



MINUTES
March 10, 2026

BOARD OF APPEALS HEARING
9:00 a.m.
City Council Chambers
Roseville Electric Building
116 S. Grant Street, 1st Floor
Roseville, CA

1. CALL TO ORDER

Chairperson Sharon Lawin called the meeting to order at 9:00 a.m. in the City Council Chambers.

2. ROLL CALL (SILENT)

The following Hearing Panel members were present:

Sharon Lawin
Charles Sandoval
Robert Schmitt

The following Staff members were present:
Travis Cochran, Senior Deputy City Attorney
Lynda Risucci, Board Secretary

3. IDENTIFICATION OF CHAIR

Chairperson for the March 10, 2026 hearing was Sharon Lawin.

4. PLEDGE OF ALLEGIANCE

Chairperson Sharon Lawin led the audience in the Pledge of Allegiance.

5. PUBLIC COMMENT

No one from the public offered any comments.

6. SWEAR IN

Chairperson Sharon Lawin administered the Oath to those in attendance who would be offering testimony at the hearing.

7. MATTERS TO BE HEARD

7.1. Administrative Citation No.: 22168

Appellant: Karina Regan, 1403 Oakmont Drive, Roseville, CA 95661

• Roseville Municipal Code Section 7.16.010, Licensing, Three Counts

A. Staff Report:

Animal Control Officer Marissa Terry offered testimony in regard to the Staff Report (Exhibit 7.1-A) and Notice of Violation (Exhibit 7.1-B) and answered panel questions.

Per RMC Section 2.50.060(D), the Staff Report was submitted to the City of Roseville Attorney's Office prior to the hearing and was provided to the Appellant and the panel members in advance of the hearing.

B. Appellant's Response:

Request for Hearing:

Appellant's Request for Hearing form (Exhibit 7.1-C) was received by the Roseville City Attorney's Office on January 09, 2026 and was provided to the panel in advance of the hearing for review.

Karina Regan offered rebuttal testimony in support of the appeal.

C. Rebuttals and Panel Questions:

Karina Regan offered rebuttal testimony and answered panel questions.

Animal Control Officer Marissa Terry checked PetData's information regarding Appellant's dog license status and answered panel questions. Officer Terry confirmed that there is an account set up for Appellant but no further information was available. Appellant confirmed she had the receipt for the licensing of the dog but no tag has been received.

Senior Deputy City Attorney Travis Cochran outlined the handling and

review of administrative citations received from Animal Control.

Appellant Karina Regan offered additional testimony in support of her appeal.

Senior Deputy City Attorney Travis Cochran offered guidance to the panel as to how they can structure their decision regarding the separate charges of the violation.

D. Panel Discussion and Decision:

The panel discussed the evidence and testimony presented for Administrative Citation No. 22168.

In regard to Roseville Municipal Code Section 7.16.010, Licensing, Three Counts, a motion was made by Charles Sandoval and seconded by Robert Schmitt to:

FOR TWO (2) COUNTS OF VIOLATING 7.16.010:
GRANT THE APPEAL AND DISMISS THE CHARGE because the City/Complainant did not prove by a preponderance of the evidence:

- That the violation occurred; and/or
- That the appellant is the responsible party.

FOR ONE (1) COUNT OF VIOLATING 7.16.010:
DENY THE APPEAL AND UPHOLD THE CHARGE but waive the fine in the interest of justice.

The motion passed with the following vote:

AYES: ALL

NOES: NONE

E. Panel Decision:

The panel decided that for two counts of violating Roseville Municipal Code Section 7.16.010, grant the appeal and dismiss the charges because the City/Complainant did not prove by a preponderance of the evidence that the violation occurred; and/or that the Appellant is the responsible party. For one count of violating 7.16.010, the panel decided to deny the appeal and uphold the charge but waive the fine in the interest of justice.

Chairperson Sharon Lawin signed the decision form (Exhibit 7.1-D) but advised Appellant that the form would be mailed to her following the hearing. Chairperson Sharon Lawin also informed the parties that they may file a petition for review with the Superior Court in Placer County within 20 days.

7.2. Administrative Citation Nos.: 22063 and 22065:

Appellant: Shuying Xu, 2805 Rainer Way, Antelope, CA 95843

- Roseville Municipal Code Section 9.10.220(H), Client Service Records First and Second Offenses

A. Staff Report:

Police Officer Erika Broussard offered testimony in regard to the Staff Report (Exhibit 7.2-A) and Notice of Violations (Exhibit 7.2-B) and answered panel questions.

Per RMC Section 2.50.060(D), the Staff Report was submitted to the City of Roseville Attorney's Office prior to the hearing and was provided to the Appellant and the panel members in advance of the hearing.

Officer Erika Broussard presented Exhibit 7.2-C and offered testimony regarding the following:

Exhibit 7.2-C:

Massage Business Permit Compliance Checklist dated August 09, 2017.

B. Appellant's Response:

Request for Hearing:

Appellant's Request for Hearing forms (Exhibit 7.2-D) were received by the Roseville City Attorney's Office on December 17, 2025 and January 05, 2026 and were provided to the panel in advance of the hearing for review.

Appellant Shuying Xu, by and through interpreter Richard Shek, presented Exhibit 7.2-E referenced below, and offered testimony in support of the appeal and answered panel questions.

Exhibit 7.2-E:

Client Sign-In Sheets from September to December 2025.

C. Rebuttals and Panel Questions:

Police Officer Erika Broussard offered rebuttal testimony and answered panel questions.

Appellant Shuying Xu, through her interpreter, offered rebuttal testimony and answered panel questions.

Senior Deputy City Attorney Travis Cochran answered the panel's question regarding the Appellant's statement that they do not and cannot legally require customers to show their identification to verify the information they provide on the sign-in sheets. Mr. Cochran advised that there is no legal prohibition for business owners to request identification from their clients prior to rendering services, and it is often recommended that they do so.

D. Panel Discussion and Decision:

The panel discussed the evidence and testimony presented for Administrative Citation Numbers 22063 and 22065.

In regard to Roseville Municipal Code Section 9.10.220(H), Client Service Records, First and Second Offenses, a motion was made by Charles Sandoval and seconded by Robert Schmitt to deny the appeal and uphold the citations because the City/Complainant proved by a preponderance of the evidence that the violations occurred and that the appellant is the responsible party.

The motion passed with the following vote:

AYES: ALL

NOES: NONE

E. Panel Decision:

The panel decided to deny the appeal of Administration Citation Nos. 22063 and 22065 and uphold the charge of Roseville Municipal Code Section 9.10.220(H), First and Second Offenses, because the City/Complainant proved by a preponderance of the evidence that the violations occurred and that the appellant is the responsible party.

Chairperson Sharon Lawin signed the decision form (Exhibit 7.2-F), asked the Appellant to see staff for the paperwork, and informed the

parties that they may file a petition for review with the Superior Court in Placer County within 20 days.

8. ADJOURNMENT

A motion was made by Robert Schmitt and seconded by Charles Sandoval to adjourn the hearing.

AYES: ALL

NOES: NONE

Chairperson Sharon Lawin adjourned the March 10, 2026 hearing at 9:55 a.m.

Lynda Risucci
Board Secretary

EXHIBIT 7.1-A



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

Administrative Citation Appeal Hearing

Staff Report

Date of Hearing: Tuesday, March 10TH, 2026 @ 09:00 AM
Appellant: Karina Regan @ 1403 Oakmont Dr.
Citation: 22168

Violation: RMC § 7.16.010 Licensing (3 counts)

A dog or cat over the age of four months must be licensed according to the provisions of this chapter.

Narrative:

On October 17th, 2025, at 1555 hours, Roseville Police Animal control received a complaint regarding 3 or 4 dogs that are constantly leaving the property of 1403 Oakmont Dr. The reporting party said that the dogs approach them and others as they walk by. ACO M. Terry mailed a warning letter to the dog owner Karina Regan as well as a license application and an animal control officer pamphlet.

On November 26th, 2025, Karina had still not licensed her dogs. ACO M. Terry issued a citation for RMC 7.16.010 Licensing x 3.

History:

November 1st, 2023, Karina was issued a citation for licensing after being warned to license her dogs.

Respectfully Submitted,
M. Terry, Badge #3100
Animal Control Officer

EXHIBIT 7.1-B

CITY OF ROSEVILLE
NOTICE OF CITATION 25-70817 22168

Date	Time	Day of Week
11-26-2025	1827	Wednesday
Name (First, Middle, Last) Karina, Gustin, Regan		
Residence Address 1403 oakmont Dr. Roseville CA 95661		
Business Address		
Driver's Lic. No.	State	Date of Birth
[REDACTED]		
Breed: _____ Color: _____ Age: _____ Sex: _____		
Vehicle Make _____ License #: _____		
Model: _____ Year: _____		
Location of Violation 1403 Oakmont Dr		
Date / Time of Violation 11-26-2025 1827		
Code / Ordinance	Description of Violation	
RMC 7.16.010	licensing x3	
<input type="checkbox"/> 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:	Issuing Officer:	Badge No.
11-26-2025	M. Terry	#3100
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		

EXHIBIT 7.1-C

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Administrative Citation Appeal – Request For Hearing 2026-01-09 02:04 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:** Karlna Regan

***Citation
Number:** 22168

***Home
Address:** 1403 Oakmont Dr

***City** Roseville

***Zip** 95661

**Mailing
Address**
(if
different
from
above):

1403 Oakmont Dr

***Phone
Number:**

***Email:**



First I would like to point out that I never received a warning for this situation. I opened this letter 2 days before Christmas and was a surprised. I have 1 dog she is a 2 year old golden retriever. I believe the neighbor that complained has issues with our old dog and is irritated still. She has been passed away for a year now. I am happy to license my golden retriever, however I don't have money to pay for a fine. I was also not aware that I needed to license Jay as she is never a problem. I believe she (my neighbor) became upset when my daughter's dog was visiting from San Mateo County, she visits often with my grandchildren. The other dog in question belongs to our friend visiting from Texas. I again am only responsible for Jay. I have no problem with getting her a dog license here in Roseville. Please if you could remove any fine that would be appreciated. Thank for listening.

Karina Regan
[REDACTED]

***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

EXHIBIT 7.1-D



City Attorney
311 Vernon Street
Roseville, California 95678

CITATION APPEAL DECISION

Name of Appellant: Karina Regan

Administrative Citation No. 22168

Roseville Municipal Code Section: 7.16.010, Licensing, Three Counts

- DENY THE APPEAL AND UPHOLD THE CHARGE because the City or Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the Appellant is the responsible party.
- DENY THE APPEAL AND UPHOLD THE CHARGE because the Appellant failed to appear.
- FOR TWO (2) COUNTS OF VIOLATING 7.16.010, GRANT THE APPEAL AND DISMISS THE CHARGE** because the City or Complainant did not prove by a preponderance of the evidence:
 - That the violation(s) occurred; and/or
 - That the Appellant is the responsible party.
- FOR ONE (1) COUNT OF VIOLATING 7.16.010, DENY THE APPEAL AND UPHOLD THE CHARGE** but waive the fine in the interest of justice.
- GRANT THE APPEAL AND DISMISS THE CHARGE because the City/Complainant failed to appear.
- GRANT THE APPEAL AND DISMISS THE CHARGE at the request of the City/Complainant.

Dated: March 10, 2026

By: 
PLW Sharon Lawin
Hearing Panel Chairperson

Notice to Appellant: Under California Government Code Section 53069.4, any appeal of today's Hearing Panel decision must be filed with Placer County Superior Court within twenty (20) days of today's date.

EXHIBIT 7.2-A



**Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678**

Troy Bergstrom, Chief of Police

**Administrative Citation Appeal Hearing
Staff Report**

Date of Hearing: Tuesday, March 10, 2026 at 9:00 a.m.
Appellant: Shuying Xu, (JB Oriental Massage, 3031 Foothills Blvd, Ste 150)
Citation: 22063 and 22065

Narrative:

On 2/24/2025, Xu submitted an application for a Massage Business Permit for JB Oriental Massage (3031 Foothills Blvd, Ste 150). It should be noted that CSO Broussard provided Xu with a copy of Chapter 9.10 Massage Services ordinance No 6846 adopted August 7, 2024 and a copy of CAMTC Summary of Common Actions that Violate CAMTC's Law on 2/24/2025.

After review of the application, Xu was issued a Written Notice of Decision for Massage Business Permit Application dated 3/5/2025 and signed by Roseville Police Department Captain Brandon Fernandez that denied her application. Xu appealed the decision and ultimately on 5/19/2025, Roseville City Manager, Dominick Casey issued a Final Decision approving Xu's application for a Massage Business Permit effective 5/19/2025. As part of the approval process, Casey implemented a 90-day suspension and Xu was not allowed to operate until 8/17/2025. Xu's permit was also subject to the following special conditions:

- Comply with all requirements of Chapter 9.10 of the Roseville Municipal Code.
- Hours of operation 9:00 a.m. to 9:00 p.m.
- No alcohol allowed on the premises
- Shower table may not be used for any purpose
- Visitors shall not be permitted beyond the waiting area
- The client register must be submitted to the Permit Coordinate on the first day of every month for 3 consecutive months effective 9/1/2025.

On 8/17/2025, it was determined Xu did not have a valid/current business license therefore there was a delay in Xu reopening. Xu later provided proof of a valid/current business license and advised CSO Broussard that she would not reopen the business until 9/1/2025. Based upon this change of date of operation, Xu's special condition regarding the submission of client registers was modified to reflect, "the client register must be submitted to the Permit Coordinate on the first day of every month for 3 consecutive months effective 10/1/2025".

On 10/1/2025, Xu provided CSO Broussard with copies of her client registers for the month of September 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Notice of Non-Compliance with Massage Business Permit; Demand for Correction was signed and dated by Captain Brandon Fernandez on 10/6/2025. Xu was personally served with the notice on 10/10/2025 at approximately 1215 hours.

On 10/31/2025 at approximately 1000 hours, Xu provided CSO Hoyer with copies of her client registers for the month of October 2025. CSO Broussard reviewed the Client Sign In Sheets which consisted of 7 pages and was dated 10/1/2025-10/30/2025 and had a cover page that read "Respect Officer Erika Please forgive me for not doing well enough before. After I will work hard to do my best in the future. Thank you Amy Xu 10/12/2025." CSO Broussard determined the client sign in sheets were still missing required information as outlined in RMC 9.10.220(H) and a majority of the information documented was illegible or contained false information. A citation was issued #22063-see report #2025-00067747 for further detail.

On 12/1/2025 at approximately 1000 hours, Xu provided CSO Broussard with copies of her client registers for the month of November 2025. CSO Broussard reviewed the Client Sign in Sheets which consisted of 4 pages and was dated 10/31/2025-11/30/2025. CSO Broussard determined the client sign in sheets were still missing required information as outlined in RMC 9.10.220(H) and a majority of the information documented was illegible or contained false information. A citation was issued #22065- see report #2025-00074573 for further detail.

CSO Broussard issued citations #22063 and #22065 for the violations noted above, specifically:

- RMC 9.10.220(H) Client Service Records

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,

Erika Broussard
Community Service Officer II/Permit Coordinator

Attachment(s):

Written Notice of Decision for Massage Business Permit Application (2025-00000019) dated 3/5/2025

Final Decision After City Manager Appeal Hearing of Decision to Deny Massage Business Permit Application dated 5/19/2025

Massage Business Permit #2025-00000019 Issued to Shuying Xu, JB Oriental Massage 3031 Foothills Blvd, Ste 150 (5/19/2025-5/19/2027) with special conditions

Notice of Non-Compliance with Massage Business Permit; Demand for Correction dated 10/6/2025 with client registers submitted by Shuying Xu

Report(s) 2025-00067747 and 2025-00074573 with client registers submitted by Shuying Xu

CAMTC Notice of Final Decision on Revocation of Certification dated 1/6/2026



Roseville Police Department
1051 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

3/5/2025

Shu Ying Xu (CAMTC #28787)
2805 Rainer Way
Antelope Ca 95843

Re: Written Notice of Decision for Massage Business Permit Application (2025-00000019)
JB Oriental Massage (3031 Foothills Blvd, Ste 150 Roseville Ca 95747)

Shu Ying Xu,

Pursuant to Roseville Municipal Code Section 9.10.090, please accept this as formal written notice that your application for Massage Business Permit with the City of Roseville is hereby **denied**. Your application is denied pursuant to the following Section(s) of the City of Roseville Municipal Code:

9.10.050 Massage Business Permit- Application

***C. Any application for a massage business permit shall contain the following information:
4. The name and address of the owner of the real property upon or in which the proposed massage business is to be conducted and, if applicable, the lessor. In the event the applicant is not the legal owner of the property, the application must be accompanied by a copy of the lease containing specific language from the owner of the property acknowledging that a massage business will be located on the property. If the lease does not contain such language, then the applicant shall submit other documentation demonstrating the property owner's knowledge and approval of the operation of a massage business on the property.***

Applicant failed to submit a current lease with language from the owner of the property acknowledging that a massage business will be located on the property.

9. The massage or similar business license history of the applicant, including whether such person, previously operating in this city or another city, county or state under a certificate, license or permit, has had such certificate, license or permit denied, revoked or suspended; and the reasons and dates for any such denial, revocation or suspension.

The applicant failed to disclose that she previously applied for a massage business permit with Yuba City Police Department and was issued a Notice of Denial on 11/16/2023. Applicant also failed to disclose that she had previously operated in the City of Citrus Heights either under a certificate, license or permit in or around 2008.

