Cited/Suspect) Yubo Wang, Business Owner- Sisters Massage (CAMTC #54650)

(V) City of Roseville

(M) Sisters Massage

(M) Haitao Jiang, Employee- Sisters Massage

(M) Cuijin Xiang, Employee- Sisters Massage

(M) Cuihua Liu, Employee- Sisters Massage (CAMTC #43632)

RELATED CASE(S):

Roseville PD 2023-55158

Roseville PD 2023-39734

Roseville PD 2021-47178

BODY WORN CAMERA (BWC): CSU

Yes No If yes, this report is only a summary of the events that occurred. For more details please review the BWC footage keeping in mind the BWC has a limited field of view and audio may be low and/or muffled.

SUMMARY:

I am currently assigned to the Roseville Police Department's Investigations Unit as a Community Service Officer. As part of my duties, I am also responsible for permitting massage therapists and establishments and conducting compliance checks. I have completed POST training and meet the requirements of Penal Code Section 872; certifying in-service officers to testify to hearsay evidence in preliminary hearings.

Prior to conducting a compliance check on the following location (4010 Foothills Blvd, Ste 106), I conducted a check of the Roseville Police Department permit module and noted there was an active Massage Business Permit issued to the owner of the business: Yubo Wang (#2024-00000002, Issued 2/4/2024-2/4/2026). I also noted the following individuals were reported as working at the business: Cuijin Xiang, Zhongchu Liang, Cuihua Liu and Haitao Jiang.

I conducted a search of the City of Roseville Business license portal and located the following active business license for massage therapy at this location: Sisters Massage owner Yubo Wang #00831407.

I conducted a check of the California Massage Therapy Council website and located current and active CAMTC certificates for the following individuals: Yubo Wang (#54650), Zhongchu Liang (#49671) and Cuihua Liu (#43632).

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

| | | |
|--|--|--|
| REPORTED BY / ID# 3070 BROUSSARD | DATE / TIME 08/26/2025 10:59 | APPROVED BY HAGERMAN, MICHAEL 08/26/2025 |
|--|--|--|



NARRATIVE (continuation)

On 8/11/2025, I conducted a Google search of the business (address and phone number 916-771-0333) and located an illicit ad on Bunnyagent.com. Bunnyagent is a website known for advertising of erotic massage parlors. I was unable to discern when the ad may have been posted. The ad is attached to this report for reference.

Based upon the above information, a massage compliance inspection of the business was conducted with the assistance of the Roseville Police Department Crime Suppression Unit (CSU), Amy Pollard-EDD Associate Tax Auditor, Kyle Camilleri-City of Roseville Code Enforcement Inspector I and Jim Proper-Senior Building Inspector.

INVESTIGATION:

On 8/12/2025 at approximately 1530 hours, CSU, Camilleri, Proper, Pollard and I arrived at 4010 Foothills Blvd, Ste 106 for an unannounced compliance check.

Upon arrival, I noted the business sign above the business read "Sisters Massage". The glass windows and front door were covered in reflective window tint and window cling advertisement which obstructed any view into the business/lobby. An "OPEN" sign was illuminated. The business hours were posted on the front door as well as the business number (916-771-0333).

The following individuals were located inside the establishment: Cuijin Xiang, Cuihua Liu and Haitao Jiang. There were no customers in the business.

Cuihua Liu, Cuijin Xiang and Haitao Jiang were identified via California Driver's license. I located original CAMTC certificates on display in the lobby issued to Cuihua Liu, Yubo Wang and Zhongchu Liang. Cuihua Liu did not have her CAMTC ID on her person at the time of the inspection. Liu did contact a family member by phone who later brought her CAMTC ID from her residence prior to the inspection concluding. Haitao Jiang and Cuijin Xiang did not have an active CAMTC or CAMTC exemption.

The owner, Yubo Wang was not present upon my arrival but did arrive approximately 20 minutes later after being contacted by phone by an employee.

I conducted the inspection and noted all violations on a Roseville Police Department Massage Business Inspection sheet. (see attached)

Using my department issued cell phone, I photographed the interior and exterior of the business documenting the violations.

Based upon the violations noted during the inspection, I issued the following Complaint Cite for Yubo Wang #22493.

Camilleri-Code Enforcement Inspector I conducted an inspection and later provided me a copy of the Administrative Citation Warning and resolution information. I attached it to this report for reference.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

| | | | |
|--|--|---|-------------------|
| REPORTED BY / ID# 3070 BROUSSARD | DATE / TIME 08/26/2025 10:59 | APPROVED BY HAGERMAN, MICHAEL | 08/26/2025 |
|--|--|---|-------------------|



NARRATIVE (continuation)

I conducted a search of the Roseville Police Department database and noted on 8/24/2021 (2021-47178) an inspection of the business was conducted, and violations were noted. Yubo Wang was the owner, and she was issued warnings regarding warning devices and lack of client registers.

On 7/27/2023 (2023-39734) a female client reported a male massage therapist, known as "Simon" inserted his finger in her vagina and placed his mouth on her vagina. During the investigation Wang initially denied knowing who "Simon" was then later provided Det. Mohring the true identity of "Simon" as Yunli Luo. Yunli Luo was an unreported employee and did not have an active CAMTC certification.

On 10/10/2023, an inspection of the business was conducted, and violations were noted (2023-55158). Yubo Wang was the owner, and she was not present upon arrival of Roseville Police Department staff. Yubo Wang later arrived after being contacted by her husband, Haitao Jiang. Yubo Wang was issued warnings regarding lack of client registers and owner not being present during business hours.

RECOMMENDATIONS:

Forward to City Attorney's office.

Forward to California Massage Therapy Council complaints@camtc.org

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

| | | | |
|--|--|---|-------------------|
| REPORTED BY / ID# 3070 BROUSSARD | DATE / TIME 08/26/2025 10:59 | APPROVED BY HAGERMAN, MICHAEL | 08/26/2025 |
|--|--|---|-------------------|



**Roseville Police Department
Massage Business Inspection**

2025-00047796

Business Name: Sisters Massage

Date: 8/12/2025

Business Address: 4010 Foothills Blvd Ste 106

Owner Name: Yubo Wang (CAMTC #54650)

Manager (if on site):

C – Compliance

V – Violation / Noncompliance

Massage Business Permit, RMC 9.10.030(A): It is unlawful for any person to own, conduct, operate or maintain a massage business within the city without having a valid massage business permit issued pursuant to this chapter. Massage business permits shall also be required of any permanent or semi-permanent seated massage or reflexology installation.