9.10.080 Massage business permit issuance—Investigation—Grounds for denial.

B. The police chief may deny a permit provided for in this chapter if he or she finds any of the following:

1. The applicant, any owner, or any person directly engaged, employed, or retained in the massage business, has:

f. Committed any act, which, if done by a permittee, would be grounds for suspension or revocation of a permit.

The applicant has been operating a massage business in the City of Roseville without a valid Massage Business Permit since 10/25/2021. Applicant failed a massage compliance inspection on 10/22/2024 and was cited for a number of various violations, and Applicant was instructed to cease operations until a Massage Business Permit was obtained. On 1/15/2025, a follow-up inspection of the business was conducted, and it was determined the applicant continued to operate without a valid massage business permit. The applicant was cited for various RMC violations on 10/22/2024 and 1/15/2025. The applicant paid the citation fees and did not dispute the allegations.

The applicant was denied a massage business permit by Yuba City Police Department on 11/16/2023 based upon omission or misstatement of facts in the application.

g. Had a massage business permit or massage therapist/practitioner permit or other similar license or permit denied, suspended or revoked for cause by the city, any state, local agency or other licensing authority, or has had to surrender a permit or license as a result of pending criminal charges or in lieu of said permit or license being suspended or revoked.

The applicant was denied a massage business permit by Yuba City Police Department on 11/16/2023 based upon omission or misstatement of facts in the application.

2. The applicant has knowingly made any false, misleading or fraudulent statement of material fact in the application or in any documentation required to be filed in conjunction with said application.

The applicant did not disclose information regarding ever previously having a permit for massage therapy or similar business. Applicant simply answered "Same Business" on the application.

3. The application does not contain all the information required by Section 9.10.050 and applicant fails to complete the application after having been notified of any additional information or documents required.

RMC Section 9.10.050(C)(4) requires that the applicant provide a copy of a valid lease if the applicant is not the legal owner of the property upon which the proposed business will be located. Such lease must also include specific language from the owner of the property acknowledging that a massage business will be located on the property, or applicant must submit other information verifying such knowledge by the legal property owner.

Here, applicant failed to submit a current lease with language acknowledging that a massage business will be located on the property.

9.10.140 Grounds for suspension and revocation of an active permit.

Any permit issued under the terms of this chapter may be suspended or revoked if any permittee, his or her agent, employee, or independent contractor:

A. Has demonstrated a pattern of violating or failing to comply with the terms and conditions of the permit.

Applicant has been cited multiple times between 2017-2025 for massage compliance violations and demonstrates a pattern of failing to comply including but not limited to, operating with a permit, sanitation, failing to keep client records, window coverings and no owner/designated manager present.

9.10.220 Operating requirements for massage businesses—Operations.

All owners and managers shall comply with the following operating requirements for massage businesses as well as any other conditions specified by the police chief:

L. Advertising.

2. No massage business shall place, publish or distribute or cause to be placed, published or distributed any advertising matter that:

d. Advertises on a website known to advertise or promote illegal activities.

An online search was conducted of the business phone number (916-915-4144) and address on 3/4/2025 that was documented on the applicants application and located advertisements for the business on websites that promote illegal activities such as skipthegames, bodyrubsmap.com, and findtheseven.com. The applicant was previously cited for this ordinance violation and paid the citation without dispute.

Please be aware that you may appeal this decision to the City Manager, or his or her designee, by filing a written notice with the City of Roseville City Clerk's Office at 311 Vernon St, Roseville Ca 95678, within fourteen (14) calendar days of receipt of this Written Notice of Decision. If an appeal is not made within such time, this decision shall be final. The denial period shall last two years, after which time a new application may be submitted.

Respectfully,



Brandon Fernandez, Captain



City Manager
311 Vernon Street
Roseville, California 95678

May 19, 2025

Shu Ying Xu
2805 Rainer Way
Antelope CA 95843

**Re: Final Decision After City Manager Appeal Hearing of Decision to Deny
Massage Business Permit Application 2025-0000019-JB Oriental Massage
(3031 Foothills Blvd., Ste. 160, Roseville CA 95747)**

Dear Ms. Xu:

Please allow this correspondence to serve as the Final Decision After City Manager Appeal Hearing of Decision to Deny Massage Business Permit Application 2025-0000019 for JB Oriental Massage ("Order"). As you know, a hearing was held on April 30, 2025, at the Civic Center at 311 Vernon Street, Roseville, CA 95678 at 2:00 p.m. ("Hearing"). You, your lawyer Soby Mathews, and an interpreter of your choosing were present. The burden of proof in this matter is preponderance of the evidence.

After careful consideration of the facts discussed, evidence presented, and testimony provided at the Hearing, I, as the City Manager, have decided to grant your appeal, in part, and reverse the decision of the Police Chief to revoke your Massage Business Permit 2025-0000019 for JB Oriental Massage, on the following conditions.

ORDER:

Pursuant to Roseville Municipal Code § 9.10.120, the **decision** of the Police Chief to revoke your Massage Business Permit 2025-0000019 for JB Oriental Massage is hereby reversed, and the Massage Business Permit 2025-0000019 for JB Oriental Massage, located at 3031 Foothills Blvd., Ste. 150, Roseville CA 95747 ("Massage Establishment") is hereby approved, subject to the following "last chance" conditions:

- I) The massage business permit is to be issued (once all required information is provided, if applicable), but you must serve a 90-day suspension before you can operate the Massage Establishment. Thus, for a period of 90 days from the date of this Order, you must not operate the Massage Establishment in the City of Roseville, including any operations of employees and/or independent contractors. The Massage Establishment must remain closed for any and all massage related services, to the public or otherwise, for this 90-day period and may re-open no sooner than August 17, 2025. This suspension period alone shall not preclude you from re-applying for a massage business permit, per Roseville Municipal Code § 9.10.160;
- II) After the 90-day suspension period described in section I above, you may open and operate the Massage Establishment, subject to **all** applicable rules, laws, and regulations;

- iii) The Roseville Police Department will monitor the Massage Establishment during the 90-day suspension period described in section I above, and if at any time during the 90-day suspension period it is discovered that the Massage Establishment is operating in violation of this Order and/or any massage services or illegal conduct is occurring, then Massage Business Permit 2025-0000019 for JB Oriental Massage shall be immediately revoked.

FINDINGS:

The primary allegations against you relate to violations of Roseville Municipal Code §§ 9.10.050(C)(4) and (9); 9.10.080(B)(1)(f) and (g); 9.10.080(B)(2) and (3); 9.10.140(A); and 9.10.140(L)(2)(d). Each is discussed in detail below, but your general defense to each of this was not denying the violations occurred, but rather offering "limited knowledge", "limited English", and "misunderstandings" as mitigating factors for the violations. As a business owner and operator (not just in Roseville, but apparently in Yuba City and Citrus Heights as well), it is your obligation to know and understand all laws and rules that regulate your business. If that requires that you obtain assistance from others to do so, that is your responsibility. It is unacceptable to offer limited understanding of rules and regulations as an excuse, when you have not made reasonable efforts to learn such rules and regulations.

1. Violation of Roseville Municipal Code §§ 9.10.050(C)(4) and (9)- Failure to Provide Required Documentation

At the Hearing, the Roseville Police Department provided evidence that you failed to provide the required copy of a lease with language from the property owner acknowledging that a massage business will be located on the property. In response, you provided a copy of the lease (which differed from what you provided with your application) that contained the required language. Your lawyer stated that you always had the lease requested, but due to a "misunderstanding" did not provide it correctly when asked originally.

This "misunderstanding" could have been avoided had you availed yourself of support when completing your paperwork. Despite the lease you provided at the Hearing differing from what was originally provided with your application, I found the lease presented complies with the requirements of the Roseville Municipal Code.

The Roseville Police Department also presented evidence that you failed to disclose that you previously applied for a massage business permit in Yuba City, that was denied, and had previously operated in Citrus Heights. At the Hearing, your lawyer provided that you did not intentionally omit this material (admitting that it was not provided), but that "due to your limited English proficiency" you misunderstood the requirements of the form. Again, there was acknowledgement the violation occurred, but an excuse was offered. I will give you the benefit of the doubt this one time on this, but a failure to understand the requirements is not an acceptable excuse going forward.

2. Violation of RMC §§ 9.10.080(B)(1)(f) and (g), 9.10.080(B)(2), 9.10.080(B)(3)- Operating Without Permit, Operating Standards, and Failure to Disclose Prior Denial.

At the Hearing, the Roseville Police Department provided evidence that you had a prior permit that had expired and had been operating without a permit since approximately 2021. This was discovered after an inspection in 2024, where you also had several health and safety violations

(including a moldy shower bed). You were informed to cease operations immediately, however a subsequent inspection found you operating with what was believed was a customer.

At the Hearing your lawyer testified that your prior permit had expired and, "due to health reasons", you had failed to renew your permit. Your lawyer admitted that there were violations that were cited for in 2024 and that you paid that citation, without appeal, not understanding that it was an admission of guilt. He also testified you have since removed the shower bed.

When asked why you didn't renew your permit, your lawyer stated that you had a "misunderstanding" related to the building permit process, which you were apparently simultaneously pursuing at the same time as your massage business permit, that delayed your reapplying. When asked about the repeat violation after you were informed to close operations, your lawyer stated that you were closed and that it was not a customer, but rather a friend of yours who happened to be visiting you at your business at the same time the Roseville Police Department performed their inspection. While all of these events seem highly coincidental, I am willing to offer you the benefit of the doubt, but find that the sanitary conditions and your failure to obtain a permit for several years, even after being told to obtain one and being cited, is unacceptable. This was a contributing factor for assessing the 90-day suspension period.

I previously addressed the failure to provide the history of permit denial by Yuba City in section 1 above, but that discussion also applies here.

3. Violation of RMC § 9.10.140(A)- Repeated Violations

As stated above, at the Hearing the Roseville Police Department presented evidence of you operating without a permit, maintaining unsanitary conditions, blocking windows, and inaccurate paperwork (including the permit application itself). They provided evidence of this occurring on multiple occasions over a several year period.

At the Hearing and in your appeal letter, you did not deny these things had happened, but instead countered by saying, that "you work alone", "have limited knowledge", and "struggled with maintaining proper records". Again, as a business owner it is expected that you can manage your business, including paperwork, or seek appropriate help if you cannot. Failure to follow rules because you didn't attempt to understand the rules is not acceptable, and this disregard for proper management of the business was another factor in the 90-day suspension.

4. Violation of RMC § 9.10.140(L)(2)(d)- Advertising

At the Hearing, evidence was presented by the Roseville Police Department of sexually explicit advertising in direct violation of the Roseville Municipal Code. Several screenshots of website advertisements for the Massage Establishment offering sexual services and depicting young women in revealing attire were presented.

Your lawyer explained that you had hired an advertising company through "WeChat" to handle your advertising and you were unaware how and where they advertised your business. Your lawyer explained that once you learned of the illicit advertising through the Roseville Police Department, you made efforts to have the websites and listings removed and presented evidence of your communications to the individual websites. This prompt attention to the website removal is appreciated, but better oversight over your business operations could have prevented this in the first place. As a business owner you are expected to know where and how you advertise your business, especially when you have paid for it. This illicit advertising is another primary factor in assessing the 90-day suspension.

I will again give you the benefit of the doubt and take you at your word that the advertisements were false and that no illicit activity has occurred onsite, but whether you meant to advertise in such a manner or not, the fact remains that any clientele looking for such illicit services (whether offered or not) will still identify your business as offering them. That reputation draws such individuals to Roseville and into our community, which also harms the legitimate operators. In order to eliminate that reputation, a period of closure is necessary. Based on that, I find that it is necessary to protect the health and welfare of the community to utilize the 90-day suspension period.

CONCLUSION:

On balance, the violations warrant the granting of your appeal, subject to the 90-day suspension period. In the interests of giving you the benefit of the doubt and taking you at your word, I have decided to grant your appeal on the conditions outlined above. To be clear, any future inability to understand the rules and regulations or obtain necessary support from others if you do not understand, will not be accepted.

Should you have any questions, please do not hesitate to contact the Roseville Police Department or the City Attorney's Office.

Sincerely,



Dominick Casey
City Manager



Massage Business Permit

Roseville Municipal Code 9.10 Massage Services

Massage Business Permit # 2025-00000019

Permittee Name Shuying Xu

Business Name JB Oriental Massage

Business Address 3031 Foothills Blvd, Ste 150

Permit Issued Date 05/19/2025

Permit Expiration Date 05/19/2027

Relation to Business Owner

Business Owner Name (if different from Permittee Name) Same as Above

Issuing Officer Brandon Fernandez Captain

Signature Issuing Officer 

Permit Conditions

- Must comply with all requirements of RMC Chapter 9.10
- SPECIAL CONDITIONS**
- Hours of operation 9:00 a.m. to 9:00 p.m.
- No alcohol allowed on the premises.
- Shower table may not be used for any purpose
- Client register must be submitted to Permit Coordinator on the first day of every month for 3 consecutive months effective 9/1/2025.
- Visitors shall not be permitted beyond the waiting area.

THIS PERMIT IS NOT TRANSFERABLE

THIS PERMIT MUST BE VISIBLY DISPLAYED ON THE BUSINESS PREMISES.

Roseville Police Department
1051 Junction Blvd, Roseville CA
www.roseville.ca.us/police



BUSINESS LICENSE CERTIFICATE

*"For Services Provided in the
City of Roseville, California Only"*



8839 N Cedar Ave #212
Fresno, CA 93720-1832
License Division - 516-727-8888

BUSINESS NAME: SHUYING XU
BUSINESS LOCATION: 3031 FOOTHILLS BLVD # 150
ROSEVILLE, CA 95747-7281
BUSINESS OWNER: SHUYING XU

DESCRIPTION: MASSAGE

Special Conditions: MASSAGE ESTABLISHMENT

SHUYING XU
3031 FOOTHILLS BLVD # 150
ROSEVILLE, CA 95747-7281

Business License Number: 00855713

Effective Date: August 01, 2025

Expiration Date: December 31, 2025

TO BE POSTED IN A CONSPICUOUS PLACE

NOT TRANSFERABLE

SHUYING XU:

Thank you for your payment on your City of Roseville Business License. ALL CERTIFICATES MUST BE AVAILABLE FOR INSPECTION UPON REQUEST. If you have questions concerning your business license, contact the Business Support Center via email at Roseville@hd.gov or by telephone at 916-727-8888.

Keep this portion for your license separate in case you need a replacement for any lost, stolen, or destroyed license. A fee may be charged for a replacement or duplicate license.

Starting January 1, 2021, Assembly Bill 1807 requires the prevention of gender-based discrimination of business establishments. A full notice is available in English or other languages by going to: <https://www.dca.ca.gov/publications/>



CITY OF ROSEVILLE BUSINESS TAX CERTIFICATE

SHUYING XU
3031 FOOTHILLS BLVD # 150
ROSEVILLE, CA 95747-7281

License Number: 00855713

Date of Issue: 08/01/2025

Account # and Status

01055713

Business Status: Active
Start Date: 8/1/2025
End Date:
License Status: Current
Issue Date: 8/1/2025
Expire Date: 12/31/2025
Balance Due: 0
State License # 28787
State License Type: CAMTC
State License Status: Verified on 8/27/2025: ACTIVE
State License Exp Date: 1/3/2026

Business Name and Information

SHUYING XU
J B ORIENTAL INC
3031 FOOTHILLS BLVD #
Business Address: 150 ROSEVILLE, CA 95747-
7261
Location: Inside
Location Type: Commercial
3031 FOOTHILLS BLVD #
Mailing Address: 150 ROSEVILLE, CA 95747-
7261

Ownership Type: Corporation

Phone Number:
Fax Number:
Email:
Website:

Geo Areas:

License Description: MASSAGE

Business Type: MASSAGE
ESTABLISHMENT

Rate Type: STD - 2700 Retail/Srvs

NAICS: 812199 - Other Personal
Care Services

SIC: 7299001 - Miscellaneous
Personal Services, Not
Elsewhere Classified

Contact Information

OWNERS / OFFICERS
SHUYING XU,
SHUYING XU,
EMERGENCY CONTACTS
SHUYING XU,
Alarm Company

Broussard, Erika

From: [REDACTED]
Sent: Thursday, August 28, 2025 12:46 PM
To: Broussard, Erika
Subject: RE: LICENSE_v1_1208-1.pdf 3031 foothill Blvd

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

All clear! Thank you!

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Aug 28, 2025 at 12:39 PM, Broussard, Erika
<EMBroussard@roseville.ca.us> wrote:

Based on this information, the special condition will be modified to reflect the client registers will be turned in on 10/1/2025, 11/1/2025 and 12/1/2025 (for a total of 3 months).

She will make an appointment with me to turn in the originals in person. I will make copies of the originals and return them back to her for her records. She's required to keep them on file at the business for 2 years.

Oct 1 is a Wednesday, and I work that day. (Client registers for 9/1/2025-9/30/2025)

Nov 1 is a Saturday so she can turn them in to me on 11/3. (Client registers for 10/1/2025-10/31/2025)

Dec 1 is a Monday, and I work that day. (Client registers for 11/1/2025-11/30/2025)

This email will be added to her file as proof of our agreement.

Erika Broussard

Community Service Officer II

Roseville Police Department -- Investigations Division

Hours: M-TH 6:30 a.m. - 4:30 p.m.

☎ (916) 746-1069

• 1051 Junction Blvd | Roseville, CA 95678



From: [REDACTED]
Sent: Thursday, August 28, 2025 12:19 PM
To: Broussard, Erika <EMBroussard@roseville.ca.us>
Subject: RE: LICENSE_v1_1208-1.pdf 3031 foothill Blvd

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hello Erika,

I spoke to the business owner, she wants to reopen the business beginning of September 1th. So we will turn in the register from on October 1th. Do we need to turn it in person or just email to you?