Business has a valid massage business permit issued by the Roseville Police Department. C

CAMTC Certification or Exemption, RMC 9.10.030(B): It is unlawful for any person to own, conduct, operate or maintain a massage business within the city unless all persons providing massage services at the massage business each hold an active and valid certificate from the CAMTC as a massage practitioner or massage therapist or qualify as an exempt therapist. A massage business permit shall in no way be construed to allow any person to perform massage services within the city without either an active and valid certificate from the CAMTC or qualifying as an exempt therapist.

All persons providing massage services have valid CAMTC certificate and/or qualify as an exempt therapist. V

If noncompliant, provide additional details: Haitao Jiang and Cuijin Xiang were both present during the inspection; neither had an active CAMTC and neither had an active CAMTC exemption certificate issued.

Changes to Massage Business Permit, RMC 9.10.060: During the term of a permit, if the permittee has any change in the information submitted on the original or any renewal application, the permittee shall notify the chief of police in writing of any such change within fourteen calendar days of the change.

All information submitted on permit application is still correct or notice was provided within 14 days of any change. C

Minors, RMC 9.10.180: It is unlawful for any person to employ or retain anyone under the age of 18 years as a massage professional. It is unlawful for any person under the age of 18 to perform services as a massage professional.

All persons providing massage services are at least 18 years old. C

Designated Manager or Owner Present, RMC 9.10.200(A): It is unlawful and a public nuisance to own, conduct, control, or operate a massage business unless the owner or manager designated in the application for the massage business is present within such massage business at all times.

Designated manager or owner was onsite at time of inspection. V

If noncompliant, provide additional details: Yubo Wang is the owner and she was not present upon arriving at the business for the inspection. An employee contacted Yubo by phone and she arrived approximately 20 minutes later.

Hours of Operation Posted RMC 9.10.200 (D): The hours of operation of the massage business must be posted in the front window, or on the door if there is no front window, and clearly visible from outside the massage business.

Hours of operation are properly posted or visible. C

Display of CAMTC or Exemption Certificate, RMC 9.10.200(E): The owner and/or manager shall ensure that the CAMTC certificate or exemption certificate for each on-duty massage professional is conspicuously displayed, visible from the entrance and/or reception and waiting area of the massage business, and that each massage professional has at his or her immediate disposal the CAMTC photo identification card or copy of the applicable exemption certificate at all times when working in the massage business. Such identification shall be provided upon request by a member of the public, the CAMTC, a member of law enforcement, or a city official.

CAMTC certificate or exemption certificate for each on-duty massage professional is properly displayed. V

Each on-duty massage professional has CAMTC photo ID card or exemption certificate at immediate disposal. V

CAMTC photo ID card or exemption certificate provided upon request. V

If noncompliant, provide additional details: Cuihua Liu was present during the inspection, I located an original CAMTC certificate on display in the lobby for Liu but she was unable to produce a CAMTC ID card. Haitao Jiang and Cuijin Xiang were both present during the inspection; neither had an active CAMTC and neither had an active CAMTC exemption certificate issued.

Employee and Independent Contractor Reporting, RMC 9.10.200(F): Every owner or manager shall report to the chief of police any change of employees or independent contractors, whether by new or renewed employment, discharge or termination, on the form and in the manner required by the chief of police. The owner or manager shall provide the name of the employee or contractor and the date of hire or termination within seven calendar days of the date of hire or termination.

Any changes to employee or independent contractor statuses have been properly reported to Roseville PD. C

If noncompliant, provide additional details: _____

Employee Dress Code, RMC 9.10.200(G): All owners, managers, massage professionals, other employees and independent contractors of the massage business shall be fully clothed at all times while furnishing massage services. No such individual shall dress while engaged in the practice of massage for compensation in any of the following: (1) Attire that is transparent, see-through, or substantially exposes the individual's undergarments. (2) Swim attire, if not providing a water-based modality approved by the CAMTC. (3) A manner that exposes the individual's breasts, buttocks, or genitals. (4) A manner that constitutes a violation of Section 314 of the Penal Code, as may be amended. (5) A manner that is otherwise deemed by the CAMTC to constitute unprofessional attire based on the custom and practice of the profession in California.

All owners, managers, massage professionals, other employees and independent contractors are properly dressed. C

If noncompliant, provide additional details: _____

Inspection Access, RMC 9.10.200(I): The massage business shall be open to inspection by the police chief, the fire chief, the building official, any enforcement officer (as defined by Section 2.50.020 of the Roseville Municipal Code) or their authorized representatives during normal business hours of the massage business, without a search or inspection warrant, to ascertain compliance with the provisions of this chapter.

Massage business was open to inspection. C

List of Services RMC 9.10.210(C): Each owner and/or manager shall post and maintain a list of services available and the cost of such services in the lobby of the massage business in a conspicuous public place. The services shall be described in English. No owner or manager shall permit, and no person employed or retained by the massage business shall offer to perform any services or charge any fees other than those posted.

List of services properly posted and maintained. C

Toilet Facilities, RMC 9.10.210 (F): A minimum of one toilet and one separate wash basin shall be provided for clients in each massage business. The wash basin shall provide soap and hot and cold running water at all times and shall be located within close proximity to the massage rooms. A permanently installed soap dispenser, filled with soap, and a single service towel dispenser or hand dryer shall be provided at the restroom wash basin. Bar soaps shall not be used. A trash receptacle shall be provided in each toilet room.

Proper toilet facilities provided. V

If noncompliant, provide additional details: The toilet facility did not have a single service towel dispenser or hand dryer installed.

Window Coverings RMC 9.10.210(K): Any windows in the lobby shall not be covered. The lobby must be clearly visible from the exterior of the massage business at all times.

Windows are uncovered and lobby is visible. V

If noncompliant, provide additional details: The front door and lobby windows had reflective window tint and advertisement window cling which obstructed a clear view into the business from the exterior.

Sanitation, RMC 9.10.220(A): Each owner and/or manager shall provide and maintain on the premises adequate equipment and supplies for disinfecting and sterilizing instruments used in providing massages. Every portion of a massage business, including appliances and apparatus, shall be kept clean and in a sanitary condition. Appliances, apparatus, and equipment shall be disinfected after each use.

Proper sanitation maintained. V

If noncompliant, provide additional details: Massage room #10- unknown moist pasty substance was smeared on a shelf where a basket containing a basket of massage supplies. Massage room #11- linens were soiled/stained and a discarded band aid and watermelon see was located on the floor in a corner, soiled towels were located piled up on the dryer and soiled towels were hanging from racks above dryer, latex gloves piled up on top of water heater

Linen, RMC 9.10.220(B): Shared use of towels or linen shall not be permitted. Towels and linen shall be laundered or changed promptly after each use and stored in a sanitary manner.