Thank you,

[REDACTED]

[Yahoo Mail: Search, Organize, Conquer](#)

On Thu, Aug 28, 2025 at 9:53 AM, Broussard, Erika

<EMBroussard@roseville.ca.us> wrote:

Thank you!

You may pick up the massage business permit any time today from the large window in the lobby (Records Department) You do not need to meet with me.

Please note, as part of special conditions being imposed, Ms. Xu will be required to submit client registers to me on the 1st day of every moth for 3 consecutive months effective 9/1/2025. If she does not provide the client registers or if they are incomplete, it will be a violation of her permit conditions.

Erika Broussard
Community Service Officer II
Roseville Police Department -- Investigations Division

Hours: M-TH 6:30 a.m. - 4:30 p.m.

☎ (916) 746-1069

📍 1051 Junction Blvd | Roseville, CA 95678



From: [REDACTED]
Sent: Thursday, August 28, 2025 9:37 AM
To: Broussard, Erika <EMBroussard@roseville.ca.us>
Subject: LICENSE_v1_1208-1.pdf 3031 foothill Blvd

External: This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments, or taking further action.

Hello Erika,

We just got the business license today, so anything else that we need? Also, what is the soonest appointment for us to pick up the permit?

Best,
Kelly Ng

[Yahoo Mail: Search. Organize. Conquer](#)



Roseville Police Department
1081 Junction Blvd
Roseville, CA 95678

Troy Bergstrom, Chief of Police

October 6, 2025

Shuying Xu (CAMTC #28787)
JB Oriental Massage
3031 Foothills Blvd, Ste 150
Roseville, CA 95661

Notice of Non-Compliance with Massage Business Permit: Demand for Correction

Ms. Xu,

You are the holder of Massage Business Permit #2025-00000019 (the "Permit"), which allows you to operate a massage business at JB Oriental Massage located at 3031 Foothills Blvd, Ste 150. Your Permit was issued on 5/19/2025, and is subject to the following conditions:

- You must comply with all requirements of Chapter 9.10 of the Roseville Municipal Code.
- Shower table may not be used for any purpose
- Visitors shall not be permitted beyond the waiting area
- The client register must be submitted to the Permit Coordinate on 10/1/2025, 11/1/2025 and 12/1/2025, for a total of 3 consecutive months.

On 10/1/2025, you provided CSO Broussard with copies of your client register/roster for the month of September 2025, as required by the special condition on your permit and Roseville Municipal Code Section 9.10.220(H). CSO Broussard noted that the documents provided were missing certain required information, such as dates, times, customers full name, customers full address/phone number and name of massage therapist conducting service. Upon review of the records, it is evident that the information being provided is **deficient**. RMC Section 9.10.220(H) requires you to record 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." Please be aware that the City of Roseville interprets this as requiring a customer's full name (first and last), complete mailing address (street number, street name, city, state, and zip code), phone number (with area code), the name of the provider (which must match a massage therapist that is authorized to provide service at your location), and the type of service provided. The records you provided are incomplete. Many do not include a first and/or last name, a full mailing address, phone number, or type of service.

You are hereby demanded to correct these issues immediately and come into full compliance with Roseville Municipal Code and the conditions of your Permit. While it is permissible to have clients sign-in and provide this information on a customer sign-in sheet, it is **YOUR** responsibility to make sure each client is listing all required information. If a client has not filled in the sign-in sheet with all required information, you should either ask that they add the missing information, ask for their ID so you can add the information, or refuse service. Continued failure to collect all required customer information may result in additional penalties, including fines and/or suspension or revocation of your permit. If you have any questions, you may contact the Permit Coordinator, Erika Broussard at 916-746-1069.

Respectfully,


Brandon Fernandez, Captain

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Message Therapist	Service Provided
9:30	Brad [Redacted]	[Redacted]	[Redacted]	60 min.
9-4-25-2025	Jane PAV	[Redacted]	AMY	40-min
	Eric	[Redacted]		60-min
9-4-2025	Fallon	[Redacted]		60-min
9-5-2025	David	[Redacted]		60-min
9-5-2025	JAY	[Redacted]		30
9-6-2025	Art	[Redacted]	Full Body	60-min
9-7-2025	Kevin	[Redacted]	Full Body	30 min
9/7/2025	High	[Redacted]	NECK DEEP TISSUE	60
9/7/2025	Kevin	[Redacted]	Head & Neck	40
9/7/25	JOM	[Redacted]	Full Body	30

RMC 9.10.220(8): 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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9/8/2015	Charles	[Redacted]	Yes Full body	30 mins
9/8/15	Andrea	[Redacted]	yes full body	30 mins
9/8/15	JIM	[Redacted]	Body Massage	30 min
9/8/15	JIM	[Redacted]	Body Massage	30 min
9/9/2015	Dana	[Redacted]	Body Massage	60 min
9/9/2015	Joe	[Redacted]	Body	30 min
9-9-15	Joe	[Redacted]	Body	30 min
9-9-25	Robin	[Redacted]	body	30 min
9-9-25	Robin	[Redacted]	body	30 min
4-9-15	Francisco	[Redacted]	full body	60 min
9/10/25	Kyle	[Redacted]	Full body	90 min
9/12/25	Shaw	[Redacted]	Full body	60 min
9/11/25	Ken C	[Redacted]	FB	60 min

RMC 9.10.220(N): Every owner and/or manager shall keep a record of the name and phone number of each client of the massage professional administering such service and a description of the treatment, or services rendered. These records 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
4/1/14	Christina	[Redacted]	Body Massage	30 min
4/5/14	John	[Redacted]	Full Body	1 hr
4/11/14	Javier	[Redacted]	Deep Tissue	30 min
4/15 5:30am	[Redacted]	[Redacted]	Body	30 min
4/16	Sohn	[Redacted]	[Redacted]	50 min
16 Sept 12:30	[Redacted]	[Redacted]	Body Massage	60 min
16 Sept 5:30	George	[Redacted]	Body	30 min
16 Sept 6:30	Jim	[Redacted]	Body	60 min
17 7:00	Steven	[Redacted]	Body	60
17/17p 8:00	Maop	[Redacted]	Body	30 min
4/17/14	Jason	[Redacted]	Full Body	90 min
4-18	Curtis	[Redacted]	Full Body	60 min
4/18	Peter	[Redacted]	Full Body	45

RMC 9.10.220(H): Every owner and/or manager shall keep a ledger of the names, addresses, phone numbers, dates, times, and services of all clients who receive massage professional administering such service and a description of the treatment or service rendered. These records 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9/18/25	Erica	[Redacted]	Full Body	60 min
9/19/5:00	Jim	[Redacted]	Full Body	60 min
9/19/6:04	Genie	[Redacted]		60 min
9/19/7:00	Joe	[Redacted]		60 min
9-20 12:30	Nicholas	[Redacted]		60 min
7-26 4:00	Kevin	[Redacted]	Massage	30 M
		[Redacted]	FB	60 min
9/26 5:00	ASU	[Redacted]	Full Body	1 hr
9/26 25		[Redacted]	Body	1/2 hr
9-24-27	Jim	[Redacted]	Full Body	1 hr
9-22-25	Gray	[Redacted]	F Body	30
9-22-1PM	bud R	[Redacted]	Full Body	60 min
9-22-2PM	Rick	[Redacted]	Full Body	60 min
9-22-5:30	Erica	[Redacted]	Full Body	60 min
9-23-10:30	Frank	[Redacted]	Body	30
9-25 12:55	Anthony	[Redacted]	Body	30

ORC 9.30.220(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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9-25-25 3:00 PM	James	[REDACTED]	Body mss	60 min
9-26-25	ANTHONY J.	[REDACTED]	Body mss 15	60 min
9-26-25 2:15 PM	Joe, H.	[REDACTED]	Body mss	30 min
9-26-25 4:45 PM	Jan C	[REDACTED]	Body Massage	60 min
9-26-25	Arthur R	[REDACTED]	Body mss	30 min
9-26-25	Jeremy P	[REDACTED]	Body mss	30 min
9-26-25	James S.	[REDACTED]	Body mss	30 min
9-26-25	[REDACTED]	[REDACTED]	Body mss	30 min
9-27-25 / 4:30	Sharon	[REDACTED]	Body	60 min
9-29-25 11:00a	James	[REDACTED]	Body mss	60 min
9-30-25 12:00	George	[REDACTED]	Body mss	60
9-30-25 3:00	Theresa	[REDACTED]	Body mss	30 min
9-30-25 4:00	John	[REDACTED]	Body mss	30 min

§80C 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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.



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

**CASE NUMBER:
2025-00067747**
**ASSOCIATED CASE NUMBER:
2025-00061130**

REPORTED DATE/TIME 11/11/2025 07:52	OCCURRED FROM DATE/TIME 10/31/2025 10:00	OCCURRED THEN DATE/TIME 10/31/2025 10:00
---	--	--

OCCURRED INCIDENT TYPE MUNI CODE VIOLATION	LOCATION OF OCCURRENCE 3031 FOOTHILLS BLVD 150 ROSEVILLE, CA 95747
--	--

ROUTE TO

<input type="checkbox"/> Placer DA	<input type="checkbox"/> Sec DA	<input type="checkbox"/> Parole	<input checked="" type="checkbox"/> Other CAMTC/ CITY ATTORNEY
<input type="checkbox"/> Placer Probation	<input type="checkbox"/> Sec Probation	<input type="checkbox"/> CPS	

STATUTE / DESCRIPTION 01 9.10.220(H) RMC-I MESSAGE OWNER/MNGR CHALL KEEP RECORD OF CUSTOMERS/CLIENTS	CLASS 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) XU, SHUYING	DOB
------------------------------	--	-----

RELATED OFFENSE	ADDRESS (STREET, CITY, STATE, ZIP) 2005 RAINIER WAY ANTELOPE, CA 95843
-----------------	--

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. Released to: _____ Date/Badge: _____
<p>On 10/31/2025, Xu provided CSO Hoyer with copies of her client registers for the month of October 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Complaint cite was issued to Xu (Cite #22063).</p>		

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: ID# 3070 BROUSSARD	CITE FILE# 11/13/2025 07:37	APPROVED BY: HAGERMAN, MICHAEL 11/13/2025
---	---------------------------------------	---



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

**CASE NUMBER:
2025-00067747**
**ASSOCIATED CASE NUMBER:
2025-00061130**

ADDITIONAL SUBJECTS

SUBJECT TYPE MENTIONED		NAME (LAST, FIRST, MIDDLE SURFID) JB MASSAGE,				DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP) 3031 FOOTHILLS BLVD 160 ROSEVILLE, CA 95747				
SCHOOL/EMPLOYER NAME/ADDRESS				EMAIL		
DL NUMBER / STATE		PRIMARY PHONE (916)890-7701		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		NAME (LAST, FIRST, MIDDLE SURFID)				DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP)				
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		NAME (LAST, FIRST, MIDDLE SURFID)				DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP)				
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		NAME (LAST, FIRST, MIDDLE SURFID)				DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP)				
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						

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID#
3070 BROUSSARD

DATE TIME
11/13/2025 07:37

APPROVED BY
HAGERMAN, MICHAEL 11/13/2025



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00067747
 ASSOCIATED CASE NUMBER:
2025-00061130

GENERAL PROPERTY

PROPERTY CODE(S) NONE TAKEN			VALUE
QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS NONE TAKEN	SERIAL	COLOR
MAKE	MODEL	CLERK'S ARTICLE TYPE	
ITEM DESCRIPTION			
PROPERTY CODE(S)			VALUE
QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	COLOR
MAKE	MODEL	CLERK'S ARTICLE TYPE	
ITEM DESCRIPTION			
PROPERTY CODE(S)			VALUE
QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	COLOR
MAKE	MODEL	CLERK'S ARTICLE TYPE	
ITEM DESCRIPTION			
PROPERTY CODE(S)			VALUE
QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	COLOR
MAKE	MODEL	CLERK'S ARTICLE TYPE	
ITEM DESCRIPTION			
PROPERTY CODE(S)			VALUE
QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	COLOR
MAKE	MODEL	CLERK'S ARTICLE TYPE	
ITEM DESCRIPTION			
PROPERTY CODE(S)			VALUE
QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	COLOR
MAKE	MODEL	CLERK'S ARTICLE TYPE	
ITEM DESCRIPTION			

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

PREPARED BY: 3070 BROUSSARD	DATE/TIME: 11/13/2025 07:37	APPROVED BY: HAGERMAN, MICHAEL 11/13/2025
------------------------------------	------------------------------------	--



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00067747
 ASSOCIATED CASE NUMBER:
 2025-00061130

NARRATIVE

(Cited/Suspect) Shuying Xu, Business Owner- JB Oriental Massage (CAMTC #28787)

(V) City of Roseville

(M) JB Massage

RELATED CASE(S):

2025-61130

BODY WORN CAMERA (BWC): I am not issued a BWC.

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.

On 10/31/2025, Xu provided CSO Hoyer with copies of her client registers for the month of October 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Complaint cite was issued to Xu (Cite #22063).

INVESTIGATION:

On 2/24/2025, Xu submitted an application for a Massage Business Permit. It should be noted that Xu was also provided with a copy of Chapter 9.10 Massage Services ordinance No 6846 adopted August 7, 2024 and a copy of CAMTC Summary of Common Actions that Violate CAMTC's Law on 2/24/2025.

After review of the application, Xu was issued a Written Notice of Decision for Massage Business Permit Application dated 3/5/2025 and signed by Roseville Police Department Captain Brandon Fernandez that denied her application. Xu appealed the decision and ultimately on 5/19/2025, Roseville City Manager, Dominick Casey issued a Final Decision approving Xu's application for a Massage Business Permit effective 5/19/2025. As part of the approval process, Casey implemented a 90-day suspension and Xu was not allowed to operate until 8/17/2025. Xu's permit was also subject to the following special conditions:

- Comply with all requirements of Chapter 9.10 of the Roseville Municipal Code.
- Hours of operation 9:00 a.m. to 9:00 p.m.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID#
3070 BROUSSARD

DATE / TIME
11/13/2025 07:37

APPROVED BY
HAGERMAN, MICHAEL 11/13/2025



NARRATIVE (continuation)

- No alcohol allowed on the premises
- Shower table may not be used for any purpose
- Visitors shall not be permitted beyond the waiting area
- The client register must be submitted to the Permit Coordinate on the first day of every month for 3 consecutive months effective 9/1/2025.

On 8/17/2025, it was determined Xu did not have a valid/current business license therefore there was a delay in Xu reopening. Xu later provided proof of a valid/current business license and advised me that she would not reopen the business until 9/1/2025. Based upon this change of date of operation, Xu's special condition regarding the submission of client registers was modified to reflect, "the client register must be submitted to the Permit Coordinate on the first day of every month for 3 consecutive months effective 10/1/2025".

On 10/1/2025, Xu provided me with copies of her client registers for the month of September 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Notice of Non-Compliance with Massage Business Permit; Demand for Correction was signed and dated by Captain Brandon Fernandez on 10/6/2025. Xu was personally served with the notice on 10/10/2025 at approximately 1215 hours.

On 10/31/2025 at approximately 1000 hours, Xu provided CSO Hoyer with copies of her client registers for the month of October 2025. I reviewed the Client Sign In Sheets which consisted of 7 pages and was dated 10/1/2025-10/30/2025 and had a cover page that read "Respect Officer Erika Please forgive me for not doing well enough before. After I will work hard to do my best in the future. Thank you Amy Xu 10/12/2025." I determined the client sign in sheets were still missing required information as outlined in RMC 9.10.220(H) and a majority of the information documented was illegible or contained false information.

I determined the following addresses to be fake:

Page 2, Line 3 10/10/2025 Juan "Last name illegible" [REDACTED] **A Google search yielded results that indicated that Dream Court in the 95842 zip code had addresses beginning with 5150-5197.

Page 3, Line 3 10/12/2025 Eli [REDACTED] **This address does not exist**

Page 4, Line 2 10/12/2025 Alex [REDACTED] **This address does not exist**

Page 4, Line 3 10/13/2025 Andrew [REDACTED] **This address does not exist**

Page 4, Line 5 10/13/2025 Larry [REDACTED] (Rocklin Zip) **This address does not exist**

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: **3070 BROUSSARD**

DATE - TIME: **11/13/2025 07:37**

APPROVED BY: **HAGERMAN, MICHAEL 11/13/2025**



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00067747
 ASSOCIATED CASE NUMBER:

NARRATIVE (continuation)

Page 4, Line 5 10/13/2025 Larry [REDACTED] 127 [REDACTED] (Rocklin Zip) ****This address does not exist****

Page 4, Line 9 10/15/2025 Jay "Last name illegible" [REDACTED] Roseville 95747 ****This address does not exist****

Page 4, Line 6 10/30/2025 Bob "Last name illegible" [REDACTED] (Placerville/Coloma) ****This address does not exist****

RECOMMENDATIONS:

Forward to City Attorney's office.

Forward to California Massage Therapy Council complaints@camtc.org

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: **3070 BROUSSARD**

DATE, TIME: **11/13/2025 07:37**

APPROVED BY: **HAGERMAN, MICHAEL 11/13/2025**

Respect officer Erika

Please forgive me for not doing well enough before.
after I will work hard to do my best in the future.

Thank you

Amy Xu
10-12-2025.