Proper use of linens maintained. V

Living Quarters Prohibited, RMC 9.10.220(C): No person or persons shall be allowed to reside, dwell, occupy or live inside a massage business at any time. A kitchen, if any, shall be for the sole use of employees and independent contractors, and shall be installed in an "employees only" area.

Massage business is not being used for living quarters. C

Record of Customer/Client Register, RMC 9.10.220(H): Every owner and/or manager shall keep a record of the dates and hours of each treatment or service, the name, address, and phone number of the client, the name of the massage professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any massage or treatment and shall be retained for a period of two years after such treatment or service. These records shall be open to inspection upon demand by the police chief, the fire chief, the building official, any enforcement officer (as defined by Section 2.50.020 of the Roseville Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

Customer/client record properly maintained. V

Customer/client record provided upon demand. C

If noncompliant, provide additional details: Client registers were provided however they were incomplete (see attached)

Display of Human Trafficking Notices, RMC 9.10.220(M): The massage business shall comply with the requirements of California Civil Code Section 52.6 related to the posting of information for victims of human trafficking.

Human trafficking notices are properly posted. C

Display of Massage Business Permit, RMC 9.10.240(A): Every massage business permit issued pursuant to this chapter shall be conspicuously displayed so that it may be easily seen by any client or other person on the massage business premises.

Massage business permit is properly displayed. C

ADDITIONAL VIOLATIONS:

RMC Section: _____ **Description of Violation:** _____

RMC Section: _____ **Description of Violation:** _____

RMC Section: _____ **Description of Violation:** _____

RMC Section: _____ **Description of Violation:** _____

RMC Section: _____ **Description of Violation:** _____

RMC Section: _____ Description of Violation: _____

RMC Section: _____ Description of Violation: _____

ADDITIONAL NOTES:

**Area of concern- large amounts of frozen and perishable food stored in refrigerator

SIGNATURE OF INSPECTING OFFICIAL(s)

E. BROUSSARD

E. Broussard

8/12/25

Print Name

Sign Name

Date

SIGNATURE OF MASSAGE ESTABLISHMENT REPRESENTATIVE(s)

[Signature]

8/12

Print Name

Sign Name

Date

Fine amounts are based upon violations that occur within a 36-month time frame Revised 7/1/2025



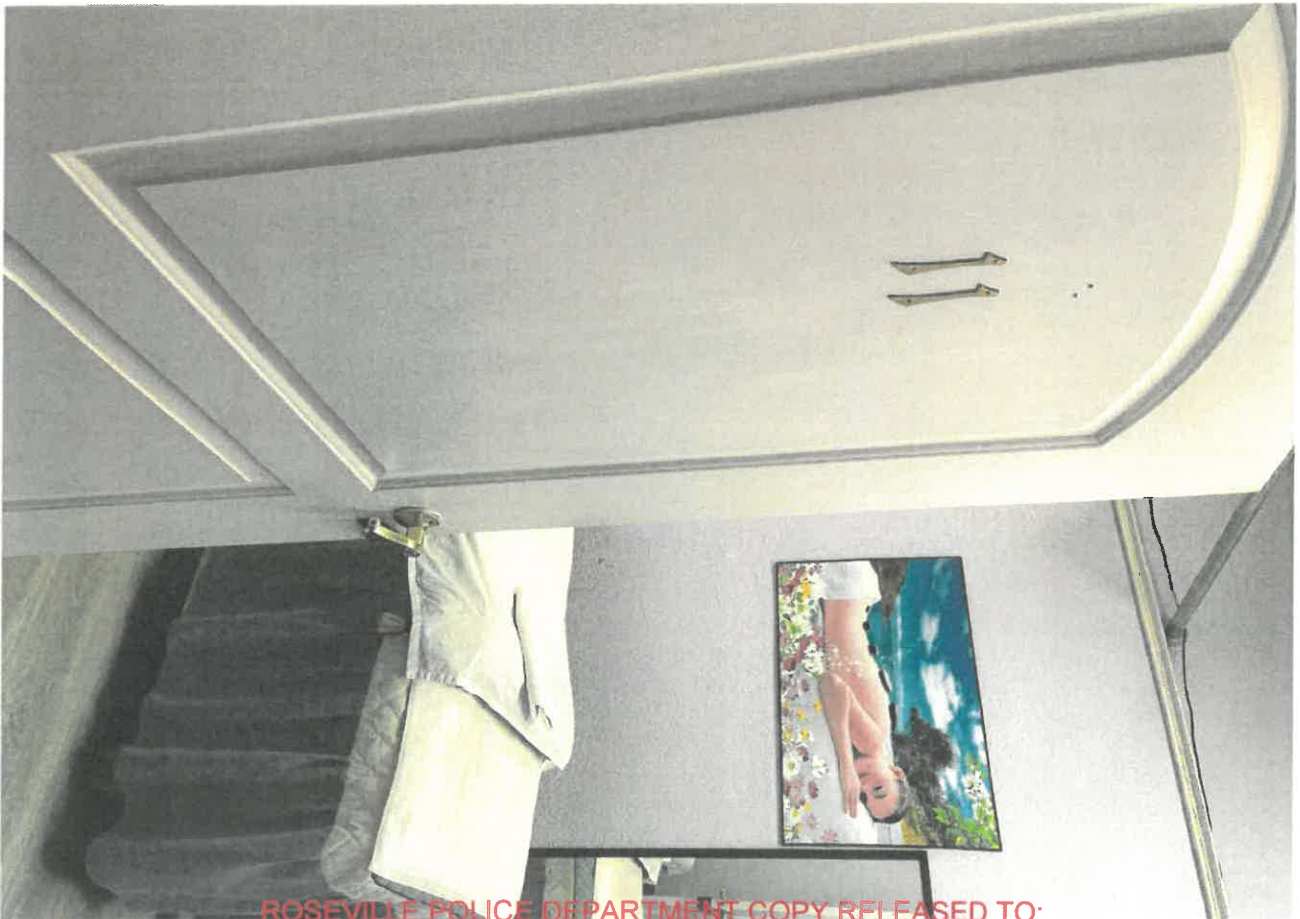
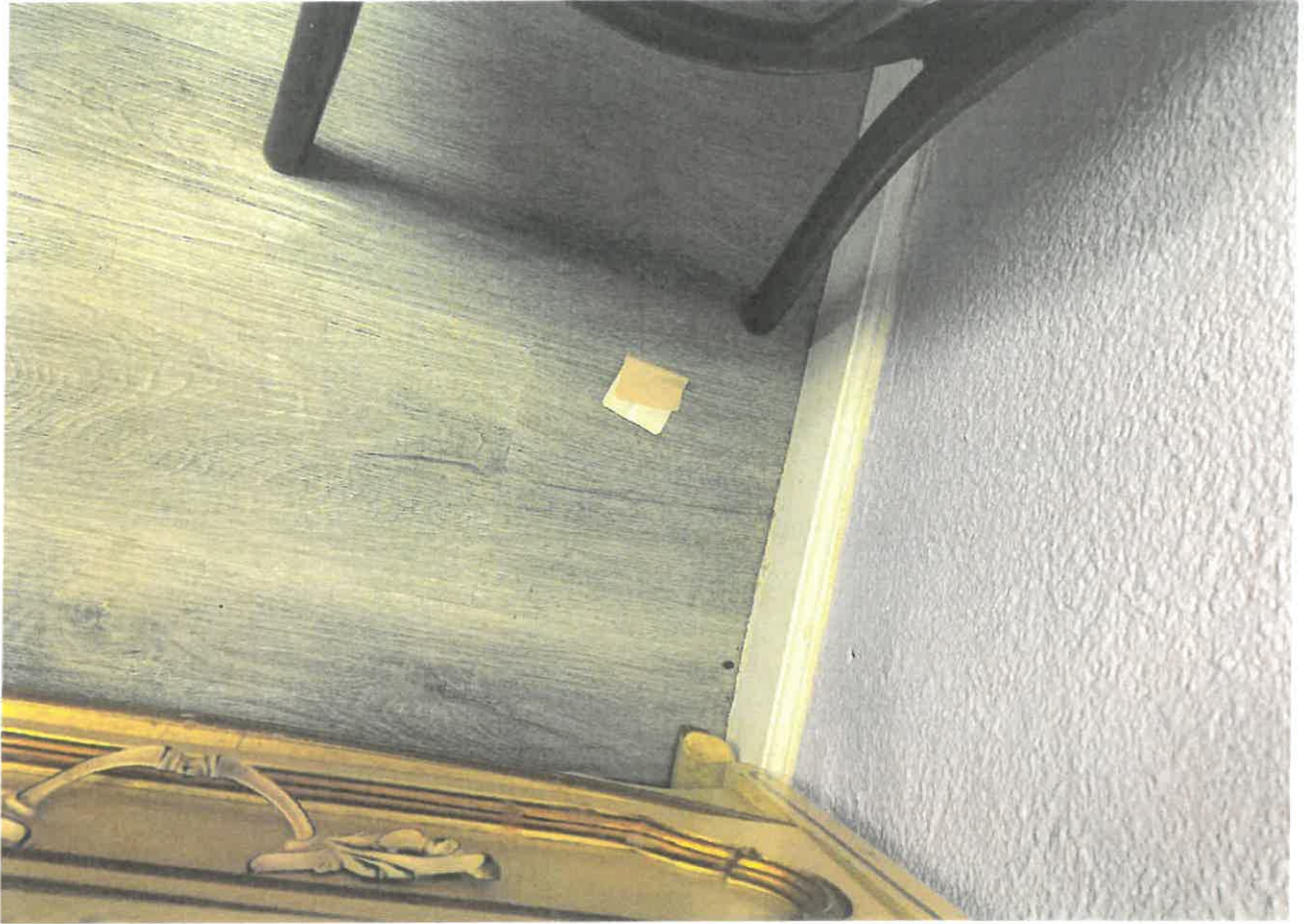
ROSEVILLE POLICE DEPARTMENT COPY RELEASED TO:
ROSEVILLE CITY ATTORNEYS OFFICE
N. AUGUST 3085 08/26/25



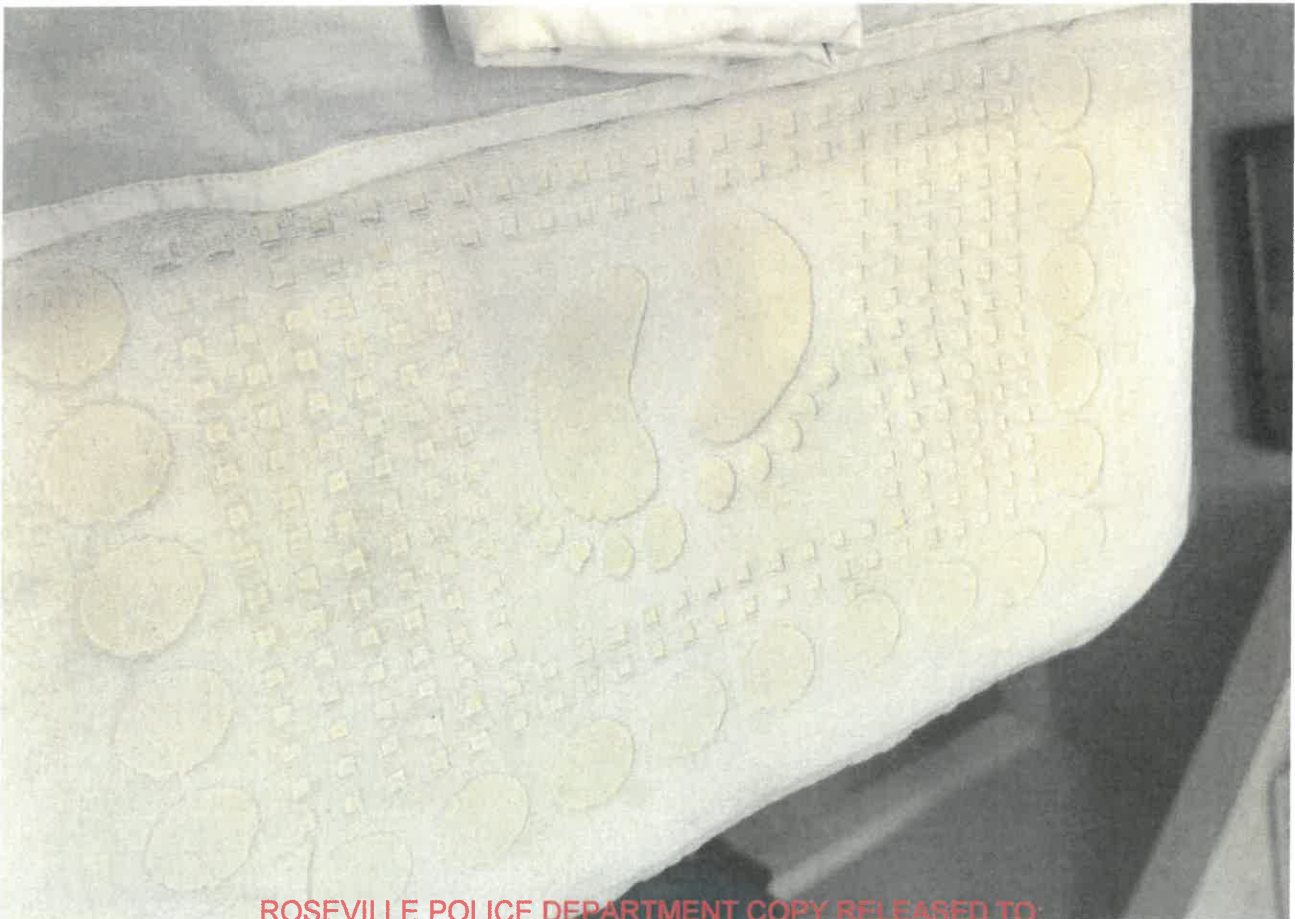
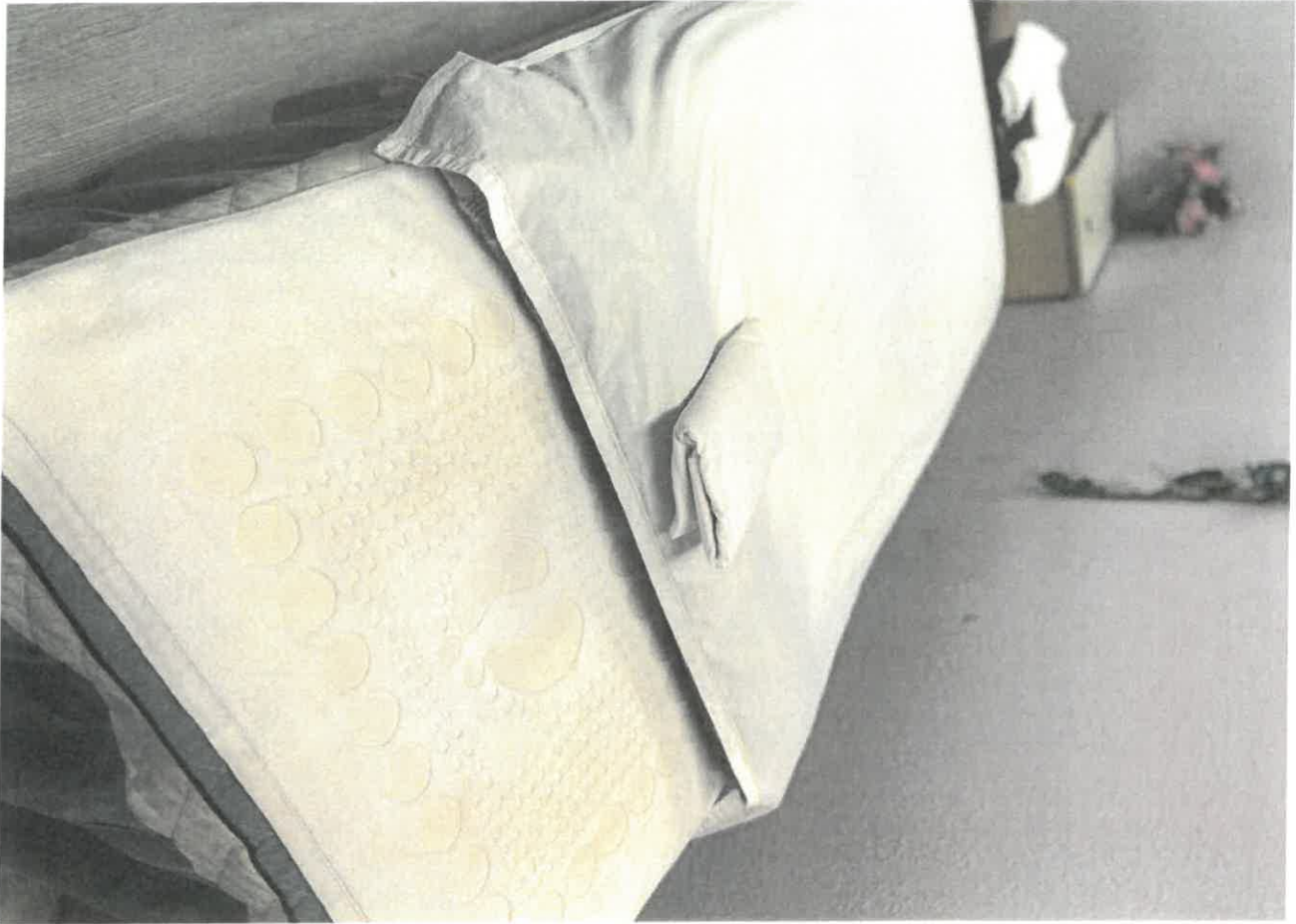
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N. AUGUST 3085 08/26/25