Client Sign In Sheet

Date/Time	Customer-Full Name	Full Address/Phone	Massage Therapist	Service Provided
10/11 11:27	Brandon	[Redacted]	Full Body	60 min
10/2 12:55	Dual	[Redacted]	Full Body	60 min
10/20/2010	[Redacted]	[Redacted]	Full Body	60 min
10-2-25	[Redacted]	[Redacted]	Full Body	30 min
10-2-25	[Redacted]	[Redacted]	Body Massage	60 min
10/2/2010	Joe	[Redacted]	Body Massage	30 min
10-2-25	[Redacted]	[Redacted]	Body Massage	5:00
10/13/2015	Davia	[Redacted]	Body Mass	30 min
10/13/2015	[Redacted]	[Redacted]	Body Mass	30 min
10/14/25	[Redacted]	[Redacted]	Body Mass	30 min
10-9-25	[Redacted]	[Redacted]	FB	60
10-9-25	[Redacted]	[Redacted]	FB	60
10-9-25	[Redacted]	[Redacted]	FB	60
10-9-25	[Redacted]	[Redacted]	FB	60

2015.10.20(1): Every owner and/or manager shall keep a message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Services Provided
10/10 10:10	[Redacted]	[Redacted]	Full	30 min
11:15	[Redacted]	[Redacted]	Body	30 min
10-10-20	[Redacted]	[Redacted]	Any	30 min
10/10/25 11:00	SENSEI	[Redacted]	Body	30 min
10/10/25	BOB	[Redacted]	Body	60 min
10-11-25	MICHAEL	[Redacted]	AMY	60 min
10-11-25	[Redacted]	[Redacted]	Body	30 min
10/10/25	CHANNON	[Redacted]	Body	60 min

SMC 2.10.22(1): 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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Message Therapist	Service Provided
10-10-25 12:30	Fernando	[Redacted]	Angela Xu	Body Massage
10-12-25 8:30	Eli	[Redacted]	Shu Yuzi Xu	Body Massage

Code 9.10.220111: Every owner and/or manager shall keep a record of the date and hours of each treatment or service, the name, address, and phone number of the client, the name of the message professional administering such service and a description of the treatment or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10-12-2025 11:00	Shuying Xu	[Redacted]	Shuying Xu	Deep massage on massage bench
10-12-25 11:00	MEX	[Redacted]	[Redacted]	Deep tissue swedish 30min
10-13-25	Andrey	[Redacted]	Shuying Xu	Deep 60 min
10/15/25	Larry	[Redacted]	Shuying Xu	Swedish 30min
10/13/25	Army	[Redacted]	Shuying Xu	Swedish 30min
10-14-25	Grand	[Redacted]	Shuying Xu	Swedish 30min
10-15-11:15	THOMAS	[Redacted]	Shuying Xu	Deep 60 min
10-15-12:17	Jay	[Redacted]	Shuying Xu	Deep 60 min
10-15-25:30	Frank	[Redacted]	Shuying Xu	DEEP TISSUE 30
10-16-10:17	[Redacted]	[Redacted]	Shuying Xu	DEEP TISSUE 30
10/16/2025	Carl	[Redacted]	Shuying Xu	Deep tissue 30
10/17/25 10:10	CHAS	[Redacted]	Shuying Xu	30 Swedish Deep
10/17/25 10:10	Blac	[Redacted]	Shuying Xu	Swedish 30

DMC 3.10.22(1)(f): 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 Boulder Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
11-13-2020 1:30	[Redacted]	[Redacted]	Shu-Yang Xu	Deep massage 30min
10-22-20	[Redacted]	[Redacted]	Shu-Yang Xu	Deep Tissue 30min
10-22-20 5:30pm	John	[Redacted]	Shu-Yang Xu	Med - 1hr
10/22/20 5:40pm	John	[Redacted]	Shu-Yang Xu	Deep Tissue 1hr
10/22 6:00pm	Jack	[Redacted]	Shu-Yang Xu	Deep Tissue 30
10/24 7:00pm	[Redacted]	[Redacted]	Shu-Yang Xu	Deep Tissue 1hr
10/24 9:00pm	John	[Redacted]	Shu-Yang Xu	Med 30min
10/24 8:00pm	[Redacted]	[Redacted]	Shu-Yang Xu	Med 30min
10-24-20 8:30pm	[Redacted]	[Redacted]	Shu-Yang Xu	60min Deep Tissue
10-24-20 8:30pm	[Redacted]	[Redacted]	Shu-Yang Xu	60min Deep Tissue
10/24/20 10:00pm	[Redacted]	[Redacted]	Shu-Yang Xu	60min Deep Tissue

2019 C.S. 10.22(1)(j): 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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Message Therapist	Service Provided
10-12-11:00	APR 5/11/11 JING	[REDACTED]	Shu Yang XU	Deep massage 30min
10-20-12:15	JAY	[REDACTED]	Shu Yang XU	Deep Massage 1hr
10-21-8:00	JING	[REDACTED]	Shu Yang XU	Deep massage 30min
10-27-11:50	Robert	[REDACTED]	She Yan XU	Deep Tissue 1hr
10-28 8:00	ROSE	[REDACTED]	SHE YAN XU	MEI TISSUE 30min
* 10/30, 11:00	Bob	[REDACTED]	SHE YAN XU	MEI TISSUE 60min
10/30 11:00	Karl	[REDACTED]	Shu Yang XU	Deep Tissue 20

REG 9.10.22(1): 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 message professional administering such services 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.



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

**CASE NUMBER:
2025-00074573**
ASSOCIATED CASE NUMBER:

REPORTED DATE/TIME 12/15/2025 14:40	OCCURRED FROM DATE/TIME 12/01/2025 10:00	OCCURRED THRU DATE/TIME 12/01/2025 10:00
OCCURRED INCIDENT TYPE MUNI CODE VIOLATION		LOCATION OF OCCURRENCE 3031 FOOTHILLS BLVD 150 ROSEVILLE, CA 95747

ROUTE TO

Placer DA Sac DA Parole
 Placer Probation Sac Probation CPS Other **CAMTC/CITY ATTORNEY**

STATUTE / DESCRIPTION 01 9.10.220(H) RMC-I MESSAGE OWNER/MNGR CHALL KEEP RECORD OF CUSTOMERS/CLIENTS	CLASS 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) XU, SHUYING	DOB
RELATED OFFENSE	ADDRESS (STREET, CITY, STATE, ZIP) 2805 RAINIER WAY ANTELOPE, CA 95843	
SCHOOL EMPLOYER NAME/ADDRESS	EMAIL	
DL NUMBER / STATE	PRIMARY PHONE CELL PERSONAL	PHONE #2 PHONE #3
RACE CHINESE	SEX F	HEIGHT or RANGE 5'4"
	WEIGHT or RANGE 140	HAIR BLK
	EYE COLOR BRO	AGE or AGE RANGE
SCAR / MARK / TATTOO		
CLOTHING DESCRIPTION		

SYNOPSIS	Unlawful dissemination of this restricted information is prohibited.
<p>On 12/1/2025, Xu provided CSO Broussard with copies of her client registers for the month of November 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Complaint cite was issued to Xu (Cite #22065).</p>	
Released to:	
Date/Badge:	

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / ID# 3070 BROUSSARD	DATE TIME 12/15/2025 23:40	APPROVED BY HAGERMAN, MICHAEL 12/15/2025
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City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678
 CRIME / INCIDENT REPORT

CASE NUMBER:
2025-00074573
 ASSOCIATED CASE NUMBER:

ADDITIONAL SUBJECTS

SUBJECT TYPE MENTIONED		NAME (LAST, FIRST, MIDDLE SURFNO) JB MASSAGE,					DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP) 3031 FOOTHILLS BLVD 180 ROSEVILLE, CA 95747					
SCHOOL/EMPLOYER NAME/ADDRESS					EMAIL		
DL NUMBER / STATE		PRIMARY PHONE BUSINESS (916)890-7701		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		NAME (LAST, FIRST, MIDDLE SURFNO)					DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP)					
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		NAME (LAST, FIRST, MIDDLE SURFNO)					DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP)					
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		NAME (LAST, FIRST, MIDDLE SURFNO)					DOB
RELATED OFFENSE		ADDRESS (STREET, CITY, STATE, ZIP)					
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							

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: **3070 BROUSSARD**

DATE - TIME: **12/15/2025 23:40**

APPROVED BY: **HAGERMAN, MICHAEL** **12/15/2025**



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00074573
 ASSOCIATED CASE NUMBER:

GENERAL PROPERTY

PROPERTY CODE(S)
NONE TAKEN

QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	VALUE
	NONE TAKEN		
MAKE	MODEL	CLERK ARTICLE TYPE	COLOR
ITEM DESCRIPTION			

PROPERTY CODE(S)

QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	VALUE
MAKE	MODEL	CLERK ARTICLE TYPE	COLOR
ITEM DESCRIPTION			

PROPERTY CODE(S)

QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	VALUE
MAKE	MODEL	CLERK ARTICLE TYPE	COLOR
ITEM DESCRIPTION			

PROPERTY CODE(S)

QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	VALUE
MAKE	MODEL	CLERK ARTICLE TYPE	COLOR
ITEM DESCRIPTION			

PROPERTY CODE(S)

QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	VALUE
MAKE	MODEL	CLERK ARTICLE TYPE	COLOR
ITEM DESCRIPTION			

PROPERTY CODE(S)

QUANTITY/AMT OF MEASURE	PROPERTY TYPE/CLASS	SERIAL	VALUE
MAKE	MODEL	CLERK ARTICLE TYPE	COLOR
ITEM DESCRIPTION			

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REC'D - TLD BY ID#

3070 BROUSSARD

DATE / TIME

12/16/2025 23:40

APPROVED BY

HAGERMAN, MICHAEL

12/16/2025



City of Roseville
Police
 1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00074573
 ASSOCIATED CASE NUMBER:

NARRATIVE

(Cited/Suspect) Shuying Xu, Business Owner- JB Oriental Massage (CAMTC #28787)

(V) City of Roseville

(M) JB Massage

RELATED CASE(S):

2025-61130

2025-67747

BODY WORN CAMERA (BWC): I am not issued a BWC

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.

On 12/1/2025, Xu provided CSO Broussard with copies of her client registers for the month of November 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Complaint cite was issued to Xu (Cite #22065).

INVESTIGATION:

On 2/24/2025, Xu submitted an application for a Massage Business Permit. It should be noted that Xu was also provided with a copy of Chapter 9.10 Massage Services ordinance No 6846 adopted August 7, 2024 and a copy of CAMTC Summary of Common Actions that Violate CAMTC's Law on 2/24/2025.

After review of the application, Xu was issued a Written Notice of Decision for Massage Business Permit Application dated 3/5/2025 and signed by Roseville Police Department Captain Brandon Fernandez that denied her application. Xu appealed the decision and ultimately on 5/19/2025, Roseville City Manager, Dominick Casey issued a Final Decision approving Xu's application for a Massage Business Permit effective 5/19/2025. As part of the approval process, Casey implemented a 90-day suspension and Xu was not allowed to operate until 8/17/2025. Xu's permit was also subject

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY: ID# 3070 BROUSSARD	DATE - TIME 12/15/2025 23:40	APPROVED BY HAGERMAN, MICHAEL	12/15/2025
---	--	---	-------------------



NARRATIVE (continuation)

to the following special conditions:

- Comply with all requirements of Chapter 9.10 of the Roseville Municipal Code.
- Hours of operation 9:00 a.m. to 9:00 p.m.
- No alcohol allowed on the premises
- Shower table may not be used for any purpose
- Visitors shall not be permitted beyond the waiting area
- The client register must be submitted to the Permit Coordinate on the first day of every month for 3 consecutive months effective 9/1/2025.

On 8/17/2025, it was determined Xu did not have a valid/current business license therefore there was a delay in Xu reopening. Xu later provided proof of a valid/current business license and advised me that she would not reopen the business until 9/1/2025. Based upon this change of date of operation, Xu's special condition regarding the submission of client registers was modified to reflect, "the client register must be submitted to the Permit Coordinate on the first day of every month for 3 consecutive months effective 10/1/2025".

On 10/1/2025, Xu provided me with copies of her client registers for the month of September 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Notice of Non-Compliance with Massage Business Permit; Demand for Correction was signed and dated by Captain Brandon Fernandez on 10/6/2025. Xu was personally served with the notice on 10/10/2025 at approximately 1215 hours.

On 10/31/2025, Xu provided CSO Hoyer with copies of her client registers for the month of October 2025. It was determined the documents were missing required information as outlined in RMC 9.10.220(H). Based upon this violation, a Complaint cite was issued to Xu (Cite #22063).

On 12/1/2025 at approximately 1000 hours, Xu provided me with copies of her client registers for the month of November 2025. I reviewed the Client Sign In Sheets which consisted of 4 pages and was dated 10/31/2025-11/30/2025. I determined the client sign in sheets were still missing required information as outlined in RMC 9.10.220(H) and a majority of the information documented was illegible or contained false information.

I determined the following addresses to be fake:

Page 1, Line 5 10/31/2025 Steve "Last name illegible" [REDACTED] **Roseville Police Department mapping database confirmed this address does not exist in the City of Roseville in the area code 95661.**

Page 1, Line 14 11/6/2025 Only contained what appeared to be a first name, possibly "Body". Address and phone number were illegible.

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY ICD 3070 BROUSSARD	DATE/TIME 12/15/2025 23:40	APPROVED BY HAGERMAN, MICHAEL 12/15/2025
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City of Roseville
Police
1051 Junction Blvd, Roseville CA 95678

CASE NUMBER:
2025-00074573
ASSOCIATED CASE NUMBER:

NARRATIVE (continuation)

Page 2, Line 1 11/7 Jose [REDACTED] Address was illegible and the zip code "95810" does not exist

Page 2, Line 15 11/17 Steve (Illegible last name), 1641 (Illegible address) Lincoln Ca 95747.
95747 is a Zip code specific to Roseville, Ca

Page 3, Line 9 11/17 Jose (No Last Name) [REDACTED] **Address does not exist**

Page 3, Line 13 11/20 John (Illegible last name) [REDACTED] **Roseville Police
Department mapping database confirmed this address does not exist in the City of Roseville**

Page 3, Line 14 11/21 Gary [REDACTED] *Address does not exist**

Page 4, Line 3 11/26 Dave (No Last Name) [REDACTED] **Roseville Police
Department mapping database confirmed this address does not exist in the City of Roseville**

RECOMMENDATIONS:

Forward to City Attorney's office.

Forward to California Massage Therapy Council complaints@camtc.org

DUPLICATION OR REISSUANCE CONTROLLED BY LAW

REPORTED BY / EDW
3070 BROUSSARD

DATE / TIME
12/16/2025 23:40

APPROVED BY
HAGERMAN, MICHAEL 12/16/2025

2025-00074573, CLIENT REGISTER NOVEMBER 2025, JB MASSAGE

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Message Therapist	Service Provided
11/7/25	[Redacted]	[Redacted]	Shu-Jing Xu	1 hr
11/7/25	[Redacted]	[Redacted]	Shu-Jing Xu	Deep Tissue
11/7/25	Johnny	[Redacted]	Shu-Jing Xu	Deep Tissue 60
11/7/25	[Redacted]	[Redacted]	[Redacted]	[Redacted]
11/7/25	[Redacted]	[Redacted]	[Redacted]	[Redacted]
11/10/25	Bryan	[Redacted]	Shu-Jing Xu	PP tissue 30
11/10/25	Ryan	[Redacted]	Shu-Jing Xu	Deep 30 hr
11/11/25	[Redacted]	[Redacted]	Shu-Jing Xu	Deep 30
11/11/25	Marcos	[Redacted]	Shu-Jing Xu	Deep Tissue 60
11/11/25	Nick	[Redacted]	Shu-Jing Xu	med 60
11/12/25	[Redacted]	[Redacted]	Shu-Jing Xu	Deep Tissue 30mins
11/12/25	Steve	[Redacted]	[Redacted]	Med 30min

EMC 9.0.2021(1): Every owner and/or message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Message Therapist	Service Provided
11/14/15 @ 12:00	Scott	[Redacted]	Siu Yung Xu	Med 30 min
11/15/15 10:00	Steve	[Redacted]	[Redacted]	[Redacted]
11/15/2015	RICH	[Redacted]	Amily	Med 30
11/16/2015	Alan	[Redacted]	Shu Yung	1 hr NEP
11/17/2015	Charles	[Redacted]	Shu Yung	30 min
11/17/2015	Daniel	[Redacted]	Shu Yung	30 min
11-17-15	Jose	[Redacted]	Shu Yung	30 min Dec 15/16
11-17-15	Don	[Redacted]	Shu Yung	30 min
11-19-25	Victoria	[Redacted]	Siu Yung Xu	30 min
11/20/15	Sarah	[Redacted]	Siu Yung Xu	30 min
11/21/15	[Redacted]	[Redacted]	Siu Yung Xu	1 hr NEP
11/21/15	[Redacted]	[Redacted]	Siu Yung Xu	30 min

RMC 9.10.230(1): 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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10:30 / 11/23	Williams [redacted]	[redacted]	Shu Yang XM	30 minutes medicine
11:30 / 11/23	[redacted]	[redacted]	Shu Yang	Head Sweater over
15:30 / 11/26	Dave	[redacted]	Shu Yang	1 hr dry heat
15:30 / 11/26	Dave	[redacted]	Phu (Phu)	30 min Deep
11/26 7:00	[redacted]	[redacted]	Shu Xu	30 min Push
11/29 2:20	Kevin	[redacted]	Shu XL	60 min Deep
11/28 3:15	Tim	[redacted]	Shu Wain	1 hr. Sw
11/30 1:00	[redacted]	[redacted]		
11/30 3:15	Salvador	[redacted]		

RMC 9.10.22(1): 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.