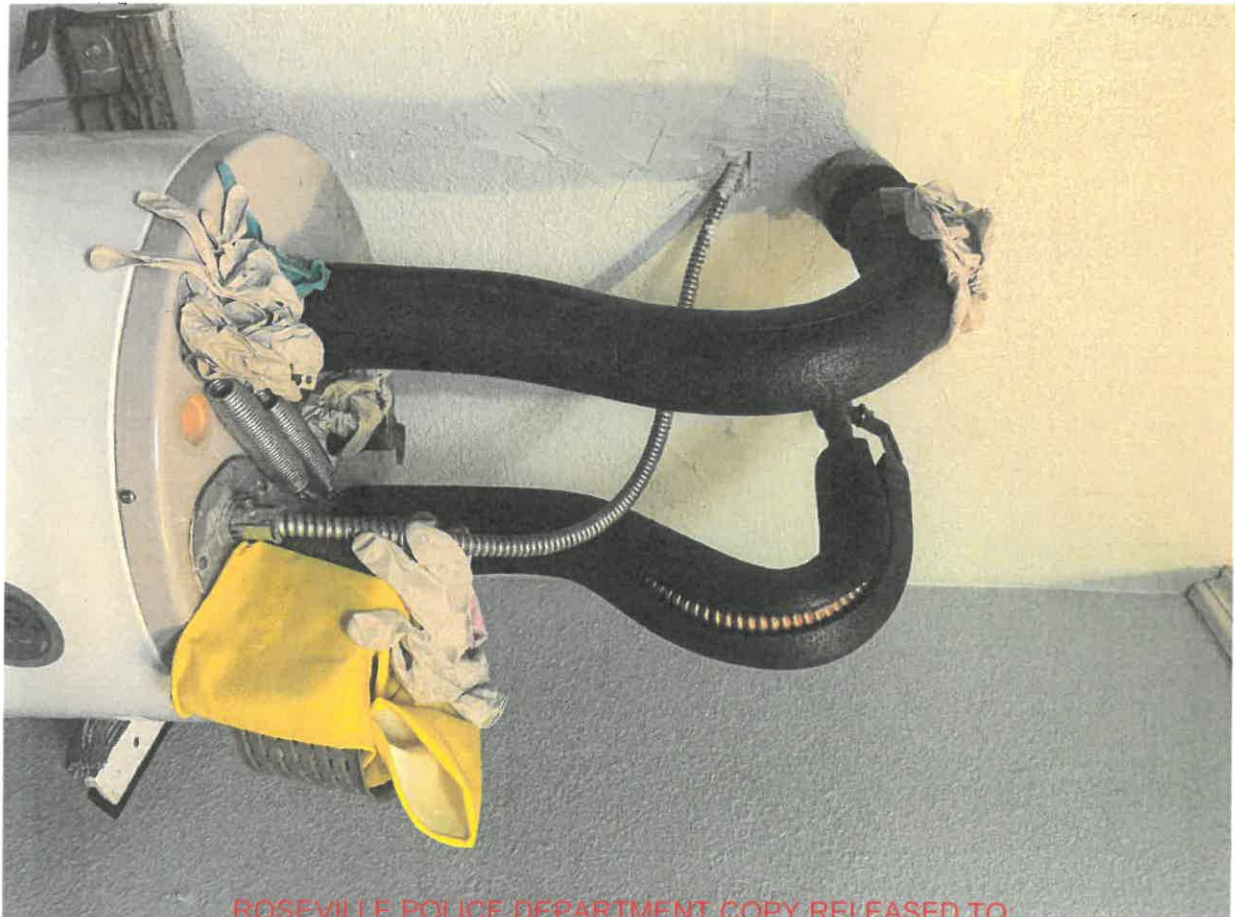
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N. AUGUST 3085 08/26/25