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

January 6, 2026

VIA FIRST CLASS MAIL

To: Shu Ying Xu, ID #55790, Cert. #28787
2805 Rainer Way
Antelope, CA 95843

Soby M. Mathews, Esq.
Mathews Professional Law Group, PC
39899 Balentine Drive, Suite 200
Newark, CA 94560

From: California Massage Therapy Council

Re: Notice of Final Decision on Revocation of Certification

On September 2, 2025, the California Massage Therapy Council (hereafter "CAMTC") issued you a proposed revocation of certification letter. In accordance with CAMTC's procedures, you timely informed CAMTC that you were requesting an oral hearing. You appeared at the October 2, 2025 telephonic hearing with your translator, Malong Li and your attorney, Soby Mathews. You also submitted documents in support of your oral testimony. After your telephonic hearing, the Hearing Officers met to consider the documents you submitted, your oral testimony, and all of the evidence in your case.

Your Proposed Revocation was based on the following:

- CAMTC received evidence reflecting that you are the owner and/or operator of a massage establishment known as, "JB Oriental Massage," located at 3031 Foothills Blvd., in Roseville.
- CAMTC received a declaration, signed under penalty of perjury, from Community Service Officer Erika Broussard of the Roseville Police Department, stating that you engaged in unprofessional conduct on October 22, 2024, on the premises of a massage establishment.
- According to CSO Broussard's sworn declaration, on October 22, 2024, she participated in an investigation of JB Oriental Massage. She conducted an online search for JB Massage using the establishment's address 3031 Foothills Blvd., Suite 150, and phone number (916) 915-4144. She located advertisements for JB Massage

posted on Adultlook.com and Skipthegames.com, which are websites that advertise adult services including prostitution. Each of the advertisements identify the name of the establishment as "JB Oriental Massage" with an address of 3031 Foothills Blvd., #150, Roseville, CA, and a telephone number of (916) 915-4144.

- On October 28, 2024, the Roseville Police Department issued you a citation (#22254), as the owner and/or operator of JB Oriental Massage, and imposed a \$800 fine, which you paid, for numerous violations of the Roseville Municipal Code.
- On October 28, 2024, the Roseville Police Department also issued a citation (#22253) to your employee Mui Chak at JB Oriental Massage, and imposed fines which were paid, for the following violations: 9.10.030(a) RMC – Massage Business Permit; and 9.10.240(a) RMC – Display Permit.
- On January 16, 2025, the Roseville Police Department issued you another citation (#22418), as the owner and/or operator of JB Oriental Massage, and imposed fines which you paid, for the following violations: 9.10.240(a) RMC – Display Massage Business Permit; 9.10.030(a) RMC – Operate Without Massage Business Permit; and 9.10.210(k) RMC – Window Coverings.
- On March 5, 2025, the City of Roseville denied your application for a Massage Business Permit to operate JB Oriental Massage based on numerous violations of the Roseville Municipal Code.
- You appealed the denial of your Massage Business Permit application to operate JB Oriental Massage, and a hearing was held in the matter on April 30, 2025. On
- May 19, 2025, the Roseville City Manager issued a Final Decision upholding each of the violations, but based on evidence in mitigation granted your appeal in part, reversed the decision to deny your permit application, and set forth the following "last chance" conditions: serve a 90-day suspension before operating JB Oriental Massage, with the ability to reopen no sooner than August 17, 2025; If the establishment is operating during the 90-day suspension, your Massage Business Permit for JB Oriental Massage shall be immediately revoked.
- As a CAMTC certificate holder, you were required to update CAMTC with your citations issued by the Roseville Police Department, and the denial of your Massage Business Permit by the Roseville Police Department, yet you failed to do so.

In opposition to the Proposed Revocation, you submitted the following documents before the document deadline:

- Declaration of Shu Ying Xu
- Statement of Information Corporation
- Request for removal of unauthorized advertisements with ads
- Written Statement regarding background changes
- Appeal Notice
- Final Decision After City Manager Appeal Hearing Decision to Deny
- Email Correspondence

The hearing officers carefully considered all of the written evidence you submitted. The hearing officers also carefully evaluated your oral testimony. After careful consideration of all of the evidence in your case the hearing officers find by a preponderance of the evidence that

you engaged in unprofessional conduct because you own and/or operate a massage establishment that advertised in an adult and/or sexually oriented section of digital media, and the advertisements posted also contained sexually suggestive content. According to CSO Broussard's sworn declaration, on October 22, 2024, she located advertisements for JB Massage posted on Adultlook.com and Skipthegames.com, which are websites that advertise adult services including prostitution. Each of the advertisements identify the name of the establishment as "JB Oriental Massage" with an address of 3031 Foothills Blvd., #150, Roseville, CA, and a telephone number of (916) 915-4144.

On your 2017, 2019, 2021, and 2023 CAMTC applications for recertification, each of which you signed under penalty of perjury, you disclosed "JB Oriental Inc." located at 3031 Foothills Blvd., #150, in Roseville as a work location. Moreover, on October 28, 2024 and January 16, 2025, the Roseville Police Department issued you citations as the owner and/or operator of JB Oriental Massage for several violations, which you did not appeal. In addition, CAMTC received evidence from the Roseville Police Department reflecting that you were issued a permit to operate JB Oriental Massage (#07-1648) valid from October 25, 2019 through October 25, 2021, and you were issued a business license (#00820695) to work at JB Oriental Massage from January 1, 2024 through December 31, 2024. In accordance with Business and Professions Code section 4610(e)(1), "In determining the basis for...discipline, the council may consider all written documents or statements as evidence, but shall weigh the reliability of those documents or statements." The hearing officers find by a preponderance of the evidence that the documentation regarding your ownership of JB Oriental Massage constitutes reliable evidence because it was provided by the Roseville Police Department. Accordingly, the BRD finds by a preponderance of the evidence that you were the owner and/or operator of JB Oriental Massage during the period of October 25, 2019 through January 16, 2025, including on October 22, 2024 when the four advertisements identified above were posted on Adultlook.com and Skipthegames.com.

The hearing officers also find by a preponderance of the evidence that you had three instances of disciplinary action taken against you by the Roseville Police Department. Disciplinary action includes the issuance of a citation and fine, as well as the suspension of a permit by a local government agency that regulates massage. Specifically, on October 28, 2024, the Roseville Police Department issued you a citation for the following violations: 9.10.030(a) RMC – Massage Business Permit; 9.10.200(a) RMC – Designated Manager; 9.10.210(k) RMC – Window Coverings; 9.10.220(a) RMC – Sanitation; 9.10.220(c) RMC – Living Quarters; 9.10.220(h) RMC – Client Register; 9.10.240(a) RMC – Display Permit; and 9.10.220(l)(2)(d) RMC – Advertising.

In addition, on January 16, 2025, the Roseville Police Department issued you another citation (#22418), as the owner and/or operator of JB Oriental Massage, and imposed fines which you paid, for the following violations: 9.10.240(a) RMC – Display Massage Business Permit; 9.10.030(a) RMC – Operate Without Massage Business Permit; and 9.10.210(k) RMC – Window Coverings.

Further, on March 5, 2025, the City of Roseville denied your application for a Massage

Business Permit to operate JB Oriental Massage. You appealed the denial of your Massage Business Permit application to operate JB Oriental Massage, and a hearing was held in the matter on April 30, 2025. On May 19, 2025, the Roseville City Manager issued a Final Decision upholding each of the violations, but based on evidence in mitigation, granted your appeal in part, reversed the decision to deny your permit application, and instead imposed a 90-day suspension before operating JB Oriental Massage.

The hearing officers also find by a preponderance of the evidence that you failed to properly supervise a massage provider. Specifically, on October 28, 2024, the Roseville Police Department issued a citation (#22253) to your employee, Mui Chak, at JB Oriental Massage, and imposed fines which were paid, for the following violations: 9.10.030(a) RMC – Massage Business Permit; and 9.10.240(a) RMC – Display Permit. CAMTC received evidence from the Roseville Police Department reflecting that during the inspection of JB Oriental Massage, which resulted in the previously noted citation, Ms. Chak confirmed she had been working at JB Oriental Massage since January 2024 without the required Massage Business Permit.

The hearing officers also find by a preponderance of the evidence that you failed to notify CAMTC of the disciplinary actions taken against you by the Roseville Police Department and Roseville City Manager, as you were required to do as a CAMTC certificate holder.

In opposition to the proposed revocation of your CAMTC certificate, you and your attorney provided testimony during your oral hearing. You also submitted documentary evidence, all of which was considered by the hearing officers. During your oral hearing and in your documentary evidence you admit that you were the owner and operator of JB Oriental Massage beginning on or around July 18, 2022. You admit that the advertisements attached to CEO Broussard's declaration were posted for your business by someone you hired to do your advertising. Additionally, you admit that you were issued a citation by the City of Roseville on October 28, 2024, for the violations noted above. Further, you admit that Mui Chak was issued a citation for providing massage without a business permit on October 28, 2024. You admit that the City of Roseville denied your application for a Massage Business Permit to operate JB Oriental Massage, that you appealed this denial, and that your business permit was ultimately suspended for 90 days. Further, you admit that you failed to update CAMTC with information about your citation and the suspension of your Massage Business Permit, as you were required to do as a certificate holder. The hearing officers find that you have admitted to nearly all of the bases for the proposed revocation of your CAMTC certificate. The hearing officers find that, based on your admissions alone, there is sufficient evidence to revoke your certificate. However, the hearing officers considered your remaining testimony and documentary evidence to determine whether you provided any credible defenses to your conduct or any evidence of rehabilitation and/or mitigation.

In regards to the advertisements described in, and attached to CEO Broussard's declaration, you admit that these advertisements were posted for your business. You state that you hired someone through the WeChat application to do advertising for your business and that you paid this individual \$300 per month. You testified that you do not recall how long you paid for this service, but estimated that it was between six and twelve months. The hearing officers find that you have provided no evidence to corroborate that you hired someone to create,

post, and manage your advertisements. You have not provided this individual's name, a contract outlining services that would be provided, evidence of payment to this service, etc. The hearing officers find it is not credible that you do not have any information for the individual that you claim you hired to engage in advertising for your business. Moreover, during your oral hearing you were asked about the advertisements allegedly placed by this individual. You admit that the advertisements were inappropriate. You testified that when you hired this person, you did not ask for samples of their work, you did not ask to see the advertisements before they were posted, and that you were not aware of the content of the advertisements until you were contacted by the police in October 2024. The hearing officers find it not credible that you paid \$300 per month for at least six months, but that you never asked to see one of the advertisements that was posted for your business. Even if you had a language barrier that prevented you from understanding the language of these advertisements, you still would have been able to observe the sexually suggestive photographs used in the advertisements. During your oral hearing you also testified that you did not see any increase in clients coming to your establishment once you hired this individual to do your advertising. The hearing officers find it is not credible that you would continue to pay someone \$300 each month, for an extended period of time, even though you were allegedly receiving no benefit from this person's services.

Moreover, the hearing officers find that as the owner of JB Oriental Massage you are responsible for what occurs at your business, including any advertisements that are posted for your business. Your failure to properly supervise and manage your business resulted in sexually suggestive advertisements being placed for your business, which is in violation of CAMTC's law. Therefore, the hearing officers find the fact that you claim someone else posted these advertisements on your behalf is not a defense to the conduct and the hearing officers find that you have still violated CAMTC's law in that sexually suggestive advertisements were posted in regards to your business.

Additionally, the hearing officers find that a preponderance of the evidence supports that you knew, or would have known, that these advertisements were posted for your business. Specifically, during your oral hearing you testified that you were regularly present at your business and that you were the main massage therapist working there. The hearing officers find that given the large volume of sexually suggestive advertisements, coupled with the sexually suggestive nature of these advertisements, it is not credible that you were not aware of these advertisements. Specifically, the hearing officers find it is not credible that you did not have clients coming to your business regularly requesting sexual services after viewing the advertisements. The hearing officers find it is not credible that you did not observe any signs that these advertisements were posted that would have caused you to investigate and immediately remove the advertisements.

You have also argued that, once you became aware of the advertisements, you took steps to remove the advertisements. In support of this argument, you submitted copies of the emails that you sent to the various websites requesting that your advertisements be taken down. However, the hearing officers note that there appears to have been an approximate 5-6 month gap between when you learned about the advertisements and when you first attempted to have these advertisements removed. Specifically, you state that the first time

you learned about these advertisements was on October 28, 2024, when you were notified by the police and when you received your citation. However, although the majority of the emails you submitted were undated, one email that you sent to the advertisers requesting removal of your advertisements is dated either May 4, 2025 or April 5, 2025 (depending on the formatting of the date). In either scenario, the hearing officers find that this is at least five months after you admit that you were first made aware of these advertisements. You provided no explanation as to why you waited so long to attempt to have these advertisements taken down. The hearing officers find that, if you truly did not authorize these advertisements, it is not credible that you waited so long to have them removed.

As the trier of fact, the hearing officers are charged with weighing the evidence before it, assessing credibility, and making findings of fact. In her declaration, signed under the penalty of perjury, CEO Broussard states that you engaged in unprofessional conduct on October 22, 2024. The sworn declaration submitted by CEO Broussard was drafted and signed by an officer of the law with no known motive to lie. Moreover, during your oral hearing and in your documentary evidence you do not deny that the advertisements described in, and attached to CEO Broussard's declaration were posted for your massage establishment. The hearing officers therefore find by a preponderance of the evidence that the declaration of CEO Broussard is credible and that the conduct set forth in her declaration did, in fact, occur.

The hearing officers next discussed the citation you were issued on October 28, 2024, for eight violations of the Roseville Municipal Code. You have admitted that you received this citation. Moreover, you have not denied that you engaged in the conduct that led to your citation. During your oral hearing you argued that a language barrier prevented you from understanding the local requirements. However, the hearing officers find that this is not a defense to your violations. As a business owner, you are required to know, understand, and comply with all of the local laws, rules, and regulations governing massage. It is not a defense to your conduct that you did not understand these requirements.

Additionally, the hearing officers find that you have failed to address most of the violations that you were cited for, which supports that you do not understand the severity of your conduct and weighs in opposition to rehabilitation in that it is not clear that you now understand these violations or have taken steps to ensure you will comply with the law going forward. For example, you were cited for designated manager, living quarters, client register, and sanitation violations. However, you did not discuss the conduct that resulted in these violations, why you were cited for each of these violations, or what you have done since you were cited to ensure you do not engage in this conduct again.

Moreover, the hearing officers find that you have previously made misleading statements in regard to this citation, which affects your overall credibility. Specifically, on December 5, 2024, CAMTC sent you an email and a letter via postal mail asking you to update CAMTC with any changes in circumstances that may affect your eligibility for certification. This correspondence specifically referenced that this includes any administrative citations related to massage. You responded to this correspondence via email on December 18, 2024 and stated that "the civil citations are related to the building

code.” The hearing officers find that your response was false and misleading. The violations you were cited for in the October 28, 2024 administrative citation were not related to the building code. Rather, they were related to your failure to operate your business in compliance with the local laws. Violations for things like “sanitation,” “living quarters,” and “client register,” are not violations of the building code. These violations are directly attributable to you as the business owner. Therefore, your characterization of these as building code violations seems to be an attempt to conceal and downplay the true nature of your citation from CAMTC. Accordingly, the hearing officers conclude that your false and misleading response undermines your credibility and demonstrates a failure to be forthcoming regarding matters directly affecting your eligibility for certification.

The hearing officers next considered the proposed finding that you failed to properly supervise Mui Chak who was issued a citation on October 28, 2024 for massage business permit and display permit. You admit that Mui Chak was a friend who worked as an occasional employee at your establishment when you were not present. You also admit that Ms. Chak was issued a citation on October 28, 2024. During your oral hearing you were asked whether Ms. Chak has a CAMTC certificate. You testified that you do not know because you never asked her. You were then repeatedly asked whether the City of Roseville requires massage therapists to be CAMTC certified. In response, you repeatedly provided answers that were not responsive to this question. Only after you were asked several times did you finally admit that you are aware that the City of Roseville requires a CAMTC certificate for any individual providing massage in the City. The hearing officers find that you have admitted that you never ensured that Ms. Chak was certified in compliance with the local laws, rules and regulations that are required for her to legally provide massage in Roseville. The hearing officers find that it is unprofessional and that you failed to properly supervise and vet an employee who was providing massage at your business. Although you state that you now understand that your employees must be certified, the hearing officers find that this is not sufficient rehabilitation given your conduct and the evasive nature of your testimony on this topic during your oral hearing.

Additionally, the hearing officers find that your testimony about Ms. Chak contradicted information you provided to the City about Ms. Chak’s employment. Specifically, you submitted an “Appeal Notice” that you addressed to the City Manager of Roseville to appeal the decision of the denial of your Massage Business Permit. In this correspondence you state that in October 2024 your business was not operating when you were issued your October 28, 2024 citation. Rather, you state that you had not reopened your business and that a friend was visiting you at the shop at the time of the inspection and when you were subsequently issued the citation. However, during your oral hearing you testified that Mui Chak was an employee who worked at your establishment when you were not present. You admitted that Ms. Chak received a citation for failing to be CAMTC certified while working at your business on October 28, 2024. The hearing officers find that your oral testimony contradicts the appeal notice you submitted to the City of Manager of Roseville in that you previously claimed that your business was not operating on that day and that a friend was merely present at your business to visit you. However, during your oral hearing you admit that Mui Chak was both a friend and an employee and that she was working at your establishment on October 28, 2024 and that, on that date, she was issued a citation for failing

to have a valid CAMTC certificate. The hearing officers find that your contradictory statements on this issue are not credible and that it appears that you were not honest with the facts you provided to the City Manager prior to the appeal hearing regarding the denial of your Massage Business Permit. The hearing officers find that these contradictory statements affect your overall credibility.