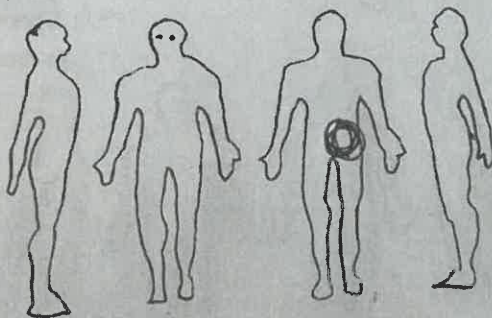
Confidential Information

Name: Sharna Phone: _____ Address _____

- 1. What kind of massage do you want :
Swedish / deep tissue / soft touch/Thai massage (Free hot stone including)
- 2. what pressure do you prefer: light / medium / hard
- 3. Do you have any health conditions we should know before we start ? Like surgery, pregnant ? Yes or No

Therapist: M Time: 1.40 Date: 8-11

Signature: _____



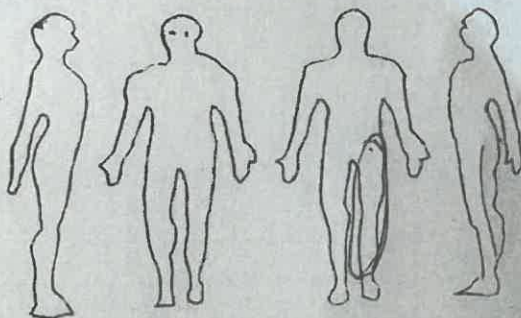
Confidential Information

Name: Melinde Phone: _____ Address _____

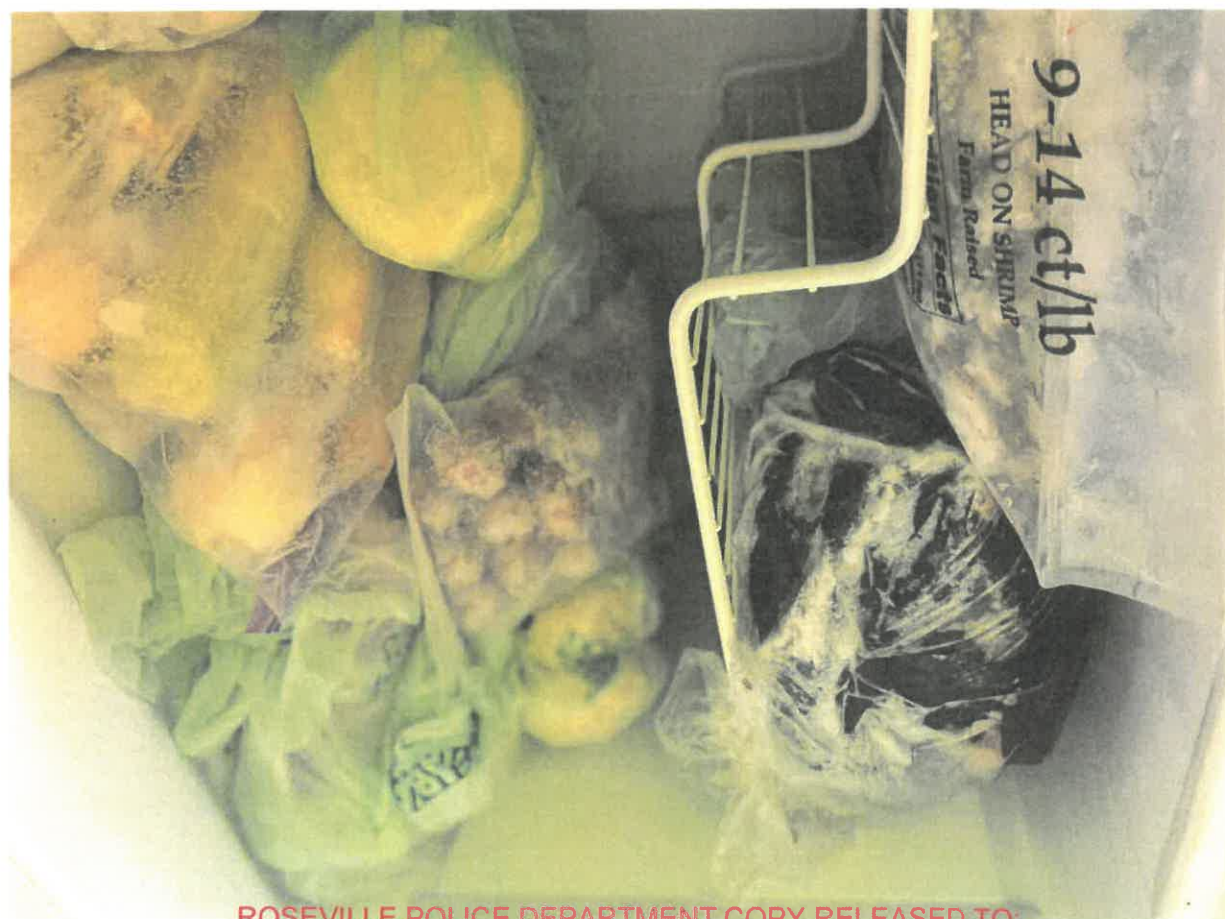
- 1. What kind of massage do you want :
Swedish / deep tissue / soft touch/Thai massage (Free hot stone including)
- 2. what pressure do you prefer: light / medium / hard
- 3. Do you have any health conditions we should know before we start ? Like surgery, pregnant ? Yes or No