The hearing officers next discussed the citation you received on January 16, 2025 for the following violations: 9.10.240(a) RMC – Display Massage Business Permit; 9.10.030(a) RMC – Operate Without Massage Business Permit; and 9.10.210(k) RMC – Window Coverings. In your declaration you admit to this citation and state that it resulted from your operation of your business without a valid Massage Business Permit. You admit that you did not have the proper permit because you believed it was tied to obtaining a building permit. The hearing officers find this explanation unclear and unpersuasive. You admit that your Massage Business Permit expired in 2021, yet you were not cited for operating without a permit until 2025. If, as you claim, you believed a building permit was required, it is unclear why no steps were taken to obtain one during the nearly four-year period following the expiration of your business permit. Four years constitutes sufficient time to apply for and obtain a building permit. You failed to adequately explain this discrepancy or provide evidence demonstrating why you were unable to secure a building permit between 2021 and the date of the citation in 2025. Overall, you failed to provide a valid or credible defense to this citation.

In regards to the March 2, 2025 denial of your application for a massage business permit by the City of Roseville, you admit that you were initially denied and that you appealed this decision. In your declaration you admit that you were issued a 90-day suspension before you were able to resume operation of your business. You admit that the basis for the original denial, and ultimate suspension, of your business license was due to your failure to disclose required information on your application for the business permit. You state that you failed to submit a copy of the lease evidencing that the owner was aware that you were operating a massage business, a failure to disclose the fact that Yuba City had previously denied your massage business permit, and a failure to disclose a prior work location. You claim that you did not disclose this information because of a language barrier that prevented you from understanding these requirements. However, the hearing officers find this is not a defense to this disciplinary action taken against you by the City of Roseville. The hearing officers find that, as an applicant for a massage business permit, you are responsible for disclosing all required information and ensuring that your application is true and correct. The fact that you claim you did not understand these requirements is not a defense to your conduct. Overall, the hearing officers find that you have failed to provide sufficient evidence of rehabilitation in regards to the suspension of your business license by the City of Roseville.

The hearing officers next discussed your failures to update CAMTC with information about your two citations and the 90-day suspension of your Massage Business Permit. You have admitted to these failures to disclose. You state that a language barrier prevented you from understanding this requirement. However, the hearing officers find this is not a valid defense to your failure to update CAMTC with required information. As a CAMTC certificate holder you are required to know, understand, and comply with CAMTC's laws and Procedures. You signed your initial application and multiple applications for recertification under penalty of

perjury wherein you acknowledged your duty to update CAMTC with this information and promised to comply. Therefore, it is not now a defense to state that you did not understand this requirement.

Moreover, the hearing officers find that other evidence you submitted supports that you purposely did not update CAMTC with this information, even when specifically asked to do so by CAMTC. For example, CAMTC obtained information that you had received the October 28, 2024 citation. In order to investigate this citation, CAMTC sent you an email requesting that you provide a written statement. You responded on December 18, 2024 and admitted that you received a citation, but you said, "the civil citation are related to the building code." The hearing officers find that this is false and misleading. Your October 28, 2024 citation was for 9.10.030(a) RMC – Massage Business Permit; 9.10.200(a) RMC – Designated Manager; 9.10.210(k) RMC – Window Coverings; 9.10.220(a) RMC – Sanitation; 9.10.220(c) RMC – Living Quarters; 9.10.220(h) RMC – Client Register; 9.10.240(a) RMC – Display Permit; and 9.10.220(l)(2)(d) RMC – Advertising. As is discussed above, the hearing officers find that these violations are not related to the building code. Rather, they arise from your failure to operate your business in compliance with applicable local laws and regulatory requirements. Specifically, you failed to designate a manager, display a required permit, obtain a valid Massage Business Permit, maintain a client register, and ensure proper sanitation. These violations concern the ownership and operation of the business and are not building code violations attributable solely to the building owner. The hearing officers further find that compliance with these requirements was within your control. Therefore, the hearing officers find that your characterization of these violations as strictly building code violations, without providing other evidence or an explanation addressing the specific violations you were cited for, appears to be an attempt to minimize your culpability and to avoid providing required information to CAMTC, thereby concealing the true nature of the citation. The hearing officers further find that this conduct weighs heavily against your credibility.

Further, in your declaration you address CAMTC's request for additional information and your response dated December 18, 2024. You admit that in that response you stated there were no changes affecting your eligibility for certification and that the citation involved building code violations. You further state that you indicated there were "no changes" because you believed the citation was baseless. The hearing officers find that this explanation directly contradicts your other statements wherein you state that you failed to update CAMTC due to a language barrier that prevented you from understanding the reporting requirement. This argument suggests that you did, in fact, understand the requirement to disclose the citation, but chose not to do so because you believed the citation lacked merit. The hearing officers find it is contradictory to claim, on one hand, that you did not understand the requirement, and on the other hand, that you understood the requirement but elected not to comply because you disagreed with the citation.

Moreover, the hearing officers find it is not credible that you believed you were not required to disclose the citation because you considered it "baseless." You admit that you paid the citation and did not file an appeal. Accordingly, the citation and the violations remain valid. Your personal belief regarding the merit of the citation does not abrogate your duty to update information about your citation to CAMTC. CAMTC's request for additional informed you of

your requirement to report any changes in circumstances affecting eligibility for certification. You were specifically notified that administrative citations must be reported. You were not instructed to disclose only those citations you personally believed were justified. Therefore, the hearing officers find that your failure to disclose this citation constitutes a deliberate omission, which further supports a finding that you intentionally concealed this information.

Although you state that you now understand your duty to update CAMTC with this information, the hearing officers find that you have provided contradictory testimony on this topic, which weighs in opposition to rehabilitation. Additionally, other statements you have made make it clear that you attempted to conceal the true nature of your citation from CAMTC, even when you were directly informed of your requirement to report this information. The hearing officers find that, overall, you have failed to present credible or valid defenses to your failures to update and you have failed to present sufficient evidence of rehabilitation and/or mitigation in regards to these findings.

Therefore, after careful consideration of all of the evidence in your case, the hearing officers find by a preponderance of the evidence that you were the owner and/or operator of JB Oriental Massage from on or around July 18, 2022 through, at least, October May 19, 2025. The hearing officers further find by a preponderance of the evidence that you engaged in additional unprofessional conduct on four occasions, resulting in four violations of Procedures section 1.c. and four violations of Procedures section 1.c.1., and you committed fraudulent, dishonest, or corrupt acts, resulting in four violations of Procedures section 1.i., because you are the owner and/or operator of a massage establishment that engaged in sexually suggestive advertising related to massage services on four occasions, in that the photographs and language contained in the four advertisements identified above, strongly suggest that sexually related services are being offered at JB Oriental Massage. In addition, the hearing officers find that you were a CAMTC certificate holder when each of the four advertisements for massage for compensation were posted online, and therefore you were required to include the name under which you are certified and your CAMTC certificate number in your four advertisements, yet you failed to do so. (Business and Professions Code section 4608(c).) The hearing officers find by a preponderance of the evidence that you failed to include the name under which you are certified and your CAMTC certificate number in your four advertisements listed above, and therefore you have committed four violations of a provision of the Massage Therapy Act or a rule or bylaw adopted by the Council, resulting in four violations of Procedures section 1.e., and that you have committed four violations of Procedures section 1.o.4.

Additionally, the hearing officers find by a preponderance of the evidence that your advertisements, both individually and collectively, are significant enough, on their own, to meet the criteria to support the revocation of your certificate. Therefore, based on the above findings, in regard to any of your advertisements alone, the hearing officers find by a preponderance of the evidence that your certificate should be revoked.

Further, the hearing officers find by a preponderance of the evidence that you had disciplinary action taken against you by a government agency on three occasions, resulting in three violations of Procedures section 1.i., when you were issued administrative citations on October 28, 2024 and January 16, 2025, and when your Massage Business Permit was

suspended for a period of 90-days by the City of Roseville. The hearing officers further find that you engaged in unprofessional conduct, resulting in three violations of Procedures section 1.c., when you engaged in the conduct that resulted in your citations and permit suspension, because you failed to follow the laws, rules, and regulations governing your profession. The hearing officers further find by a preponderance of the evidence that you committed a fraudulent, dishonest, or corrupt act that is substantially related to the qualifications or duties of a certificate holder, resulting in three violations of Procedures section 1.i., when you engaged in the conduct that resulted in the above noted disciplinary actions. The hearing officers also find by a preponderance of the evidence that you have been held liable in an administrative proceeding for engaging in an act that is substantially related to the qualifications, functions, or duties of a certificate holder, in violation of Procedures section 1.f., when you engaged in the above noted conduct, in that your permit was suspended after an appeal hearing.

Additionally, the hearing officers find by a preponderance of the evidence that your disciplinary actions by the Roseville Police Department and Roseville City Manager, both individually and collectively, are significant enough, on their own, to meet the criteria to support the revocation of your certificate. Therefore, based on the above findings, in regard to any of your disciplinary actions alone, the hearing officers find by a preponderance of the evidence that your certificate should be revoked.

Moreover, the hearing officers find by a preponderance of the evidence that you violated Business and Professions Code section 4607, in violation of Procedures 1.n., by failing to properly supervise Mui Chak, an individual working on the premises of your establishment, and therefore, you have violated a term or provision of the Massage Therapy Act or a rule or bylaw adopted by the Council, in violation of Procedures section 1.e., when your employee provided massage services at your establishment without the required permit issued by the Roseville Police Department, in violation of the law. The hearing officers further find by a preponderance of the evidence that you committed a fraudulent, dishonest, or corrupt act, in violation of Procedures section 1.i., when you engaged in the previously noted conduct.

Additionally, the hearing officers find by a preponderance of the evidence that the conduct of Ms. Chak, coupled with the evidence that you are the owner and/or operator of JB Oriental Massage, is sufficient enough, on its own, to meet the criteria to support the revocation of your certificate. Therefore, based on the above findings, in regard to Ms. Chak's conduct and the fact that you are the owner and/or operator of the establishment alone, the hearing officers find by a preponderance of the evidence that your certificate should be revoked.

Further, the hearing officers find by a preponderance of the evidence that you have committed three violations of a provision of the Massage Therapy Act or a rule or bylaw adopted by the Council, resulting in three violations of Procedures section 1.e., because you failed to notify CAMTC of the disciplinary actions taken against you by the Roseville Police Department and Roseville City Manager, as you were required to do as a CAMTC certificate holder.

Additionally, the hearing officers find by a preponderance of the evidence that your failure to update CAMTC with your citations issued by the Roseville Police Department and permit suspension by the Roseville City Manager is significant enough, on its own, to meet the

criteria to support the revocation of your certificate. The hearing officers find that you have engaged in a consistent pattern of failing to comply with CAMTC's law and procedures and that based on the above findings in regard to your failure to update alone, the hearing officers find by a preponderance of the evidence that your certificate should be revoked.

The hearing officers next considered whether you presented sufficient evidence of rehabilitation to allow you to maintain your certificate. The hearing officers find that your conduct is from 2024 and 2025, which is recent. During your oral hearing you denied that you engaged in any unprofessional conduct and you failed to take responsibility for much of the conduct you engaged in. Without a full admission of wrongdoing and an acceptance of responsibility for your own conduct, there can be no rehabilitation. Although you testified and stated in your declaration that you have been provided translations of both CAMTC's laws and procedures and the local laws, and promise to comply in the future, the hearing officers find that this is not sufficient evidence in rehabilitation when balanced against the number and severity of violations of CAMTC's law you have committed. The hearing officers therefore find by a preponderance of the evidence that you have failed to submit sufficient proof of rehabilitation to allow you to maintain your certification.

Therefore, based on the evidence before it, the hearing officers find that your certificate should be revoked. The hearing officers have decided to uphold its proposed decision to revoke certification in accordance with CAMTC's Procedures for Denial of Certification or Discipline/Revocation sections 1.c., 1.c.1., 1.e., 1.f., 1.i., 1.l., 1.n., and 1.o.4. The decision of the hearing officers is final. The revocation of your certification is effective on January 3, 2026. Please return your CAMTC certificate and ID card to the address noted above immediately. In accordance with CAMTC policy, revoked individuals must wait two years from the effective date of revocation before reapplying.

Appeal:

Pursuant to Procedures, Section 6, (copy enclosed) you have the right to request an appeal of this final decision only if ALL of the following conditions are met within 30 days of the date of the final decision:

- The request for an appeal of the final decision is made, in writing, by emailing camtcreviewgeneral@camtc.org;
- The request identifies, in writing, the basis for the appeal;
- The request includes with it all documents to be considered for the appeal (only argument accepted), which must be submitted electronically via email ONLY by emailing camtcreviewgeneral@camtc.org; and
- The appeal hearing fee of \$750 must be timely and fully paid.

No new evidence may be submitted for an appeal. (The appeal is limited to argument only.) During the consideration of a request for an appeal, and the appeal, the committee and the board are limited to reviewing the existing evidentiary record upon which the final decision was made. Untimely requests for appeal, or requests to extend the 30-day time limit, will not

be granted. Revoked or suspended certificates shall remain revoked or suspended during the entire appeal process.

How to Pay the Hearing Fee:

- Email camtcreview@camtc.org and request an invoice to pay the hearing fee, which will be sent to your email address. Please note that requests for invoices cannot be processed outside of regular business hours. The fee **MUST** be paid within 30 days of the date of the final decision.

Please refer to Section 6 of the Procedures for the full appeal process.

KL/rk

EXHIBIT 7.2-B

CITY OF ROSVILLE

NOTICE OF CITATION 2025-67747

22063

Date: 11/11/25 Time: 0800 Day of Week: Tues

Name (First, Middle, Last): Shuying Xu

Residence Address: 2805 Rainer Way, Antelope, CA 95843

Business Address: JB Massage, 3031 Foothills Blvd 150, Roseville, CA 95747

Driver's Lic. No., Class, Date of Birth, Hair, Eyes, Height, Weight, Decent, Age

Description of Animal (if Applicable), Breed, Color, Sex, Vehicle Make, License #, Model, Color, Year

Location of Violation: 3031 Foothills Blvd 150

Date / Time of Violation: 10/31/25 1000 hr

Code / Ordinance: PMC 9.10.220(H) Description of Violation: Client Register

I 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: 11/11/25 Issuing Officer: E. Broussard 3070

COMPLAINING PARTY

X Signature: [Signature]

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

X Signature: Complaint Lite

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

CITY OF ROSEVILLE
NOTICE OF CITATION 2025-74573

22065

Date	12/15/25	Time	1600	Day of Week	Mon	
Name (First, Middle, Last)	Shuying Xu					
Residence Address	2805 Rainer Way Antelope CA 95843					
Business Address	JB message 3031 Foothills Blvd 150 Roseville CA 95747					
Driver's Lic. No.	State	Class	Date of Birth			
Sex	Hair	Eyes	Height	Weight	Decent	Age
Description of Animal (if Applicable)						
Breed:	Color:	Age:	Sex:			
Vehicle Make	Model:		License #:			
Color:	Year:					
Location of Violation	3031 Foothills Blvd 150					
Date / Time of Violation	12/11/25 1000 hr					
Code / Ordinance	Description of Violation					
Rmc 9.10, 220 (H) Client Register						
<input type="checkbox"/> 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 FORGOING IS TRUE AND CORRECT.						
Date:	12/15/25	Issuing Officer:	Badge No. E Broussard 3070			
COMPLAINING PARTY						
X Signature:	Eun 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						
1 - City Attorney Copy 2 - Defendant Copy 3 - Issue Dept Copy						

EXHIBIT 7.2-C



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

MESSAGE BUSINESS PERMIT COMPLIANCE CHECKLIST

8-9-2017.

Permit #: 07-1648

On 8-9-2017 Message Business applicant Dohir Gaur was notified by [Signature] of the Roseville Police Department of the following City of Roseville operating and health & safety requirements. (Reference City Municipal Code Title 9 Health and Safety, Chapter 9.10 "Massage Services")

Initial on each line to signify you understand and will comply with each requirement

SX It is unlawful for any massage business, sole proprietor or independent contractor to engage in massage therapy without a valid and unexpired Massage Business Permit.

SX The term of a Massage Business Permit is two years. Applications for renewal should be submitted at least 15 days prior to expiration. If an application for renewal is not made within 15 days of expiration, the renewal can be denied and the person shall be deemed a new applicant and shall have to re-qualify under the provisions of this chapter.

SX Any Massage Business Permit issued pursuant to this chapter is valid only for the person/business specified therein and is not transferable to any other person.

500 Any person providing massage services shall have a valid photo identification, proof of completion of certified massage therapy training with a minimum of 125 hours available upon request.

SX Massage business facilities should be readily available for inspection at all times while providing such services, and shall show the Massage Business Permit for inspection to any authorized representative of the City.

SX A Massage Business Permit may be suspended or revoked by the police chief when it shall appear to him or her that the activity authorized by the permit is conducted, maintained, or carried out in a manner contrary to or in violation of any law of the state, county, city, or federal government; any provision of this chapter; or any condition imposed by the chief in the granting of the permit.