Therapist: _____ Time: _____ Date: 8-11

Signature: _____



All over -
back -
hamstrings
15 min on feet



ROSEVILLE POLICE DEPARTMENT COPY RELEASED TO:
ROSEVILLE CITY ATTORNEYS OFFICE
N. AUGUST 3085 08/26/25



Development Services Department
Code Enforcement
311 Vernon Street
Roseville, California 95678-2649
916.774.5332 fax 916.774.5394

Administrative Citation Warning

Date: 08/12/2025 **Re-Inspection Date:** 09/01/2025

Violation Address: 4010 FOOTHILLS BL, #106, ROSEVILLE, CA 95474

Tenant: Sister's Massage

A concern was expressed to the City of Roseville about concerns related to your Massage Parlor business. Upon inspection, several violations were observed, which include, unpermitted removal of 12 walls, adding a washer and dryer to a storage room, a tanning room now being used as a breakroom, a screen door around the fire exit, , insulation blocking the fire sprinkler radius in the hall and several, electrical, mechanical, plumbing and fire systems being modified or added without permits.

To be compliant with the Roseville Municipal Code, new plans for the above address need to be draw by a Design Professional and submitted to the Planning department for a new Certificate of Occupancy and an After the Fact (ATF) inspection needs to be scheduled with the Building Department.

This is a violation of the following Roseville Municipal Code sections.

Title 16: Building and Construction

- **§16.35.110 (13) Dangerous building**
 - 13. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by the building regulations of this jurisdiction, as specified in the Uniform Building Code or Uniform Housing Code, or of any law or ordinance of this state or jurisdiction relating to the condition, location or structure of buildings;

It is our intent to work with the property owners to keep their properties up to code. Your Cooperation in correcting the violation(s) is greatly appreciated. If you have any further questions, please contact the Code Enforcement Supervisor at (916) 774-5532

Please correct the above listed items prior to the re-inspection date in order to avoid administrative penalties. If the above corrections are not made, a citation(s) of \$100 and/or compliance order may be issued. Administrative penalties may range from \$25 to \$1000. Fines escalate for repeat violations. If future site inspections reveal another violation of this section, additional administrative penalties may be issued without further notice.

Issued By: Kyle Camilleri **Case #:** CE25-1440

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Administrative Citation Appeal – Request For Hearing 2025-10-02 11:35 AM(PST)

Completely fill out all required information prior to submitting. The City Attorney's office will contact you once a hearing date has been set.

Submissions received later than 30 days after the date of the citation notification letter will not be accepted pursuant to Roseville Municipal Code § 2.50.060.

***Name:** Yubo Wang

***Citation Number:** 22493

***Home Address:** 1721 Pinion Dr

***City** ROSEVILLE

***Zip** 95747

Mailing Address (if different from above):

***Phone Number:** [REDACTED]

***Email:** [REDACTED]

9.10.030 (B) CAMTC Certificate or Exemption Required: NO information was provided by the City around the process to obtain an "exemption" for the long term employees that qualified for it. To hold the business owner responsible for the failure of the City is wrong.

9.10.200 (A) Owner / Manager Not Present: The permit coordinator was told multiple times that my husband was the Manager in absence. At the time of the Inspection, my husband was present and the person who called me to tell me to come to the shop. IF the new requirement is that it be in writing, that falls clearly on the Permit Coordinator for failing to do so.

9.10.200 (E) Display of CAMTC Certificate: ALL required Business Licenses, Permits and Certificates were posted on the lobby entry. The two other individuals without CAMTC, are the same two individuals who would have been eligible for the exemption. should the City have provided proper notification as noted in 'A' above.

9.10.210 (F) Toilet Facilities: It is unknown when this provision was put in place, however Yubo did not know about it. It is valid there was NO single service towel dispenser, there WAS a permanent soap dispenser which had malfunctioned a week prior, and Yubo had temporarily placed a "pump soap dispenser" on the sink as a short term solution pending the replacement of the permanent one.

***Reason
for
Appeal:**

9.10.210 (K) Window Covering: I believed that Window Covering meant things like blinds and curtains and not transparent art work. The artwork was removed shortly after the inspection later in the day.

9.10.220 (H) Client Register: The permit coordinator indicated that all clients need to fill out all of the boxes on client register sheets. We did our best to have clients fill out every boxes. However, only one box was missing when she did the inspection.

By checking this box, I certify that I am the individual named on the citation and am appealing the administrative citation issued to me.

I certify under penalty of perjury that the information above is true and correct to the best of my knowledge.



Board of Appeals Communication

Meeting Date: 1/13/2026
Item #: VII.2
Item ID: 2025-955

Title: Appeal of Administrative Citation No.: 22149 - Charles Sylvester
Contact: Lynda Risucci 916-774-5363 lmriscucci@roseville.ca.us

SUMMARY

Appellant: Charles Sylvester, 1792 San Esteban Circle, Roseville, CA 95747
Roseville Municipal Code Section 7.12.010, Leash Law (\$100)

RECOMMENDATION

Consider the appeal of Administrative Citation No.: 22149, submitted by Charles Sylvester for the following violation:

Violation: RMC 7.12.010 Leash law (1 count)

No person shall permit or allow any dog to run at large.

Additional Information: RMC Section 7.04.060 defines "at large" as follows:

A. "At large" means the following:

1. Off the premises of the owner or the person having care, custody, control, or possession of the dog unless such dog is restrained by a leash or adequate enclosure. The leash shall not exceed six feet in length and shall be of sufficient strength to restrain the dog and must be held continuously by a responsible person capable of controlling the dog.
2. On the premises of the owner or the person having care, custody, control, or possession of the dog unless such dog is restrained by means adequate and sufficient to prevent the dog from leaving the premises or under the control and in the immediate presence of the owner or person having care, custody, control, or possession of the dog.

Respectfully Submitted,
Lynda Risucci, Legal Assistant

Travis Cochran, Senior Deputy City Attorney

ATTACHMENTS:

1. Staff Report Sylvester
2. Sylvester Citation
3. Sylvester Request for Hearing

REVIEWERS:

Lynda Risucci, City Attorney Department

Created -



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

Administrative Citation Appeal Hearing

Staff Report

Date of Hearing: Tuesday, January 13th, 2026 @ 09:00 AM
Appellant: Charles Sylvester @ 1792 San Esteban Circle
Citation: 22149

Violation: RMC 7.12.010 Leash law (1 count)

No person shall permit or allow any dog to run at large.

Additional Information: RMC Section 7.04.060 defines "at large" as follows:

A. "At large" means the following:

1. Off the premises of the owner or the person having care, custody, control, or possession of the dog unless such dog is restrained by a leash or adequate enclosure. The leash shall not exceed six feet in length and shall be of sufficient strength to restrain the dog and must be held continuously by a responsible person capable of controlling the dog.
2. On the premises of the owner or the person having care, custody, control, or possession of the dog unless such dog is restrained by means adequate and sufficient to prevent the dog from leaving the premises or under the control and in the immediate presence of the owner or person having care, custody, control, or possession of the dog.

Narrative:

September 27th, 2025 @ approximately 1919 hours

Roseville Police dispatch received a call from complainant Laurie Stephan requesting contact from an Animal Control Officer to report a neighbor's dog had attacked her dog. She provided the address of 1792 San Esteban Circle, for the other involved dog.

Animal Control is not a witness to the reported violation. The violation of RMC Section 7.12.010 is based on the statements of the complainant and appellant.

I, Animal Control Officer B. Chacon contacted Laurie who stated she was not present for the entire incident but provided the following statement in summary; On September 27th, she received a call from her daughter's boyfriend explaining, "Cosmo" had been attacked by another dog while being walked on leash. Laurie had exited the residence to meet with her daughter when she saw the described dog run past her house, with its leash dragging behind on the ground. After gathering with all involved parties, she attempted to exchange information with the male dog owner, but he was verbally aggressive and refused.

Laurie put her daughter on the phone so her daughter could provide a statement for the entire incident.

Her daughter provided the following statement in summary; her and her boyfriend were walking "Cosmo" on leash about 5 houses down from theirs when a medium sized tan short haired dog came out in an aggressive manor, she wasn't sure where it came out from at the residence but

believed it to have possibly come out from a gate. The dog began to attack "Cosmo," as the dog owner watched and called for his dog. She had placed herself between the dogs in an attempt to block the dog from "Cosmo" and began kicking the dog. She was unsure if her kicking the dog resulted in it letting go or if it let go once the owner grabbed it and then walked it back to the sidewalk. The dog then got away from the owner and ran down the street. She did not sustain any injuries but was unsure if the other dog was tethered and broke free but believed she had noticed the dog had a leash attached to it, when the owner grabbed the dog. She advised if it had a leash on, it would have been a very short leash.

On September 28, I made contact with the other dog owner, Charles. He provided the following statement in summary; he had just gotten home with his wife and dog, "Meka." He leashed up "Meka" in the car and got out of the car to bring his wife her walker and went to the side of his house to grab a wagon to carry multiple items, when walking to the side of his house he slipped and fell onto the ground, letting go of the leash. "Meka" then saw the other dog and ran over to it to play, "like she usually does at dog parks." He believed the other dog didn't like this and they got into a fight. He tried to intervene but couldn't immediately, get back on his feet, but eventually grabbed "Meka" then lost his grip and she took off. He believed the situation to be handled and went to follow "Meka." Laurie was now on scene, and he advised the situation was very emotional for all involved and when Laurie spoke of calling the police, he believed it would be good to have an uninvolved party be present and was apologetic.

On September 29th, (M) Laurie requested a citizen citation be issued for leash law.

I completed citizen's citation #22149 on behalf of Laurie, regarding dog owner Charles Sylvester, and forwarded the citation to the City Attorney's office for review.

Respectfully Submitted,
B. Chacon, Badge #3090
Animal Control Officer

CITY OF ROSEVILLE
NOTICE OF CITATION 2025-58422 22149

Date: 09/29/2025 Time: 1950 hours Day of Week: Monday

Name (First, Middle, Last): Charles, Victor, Sylvester

Residence Address: 1792 San Esteban Circle
Roseville, CA, 95747

Business Address

Driver's Lic. No. State Class Date of Birth

Sex Hair Eyes Height Weight Description Age

Description of Animal (if Applicable):
Breed: hound Color: tan/blu Age: 1y Sex: F

Vehicle Make License #:

Model: Color: Year:

Location of Violation: San Esteban circle / Bel Flora Ct.

Date / Time of Violation: 09/27/2025 / 1910 hours

Code / Ordinance Description of Violation

RMC 7.12.010 Leash Law

VIOLATIONS NOT COMMITTED IN MY PRESENCE, CERTIFIED ON INFORMATION AND BELIEF.

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA, THAT THE FOREGOING IS TRUE AND CORRECT.

Date: 09/29/2025 Issuing Officer: Chacon-Rodriguez
Badge No. #3090

COMPLAINING PARTY

X Signature: Complaint

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

X Signature: Complaint

**YOU DO NOT NEED TO DO ANYTHING AT THIS TIME.
YOU WILL RECEIVE NOTICE BY MAIL WITHIN 14 DAYS.
CITY ATTORNEY'S OFFICE (916) 774-5325**

1 - City Attorney Copy 2 - Defendant Copy 3 - Issue Dept Copy

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Administrative Citation Appeal – Request For Hearing 2025-10-28 04:15 PM(PST)

Completely fill out all required information prior to submitting. The City Attorney's office will contact you once a hearing date has been set.

Submissions received later than 30 days after the date of the citation notification letter will not be accepted pursuant to Roseville Municipal Code § 2.50.060.

***Name:** Charles V Sylvester

***Citation
Number:** 22149

***Home
Address:** 1792 San Esteban Circle

***City** Roseville

***Zip** 95747

Mailing
Address

(if
different
from
above):

1792 San Esteban Circle

***Phone
Number:**

***Email:**

This incident was an accident, not intentional.

I am a disabled senior and fell as I got out of the car heading to my house. My dog was on a leash. As I fell I dropped the handle to the leash.

My dog never leaves the house or the car without a leash on.

My dog had a leash on before, during and after this incident.

I am at fault. I am requesting an elimination, reduction or payments on the fine. I am on social security and this fine creates a hardship.

Sincerely and Respectfully,
Charles V. Sylvester

***Reason
for
Appeal:**

- By checking this box, I certify that I am the individual named on the citation and am appealing the administrative citation issued to me.
- I certify under penalty of perjury that the information above is true and correct to the best of my knowledge.

Submit

Cancel