SX The permit-holders shall be responsible for their massage therapists and themselves to refrain from working in any massage establishment, and to refrain from providing massage services, if the permit-holder and/or employee(s) have reason to believe that he or she has any communicable disease, any open wound of any nature, or any other condition which may be hazardous to the health of a patron or client.

SX If a permit-holder or massage therapist is found to have a disease or condition which may be hazardous to the health of a client, his or her employment shall be temporarily discontinued until reinstatement as a permit-holder and/or massage therapist is approved in writing by a licensed physician certifying that the permit-holder and/or massage therapist is free from communicable or contagious diseases.

SX Off-premise massage services may not be conducted at the massage therapist's personal residence.

- SX All equipment, including appliances and apparatus, shall be kept clean and in a sanitary condition. Appliances, apparatus, and equipment shall be disinfected after each use.
- SX A list of services shall be posted in an open, public place on the premises, and shall be described in readily understood language. No massage therapist shall offer to perform services other than those posted.
- SX All massage therapists shall be fully clothed at all times while furnishing massage services and must wear closed-toe footwear while administering a massage or while in the massage rooms. Clothing shall be of a clean, fully opaque, nontransparent material without holes and provide complete coverage from mid-thigh to three inches below the collar bone.
- SX Massage therapists shall not make intentional contact or occasional and repetitive contact with the genitals, anus, or the areola (nipple) of another person.
- SX Massage services shall only be conducted during the hours of 6:00 a.m. to 10:00 p.m. on any day.
- SX No person shall enter, be, or remain in any part of a massage establishment while consuming or using an alcoholic beverage or drug unless it is a drug prescribed for that individual.
- SX A massage business shall maintain a daily register of clients. The register shall record the client's name and address, the date and hours that the client entered and exited from the massage establishment, the services provided, and the name of the massage therapist attending the client.
- SX The daily register of clients shall be kept for two years and always made available for inspection by the police chief or his or her authorized representative.
- SX Massage Business Permit holders must furnish and maintain current contact information (address and phone number) with the chief of police. Any change in contact information must be provided to the chief of police in writing within 10 days of such change. Failure to notify the chief of police of the change of contact information shall render any permit void.
- SX It is unlawful for any person to audio and/or video record the massage procedures delivered to patrons or others by massage therapists. Such recordings shall include, but not be limited to, both still and motion pictures and closed-circuit television.
- SX Each massage business, sole proprietor and independent contractor requiring a permit shall include the number of their Massage Business Permit in any advertisement of services appearing in any newspaper, telephone directory, printed advertising medium, or electronic media.

By signing below, I certify that I have read, understand, and will abide by the above requirements.

[Signature]
 APPLICANT: Signature

Quynh Xu
 Print name

8-9-2017
 Date

[Signature]
 TRANSLATOR: Signature

Larry Beers
 Print name

916 267 7231
 Phone Number

[Signature]
 WITNESS: Signature

Dotie Castro
 Print name

8/9/17
 Date

CITY OF ROSEVILLE
NOTICE OF CITATION

17-90346 14866

Date: 12/1/17 Time: 1446 Day of Week: FRIDAY

Name (First, Middle, Last): SHAWING, KU

Residence Address: 1601 VINEYARD #1602
ROSEVILLE, CA 95678

Business Address: 3031 FOOTHILLS BL ST#150
ROSEVILLE, CA (AMY - 626-693-6506)

Driver's Lic. No. State Class Date of Birth
Sex Hair Eyes Height Weight Dues Age

Description of Animal (If Applicable)
Breed Color Age Sex
Vehicle Make License #
Model
Color Year
Location of Violation
Date / Time of Violation

Code/Ordinance Description of Violation
- RMC 9.10.190(A) - DWAITR / RMC NOT PRESENT
- RMC 9.10.210(A) - CLIENT REGISTRY INCOMPLETE

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

Date: 12/1/17 Issuing Officer: C. TRUDELL #1047
Badge No.

COMPLAINING PARTY
X Signature: C. TRUDELL #1047

I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.
X Signature: NOT PRESENT - 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) 774-5825
1 - City Attorney Copy 2 - Defendant Copy 3 - Issue Dept Copy

CITY OF ROSVILLE
NOTICE OF CITATION 2024-
57608 22254

Date: 10/28/2024 Time: 1300 hr Day of Week: Monday Pg 1 of 2

Name (First, Middle, Last): Shuying Xu

Residence Address: 2805 Rainer Way
Antelope CA 95843

Business Address: JB Oriental Massage
3031 Foothills Blvd 150
Roseville CA 95747

Driver's License No. [REDACTED]

Description of Violation (if applicable):
Brand: Color: Acc: Sex:
Vehicle Make: License #:
Model:
Color: Year:

Location of Violation: 3031 Foothills Blvd 150

Date / Time of Violation: 10/28/2024 1415 hrs

- Code / Ordinance Description of Violation
- 9.10.030(A) RMC Massage Business Permit
 - 9.10.200(A) RMC Designated Manager
 - 9.10.210(A) RMC Window Coverings
 - 9.10.220(A) RMC Sanitation

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.

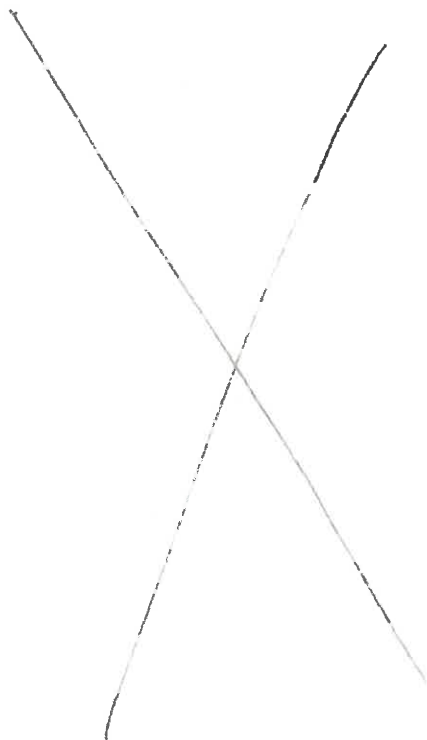
Date: 10/28/2024 Issuing Officer: E Broussard 3070
Badge No. E Broussard 3070

COMPLAINING PARTY: E. Broussard

Signature: I HEREBY ACKNOWLEDGE RECEIPT OF THIS CITATION.

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



Roseville Police Department Rmc 22254
CONTINUATION OF NOTICE TO APPEAR (Station No.)
 Photo Misdemeanor Misdemeanor
 Misdemeanor Misdemeanor

Date: 10/20/24 Time: 1300 hr Day of Week: SMTWTFS Case No.: 2024-5769

Name (Frs, Mids, Last): Shuying Xu
 Via Lic. No. or VIN: State:

Corporate Violation (Pub. Code § 40010)

Yes	No	Date and Section	Description	Misdemeanor or Infraction (Circle)
<input type="checkbox"/>	<input type="checkbox"/>	9.10.220(c) Rmc	Living Quarters	M I
<input type="checkbox"/>	<input type="checkbox"/>	9.10.220(H) Rmc	Client Register	M I
<input type="checkbox"/>	<input type="checkbox"/>	9.10.240(A) Rmc	Display Format	M I
<input type="checkbox"/>	<input type="checkbox"/>	9.10.220(L)(2)(L) Rmc	Advertising	M I
<input type="checkbox"/>	<input type="checkbox"/>			M I
<input type="checkbox"/>	<input type="checkbox"/>	Date / Time Violation:		M I
<input type="checkbox"/>	<input type="checkbox"/>	10/22/2024	1416 hr	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
<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

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.: _____
 WITHOUT ADMITTING GUILT, I PROMISE TO APPEAR AT THE TIME AND PLACE INDICATED.
 24. Complaint City
 City

Amend Council of California Fees
 Pub. Code, §§ 40000, 40005, 40010, 40015, 40020, 40025, 40030, 40035, 40040, 40045, 40050, 40055, 40060, 40065, 40070, 40075, 40080, 40085, 40090, 40095, 40100, 40105, 40110, 40115, 40120, 40125, 40130, 40135, 40140, 40145, 40150, 40155, 40160, 40165, 40170, 40175, 40180, 40185, 40190, 40195, 40200, 40205, 40210, 40215, 40220, 40225, 40230, 40235, 40240, 40245, 40250, 40255, 40260, 40265, 40270, 40275, 40280, 40285, 40290, 40295, 40300, 40305, 40310, 40315, 40320, 40325, 40330, 40335, 40340, 40345, 40350, 40355, 40360, 40365, 40370, 40375, 40380, 40385, 40390, 40395, 40400, 40405, 40410, 40415, 40420, 40425, 40430, 40435, 40440, 40445, 40450, 40455, 40460, 40465, 40470, 40475, 40480, 40485, 40490, 40495, 40500, 40505, 40510, 40515, 40520, 40525, 40530, 40535, 40540, 40545, 40550, 40555, 40560, 40565, 40570, 40575, 40580, 40585, 40590, 40595, 40600, 40605, 40610, 40615, 40620, 40625, 40630, 40635, 40640, 40645, 40650, 40655, 40660, 40665, 40670, 40675, 40680, 40685, 40690, 40695, 40700, 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47140, 47145, 47150, 47155, 47160, 47165, 47170, 47175, 47180, 47185, 47190, 47195, 47200, 47205, 47210, 47215, 47220, 47225, 47230, 47235, 47240, 47245, 47250, 47255, 47260, 47265, 47270, 47275, 47280, 47285, 47290, 47295, 47300, 47305, 47310, 47315, 47320, 47325, 47330, 47335, 47340, 47345, 47350, 47355, 47360, 47365, 47370, 47375, 47380, 47385, 47390, 47395, 47400, 47405, 47410, 47415, 47420, 47425, 47430, 47435, 47440, 47445, 47450, 47455, 47460, 47465, 47470, 47475, 47480, 47485, 47490, 47495, 47500, 47505, 47510, 47515, 47520, 47525, 47530, 47535, 47540, 47545, 47550, 47555, 47560, 47565, 47570, 47575, 47580, 47585, 47590, 47595, 47600, 47605, 47610, 47615, 47620, 47625, 47630, 47635, 47640, 47645, 47650, 47655, 47660, 47665, 47670, 47675, 47680, 47685, 47690, 47695, 47700, 47705, 47710, 47715, 47720, 47725, 47730, 47735, 47740, 47745, 47750, 47755, 47760, 47765, 47770, 47775, 47780, 47785, 47790, 47795, 47800, 47805, 47810, 47815, 47820, 47825, 47830, 47835, 47840, 47845, 47850, 47855, 47860, 47865, 47870, 47875, 47880, 47885, 47890, 478

EXHIBIT 7.2-D

RECEIVED

DEC 17 2025

Administrative Citation Appeal Form Request For Hearing

ROSEVILLE
CITY ATTORNEY



Name *Shuying Xu*

Email

Phone

Address

2805 Rainer way

City

Antelope

Zip

95843

Mailing Address (if different from above)

City

Zip

Citation Number

22063

Date of Citation

11/21/25

Reason for appeal?

(Include all information to support your appeal here. Continue on second page if needed.)

The client Register was complete and clear filled by Clients.

Signature of Applicant

Shuying Xu

Date

12/17/25

Please mail or personally deliver this form within 30 days after the date of the citation notification letter to the Roseville City Attorney's office located at:

**City of Roseville
City Attorney's Office
311 Vernon Street
Roseville, CA 95678
(916) 774-5325 • FAX (916) 773-7348**

Forms 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.

Hello Officer,

I am writing to formally appeal Violation CE25-00149 issued to my business, JB Massage. 3031 Foothills Blvd, Roseville, CA 95747. I take all regulations and compliance matters seriously and always strive to operate my business according to local laws and ethical standards.

At JB Massage, we require every customer to complete a registration form before receiving any services. This form includes fields for name, address, phone number, and service type. Customers fill out these forms themselves, voluntarily, without any pressure or assistance from our staff. We do not and cannot legally require customers to show ID to verify the information they provide, as doing so may violate their privacy rights. Therefore, I have no way of confirming whether the information is entirely accurate or not.

In some cases, customers fill out the form with unclear handwriting or unique writing styles. As a small business owner, I do my best to read and process these forms, but I cannot ask them to change their writing style. In other instances, a few customers have declined to provide complete information. When this happens, I have refused to provide service in order to stay compliant with the rules.

I believe I have followed all appropriate procedures and operated my business responsibly. Unfortunately, I feel that this violation may be the result of unfair scrutiny. The enforcement in this case seemed overly strict and selective, as though my business is being nitpicked for matters that are beyond my reasonable control.

Given the above explanation, I respectfully request that Violation CE25-00149 be reconsidered and dismissed. I am attaching copies of our registration form and sample filled forms as supporting documents. I am also happy to cooperate further or provide any additional information needed.

Thank you for your time and understanding.

Sincerely,
Shuying Xu

Owner, JB Massage

Administrative Citation Appeal Form Request For Hearing



Name Shuying Xu

Email

Phone

Address 2805 Rainer way

City Antelope

Zip 95843

Mailing Address (if different from above)

City

Zip

Citation Number 22065

Date of Citation

12/15/25

Reason for appeal?

(Include all information to support your appeal here. Continue on second page if needed.)

see attached

Shuying Xu
Signature of Appellant

Date

1-5-2026
12/15/25

Please mail or personally deliver this form within 30 days after the date of the citation notification letter to the Roseville City Attorney's office located at:

**City of Roseville
City Attorney's Office
311 Vernon Street
Roseville, CA 95678
(916) 774-5325 • FAX (916) 773-7348**

Forms 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.

3031 Foothills Blvd #158
Roseville CA 95747

I am writing to formally appeal Violation CE25-00241 issued to my business, JB Massage, 3031 Foothills Blvd, Roseville, CA 95747. I take all regulations and compliance matters seriously and always strive to operate my business according to local laws and ethical standards.

At JB Massage, we require every customer to complete a registration form before receiving any services. This form includes fields for name, address, phone number, and service type. Customers fill out these forms themselves, voluntarily, without any pressure or assistance from our staff. We do not and cannot legally require customers to show ID to verify the information they provide, as doing so may violate their privacy rights. Therefore, I have no way of confirming whether the information is entirely accurate or not.

In some cases, customers fill out the form with unclear handwriting or unique writing styles. As a small business owner, I do my best to read and process these forms, but I cannot ask them to change their writing style. In other instances, a few customers have declined to provide complete information. When this happens, I have refused to provide service in order to stay compliant with the rules.

I believe I have followed all appropriate procedures and operated my business responsibly. Unfortunately, I feel that this violation may be the result of unfair scrutiny. The enforcement in this case seemed overly strict and selective, as though my business is being nitpicked for matters that are beyond my reasonable control.

Given the above explanation, I respectfully request that Violation CE25-00241 be reconsidered and dismissed. I am attaching copies of our registration form and sample filled forms as supporting documents. I am also happy to cooperate further or provide any additional information needed.

EXHIBIT 7.2-E

9/17

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9:30	Stout [Redacted]	[Redacted]		60-min.
9-4-25-200	Jane RAY	[Redacted]		40-min.
	FAth	[Redacted]	SMY	60-min
9-4-2025	Father	[Redacted]		60-min
9-5-2025	David G	[Redacted]		60-min
9-5-2025	JAY	[Redacted]		30
9-6-2025	BT.	[Redacted]	Full Body	60-min
9-7-2025	Kevin	[Redacted]	Full Body	30 min
9/7/2025	Ryan	[Redacted]	DEEP TISSUE	60
9/7/2025	Kevin	[Redacted]	DEEP TISSUE	40
9/7/25	TOM	[Redacted]	Full Body	30

RMC 9.10.220(H): Every owner and/or manager shall keep a record of all massage services provided. The record shall include the date, time, name of the message professional administering such service and a description of the treatment, or services rendered. These records 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9/8/2025	Charles	[REDACTED]	Yes Full body	30 mins
9/8/25	Andrew	[REDACTED]	yes full body	30 mins
9/8/2025	Sim	[REDACTED]	Body Massage	30 min
9/8/2025	Jim	[REDACTED]	Body	30 min
9/9/2025	Daniel	[REDACTED]	Body Massage	60 min
9/9/2025	Joe	[REDACTED]	Body	30 min
9-9-25	Joe	[REDACTED]	Body	30 min
4-9-25	Kenia	[REDACTED]	Body	30 min
4-9-25	Francisco	[REDACTED]		60 min
9/10/25	Kyle	[REDACTED]	Full body	90 min
9/12/25	Shawn	[REDACTED]	Full body	60 min
9/11/25	Karl	[REDACTED]	FB	60 min

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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9/1/14	Christopher [redacted]	[redacted]	Body Massage	30 min
9/5/14	John [redacted]	[redacted]	Full Body	1 hr
9/15 3:00 PM	Javier [redacted]	[redacted]	DEEP TISSUE	30 min
9/15 5:20 PM	Rafael [redacted]	[redacted]	Body	30 min
9/17	John [redacted]	[redacted]	[redacted]	56 min
16 Sept 12:30	[redacted]	[redacted]	Body Massage	60 min
16 Sept 3:30	George [redacted]	[redacted]	Body	30 min
16 Sept 6:30	Jim [redacted]	[redacted]	Body	60 min
17 7:00	Steven [redacted]	[redacted]	Body	60
17 9:40	Maya [redacted]	[redacted]	Body	30 min
9/17	SASCO [redacted]	[redacted]	Full body	90 min
9-18 4 PM	Curtis [redacted]	[redacted]	Full Body	60 min
9/18	PETER [redacted]	[redacted]	[redacted]	45

RMC 9.10.220(H): Every owner and/or manager shall keep a record of all services provided to clients. These records 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9-18-25	Eric	[Redacted]	Full Body	60 min
9/19/5:00	Jim	[Redacted]	Full Body	60 min
9/19/6:04	Greg	[Redacted]		60 min
9/19/7:00	Joe	[Redacted]		60 min
9-20 12:35	MICHAEL	[Redacted]	Massage	30 M
7-26 9:40	Kevin	[Redacted]	FB	60
9/20 5:00	ASU	[Redacted]	Full Body	1 hr
9/21 25	Jim	[Redacted]	Body Massage	1/2 hr
9-22-25	Greg	[Redacted]	Full Body	1 hr
9-22-1PM	bud	[Redacted]	F Body	30
9-22-2pm	Rick	[Redacted]	Full Body	60 min
9-22-5:30	Eric	[Redacted]	Full Body	60 min
9-23-10:30	Joseph	[Redacted]	body massage	30
9-25 12:55	Anthony	[Redacted]	-Body	30

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 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.

GR

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
9-25-25 3:00 PM	[Redacted] James	[Redacted]	Body vs. S	60 min
9-26-25 10:40	Anthony	[Redacted]	Isotonic 15	60 MIN
9-26-25 2pm 2:15 PM	Joe	[Redacted]	Body Massage	30 min
9/24/25 4:40	Jan	[Redacted]	Body Massage	60 MIN
9/26/25	Arthur	[Redacted]	Body Massage	30min
9/26/25	Treemy	[Redacted]	Body Massage	30min
9/26/25	James	[Redacted]	Body Massage	30min
9-26-25	[Redacted]	[Redacted]	Body Massage	30 min
9/27-25 4:20	Sharen	[Redacted]	Body	60 min
9/29/25 11:00a	James	[Redacted]	Body	60 min.
9/20/25 2:20	[Redacted]	[Redacted]	Body Massage	60
9-21-25 3:20	[Redacted]	[Redacted]	Body Massage	30 min
9/30/25 4:00 PM	John	[Redacted]	Body Massage	30 min

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.

10月

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10/11/27	Brandon	[REDACTED]	Full Body	30 min
10/12/25	Janel	[REDACTED]	Full Body	60 min
10/20/24	[REDACTED]	[REDACTED]	Full Body	60 min
10-2-25	Jay	[REDACTED]	Full Body	30 min
10-2-25	Joe	[REDACTED]	Full Body Massage	60 min
10-2-25	[REDACTED]	[REDACTED]	Body Massage	30 min
10-2-25	[REDACTED]	[REDACTED]		5:00
10/3/2025	Daria	[REDACTED]	Body Mass	30 min
10/3/25	Brynn	[REDACTED]	MC	30 min
10/4/25	Jane	[REDACTED]	Body	30 min
10-9-25	[REDACTED]	[REDACTED]	FB	60
10-9-25	[REDACTED]	[REDACTED]	FB	60
10-9-25	Rick	[REDACTED]	FB	60
10-9-25	MARICAR	[REDACTED]	FB	60
10-9-25	Trick	[REDACTED]	FB	60

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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10/10 10:10	[REDACTED] PANK	[REDACTED]	FULL	ref 30 min
11:15 10/10	[REDACTED] POW	[REDACTED]	BODY MASSAGE	30 min
10-10-20	[REDACTED] JUAN	[REDACTED]		
10/10/25 4:00	JENSEY	[REDACTED]	AMY	30 min
10/10/25 5:00	[REDACTED] DAN	[REDACTED]	BODY MASSAGE	30 min
10-11-25 12:00	[REDACTED] KAREL	[REDACTED]	AMY	60 min
10-11-25 12:00	[REDACTED] MEL	[REDACTED]	AMY	60 min
10-11-25 2:00	[REDACTED]	[REDACTED]		
10-11-25	[REDACTED] SAJ	[REDACTED]		
10/10/25	[REDACTED] CARMAN	[REDACTED]	BODY MASSAGE	30 min
	[REDACTED]	[REDACTED]	BODY MASSAGE	60 min

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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10-12-2025 11:00-11:50	Shuying	[REDACTED]	Shuying Xu	Deep massage 30min
10-12-25 9:40A	ALEX	[REDACTED]	[REDACTED]	DEEP 60 min
10-13-25	Andrew	[REDACTED]	Shuying Xu	Sweat 30min
10/13 12:30P	Larry	[REDACTED]	Shuying Xu	Deep 60 min
10/13 4:10P	Larry	[REDACTED]	Shuying Xu	Sweat 60min
10/13 2:30P	Jacob	[REDACTED]	[REDACTED]	[REDACTED]
10-14-25	Bud	[REDACTED]	[REDACTED]	[REDACTED]
10-15-11:15	THOMAS	[REDACTED]	[REDACTED]	[REDACTED]
10-15-12:17	Jay	[REDACTED]	Shuying Xu	Deep 60min
10-15-2:30-3:30	Jacob	[REDACTED]	Shuying Xu	DEEP TISSUE 30
10-16-10:17	Jacob	[REDACTED]	Shuying Xu	D T 60
10/16/2025	Carl	[REDACTED]	Shuying Xu	Deep tissue 30
10/17/25 10A	CHAS	[REDACTED]	Shuying Xu	30 SWEATSH DANCE
10/17/25 4:30P	ERIC	[REDACTED]	Shuying Xu	SWEATSH 30

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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10-12-2025 11:00	Shu Yang	[Redacted]	Shu Yang Xu	Deep massage oil massage 30min
10-17-2025 6:40	[Redacted]	[Redacted]	Shu Yang	Deep Massage 30min
10-17-2025	NATE	[Redacted]	Shu Yang	Deep Massage 30
10/18/11:30	Dean	[Redacted]	Shu Yang Xu	Swedish (1 hr)
10-15-11:40	Cheryl	[Redacted]	Shu Yang Xu	Swedish - 7 HR
10-19-25 2:45	JACIE	[Redacted]	Shu Yang Xu	Suboxone 30
10/20/2 1:10	Mark	[Redacted]	Shu Yang Xu	Deep tissue 30
10/20/24	Mark	[Redacted]	Shu Yang Xu	Swedish 60
10/20/24	Dave	[Redacted]	Shu Yang Xu	Swedish 30
10/21/2025	[Redacted]	[Redacted]	Shu Yang Xu	Deep tissue 30
10/21/2025	[Redacted]	[Redacted]	Shu Yang Xu	Deep 60min
10-21-2025 11:00	Pat	[Redacted]	Shu Yang Xu	Swedish 30
10-21-2025	Shu	[Redacted]	Shu Yang Xu	Deep tissue 1 hr

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 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.

10/27

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Message Therapist	Service Provided
10-18-2025	Shu Yang	[Redacted]	Shu Yang Xu	Deep message 30min
10-22-25	[Redacted]	[Redacted]	[Redacted]	Deep message 30min
10-22-25 7pm	Jason	[Redacted]	Shi Yang Xu	Med-1hr
10/22/25 5:40pm	John	[Redacted]	Siu-Hang Xu	Deep 1hr
10/22 6pm	Jack	[Redacted]	Shu-Kang Xu	Deep 45-30
10/22 7:00	Larfed	[Redacted]	Shu-Yang Xu	Deep 1hr
10/22 8:00	Jhw	[Redacted]	Shu-Yang Xu	med 30min
10/24 3:00	Shu	[Redacted]	[Redacted]	[Redacted]
10-24-25 8:30	Carly	[Redacted]	[Redacted]	[Redacted]
10-24-25 3:45	Jakey	[Redacted]	[Redacted]	[Redacted]
10-20-25	[Redacted]	[Redacted]	[Redacted]	[Redacted]
10/27/25	[Redacted]	[Redacted]	Shi Jing	Deep

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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Message Therapist	Service Provided
10-12 - 11:00	Shu Yang	[REDACTED]	Shu Yang XU	Deep massage 30 min
10-27 12:15	[REDACTED]	[REDACTED]	Shu Yang XU	Deep Massage 1 hr
10-27 - 6:00	JASON	[REDACTED]	Shu Yang XU	Deep massage 30 min
10-27 - 11:50	Robert	[REDACTED]	Shu Yang XU	Deep Tissue 1 hr
10-28 8:00	ROGER	[REDACTED]	SHU YANG XU	DEEP TISSUE 30 min
10/30 11:00	Bob	[REDACTED]	SHU YANG XU	DEEP TISSUE 60 min
10/30 2:00	Karen	[REDACTED]	Shu Yang XU	Deep Tissue 20

BMC 9.10.22(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.

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Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10/31/10:00pm	Brad	[Redacted]	[Redacted]	
10/31/11:50am	Carl	[Redacted]	Amy XU	Swedish 30min
10/31/1945	Charles	[Redacted]	Amy XU	Deep Tissue 30min
10/31/4:30	Steve	[Redacted]	Amy	30 mins
10/31/1:25	Royce	[Redacted]	Amy XU	30 Deep
11/1/25	Charles	[Redacted]	Amy XU	30 minutes
11-3-25	Rico	[Redacted]	Amy XU	20 min. Deep
11-4-25	GREG	[Redacted]	Amy XU	Deep Tissue/Hot
11-4/25. 11:20	Sale	[Redacted]	Amy XU	30min Deep
11-5-12:50pm	Jean	[Redacted]	Amy XU	30 min Deep
11-5-12:50	Bob	[Redacted]	Amy XU	Deep 90min deep
11-6-2025	Bobby	[Redacted]	Amy XU	Swedish
11/6/2025	KYR	[Redacted]	Amy XU	Medium hot 1hr
11/6/2025	[Redacted]	[Redacted]	Amy XU	Deep 30min
11/6/2025	[Redacted]	[Redacted]	Amy XU	Deep 45-55

RMC 9.10.220: Every owner and/or manager shall keep a record of the dates and hours of each treatment of service, the name, address, and phone number of the client, the name of the message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

11/19

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
11/17/25	[Redacted]	[Redacted]	Shu-Jing Xu	1 hr
11/17/25	[Redacted]	[Redacted]	Peng Tang	
11-7-2025	James	[Redacted]	Shu-Jing Xu	Deep tissue 60
11-7-2025	Johnny	[Redacted]		
11/17/25	[Redacted]	[Redacted]		
11/17/25	James	[Redacted]		
11/17/25	James	[Redacted]		
11/17/25	Benny	[Redacted]	Shu-Jing Xu	Deep tissue 30
11/17/25	Ryan	[Redacted]	Shu-Jing Xu	Deep tissue 60
11-11-25	GREG	[Redacted]	Shu-Jing Xu	Deep tissue 30
11/11/25	MANOHA	[Redacted]	Shu-Jing Xu	Deep tissue 60
11/17/25	NATE	[Redacted]	Shu-Jing Xu	med 60
11/17/25	AMU	[Redacted]	Shu-Jing Xu	Deep tissue 30 mins
11/17/25	Steve	[Redacted]		Med 30 min

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 message professional administering such service and a description of the treatment, or services rendered. These records shall be prepared prior to administering any message 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.

Client Sign In Sheet

11/17

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
11/14/15 @ 12:00	Scott	[Redacted]	Shu ying xu	Med Swedish 60 min
11/15/15 10:30	Steve	[Redacted]	Andy	Med Sw 30
11/15/2015	Rick	[Redacted]	Shu ying	1 hr NEET
11/16/2015	Alan	[Redacted]	Shu ying xu	30 min med
11/17/2015	Debra	[Redacted]	Shu ying	30-min Deep
11/17/2015	Paula	[Redacted]	Shu ying	30 min Deep Issue
11-17-15	Jose	[Redacted]	Shu XU	30 min Deep Thai
11-17-15	Jan	[Redacted]	Shu ying xu	1 hr NEET
11-19-25 6:30	Kenia	[Redacted]	Shu ying xu	30 min deep
11/20/25-30	Scott	[Redacted]	Shu ying xu	1 hr NEET
11/25/15	[Redacted]	[Redacted]	Shu ying xu	30 min Deep

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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
10:30 / 11/23	William [redacted]	[redacted]	Shu Ying XU	30 minutes med
11:30 11/23	be [redacted]	[redacted]	Shu Ying	1 hr Swedish med
15:30 11/26	Dave	[redacted]	Shu Ying	1 hr Swedish
15:30 11/26	Dave	[redacted]	Shu Ying	1 hr Swedish
11/26 7:30	Theo	[redacted]	Shu Ying	1 hr Swedish
11/29 2:20	Krum	[redacted]	Phu ying	30 min Deep
11/28 3:15	Tim	[redacted]	Shu Xu	30 min med
11/30 11:00	Jorge	[redacted]	Shu Xu	60 min Deep
11/30 2:45	Sabre	[redacted]	Shu Wain	1 hr. Sw

RMC 2.10.220(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, a city officer (as defined by Section 2.50.020 of the Roseville Municipal Code) or their authorized representatives or emergency personnel for emergency purposes.

Client Sign In Sheet

Date	Time	Customer Name	Address	Phone	Therapist	Service Provided
12/15/15	5:00	[Redacted]	New York City AUBURN	[Redacted]	[Redacted]	[Redacted]
12/16/15	4:10	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/16	6:30	Jamea	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	9:45	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	10:35	Leo	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	11:10	Tom	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	12:50	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	7:00	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	7:00	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	2:10	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	5:10	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	7:30	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	7:00	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/17	7:30	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/18	9:45	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
12/18	12:45	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]

12月

full Body massage

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
12/1/24 @ 4:00pm	MARIANNA	[Redacted]	Amy	1 hr Deep Tissue
12/1/2015/5:30	Jason	[Redacted]	Shu Yang	30 min Deep
12/1/2025	Pat	[Redacted]	Shu Yang	1 hr Deep
12/2 3rd	Jeff	[Redacted]	Shu Yang	1 hr Deep
12/3 6th	Scott	[Redacted]	Shu Yang	1 hr Deep
12/5 2025	John	[Redacted]	Shu Yang	1 hr Deep
12/5/2025	Devin	[Redacted]	Shu Yang	1 hr Deep
12/5/2025	Tay	[Redacted]	Shu Yang	1 hr Deep
12/3/25	Cesar	[Redacted]	Shu Yang	30 min SW
12/4 6:15	Frank	[Redacted]	Shu Yang	30 min SW
12/6/25	Mico	[Redacted]	[Redacted]	60 min
12/6/25	Ilona	[Redacted]	Shu Yang	60 min

RMC 9.10.220(H): Every owner and/or manager shall keep a record of every massage professional administering such service and a description of the treatment, or services rendered. These records 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.

service, the name, address, and phone number of the client, the name of the message 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.

Client Sign In Sheet

Date/Time	Customer Full Name	Full Address/Phone	Massage Therapist	Service Provided
12-7-25	Max	[Redacted]	Shuying	30 min Deep
12-7-25	Mur	[Redacted]	Shuying	60 min SH
12-8-25	John	[Redacted]	Shuying	30 min Swedish
12-10-11	John	[Redacted]	Shuying	30 min Shiatsu
12-11-200	Bob	[Redacted]	Shuying	1 hr Deep
12/11/25	Tom	[Redacted]	Shuying	1 hour Deep
12/11/25	Joe	[Redacted]	Shuying	1 hour Deep
12/12/25	Mike	[Redacted]	Shuying	45 min Deep
12/13/25	Joe	[Redacted]	Shuying	40 min Middle
			Shuying	60 Deep

full Body massage.

RMC 9.10.230(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 message professional administering such service and a description of the treatment, or services rendered. 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.

EXHIBIT 7.2-F



City Attorney
311 Vernon Street
Roseville, California 95678

CITATION APPEAL DECISION

Name of Appellant: Shuying Xu

Citation No.: 22063

FIRST VIOLATION

Roseville Municipal Code Section: 9.10.220(H), Client Service Records

- DENY THE APPEAL AND UPHOLD THE VIOLATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.

- GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant did not prove by a preponderance of the evidence:
 - That the violation(s) occurred; and/or
 - That the appellant is the responsible party.

- DENY THE APPEAL AND UPHOLD THE VIOLATION but waive the fine in the interest of justice.

- DENY THE APPEAL AND UPHOLD THE VIOLATION because the appellant failed to appear.

- GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant failed to appear.

- GRANT THE APPEAL AND DISMISS THE VIOLATION at the request of the City/Complainant.

Name of Appellant: Shuying Xu

Citation Number: 22065

SECOND VIOLATION

Roseville Municipal Code Section: 9.10.220(H), Client Service Records, Second Offense

- DENY THE APPEAL AND UPHOLD THE VIOLATION because the City/Complainant proved by a preponderance of the evidence that the violation(s) occurred and that the appellant is the responsible party.

- GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant did not prove by a preponderance of the evidence:
 - That the violation(s) occurred; and/or
 - That the appellant is the responsible party.

- DENY THE APPEAL AND UPHOLD THE VIOLATION but waive the fine in the interest of justice.

- DENY THE APPEAL AND UPHOLD THE VIOLATION because the appellant failed to appear.

- GRANT THE APPEAL AND DISMISS THE VIOLATION because the City/Complainant failed to appear.

- GRANT THE APPEAL AND DISMISS THE VIOLATION at the request of the City/Complainant.

Dated: March 10, 2026

By: Sharon Lawin
Sharon Lawin
Hearing Panel Chairperson

Notice to Appellant: Under California Government Code Section 53069.4, any appeal of today's Hearing Panel decision must be filed with Placer County Superior Court within twenty (20) days of today's date.